

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

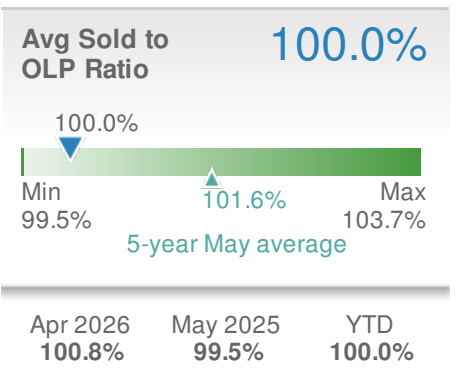
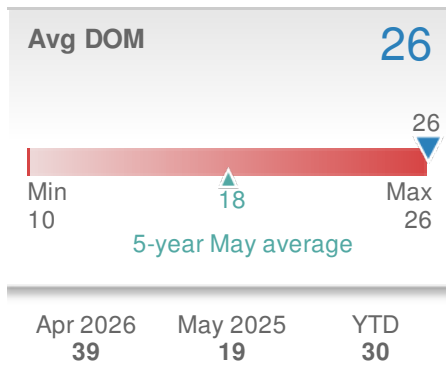
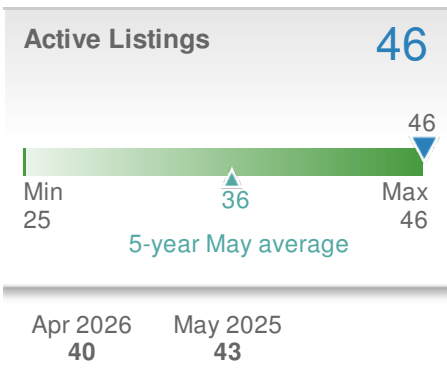
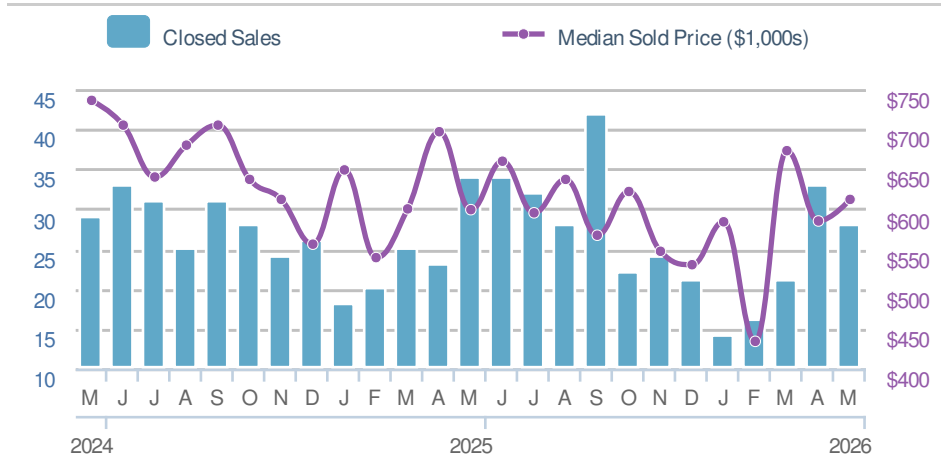
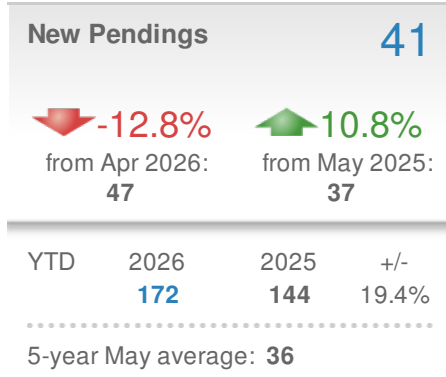
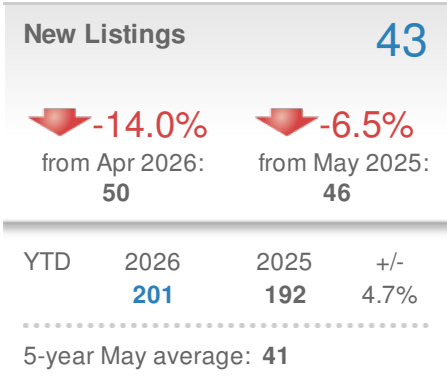
Local Market Insight

Garnet Valley (Delaware, PA)

May 2026

Garnet Valley (Delaware, PA)

