

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

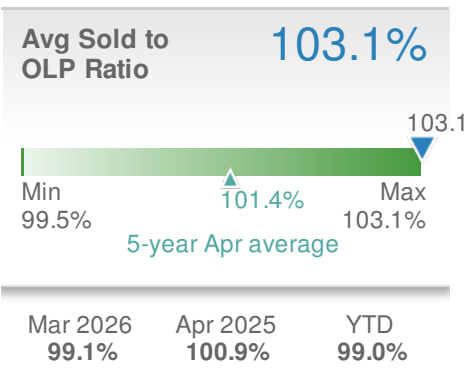
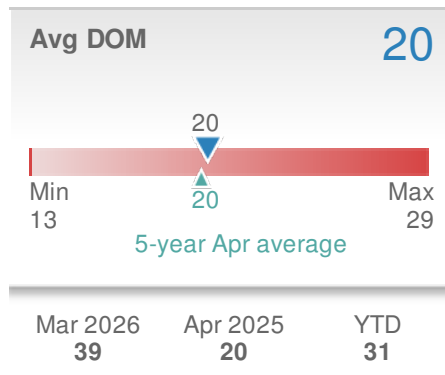
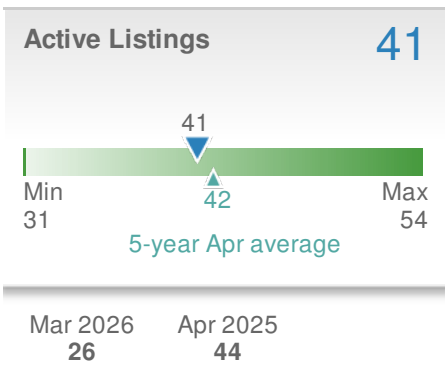
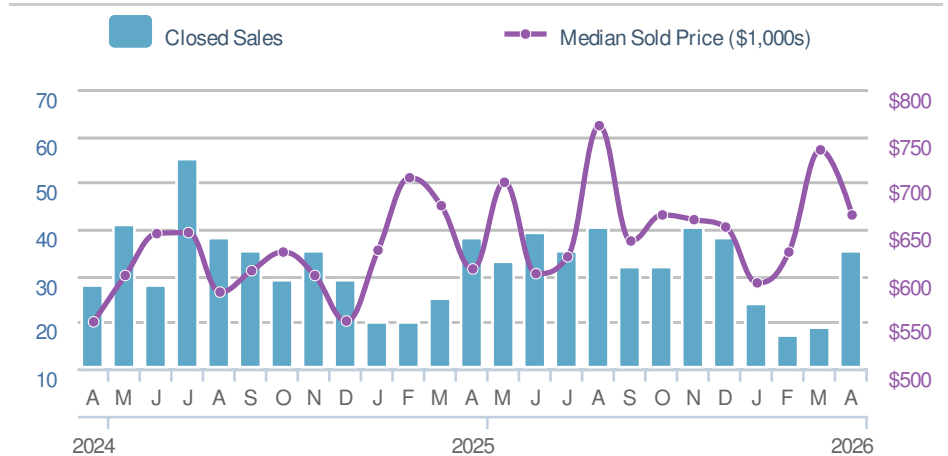
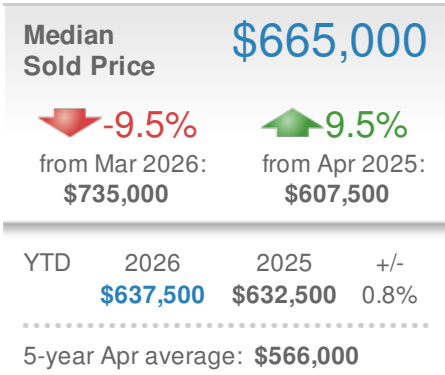
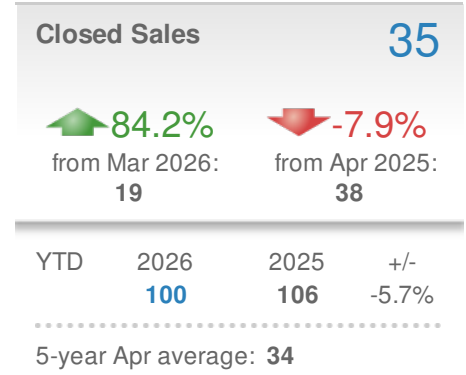
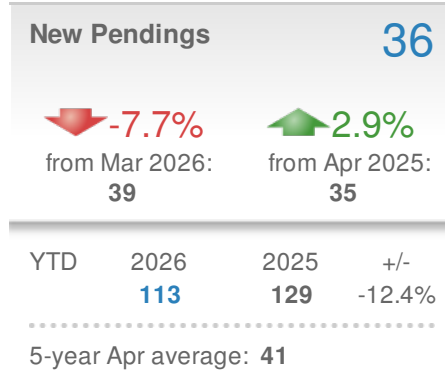
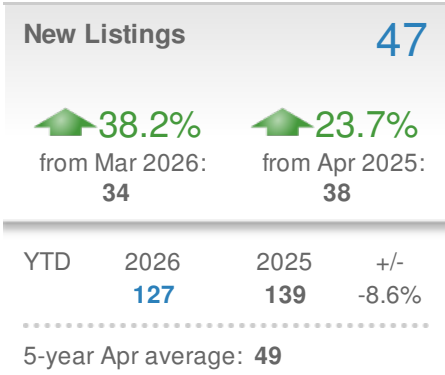
Local Market Insight

