

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

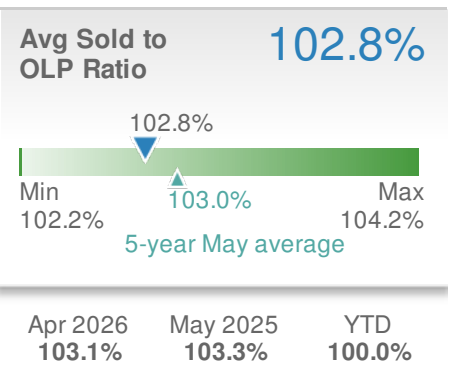
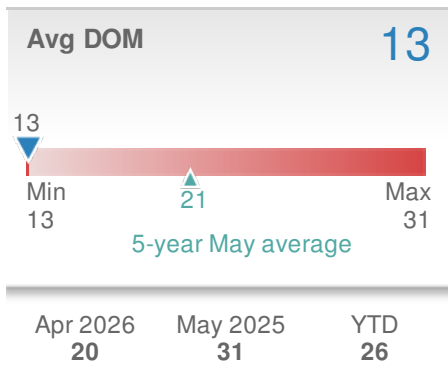
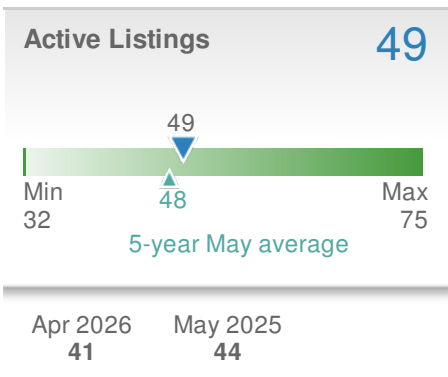
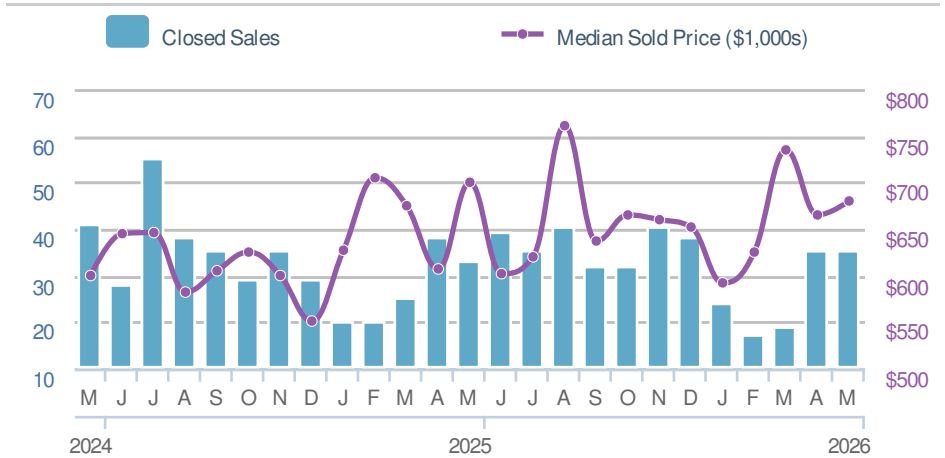
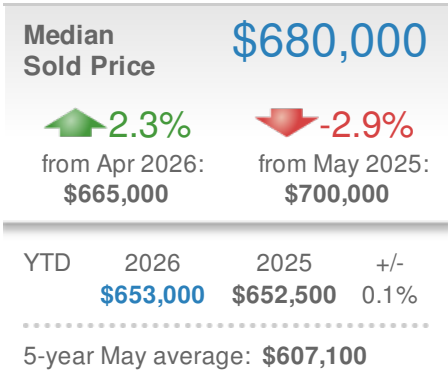
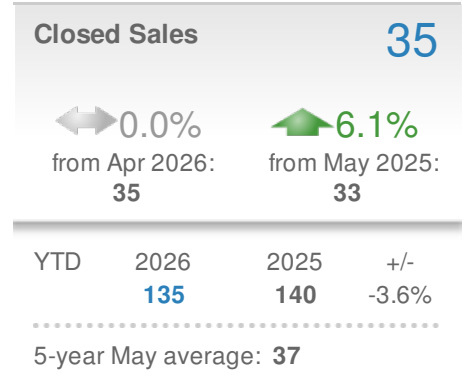
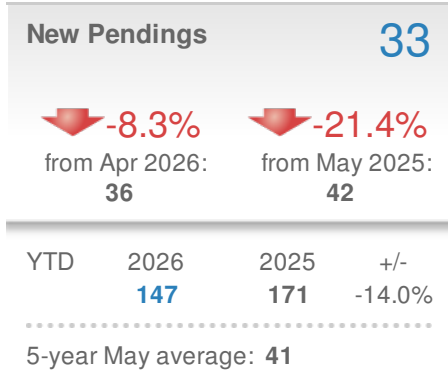
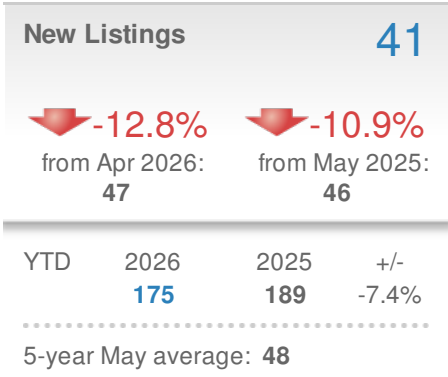
Local Market Insight