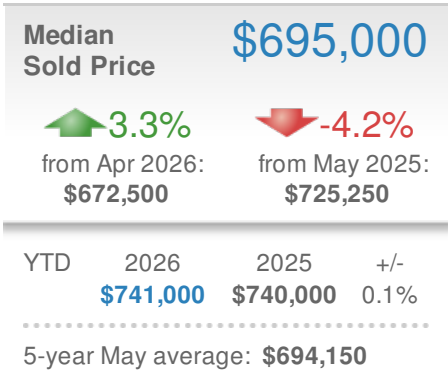
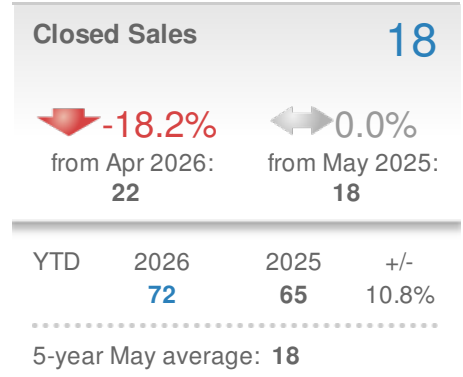
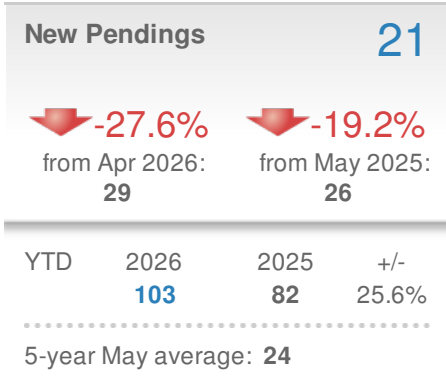
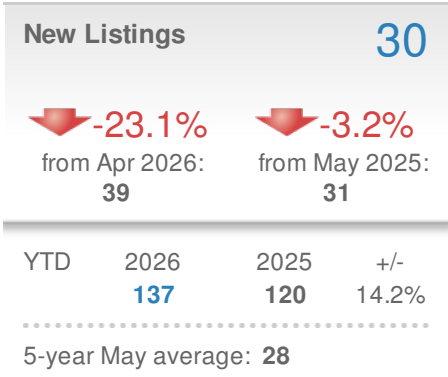
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Garnet Valley (Delaware, PA) - Detached

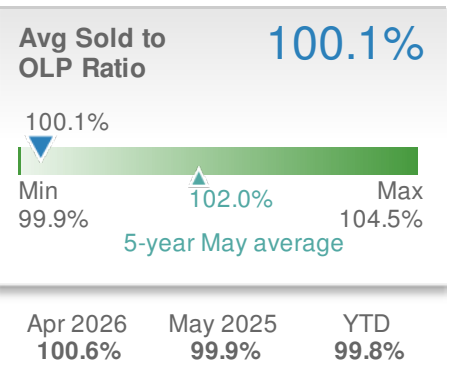
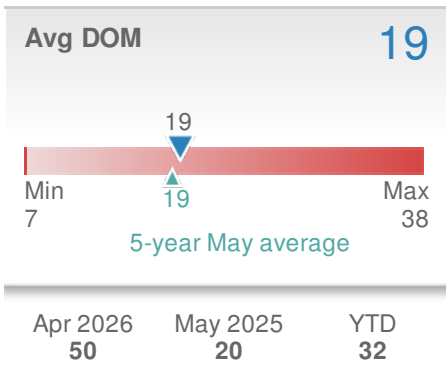
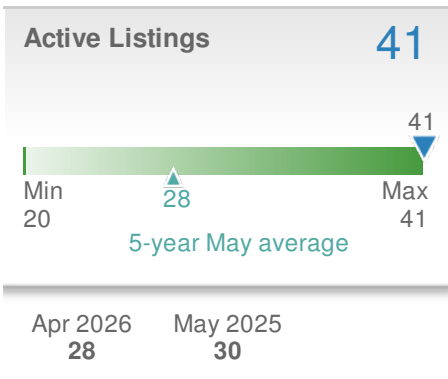
Tri-County Suburban REALTORS
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Summary

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.

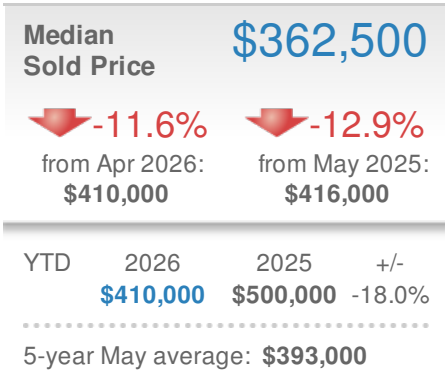
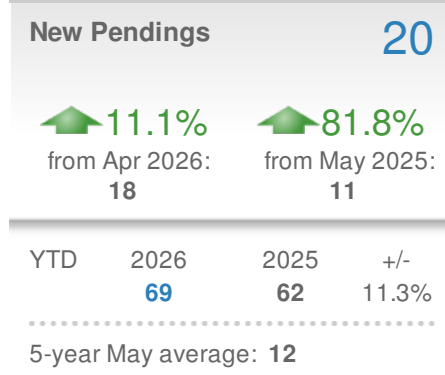
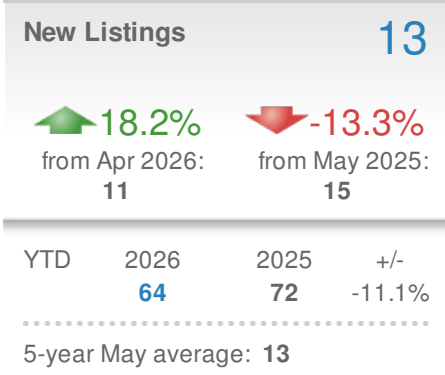
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.96 in April and an increase from 1.30 in May 2025. The Contract Ratio is 20% lower than the 5-year May average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

