

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

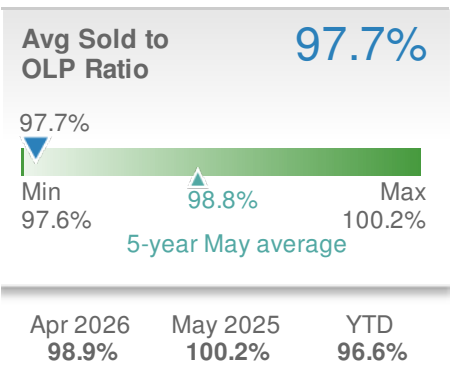
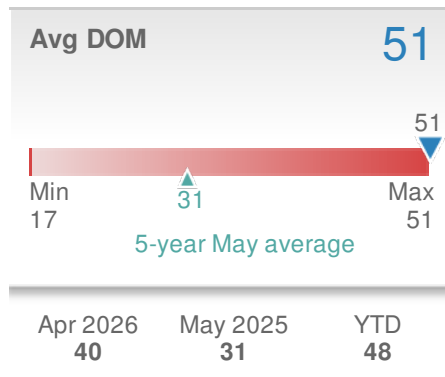
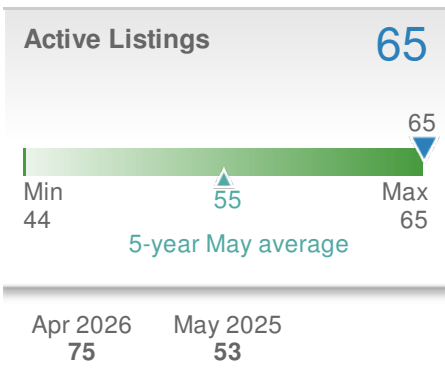
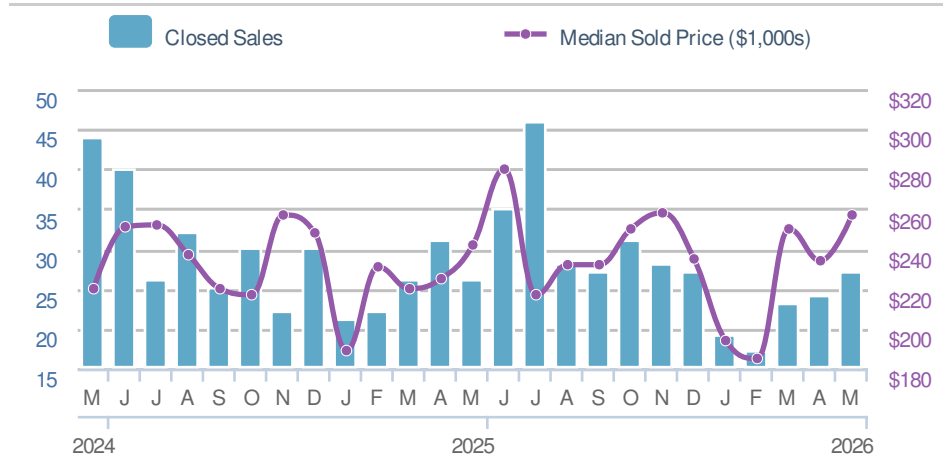
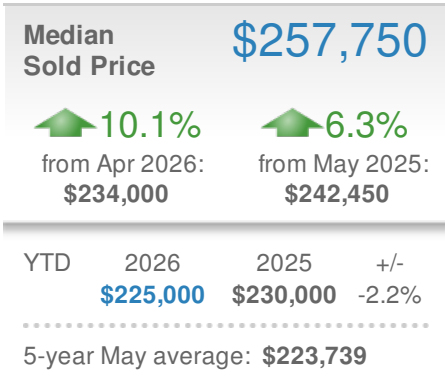
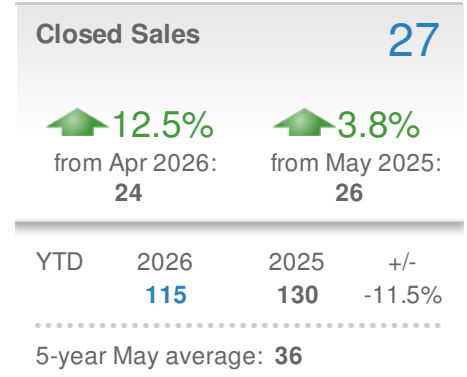
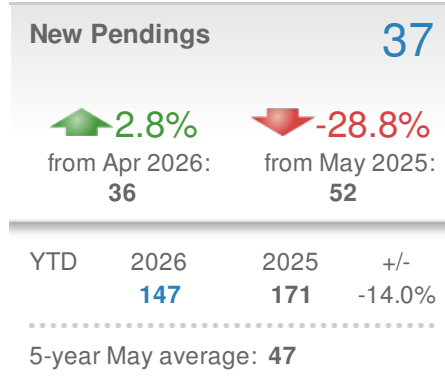
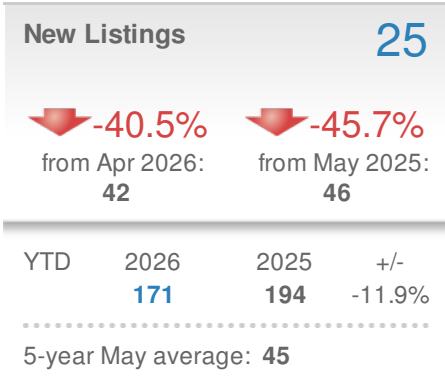
Local Market Insight

