

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

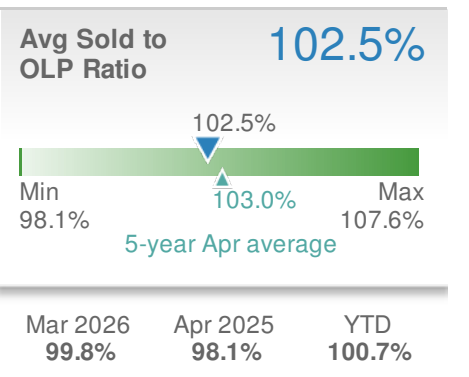
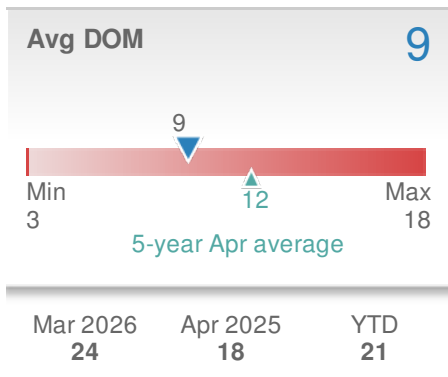
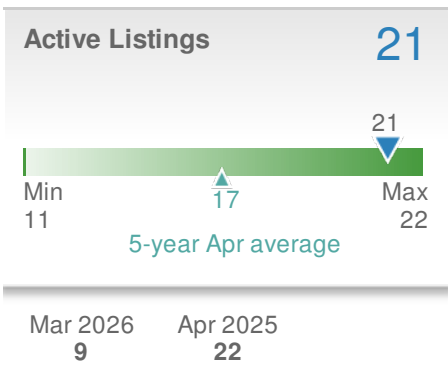
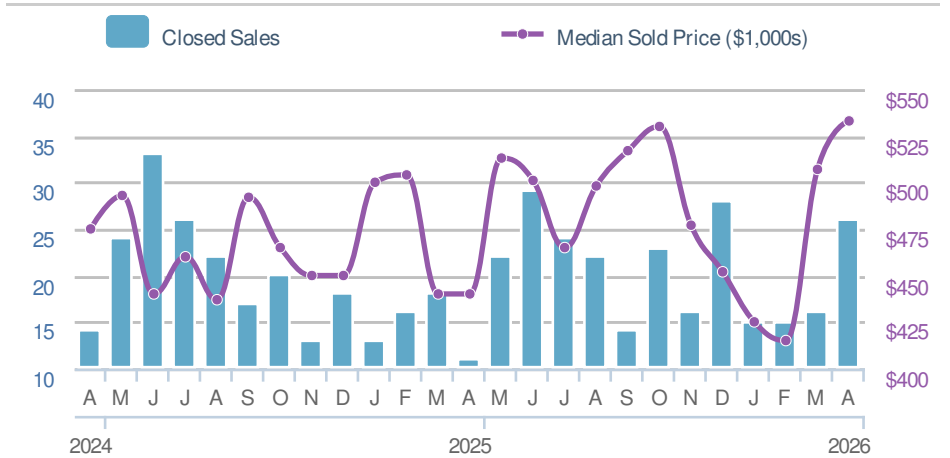
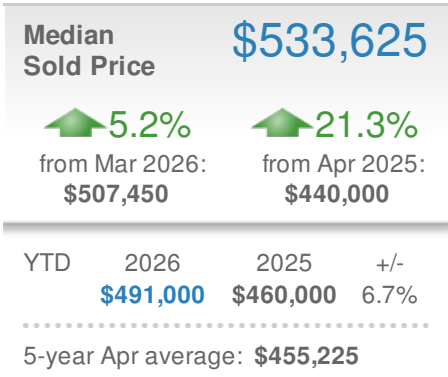
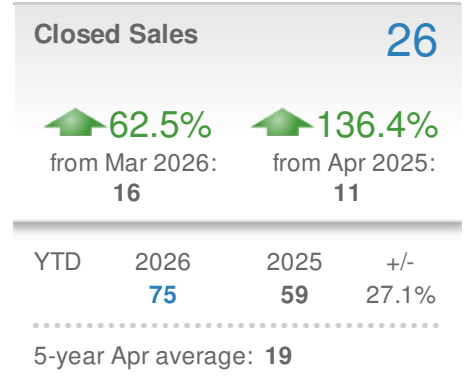
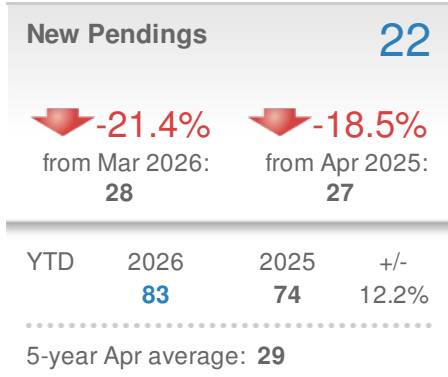
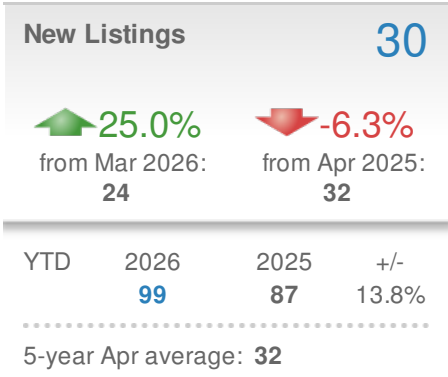
Local Market Insight

