

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

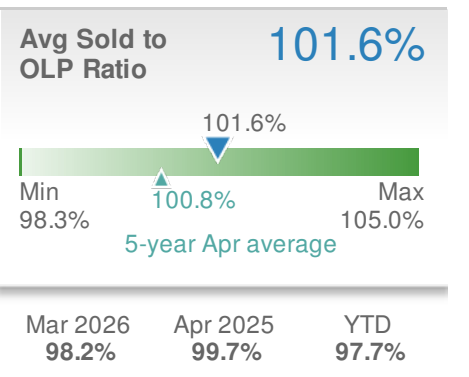
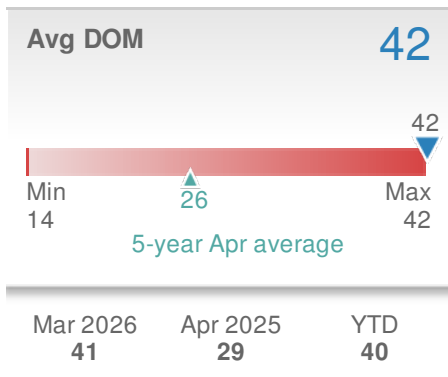
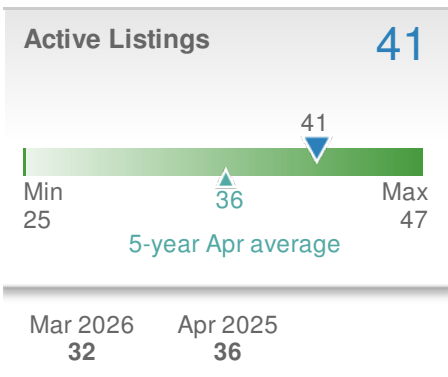
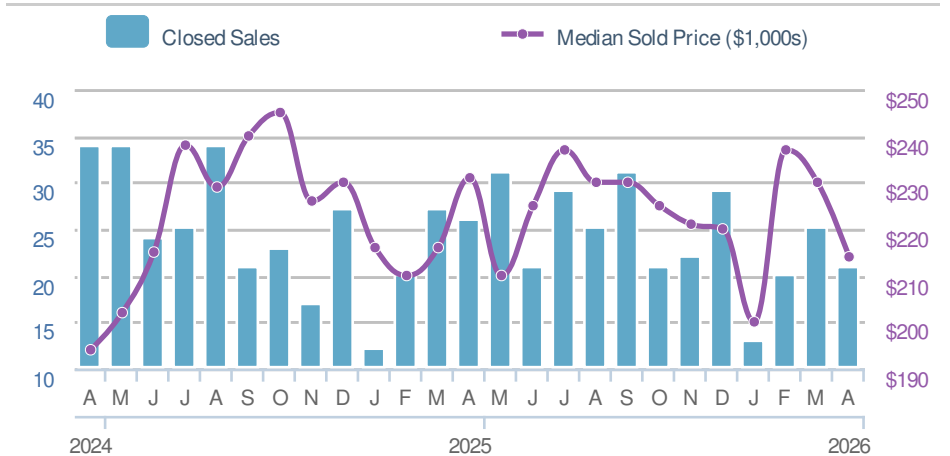
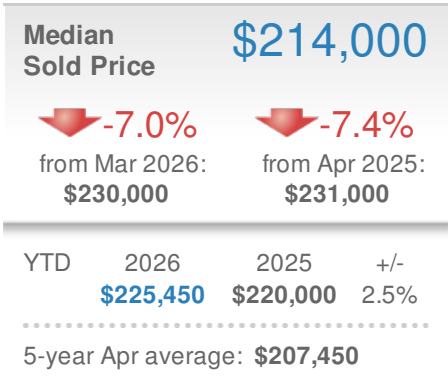
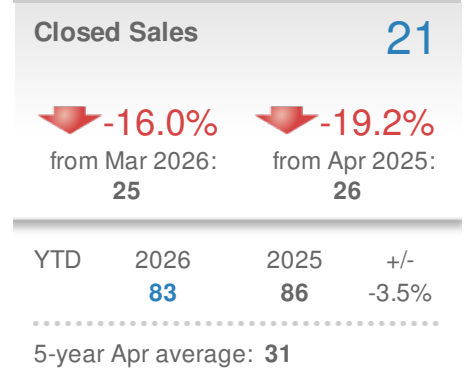
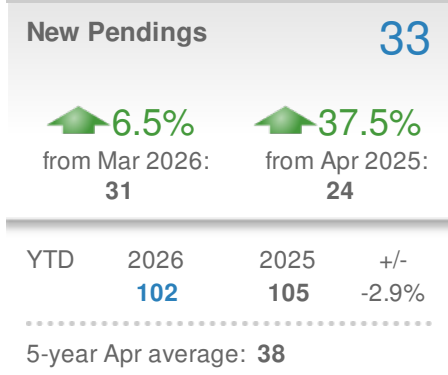
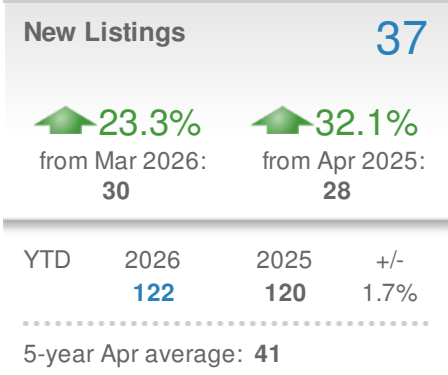
## Local Market Insight