Marple Newtown (Delaware, PA)

April 2026

Marple Newtown (Delaware, PA)

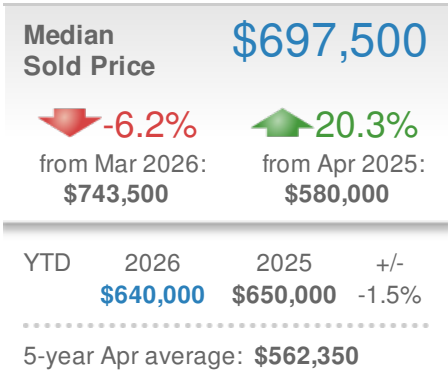
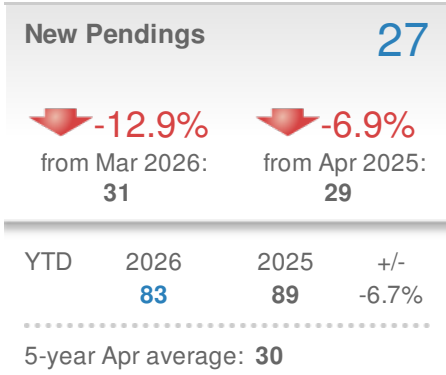
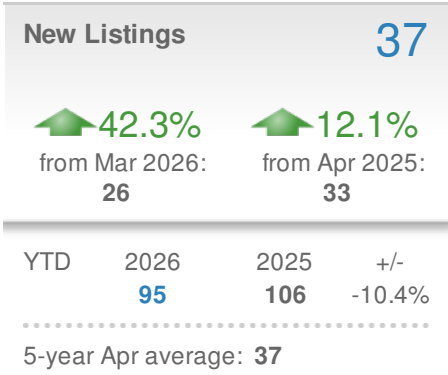
Email: ldavis@tcsr.realtor