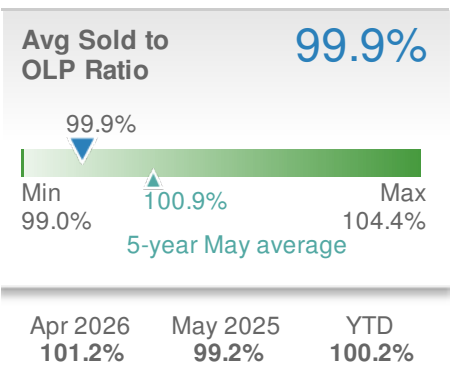
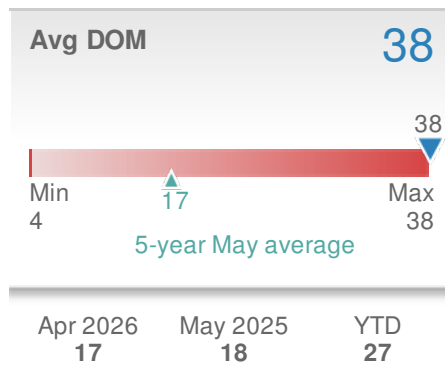
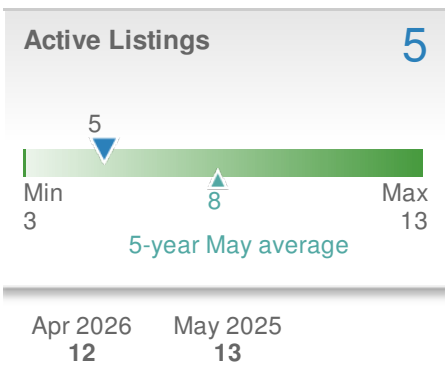
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Summary

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.

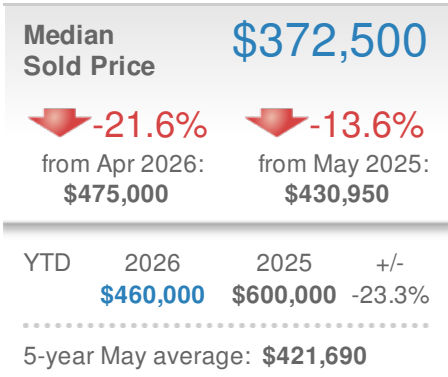
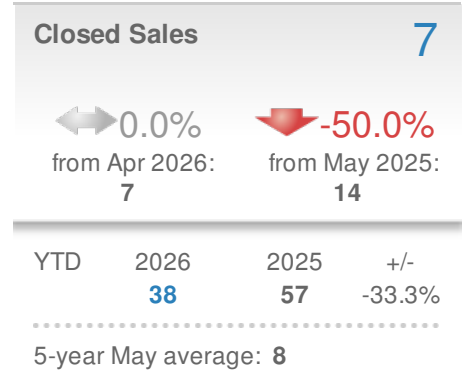
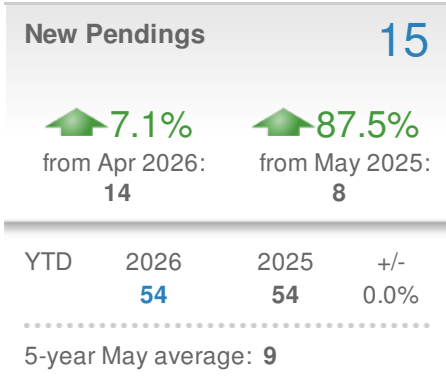
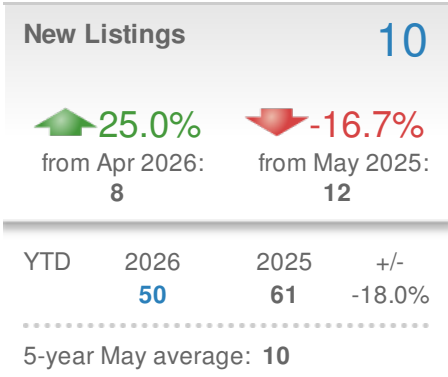
This activity resulted in a Contract Ratio of 6.80 pendings per active listing, up from 2.25 in April and an increase from 1.46 in May 2025. The Contract Ratio is 130% higher than the 5-year May average of 2.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



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Garnet Valley (Delaware, PA) - Attached/Townhouse

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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.

