# June 2026

All Home Types
Detached
Attached
Attached/Townhouse

# Local Market **Insight**

## Delaware County, PA

MarketStats
by ShowingTime

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

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# June 2026
## Delaware County, PA

**New Listings** 649

▲ 5.4% from May 2026: **616**

▲ 13.7% from Jun 2025: **571**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **3,621** | **3,499** | 3.5% |

5-year Jun average: **674**

**New Pendings** 586

▼ -3.5% from May 2026: **607**

▲ 5.0% from Jun 2025: **558**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,972** | **2,940** | 1.1% |

5-year Jun average: **599**

**Closed Sales** 550

▲ 8.7% from May 2026: **506**

▲ 0.2% from Jun 2025: **549**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,530** | **2,590** | -2.3% |

5-year Jun average: **593**

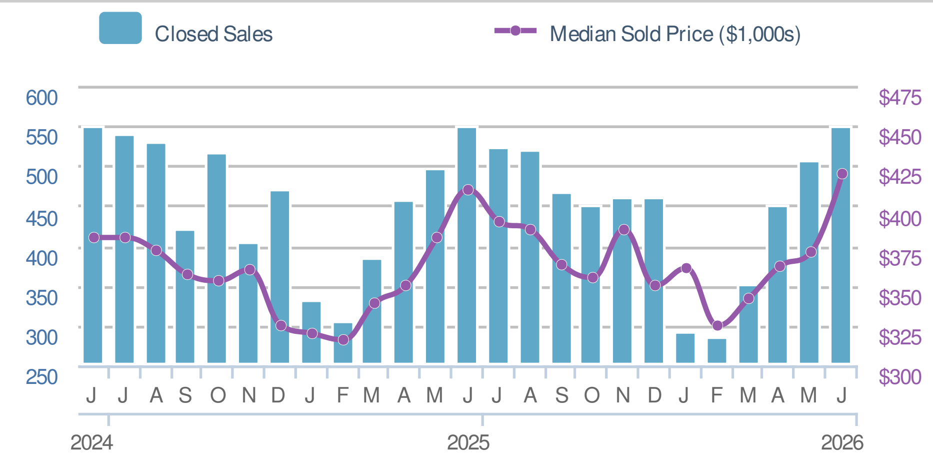
**Median Sold Price** $420,000

▲ 13.0% from May 2026: **$371,750**

▲ 2.4% from Jun 2025: **$410,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$370,000** | **$358,000** | 3.4% |

5-year Jun average: **$382,000**



**Active Listings** 814

814
Min 542
667
Max 814
5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **776** | **681** |

**Avg DOM** 21

21
Min 12
17
Max 21
5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **20** | **17** | **29** |

**Avg Sold to OLP Ratio** 100.6%

100.6%
Min 100.6%
101.7%
Max 103.2%
5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.6%** | **101.1%** | **99.2%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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# June 2026

## Delaware County, PA - Detached

### New Listings 369

17.5% from May 2026: **314**

16.4% from Jun 2025: **317**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,874** | **1,848** | 1.4% |

5-year Jun average: **357**

### New Pendings 312

-3.4% from May 2026: **323**

-3.1% from Jun 2025: **322**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,547** | **1,538** | 0.6% |

5-year Jun average: **318**

### Closed Sales 307

7.3% from May 2026: **286**

-1.3% from Jun 2025: **311**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,293** | **1,322** | -2.2% |

5-year Jun average: **330**

### Median Sold Price $551,000

-0.3% from May 2026: **$552,500**

4.0% from Jun 2025: **$530,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$535,000** | **$512,500** | 4.4% |

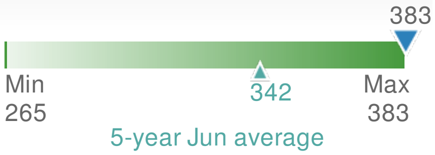
5-year Jun average: **$502,550**

## Summary

In Delaware County, PA, the median sold price for Detached properties for June was $551,000, representing a decrease of 0.3% compared to last month and an increase of 4% from Jun 2025. The average days on market for units sold in June was 16 days, 25% above the 5-year June average of 13 days. There was a 3.4% month over month decrease in new contract activity with 312 New Pendings; a 2.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 471; and an 11% increase in supply to 383 active units.

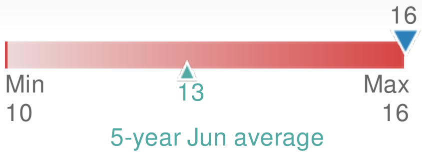
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.39 in May and a decrease from 1.38 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 383



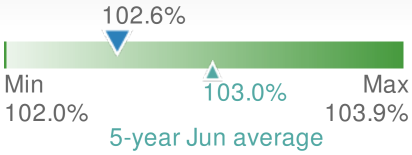
| May 2026 | Jun 2025 |
|---|---|
| **345** | **348** |

### Avg DOM 16



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **18** | **13** | **23** |

### Avg Sold to OLP Ratio 102.6%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **101.7%** | **103.1%** | **100.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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# June 2026

## Delaware County, PA - Attached

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

### New Listings 280

| | |
|---|---|
| ▼ -7.3% | ▲ 10.7% |
| from May 2026: **302** | from Jun 2025: **253** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,747** | **1,649** | 5.9% |

5-year Jun average: **316**

### New Pendings 274

| | |
|---|---|
| ▼ -3.5% | ▲ 16.6% |
| from May 2026: **284** | from Jun 2025: **235** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,425** | **1,398** | 1.9% |

5-year Jun average: **280**

### Closed Sales 243

| | |
|---|---|
| ▲ 10.5% | ▲ 2.1% |
| from May 2026: **220** | from Jun 2025: **238** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,237** | **1,265** | -2.2% |

5-year Jun average: **263**

### Median Sold Price $270,000

| | |
|---|---|
| ▲ 12.5% | ▲ 5.9% |
| from May 2026: **$240,000** | from Jun 2025: **$255,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$250,000** | **$245,000** | 2.0% |

5-year Jun average: **$241,050**

## Summary

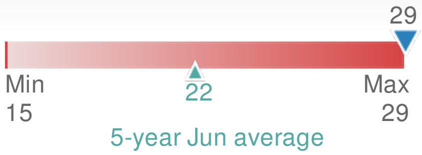
In Delaware County, PA, the median sold price for Attached properties for June was $270,000, representing an increase of 12.5% compared to last month and an increase of 5.9% from Jun 2025. The average days on market for units sold in June was 29 days, 33% above the 5-year June average of 22 days. There was a 3.5% month over month decrease in new contract activity with 274 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 384; and no change in supply with 431 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 0.92 in May and a decrease from 1.09 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 1.36. 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.