Marple Newtown (Delaware, PA)

May 2026

Marple Newtown (Delaware, PA)

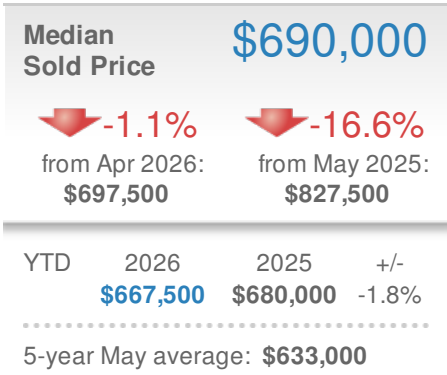
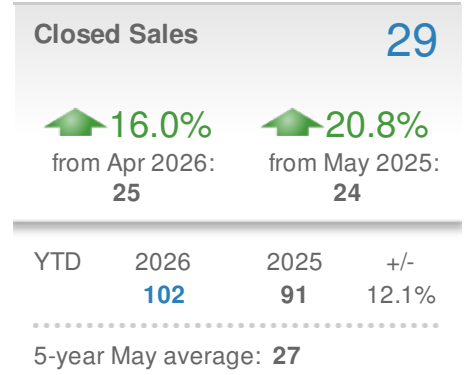
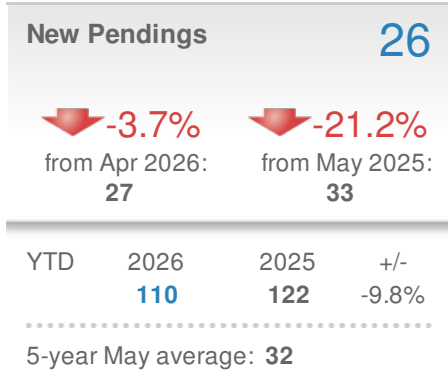
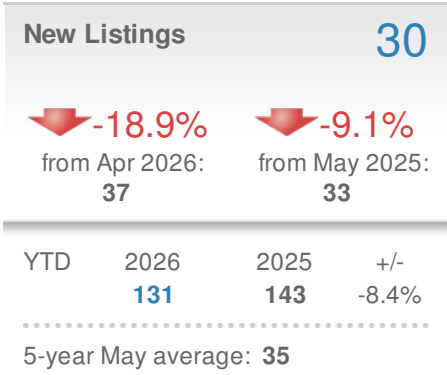
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Marple Newtown (Delaware, PA) - Detached

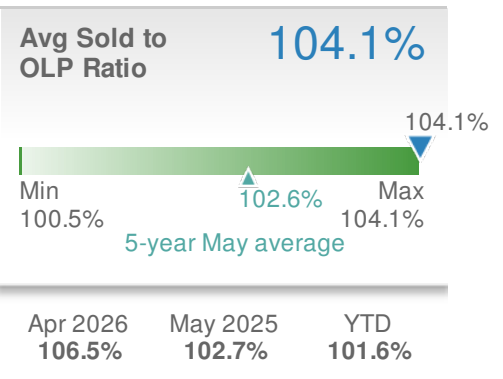
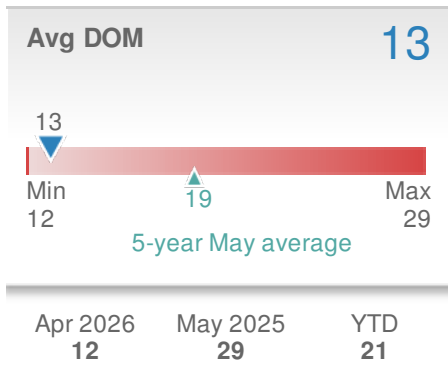
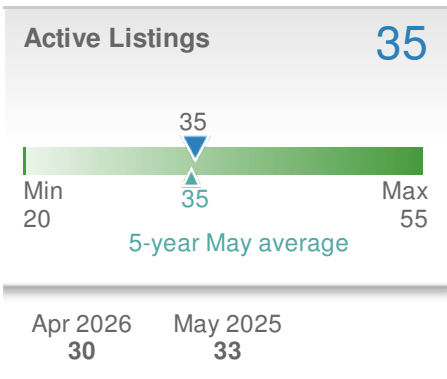
Tri-County Suburban REALTORS
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Summary

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.