Springfield (Delaware, PA)

April 2026

Springfield (Delaware, PA)

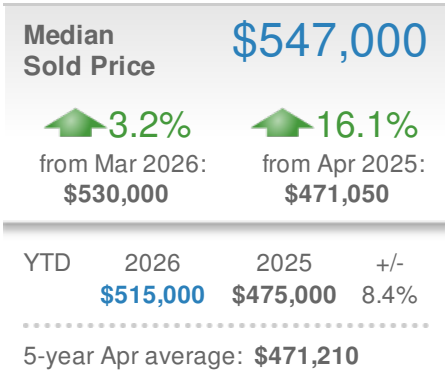
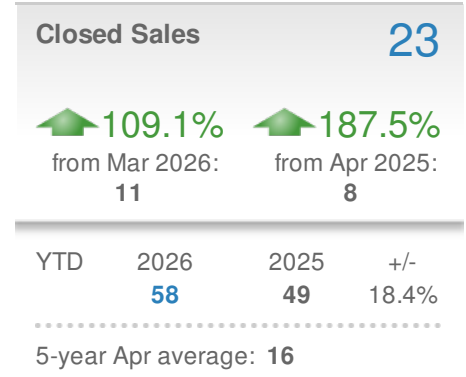
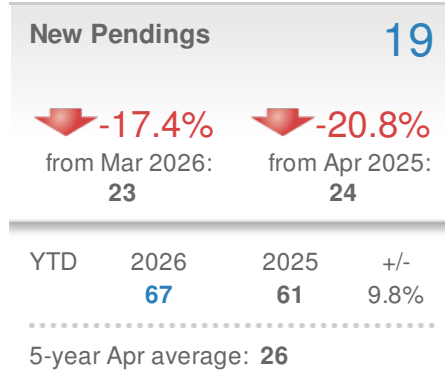
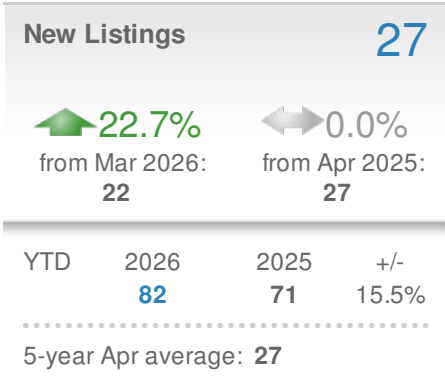
Email: ldavis@tcsr.realtor