### Active Listings 431

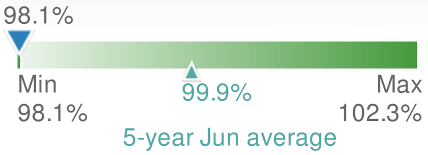
| May 2026 | Jun 2025 |
|---|---|
| **431** | **333** |

### Avg DOM 29



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **23** | **23** | **35** |

### Avg Sold to OLP Ratio 98.1%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.1%** | **98.3%** | **97.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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# June 2026

## Delaware County, PA - Attached/Townhouse

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

### New Listings 251

▼ -7.7% from May 2026: **272**

▲ 14.1% from Jun 2025: **220**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,558** | **1,471** | 5.9% |

5-year Jun average: **284**

### New Pendings 247

▲ 3.3% from May 2026: **239**

▲ 21.7% from Jun 2025: **203**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,249** | **1,248** | 0.1% |

5-year Jun average: **249**

### Closed Sales 213

▲ 6.0% from May 2026: **201**

▼ -0.9% from Jun 2025: **215**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,080** | **1,134** | -4.8% |

5-year Jun average: **236**

### Median Sold Price $270,000

▲ 10.2% from May 2026: **$245,000**

▲ 5.9% from Jun 2025: **$255,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$255,000** | **$245,000** | 4.1% |

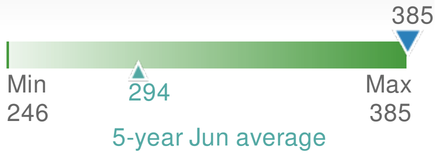
5-year Jun average: **$241,190**

## Summary

In Delaware County, PA, the median sold price for Attached/Townhouse properties for June was $270,000, representing an increase of 10.2% compared to last month and an increase of 5.9% from Jun 2025. The average days on market for units sold in June was 29 days, 32% above the 5-year June average of 22 days. There was a 3.3% month over month increase in new contract activity with 247 New Pendings; a 1.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 339; and a 0.8% increase in supply to 385 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 0.90 in May and a decrease from 1.08 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.34. 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.

### Active Listings 385

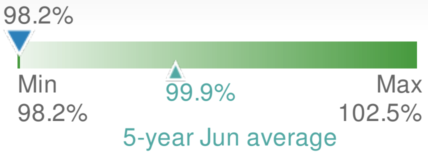


| May 2026 | Jun 2025 |
|---|---|
| **382** | **293** |

### Avg DOM 29

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **23** | **23** | **33** |

### Avg Sold to OLP Ratio 98.2%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.3%** | **98.2%** | **97.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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# June 2026

## Chester-Upland (Delaware, PA)

### New Listings 35

▲6.1% from May 2026: **33**

▲59.1% from Jun 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **253** | **196** | 29.1% |

5-year Jun average: **36**

### New Pendings 52

▲126.1% from May 2026: **23**

▲100.0% from Jun 2025: **26**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **178** | **159** | 11.9% |

5-year Jun average: **35**

### Closed Sales 17

▼-43.3% from May 2026: **30**

▼-43.3% from Jun 2025: **30**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **133** | **137** | -2.9% |

5-year Jun average: **27**

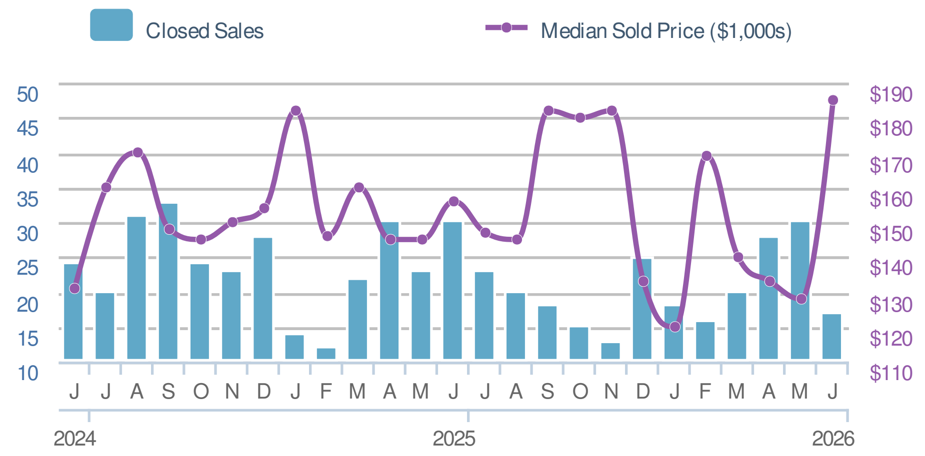
### Median Sold Price $185,000

▲44.0% from May 2026: **$128,500**

▲18.2% from Jun 2025: **$156,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$145,000** | **$150,000** | -3.3% |

5-year Jun average: **$142,600**



### Active Listings 67

67

| Min | 5-year Jun average | Max |
|---|---|---|
| 37 | 52 | 67 |

| May 2026 | Jun 2025 |
|---|---|
| **94** | **43** |

### Avg DOM 36

36

| Min | 5-year Jun average | Max |
|---|---|---|
| 22 | 34 | 45 |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **24** | **45** | **38** |

### Avg Sold to OLP Ratio 95.5%

95.5%

| Min | 5-year Jun average | Max |
|---|---|---|
| 92.9% | 95.7% | 97.5% |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.6%** | **92.9%** | **95.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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# June 2026

## Chester-Upland (Delaware, PA) - Detached

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

### New Listings 5

▲400.0% from May 2026: **1**

▲150.0% from Jun 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **22** | **24** | -8.3% |

5-year Jun average: **4**

### New Pendings 3

▲200.0% from May 2026: **1**

▼-40.0% from Jun 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **20** | **16** | 25.0% |

5-year Jun average: **4**

### Closed Sales 0

▼-100.0% from May 2026: **4**

▼-100.0% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **12** | 33.3% |

5-year Jun average: **3**

### Median Sold Price $0

▼-100.0% from May 2026: **$282,500**

▼-100.0% from Jun 2025: **$274,150**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$195,000** | **$252,500** | -22.8% |

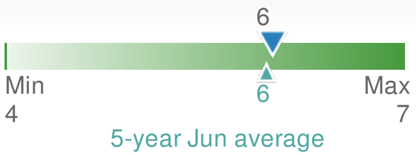
5-year Jun average: **$128,130**

## Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 30 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 50% increase in supply to 6 active units.

