

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

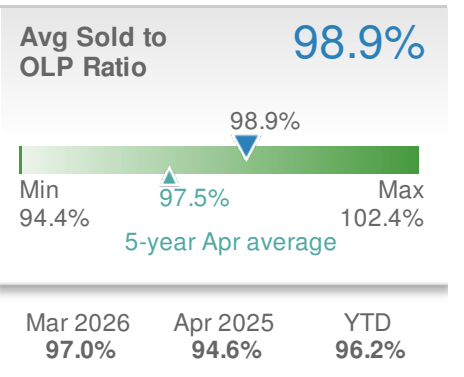
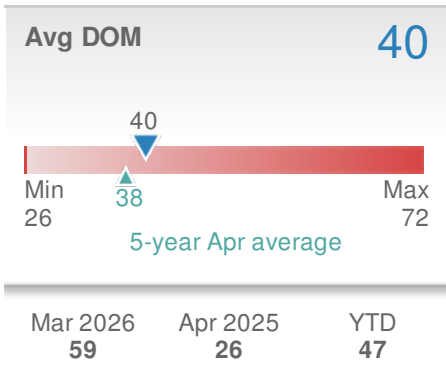
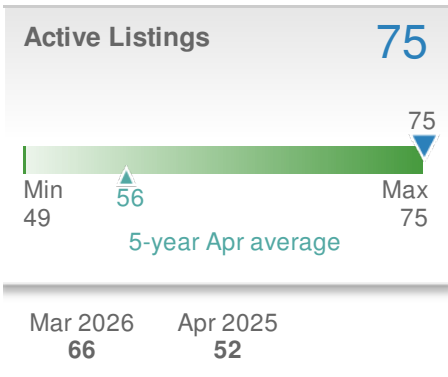
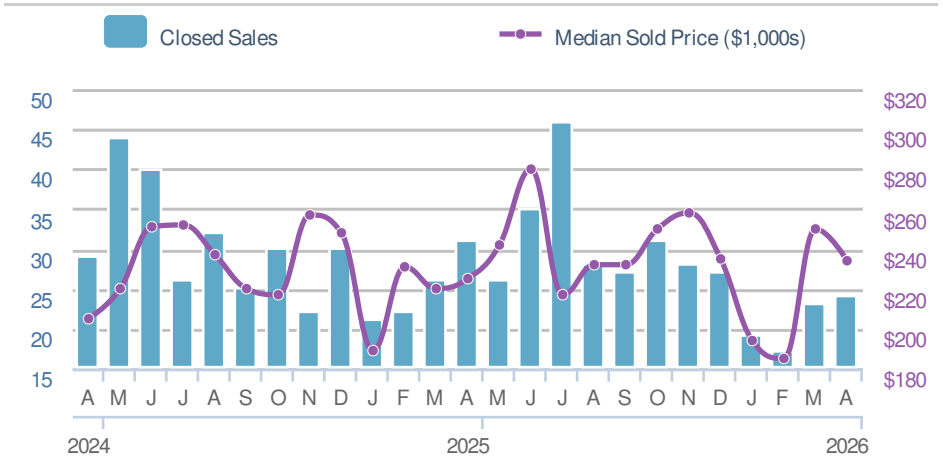
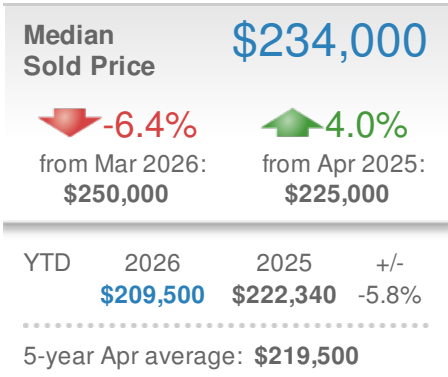
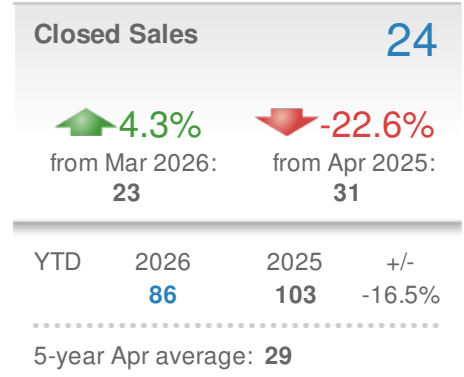
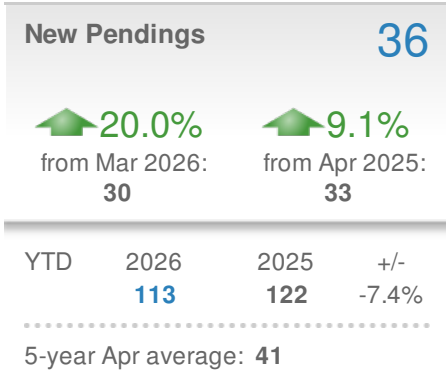
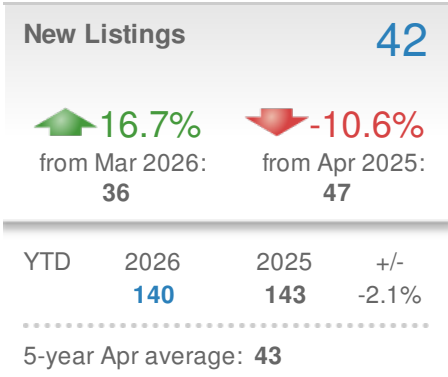
Local Market Insight

