

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

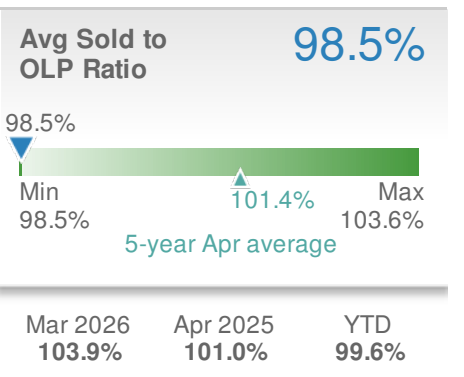
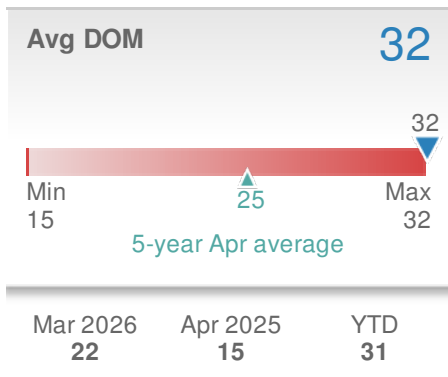
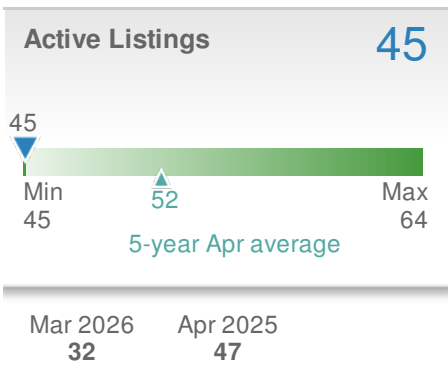
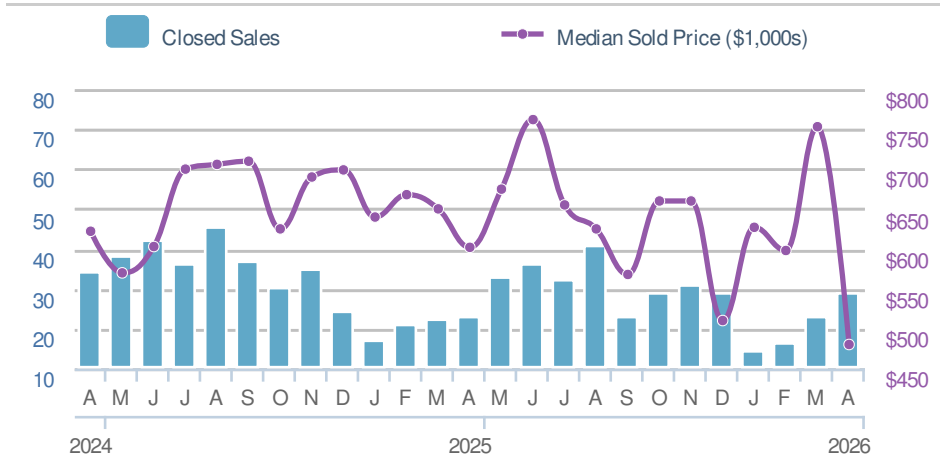
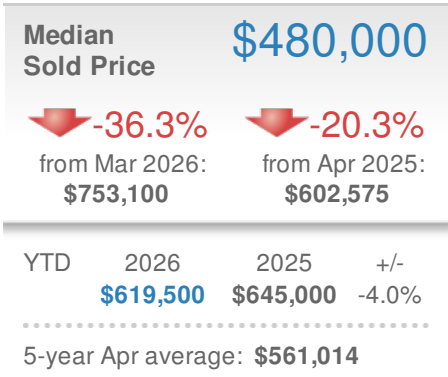
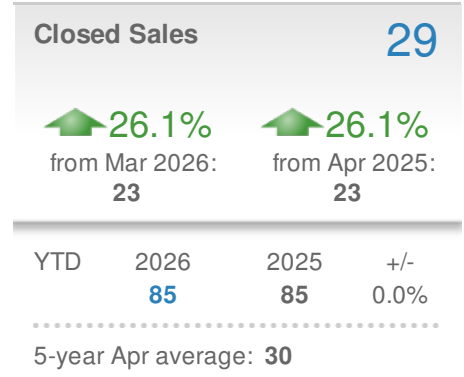
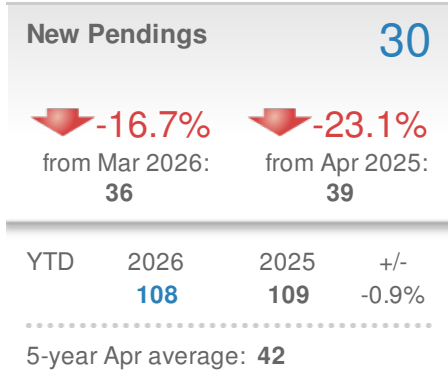
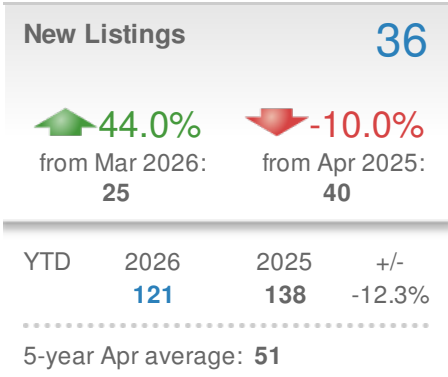
Local Market Insight

