

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

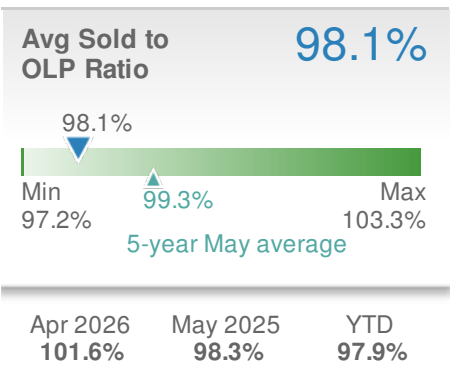
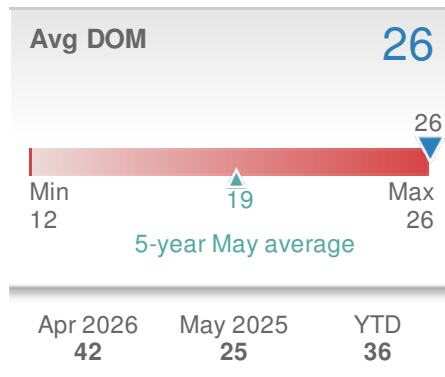
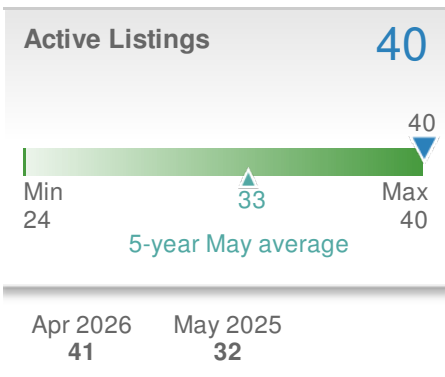
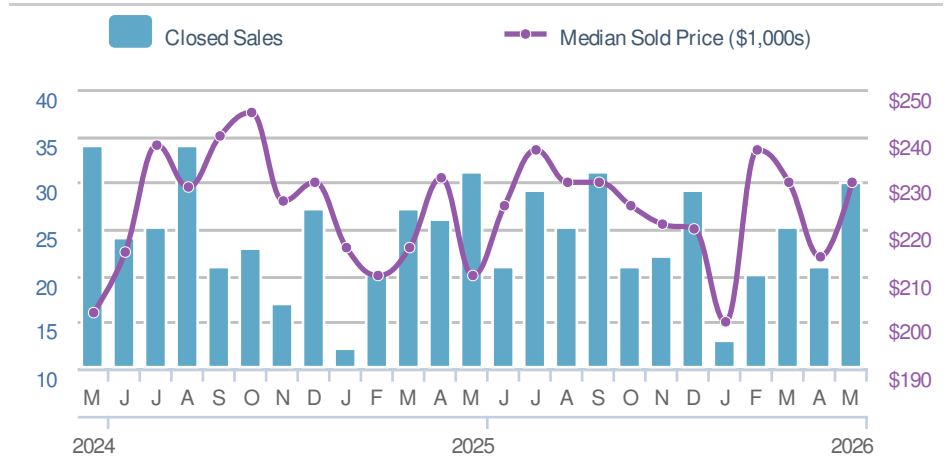
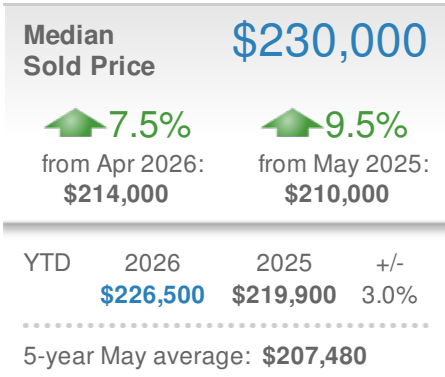
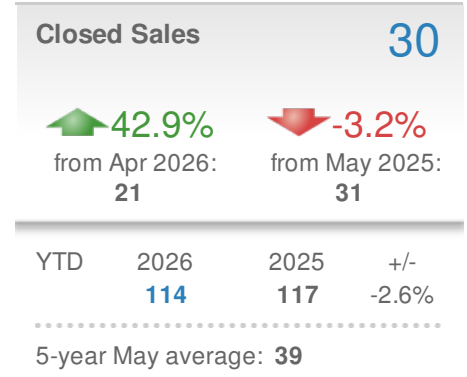
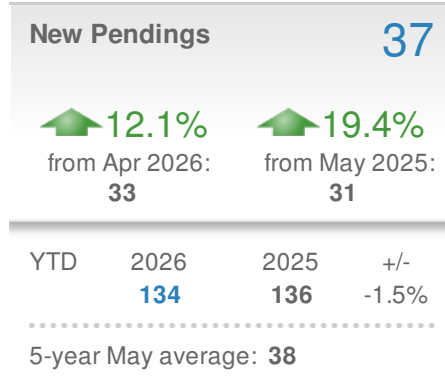
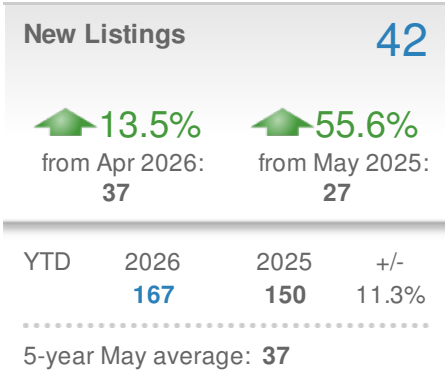
Local Market Insight

