

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

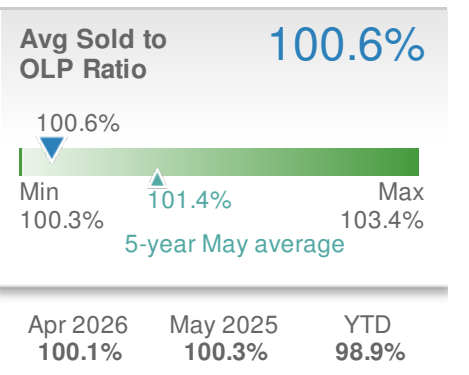
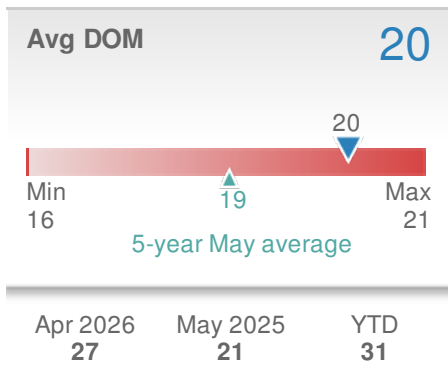
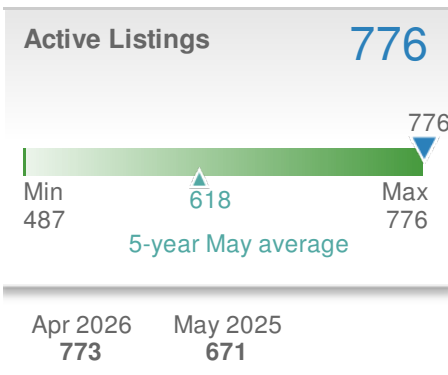
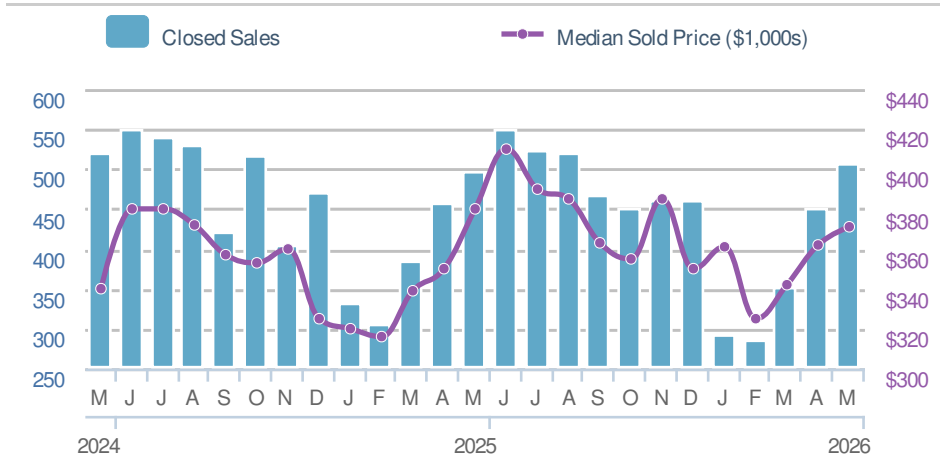
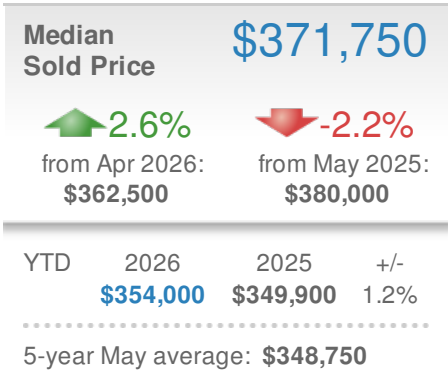
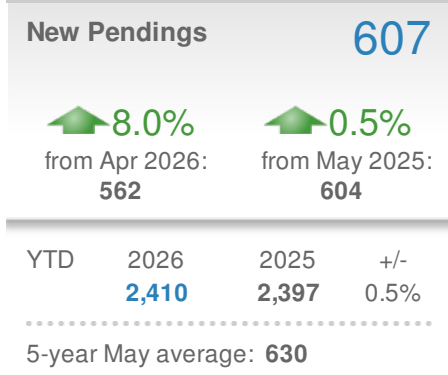
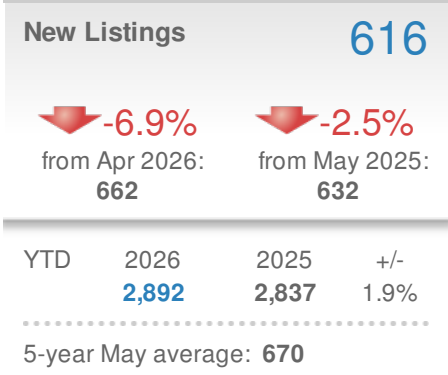
## Local Market Insight

### Delaware County, PA

**May 2026**

Delaware County, PA

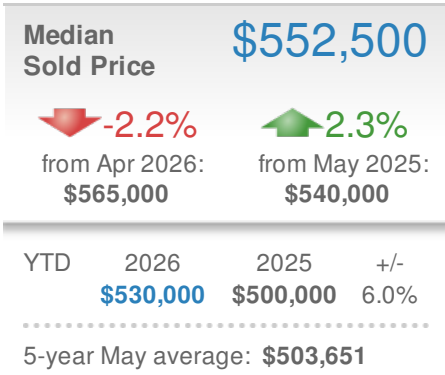
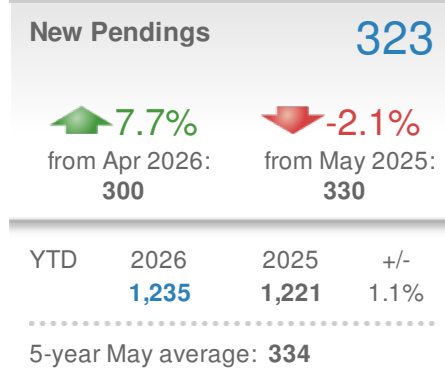
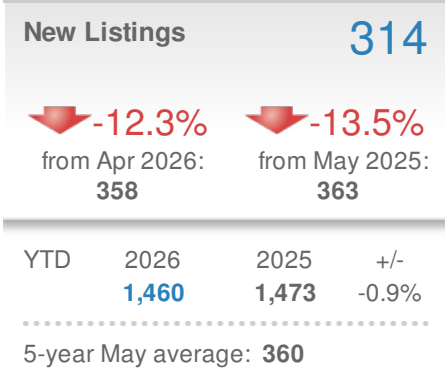
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**May 2026**

Delaware County, PA - Detached

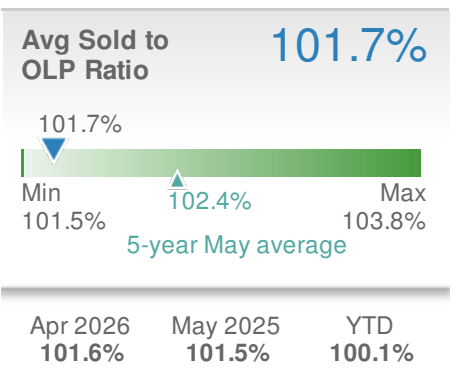
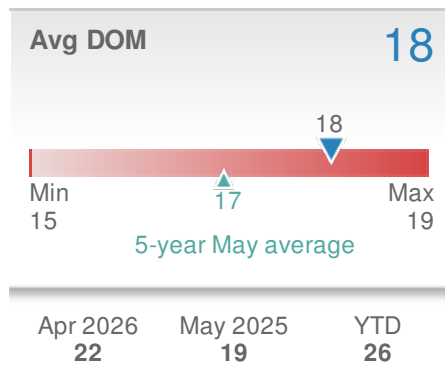
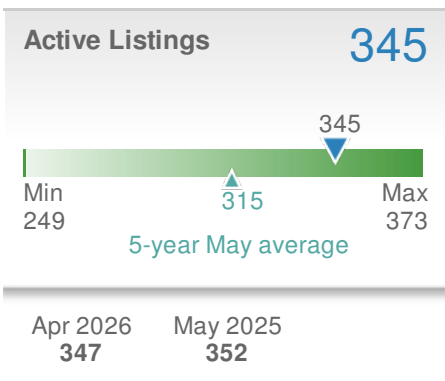
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**Summary**

In Delaware County, PA, the median sold price for Detached properties for May was \$552,500, representing a decrease of 2.2% compared to last month and an increase of 2.3% from May 2025. The average days on market for units sold in May was 18 days, 6% above the 5-year May average of 17 days. There was a 7.7% month over month increase in new contract activity with 323 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 481; and a 0.6% decrease in supply to 345 active units.

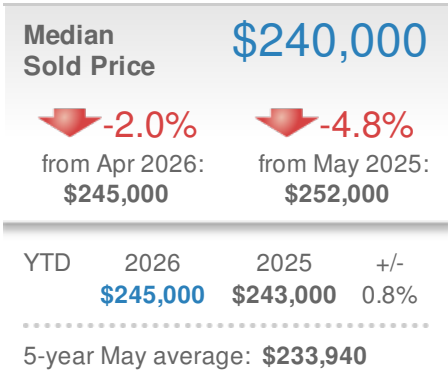
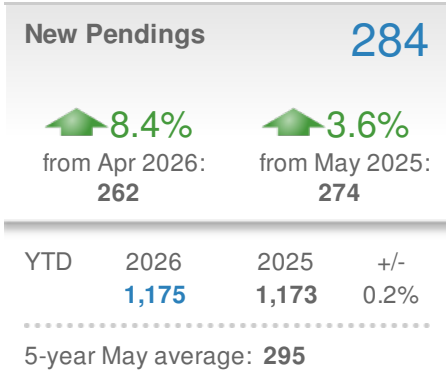
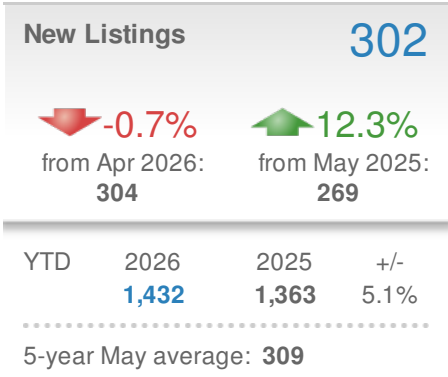
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.29 in April and an increase from 1.37 in May 2025. The Contract Ratio is 17% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Delaware County, PA - Attached

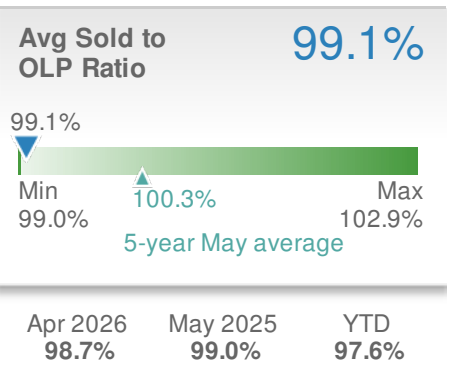
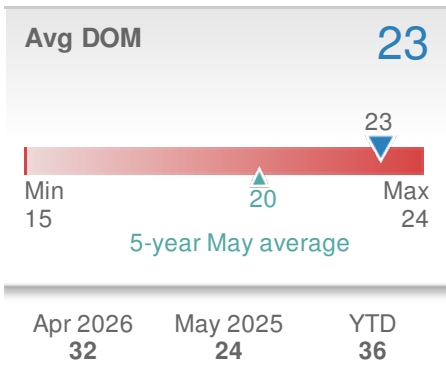
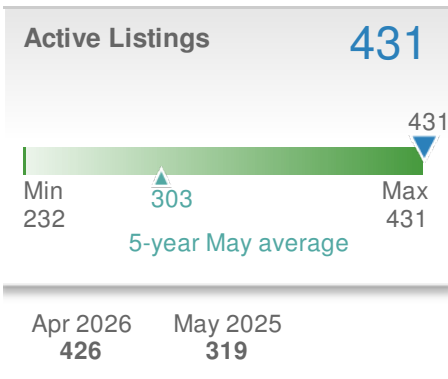
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**Summary**

In Delaware County, PA, the median sold price for Attached properties for May was \$240,000, representing a decrease of 2% compared to last month and a decrease of 4.8% from May 2025. The average days on market for units sold in May was 23 days, 13% above the 5-year May average of 20 days. There was an 8.4% month over month increase in new contract activity with 284 New Pendings; a 13.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 395; and a 1.2% increase in supply to 431 active units.

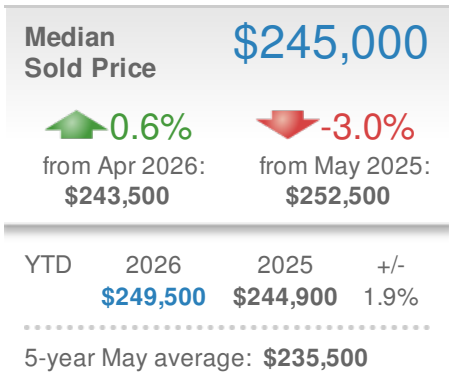
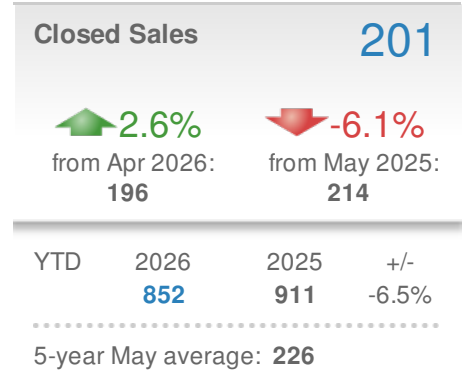
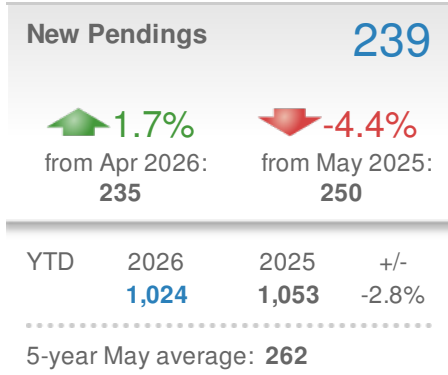
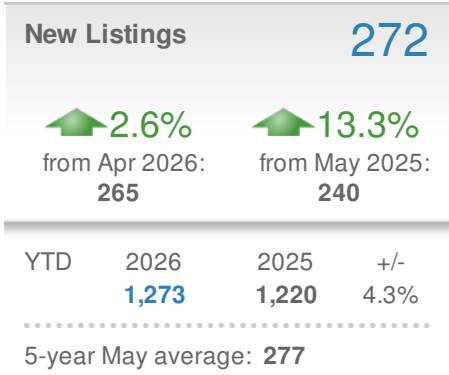
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.82 in April and a decrease from 1.21 in May 2025. The Contract Ratio is 41% lower than the 5-year May average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Delaware County, PA - Attached/Townhouse

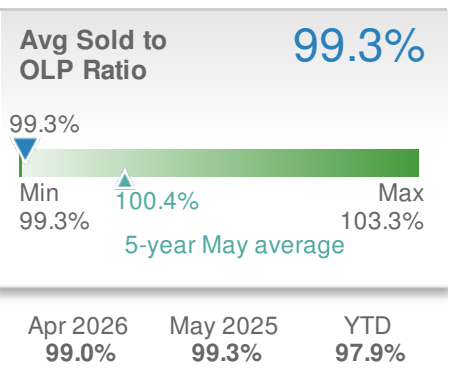
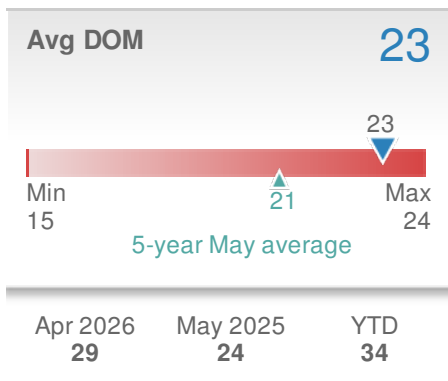
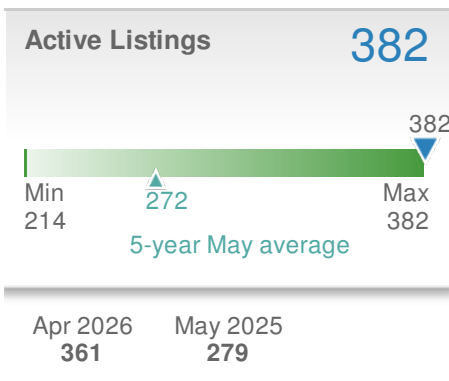
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**Summary**

In Delaware County, PA, the median sold price for Attached/Townhouse properties for May was \$245,000, representing an increase of 0.6% compared to last month and a decrease of 3% from May 2025. The average days on market for units sold in May was 23 days, 11% above the 5-year May average of 21 days. There was a 1.7% month over month increase in new contract activity with 239 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 343; and a 5.8% increase in supply to 382 active units.

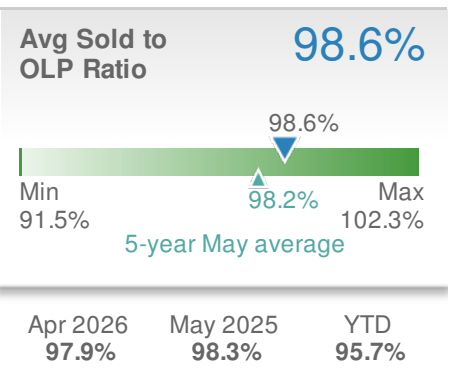
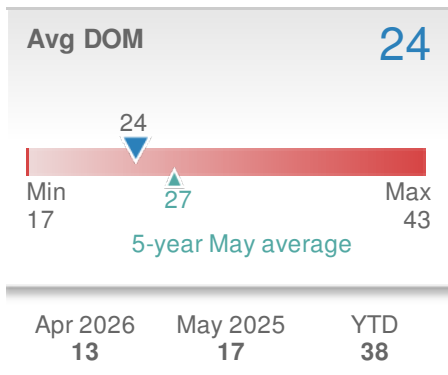
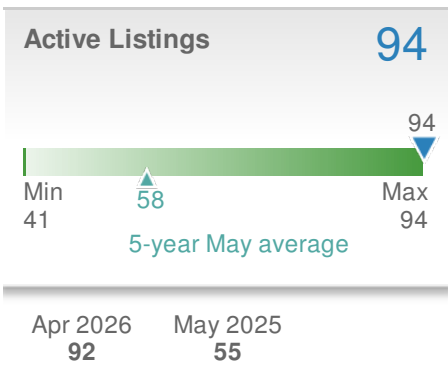
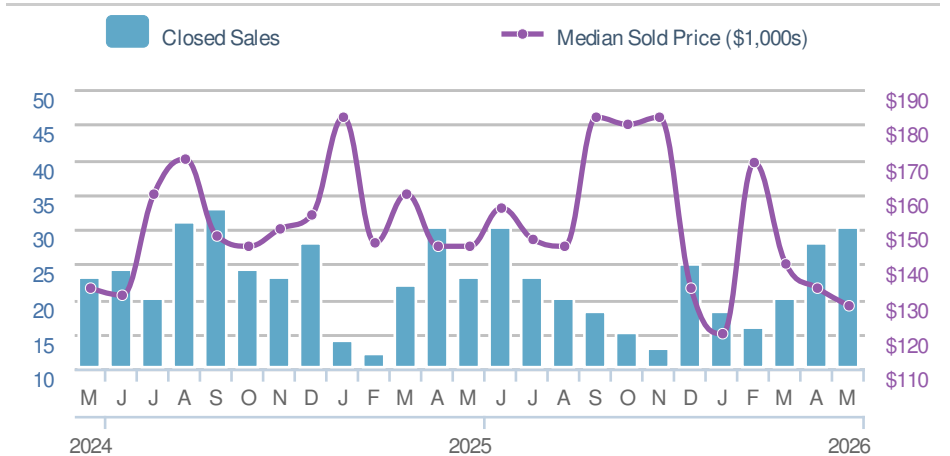
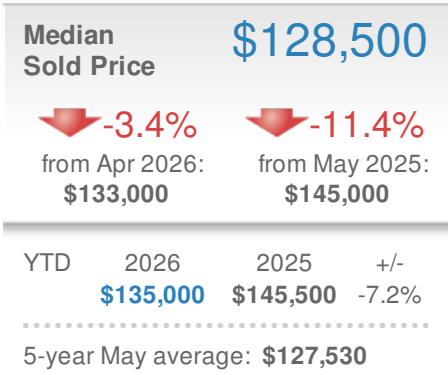
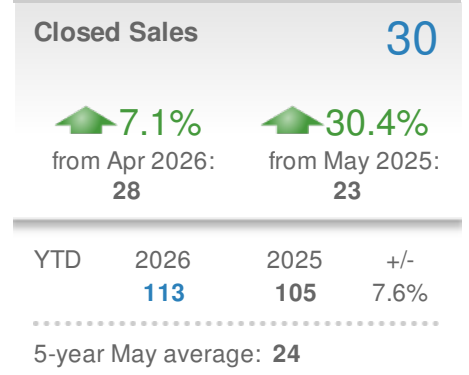
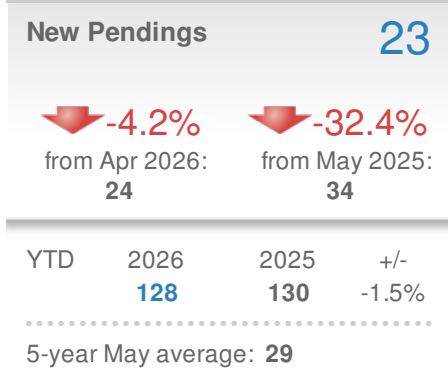
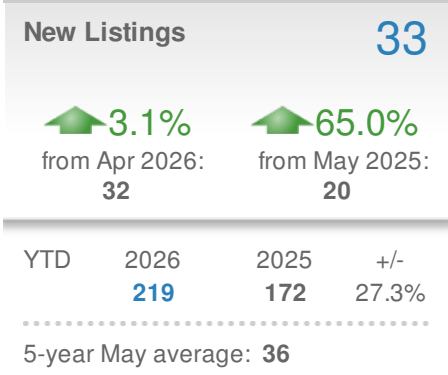
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.89 in April and a decrease from 1.23 in May 2025. The Contract Ratio is 42% lower than the 5-year May average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chester-Upland (Delaware, PA)

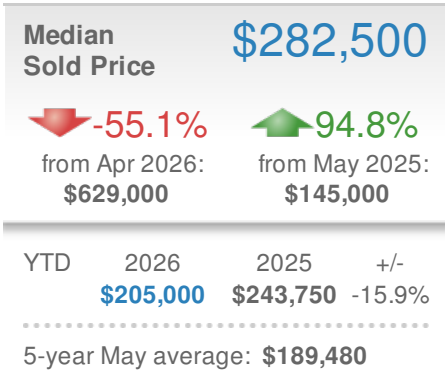
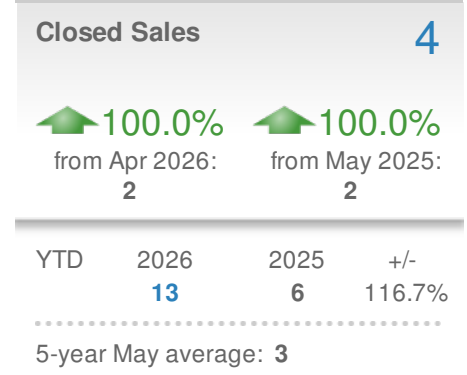
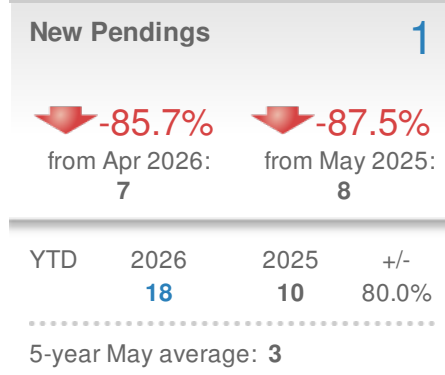
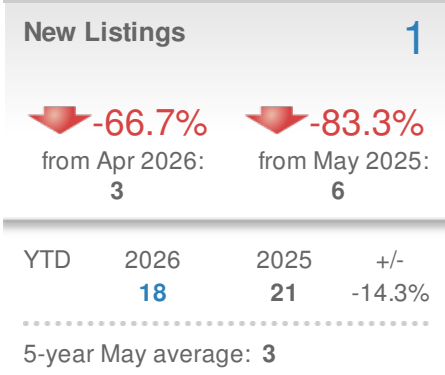
Email: ldavis@tcsr.realtor



**May 2026**

Chester-Upland (Delaware, PA) - Detached

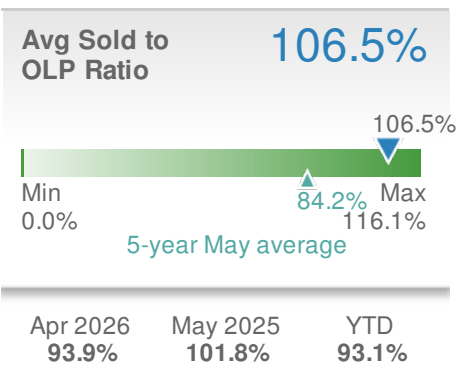
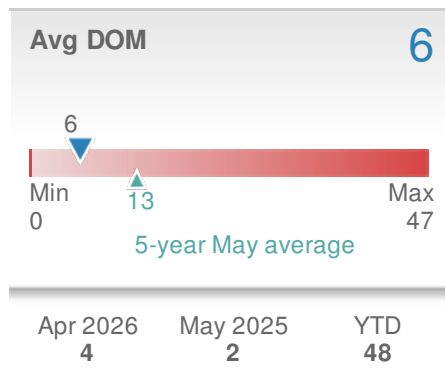
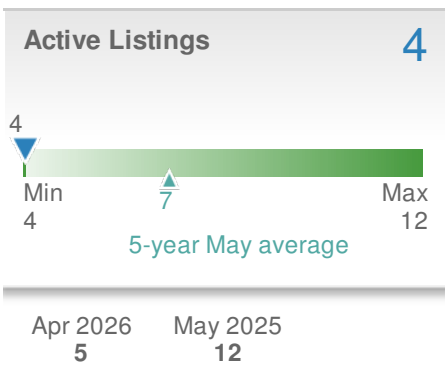
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for May was \$282,500, representing a decrease of 55.1% compared to last month and an increase of 94.8% from May 2025. The average days on market for units sold in May was 6 days, 55% below the 5-year May average of 13 days. There was an 85.7% month over month decrease in new contract activity with 1 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 13; and a 20% decrease in supply to 4 active units.

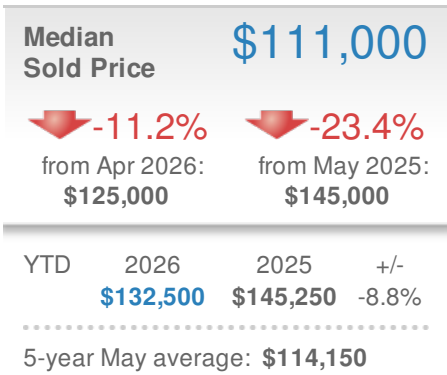
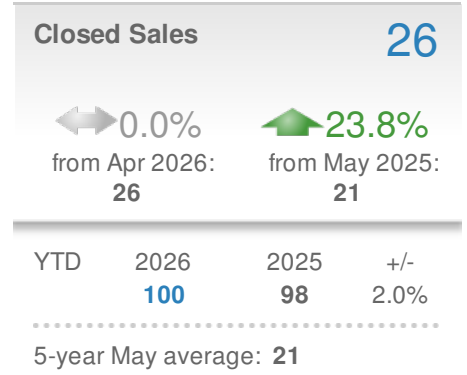
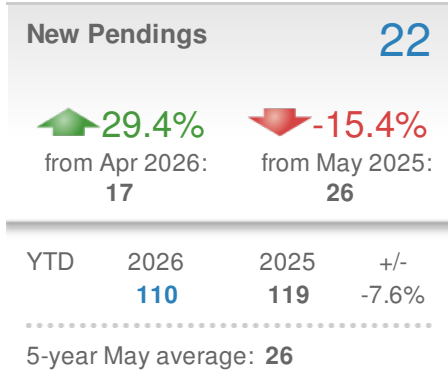
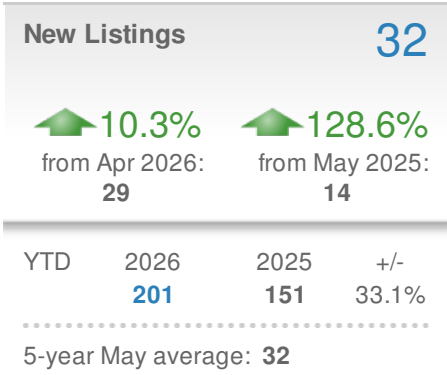
This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 3.20 in April and an increase from 0.83 in May 2025. The Contract Ratio is 177% higher than the 5-year May average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chester-Upland (Delaware, PA) - Attached

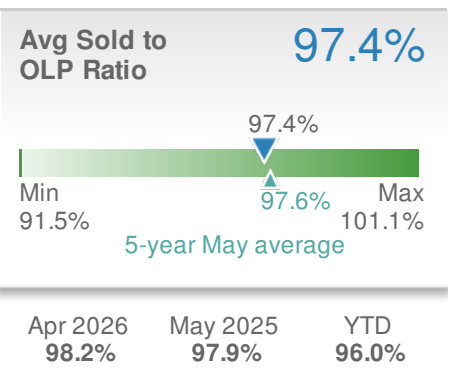
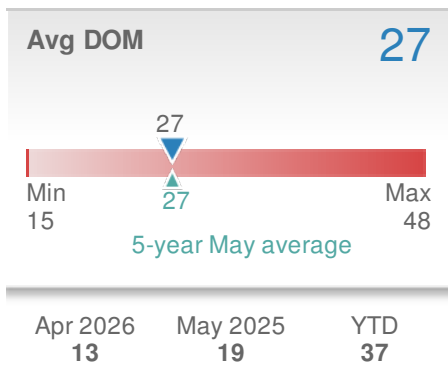
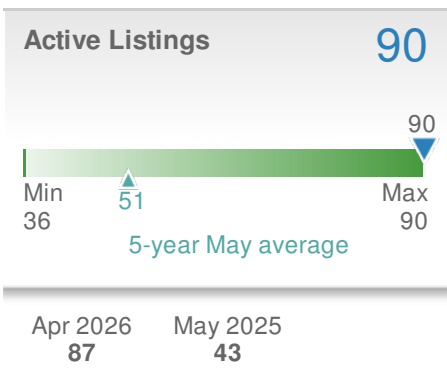
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for May was \$111,000, representing a decrease of 11.2% compared to last month and a decrease of 23.4% from May 2025. The average days on market for units sold in May was 27 days, 2% below the 5-year May average of 27 days. There was a 29.4% month over month increase in new contract activity with 22 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and a 3.4% increase in supply to 90 active units.

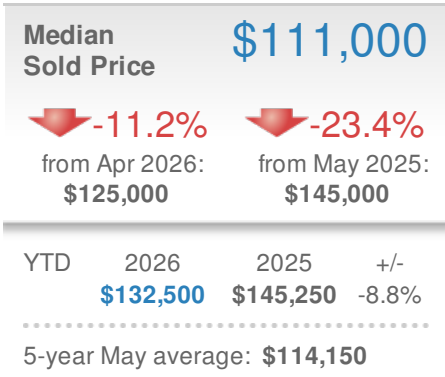
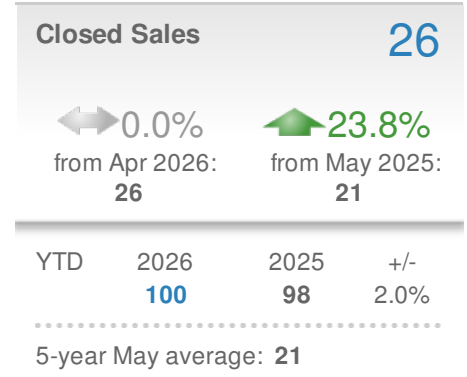
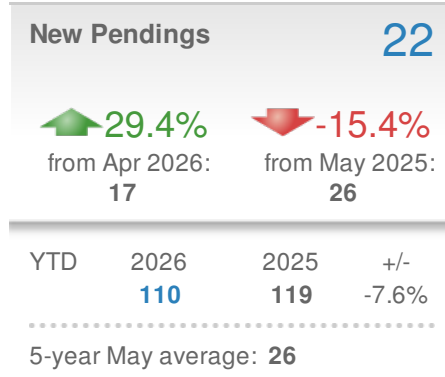
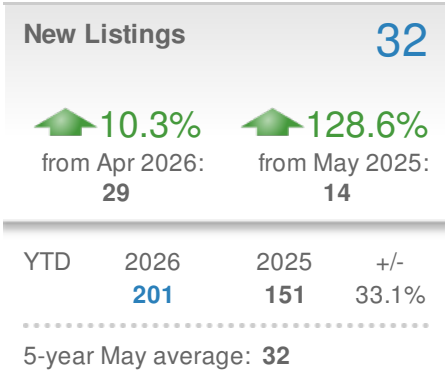
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, up from 0.33 in April and a decrease from 0.84 in May 2025. The Contract Ratio is 56% lower than the 5-year May average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chester-Upland (Delaware, PA) - Attached/Townhouse

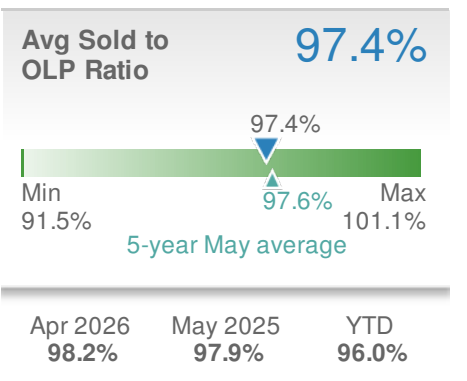
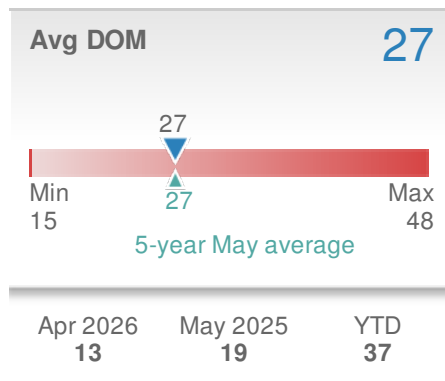
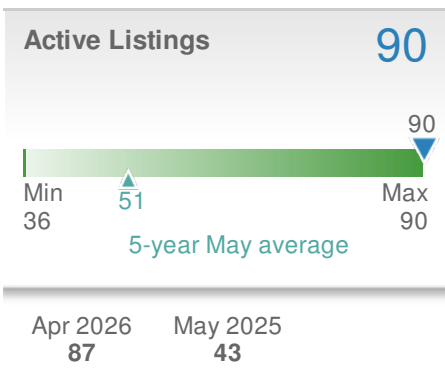
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$111,000, representing a decrease of 11.2% compared to last month and a decrease of 23.4% from May 2025. The average days on market for units sold in May was 27 days, 2% below the 5-year May average of 27 days. There was a 29.4% month over month increase in new contract activity with 22 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and a 3.4% increase in supply to 90 active units.