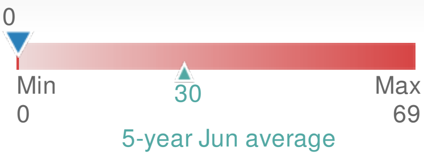
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.25 in May and an increase from 1.67 in June 2025. The Contract Ratio is 57% higher than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 6



| May 2026 | Jun 2025 |
|---|---|
| **4** | **6** |

### Avg DOM 0



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **6** | **56** | **48** |

### Avg Sold to OLP Ratio 0.0%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **106.5%** | **93.2%** | **92.9%** |

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# June 2026

## Chester-Upland (Delaware, PA) - Attached

### New Listings 30

▼-6.3% from May 2026: **32**

▲50.0% from Jun 2025: **20**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **231** | **172** | 34.3% |

5-year Jun average: **32**

### New Pendings 49

▲122.7% from May 2026: **22**

▲133.3% from Jun 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **158** | **142** | 11.3% |

5-year Jun average: **30**

### Closed Sales 17

▼-34.6% from May 2026: **26**

▼-29.2% from Jun 2025: **24**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **117** | **124** | -5.6% |

5-year Jun average: **25**

### Median Sold Price $185,000

▲66.7% from May 2026: **$111,000**

▲23.3% from Jun 2025: **$150,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$140,000** | **$145,000** | -3.4% |

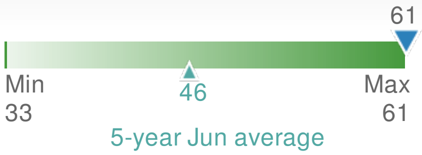
5-year Jun average: **$139,200**

## Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for June was $185,000, representing an increase of 66.7% compared to last month and an increase of 23.3% from Jun 2025. The average days on market for units sold in June was 36 days, 6% above the 5-year June average of 34 days. There was a 122.7% month over month increase in new contract activity with 49 New Pendings; a 93.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 64; and a 32.2% decrease in supply to 61 active units.

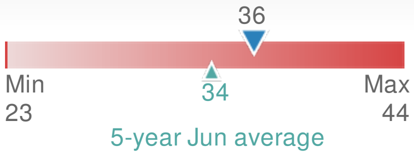
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.37 in May and an increase from 0.86 in June 2025. The Contract Ratio is 19% higher than the 5-year June average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 61



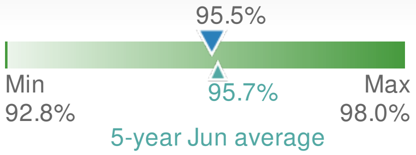
| May 2026 | Jun 2025 |
|---|---|
| **90** | **37** |

### Avg DOM 36



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **27** | **43** | **37** |

### Avg Sold to OLP Ratio 95.5%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **97.4%** | **92.8%** | **95.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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## June 2026

### Chester-Upland (Delaware, PA) - Attached/Townhouse

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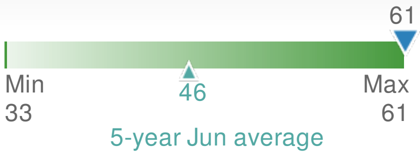
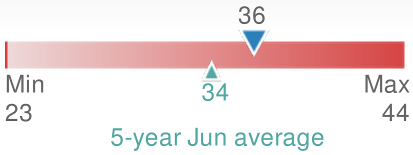
**Active Listings** 61



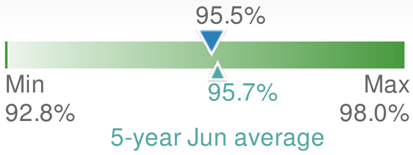
| May 2026 | Jun 2025 |
|---|---|
| **90** | **37** |

**Avg DOM** 36



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **27** | **43** | **37** |

**Avg Sold to OLP Ratio** 95.5%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **97.4%** | **92.8%** | **95.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

## June 2026

Chichester (Delaware, PA)

### New Listings 29

▼ -12.1% from May 2026: **33**

▲ 26.1% from Jun 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **169** | **158** | 7.0% |

5-year Jun average: **32**

### New Pendings 29

▼ -23.7% from May 2026: **38**

▲ 16.0% from Jun 2025: **25**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **154** | **140** | 10.0% |

5-year Jun average: **30**

### Closed Sales 33

▲ 37.5% from May 2026: **24**

▼ -2.9% from Jun 2025: **34**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **128** | **127** | 0.8% |

5-year Jun average: **32**

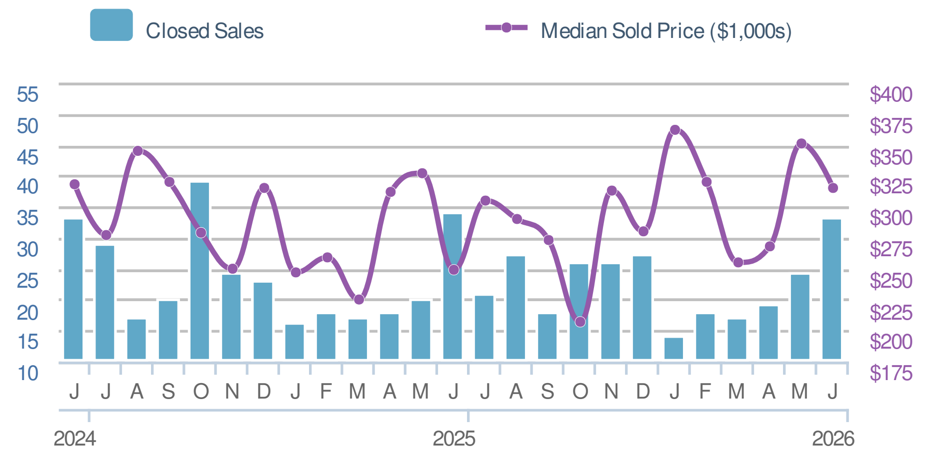
### Median Sold Price $315,000

▼ -10.3% from May 2026: **$351,000**

▲ 26.4% from Jun 2025: **$249,200**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$315,000** | **$280,000** | 12.5% |