Southeast Delco (Delaware, PA)

May 2026

Southeast Delco (Delaware, PA)

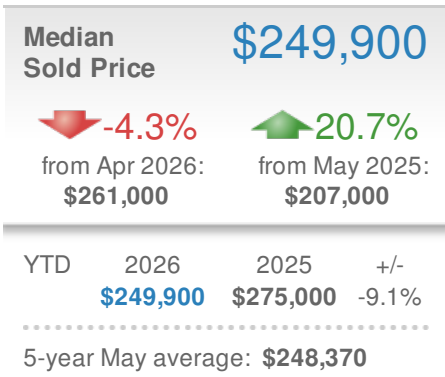
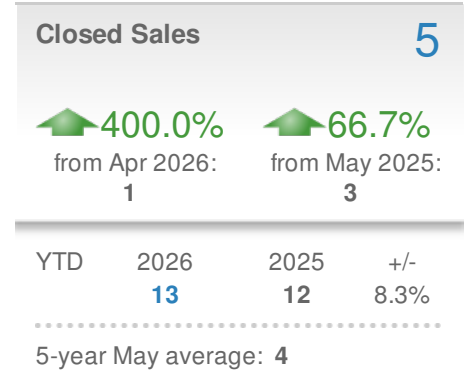
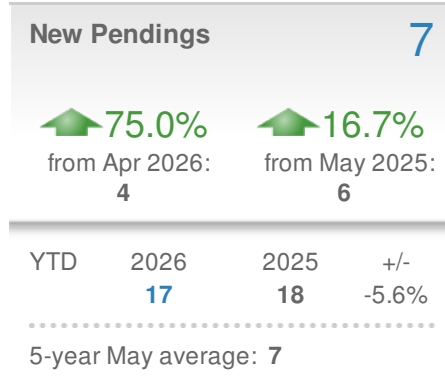
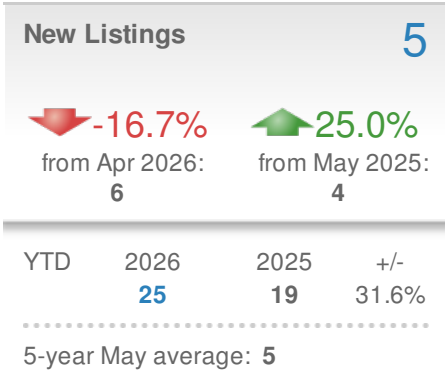
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May 2026