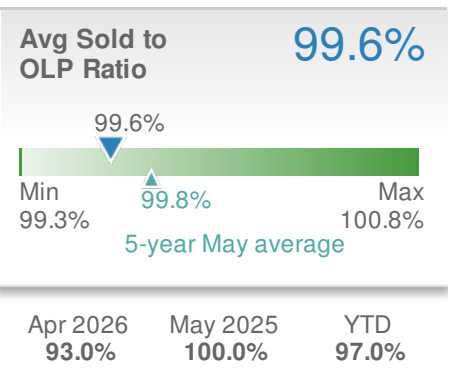
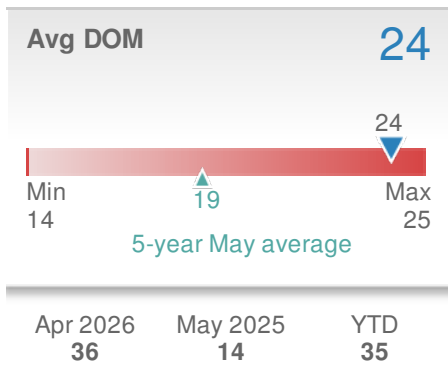
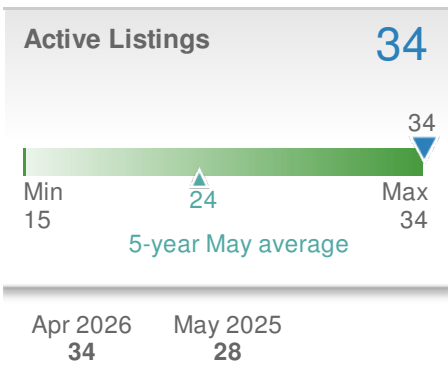
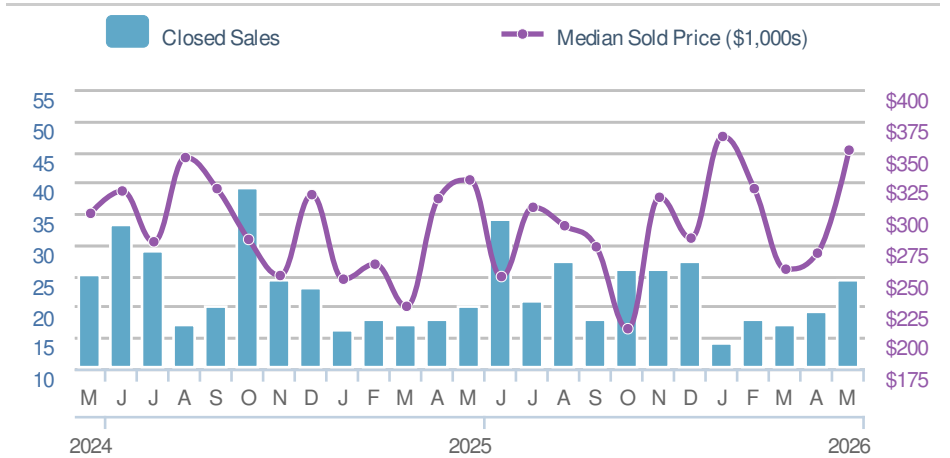
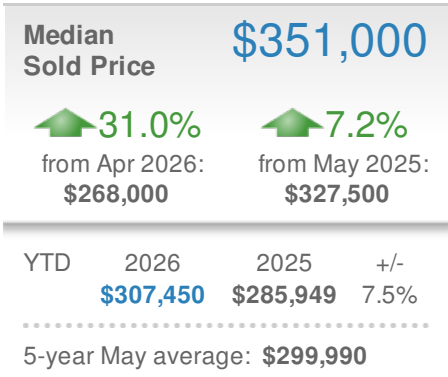
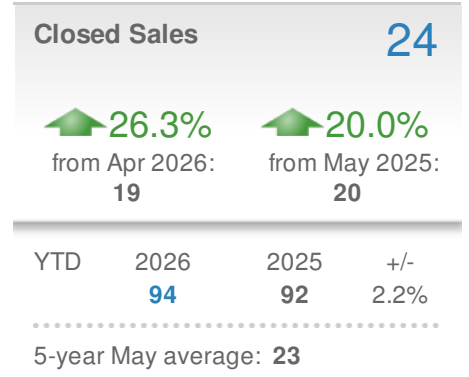
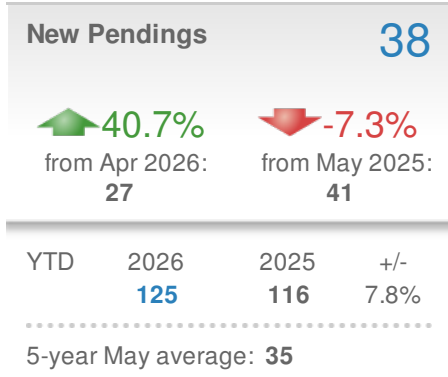
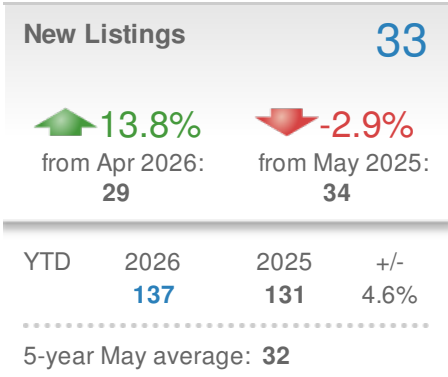
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, up from 0.33 in April and a decrease from 0.84 in May 2025. The Contract Ratio is 56% lower than the 5-year May average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chichester (Delaware, PA)

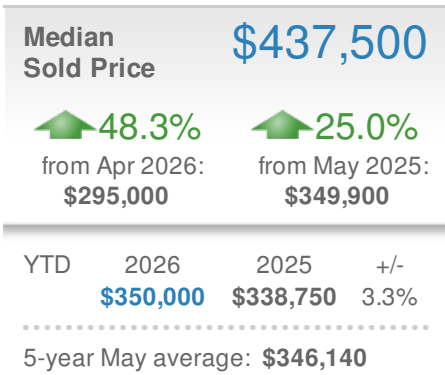
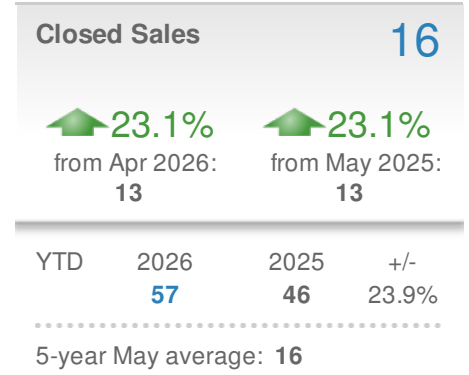
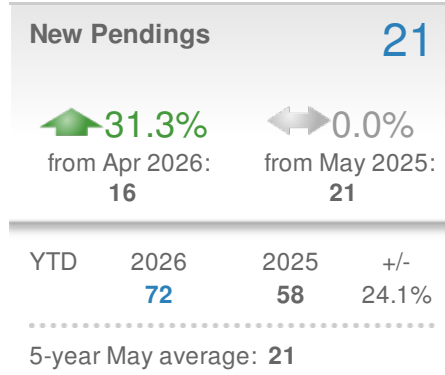
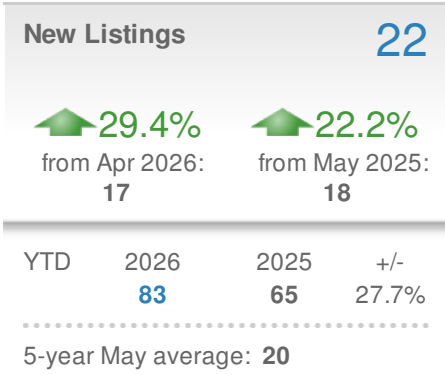
Email: ldavis@tcsr.realtor



**May 2026**

Chichester (Delaware, PA) - Detached

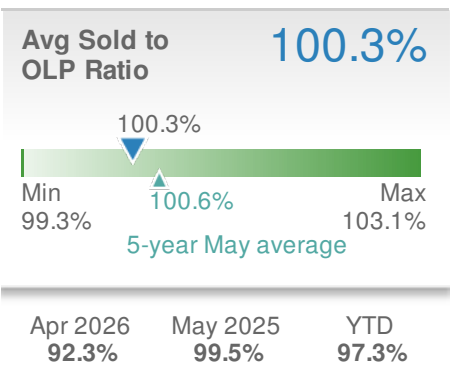
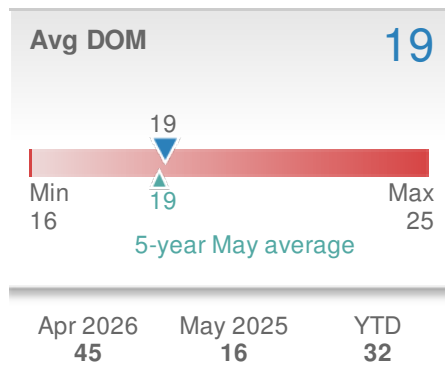
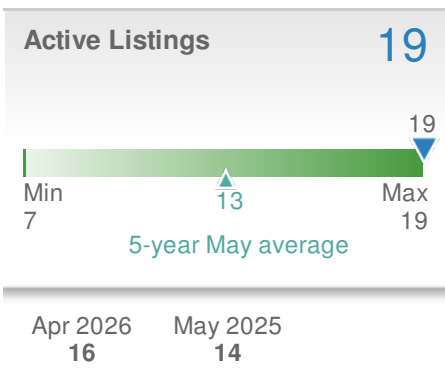
Tri-County Suburban REALTORS  
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**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for May was \$437,500, representing an increase of 48.3% compared to last month and an increase of 25% from May 2025. The average days on market for units sold in May was 19 days, the same as the 5-year May average of 19 days. There was a 31.3% month over month increase in new contract activity with 21 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 24; and an 18.8% increase in supply to 19 active units.

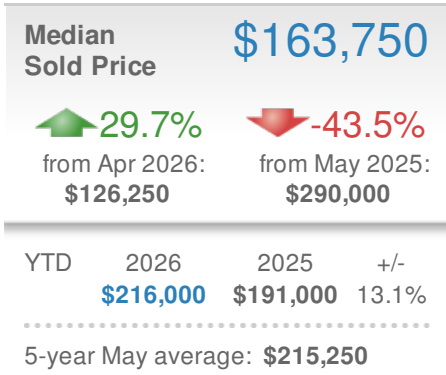
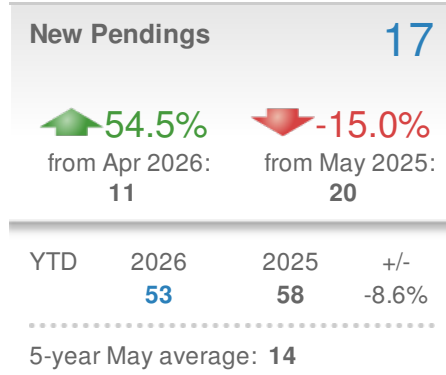
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.31 in April and a decrease from 1.50 in May 2025. The Contract Ratio is 41% lower than the 5-year May average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chichester (Delaware, PA) - Attached

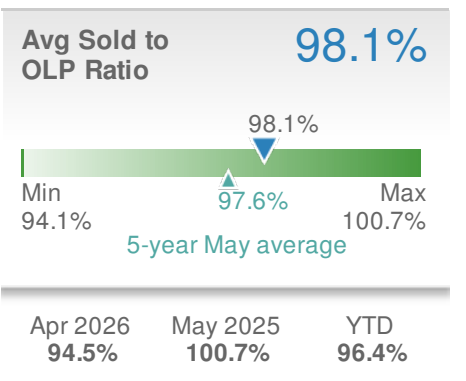
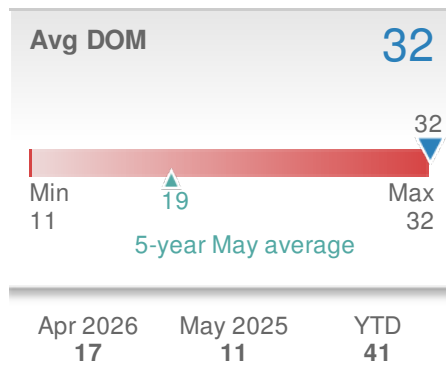
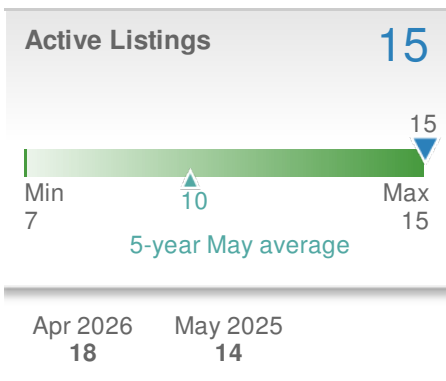
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for May was \$163,750, representing an increase of 29.7% compared to last month and a decrease of 43.5% from May 2025. The average days on market for units sold in May was 32 days, 70% above the 5-year May average of 19 days. There was a 54.5% month over month increase in new contract activity with 17 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 24; and a 16.7% decrease in supply to 15 active units.

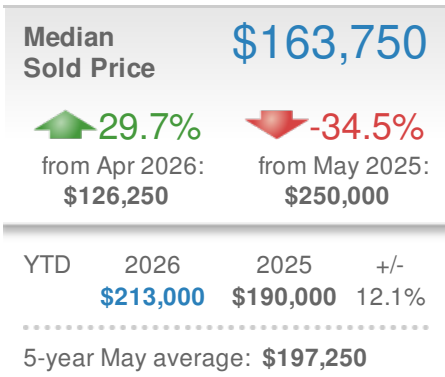
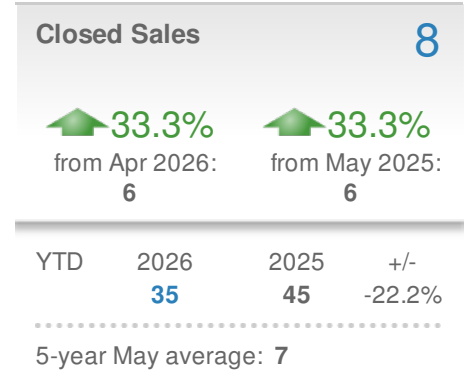
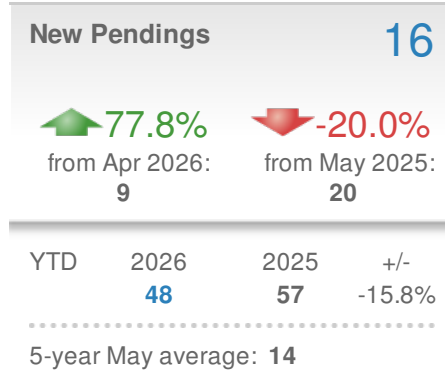
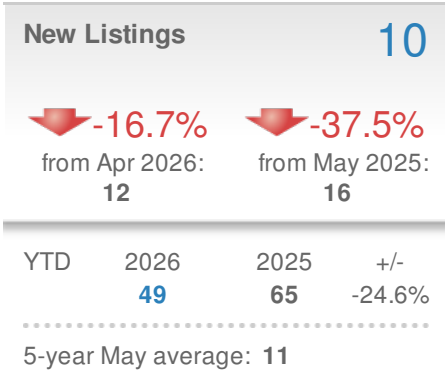
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.78 in April and an increase from 1.57 in May 2025. The Contract Ratio is 16% lower than the 5-year May average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chichester (Delaware, PA) - Attached/Townhouse

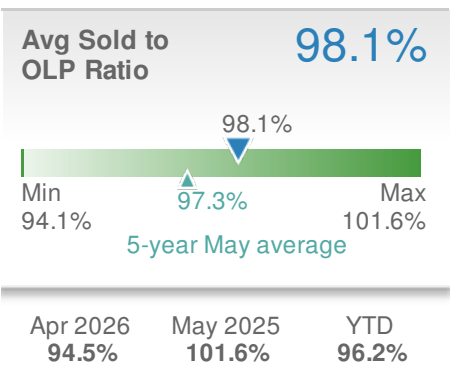
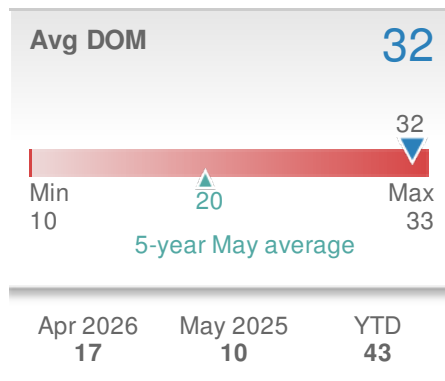
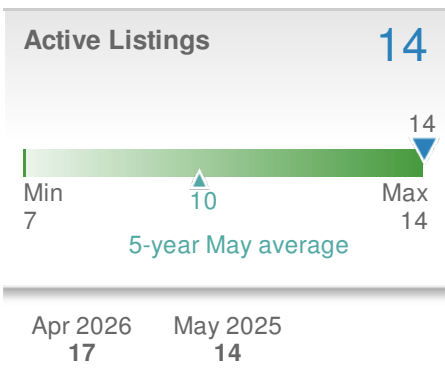
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$163,750, representing an increase of 29.7% compared to last month and a decrease of 34.5% from May 2025. The average days on market for units sold in May was 32 days, 57% above the 5-year May average of 20 days. There was a 77.8% month over month increase in new contract activity with 16 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from April) to 21; and a 17.6% decrease in supply to 14 active units.

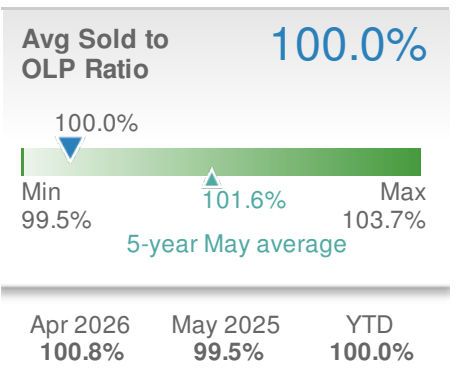
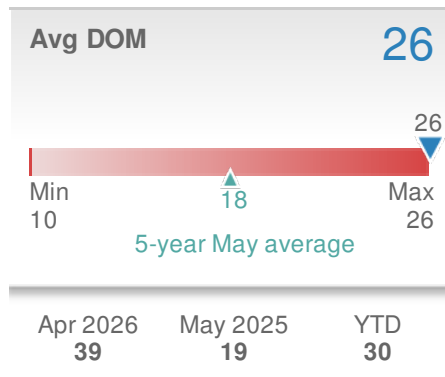
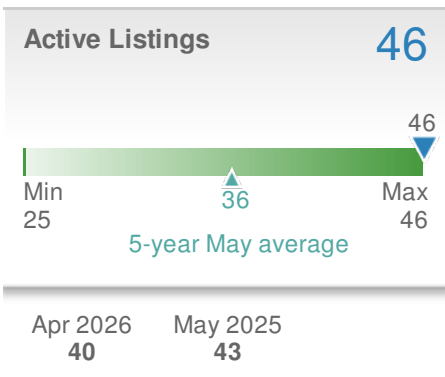
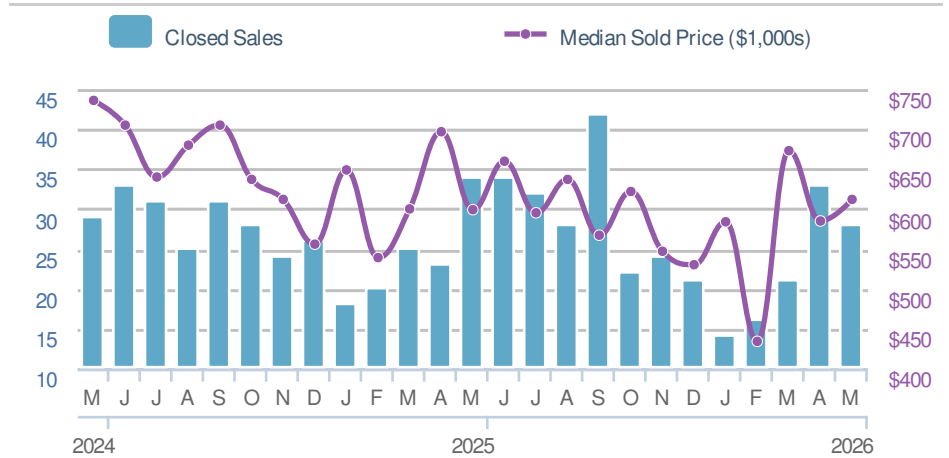
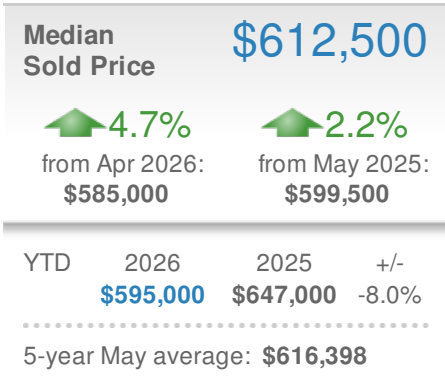
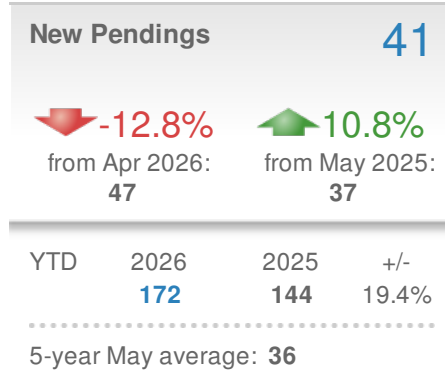
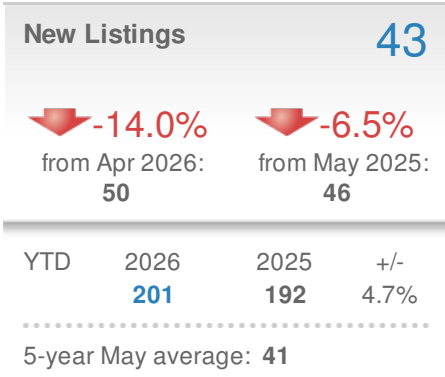
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.71 in April and a decrease from 1.57 in May 2025. The Contract Ratio is 16% lower than the 5-year May average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Garnet Valley (Delaware, PA)

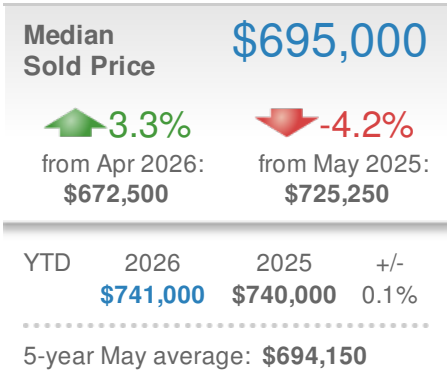
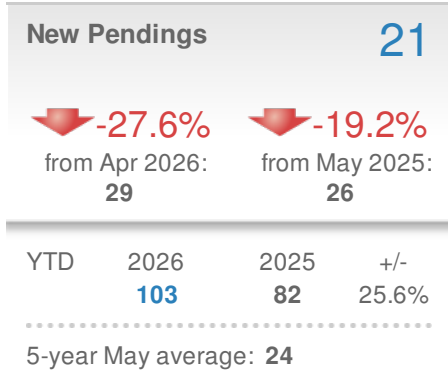
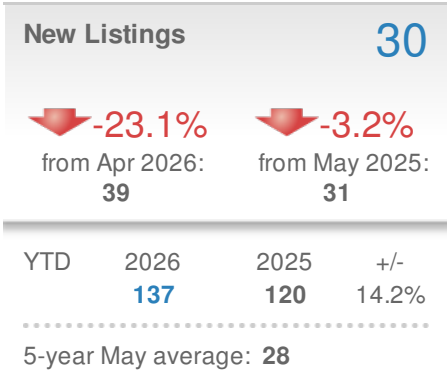
Email: ldavis@tcsr.realtor



**May 2026**

Garnet Valley (Delaware, PA) - Detached

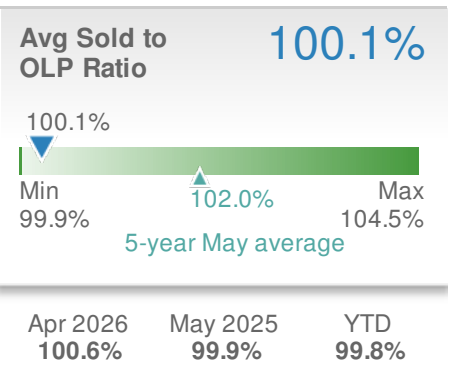
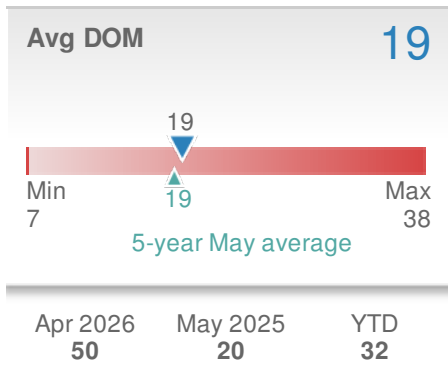
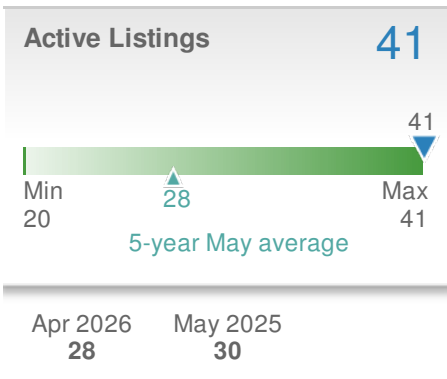
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for May was \$695,000, representing an increase of 3.3% compared to last month and a decrease of 4.2% from May 2025. The average days on market for units sold in May was 19 days, 1% above the 5-year May average of 19 days. There was a 27.6% month over month decrease in new contract activity with 21 New Pendings; a 1.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 56; and a 46.4% increase in supply to 41 active units.

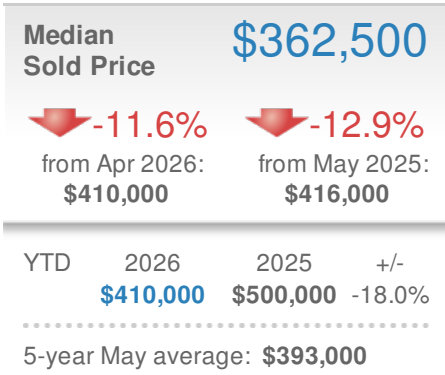
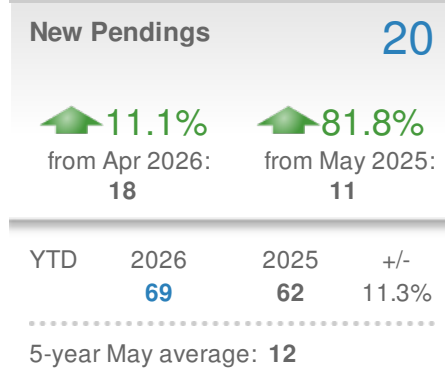
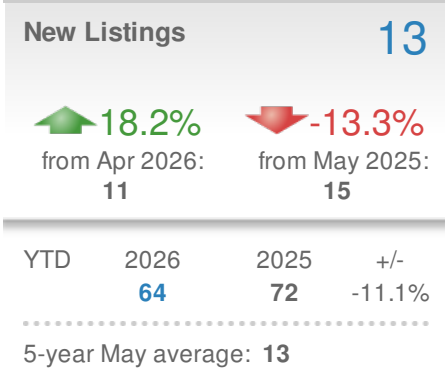
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.96 in April and an increase from 1.30 in May 2025. The Contract Ratio is 20% lower than the 5-year May average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Garnet Valley (Delaware, PA) - Attached

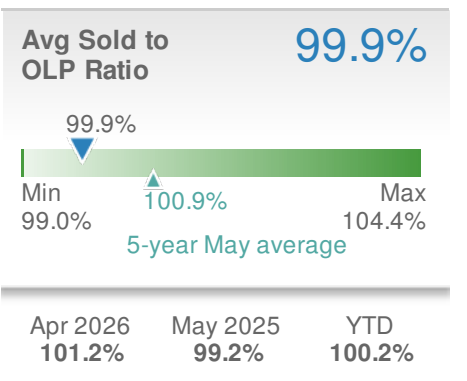
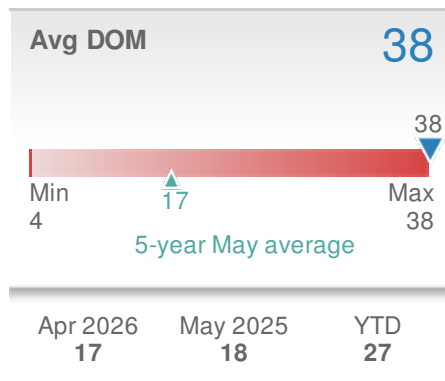
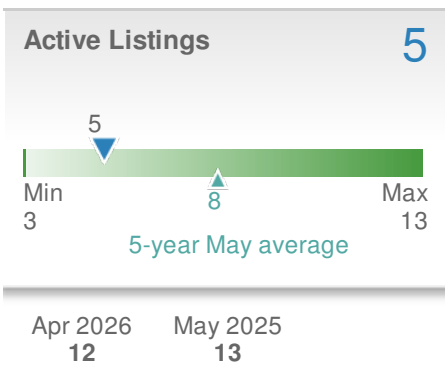
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for May was \$362,500, representing a decrease of 11.6% compared to last month and a decrease of 12.9% from May 2025. The average days on market for units sold in May was 38 days, 129% above the 5-year May average of 17 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 25.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 34; and a 58.3% decrease in supply to 5 active units.

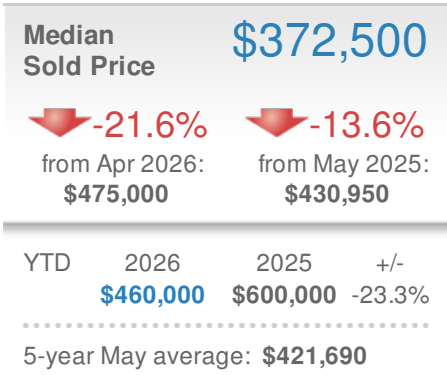
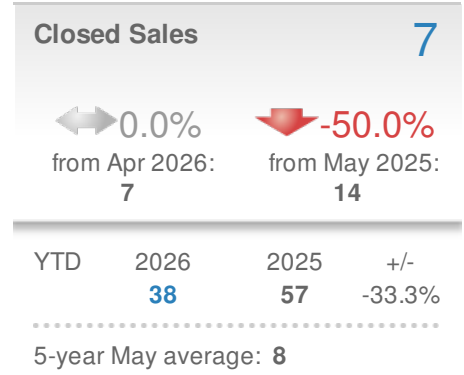
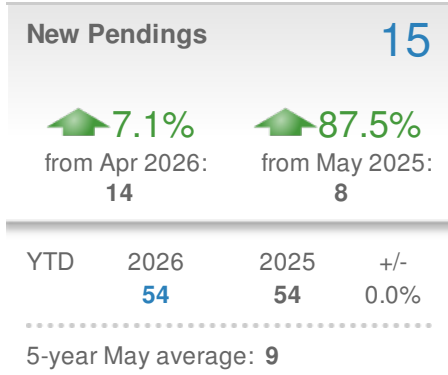
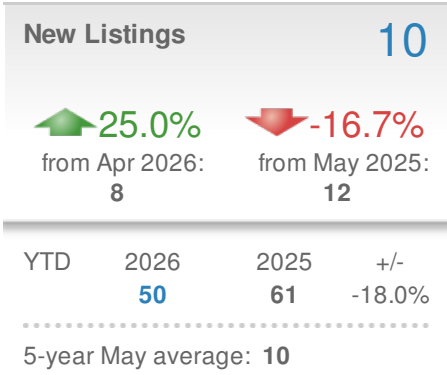
This activity resulted in a Contract Ratio of 6.80 pendings per active listing, up from 2.25 in April and an increase from 1.46 in May 2025. The Contract Ratio is 130% higher than the 5-year May average of 2.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Garnet Valley (Delaware, PA) - Attached/Townhouse

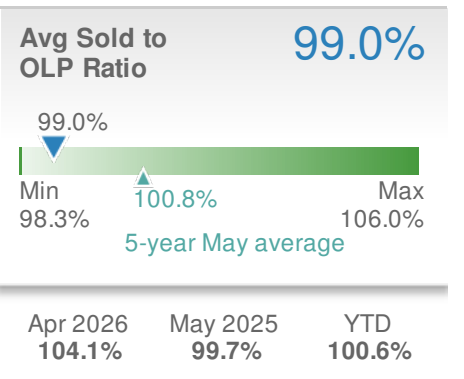
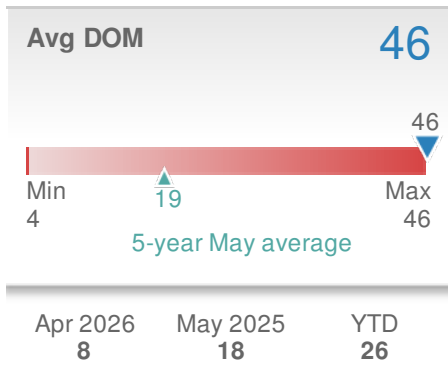
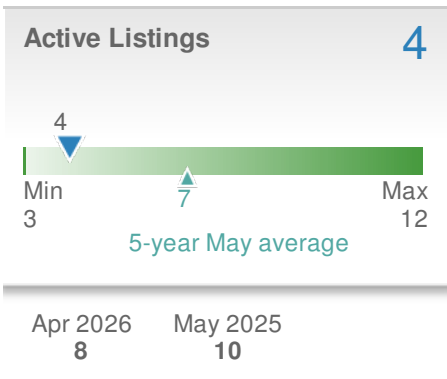
Tri-County Suburban REALTORS  
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$372,500, representing a decrease of 21.6% compared to last month and a decrease of 13.6% from May 2025. The average days on market for units sold in May was 46 days, 145% above the 5-year May average of 19 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and a 50% decrease in supply to 4 active units.

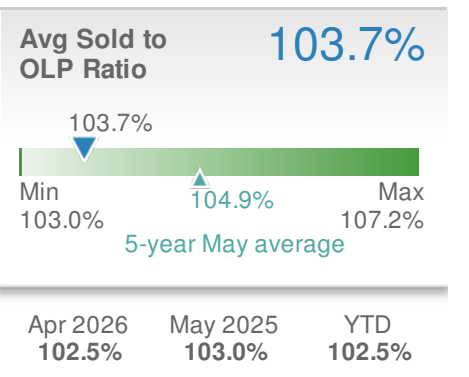
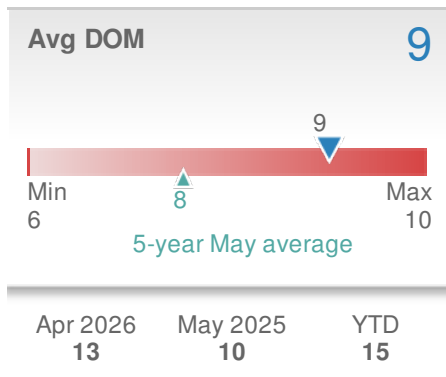
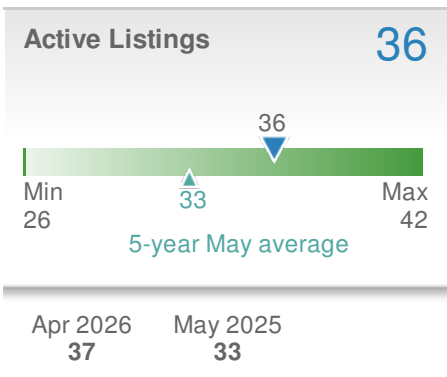
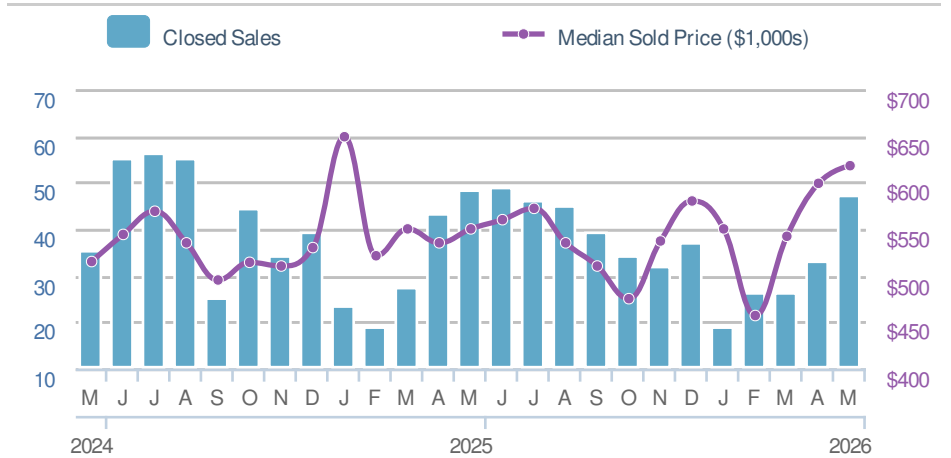
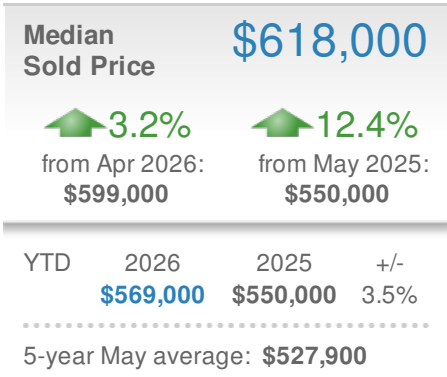
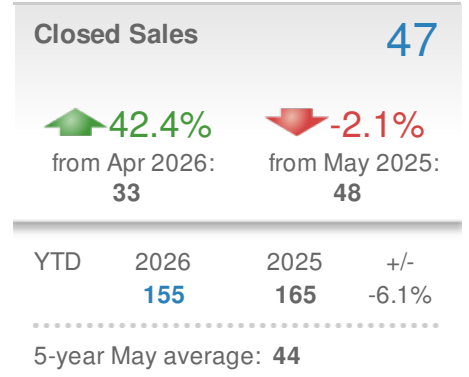
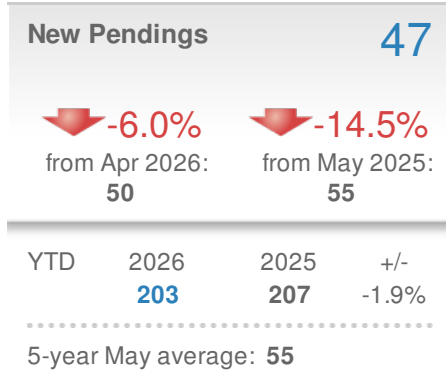
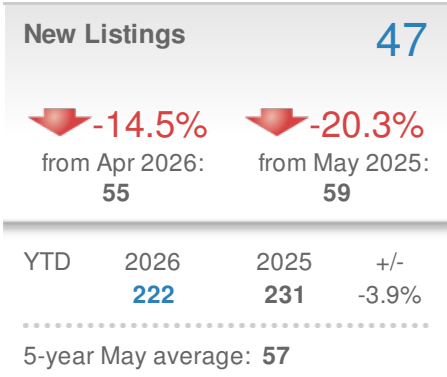
This activity resulted in a Contract Ratio of 7.25 pendings per active listing, up from 3.00 in April and an increase from 1.70 in May 2025. The Contract Ratio is 146% higher than the 5-year May average of 2.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Haverford Township (Delaware, PA)

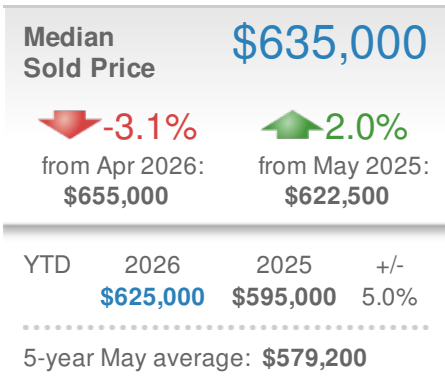
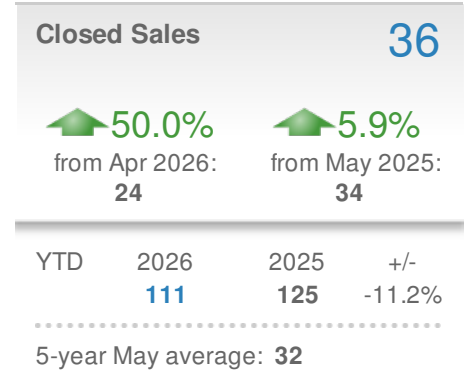
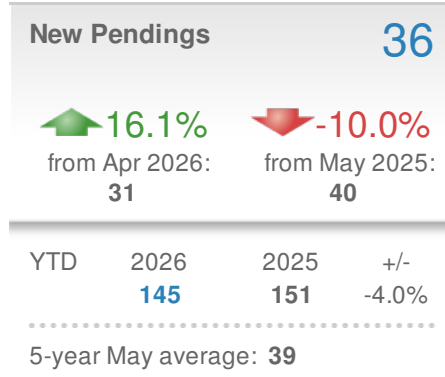
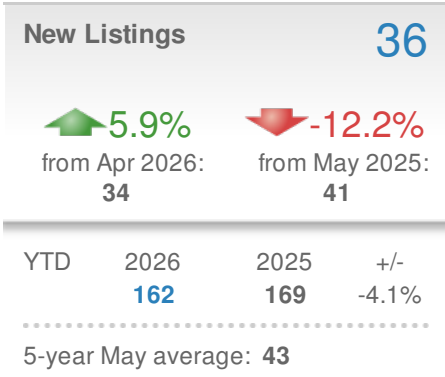
Email: ldavis@tcsr.realtor



**May 2026**

Haverford Township (Delaware, PA) - Detached

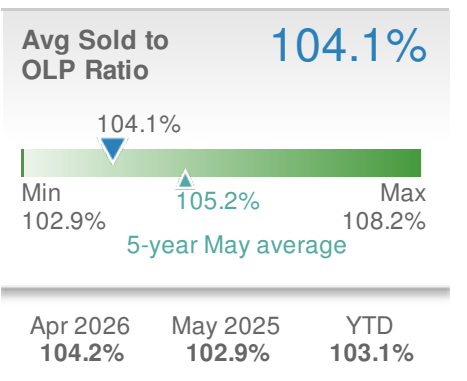
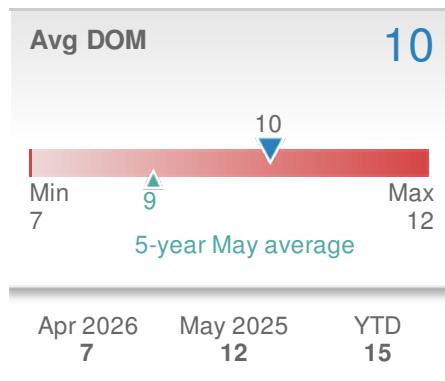
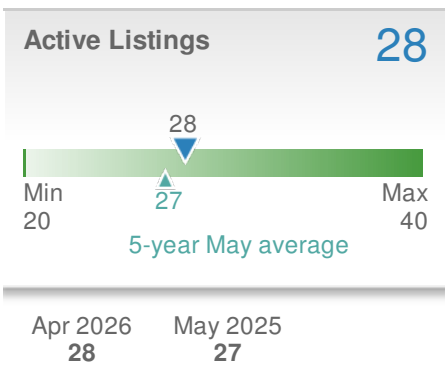
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for May was \$635,000, representing a decrease of 3.1% compared to last month and an increase of 2% from May 2025. The average days on market for units sold in May was 10 days, 16% above the 5-year May average of 9 days. There was a 16.1% month over month increase in new contract activity with 36 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 54; and no change in supply with 28 active units.