April 2026

Springfield (Delaware, PA) - Detached

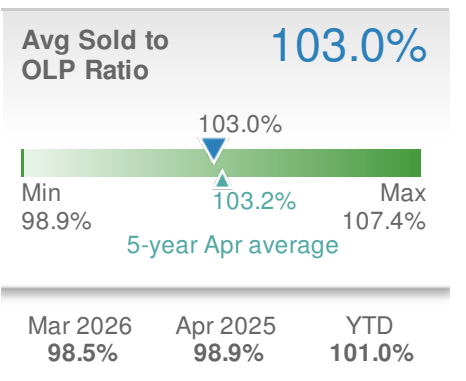
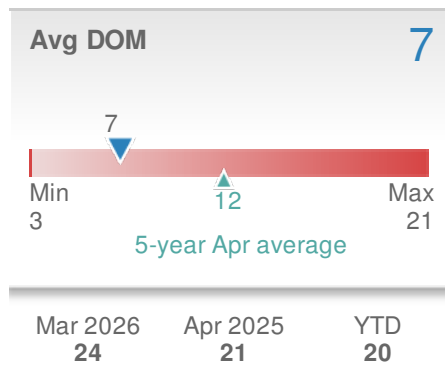
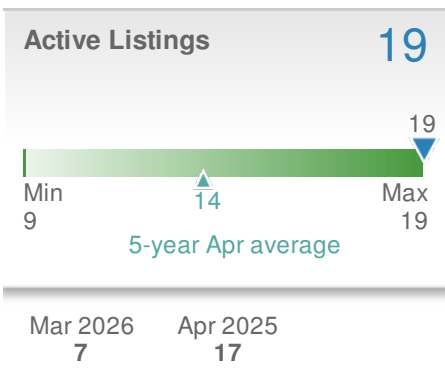
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for April was \$547,000, representing an increase of 3.2% compared to last month and an increase of 16.1% from Apr 2025. The average days on market for units sold in April was 7 days, 42% below the 5-year April average of 12 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 23; and a 171.4% increase in supply to 19 active units.

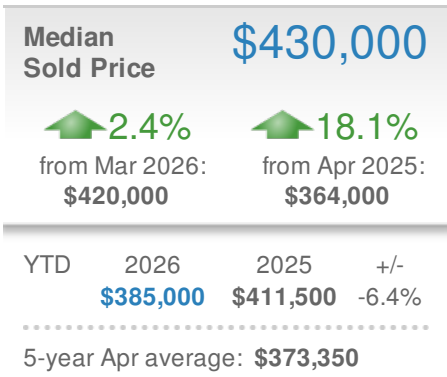
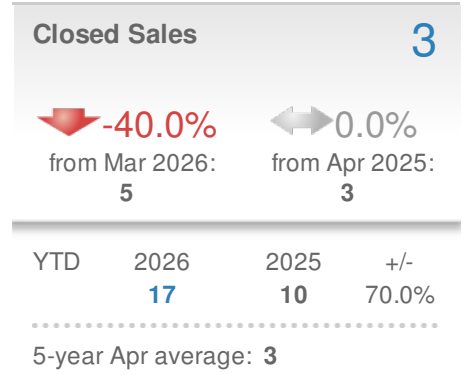
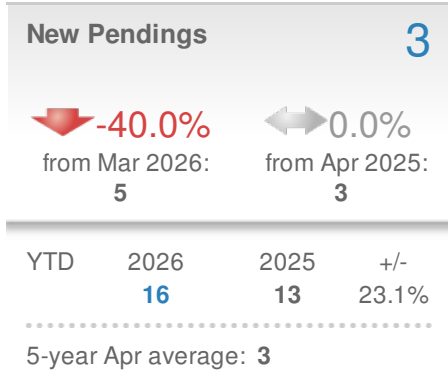
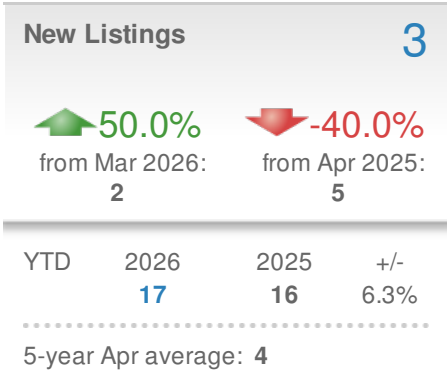
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 3.86 in March and a decrease from 1.59 in April 2025. The Contract Ratio is 54% lower than the 5-year April average of 2.61. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Springfield (Delaware, PA) - Attached