Southeast Delco (Delaware, PA) - Detached

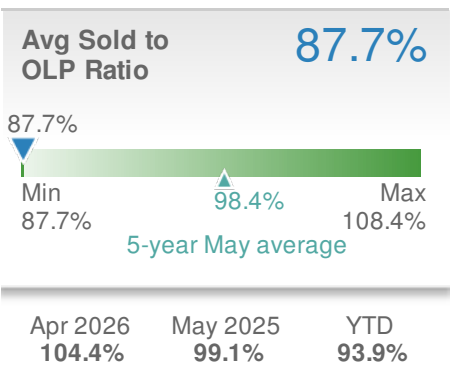
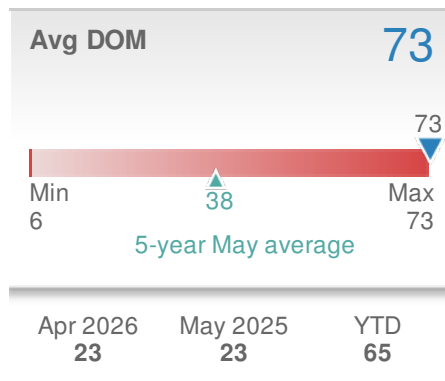
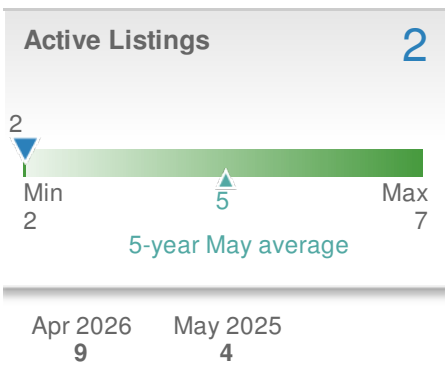
Tri-County Suburban REALTORS
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Summary

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.

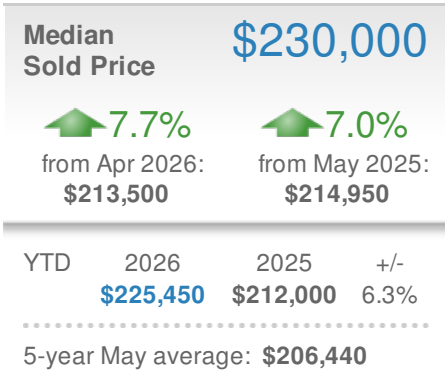
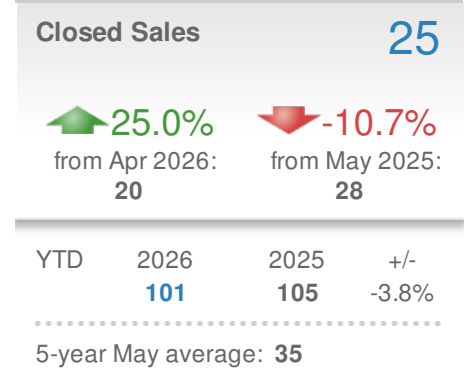
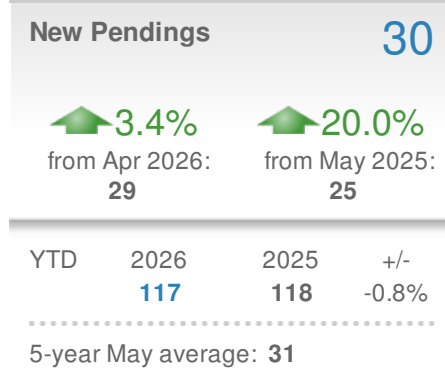
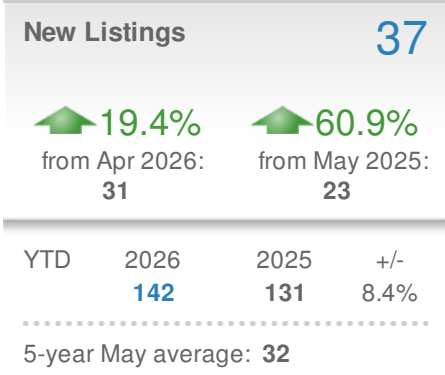
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.89 in April and an increase from 2.00 in May 2025. The Contract Ratio is 128% higher than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