5-year Jun average: **$293,410**



### Active Listings 33

33

| Min | 5-year Jun average | Max |
|---|---|---|
| 14 | 25 | 33 |

| May 2026 | Jun 2025 |
|---|---|
| **34** | **24** |

### Avg DOM 27

27

| Min | 5-year Jun average | Max |
|---|---|---|
| 11 | 15 | 27 |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **24** | **15** | **33** |

### Avg Sold to OLP Ratio 100.4%

100.4%

| Min | 5-year Jun average | Max |
|---|---|---|
| 96.7% | 100.2% | 101.9% |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.6%** | **96.7%** | **97.7%** |

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Chichester (Delaware, PA) - Detached

### New Listings 21

| ▼ -4.5% | ▲ 40.0% |
|---|---|
| from May 2026: **22** | from Jun 2025: **15** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **106** | **83** | 27.7% |

5-year Jun average: **20**

### New Pendings 21

| ↔ 0.0% | ▲ 31.3% |
|---|---|
| from May 2026: **21** | from Jun 2025: **16** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **93** | **73** | 27.4% |

5-year Jun average: **19**

### Closed Sales 15

| ▼ -6.3% | ▼ -6.3% |
|---|---|
| from May 2026: **16** | from Jun 2025: **16** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **73** | **62** | 17.7% |

5-year Jun average: **18**

### Median Sold Price $430,000

| ▼ -1.7% | ▲ 20.4% |
|---|---|
| from May 2026: **$437,500** | from Jun 2025: **$357,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$369,900** | **$349,950** | 5.7% |

5-year Jun average: **$356,380**

## Summary

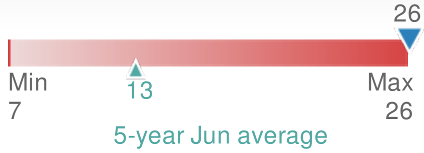
In Chichester (Delaware, PA), the median sold price for Detached properties for June was $430,000, representing a decrease of 1.7% compared to last month and an increase of 20.4% from Jun 2025. The average days on market for units sold in June was 26 days, 97% above the 5-year June average of 13 days. There was no month over month change in new contract activity with 21 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 29; and a 10.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.26 in May and a decrease from 1.67 in June 2025. The Contract Ratio is 21% lower than the 5-year June average of 1.76. 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.

### Active Listings 21

| May 2026 | Jun 2025 |
|---|---|
| **19** | **12** |

### Avg DOM 26



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **19** | **7** | **31** |

### Avg Sold to OLP Ratio 99.3%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.3%** | **100.8%** | **97.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by

**Lauren Davis**

# June 2026

## Chichester (Delaware, PA) - Attached

**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

### New Listings 8

| ▼ -27.3% | ◄► 0.0% |
|---|---|
| from May 2026:<br>**11** | from Jun 2025:<br>**8** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **63** | **75** | -16.0% |

5-year Jun average: **13**

### New Pendings 8

| ▼ -52.9% | ▼ -11.1% |
|---|---|
| from May 2026:<br>**17** | from Jun 2025:<br>**9** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **61** | **67** | -9.0% |

5-year Jun average: **11**

### Closed Sales 18

| ▲ 125.0% | ◄► 0.0% |
|---|---|
| from May 2026:<br>**8** | from Jun 2025:<br>**18** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **55** | **65** | -15.4% |

5-year Jun average: **14**

### Median Sold Price $230,250

| ▲ 40.6% | ▲ 19.6% |
|---|---|
| from May 2026:<br>**$163,750** | from Jun 2025:<br>**$192,500** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$225,000** | **$190,000** | 18.4% |

5-year Jun average: **$207,050**

## Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for June was $230,250, representing an increase of 40.6% compared to last month and an increase of 19.6% from Jun 2025. The average days on market for units sold in June was 28 days, 54% above the 5-year June average of 18 days. There was a 52.9% month over month decrease in new contract activity with 8 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 14; and a 20% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.60 in May and an increase from 1.00 in June 2025. The Contract Ratio is 31% lower than the 5-year June average of 1.70. 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.

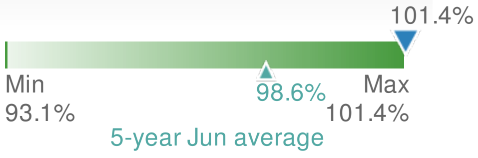
### Active Listings 12

| May 2026 | Jun 2025 |
|---|---|
| **15** | **12** |

### Avg DOM 28

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **32** | **22** | **37** |

### Avg Sold to OLP Ratio 101.4%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.1%** | **93.1%** | **98.0%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Chichester (Delaware, PA) - Attached/Townhouse

### New Listings 7

▼-30.0% from May 2026: **10**

▲16.7% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **57** | **72** | -20.8% |

5-year Jun average: **12**

### New Pendings 7

▼-56.3% from May 2026: **16**

▼-12.5% from Jun 2025: **8**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **54** | **65** | -16.9% |

5-year Jun average: **11**

### Closed Sales 15

▲87.5% from May 2026: **8**

▼-16.7% from Jun 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **50** | **64** | -21.9% |

5-year Jun average: **13**

### Median Sold Price $225,000

▲37.4% from May 2026: **$163,750**

▲16.9% from Jun 2025: **$192,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$218,500** | **$189,999** | 15.0% |

5-year Jun average: **$210,500**

## Summary

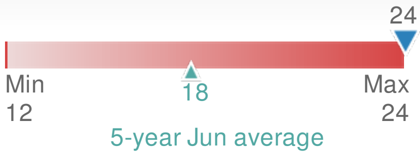
In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $225,000, representing an increase of 37.4% compared to last month and an increase of 16.9% from Jun 2025. The average days on market for units sold in June was 24 days, 35% above the 5-year June average of 18 days. There was a 56.3% month over month decrease in new contract activity with 7 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 14.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in May and no change from June 2025. The Contract Ratio is 41% lower than the 5-year June average of 1.70. 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.