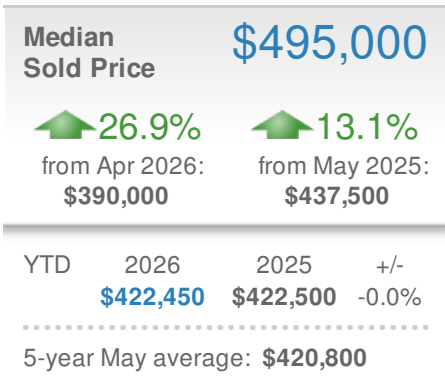
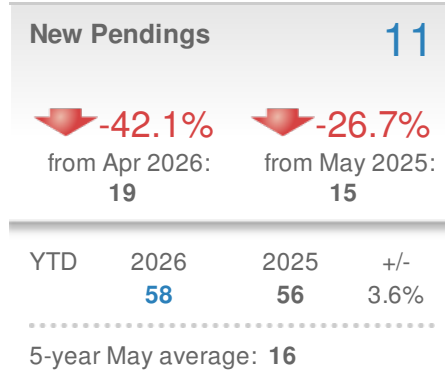
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.86 in April and an increase from 1.85 in May 2025. The Contract Ratio is 18% lower than the 5-year May average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Haverford Township (Delaware, PA) - Attached

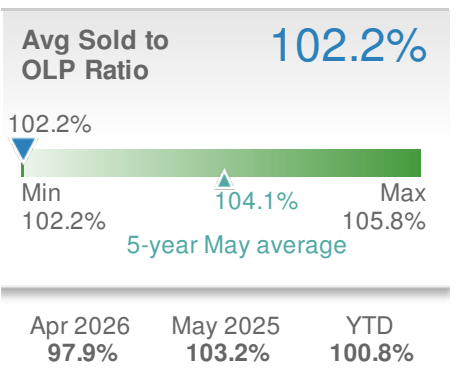
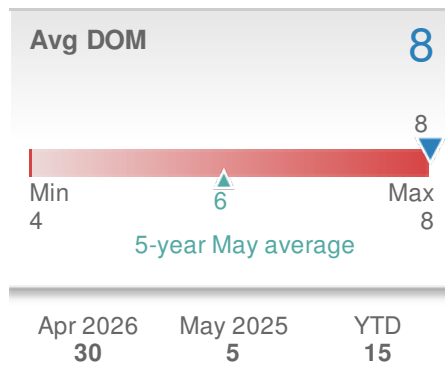
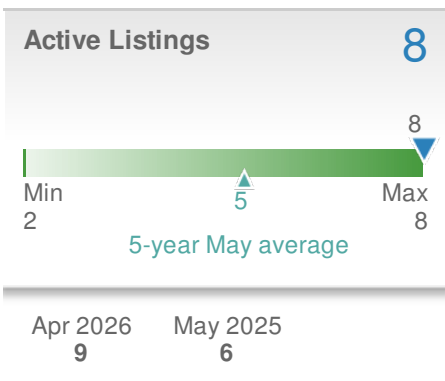
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for May was \$495,000, representing an increase of 26.9% compared to last month and an increase of 13.1% from May 2025. The average days on market for units sold in May was 8 days, 33% above the 5-year May average of 6 days. There was a 42.1% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 21; and an 11.1% decrease in supply to 8 active units.

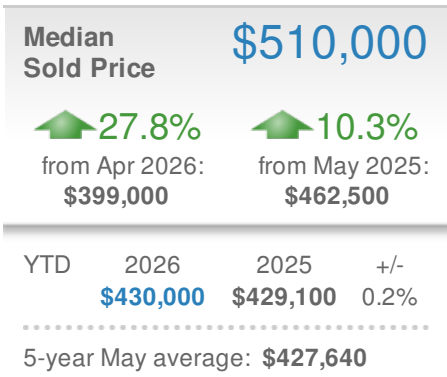
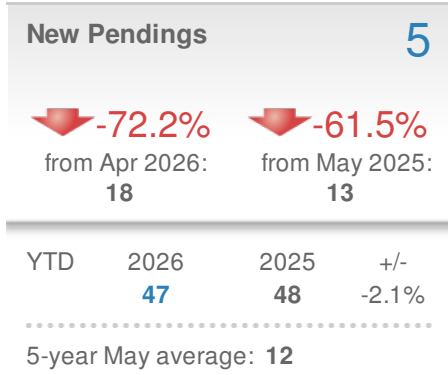
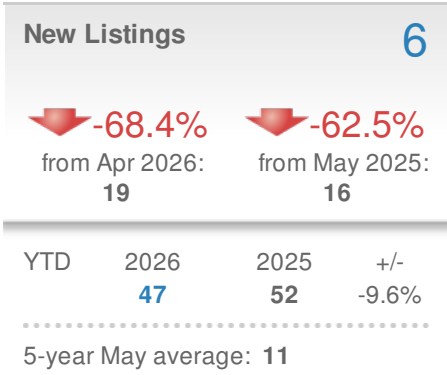
This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 2.33 in April and a decrease from 3.00 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 4.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Haverford Township (Delaware, PA) - Attached/Townhouse

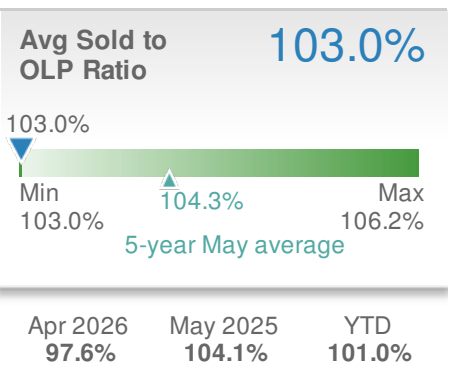
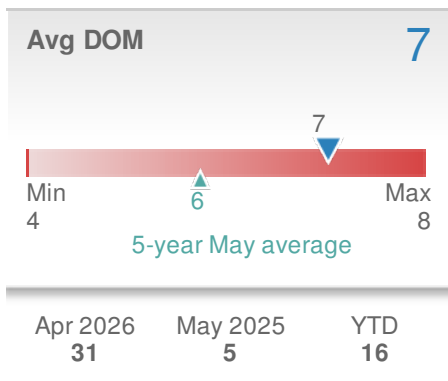
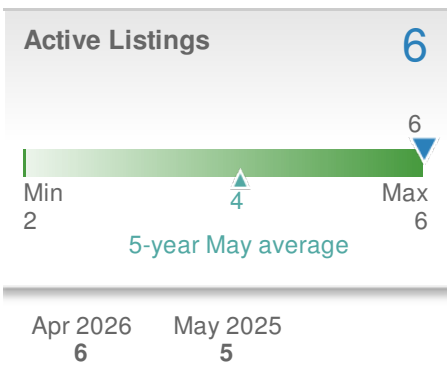
SE County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$510,000, representing an increase of 27.8% compared to last month and an increase of 10.3% from May 2025. The average days on market for units sold in May was 7 days, 21% above the 5-year May average of 6 days. There was a 72.2% month over month decrease in new contract activity with 5 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 15; and no change in supply with 6 active units.

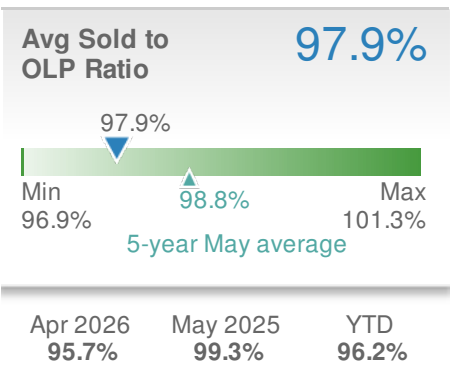
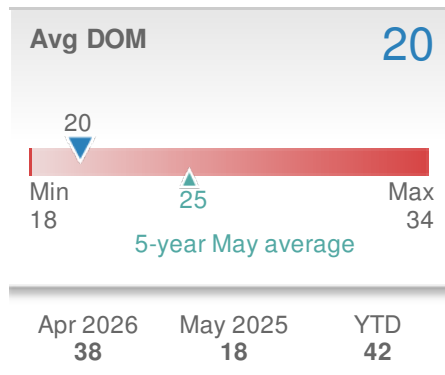
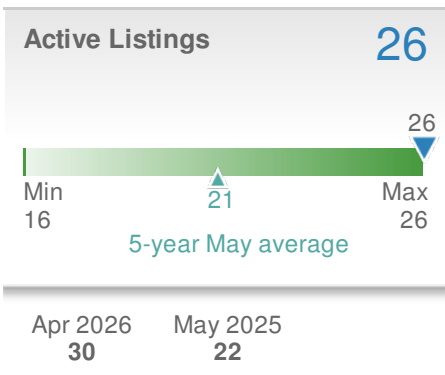
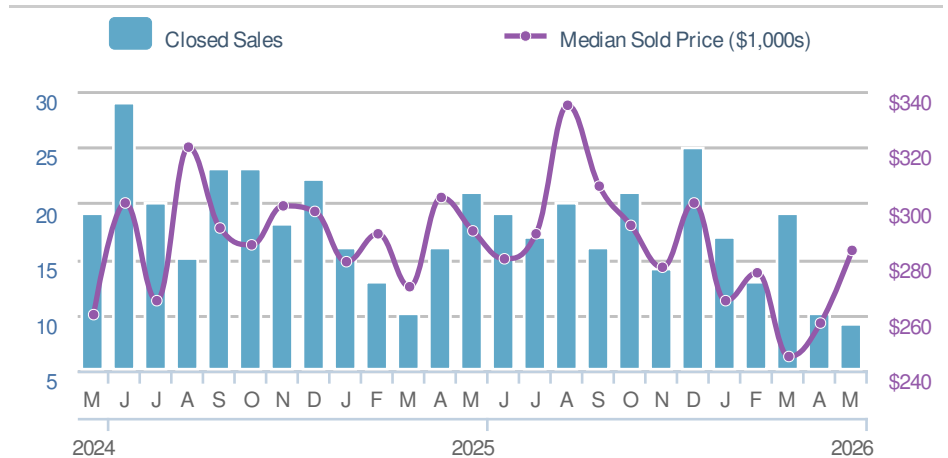
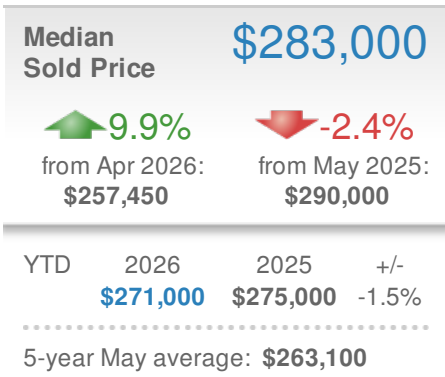
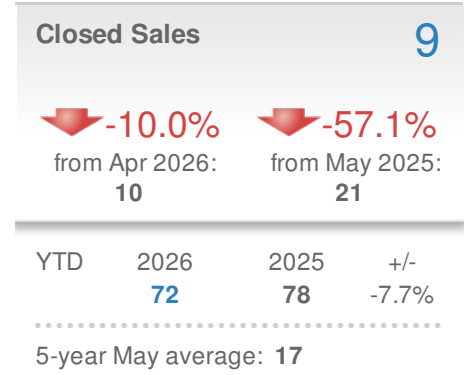
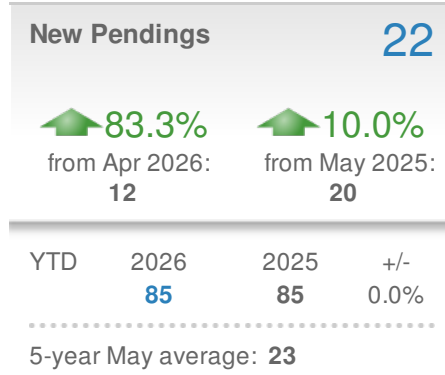
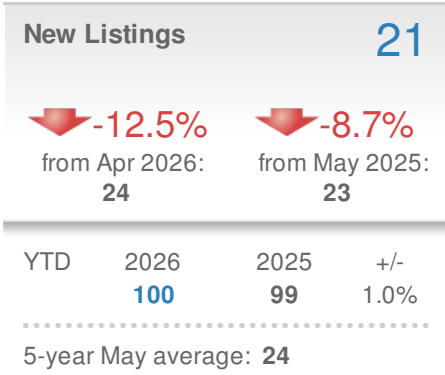
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.33 in April and a decrease from 3.00 in May 2025. The Contract Ratio is 48% lower than the 5-year May average of 4.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## May 2026

Interboro (Delaware, PA)

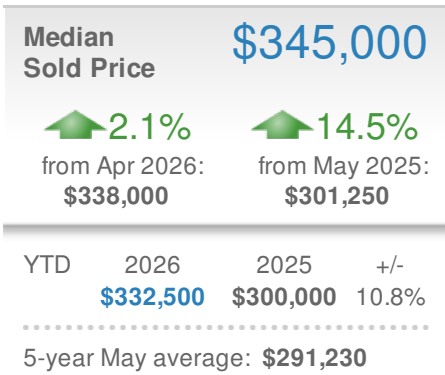
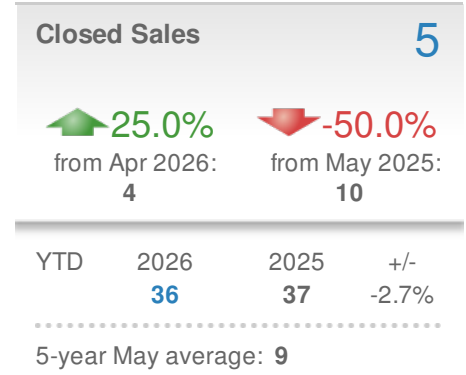
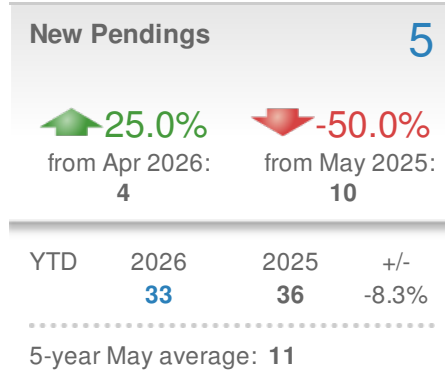
Email: ldavis@tcsr.realtor



**May 2026**

Interboro (Delaware, PA) - Detached

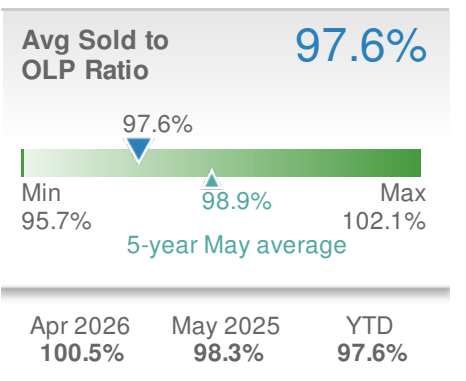
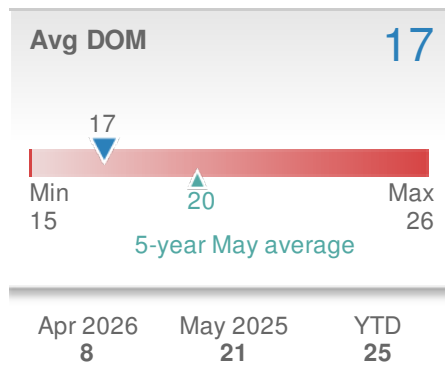
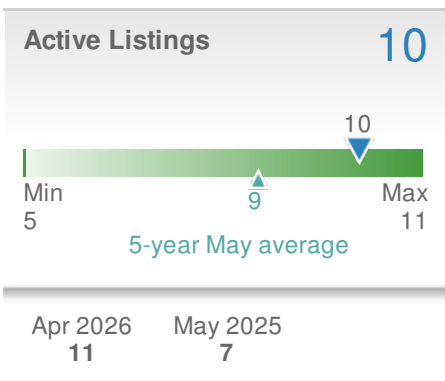
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for May was \$345,000, representing an increase of 2.1% compared to last month and an increase of 14.5% from May 2025. The average days on market for units sold in May was 17 days, 14% below the 5-year May average of 20 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 9.1% decrease in supply to 10 active units.

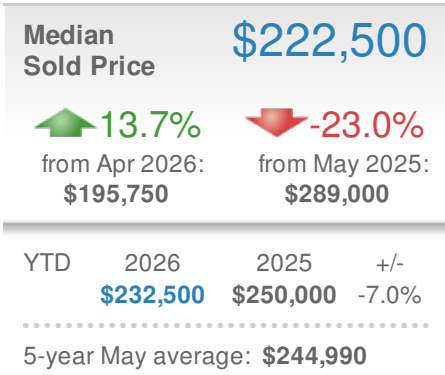
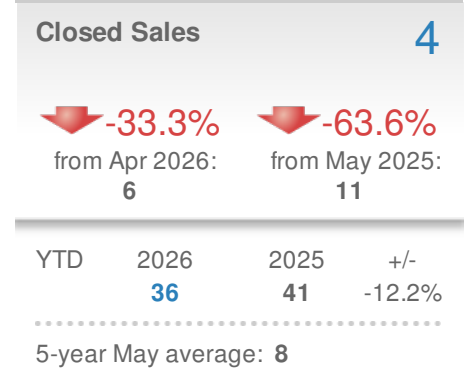
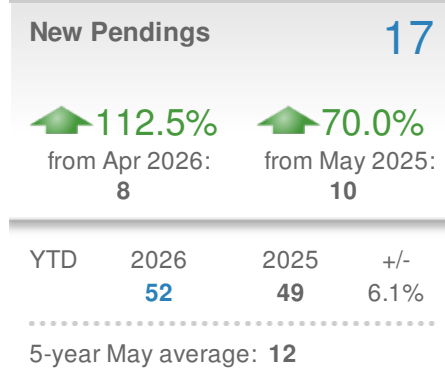
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.64 in April and a decrease from 1.71 in May 2025. The Contract Ratio is 62% lower than the 5-year May average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Interboro (Delaware, PA) - Attached

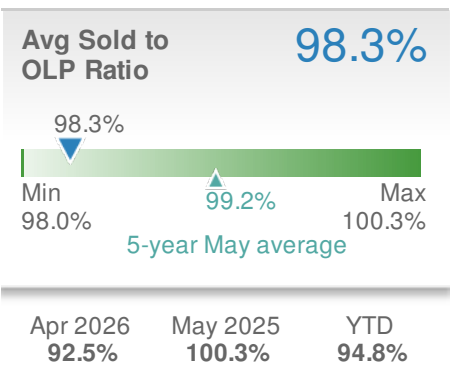
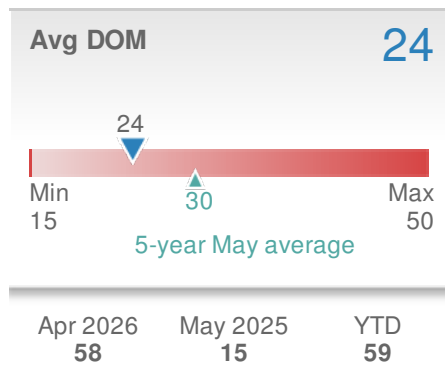
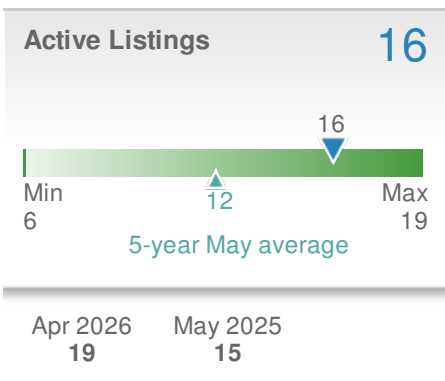
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for May was \$222,500, representing an increase of 13.7% compared to last month and a decrease of 23% from May 2025. The average days on market for units sold in May was 24 days, 20% below the 5-year May average of 30 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; an 83.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 22; and a 15.8% decrease in supply to 16 active units.

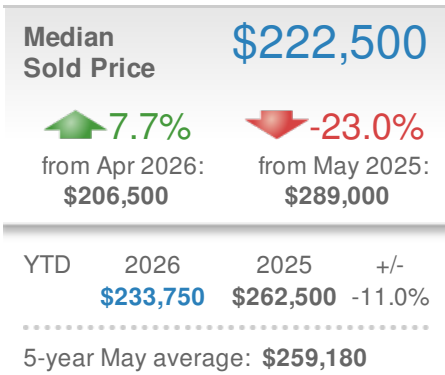
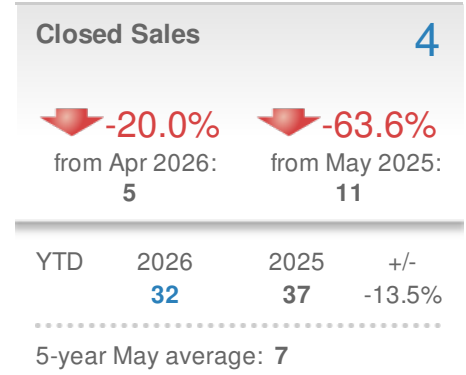
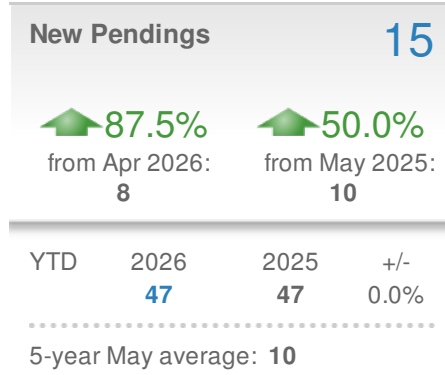
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.63 in April and an increase from 1.00 in May 2025. The Contract Ratio is 27% lower than the 5-year May average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Interboro (Delaware, PA) - Attached/Townhouse

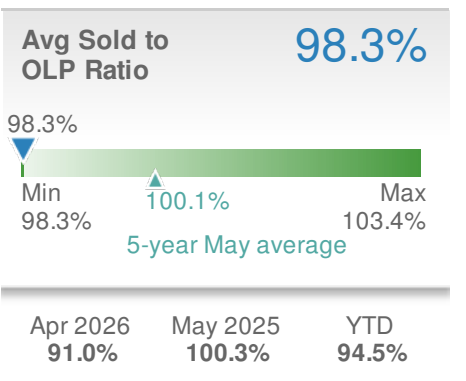
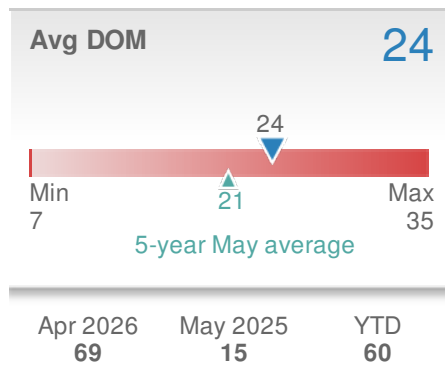
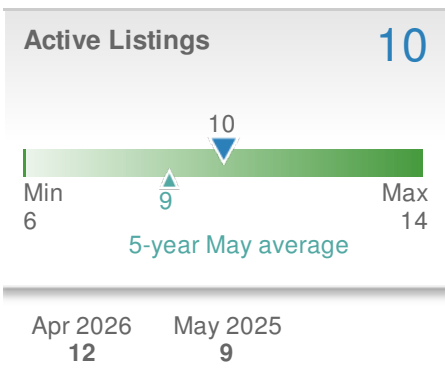
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Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$222,500, representing an increase of 7.7% compared to last month and a decrease of 23% from May 2025. The average days on market for units sold in May was 24 days, 13% above the 5-year May average of 21 days. There was an 87.5% month over month increase in new contract activity with 15 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 20; and a 16.7% decrease in supply to 10 active units.

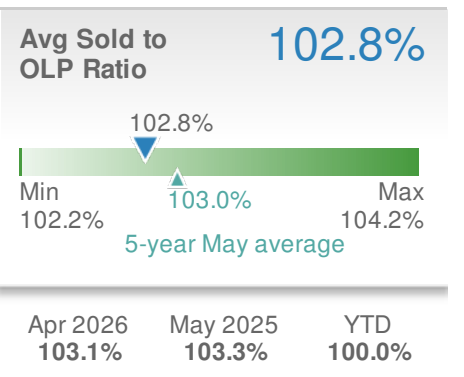
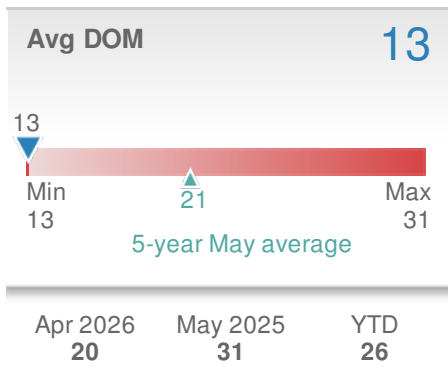
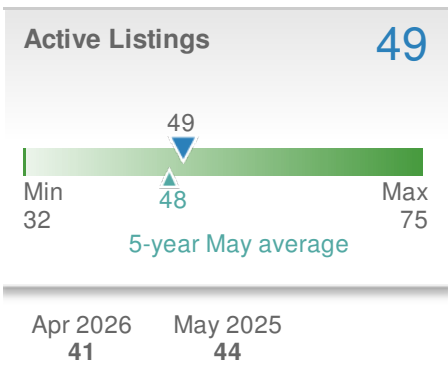
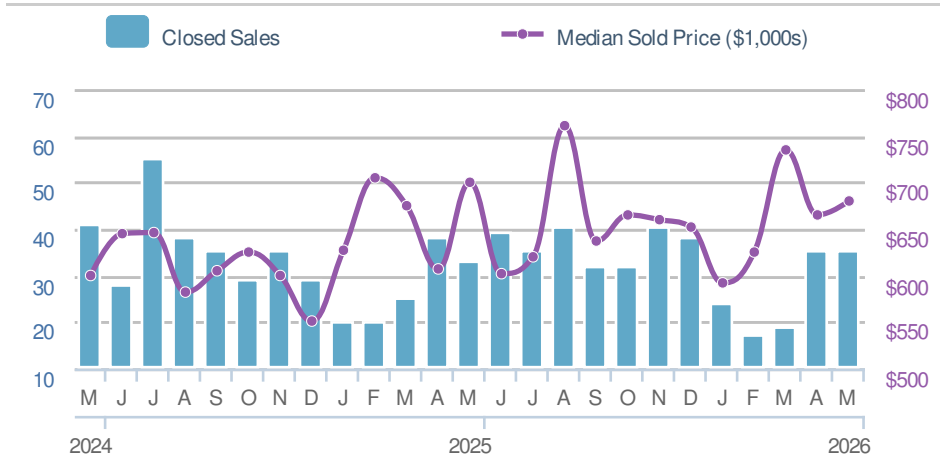
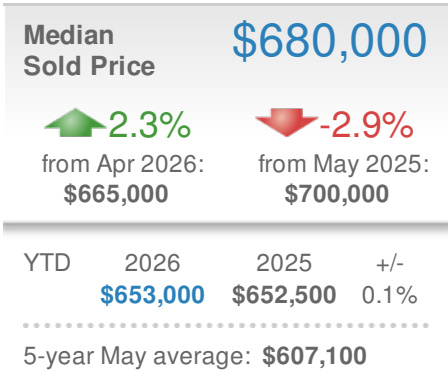
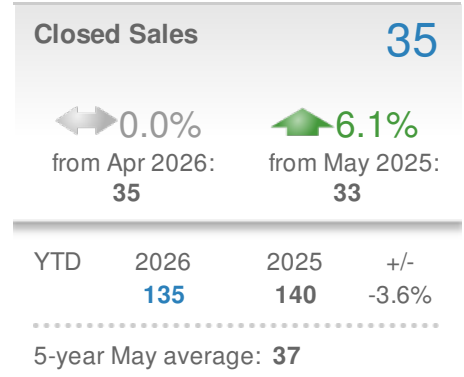
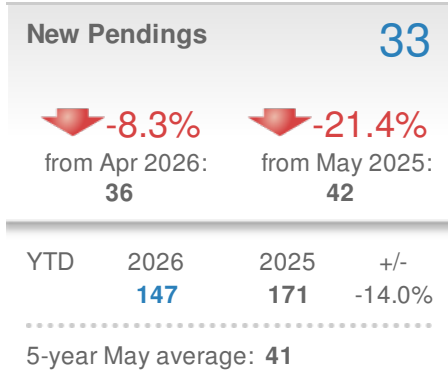
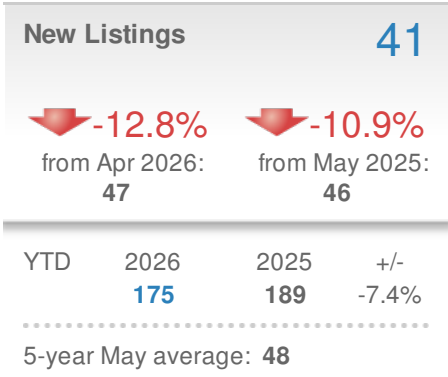
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and an increase from 1.56 in May 2025. The Contract Ratio is the same as the 5-year May average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Marple Newtown (Delaware, PA)

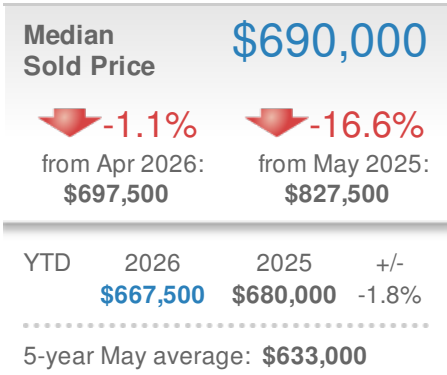
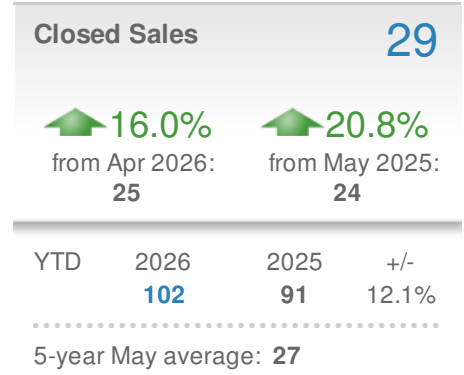
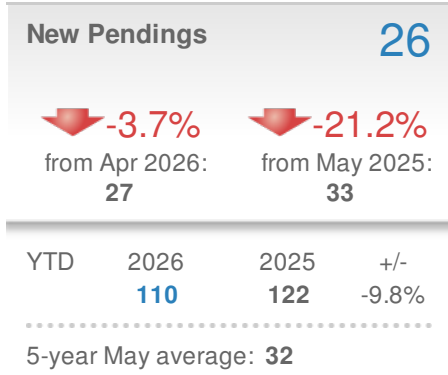
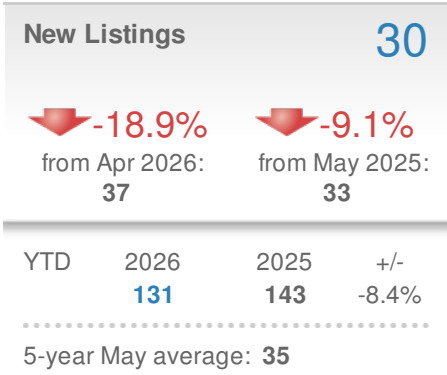
Email: ldavis@tcsr.realtor



**May 2026**

Marple Newtown (Delaware, PA) - Detached

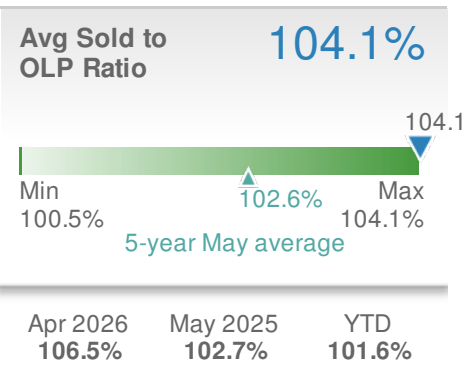
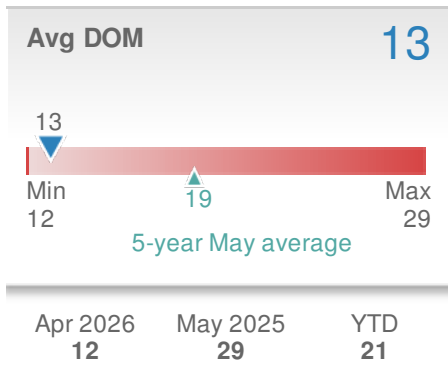
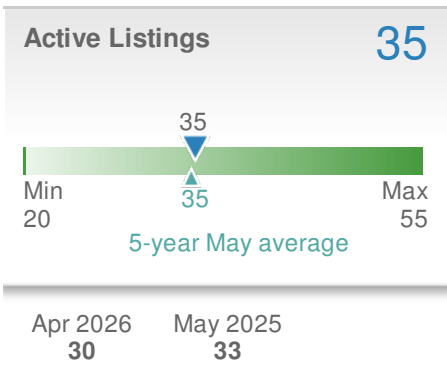
Tri-County Suburban REALTORS  
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**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for May was \$690,000, representing a decrease of 1.1% compared to last month and a decrease of 16.6% from May 2025. The average days on market for units sold in May was 13 days, 33% below the 5-year May average of 19 days. There was a 3.7% month over month decrease in new contract activity with 26 New Pendings; a 7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 40; and a 16.7% increase in supply to 35 active units.