### Southeast Delco (Delaware, PA)

**April 2026**

Southeast Delco (Delaware, PA)

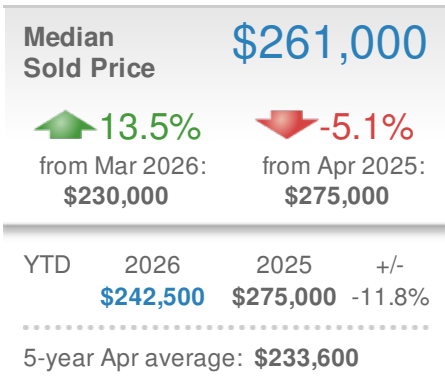
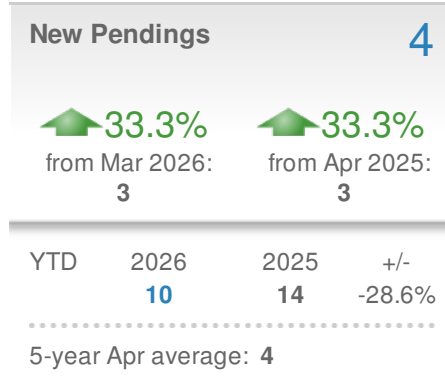
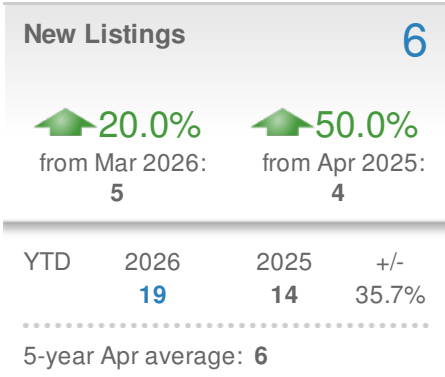
Email: ldavis@tcsr.realtor



