

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

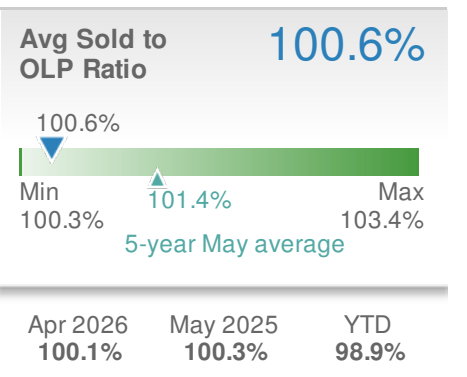
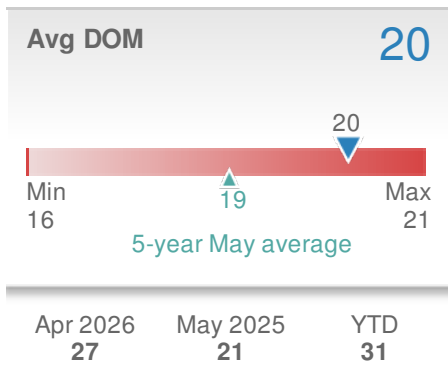
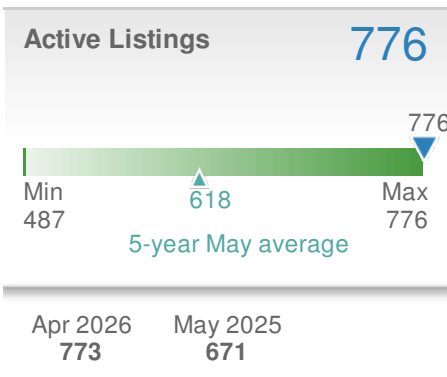
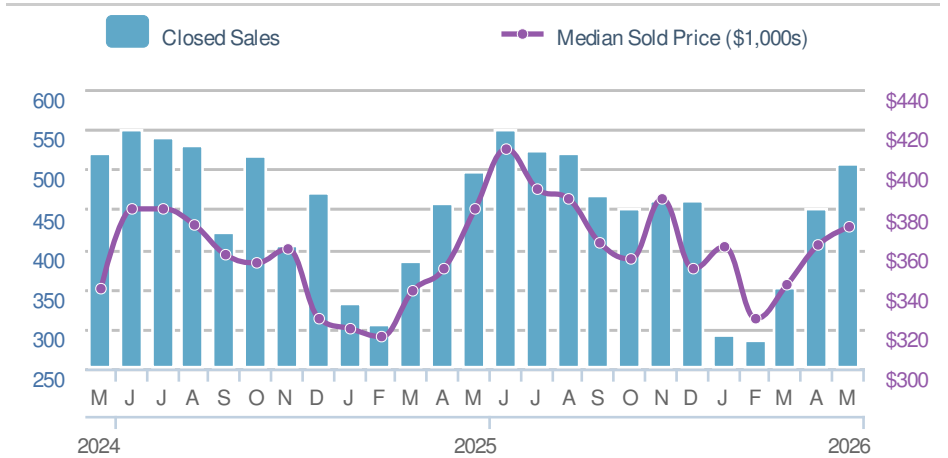
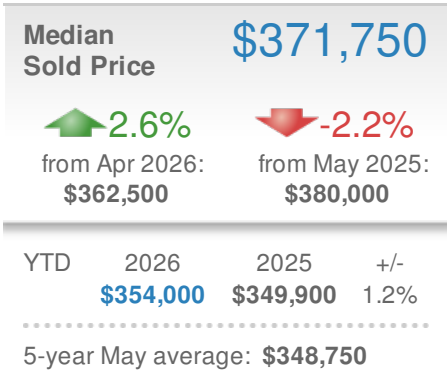
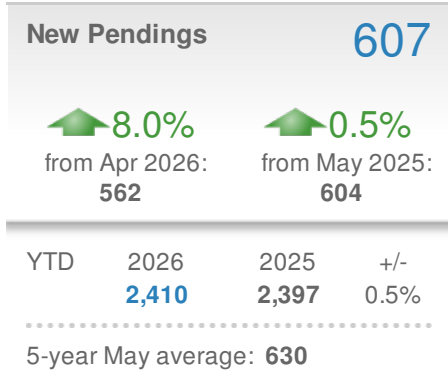
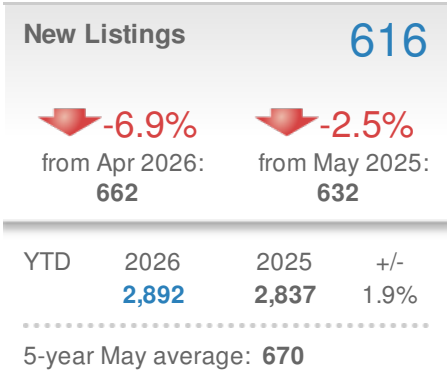
Local Market Insight