William Penn (Delaware, PA)

May 2026

William Penn (Delaware, PA)

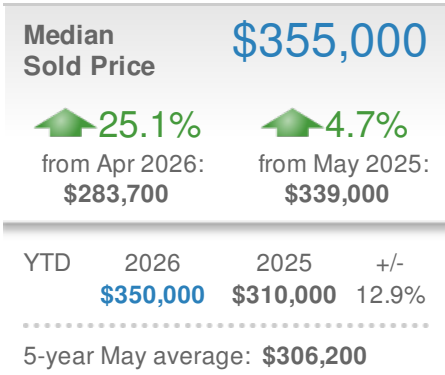
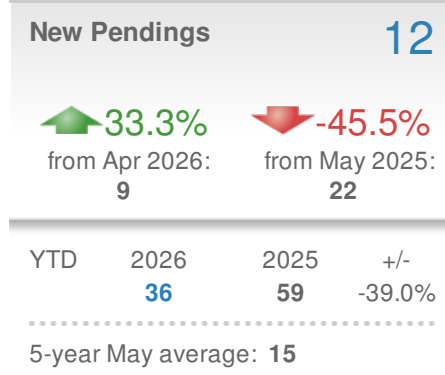
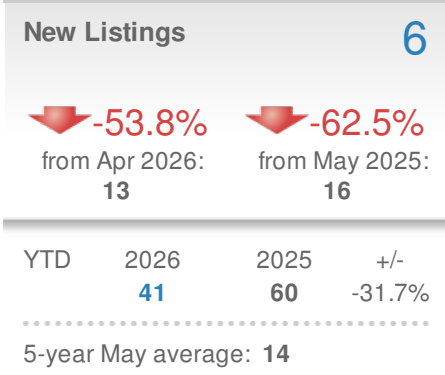
Email: ldavis@tcsr.realtor



