

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

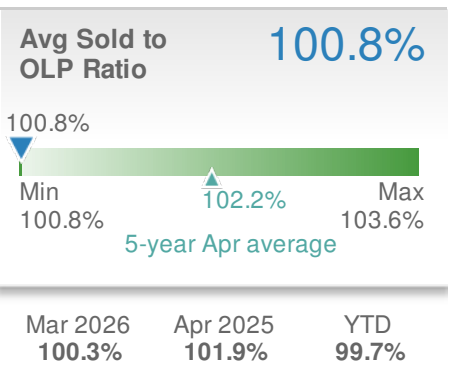
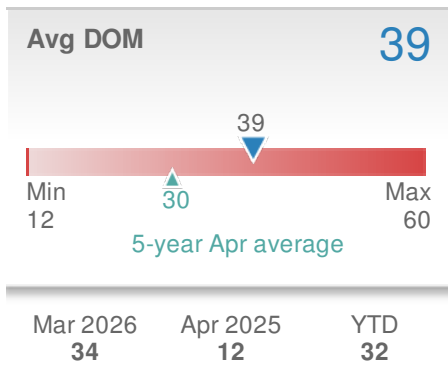
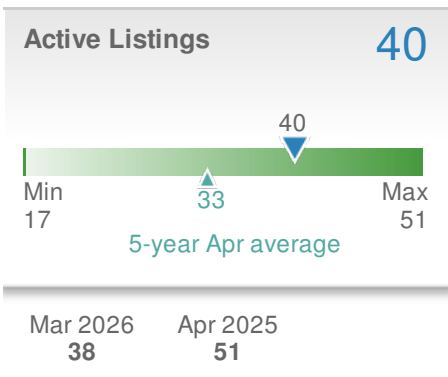
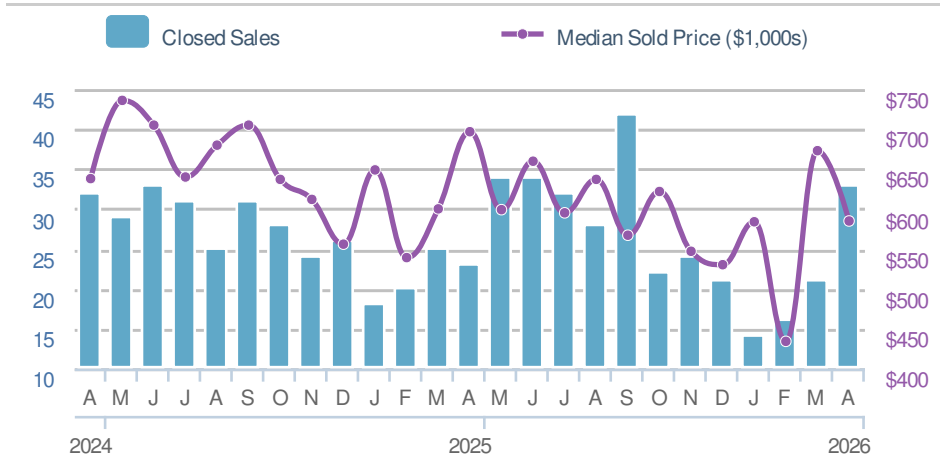
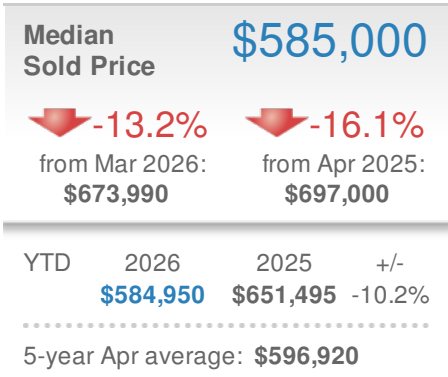
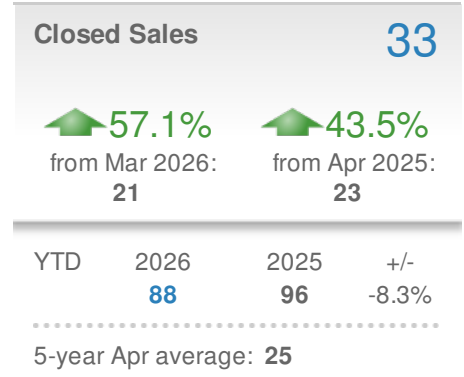
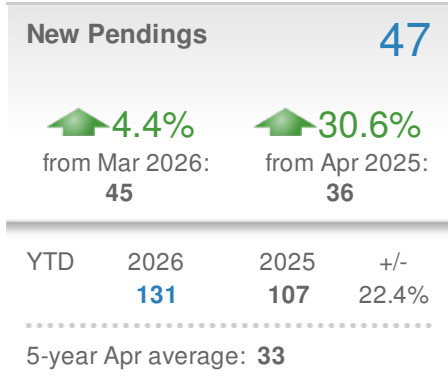
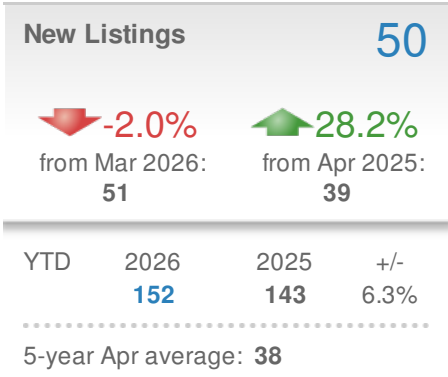
## Local Market Insight