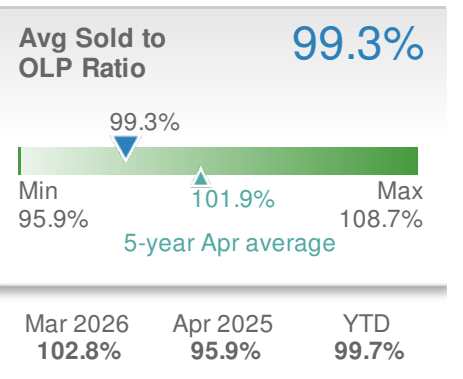
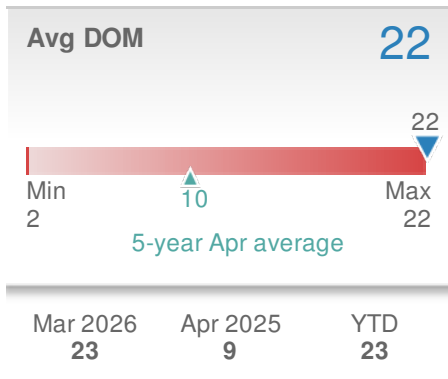
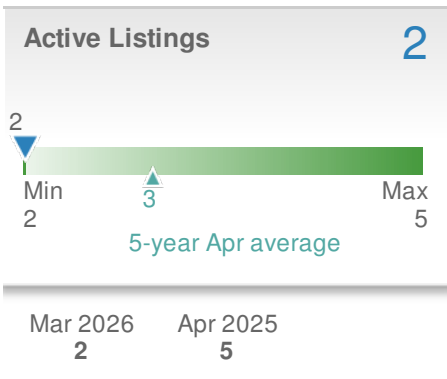
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for April was \$430,000, representing an increase of 2.4% compared to last month and an increase of 18.1% from Apr 2025. The average days on market for units sold in April was 22 days, 112% above the 5-year April average of 10 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 2 active units.

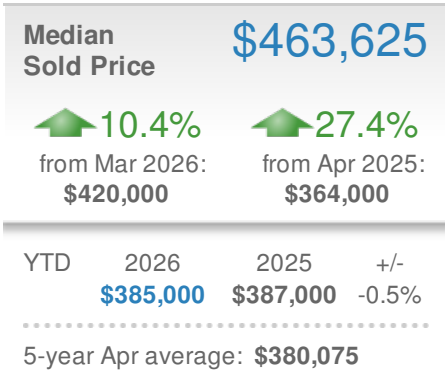
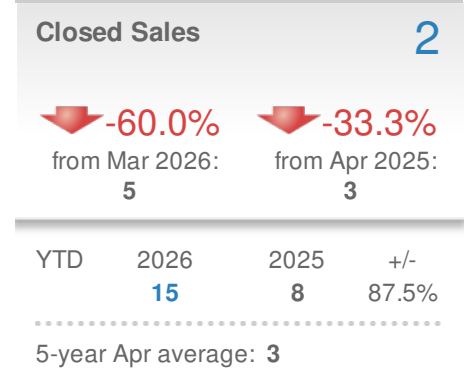
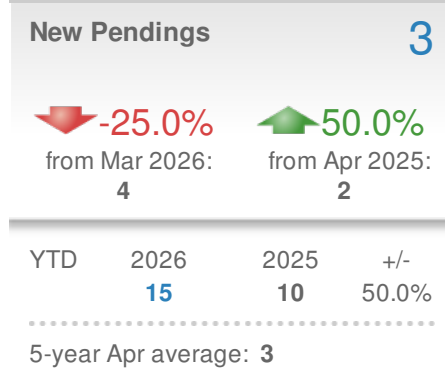
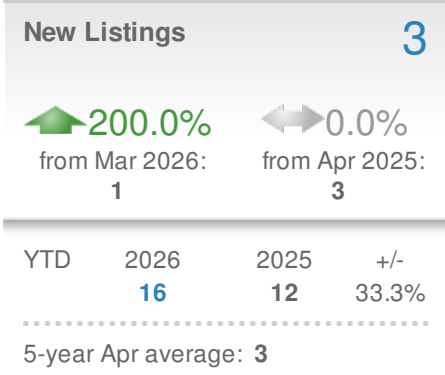
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.50 in March and an increase from 0.80 in April 2025. The Contract Ratio is 16% higher than the 5-year April average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Springfield (Delaware, PA) - Attached/Townhouse

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



Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$463,625, representing an increase of 10.4% compared to last month and an increase of 27.4% from Apr 2025. The average days on market for units sold in April was 31 days, 154% above the 5-year April average of 12 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 4; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from March and an increase from 0.75 in April 2025. The Contract Ratio is 56% higher than the 5-year April average of 1.28. 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.