Rose Tree Media (Delaware, PA)

April 2026

Rose Tree Media (Delaware, PA)

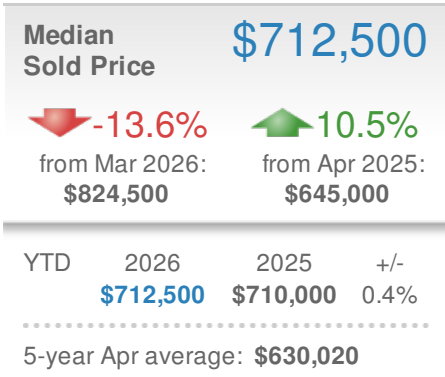
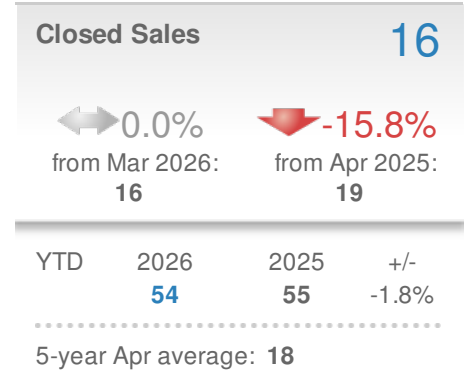
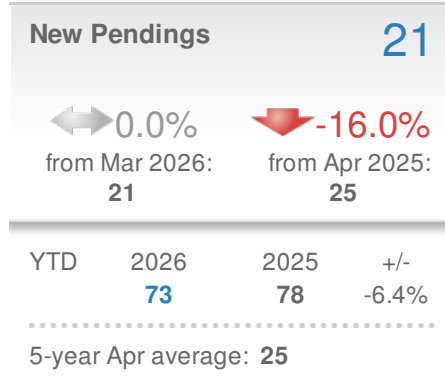
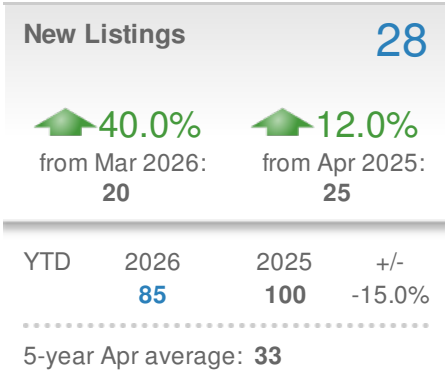
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April 2026