**April 2026**

Southeast Delco (Delaware, PA) - Detached

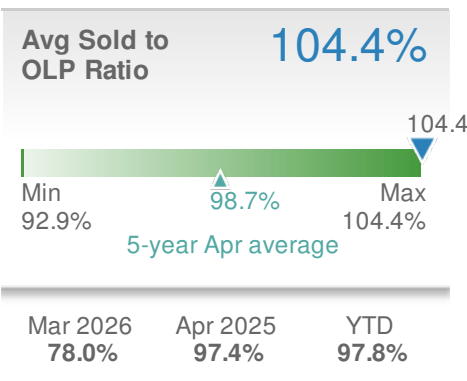
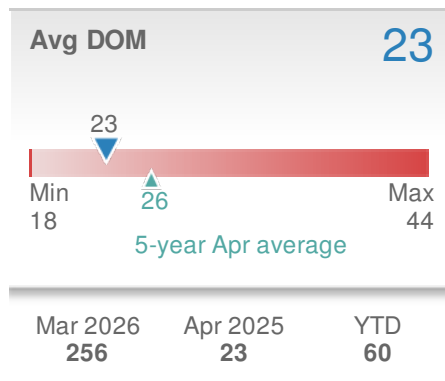
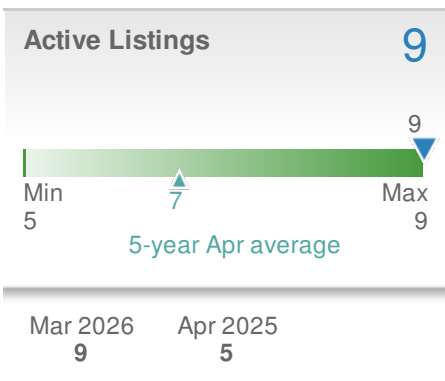
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for April was \$261,000, representing an increase of 13.5% compared to last month and a decrease of 5.1% from Apr 2025. The average days on market for units sold in April was 23 days, 12% below the 5-year April average of 26 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 8; and no change in supply with 9 active units.

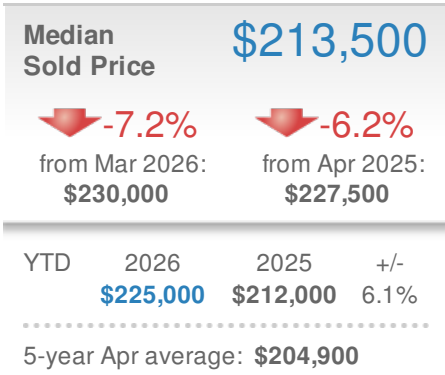
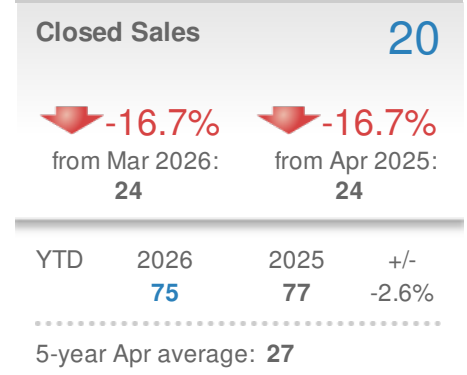
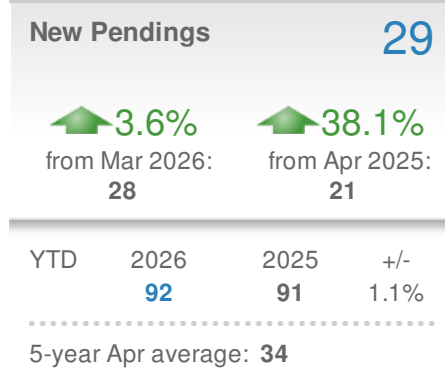
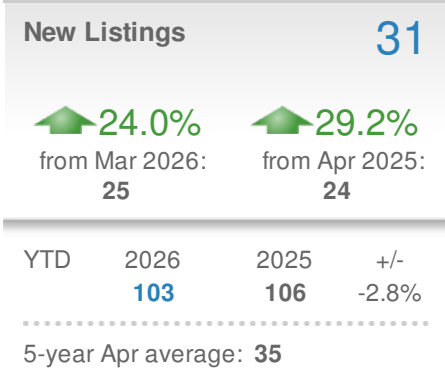
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.44 in March and a decrease from 1.40 in April 2025. The Contract Ratio is 19% lower than the 5-year April average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Southeast Delco (Delaware, PA) - Attached