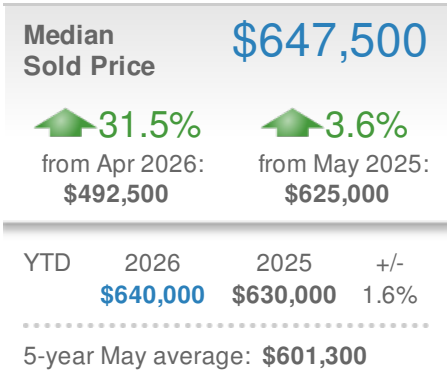
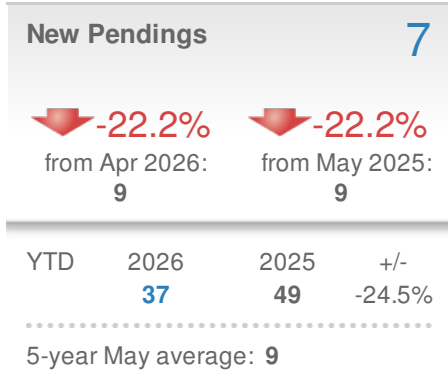
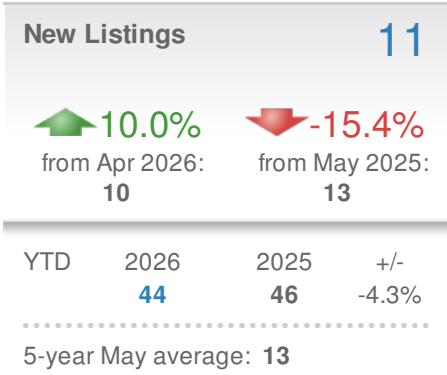
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.43 in April and a decrease from 1.97 in May 2025. The Contract Ratio is 37% lower than the 5-year May average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Marple Newtown (Delaware, PA) - Attached

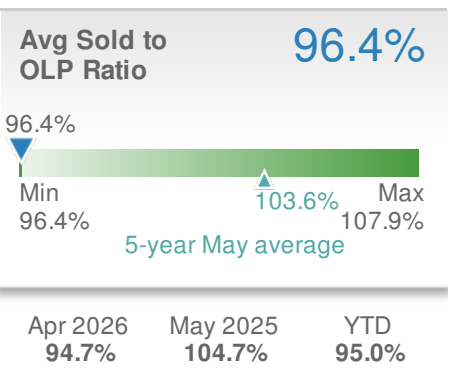
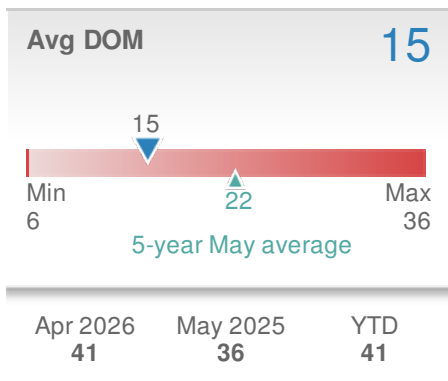
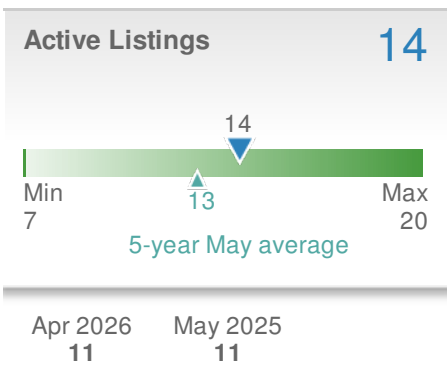
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**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for May was \$647,500, representing an increase of 31.5% compared to last month and an increase of 3.6% from May 2025. The average days on market for units sold in May was 15 days, 32% below the 5-year May average of 22 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from April) to 11; and a 27.3% increase in supply to 14 active units.

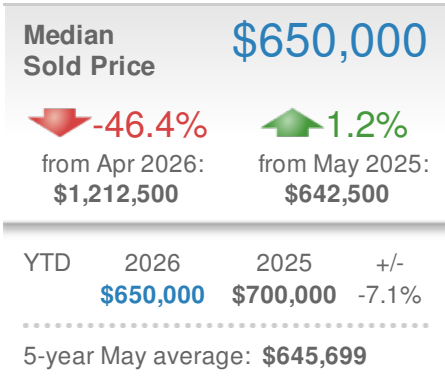
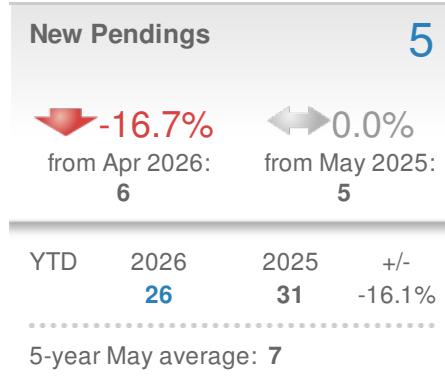
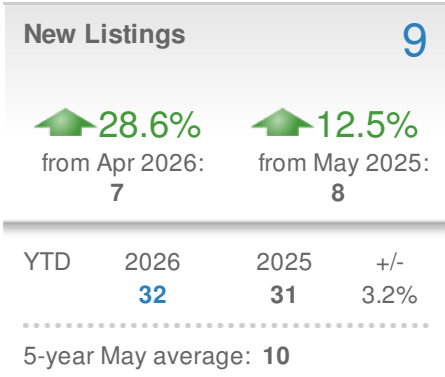
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.91 in April and a decrease from 1.64 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Marple Newtown (Delaware, PA) - Attached/Townhouse

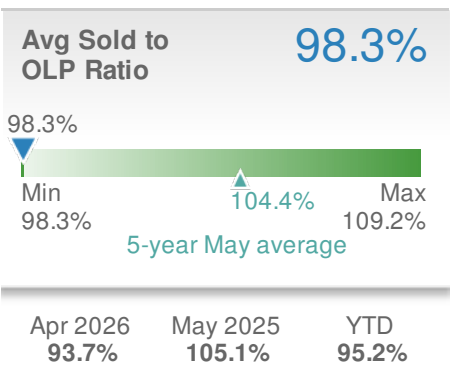
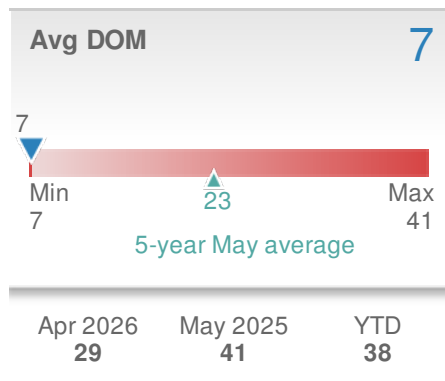
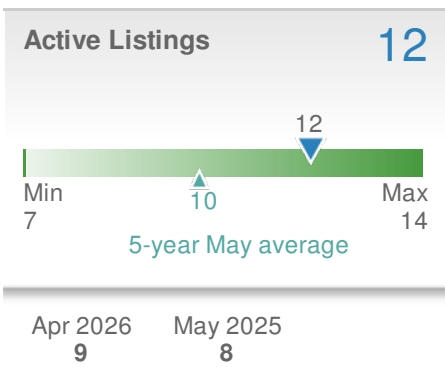
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**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$650,000, representing a decrease of 46.4% compared to last month and an increase of 1.2% from May 2025. The average days on market for units sold in May was 7 days, 70% below the 5-year May average of 23 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 33.3% increase in supply to 12 active units.

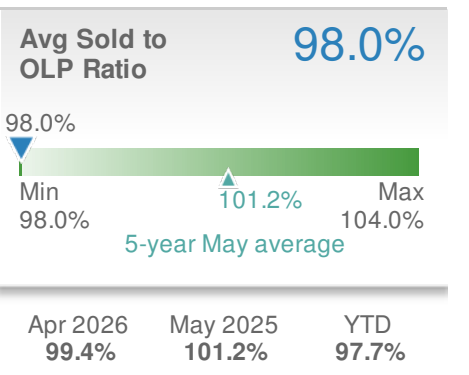
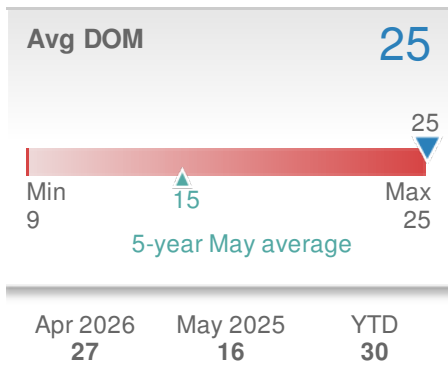
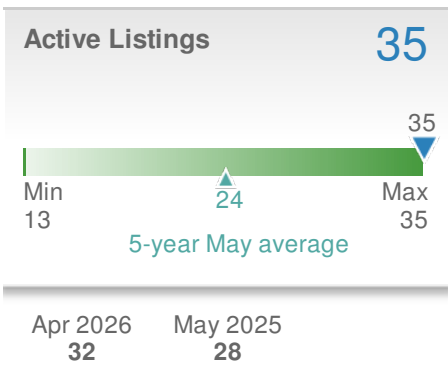
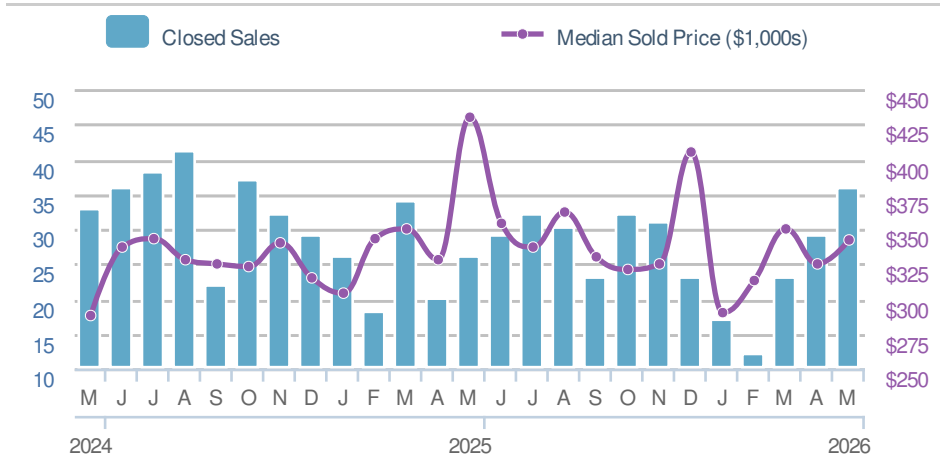
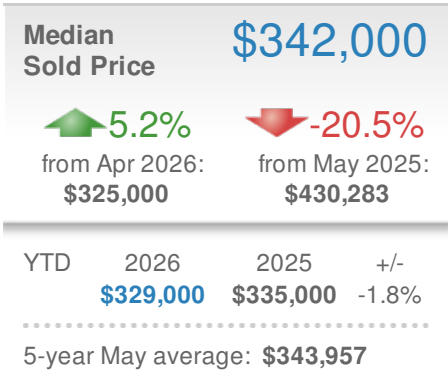
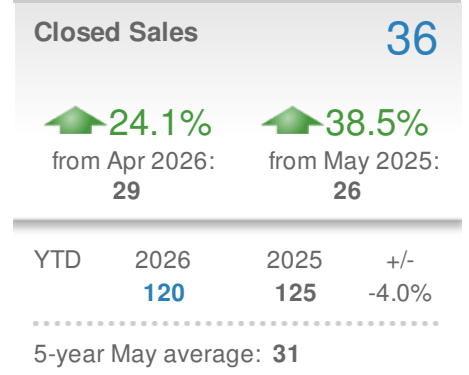
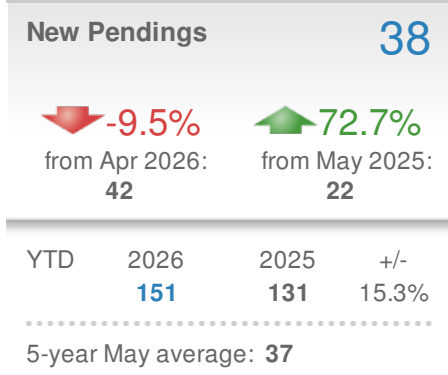
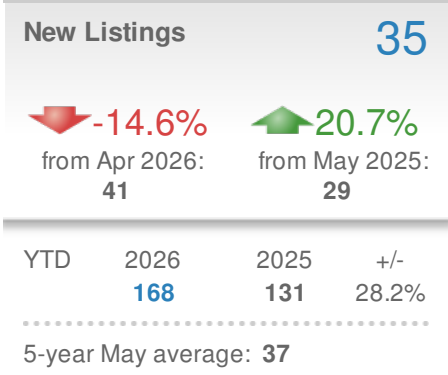
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.78 in April and a decrease from 1.63 in May 2025. The Contract Ratio is 62% lower than the 5-year May average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Penn-Delco (Delaware, PA)

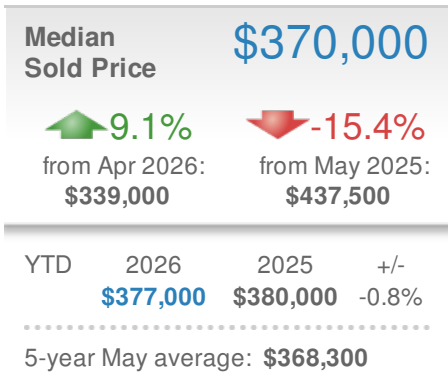
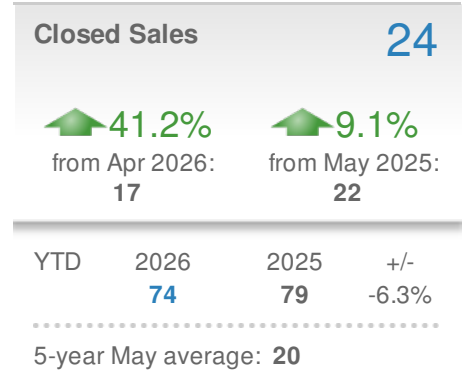
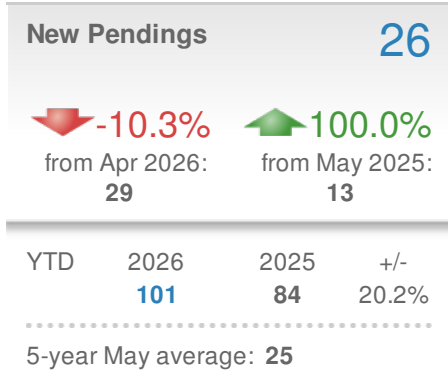
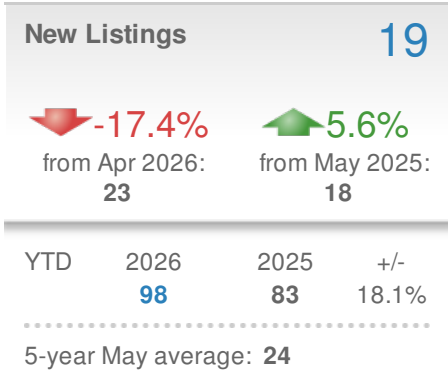
Email: ldavis@tcsr.realtor



**May 2026**

Penn-Delco (Delaware, PA) - Detached

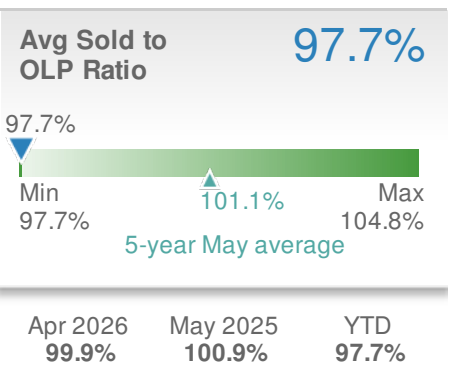
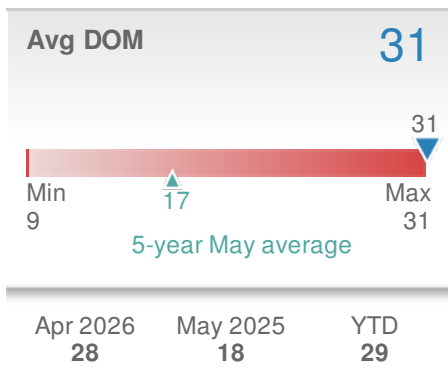
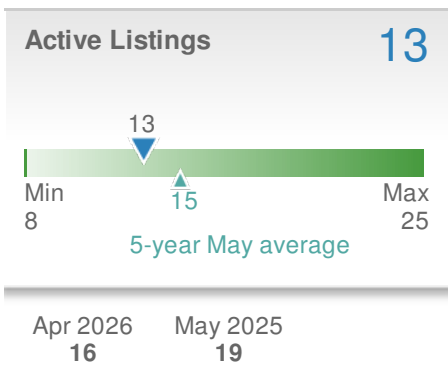
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Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for May was \$370,000, representing an increase of 9.1% compared to last month and a decrease of 15.4% from May 2025. The average days on market for units sold in May was 31 days, 80% above the 5-year May average of 17 days. There was a 10.3% month over month decrease in new contract activity with 26 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 36; and an 18.8% decrease in supply to 13 active units.

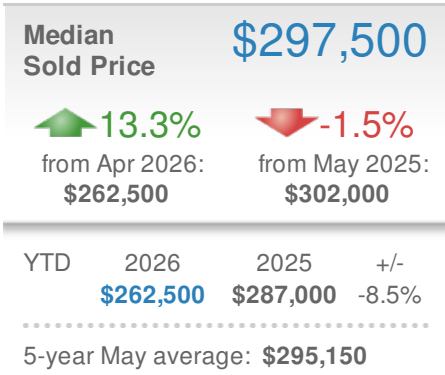
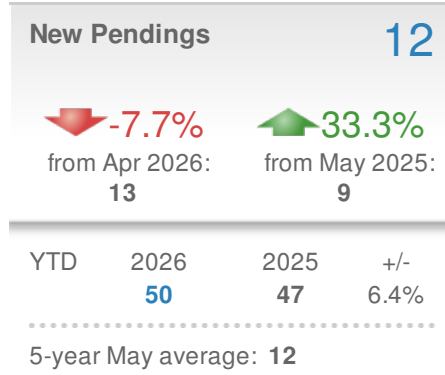
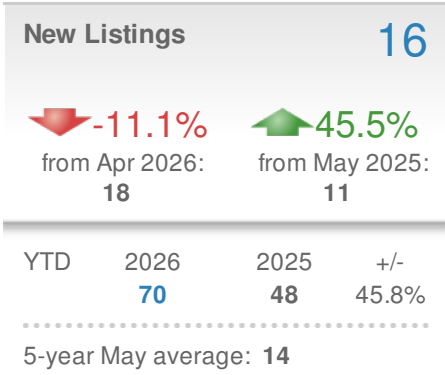
This activity resulted in a Contract Ratio of 2.77 pendings per active listing, up from 2.31 in April and an increase from 1.00 in May 2025. The Contract Ratio is the same as the 5-year May average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Penn-Delco (Delaware, PA) - Attached

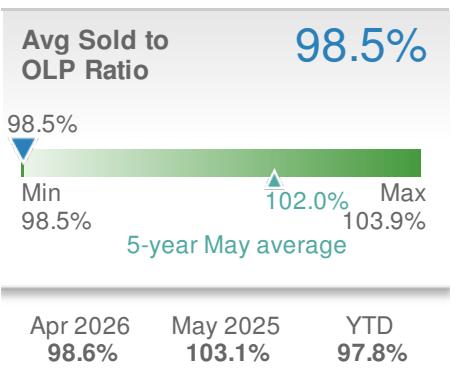
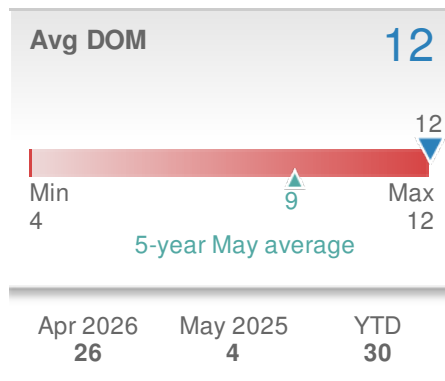
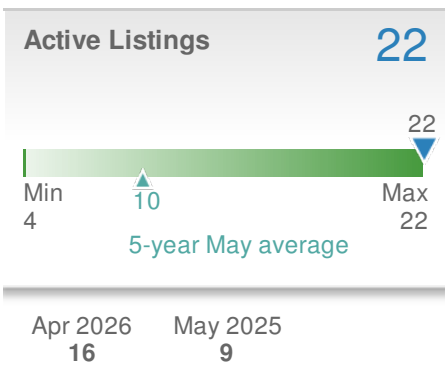
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Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for May was \$297,500, representing an increase of 13.3% compared to last month and a decrease of 1.5% from May 2025. The average days on market for units sold in May was 12 days, 28% above the 5-year May average of 9 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 15; and a 37.5% increase in supply to 22 active units.

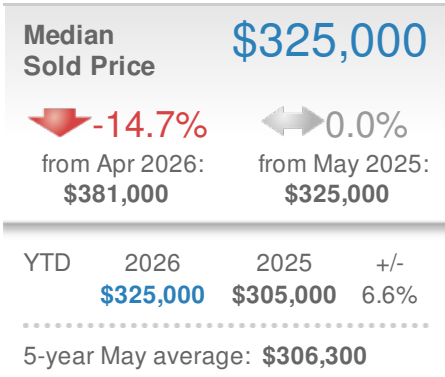
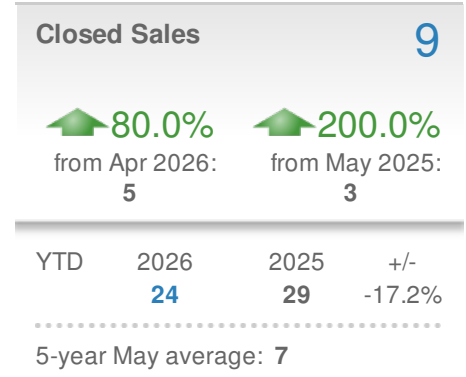
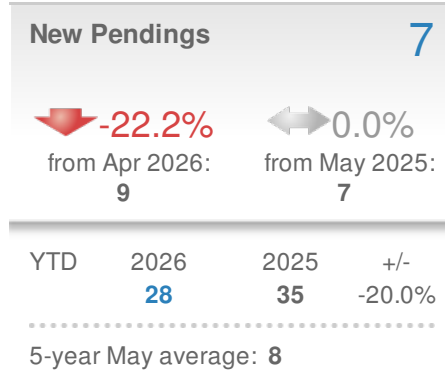
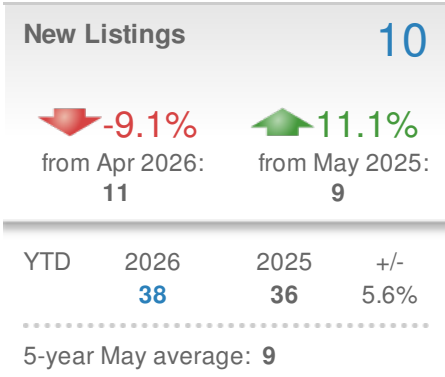
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.94 in April and a decrease from 1.78 in May 2025. The Contract Ratio is 69% lower than the 5-year May average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Penn-Delco (Delaware, PA) - Attached/Townhouse

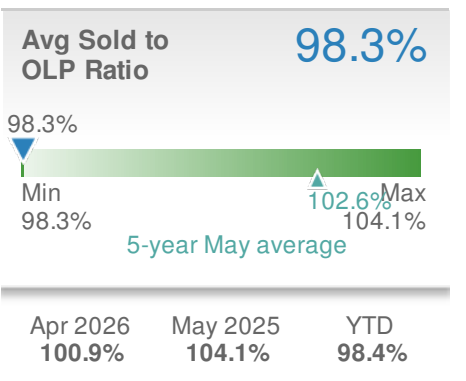
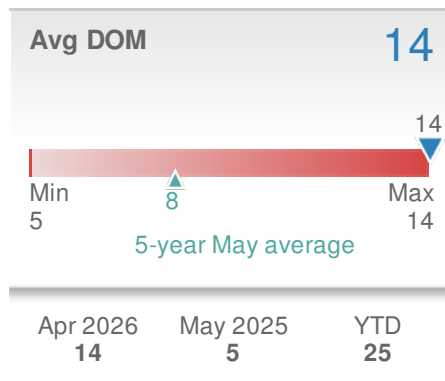
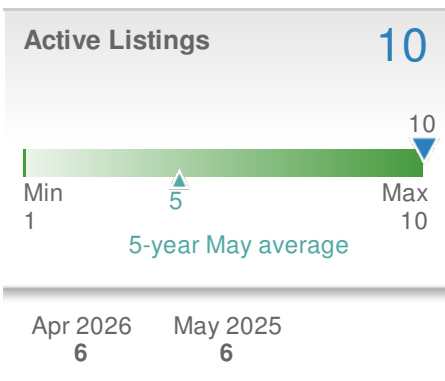
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Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$325,000, representing a decrease of 14.7% compared to last month and no change from May 2025. The average days on market for units sold in May was 14 days, 67% above the 5-year May average of 8 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 9; and a 66.7% increase in supply to 10 active units.

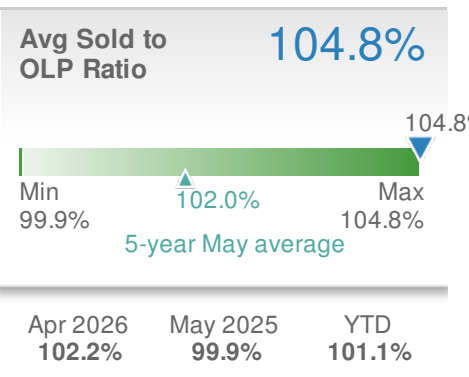
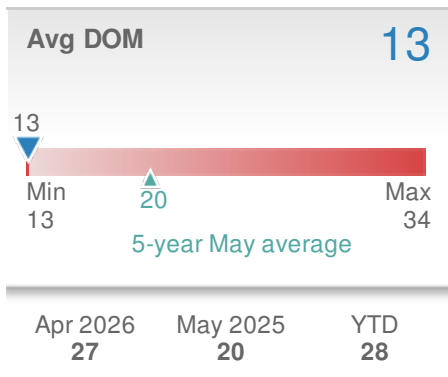
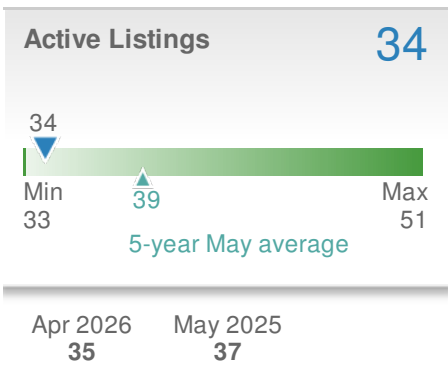
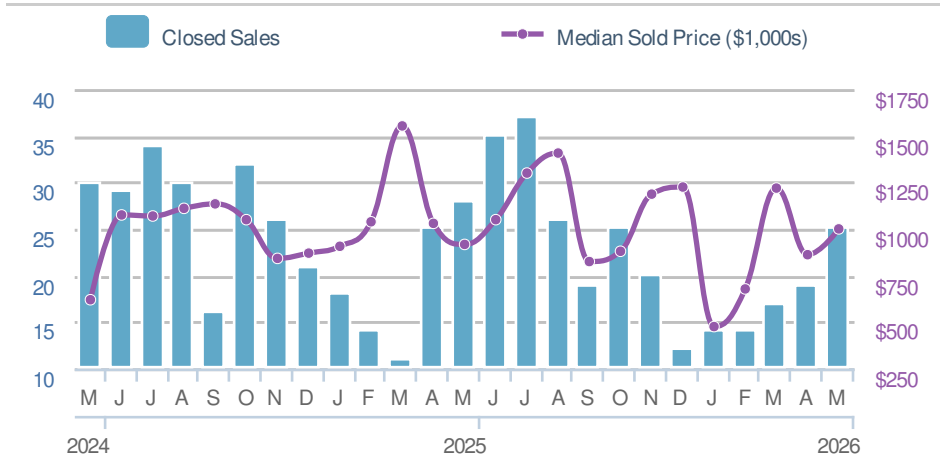
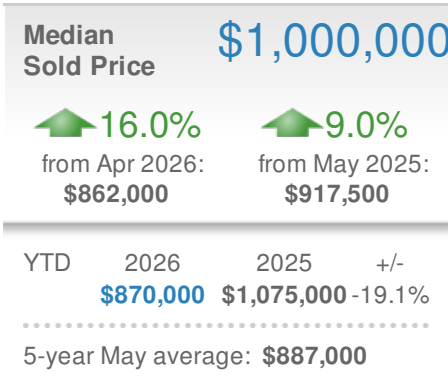
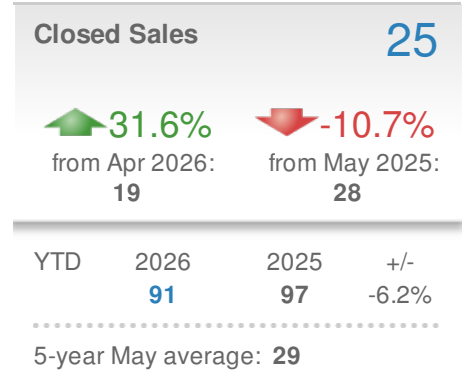
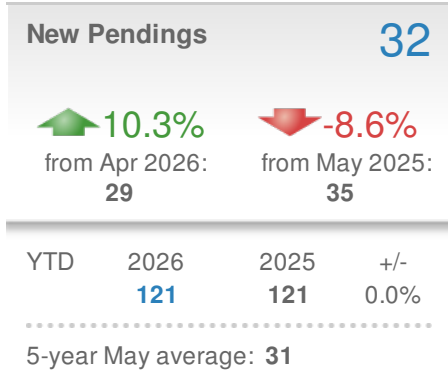
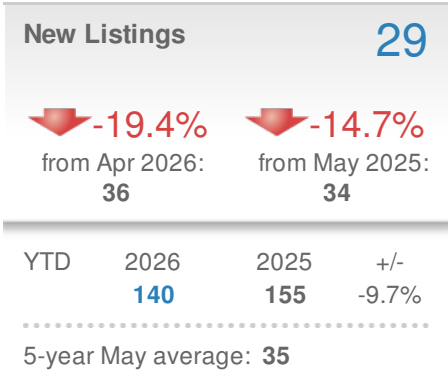
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.83 in April and a decrease from 2.17 in May 2025. The Contract Ratio is 80% lower than the 5-year May average of 4.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Radnor Township (Delaware, PA)

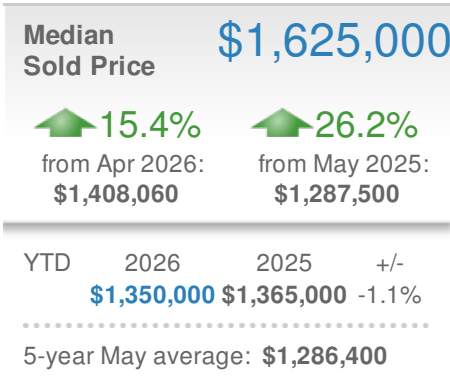
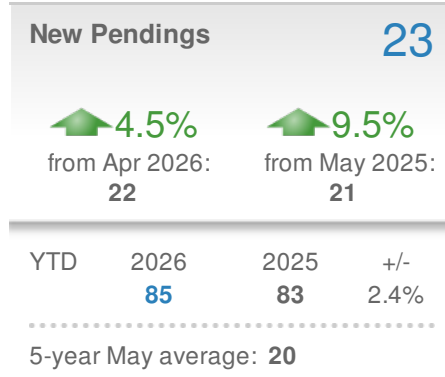
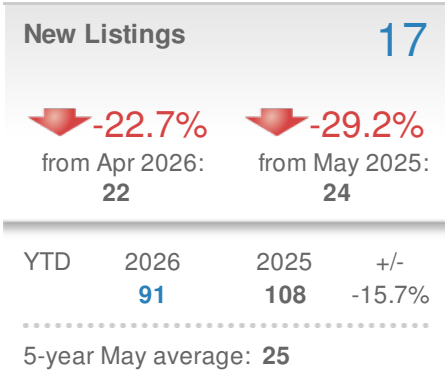
Email: ldavis@tcsr.realtor



**May 2026**

Radnor Township (Delaware, PA) - Detached

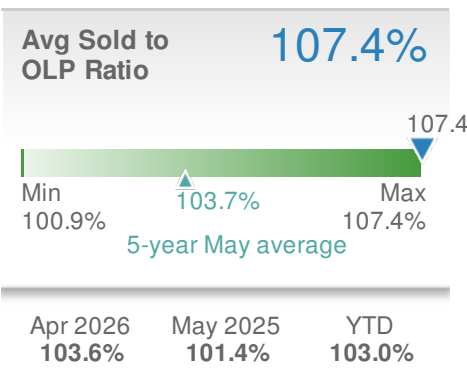
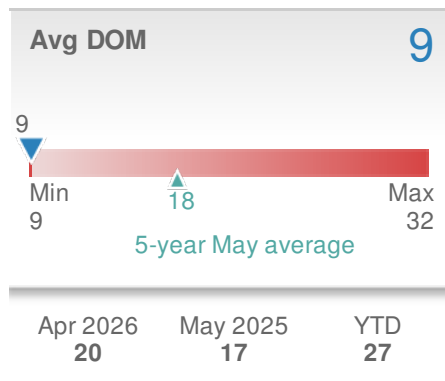
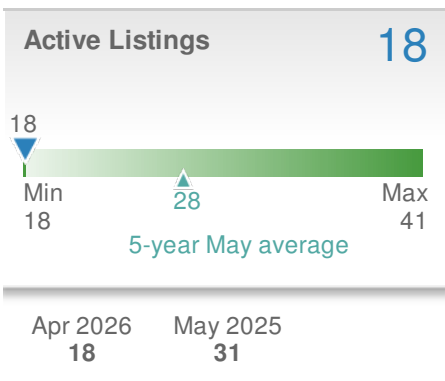
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**Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for May was \$1,625,000, representing an increase of 15.4% compared to last month and an increase of 26.2% from May 2025. The average days on market for units sold in May was 9 days, 49% below the 5-year May average of 18 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; a 19.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 37; and no change in supply with 18 active units.

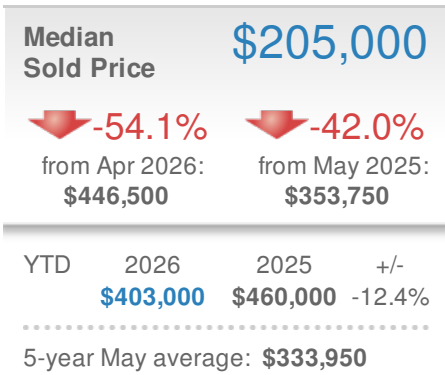
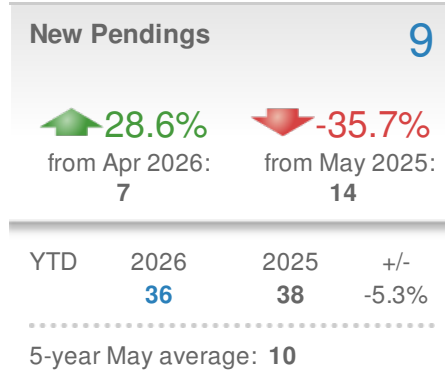
This activity resulted in a Contract Ratio of 2.06 pendings per active listing, up from 1.72 in April and an increase from 1.26 in May 2025. The Contract Ratio is 42% higher than the 5-year May average of 1.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Radnor Township (Delaware, PA) - Attached

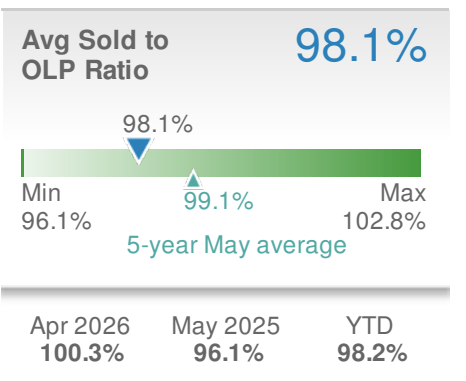
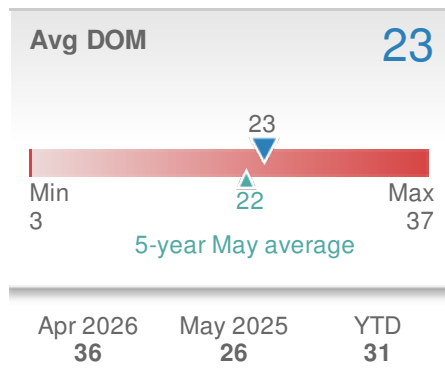
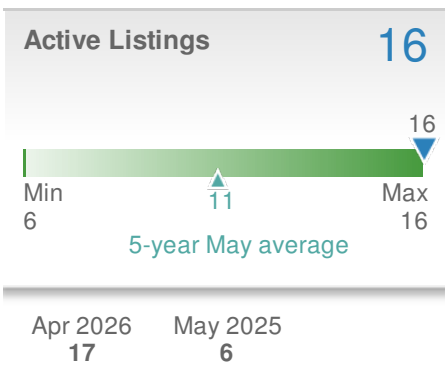
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**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for May was \$205,000, representing a decrease of 54.1% compared to last month and a decrease of 42% from May 2025. The average days on market for units sold in May was 23 days, 6% above the 5-year May average of 22 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from April) to 10; and a 5.9% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.47 in April and a decrease from 2.67 in May 2025. The Contract Ratio is 65% lower than the 5-year May average of 1.78. 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.



**May 2026**

Radnor Township (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

**New Listings** 8

▲ 14.3% ▲ 100.0%  
 from Apr 2026: 7 from May 2025: 4

YTD	2026	2025	+/-
	27	21	28.6%

5-year May average: 6

**New Pendings** 6

▲ 50.0% ▼ -14.3%  
 from Apr 2026: 4 from May 2025: 7

YTD	2026	2025	+/-
	18	14	28.6%

5-year May average: 6

**Closed Sales** 2

▼ -33.3% ▲ 100.0%  
 from Apr 2026: 3 from May 2025: 1

YTD	2026	2025	+/-
	16	12	33.3%

5-year May average: 4

**Median Sold Price** \$528,000

▼ -7.4% ▲ 11.2%  
 from Apr 2026: \$570,000 from May 2025: \$475,000

YTD	2026	2025	+/-
	\$578,500	\$496,250	16.6%

5-year May average: \$454,600

**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$528,000, representing a decrease of 7.4% compared to last month and an increase of 11.2% from May 2025. The average days on market for units sold in May was 6 days, 44% below the 5-year May average of 11 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 20% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.40 in April and a decrease from 2.33 in May 2025. The Contract Ratio is 41% lower than the 5-year May average of 1.69. 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.