Rose Tree Media (Delaware, PA) - Detached

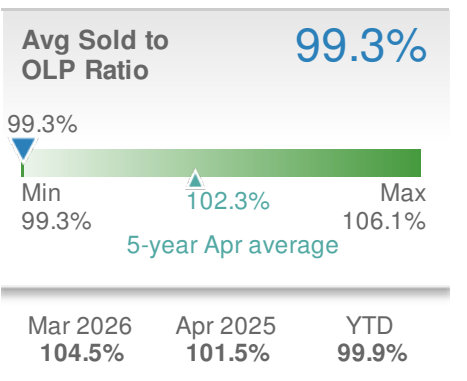
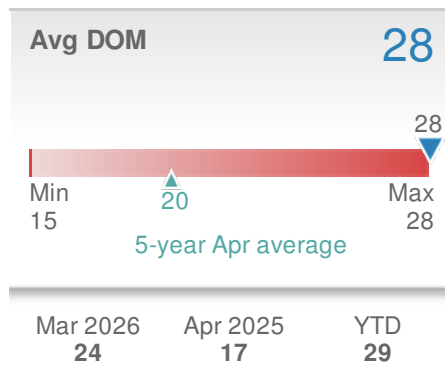
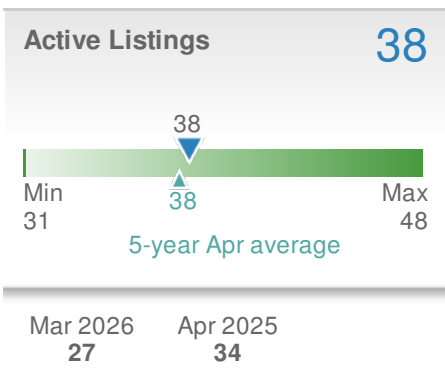
Tri-County Suburban REALTORS
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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for April was \$712,500, representing a decrease of 13.6% compared to last month and an increase of 10.5% from Apr 2025. The average days on market for units sold in April was 28 days, 41% above the 5-year April average of 20 days. There was no month over month change in new contract activity with 21 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 38; and a 40.7% increase in supply to 38 active units.

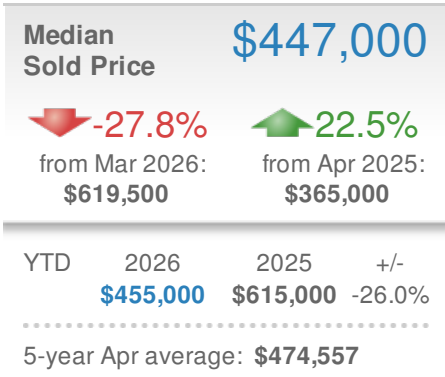
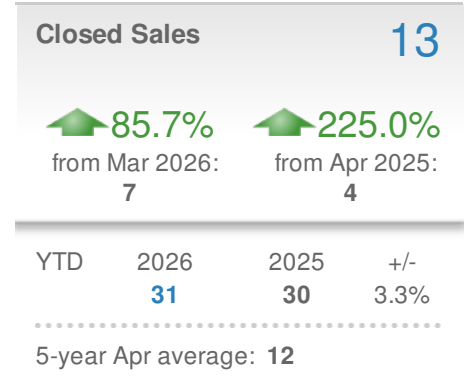
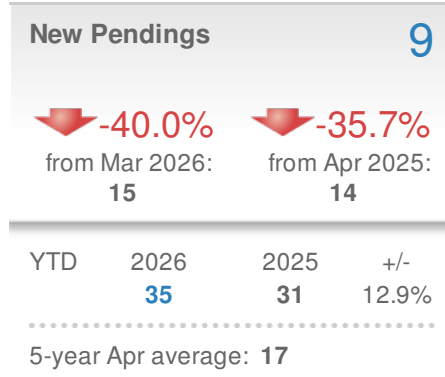
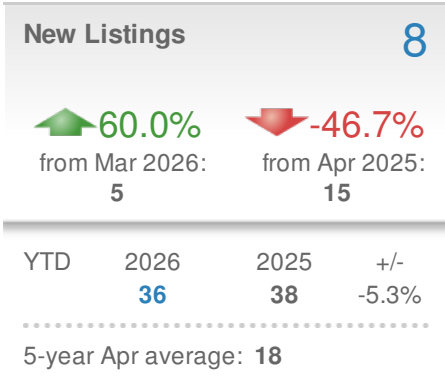
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.26 in March and a decrease from 1.24 in April 2025. The Contract Ratio is 13% lower than the 5-year April average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Rose Tree Media (Delaware, PA) - Attached