### Active Listings 12

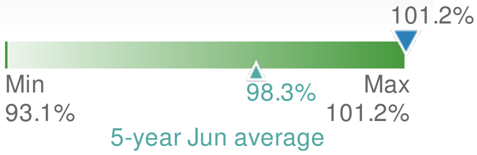
| May 2026 | Jun 2025 |
|---|---|
| **14** | **11** |

### Avg DOM 24



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **32** | **22** | **37** |

### Avg Sold to OLP Ratio 101.2%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.1%** | **93.1%** | **97.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by

**Lauren Davis**

**Tri-County Suburban REALTORS**

# June 2026

## Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

### New Listings 47

▲9.3% from May 2026: **43**

▲30.6% from Jun 2025: **36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **255** | **236** | 8.1% |

5-year Jun average: **38**

### New Pendings 38

▼-7.3% from May 2026: **41**

▲31.0% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **211** | **174** | 21.3% |

5-year Jun average: **33**

### Closed Sales 46

▲64.3% from May 2026: **28**

▲35.3% from Jun 2025: **34**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **171** | **166** | 3.0% |

5-year Jun average: **36**

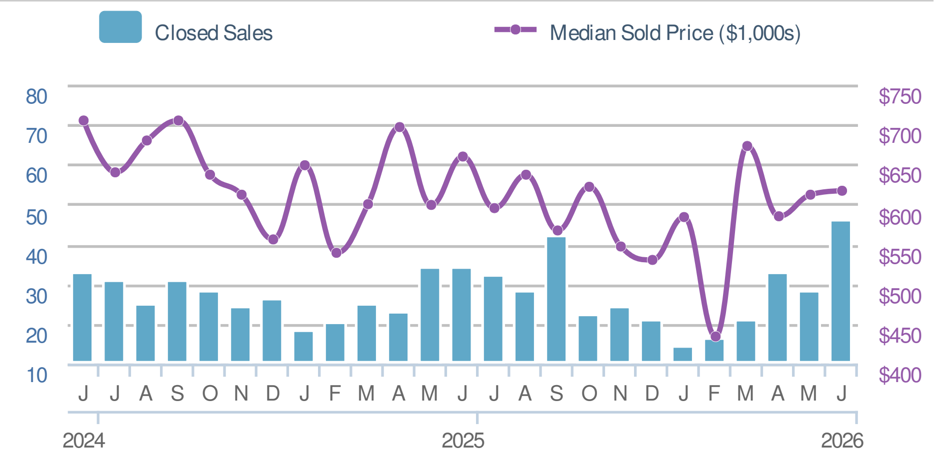
### Median Sold Price $617,000

▲0.7% from May 2026: **$612,500**

▼-6.5% from Jun 2025: **$660,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$585,000** | **$650,000** | -10.0% |

5-year Jun average: **$614,750**



### Active Listings 42

| May 2026 | Jun 2025 |
|---|---|
| **46** | **50** |

### Avg DOM 14

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **26** | **11** | **26** |

### Avg Sold to OLP Ratio 101.2%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.0%** | **101.6%** | **100.2%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Garnet Valley (Delaware, PA) - Detached

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

### New Listings 34

▲ 13.3% from May 2026: **30**

▲ 17.2% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **176** | **156** | 12.8% |

5-year Jun average: **27**

### New Pendings 30

▲ 42.9% from May 2026: **21**

▲ 42.9% from Jun 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **134** | **104** | 28.8% |

5-year Jun average: **25**

### Closed Sales 26

▲ 44.4% from May 2026: **18**

▲ 4.0% from Jun 2025: **25**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **99** | **92** | 7.6% |

5-year Jun average: **25**

### Median Sold Price $862,500

▲ 24.1% from May 2026: **$695,000**

▲ 19.0% from Jun 2025: **$725,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$767,000** | **$730,000** | 5.1% |

5-year Jun average: **$715,600**

## Summary

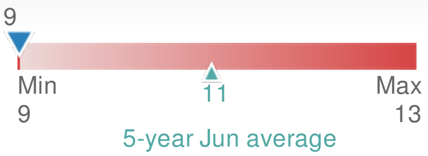
In Garnet Valley (Delaware, PA), the median sold price for Detached properties for June was $862,500, representing an increase of 24.1% compared to last month and an increase of 19% from Jun 2025. The average days on market for units sold in June was 9 days, 18% below the 5-year June average of 11 days. There was a 42.9% month over month increase in new contract activity with 30 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 60; and a 24.4% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.94 pendings per active listing, up from 1.37 in May and an increase from 0.89 in June 2025. The Contract Ratio is 14% higher than the 5-year June average of 1.71. 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.

### Active Listings 31

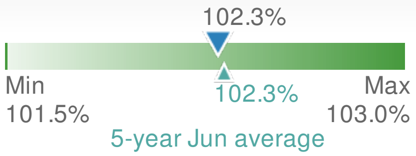
| May 2026 | Jun 2025 |
|---|---|
| **41** | **38** |

### Avg DOM 9



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **19** | **13** | **26** |

### Avg Sold to OLP Ratio 102.3%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.1%** | **101.5%** | **100.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Garnet Valley (Delaware, PA) - Attached

### New Listings 13

↔ 0.0% from May 2026: **13**

▲ 85.7% from Jun 2025: **7**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **79** | **80** | -1.3% |

5-year Jun average: **11**

### New Pendings 8

▼ -60.0% from May 2026: **20**

↔ 0.0% from Jun 2025: **8**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **77** | **70** | 10.0% |

5-year Jun average: **9**

### Closed Sales 20

▲ 100.0% from May 2026: **10**

▲ 122.2% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **72** | **74** | -2.7% |

5-year Jun average: **11**

### Median Sold Price $470,000

▲ 29.7% from May 2026: **$362,500**

▲ 4.4% from Jun 2025: **$450,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$438,550** | **$485,000** | -9.6% |

5-year Jun average: **$421,000**

## Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for June was $470,000, representing an increase of 29.7% compared to last month and an increase of 4.4% from Jun 2025. The average days on market for units sold in June was 21 days, 48% above the 5-year June average of 14 days. There was a 60% month over month decrease in new contract activity with 8 New Pendings; a 47.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 18; and a 120% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 6.80 in May and an increase from 1.50 in June 2025. The Contract Ratio is 2% lower than the 5-year June average of 1.67. 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.