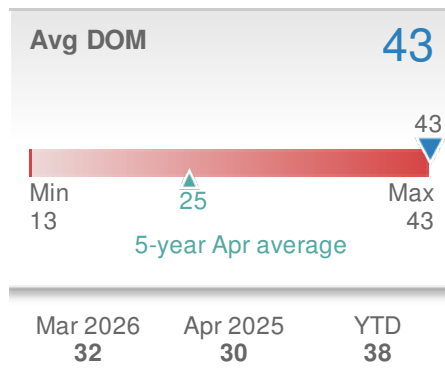
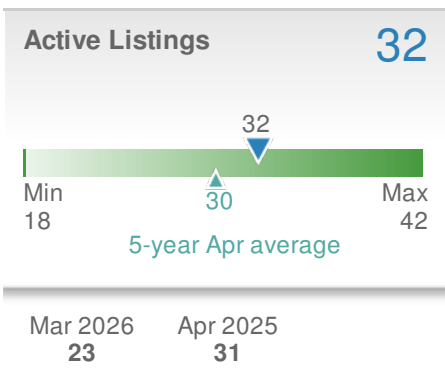
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**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for April was \$213,500, representing a decrease of 7.2% compared to last month and a decrease of 6.2% from Apr 2025. The average days on market for units sold in April was 43 days, 69% above the 5-year April average of 25 days. There was a 3.6% month over month increase in new contract activity with 29 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 39.1% increase in supply to 32 active units.

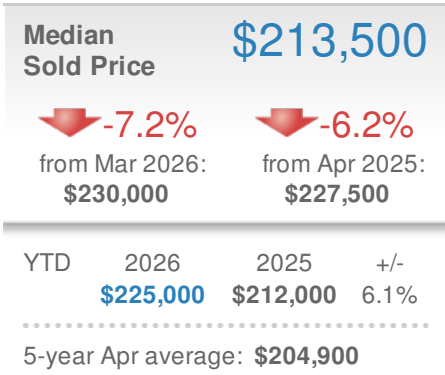
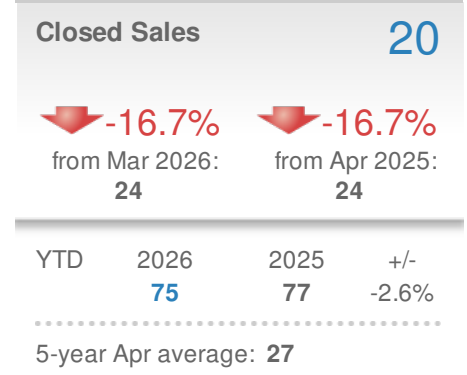
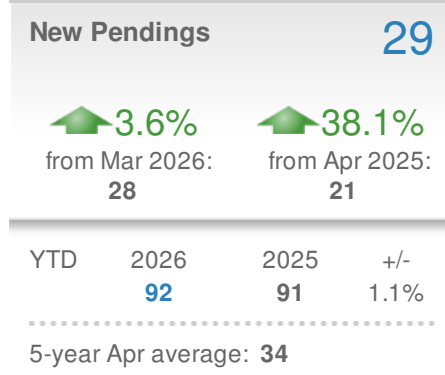
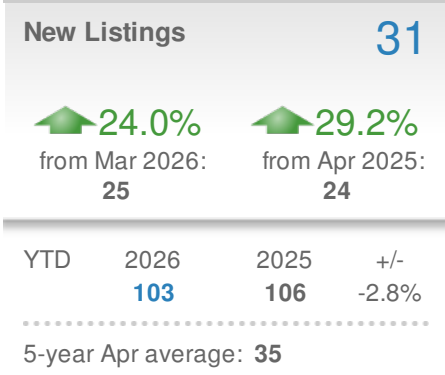
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.39 in March and an increase from 0.97 in April 2025. The Contract Ratio is 32% lower than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Southeast Delco (Delaware, PA) - Attached/Townhouse

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**Summary**

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