Delaware County, PA

May 2026

Delaware County, PA

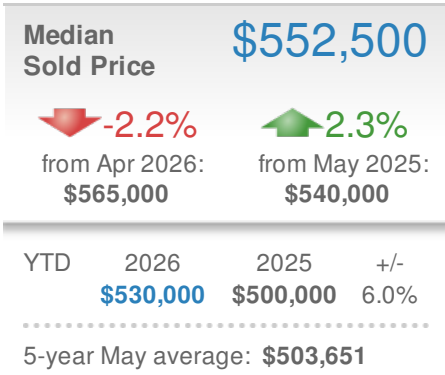
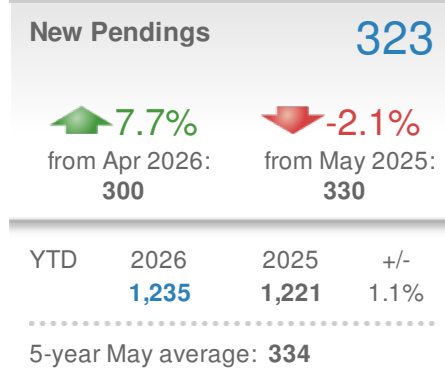
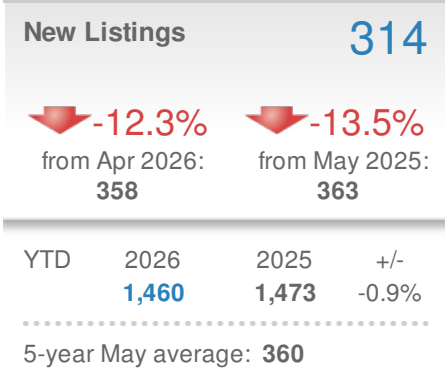
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Delaware County, PA - Detached

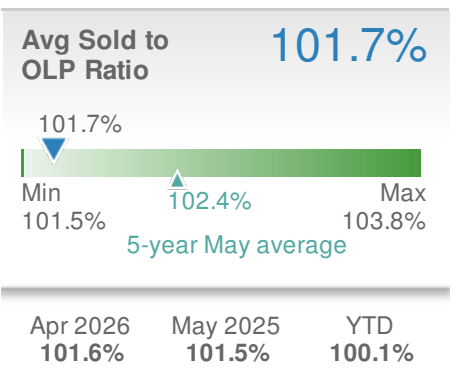
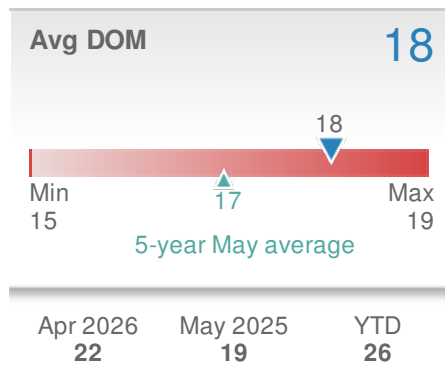
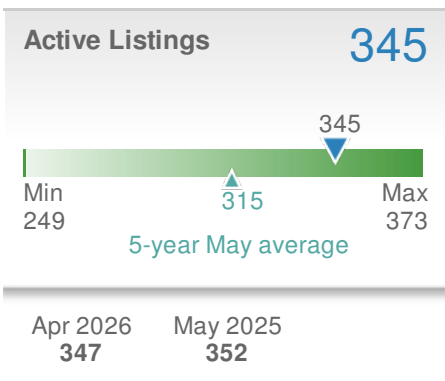
Tri-County Suburban REALTORS
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Summary

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.

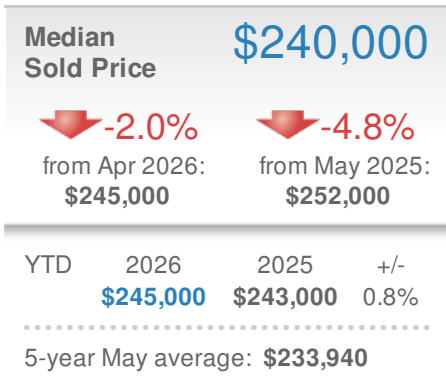
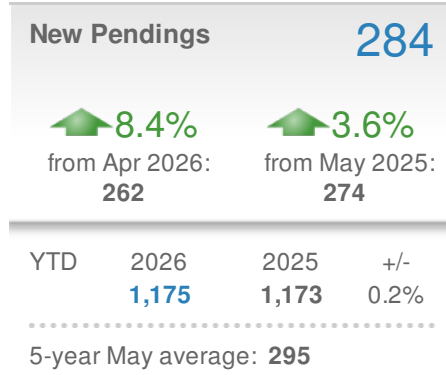
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.29 in April and an increase from 1.37 in May 2025. The Contract Ratio is 17% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