**Active Listings** 8

Apr 2026	May 2025
10	3

**Avg DOM** 6

Apr 2026	May 2025	YTD
18	8	18

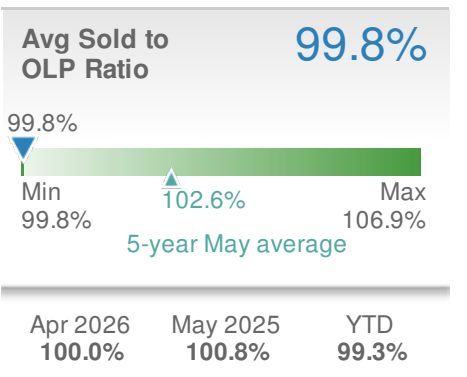
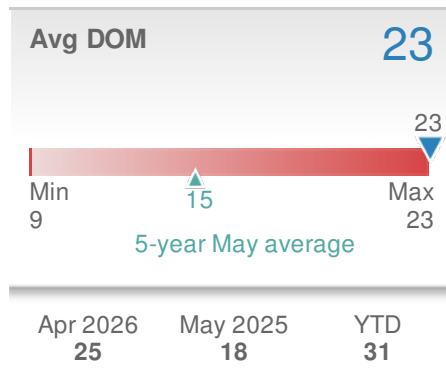
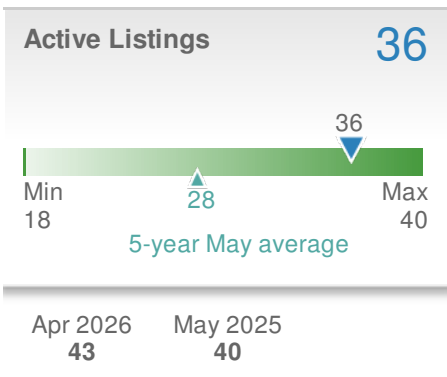
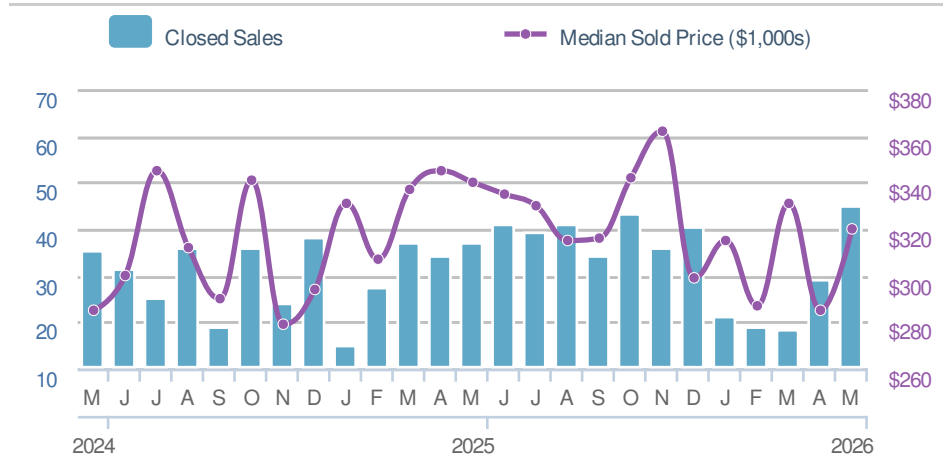
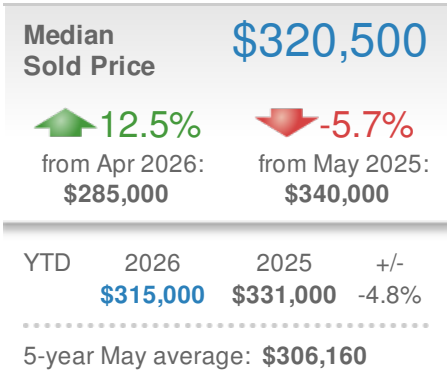
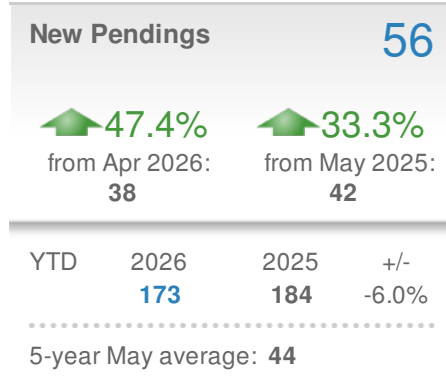
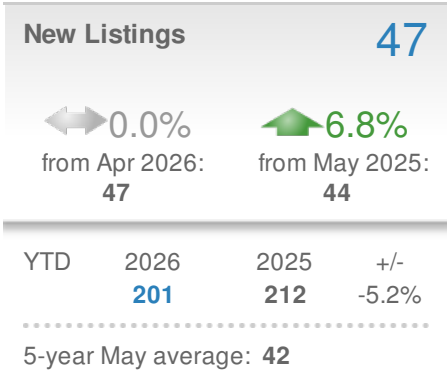
**Avg Sold to OLP Ratio** 104.2%

Apr 2026	May 2025	YTD
111.0%	97.9%	101.6%

**May 2026**

Ridley (Delaware, PA)

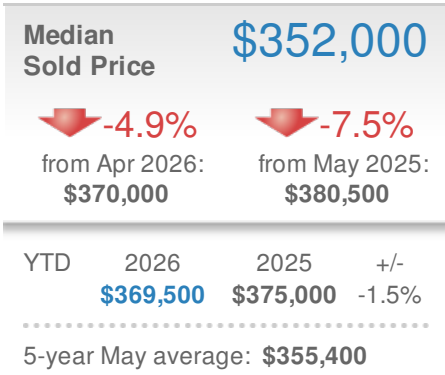
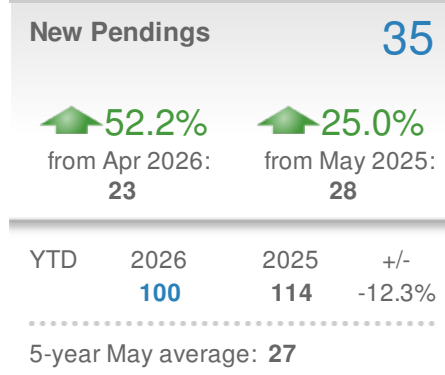
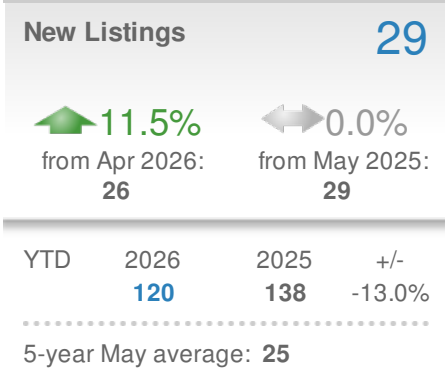
Email: ldavis@tcsr.realtor



**May 2026**

Ridley (Delaware, PA) - Detached

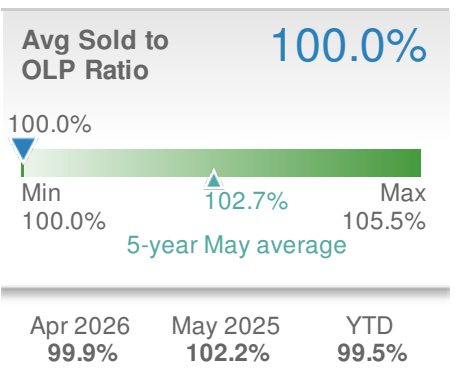
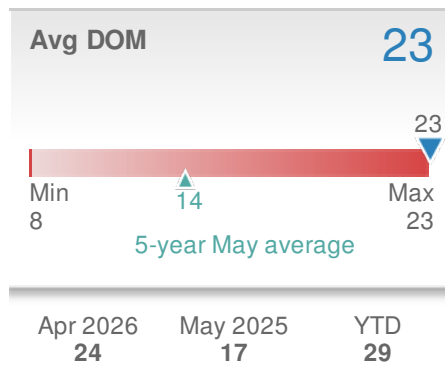
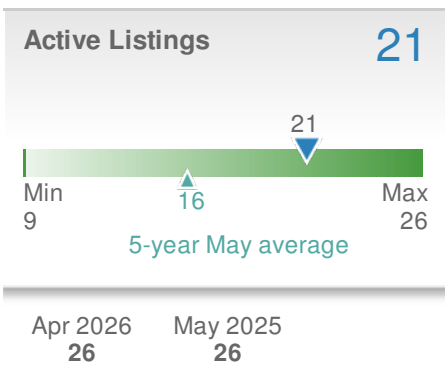
Tri-County Suburban REALTORS  
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**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for May was \$352,000, representing a decrease of 4.9% compared to last month and a decrease of 7.5% from May 2025. The average days on market for units sold in May was 23 days, 64% above the 5-year May average of 14 days. There was a 52.2% month over month increase in new contract activity with 35 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 19.2% decrease in supply to 21 active units.

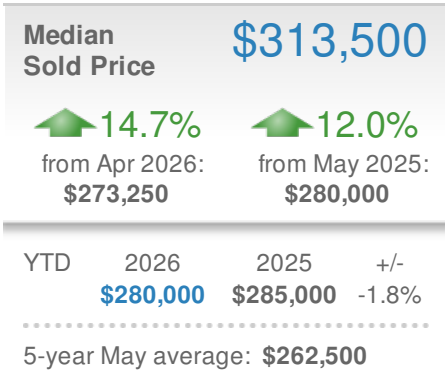
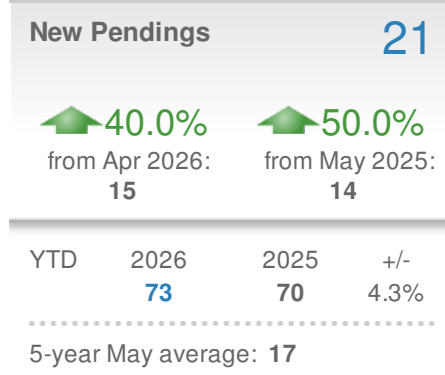
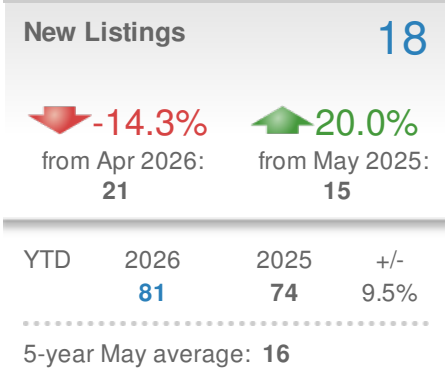
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 1.15 in April and an increase from 1.42 in May 2025. The Contract Ratio is 32% lower than the 5-year May average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Ridley (Delaware, PA) - Attached

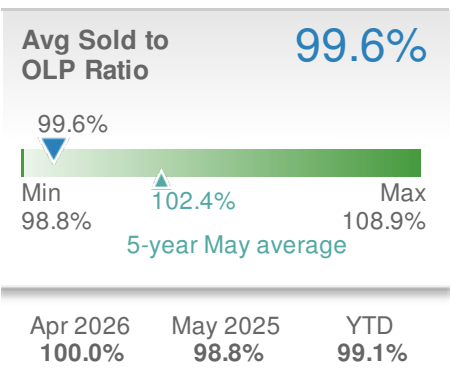
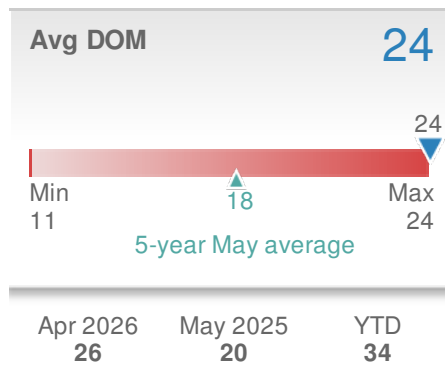
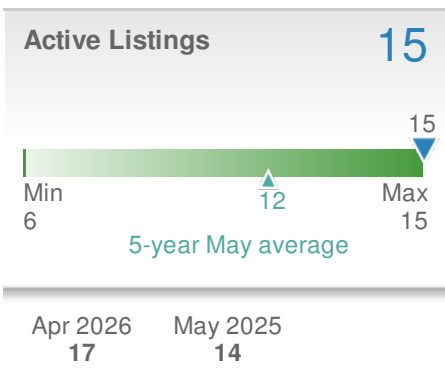
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for May was \$313,500, representing an increase of 14.7% compared to last month and an increase of 12% from May 2025. The average days on market for units sold in May was 24 days, 35% above the 5-year May average of 18 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 22; and an 11.8% decrease in supply to 15 active units.

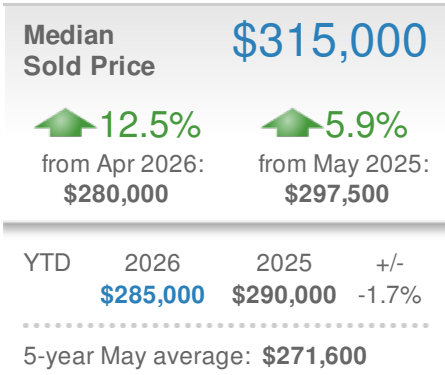
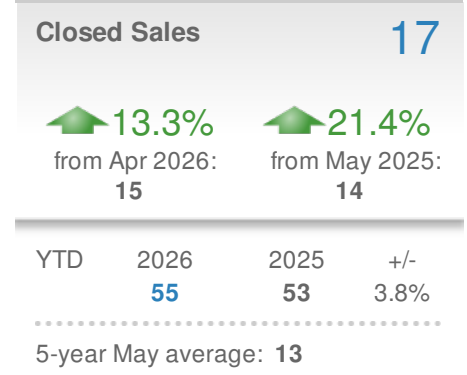
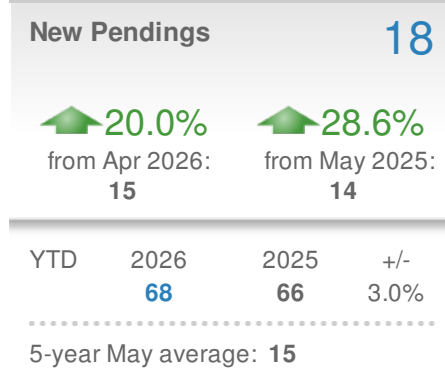
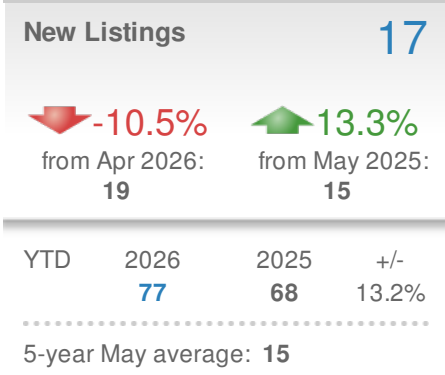
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.24 in April and an increase from 1.14 in May 2025. The Contract Ratio is 26% lower than the 5-year May average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Ridley (Delaware, PA) - Attached/Townhouse

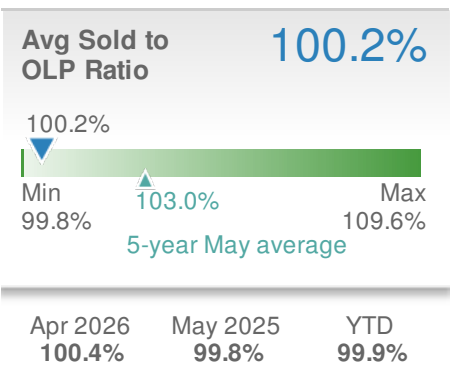
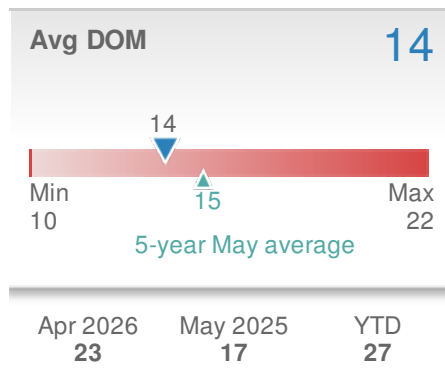
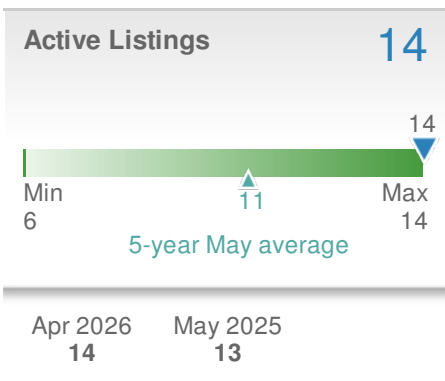
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$315,000, representing an increase of 12.5% compared to last month and an increase of 5.9% from May 2025. The average days on market for units sold in May was 14 days, 9% below the 5-year May average of 15 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 20; and no change in supply with 14 active units.

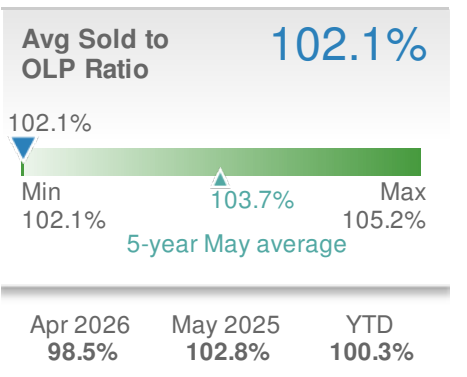
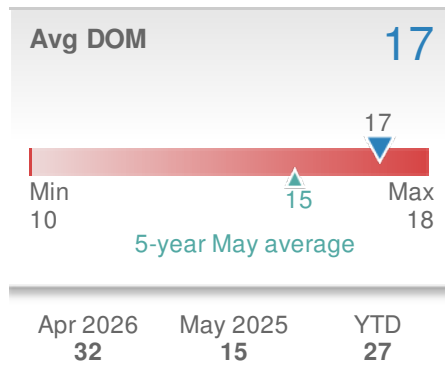
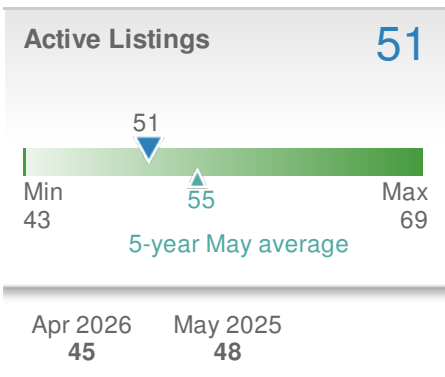
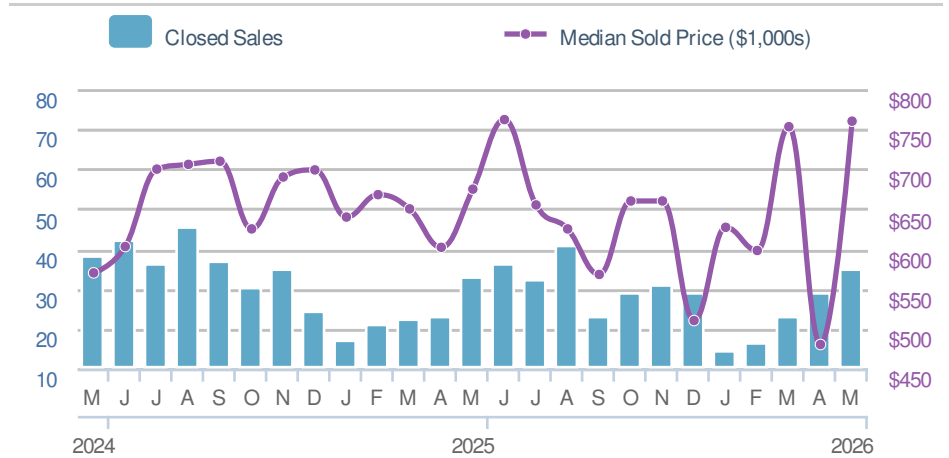
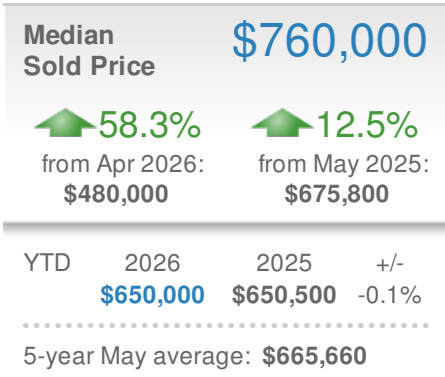
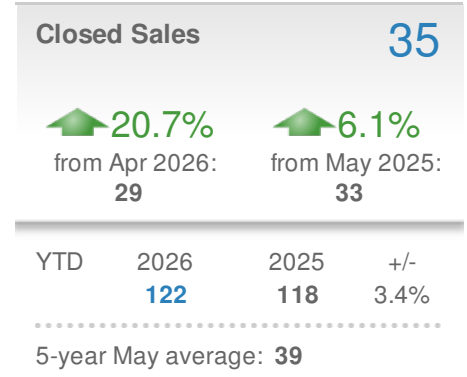
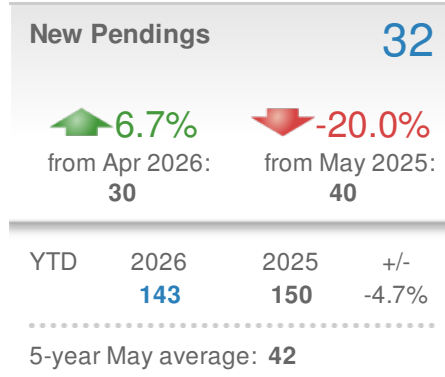
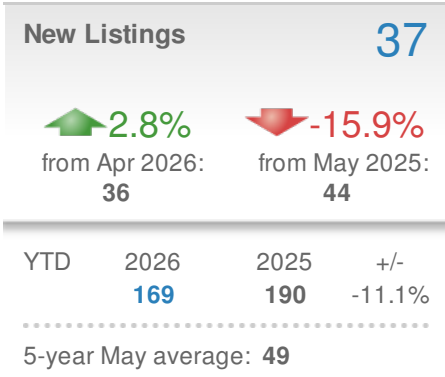
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.50 in April and an increase from 1.23 in May 2025. The Contract Ratio is 30% lower than the 5-year May average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Rose Tree Media (Delaware, PA)

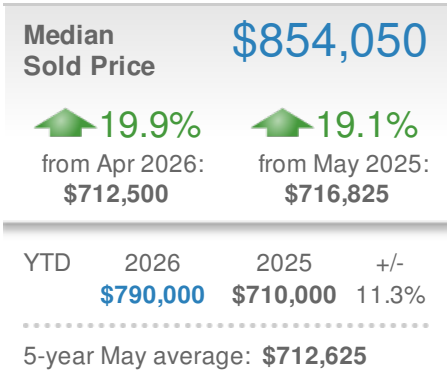
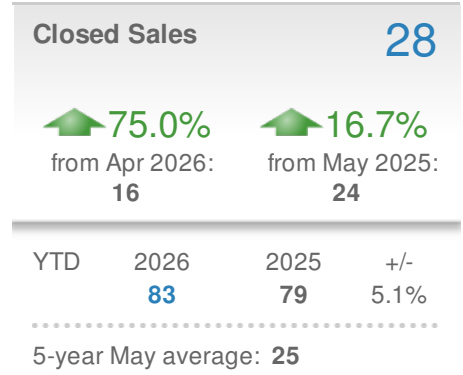
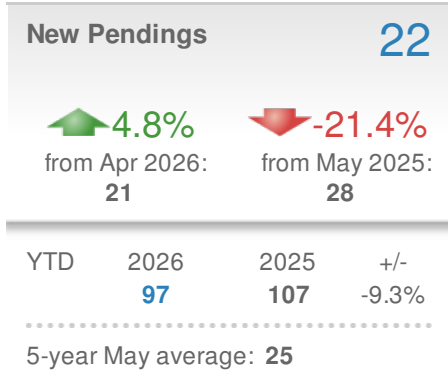
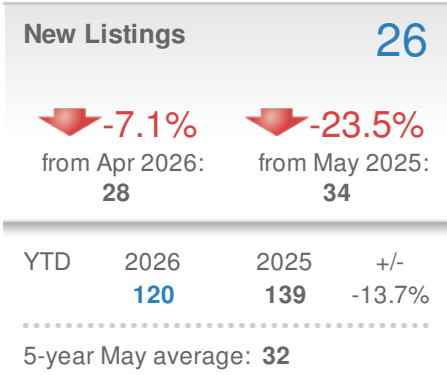
Email: ldavis@tcsr.realtor



**May 2026**

Rose Tree Media (Delaware, PA) - Detached

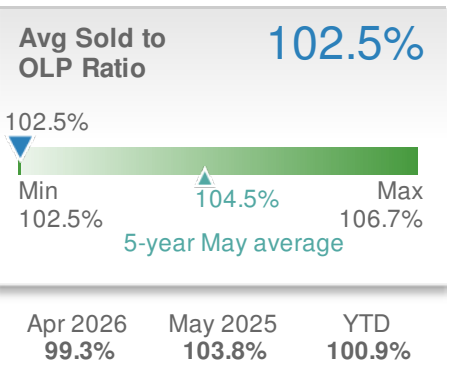
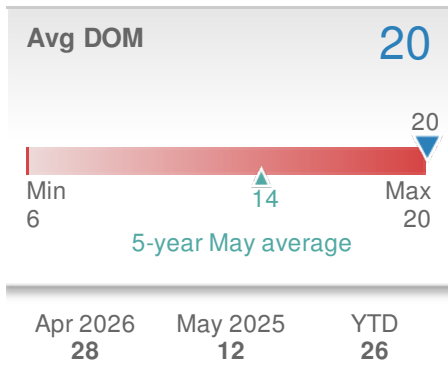
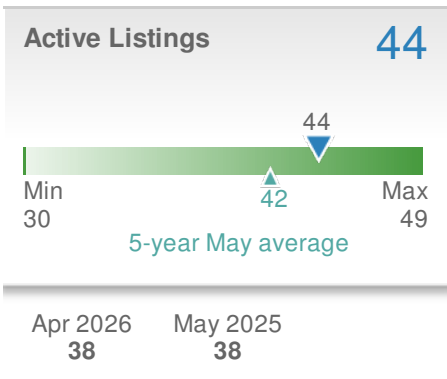
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for May was \$854,050, representing an increase of 19.9% compared to last month and an increase of 19.1% from May 2025. The average days on market for units sold in May was 20 days, 39% above the 5-year May average of 14 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 13.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 33; and a 15.8% increase in supply to 44 active units.

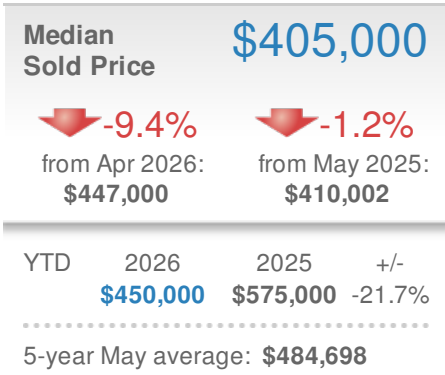
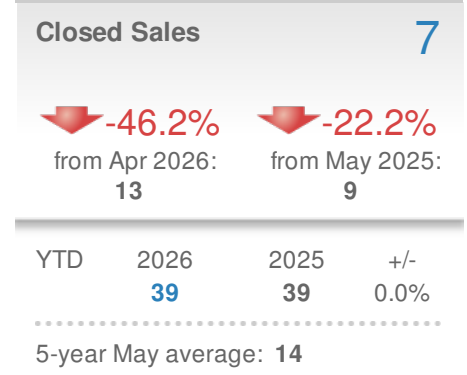
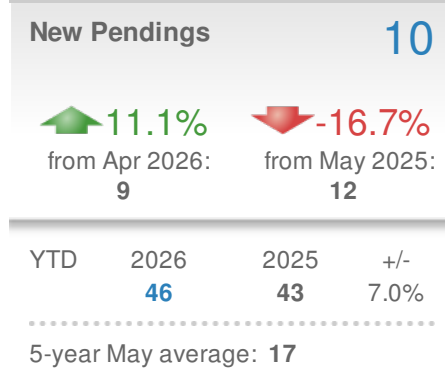
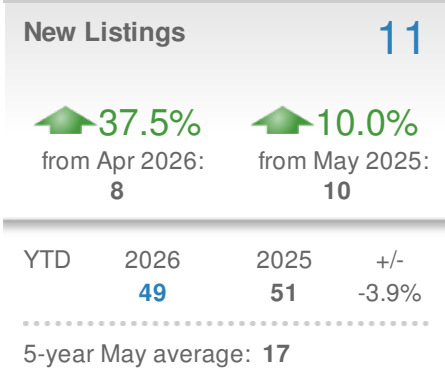
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.00 in April and a decrease from 1.24 in May 2025. The Contract Ratio is 31% lower than the 5-year May average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Rose Tree Media (Delaware, PA) - Attached

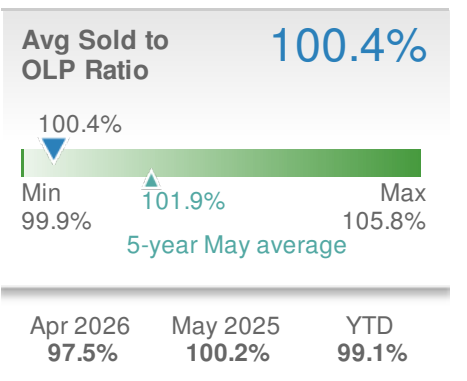
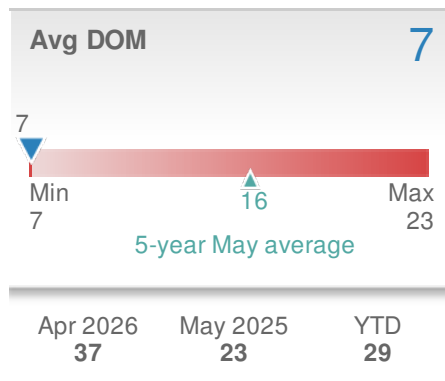
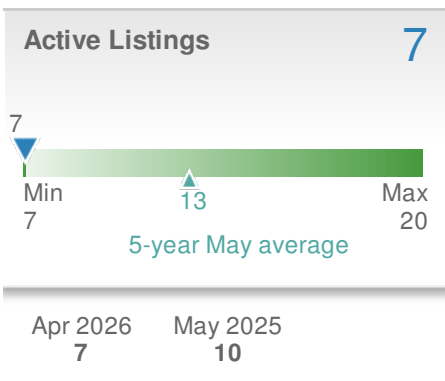
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for May was \$405,000, representing a decrease of 9.4% compared to last month and a decrease of 1.2% from May 2025. The average days on market for units sold in May was 7 days, 56% below the 5-year May average of 16 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 14; and no change in supply with 7 active units.

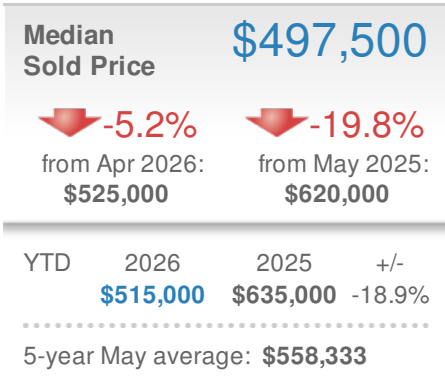
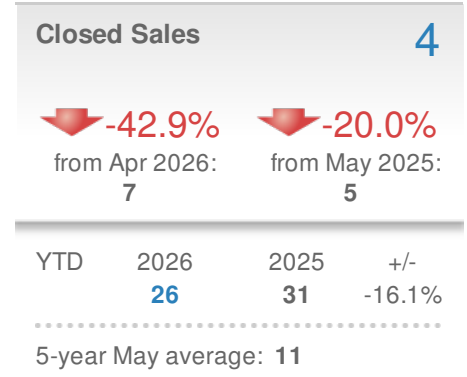
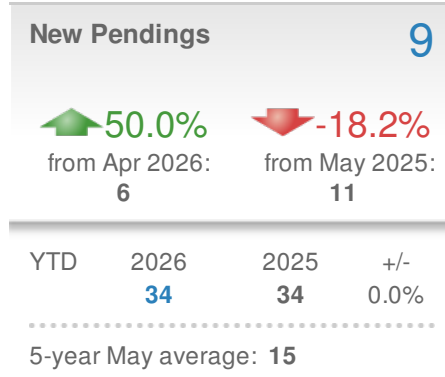
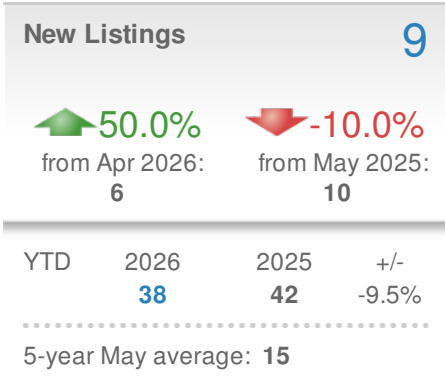
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.57 in April and an increase from 1.70 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 3.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

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

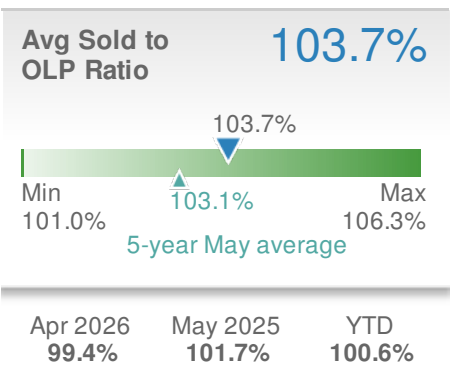
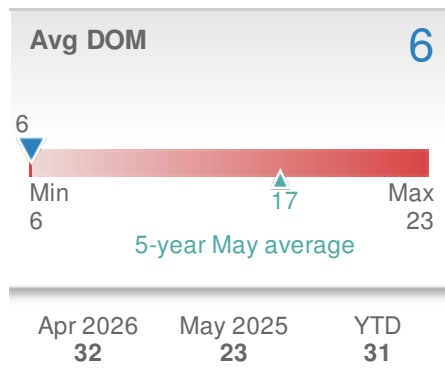
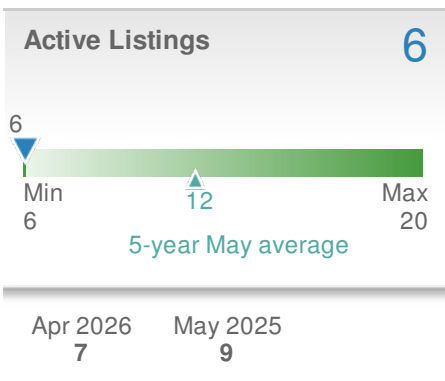
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$497,500, representing a decrease of 5.2% compared to last month and a decrease of 19.8% from May 2025. The average days on market for units sold in May was 6 days, 64% below the 5-year May average of 17 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; an 85.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 13; and a 14.3% decrease in supply to 6 active units.