April 2026

Marple Newtown (Delaware, PA) - Detached

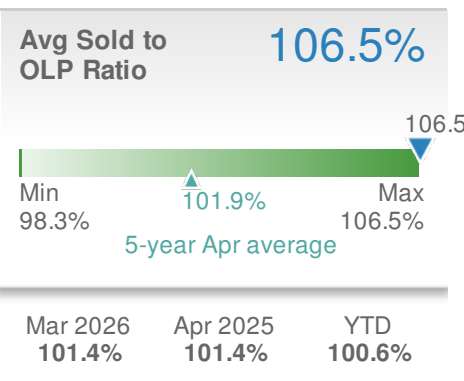
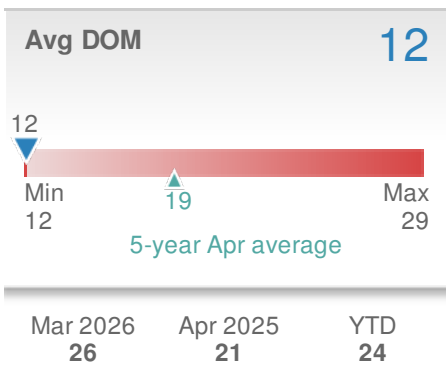
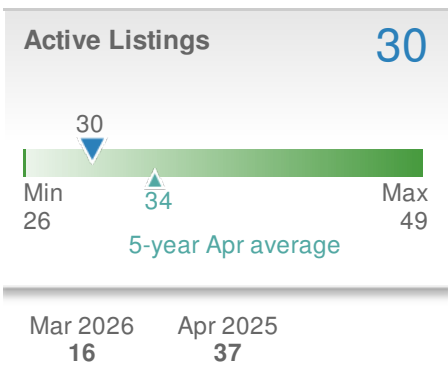
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for April was \$697,500, representing a decrease of 6.2% compared to last month and an increase of 20.3% from Apr 2025. The average days on market for units sold in April was 12 days, 36% below the 5-year April average of 19 days. There was a 12.9% month over month decrease in new contract activity with 27 New Pendings; a 2.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 43; and an 87.5% increase in supply to 30 active units.

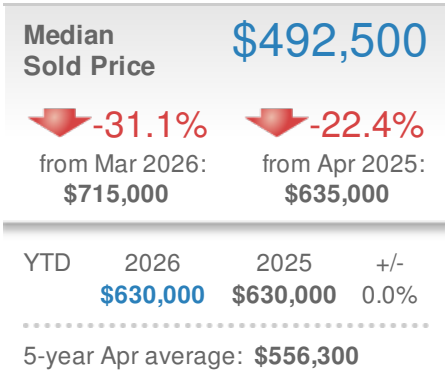
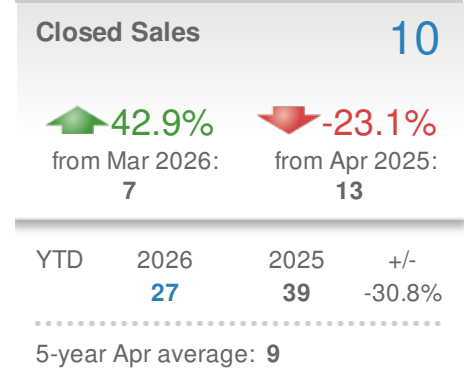
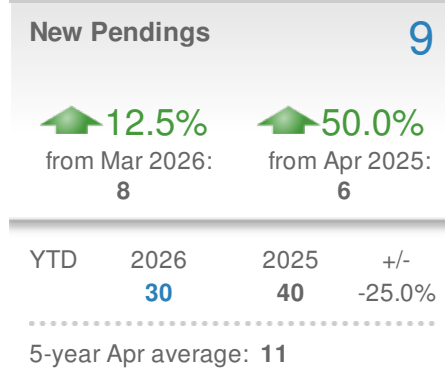
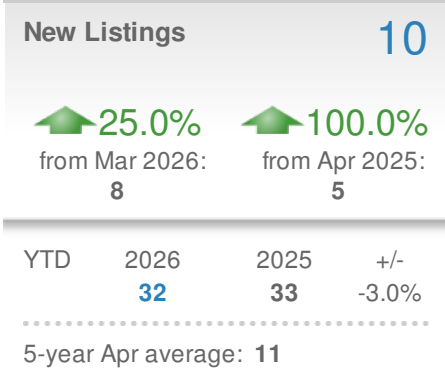
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 2.75 in March and a decrease from 1.51 in April 2025. The Contract Ratio is 13% lower than the 5-year April average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Marple Newtown (Delaware, PA) - Attached