### Active Listings 11

| May 2026 | Jun 2025 |
|---|---|
| **5** | **12** |

### Avg DOM 21

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **38** | **7** | **26** |

### Avg Sold to OLP Ratio 99.7%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.9%** | **102.1%** | **99.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Garnet Valley (Delaware, PA) - Attached/Townhouse

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

**New Listings** 11

▲10.0% from May 2026: **10**

▲175.0% from Jun 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **63** | **66** | -4.5% |

5-year Jun average: **9**

**New Pendings** 7

▼-53.3% from May 2026: **15**

▲40.0% from Jun 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **61** | **59** | 3.4% |

5-year Jun average: **7**

**Closed Sales** 18

▲157.1% from May 2026: **7**

▲125.0% from Jun 2025: **8**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **59** | **65** | -9.2% |

5-year Jun average: **9**

**Median Sold Price** $480,000

▲28.9% from May 2026: **$372,500**

▲6.1% from Jun 2025: **$452,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$470,000** | **$585,000** | -19.7% |

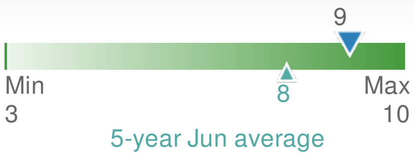
5-year Jun average: **$432,700**

## Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $480,000, representing an increase of 28.9% compared to last month and an increase of 6.1% from Jun 2025. The average days on market for units sold in June was 20 days, 37% above the 5-year June average of 15 days. There was a 53.3% month over month decrease in new contract activity with 7 New Pendings; a 51.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 14; and a 125% increase in supply to 9 active units.

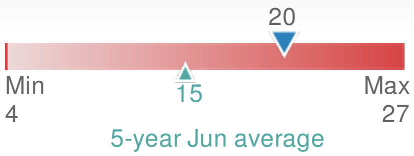
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, down from 7.25 in May and no change from June 2025. The Contract Ratio is 2% lower than the 5-year June average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.

**Active Listings** 9



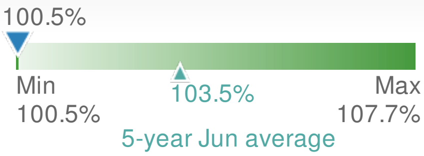
| May 2026 | Jun 2025 |
|---|---|
| **4** | **9** |

**Avg DOM** 20



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **46** | **7** | **25** |

**Avg Sold to OLP Ratio** 100.5%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.0%** | **102.4%** | **100.3%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026

## Haverford Township (Delaware, PA)

### New Listings 55

▲ 17.0% from May 2026: **47**

▲ 22.2% from Jun 2025: **45**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **287** | **285** | 0.7% |

5-year Jun average: **51**

### New Pendings 51

▲ 8.5% from May 2026: **47**

▲ 24.4% from Jun 2025: **41**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **256** | **249** | 2.8% |

5-year Jun average: **49**

### Closed Sales 50

▲ 6.4% from May 2026: **47**

▲ 2.0% from Jun 2025: **49**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **210** | **214** | -1.9% |

5-year Jun average: **59**

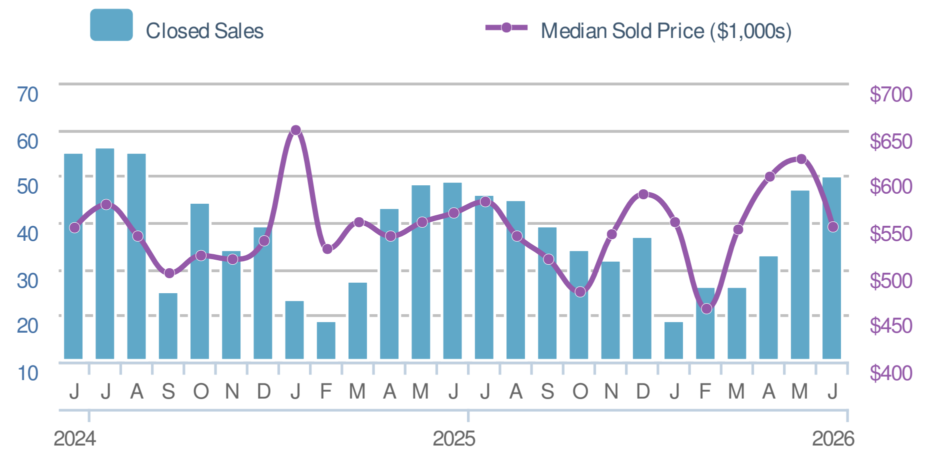
### Median Sold Price $545,000

▼ -11.8% from May 2026: **$618,000**

▼ -2.7% from Jun 2025: **$560,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$553,657** | **$550,000** | 0.7% |

5-year Jun average: **$526,000**



### Active Listings 46

46

Min 21

36

Max 46

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **36** | **41** |

### Avg DOM 12

12

Min 8

11

Max 12

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **9** | **10** | **15** |

### Avg Sold to OLP Ratio 104.2%

104.2%

Min 102.6%

104.1%

Max 105.1%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **103.7%** | **104.2%** | **102.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Haverford Township (Delaware, PA) - Detached

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

### New Listings 46

27.8% from May 2026: **36**

27.8% from Jun 2025: **36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **214** | **210** | 1.9% |

5-year Jun average: **42**

### New Pendings 41

13.9% from May 2026: **36**

41.4% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **186** | **181** | 2.8% |

5-year Jun average: **38**

### Closed Sales 33

-8.3% from May 2026: **36**

-8.3% from Jun 2025: **36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **146** | **161** | -9.3% |

5-year Jun average: **42**

### Median Sold Price $610,000

-3.9% from May 2026: **$635,000**

-7.9% from Jun 2025: **$662,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$621,000** | **$605,000** | 2.6% |

5-year Jun average: **$592,750**

## Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for June was $610,000, representing a decrease of 3.9% compared to last month and a decrease of 7.9% from Jun 2025. The average days on market for units sold in June was 13 days, 16% above the 5-year June average of 11 days. There was a 13.9% month over month increase in new contract activity with 41 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 60; and a 28.6% increase in supply to 36 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.93 in May and an increase from 1.22 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 1.93. 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.

