

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

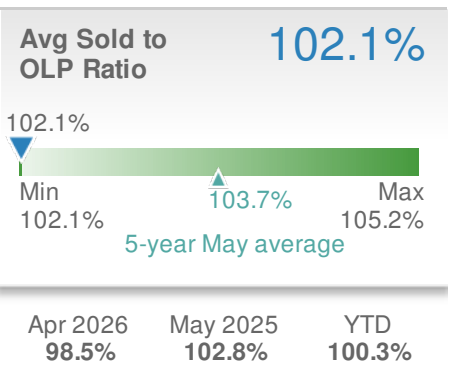
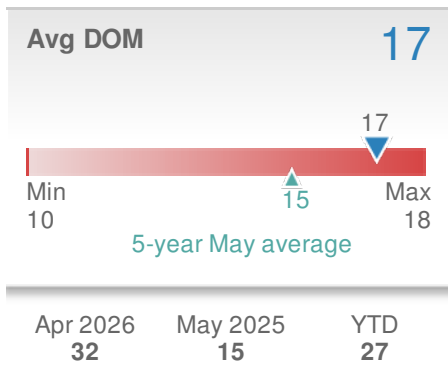
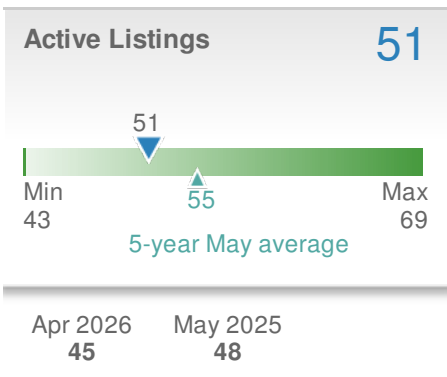
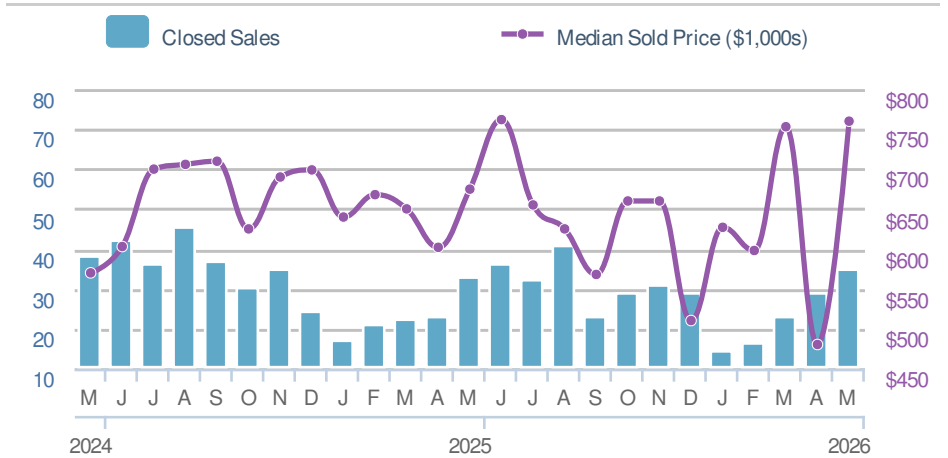
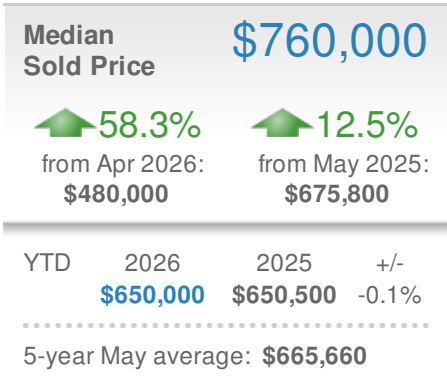
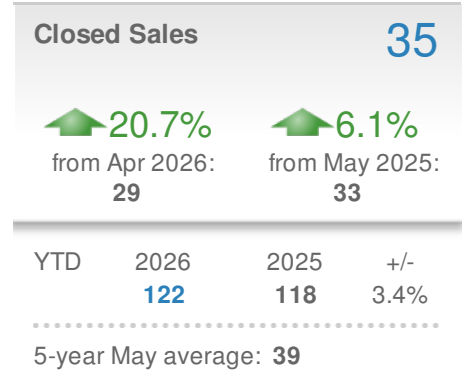
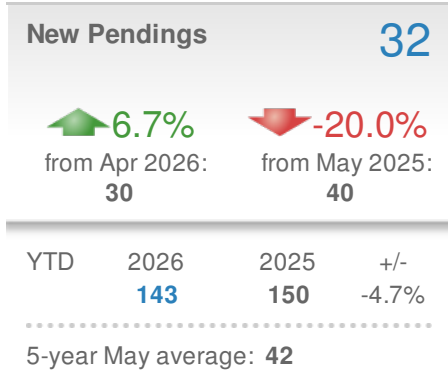
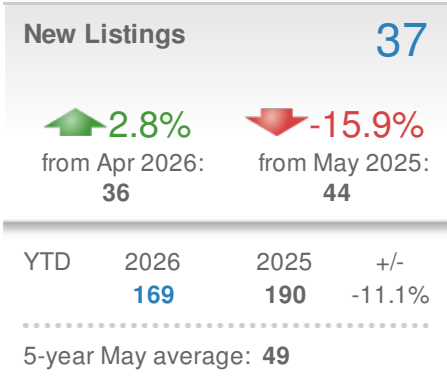
Local Market Insight