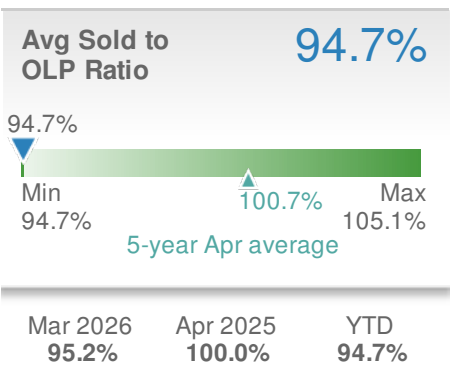
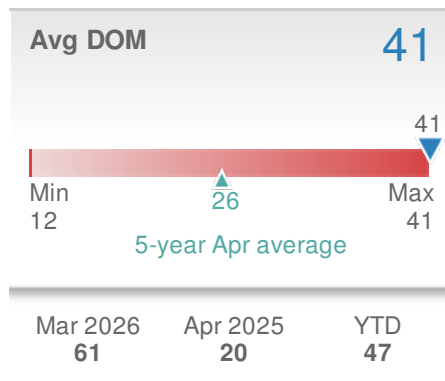
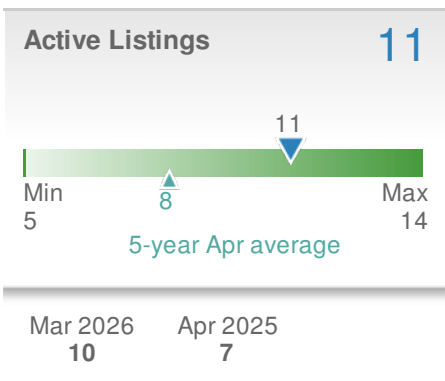
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for April was \$492,500, representing a decrease of 31.1% compared to last month and a decrease of 22.4% from Apr 2025. The average days on market for units sold in April was 41 days, 55% above the 5-year April average of 26 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and a 10% increase in supply to 11 active units.

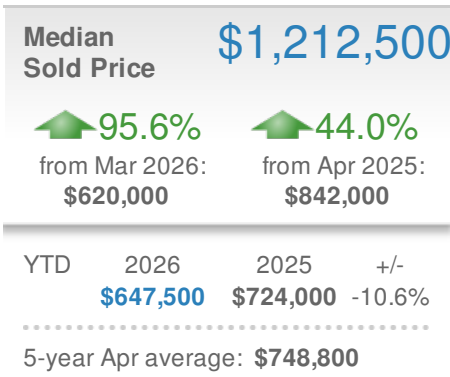
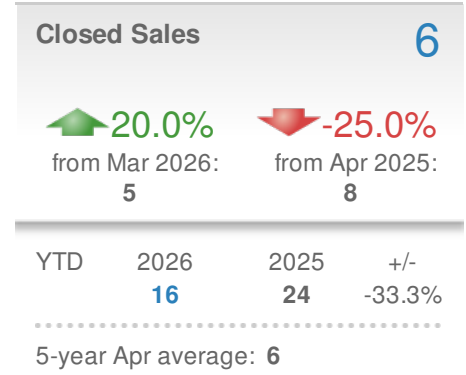
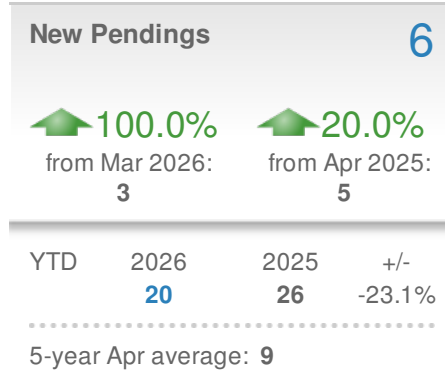
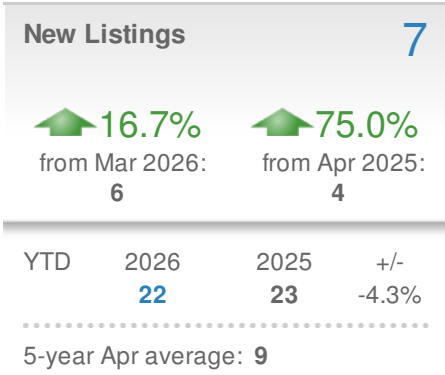
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.30 in March and a decrease from 2.71 in April 2025. The Contract Ratio is 74% lower than the 5-year April average of 3.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Marple Newtown (Delaware, PA) - Attached/Townhouse

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



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$1,212,500, representing an increase of 95.6% compared to last month and an increase of 44% from Apr 2025. The average days on market for units sold in April was 29 days, 69% above the 5-year April average of 17 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 7; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.00 in March and a decrease from 3.40 in April 2025. The Contract Ratio is 77% lower than the 5-year April average of 3.36. 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.