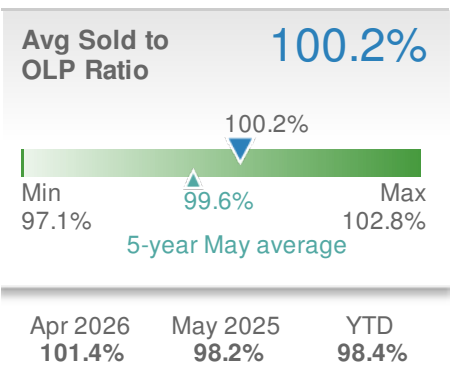
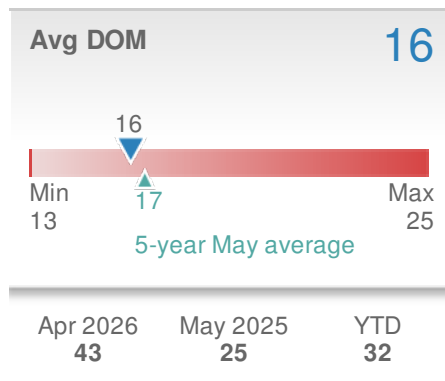
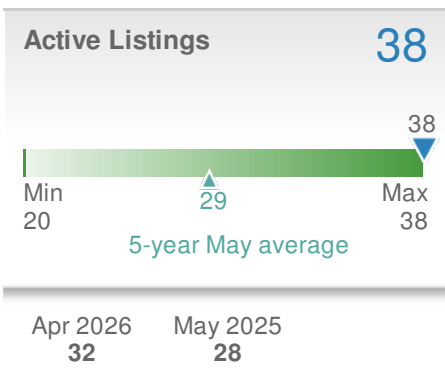
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Summary

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.

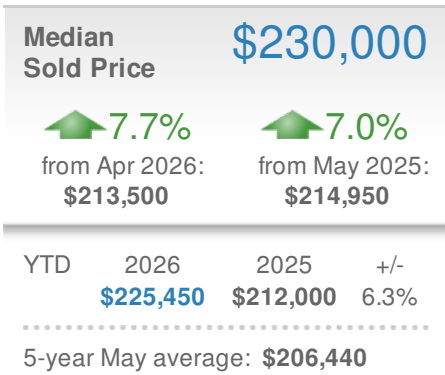
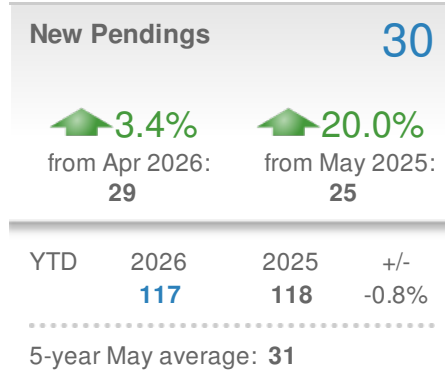
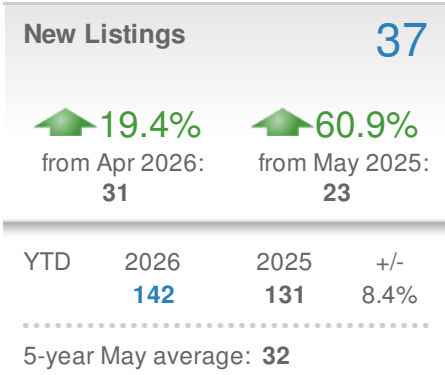
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.16 in April and a decrease from 1.04 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



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Southeast Delco (Delaware, PA) - Attached/Townhouse

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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.

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