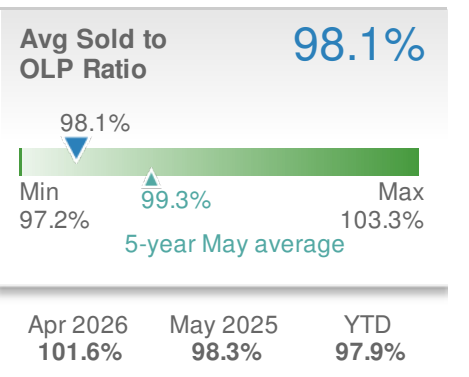
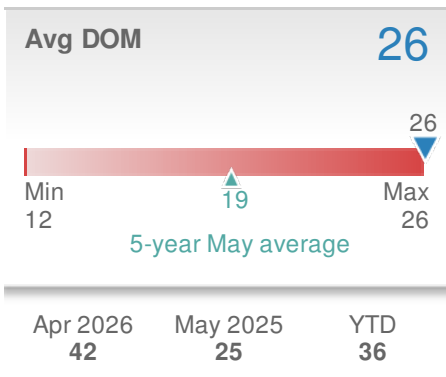
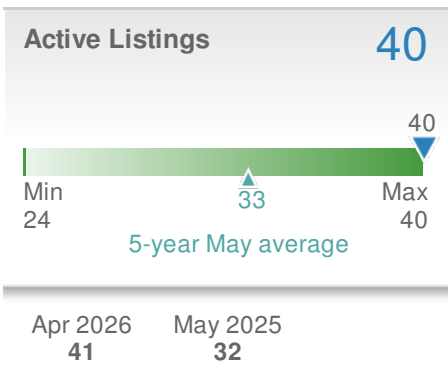
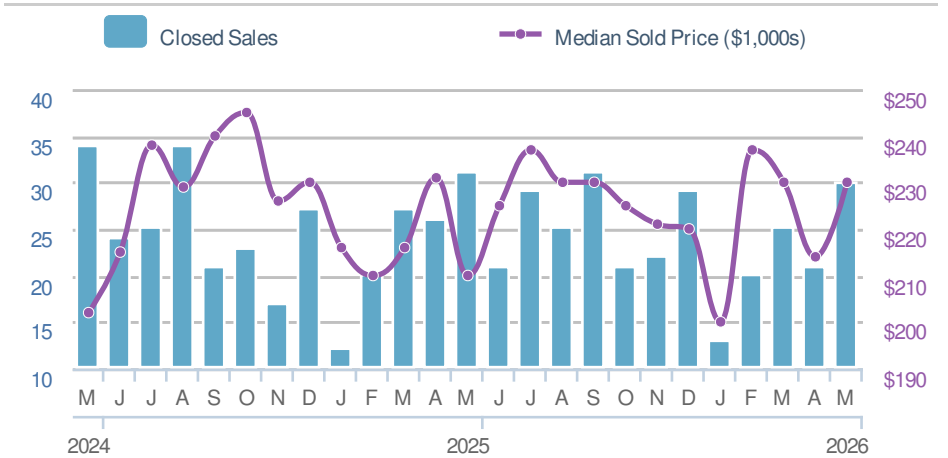
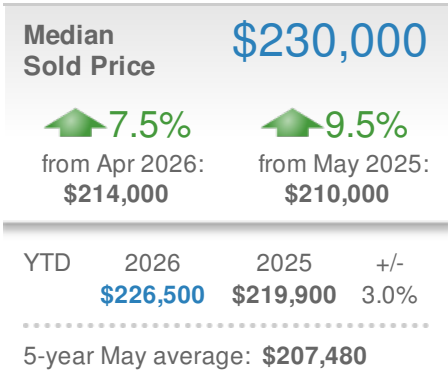
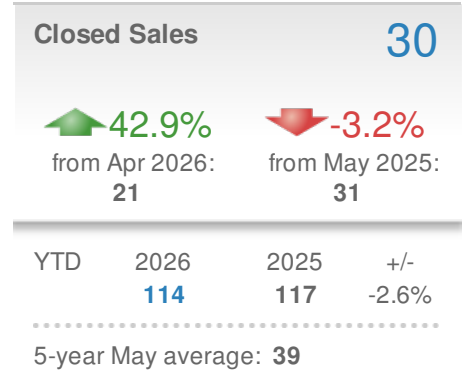
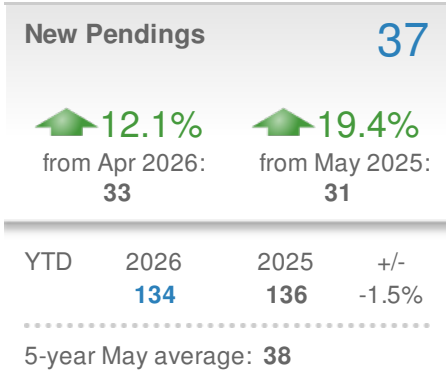
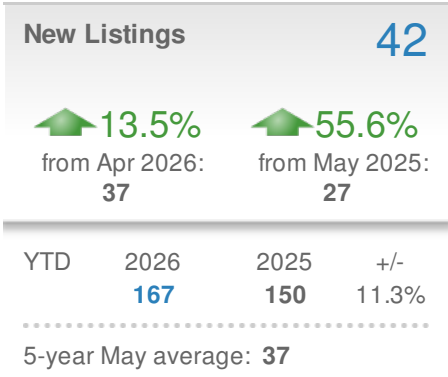
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.00 in April and an increase from 1.78 in May 2025. The Contract Ratio is 37% lower than the 5-year May average of 3.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2026

## Southeast Delco (Delaware, PA)

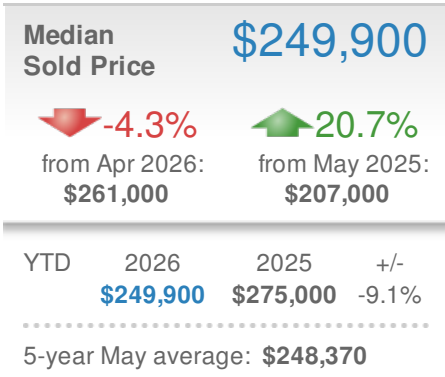
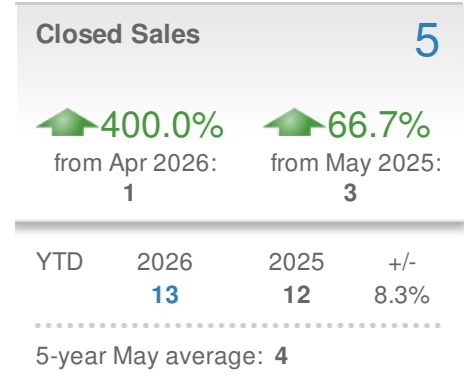
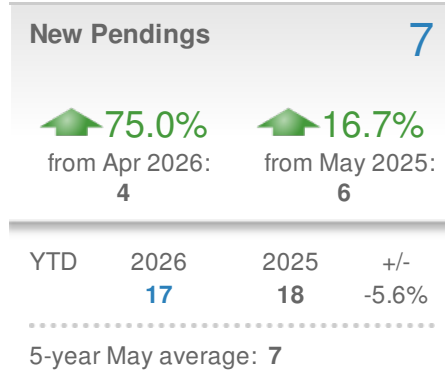
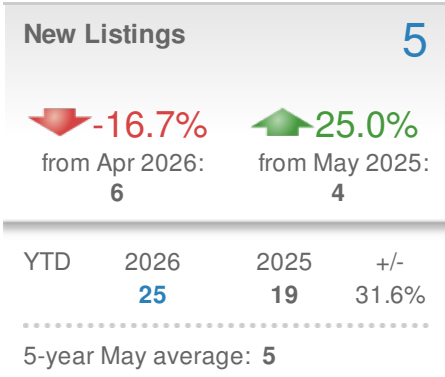
Email: ldavis@tcsr.realtor



**May 2026**

Southeast Delco (Delaware, PA) - Detached

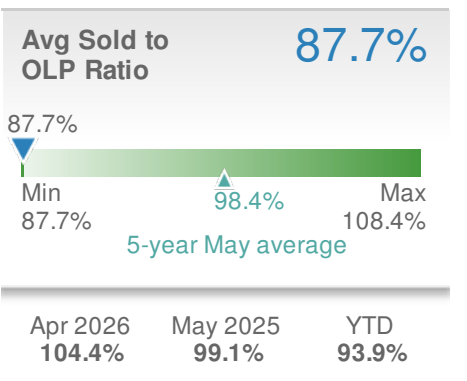
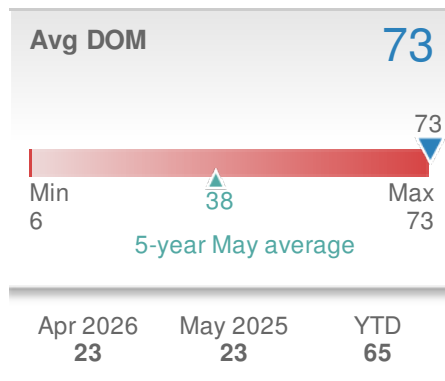
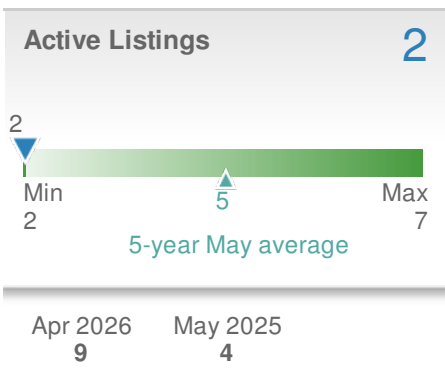
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for May was \$249,900, representing a decrease of 4.3% compared to last month and an increase of 20.7% from May 2025. The average days on market for units sold in May was 73 days, 92% above the 5-year May average of 38 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from April) to 10; and a 77.8% decrease in supply to 2 active units.

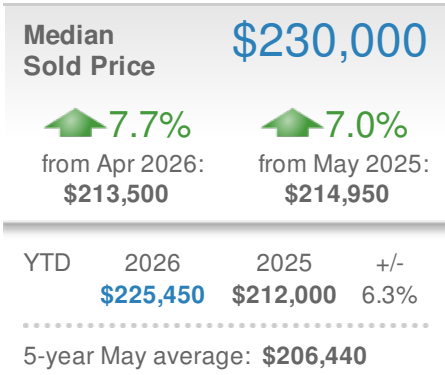
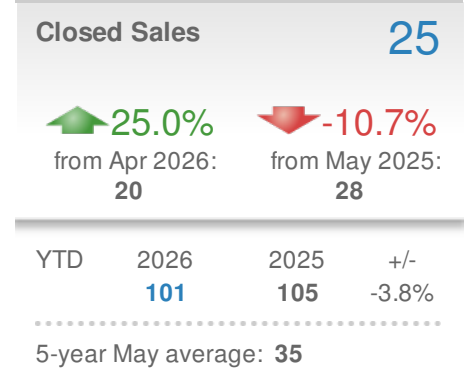
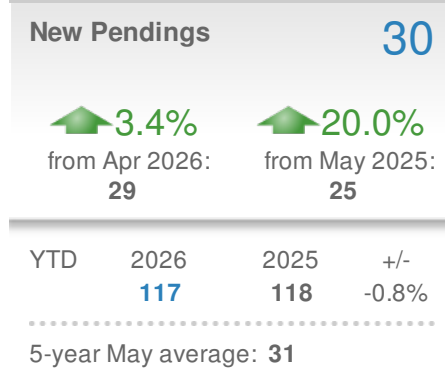
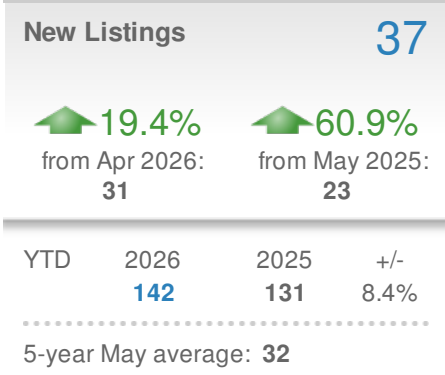
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.89 in April and an increase from 2.00 in May 2025. The Contract Ratio is 128% higher than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Southeast Delco (Delaware, PA) - Attached

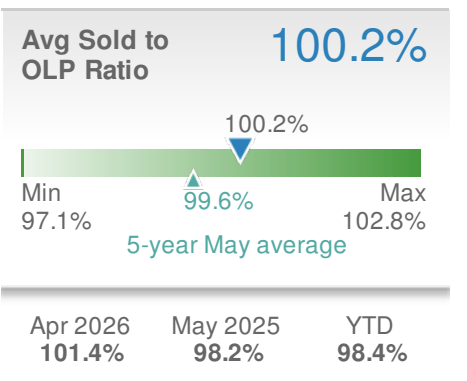
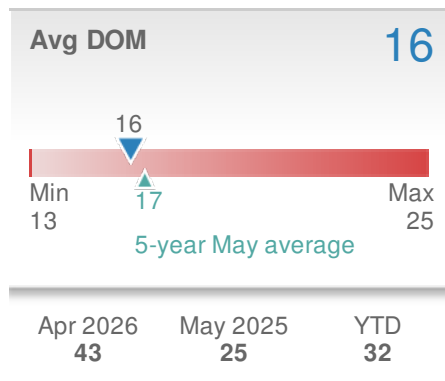
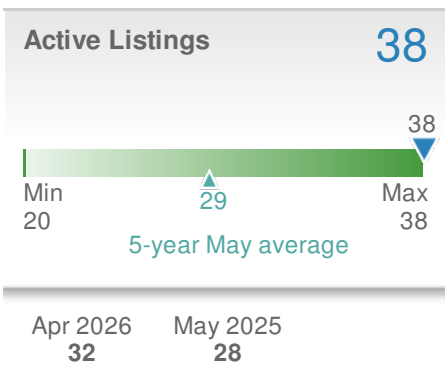
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for May was \$230,000, representing an increase of 7.7% compared to last month and an increase of 7% from May 2025. The average days on market for units sold in May was 16 days, 4% below the 5-year May average of 17 days. There was a 3.4% month over month increase in new contract activity with 30 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 36; and an 18.8% increase in supply to 38 active units.

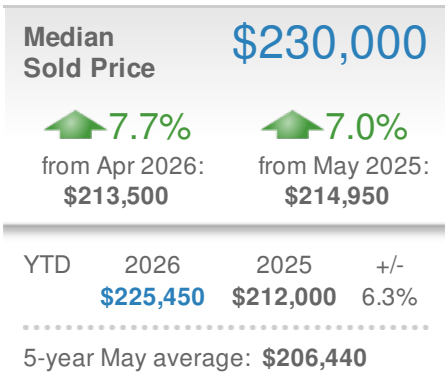
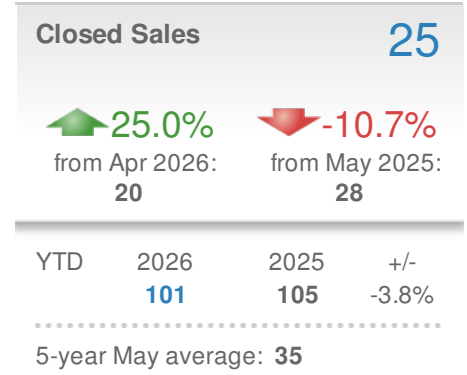
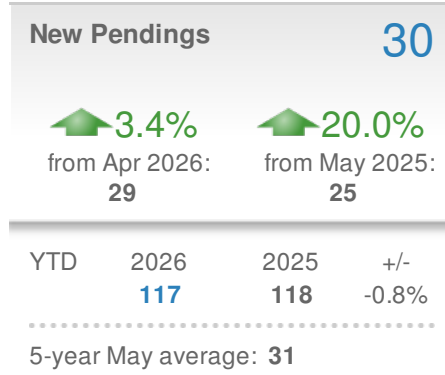
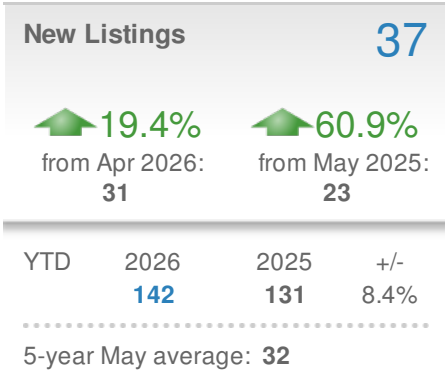
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.16 in April and a decrease from 1.04 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Southeast Delco (Delaware, PA) - Attached/Townhouse

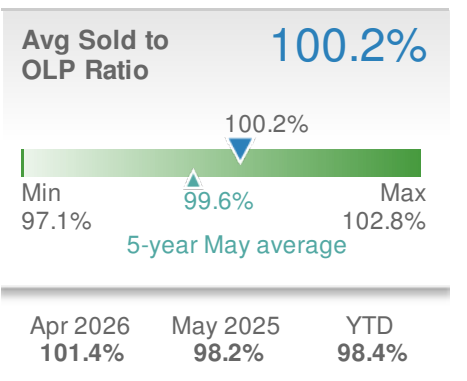
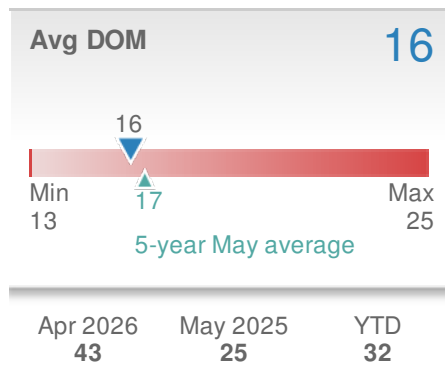
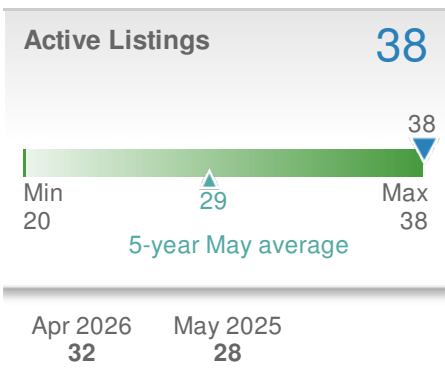
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$230,000, representing an increase of 7.7% compared to last month and an increase of 7% from May 2025. The average days on market for units sold in May was 16 days, 4% below the 5-year May average of 17 days. There was a 3.4% month over month increase in new contract activity with 30 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 36; and an 18.8% increase in supply to 38 active units.

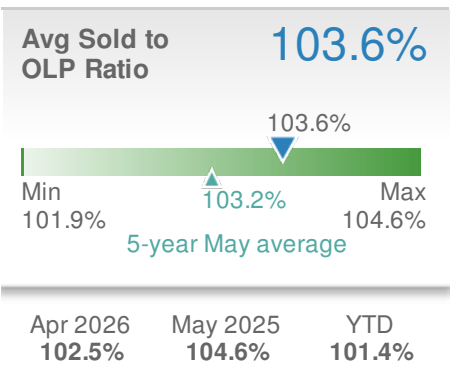
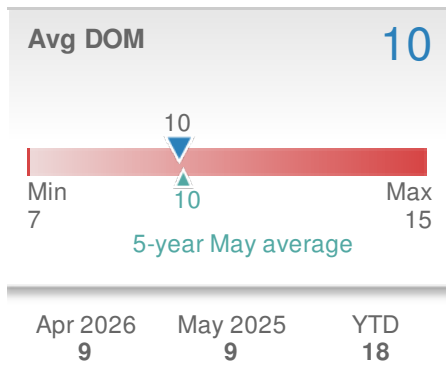
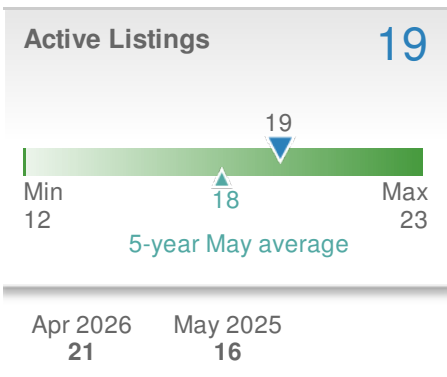
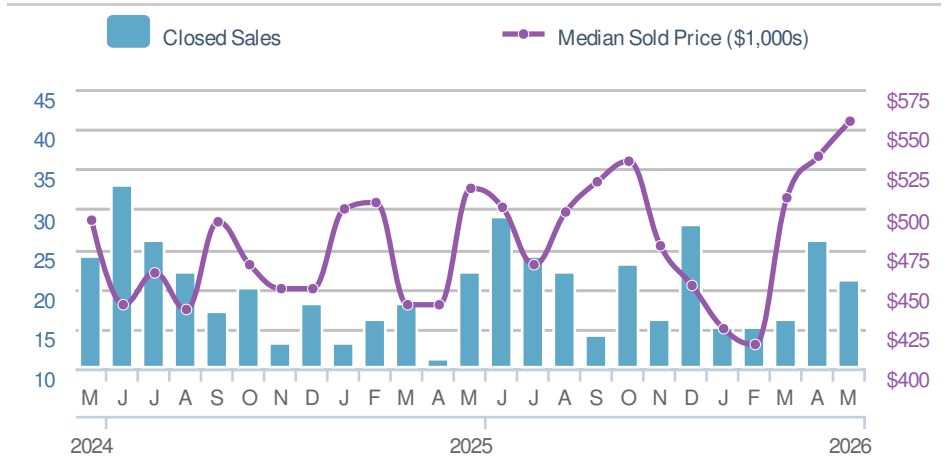
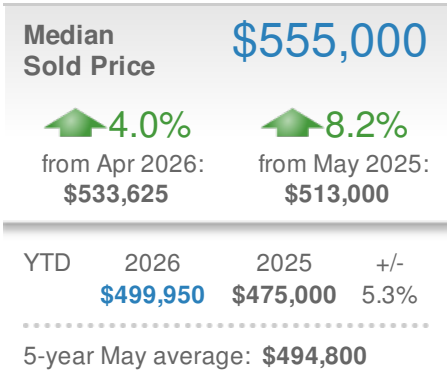
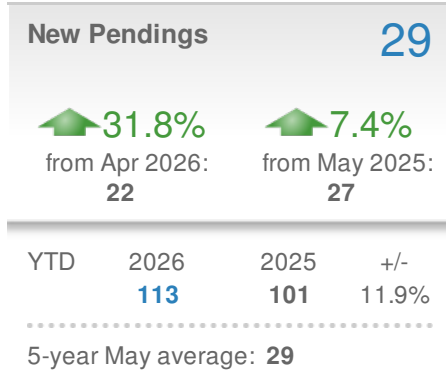
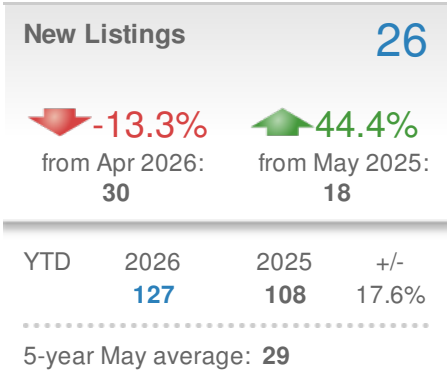
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.16 in April and a decrease from 1.04 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Springfield (Delaware, PA)

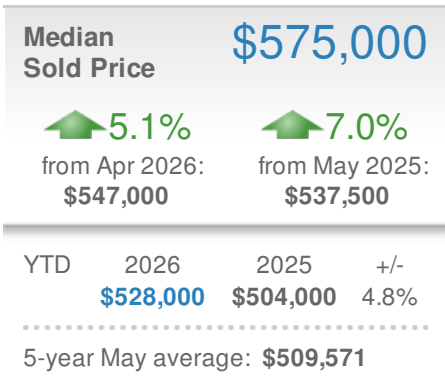
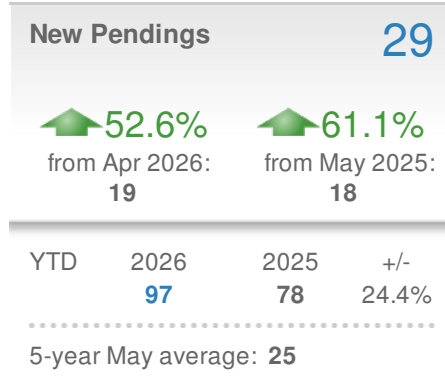
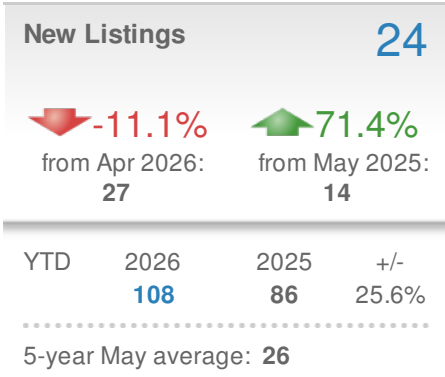
Email: ldavis@tcsr.realtor



**May 2026**

Springfield (Delaware, PA) - Detached

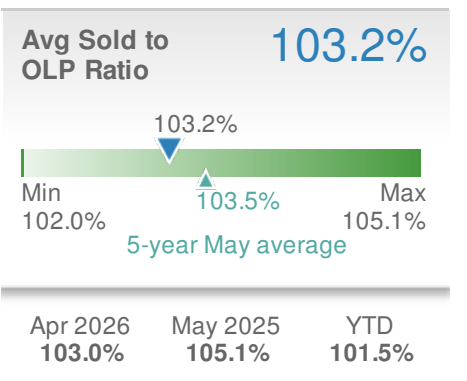
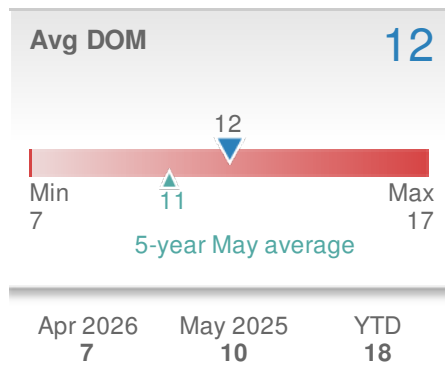
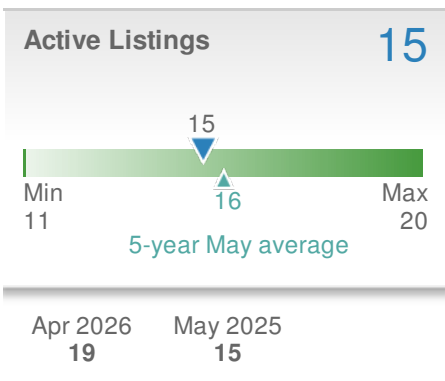
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for May was \$575,000, representing an increase of 5.1% compared to last month and an increase of 7% from May 2025. The average days on market for units sold in May was 12 days, 13% above the 5-year May average of 11 days. There was a 52.6% month over month increase in new contract activity with 29 New Pendings; a 56.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 21.1% decrease in supply to 15 active units.

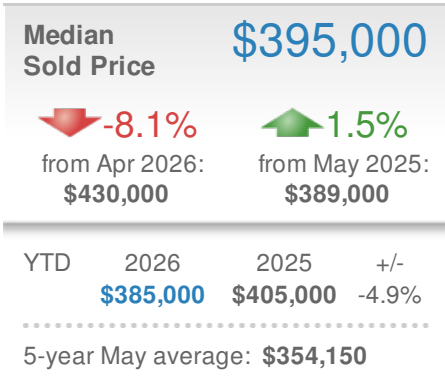
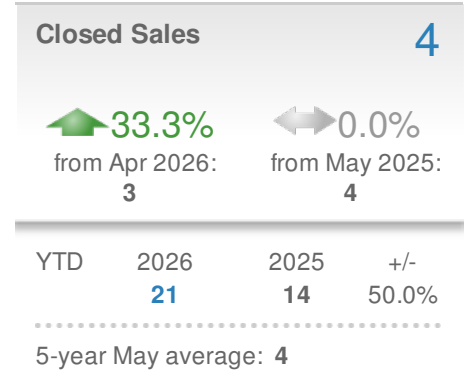
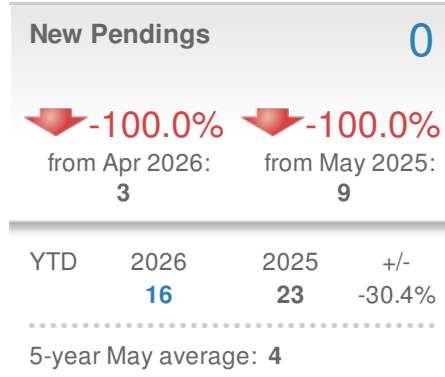
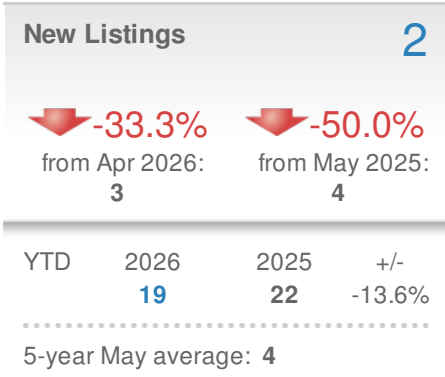
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 1.21 in April and an increase from 1.73 in May 2025. The Contract Ratio is 3% higher than the 5-year May average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Springfield (Delaware, PA) - Attached

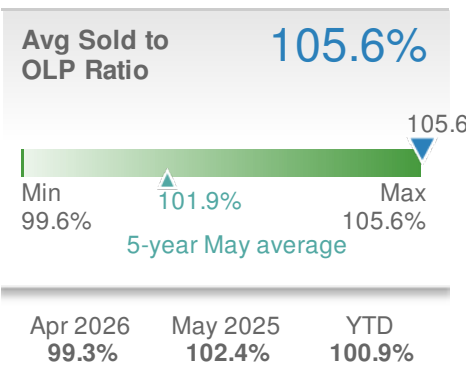
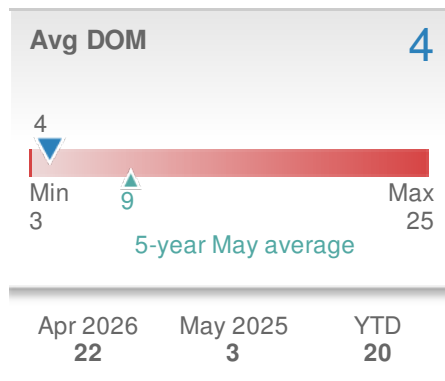
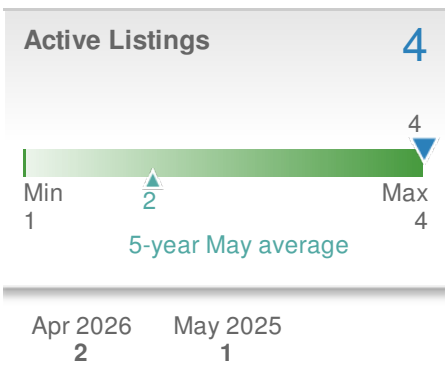
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Email: ldavis@tcsr.realtor



### Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for May was \$395,000, representing a decrease of 8.1% compared to last month and an increase of 1.5% from May 2025. The average days on market for units sold in May was 4 days, 55% below the 5-year May average of 9 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 0; and a 100% increase in supply to 4 active units.

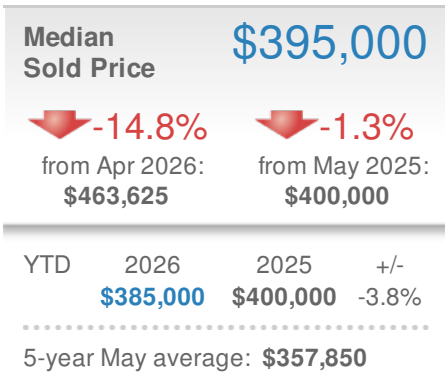
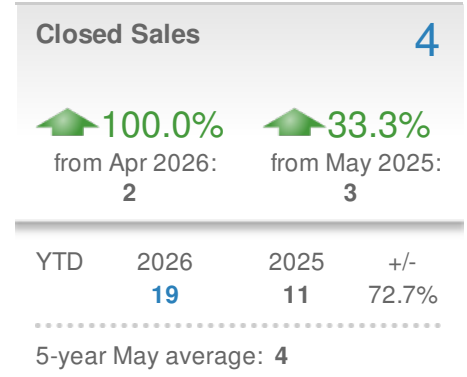
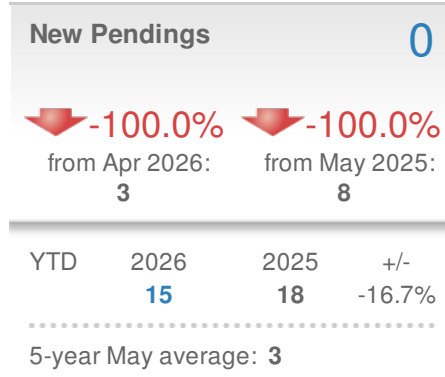
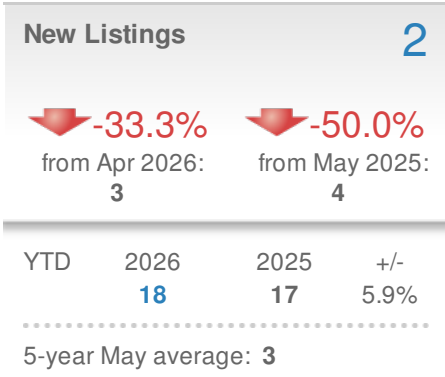
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in April and a decrease from 10.00 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 4.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Springfield (Delaware, PA) - Attached/Townhouse

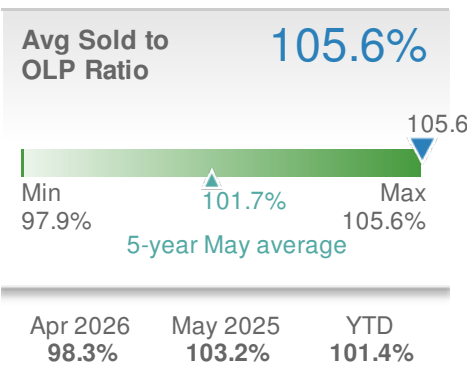
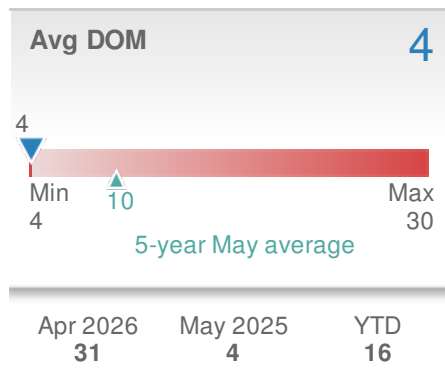
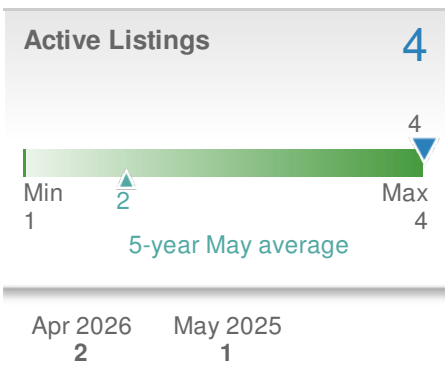
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Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$395,000, representing a decrease of 14.8% compared to last month and a decrease of 1.3% from May 2025. The average days on market for units sold in May was 4 days, 60% below the 5-year May average of 10 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 0; and a 100% increase in supply to 4 active units.

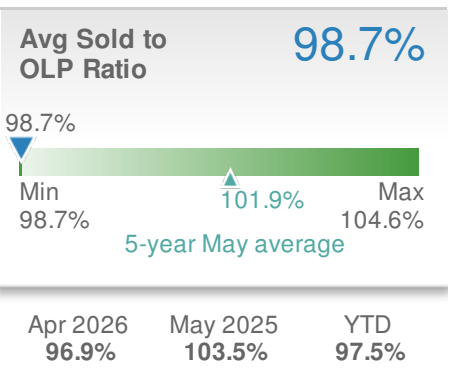
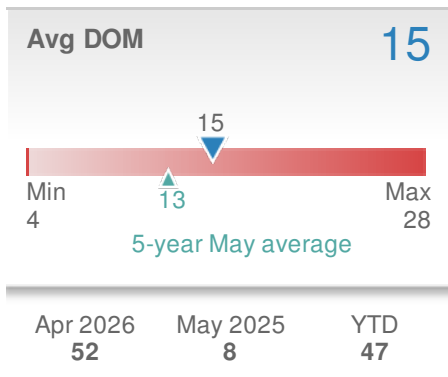
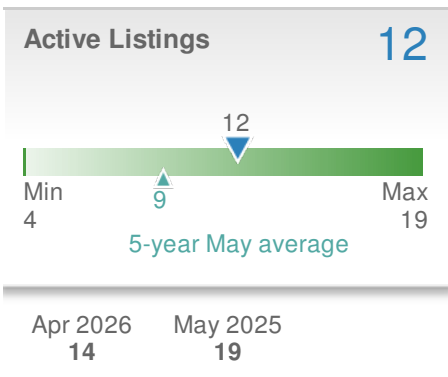
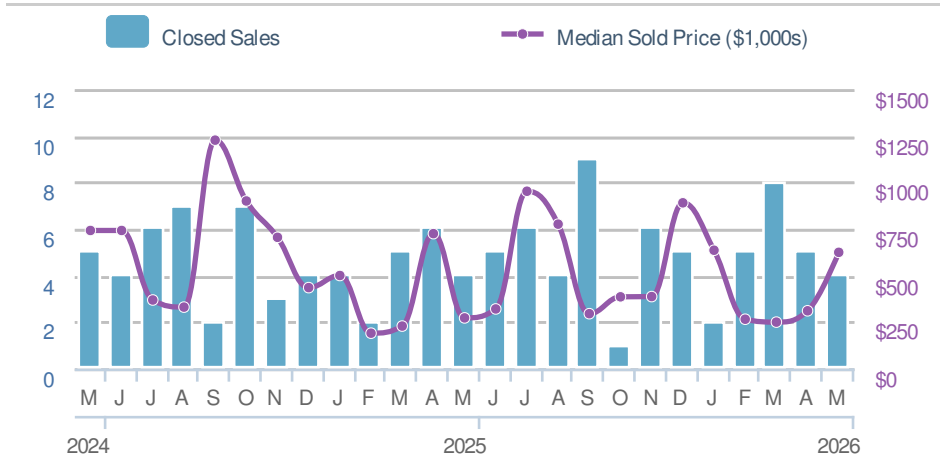
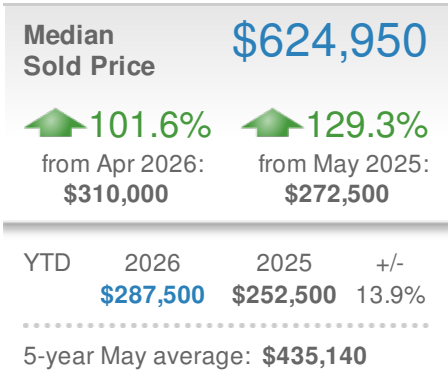
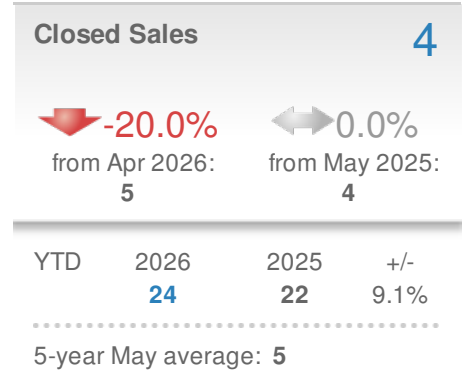
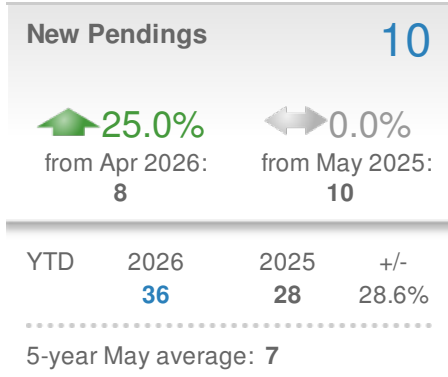
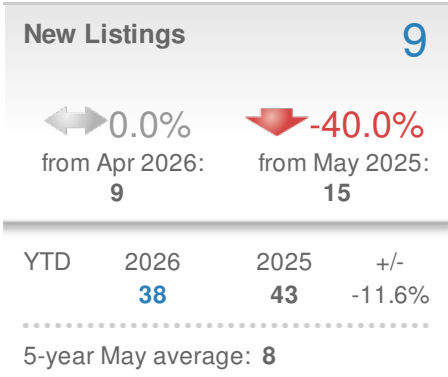
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in April and a decrease from 8.00 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 3.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Unionville-Chadds Ford (Delaware, PA)

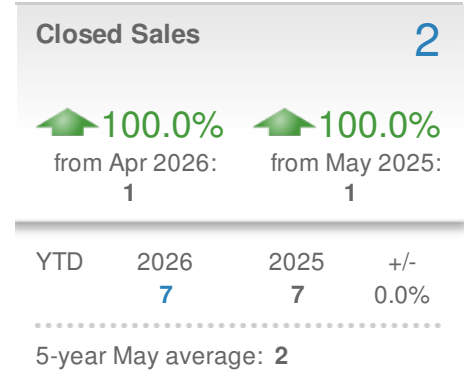
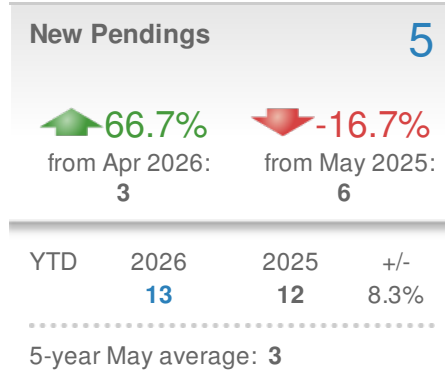
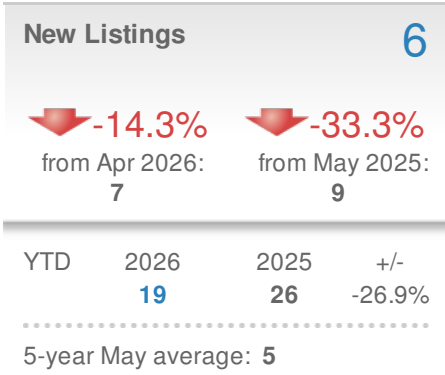
Email: ldavis@tcsr.realtor



**May 2026**

Unionville-Chadds Ford (Delaware, PA) - Detached

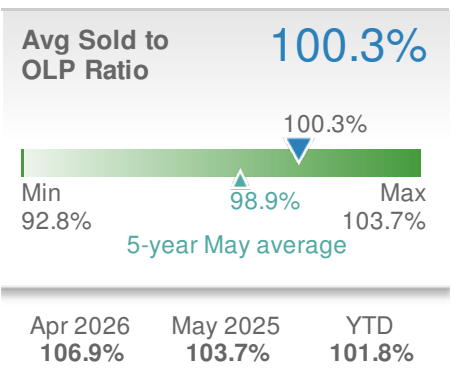
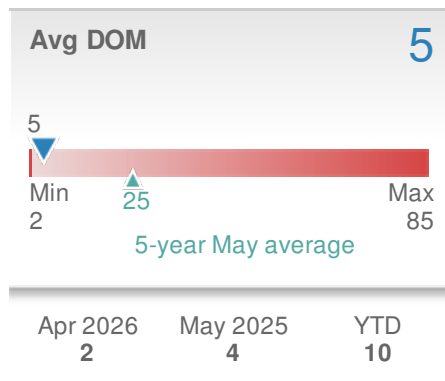
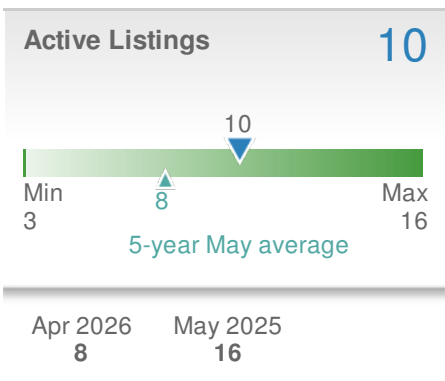
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Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for May was \$937,500, representing an increase of 16.9% compared to last month and an increase of 10.3% from May 2025. The average days on market for units sold in May was 5 days, 80% below the 5-year May average of 25 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 11; and a 25% increase in supply to 10 active units.