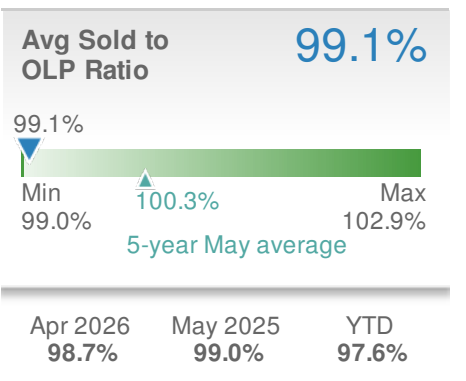
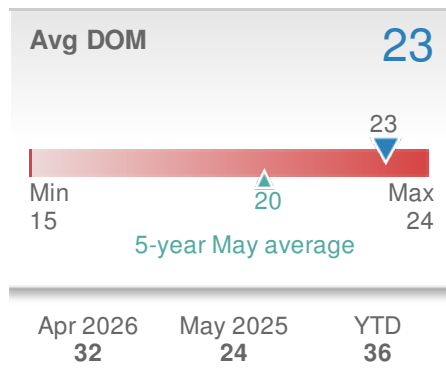
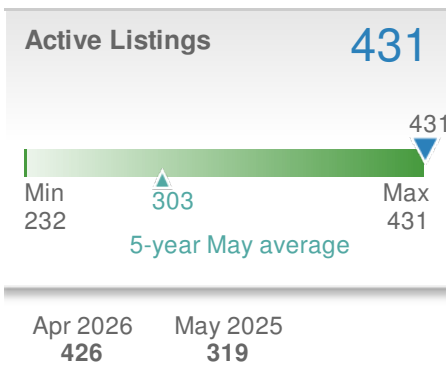
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Summary

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.

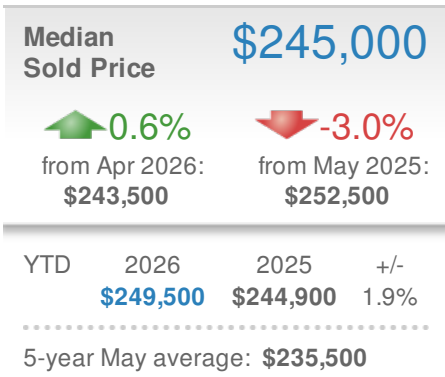
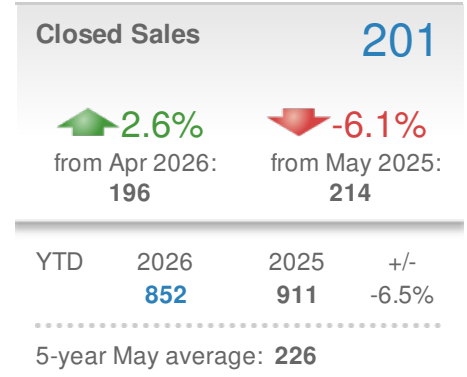
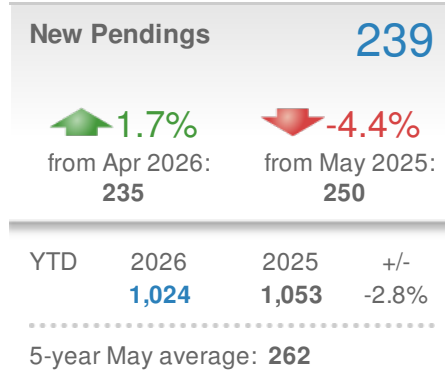
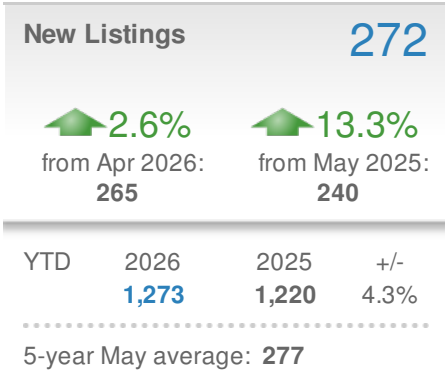
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.82 in April and a decrease from 1.21 in May 2025. The Contract Ratio is 41% lower than the 5-year May average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