### Active Listings 36

5-year Jun average

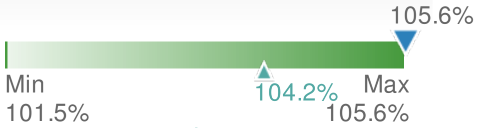
| May 2026 | Jun 2025 |
|---|---|
| **28** | **36** |

### Avg DOM 13

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **10** | **11** | **15** |

### Avg Sold to OLP Ratio 105.6%



5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **104.1%** | **104.7%** | **103.8%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Haverford Township (Delaware, PA) - Attached

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

### New Listings 9

▼ -18.2% from May 2026: **11**

↔ 0.0% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **73** | **75** | -2.7% |

5-year Jun average: **9**

### New Pendings 10

▼ -9.1% from May 2026: **11**

▼ -16.7% from Jun 2025: **12**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **70** | **68** | 2.9% |

5-year Jun average: **11**

### Closed Sales 17

▲ 54.5% from May 2026: **11**

▲ 30.8% from Jun 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **64** | **53** | 20.8% |

5-year Jun average: **17**

### Median Sold Price $425,000

▼ -14.1% from May 2026: **$495,000**

▼ -9.6% from Jun 2025: **$470,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$420,000** | **$435,000** | -3.4% |

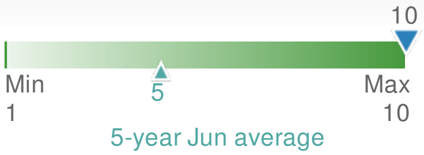
5-year Jun average: **$420,600**

## Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for June was $425,000, representing a decrease of 14.1% compared to last month and a decrease of 9.6% from Jun 2025. The average days on market for units sold in June was 11 days, 34% above the 5-year June average of 8 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 38.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13; and a 25% increase in supply to 10 active units.

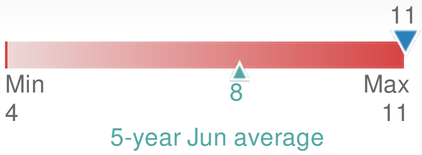
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 2.63 in May and a decrease from 3.40 in June 2025. The Contract Ratio is 74% lower than the 5-year June average of 4.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 10



| May 2026 | Jun 2025 |
|---|---|
| **8** | **5** |

### Avg DOM 11



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **8** | **7** | **15** |

### Avg Sold to OLP Ratio 101.3%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **102.2%** | **102.5%** | **100.8%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**TriCounty Suburban REALTORS**
Email: ldavis@tcsr.realtor

# June 2026

## Haverford Township (Delaware, PA) - Attached/Townhouse

### New Listings 8

▲33.3% from May 2026: **6**

▲14.3% from Jun 2025: **7**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **58** | **63** | -7.9% |

5-year Jun average: **8**

### New Pendings 8

▲60.0% from May 2026: **5**

▼-27.3% from Jun 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **58** | **59** | -1.7% |

5-year Jun average: **9**

### Closed Sales 15

▲50.0% from May 2026: **10**

▲25.0% from Jun 2025: **12**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **57** | **47** | 21.3% |

5-year Jun average: **15**

### Median Sold Price $440,000

▼-13.7% from May 2026: **$510,000**

▼-4.9% from Jun 2025: **$462,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$425,000** | **$449,000** | -5.3% |

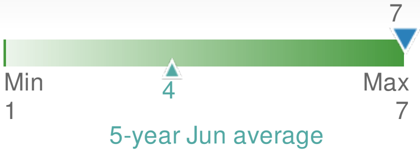
5-year Jun average: **$424,300**

## Summary

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $440,000, representing a decrease of 13.7% compared to last month and a decrease of 4.9% from Jun 2025. The average days on market for units sold in June was 11 days, 34% above the 5-year June average of 8 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 46.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 8; and a 16.7% increase in supply to 7 active units.

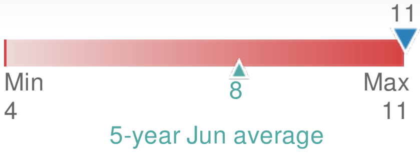
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 2.50 in May and a decrease from 4.67 in June 2025. The Contract Ratio is 74% lower than the 5-year June average of 4.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 7



| May 2026 | Jun 2025 |
|---|---|
| **6** | **3** |

### Avg DOM 11



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **7** | **8** | **15** |

### Avg Sold to OLP Ratio 101.9%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **103.0%** | **102.5%** | **101.1%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026

## Interboro (Delaware, PA)

### New Listings 25

▲ 19.0% from May 2026: **21**

▼ -10.7% from Jun 2025: **28**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **128** | **128** | 0.0% |

5-year Jun average: **31**

### New Pendings 21

▼ -4.5% from May 2026: **22**

↔ 0.0% from Jun 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **104** | **104** | 0.0% |

5-year Jun average: **25**

### Closed Sales 20

▲ 122.2% from May 2026: **9**

▲ 5.3% from Jun 2025: **19**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **95** | **98** | -3.1% |

5-year Jun average: **22**

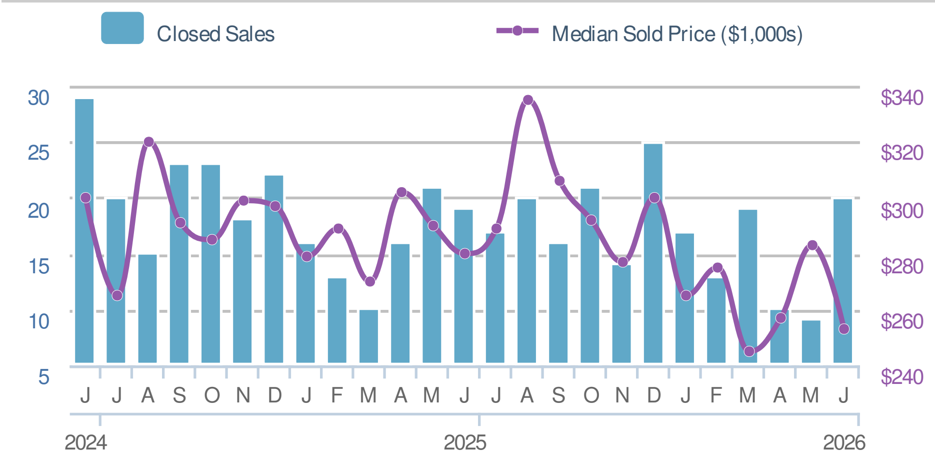
### Median Sold Price $253,250

▼ -10.5% from May 2026: **$283,000**

▼ -9.6% from Jun 2025: **$280,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$261,900** | **$280,000** | -6.5% |

5-year Jun average: **$271,750**



### Active Listings 31

31

Min 27

28

Max 31

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **26** | **27** |

### Avg DOM 19

19

Min 6

15

Max 20

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **20** | **17** | **36** |

### Avg Sold to OLP Ratio 100.0%

100.0%

Min 99.7%

101.4%

Max 102.7%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **97.9%** | **102.3%** | **96.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Interboro (Delaware, PA) - Detached