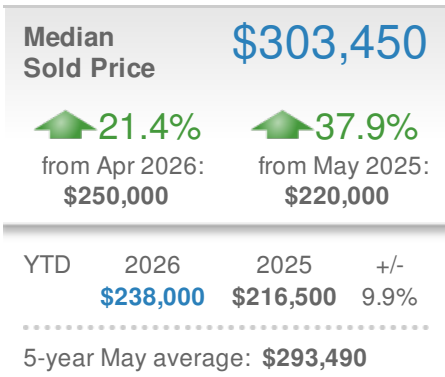
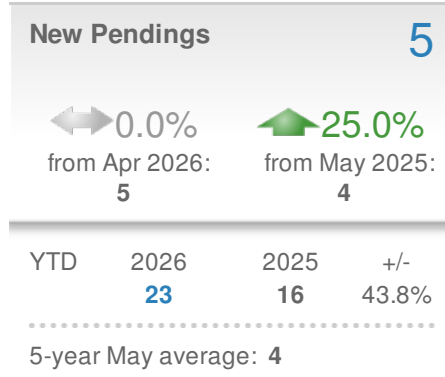
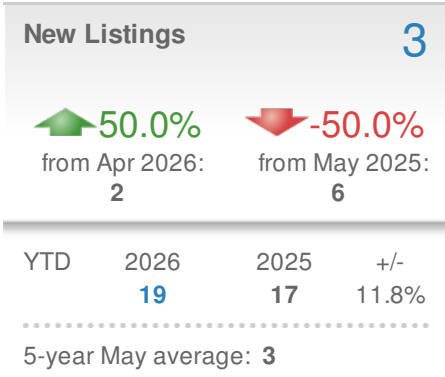
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.00 in April and an increase from 0.44 in May 2025. The Contract Ratio is 28% higher than the 5-year May average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Unionville-Chadds Ford (Delaware, PA) - Attached

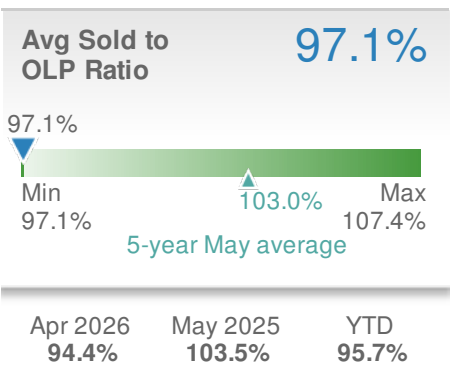
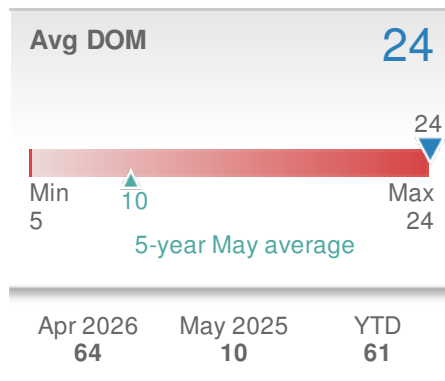
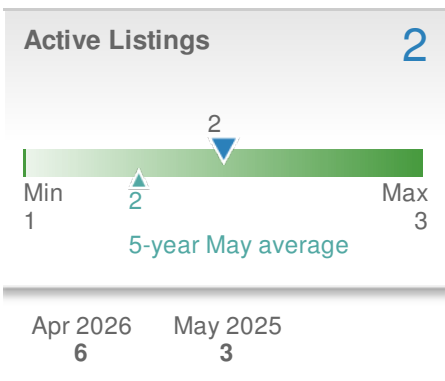
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for May was \$303,450, representing an increase of 21.4% compared to last month and an increase of 37.9% from May 2025. The average days on market for units sold in May was 24 days, 140% above the 5-year May average of 10 days. There was no month over month change in new contract activity with 5 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 66.7% decrease in supply to 2 active units.

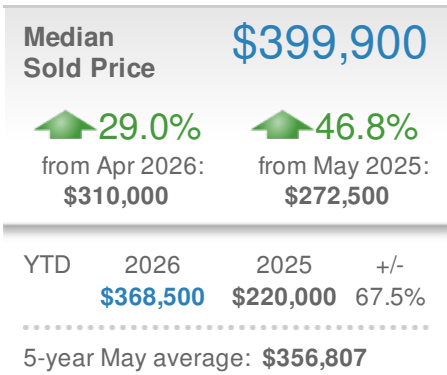
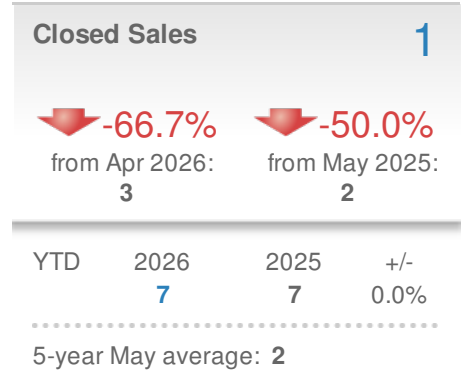
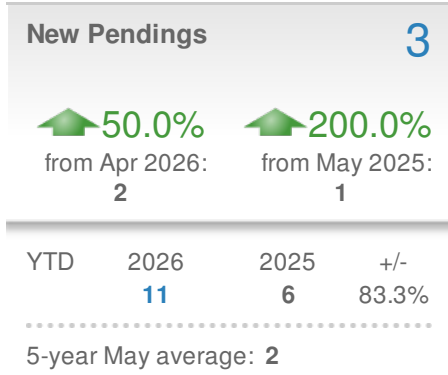
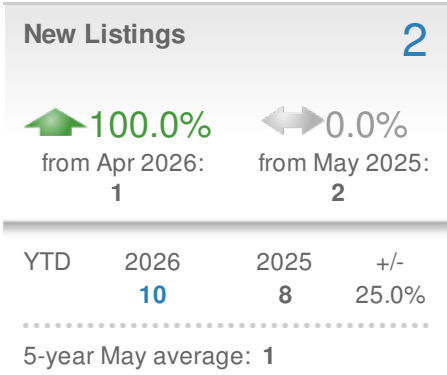
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.83 in April and an increase from 1.00 in May 2025. The Contract Ratio is 43% higher than the 5-year May average of 2.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

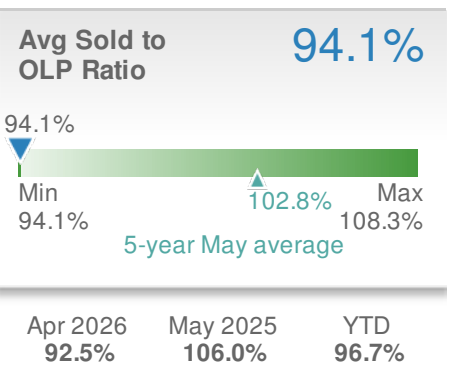
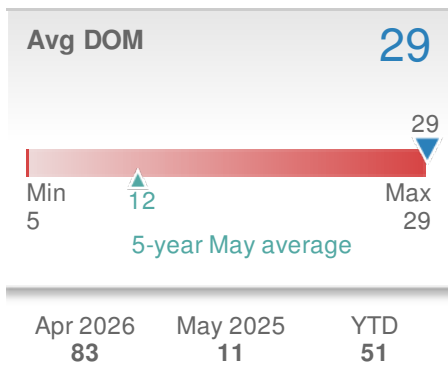
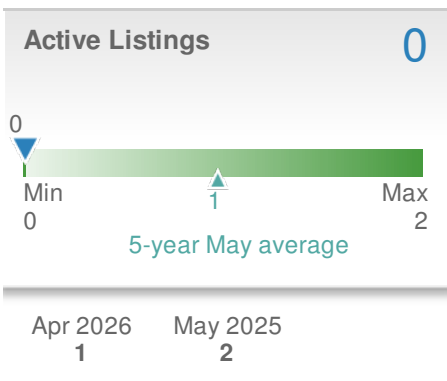
10 County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$399,900, representing an increase of 29% compared to last month and an increase of 46.8% from May 2025. The average days on market for units sold in May was 29 days, 142% above the 5-year May average of 12 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 100% decrease in supply to 0 active units.

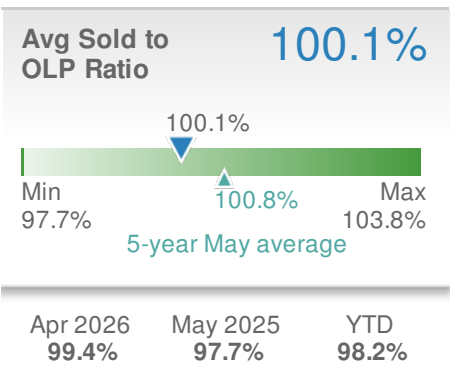
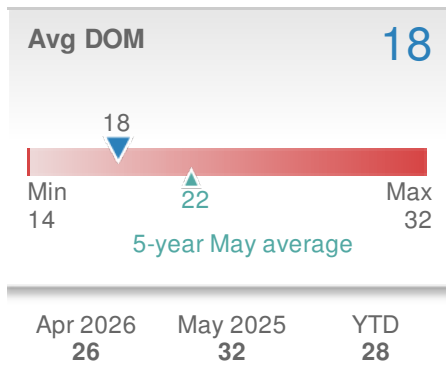
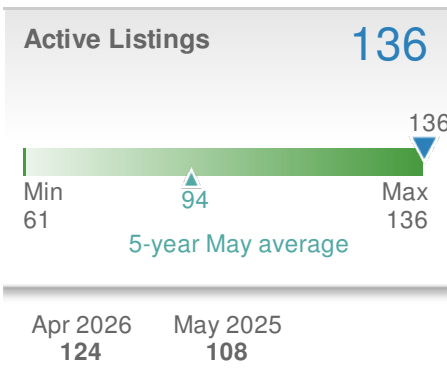
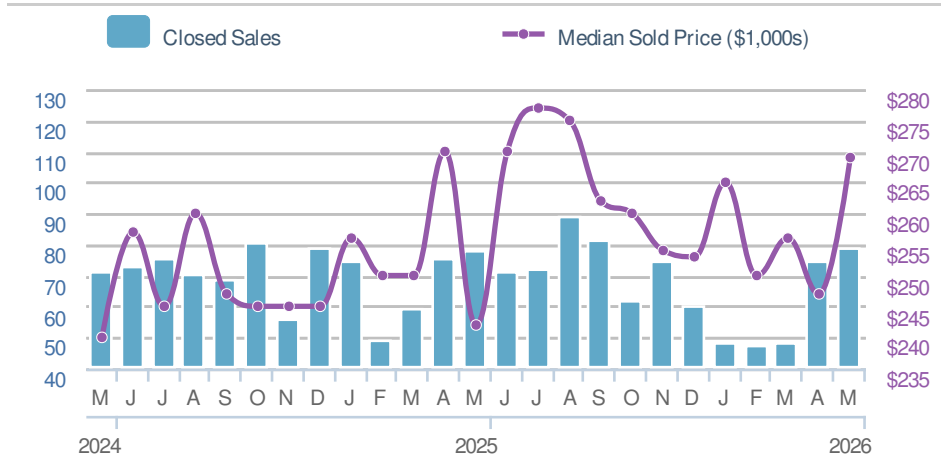
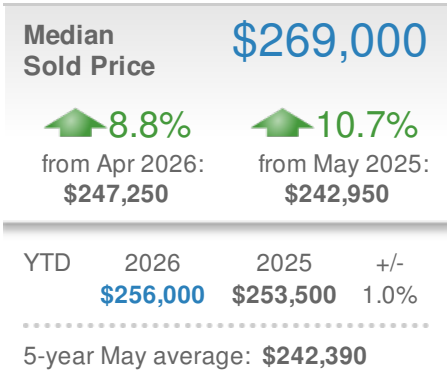
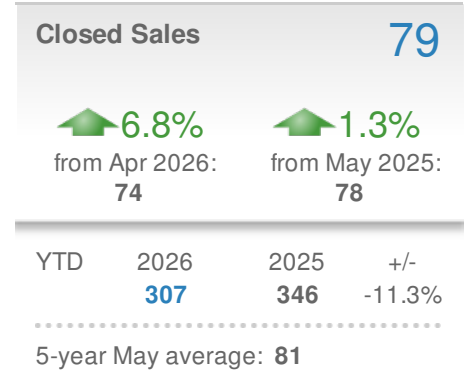
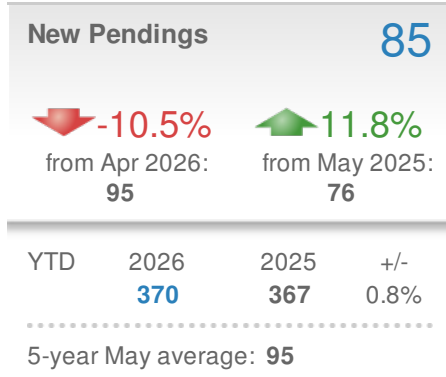
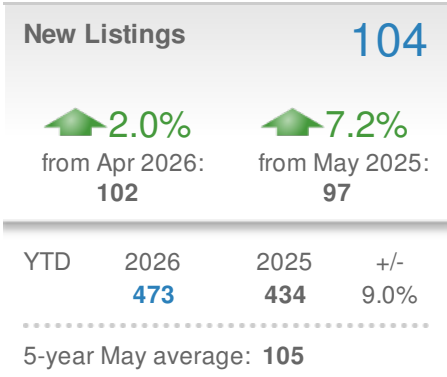
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in April and no change from May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



**May 2026**

Upper Darby (Delaware, PA)

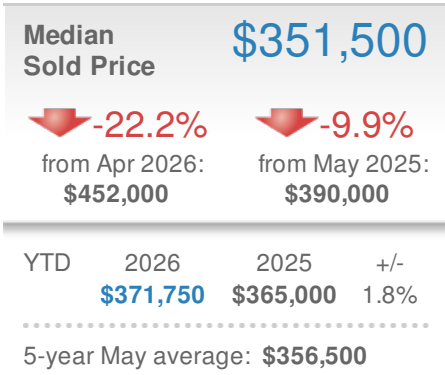
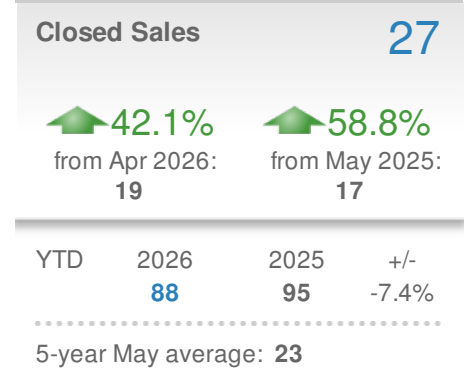
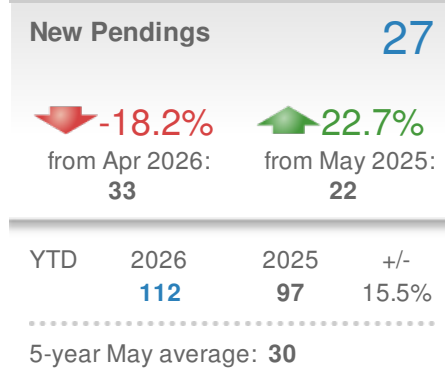
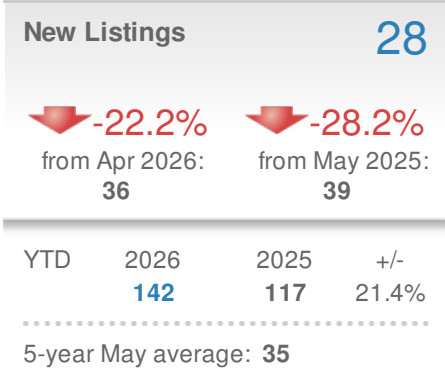
Email: ldavis@tcsr.realtor



**May 2026**

Upper Darby (Delaware, PA) - Detached

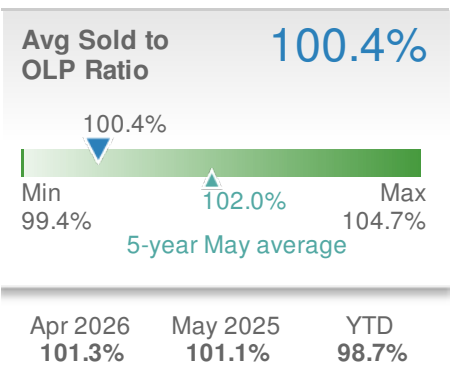
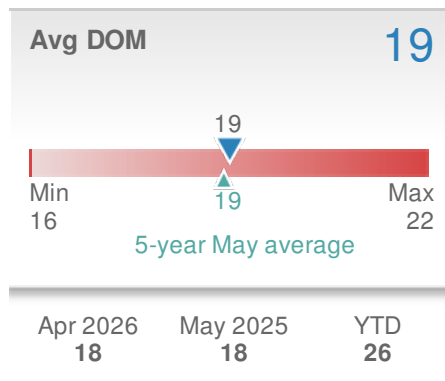
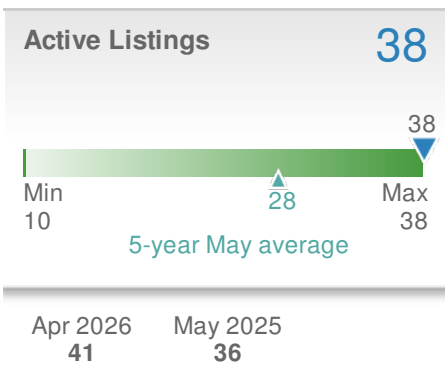
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for May was \$351,500, representing a decrease of 22.2% compared to last month and a decrease of 9.9% from May 2025. The average days on market for units sold in May was 19 days, the same as the 5-year May average of 19 days. There was an 18.2% month over month decrease in new contract activity with 27 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 39; and a 7.3% decrease in supply to 38 active units.

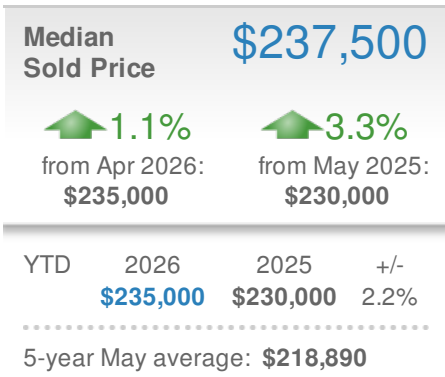
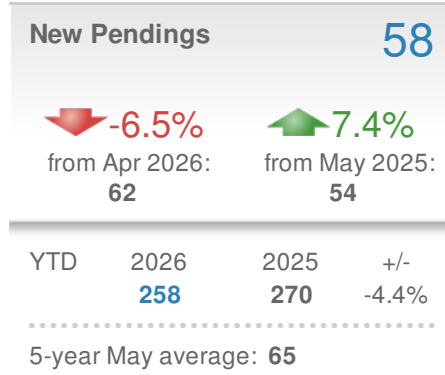
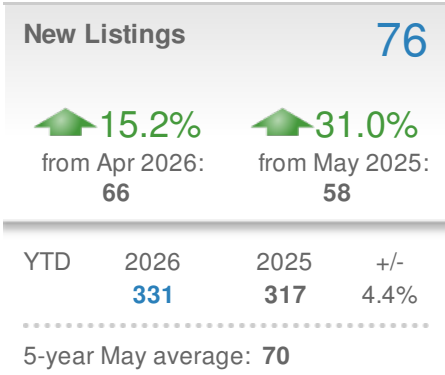
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.00 in April and an increase from 0.86 in May 2025. The Contract Ratio is 47% lower than the 5-year May average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Upper Darby (Delaware, PA) - Attached

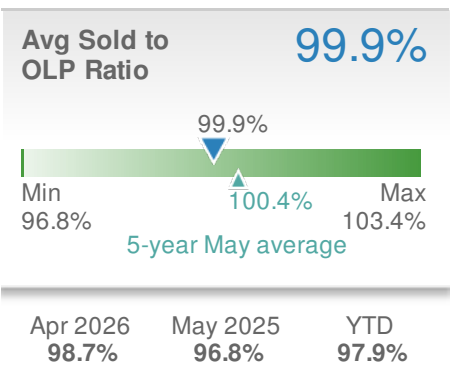
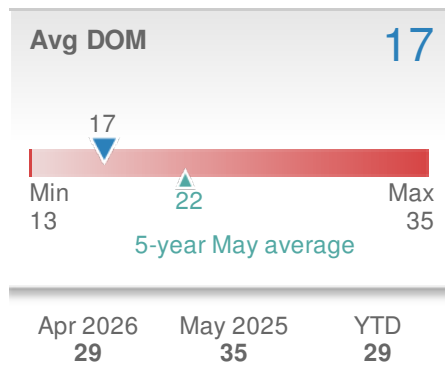
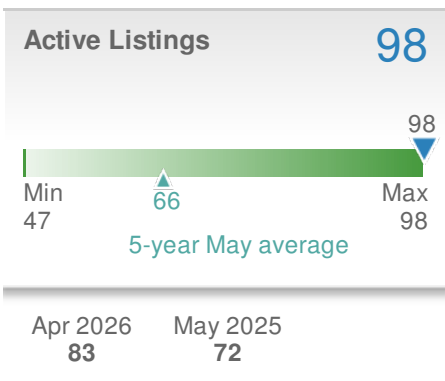
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for May was \$237,500, representing an increase of 1.1% compared to last month and an increase of 3.3% from May 2025. The average days on market for units sold in May was 17 days, 22% below the 5-year May average of 22 days. There was a 6.5% month over month decrease in new contract activity with 58 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 83; and an 18.1% increase in supply to 98 active units.

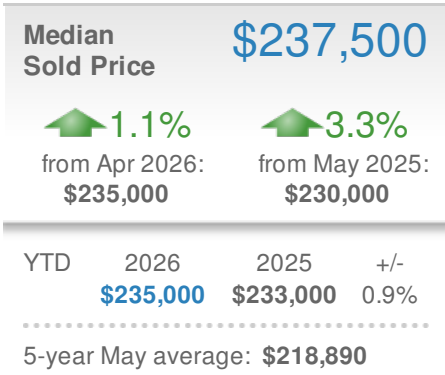
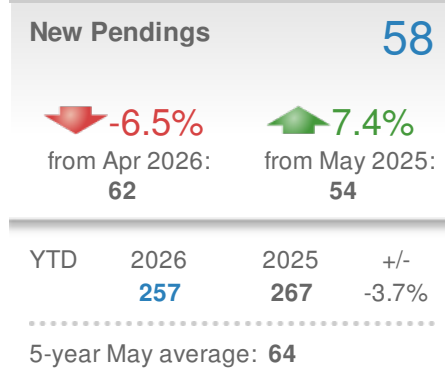
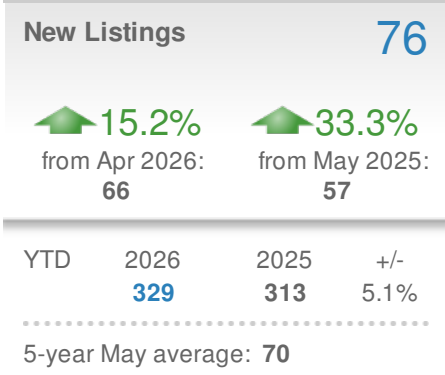
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.02 in April and a decrease from 1.08 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Upper Darby (Delaware, PA) - Attached/Townhouse

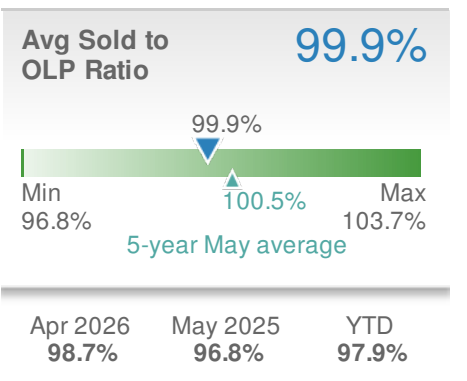
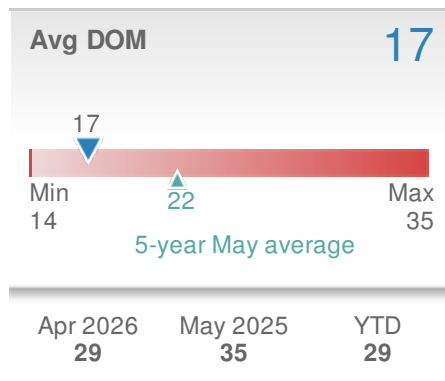
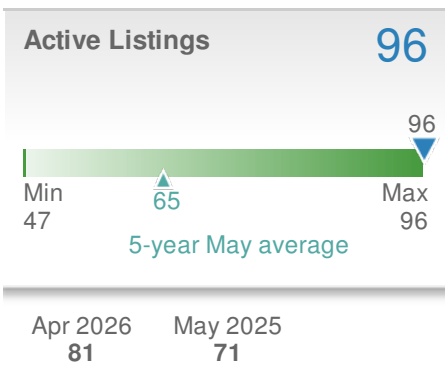
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$237,500, representing an increase of 1.1% compared to last month and an increase of 3.3% from May 2025. The average days on market for units sold in May was 17 days, 23% below the 5-year May average of 22 days. There was a 6.5% month over month decrease in new contract activity with 58 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 82; and an 18.5% increase in supply to 96 active units.

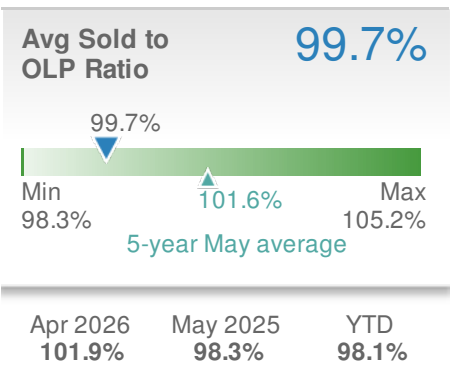
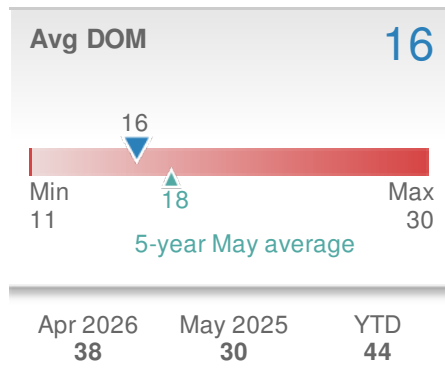
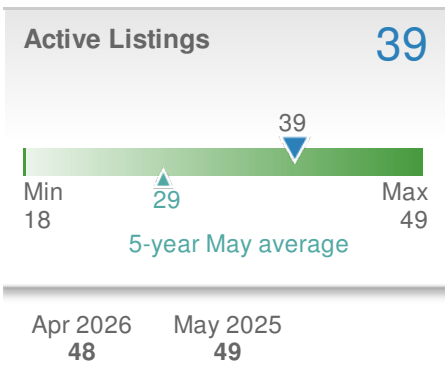
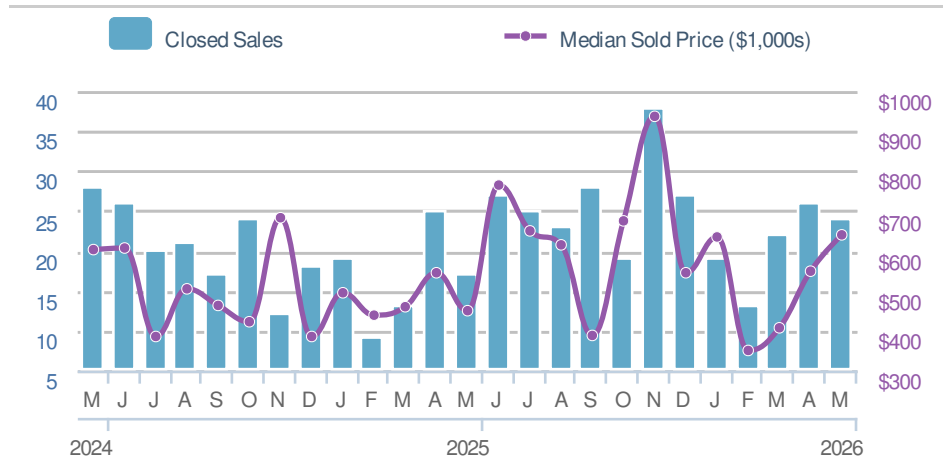
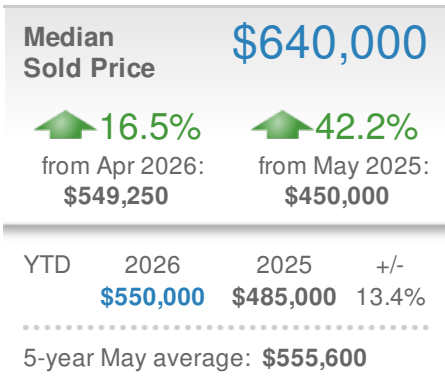
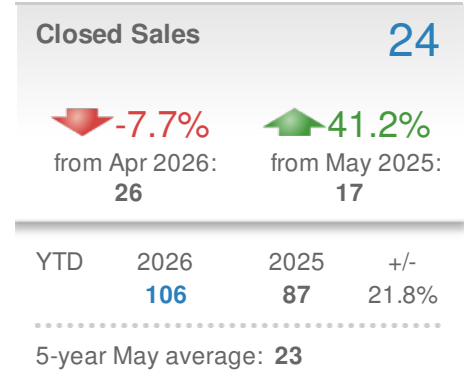
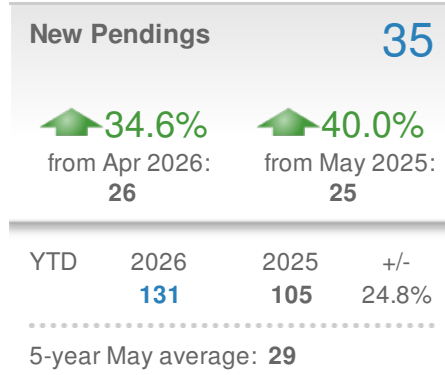
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.04 in April and a decrease from 1.07 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Wallingford-Swarthmore (Delaware, PA)

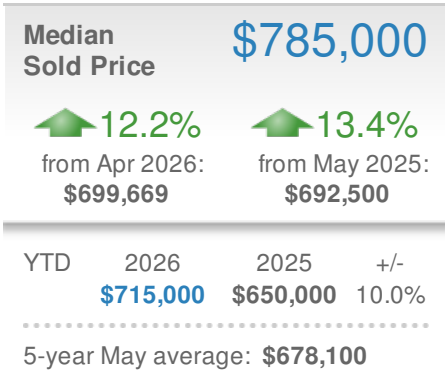
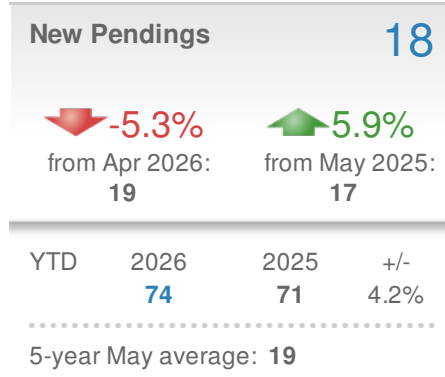
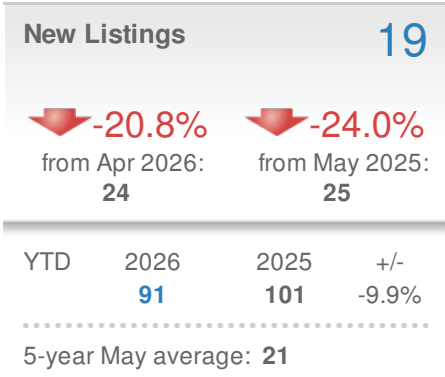
Email: ldavis@tcsr.realtor



**May 2026**

Wallingford-Swarthmore (Delaware, PA) - Detached

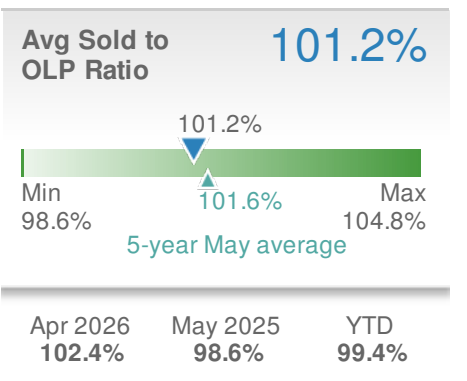
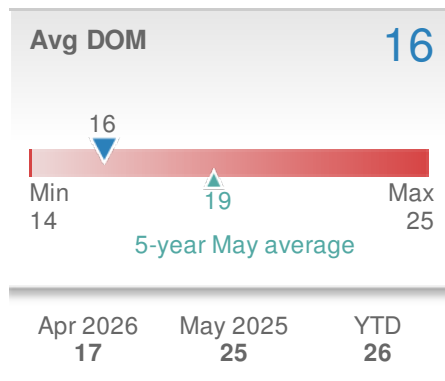
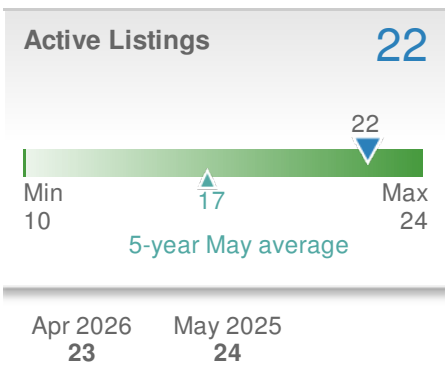
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Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for May was \$785,000, representing an increase of 12.2% compared to last month and an increase of 13.4% from May 2025. The average days on market for units sold in May was 16 days, 17% below the 5-year May average of 19 days. There was a 5.3% month over month decrease in new contract activity with 18 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 23; and a 4.3% decrease in supply to 22 active units.

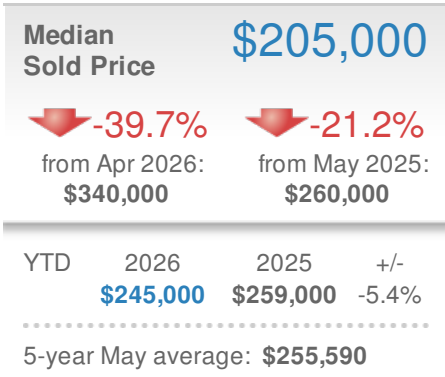
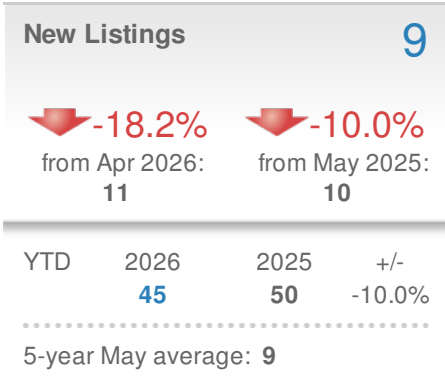
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.96 in April and a decrease from 1.08 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Wallingford-Swarthmore (Delaware, PA) - Attached

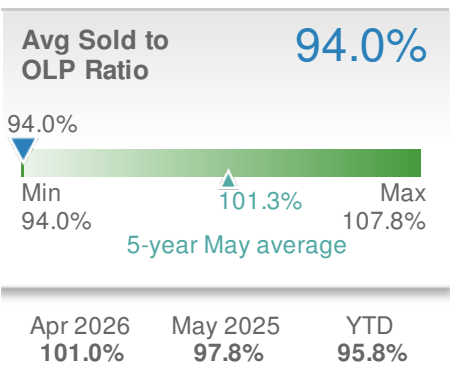
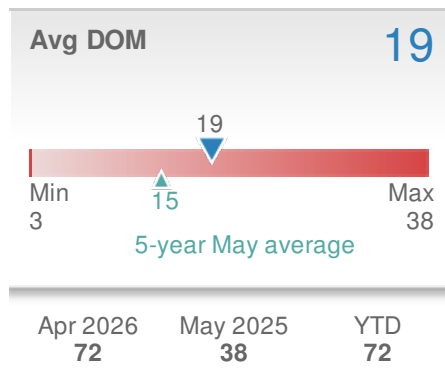
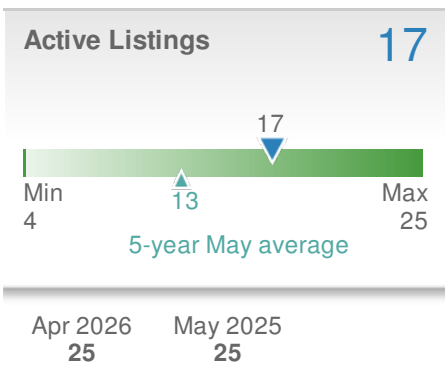
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Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for May was \$205,000, representing a decrease of 39.7% compared to last month and a decrease of 21.2% from May 2025. The average days on market for units sold in May was 19 days, 27% above the 5-year May average of 15 days. There was a 142.9% month over month increase in new contract activity with 17 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from April) to 20; and a 32% decrease in supply to 17 active units.