Rose Tree Media (Delaware, PA)

May 2026

Rose Tree Media (Delaware, PA)

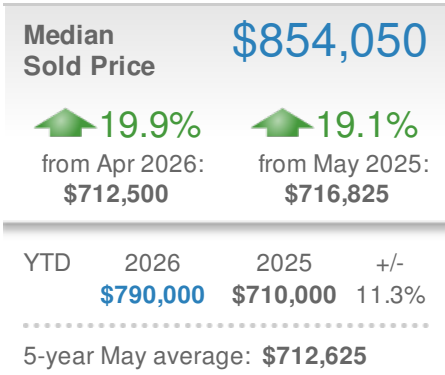
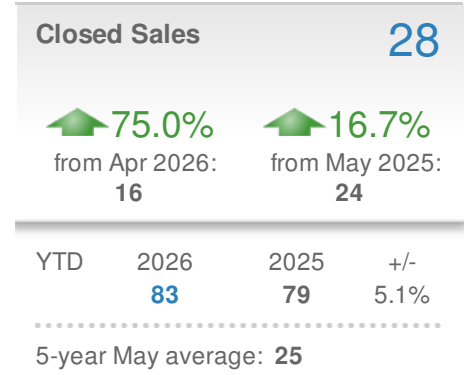
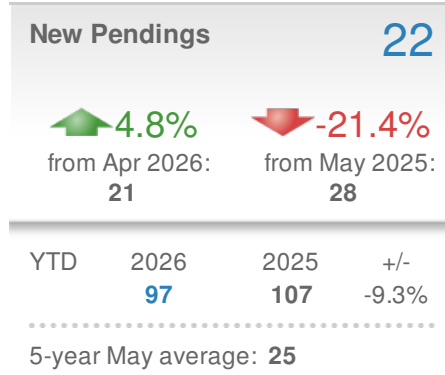
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May 2026

Rose Tree Media (Delaware, PA) - Detached

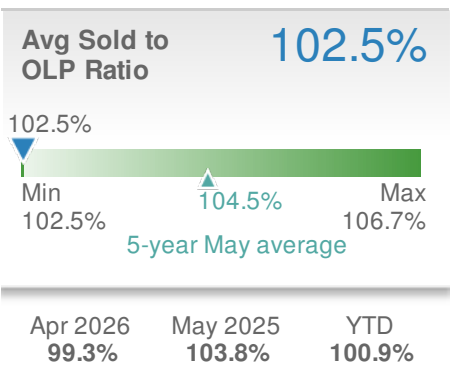
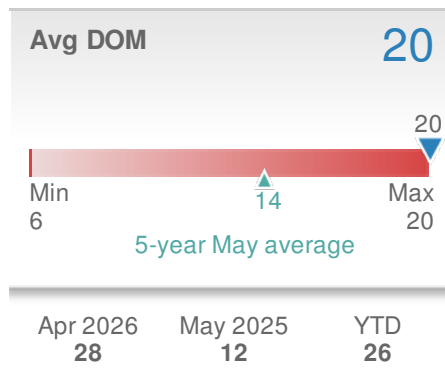
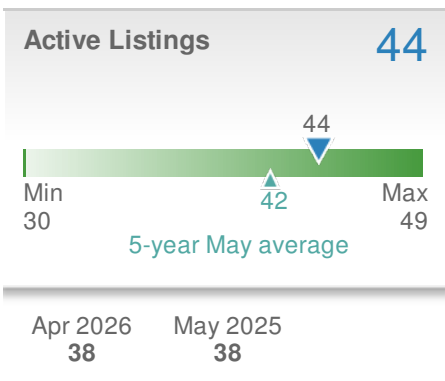
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Summary

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.