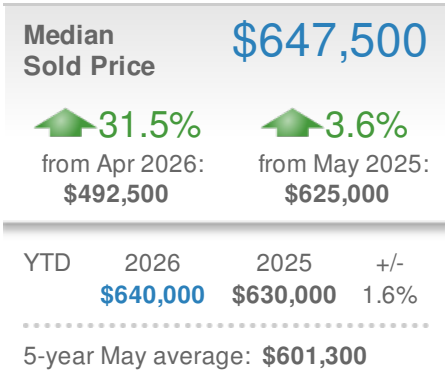
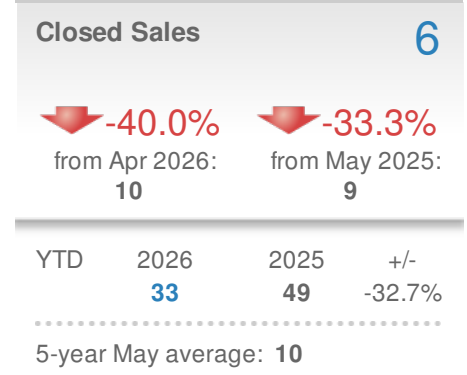
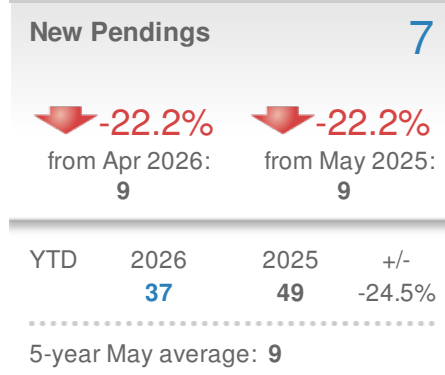
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.43 in April and a decrease from 1.97 in May 2025. The Contract Ratio is 37% lower than the 5-year May average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

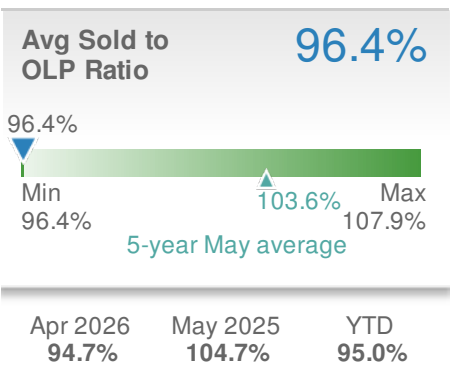
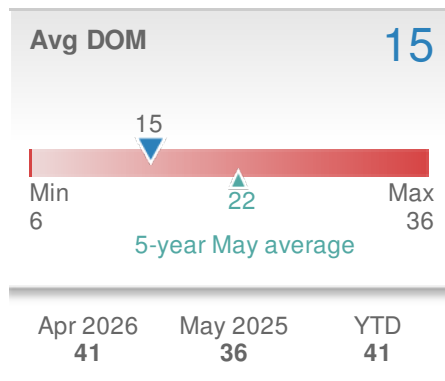
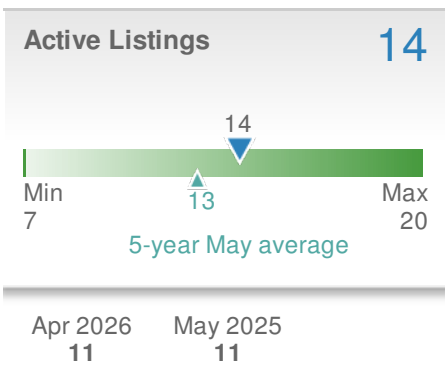
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Summary

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.

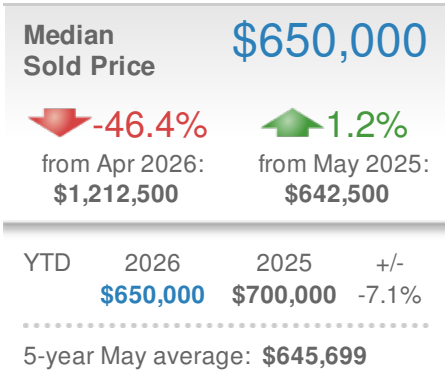
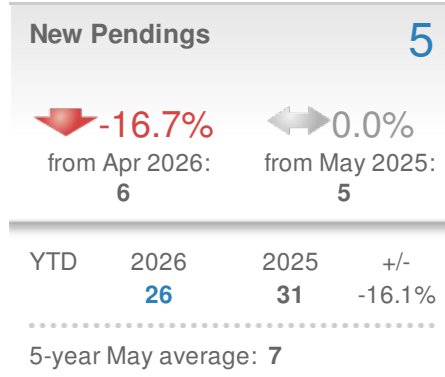
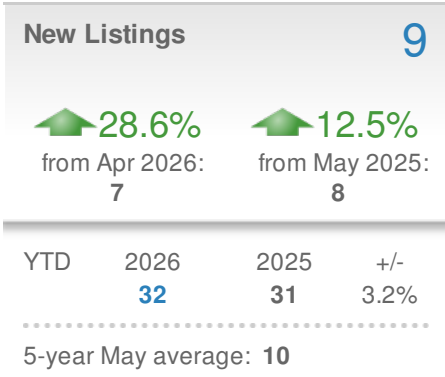
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.91 in April and a decrease from 1.64 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



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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.