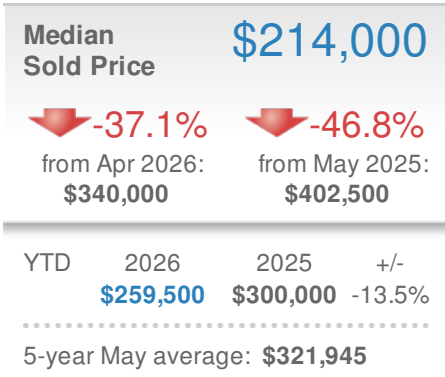
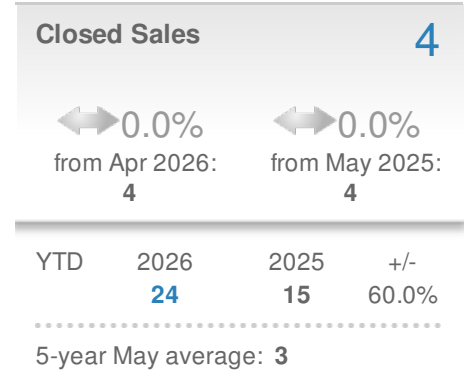
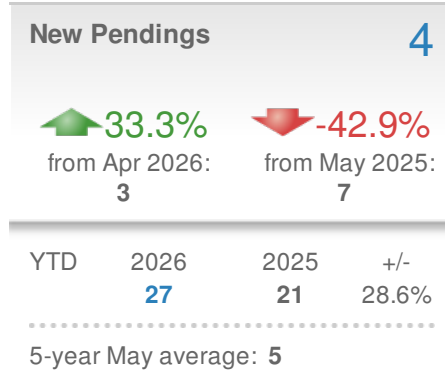
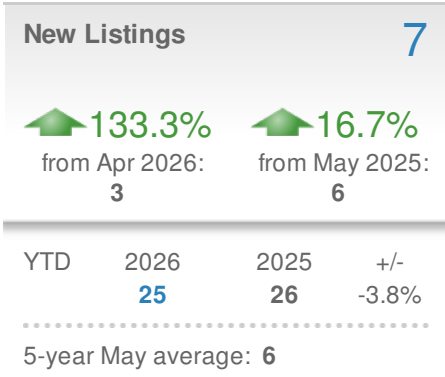
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.32 in April and an increase from 1.16 in May 2025. The Contract Ratio is 46% lower than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

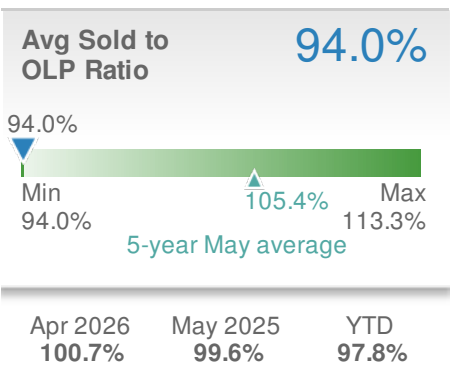
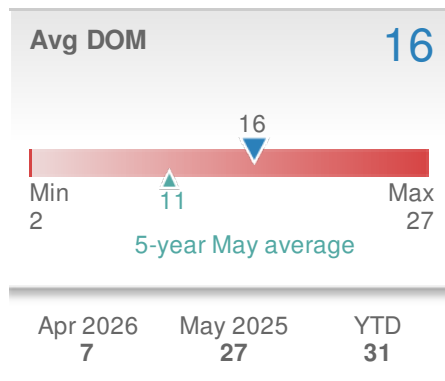
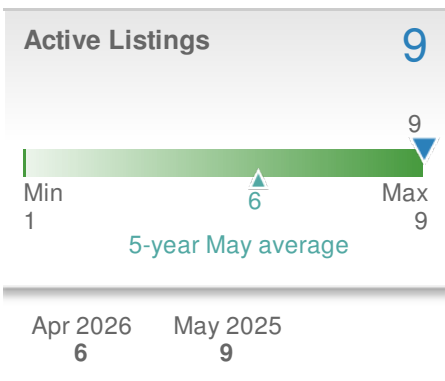
The County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$214,000, representing a decrease of 37.1% compared to last month and a decrease of 46.8% from May 2025. The average days on market for units sold in May was 16 days, 46% above the 5-year May average of 11 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 5; and a 50% increase in supply to 9 active units.

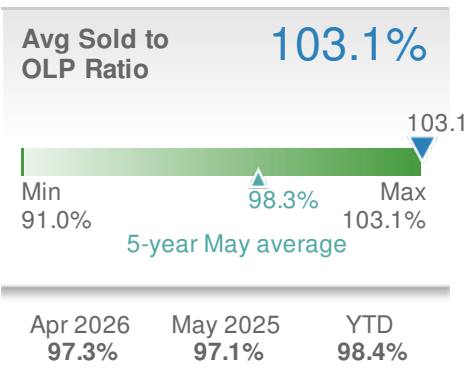
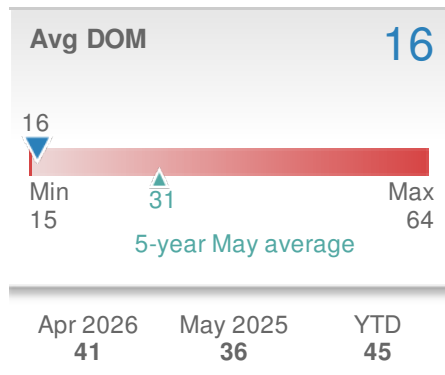
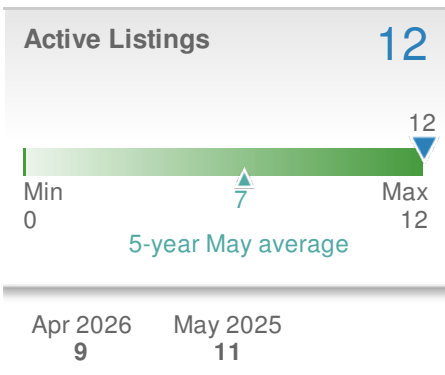
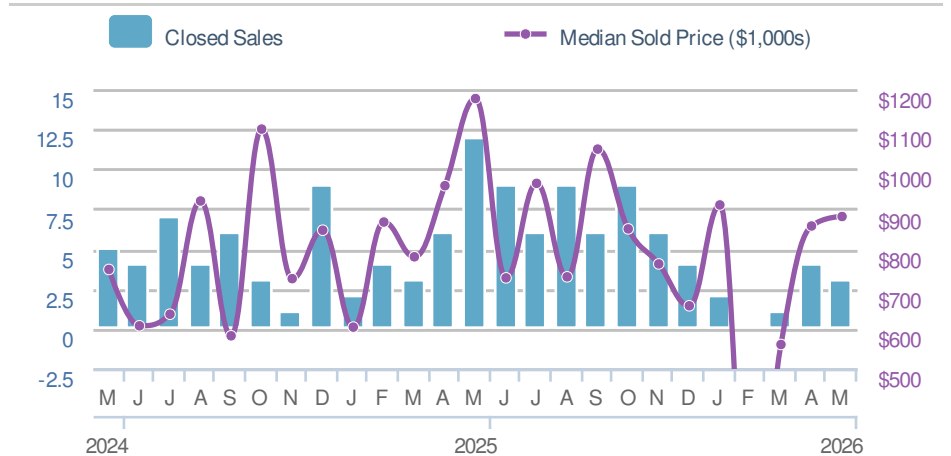
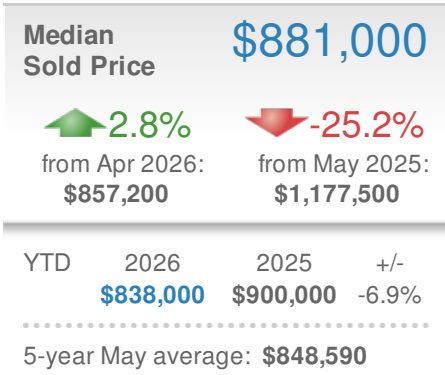
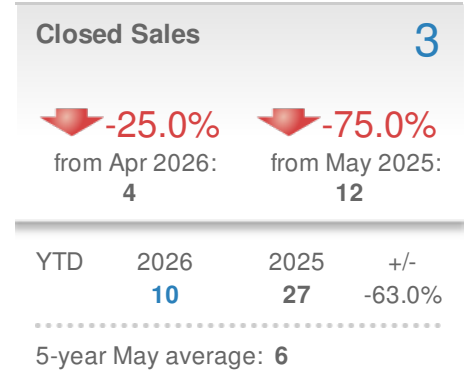
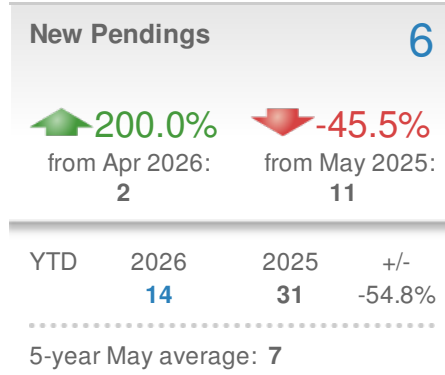
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.83 in April and a decrease from 2.22 in May 2025. The Contract Ratio is 88% lower than the 5-year May average of 4.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

West Chester Area (Delaware, PA)

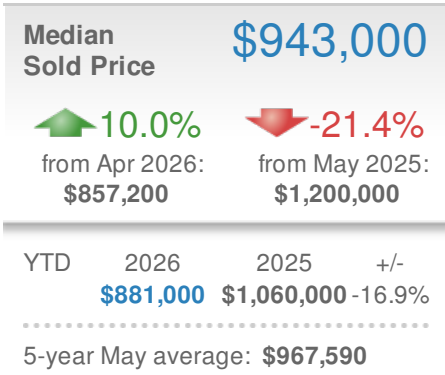
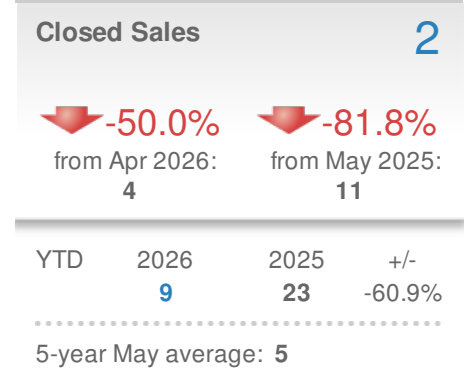
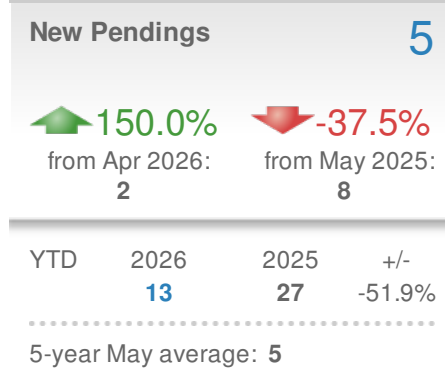
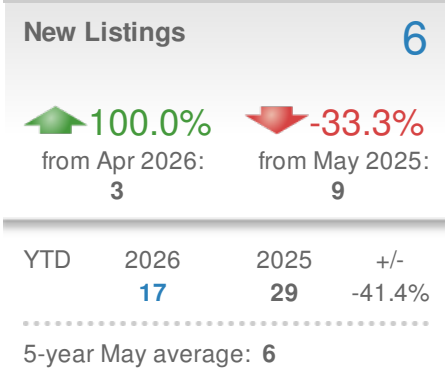
Email: ldavis@tcsr.realtor



**May 2026**

West Chester Area (Delaware, PA) - Detached

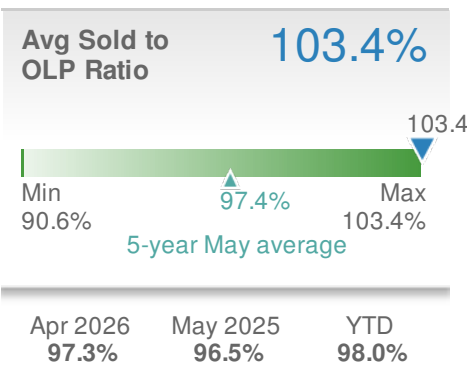
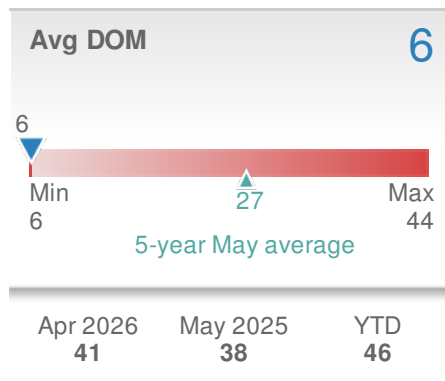
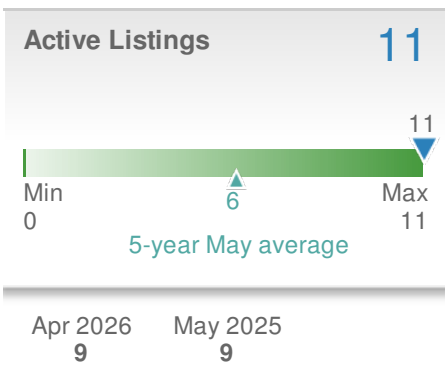
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for May was \$943,000, representing an increase of 10% compared to last month and a decrease of 21.4% from May 2025. The average days on market for units sold in May was 6 days, 78% below the 5-year May average of 27 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from April) to 7; and a 22.2% increase in supply to 11 active units.

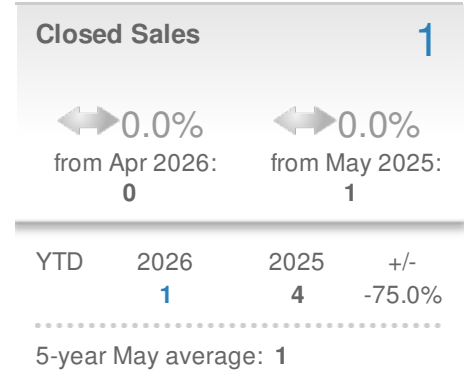
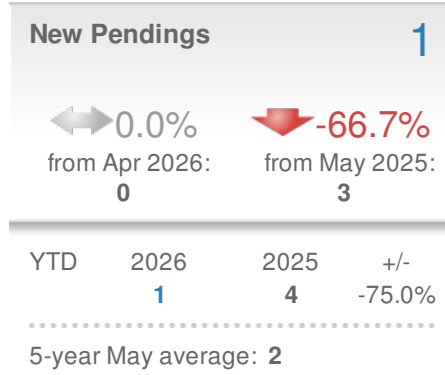
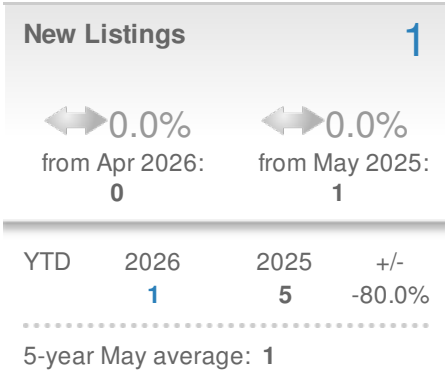
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.44 in April and a decrease from 1.11 in May 2025. The Contract Ratio is 49% higher than the 5-year May average of 0.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

West Chester Area (Delaware, PA) - Attached

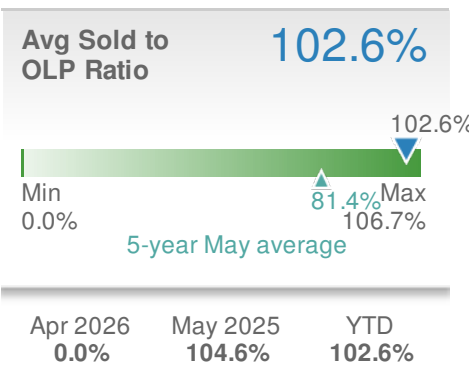
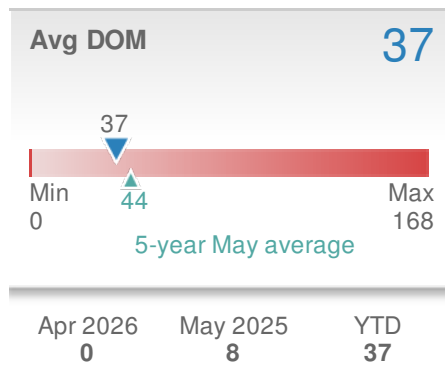
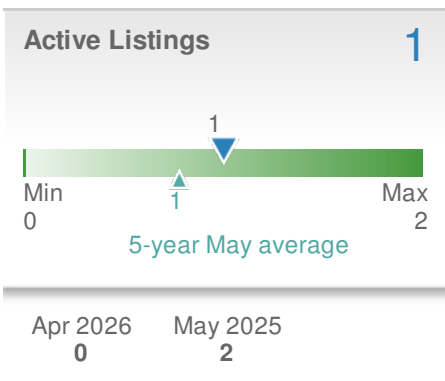
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for May was \$795,000, representing an increase of 0% compared to last month and an increase of 26.9% from May 2025. The average days on market for units sold in May was 37 days, 16% below the 5-year May average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 0; and a 0% increase in supply to 1 active units.

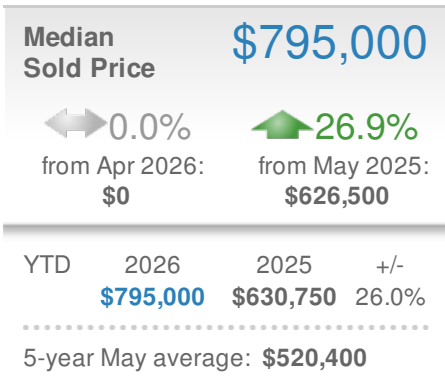
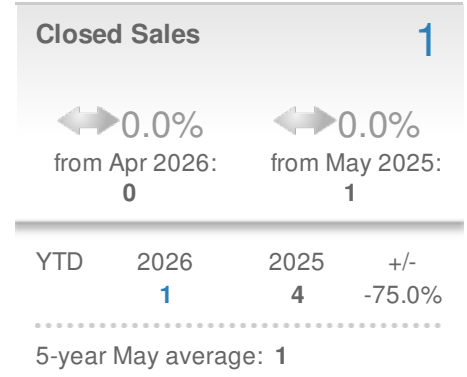
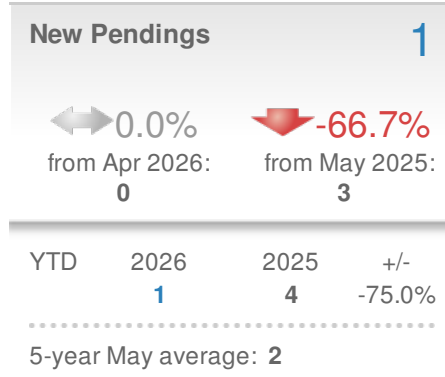
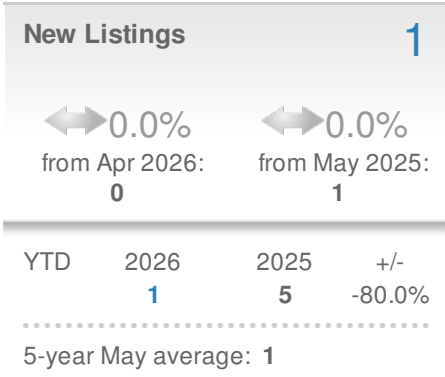
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 1.00 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

West Chester Area (Delaware, PA) - Attached/Townhouse

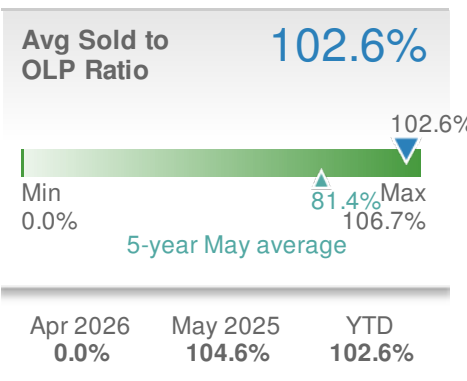
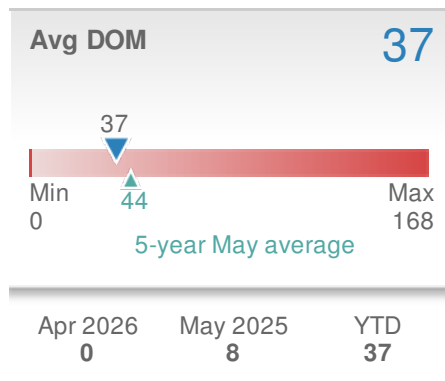
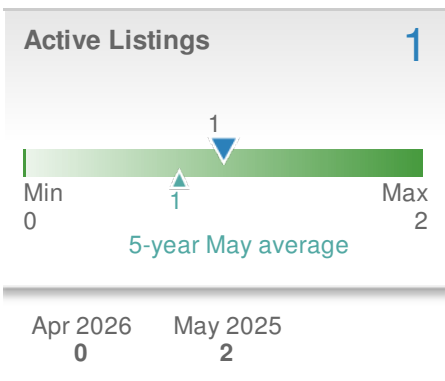
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$795,000, representing an increase of 0% compared to last month and an increase of 26.9% from May 2025. The average days on market for units sold in May was 37 days, 16% below the 5-year May average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 0; and a 0% increase in supply to 1 active units.

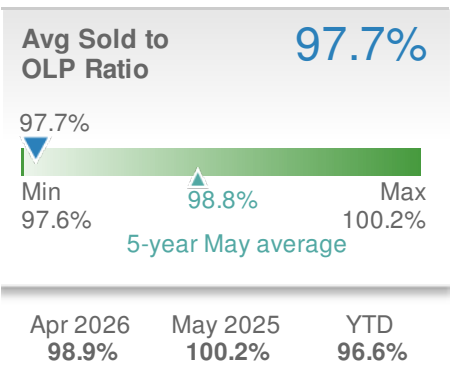
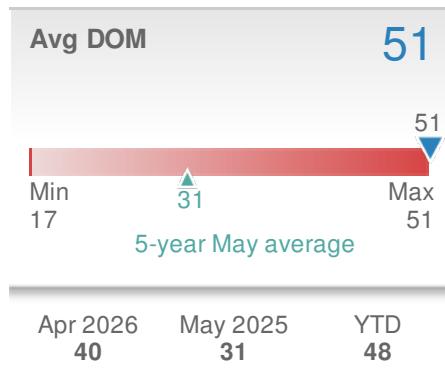
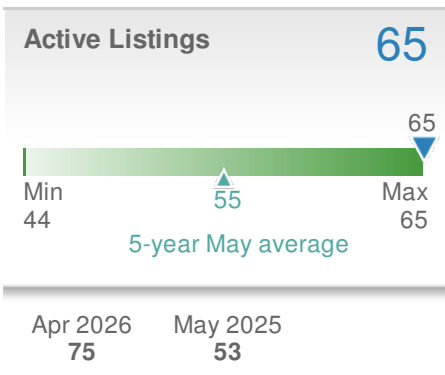
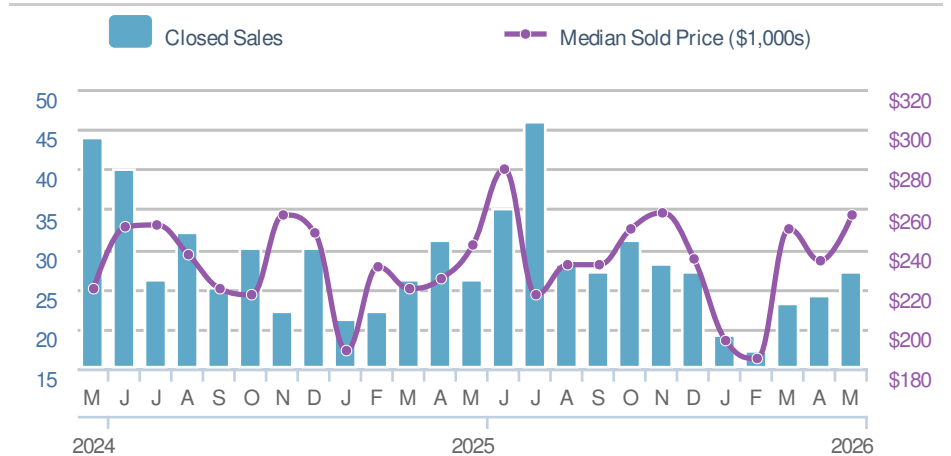
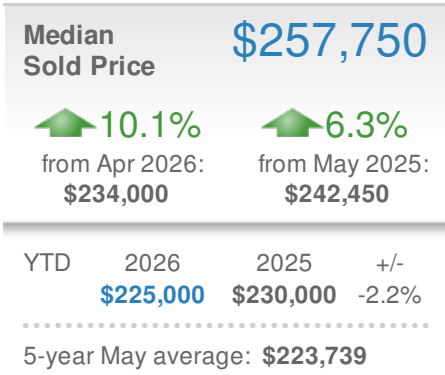
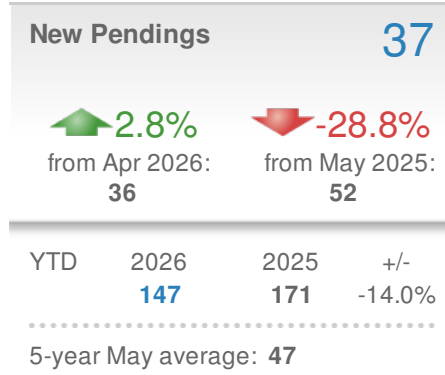
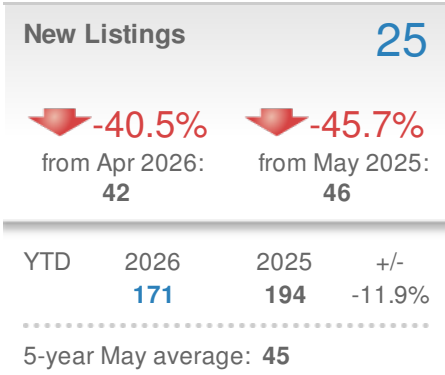
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 1.00 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## May 2026

William Penn (Delaware, PA)

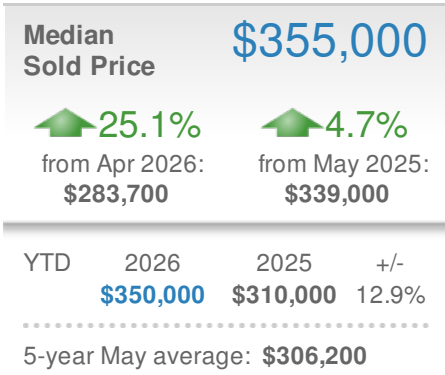
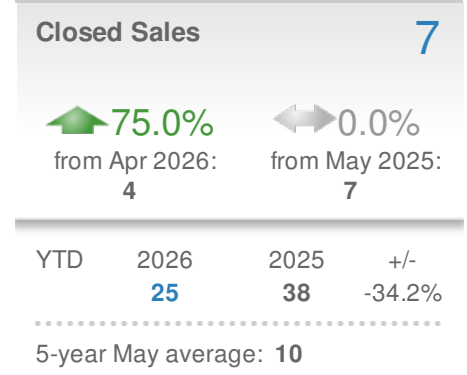
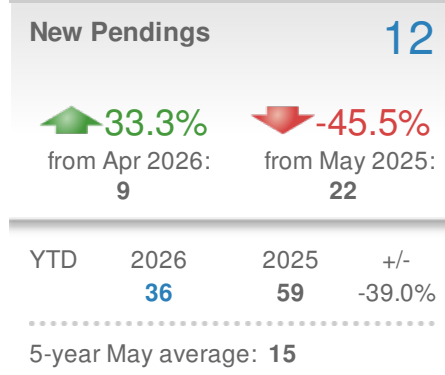
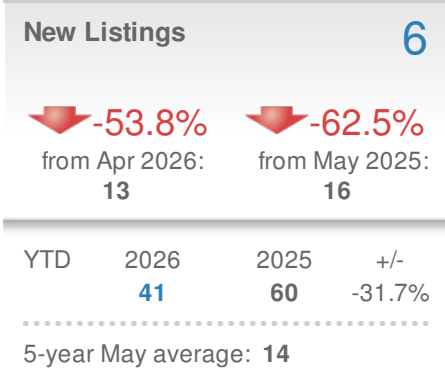
Email: ldavis@tcsr.realtor



**May 2026**

William Penn (Delaware, PA) - Detached

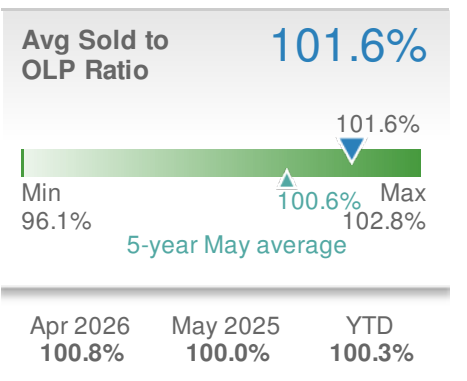
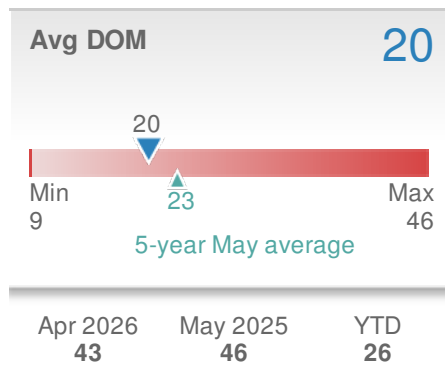
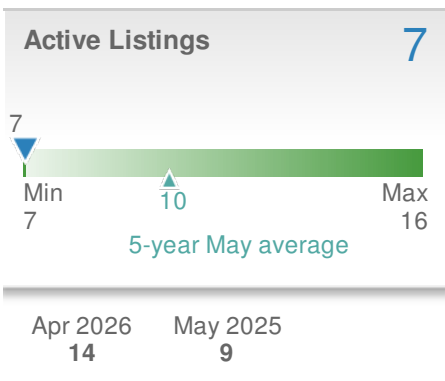
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for May was \$355,000, representing an increase of 25.1% compared to last month and an increase of 4.7% from May 2025. The average days on market for units sold in May was 20 days, 13% below the 5-year May average of 23 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 13; and a 50% decrease in supply to 7 active units.

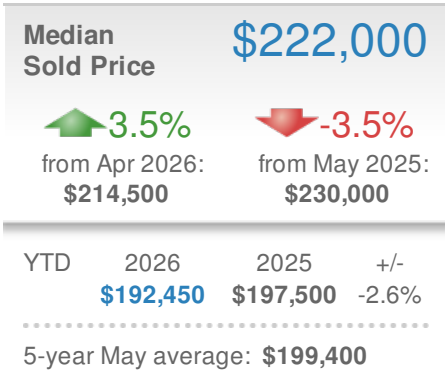
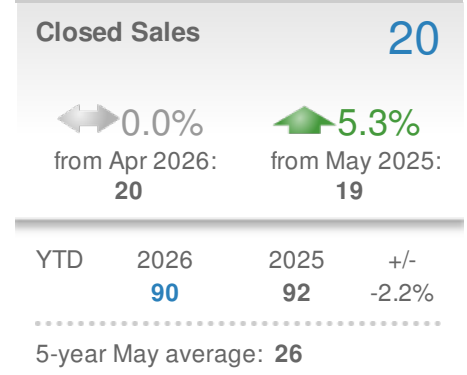
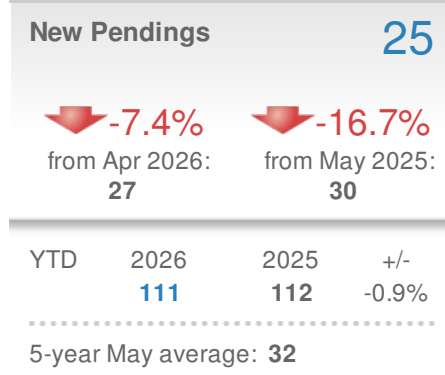
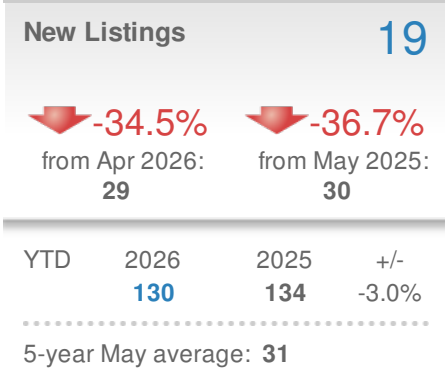
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 0.64 in April and a decrease from 3.22 in May 2025. The Contract Ratio is 13% lower than the 5-year May average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

William Penn (Delaware, PA) - Attached

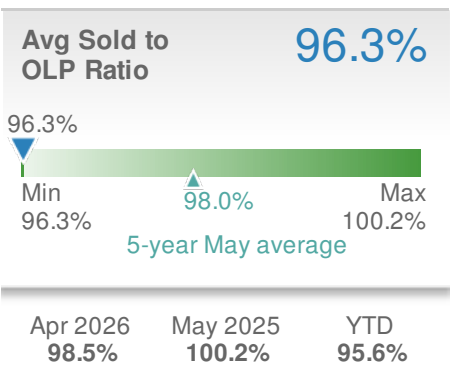
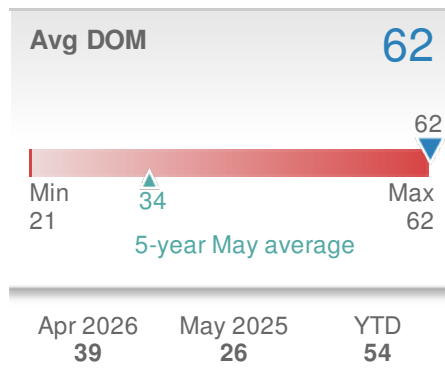
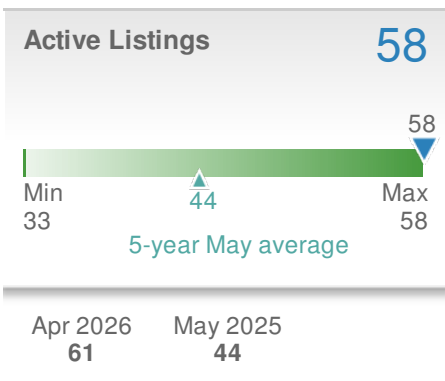
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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for May was \$222,000, representing an increase of 3.5% compared to last month and a decrease of 3.5% from May 2025. The average days on market for units sold in May was 62 days, 83% above the 5-year May average of 34 days. There was a 7.4% month over month decrease in new contract activity with 25 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and a 4.9% decrease in supply to 58 active units.

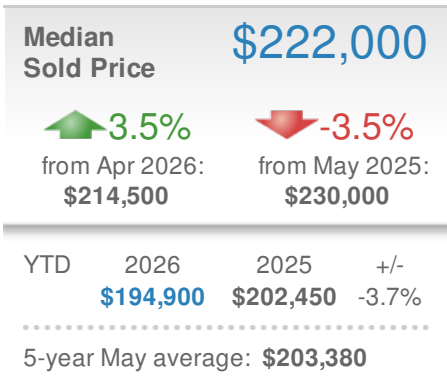
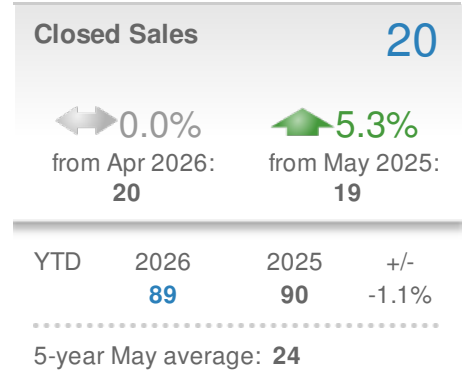
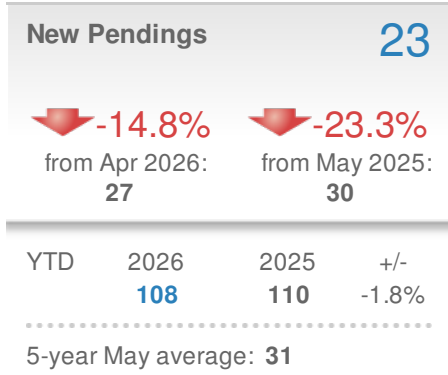
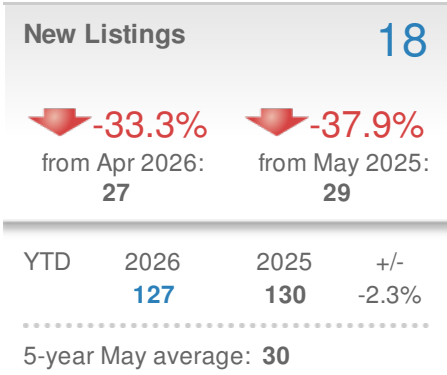
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.64 in April and a decrease from 0.89 in May 2025. The Contract Ratio is 34% lower than the 5-year May average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

William Penn (Delaware, PA) - Attached/Townhouse

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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$222,000, representing an increase of 3.5% compared to last month and a decrease of 3.5% from May 2025. The average days on market for units sold in May was 62 days, 80% above the 5-year May average of 34 days. There was a 14.8% month over month decrease in new contract activity with 23 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 38; and a 5.1% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.66 in April and a decrease from 0.88 in May 2025. The Contract Ratio is 35% lower than the 5-year May average of 1.04. 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.