May 2026

William Penn (Delaware, PA) - Detached

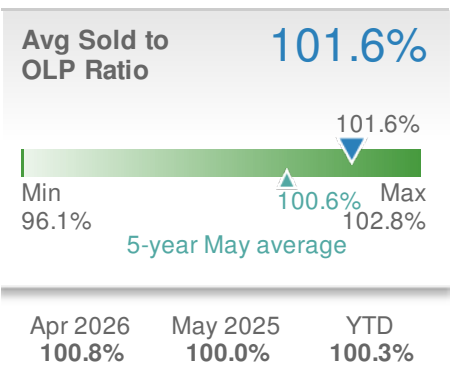
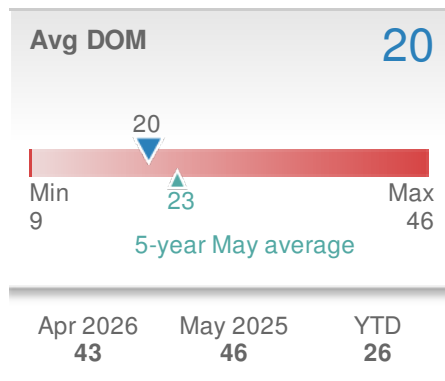
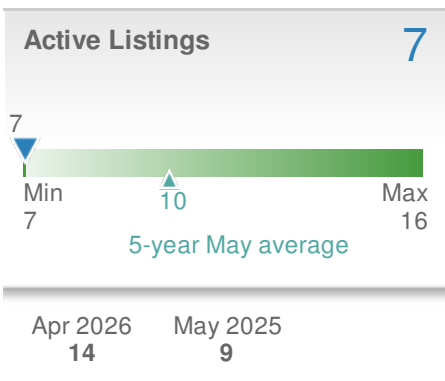
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for May was \$355,000, representing an increase of 25.1% compared to last month and an increase of 4.7% from May 2025. The average days on market for units sold in May was 20 days, 13% below the 5-year May average of 23 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 13; and a 50% decrease in supply to 7 active units.

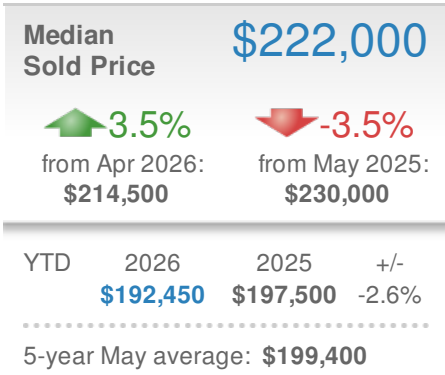
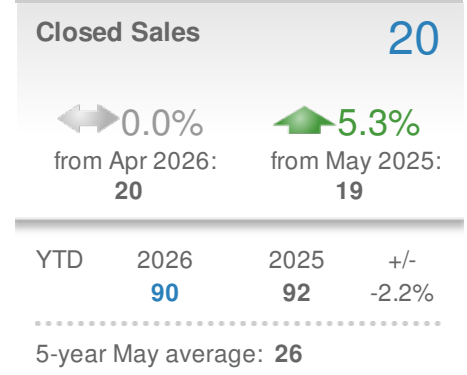
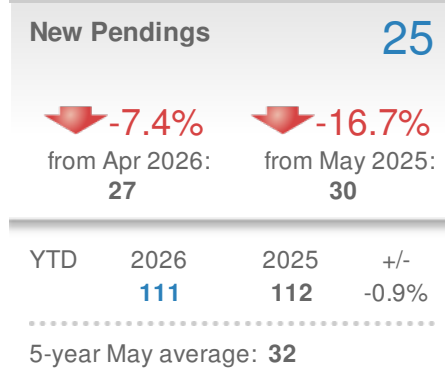
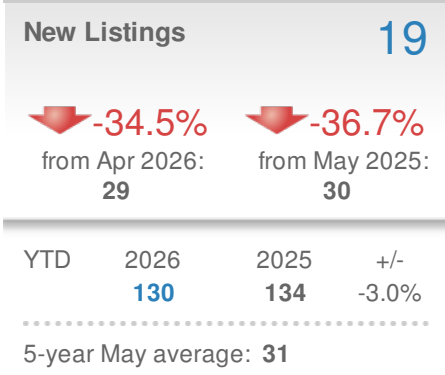
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 0.64 in April and a decrease from 3.22 in May 2025. The Contract Ratio is 13% lower than the 5-year May average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