William Penn (Delaware, PA)

April 2026

William Penn (Delaware, PA)

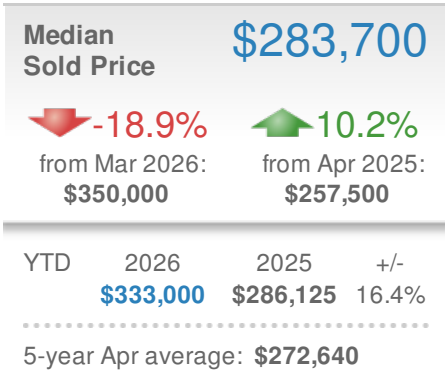
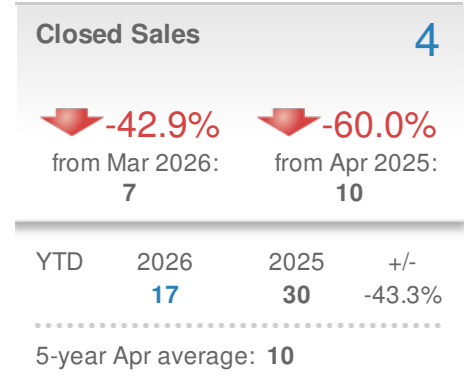
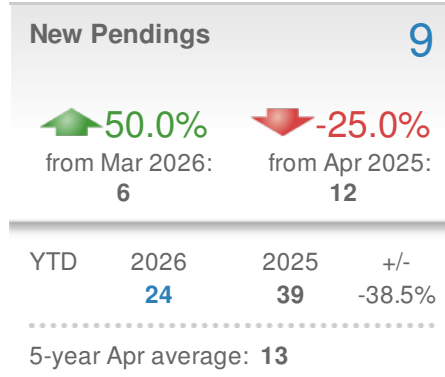
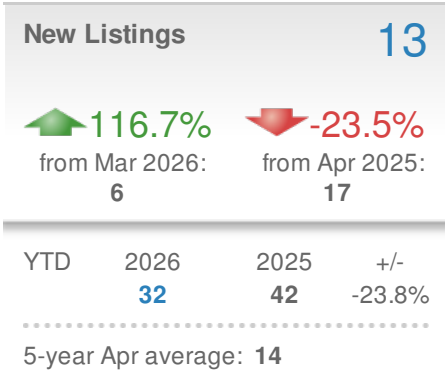
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April 2026