### Garnet Valley (Delaware, PA)

## April 2026

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor



**April 2026**

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor

**New Listings** **39**

▲ **11.4%** ▲ **44.4%**  
 from Mar 2026: **35** from Apr 2025: **27**

YTD	2026	2025	+/-
	<b>101</b>	<b>87</b>	16.1%

5-year Apr average: **28**

**New Pendings** **29**

▼ **-14.7%** ▲ **31.8%**  
 from Mar 2026: **34** from Apr 2025: **22**

YTD	2026	2025	+/-
	<b>81</b>	<b>56</b>	44.6%

5-year Apr average: **21**

**Closed Sales** **22**

▲ **83.3%** ▲ **100.0%**  
 from Mar 2026: **12** from Apr 2025: **11**

YTD	2026	2025	+/-
	<b>51</b>	<b>47</b>	8.5%

5-year Apr average: **16**

**Median Sold Price** **\$672,500**

▼ **-16.7%** ▼ **-3.5%**  
 from Mar 2026: **\$807,500** from Apr 2025: **\$697,000**

YTD	2026	2025	+/-
	<b>\$750,000</b>	<b>\$760,000</b>	-1.3%

5-year Apr average: **\$644,300**

**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for April was \$672,500, representing a decrease of 16.7% compared to last month and a decrease of 3.5% from Apr 2025. The average days on market for units sold in April was 50 days, 102% above the 5-year April average of 25 days. There was a 14.7% month over month decrease in new contract activity with 29 New Pendings; a 14.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 55; and a 33.3% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.96 pendings per active listing, down from 2.29 in March and an increase from 0.76 in April 2025. The Contract Ratio is 14% higher than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings** **28**

Mar 2026	Apr 2025
<b>21</b>	<b>41</b>

**Avg DOM** **50**

Mar 2026	Apr 2025	YTD
<b>30</b>	<b>6</b>	<b>37</b>

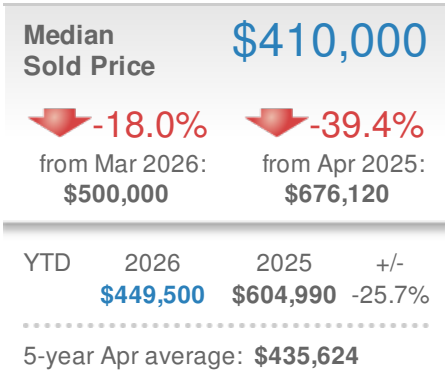
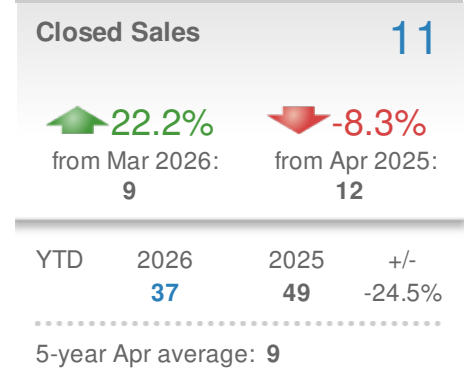
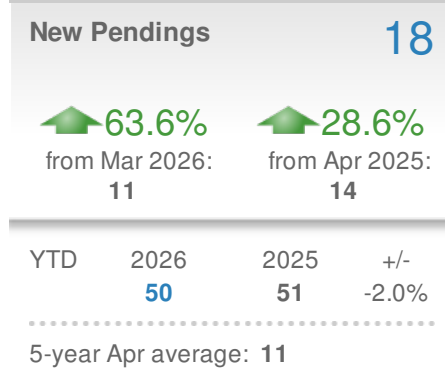
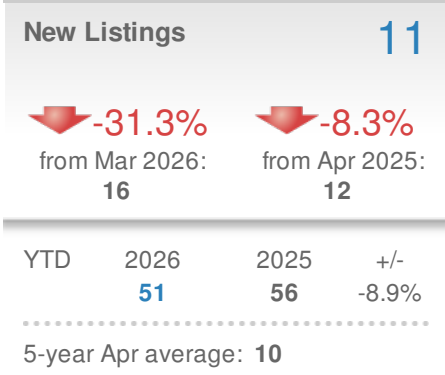
**Avg Sold to OLP Ratio** **100.6%**