William Penn (Delaware, PA) - Attached

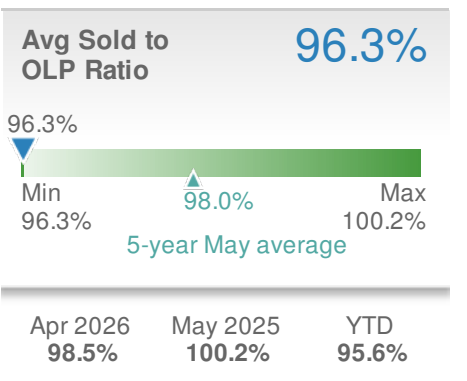
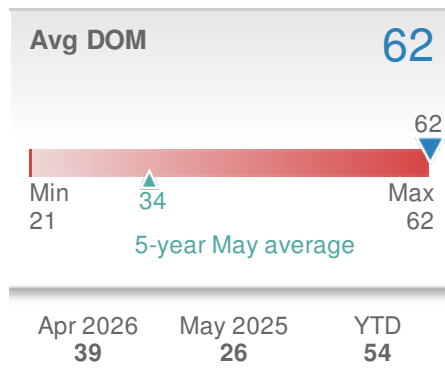
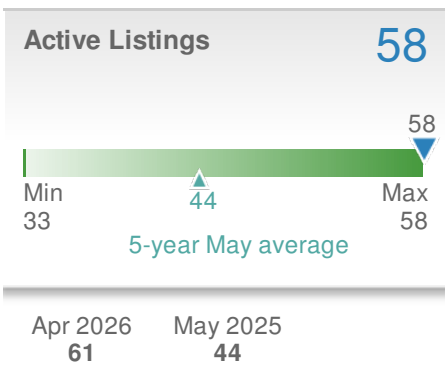
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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for May was \$222,000, representing an increase of 3.5% compared to last month and a decrease of 3.5% from May 2025. The average days on market for units sold in May was 62 days, 83% above the 5-year May average of 34 days. There was a 7.4% month over month decrease in new contract activity with 25 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and a 4.9% decrease in supply to 58 active units.

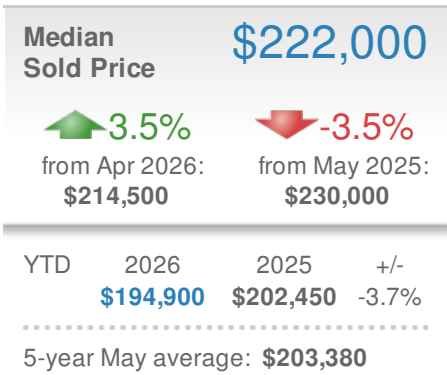
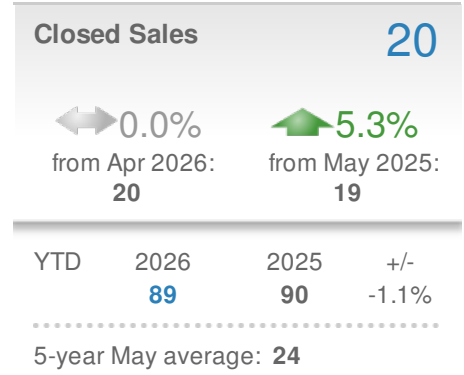
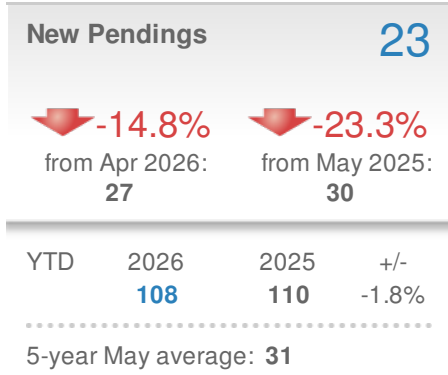
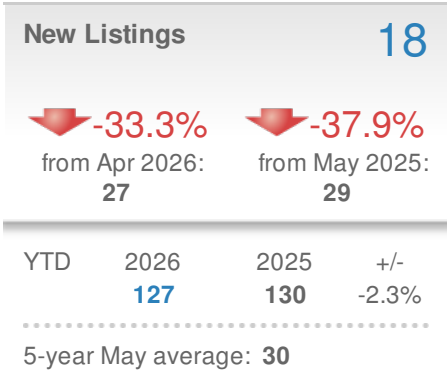
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.64 in April and a decrease from 0.89 in May 2025. The Contract Ratio is 34% lower than the 5-year May average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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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Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$222,000, representing an increase of 3.5% compared to last month and a decrease of 3.5% from May 2025. The average days on market for units sold in May was 62 days, 80% above the 5-year May average of 34 days. There was a 14.8% month over month decrease in new contract activity with 23 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 38; and a 5.1% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.66 in April and a decrease from 0.88 in May 2025. The Contract Ratio is 35% lower than the 5-year May average of 1.04. 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.