William Penn (Delaware, PA) - Detached

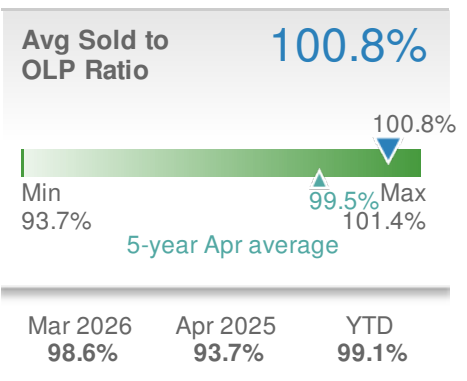
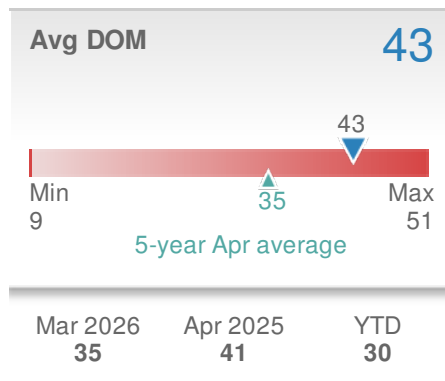
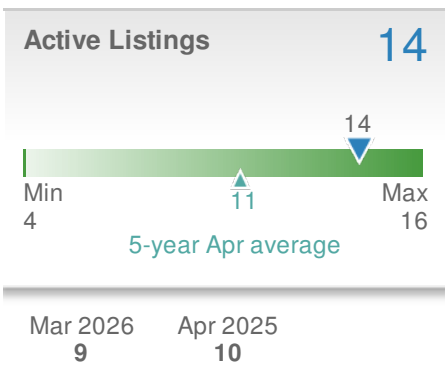
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for April was \$283,700, representing a decrease of 18.9% compared to last month and an increase of 10.2% from Apr 2025. The average days on market for units sold in April was 43 days, 24% above the 5-year April average of 35 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 9; and a 55.6% increase in supply to 14 active units.

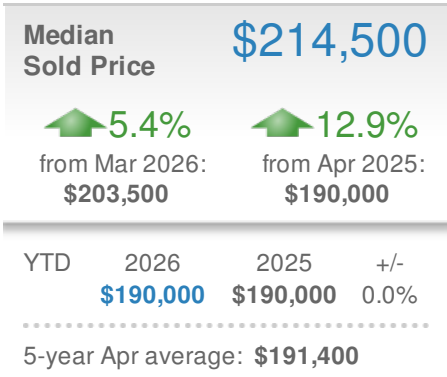
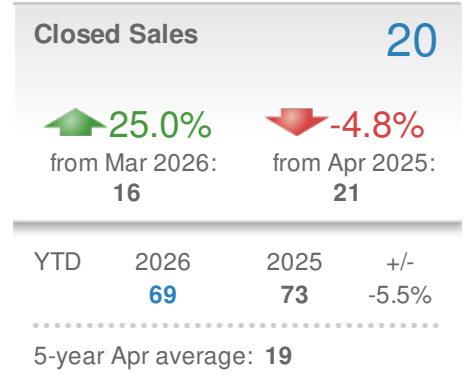
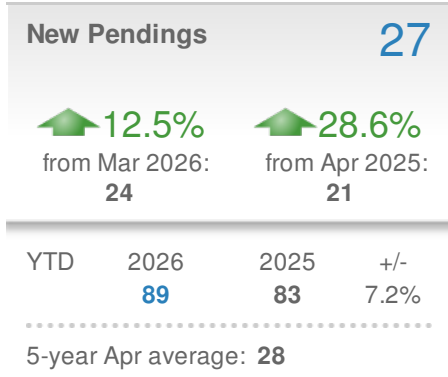
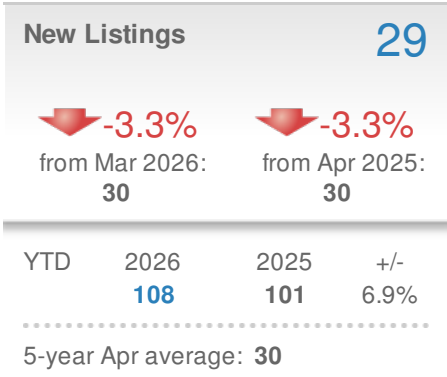
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.67 in March and a decrease from 1.70 in April 2025. The Contract Ratio is 72% lower than the 5-year April average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