Mar 2026	Apr 2025	YTD
<b>101.0%</b>	<b>104.9%</b>	<b>99.3%</b>

**April 2026**

Garnet Valley (Delaware, PA) - Attached

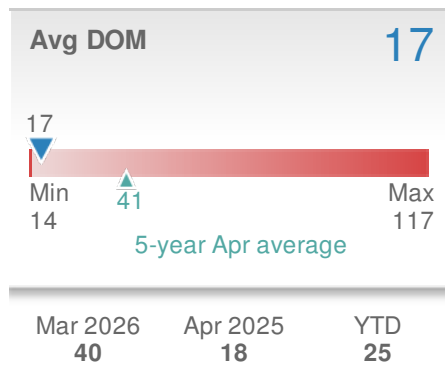
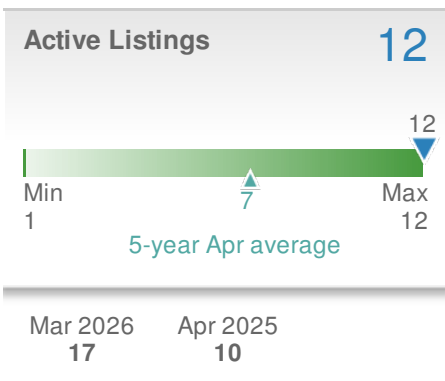
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for April was \$410,000, representing a decrease of 18% compared to last month and a decrease of 39.4% from Apr 2025. The average days on market for units sold in April was 17 days, 58% below the 5-year April average of 41 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from March) to 27; and a 29.4% decrease in supply to 12 active units.

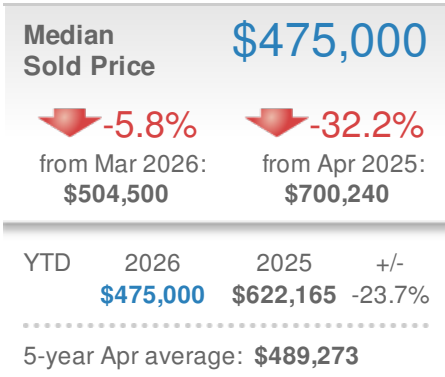
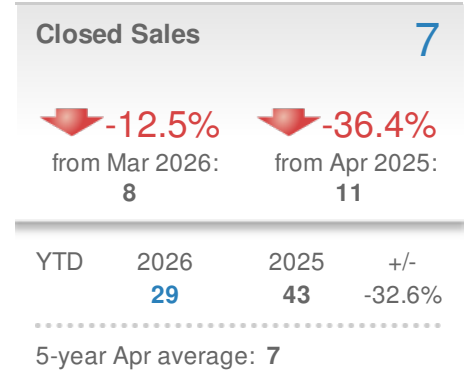
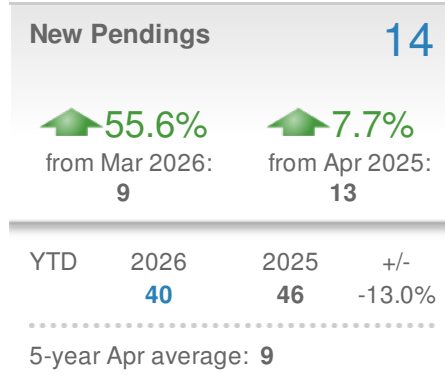
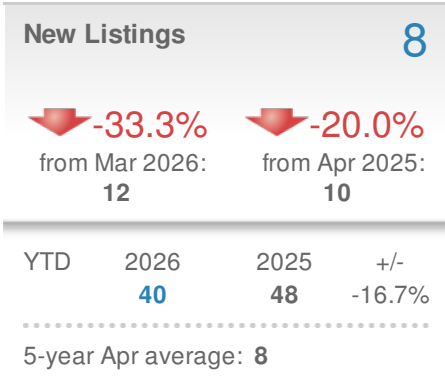
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.18 in March and a decrease from 2.40 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 4.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2026**

Garnet Valley (Delaware, PA) - Attached/Townhouse

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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$475,000, representing a decrease of 5.8% compared to last month and a decrease of 32.2% from Apr 2025. The average days on market for units sold in April was 8 days, 84% below the 5-year April average of 50 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 41.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 24; and a 33.3% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.42 in March and a decrease from 3.29 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 4.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