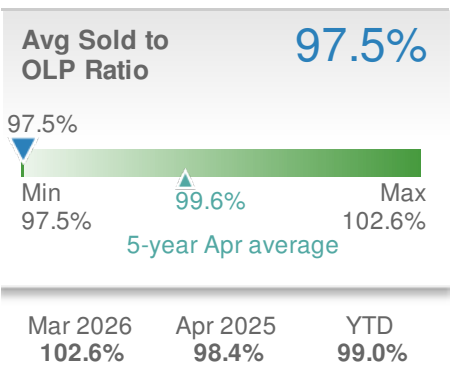
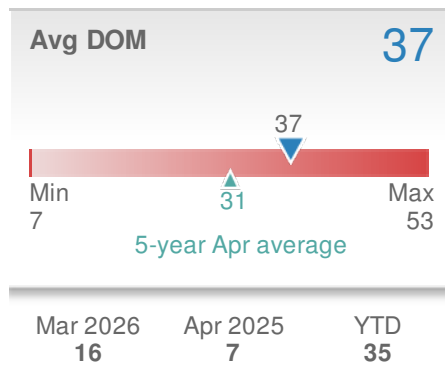
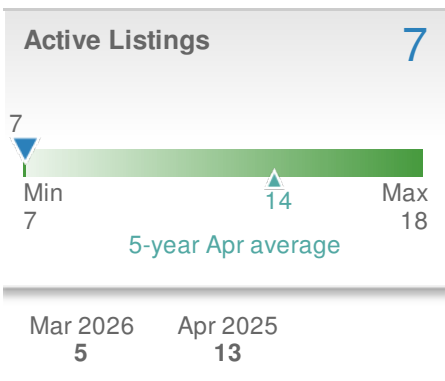
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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for April was \$447,000, representing a decrease of 27.8% compared to last month and an increase of 22.5% from Apr 2025. The average days on market for units sold in April was 37 days, 21% above the 5-year April average of 31 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 11; and a 40% increase in supply to 7 active units.

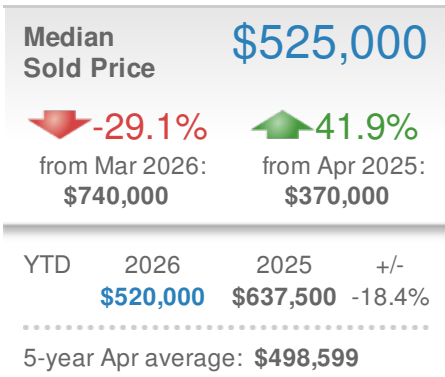
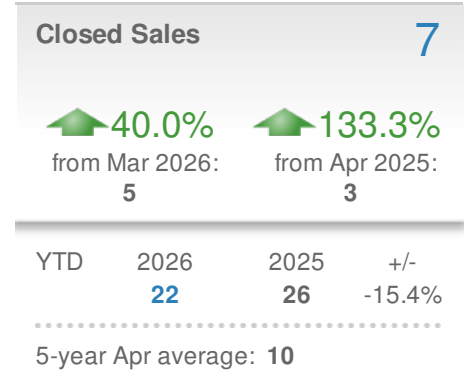
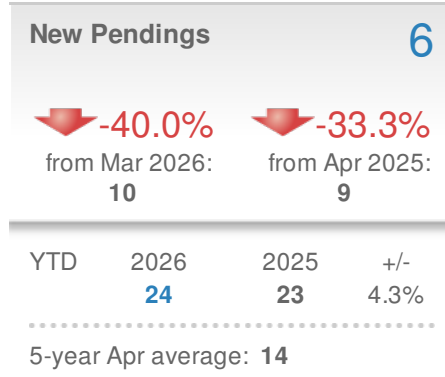
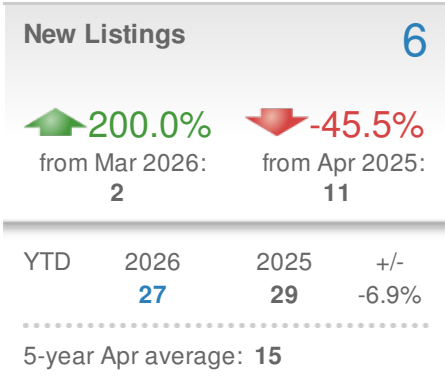
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 3.00 in March and an increase from 1.08 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 3.02. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



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Rose Tree Media (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$525,000, representing a decrease of 29.1% compared to last month and an increase of 41.9% from Apr 2025. The average days on market for units sold in April was 32 days, the same as the 5-year April average of 32 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 7; and a 75% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.25 in March and an increase from 0.91 in April 2025. The Contract Ratio is 66% lower than the 5-year April average of 2.90. 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.