William Penn (Delaware, PA) - Attached

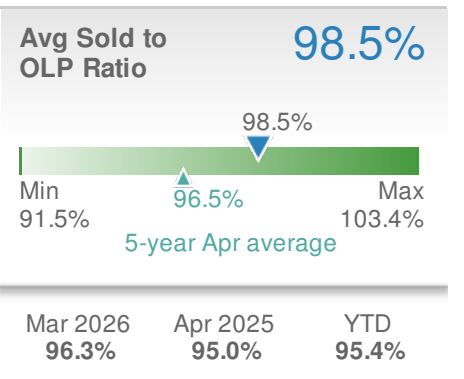
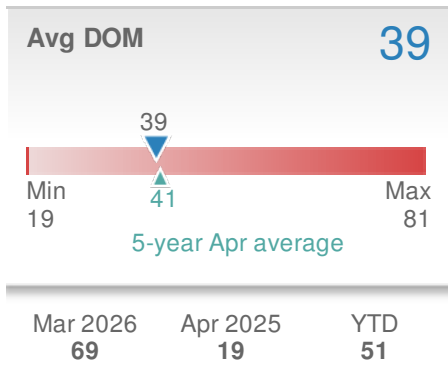
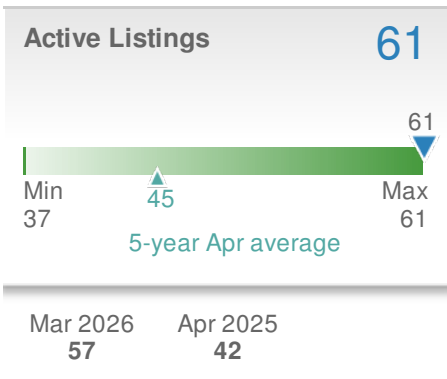
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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for April was \$214,500, representing an increase of 5.4% compared to last month and an increase of 12.9% from Apr 2025. The average days on market for units sold in April was 39 days, 4% below the 5-year April average of 41 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and a 7% increase in supply to 61 active units.

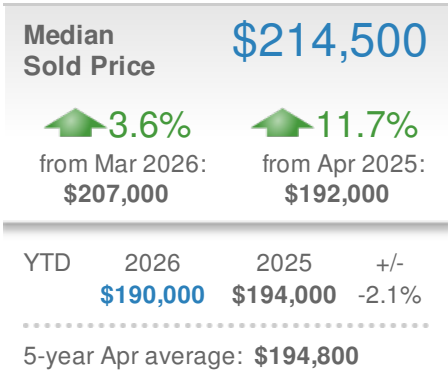
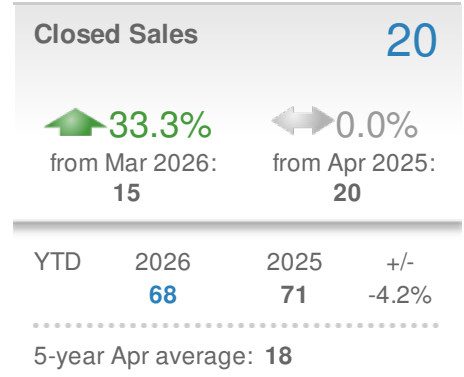
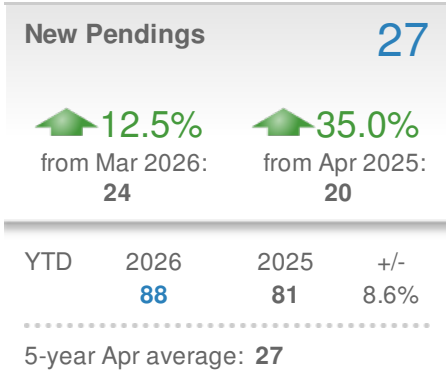
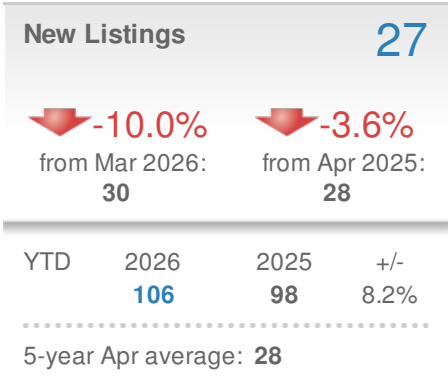
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.67 in March and a decrease from 0.69 in April 2025. The Contract Ratio is 35% lower than the 5-year April average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

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Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$214,500, representing an increase of 3.6% compared to last month and an increase of 11.7% from Apr 2025. The average days on market for units sold in April was 39 days, 6% below the 5-year April average of 42 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and a 5.4% increase in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.68 in March and a decrease from 0.67 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 0.96. 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.