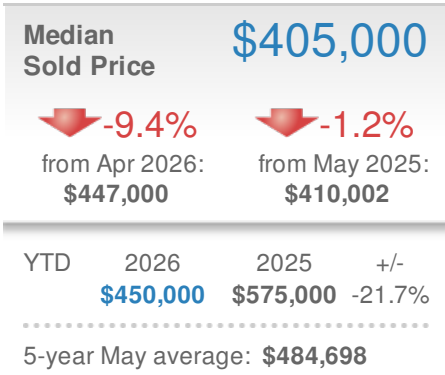
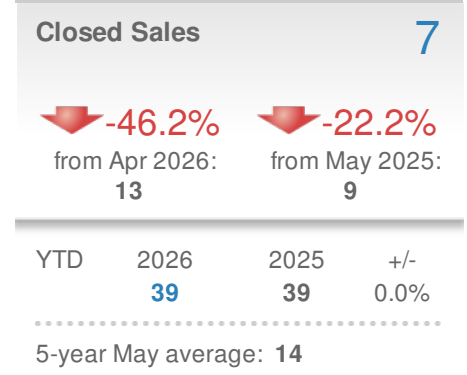
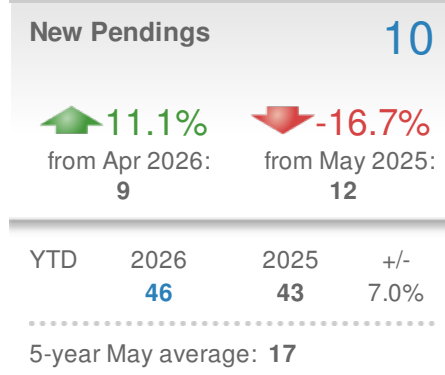
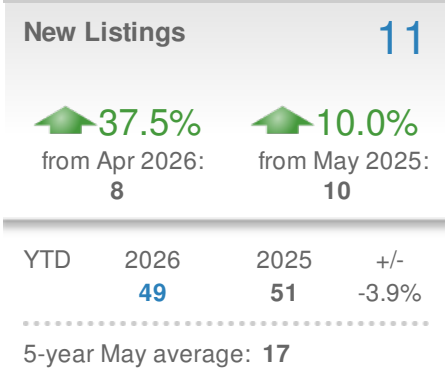
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.00 in April and a decrease from 1.24 in May 2025. The Contract Ratio is 31% lower than the 5-year May average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

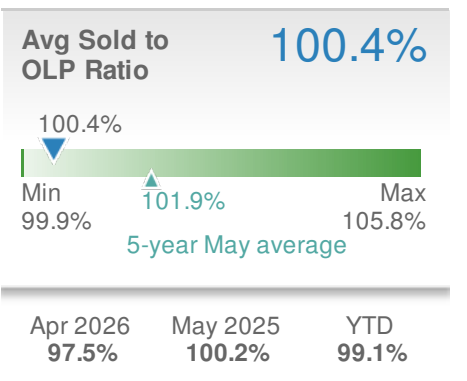
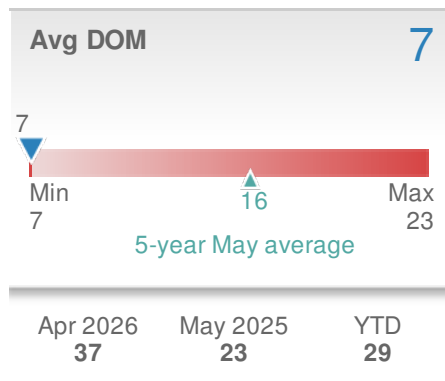
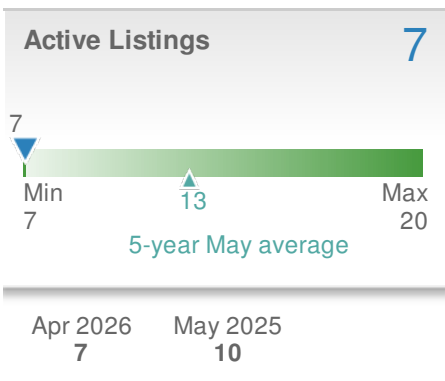
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Summary

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.

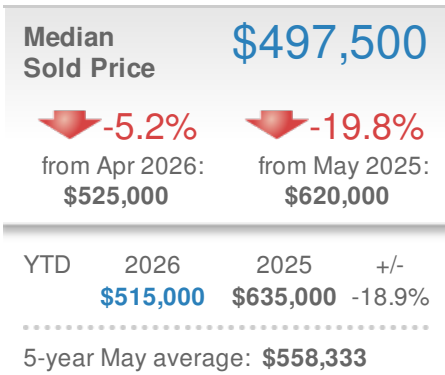
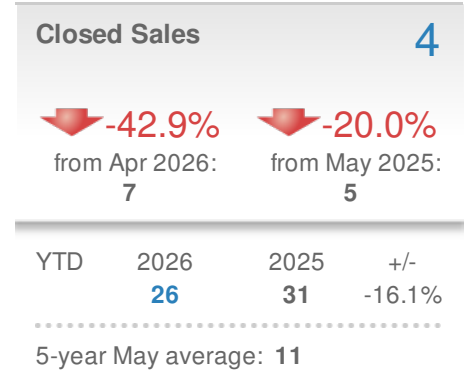
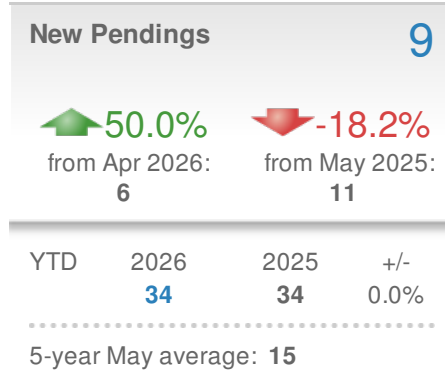
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.57 in April and an increase from 1.70 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 3.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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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 pendencies 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.