### New Listings 9

▲ 50.0% from May 2026: **6**

▼ -35.7% from Jun 2025: **14**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **53** | **53** | 0.0% |

5-year Jun average: **15**

### New Pendings 8

▲ 60.0% from May 2026: **5**

▼ -33.3% from Jun 2025: **12**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **41** | **48** | -14.6% |

5-year Jun average: **12**

### Closed Sales 5

↔ 0.0% from May 2026: **5**

▼ -16.7% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **42** | **44** | -4.5% |

5-year Jun average: **9**

### Median Sold Price $299,000

▼ -13.3% from May 2026: **$345,000**

▼ -15.8% from Jun 2025: **$355,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$330,000** | **$312,000** | 5.8% |

5-year Jun average: **$313,300**

## Summary

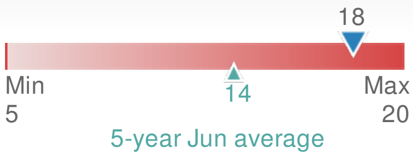
In Interboro (Delaware, PA), the median sold price for Detached properties for June was $299,000, representing a decrease of 13.3% compared to last month and a decrease of 15.8% from Jun 2025. The average days on market for units sold in June was 18 days, 30% above the 5-year June average of 14 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from May) to 10; and a 20% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.80 in May and a decrease from 1.89 in June 2025. The Contract Ratio is 47% lower than the 5-year June average of 1.57. 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.

### Active Listings 12

| May 2026 | Jun 2025 |
|---|---|
| **10** | **9** |

### Avg DOM 18



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **17** | **15** | **24** |

### Avg Sold to OLP Ratio 99.4%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **97.6%** | **100.3%** | **97.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Interboro (Delaware, PA) - Attached

### New Listings 16

▲6.7% from May 2026: **15**

▲14.3% from Jun 2025: **14**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **75** | **75** | 0.0% |

5-year Jun average: **17**

### New Pendings 13

▼-23.5% from May 2026: **17**

▲44.4% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **63** | **56** | 12.5% |

5-year Jun average: **13**

### Closed Sales 15

▲275.0% from May 2026: **4**

▲15.4% from Jun 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **53** | **54** | -1.9% |

5-year Jun average: **13**

### Median Sold Price $250,000

▲12.4% from May 2026: **$222,500**

▼-9.9% from Jun 2025: **$277,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$232,500** | **$250,000** | -7.0% |

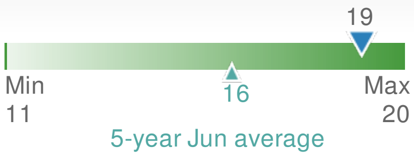
5-year Jun average: **$248,740**

## Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for June was $250,000, representing an increase of 12.4% compared to last month and a decrease of 9.9% from Jun 2025. The average days on market for units sold in June was 20 days, 15% above the 5-year June average of 17 days. There was a 23.5% month over month decrease in new contract activity with 13 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 16; and an 18.8% increase in supply to 19 active units.

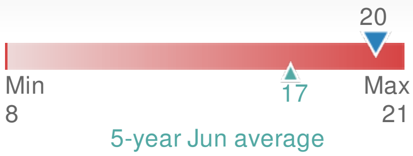
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.38 in May and an increase from 0.50 in June 2025. The Contract Ratio is 17% lower than the 5-year June average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 19



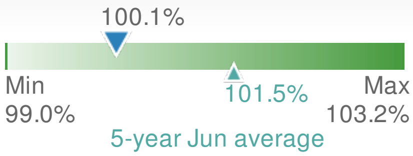
| May 2026 | Jun 2025 |
|---|---|
| **16** | **18** |

### Avg DOM 20



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **24** | **19** | **46** |

### Avg Sold to OLP Ratio 100.1%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.3%** | **103.2%** | **96.2%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Interboro (Delaware, PA) - Attached/Townhouse

### New Listings 13

| ▼-7.1% | ▲8.3% |
|---|---|
| from May 2026:<br>**14** | from Jun 2025:<br>**12** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **62** | **67** | -7.5% |

5-year Jun average: **15**

### New Pendings 11

| ▼-26.7% | ▲22.2% |
|---|---|
| from May 2026:<br>**15** | from Jun 2025:<br>**9** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **56** | **54** | 3.7% |

5-year Jun average: **12**

### Closed Sales 14

| ▲250.0% | ▲16.7% |
|---|---|
| from May 2026:<br>**4** | from Jun 2025:<br>**12** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **47** | **49** | -4.1% |

5-year Jun average: **11**

### Median Sold Price $250,750

| ▲12.7% | ▼-10.0% |
|---|---|
| from May 2026:<br>**$222,500** | from Jun 2025:<br>**$278,750** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$245,000** | **$266,300** | -8.0% |

5-year Jun average: **$255,290**

## Summary

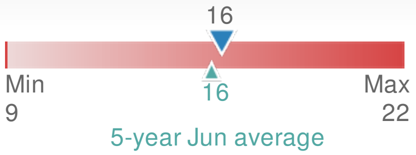
In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $250,750, representing an increase of 12.7% compared to last month and a decrease of 10% from Jun 2025. The average days on market for units sold in June was 16 days, 1% above the 5-year June average of 16 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 14; and a 20% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 2.00 in May and an increase from 0.75 in June 2025. The Contract Ratio is 5% lower than the 5-year June average of 1.23. 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.

### Active Listings 12

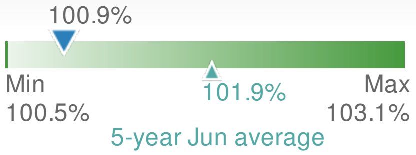
| May 2026 | Jun 2025 |
|---|---|
| **10** | **12** |

### Avg DOM 16



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **24** | **15** | **46** |

### Avg Sold to OLP Ratio 100.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.3%** | **103.1%** | **96.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026

## Marple Newtown (Delaware, PA)

### New Listings 43

▲4.9% from May 2026: **41**

▲19.4% from Jun 2025: **36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **221** | **230** | -3.9% |

5-year Jun average: **48**

### New Pendings 33

◆0.0% from May 2026: **33**

▼-8.3% from Jun 2025: **36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **182** | **204** | -10.8% |

5-year Jun average: **41**

### Closed Sales 31

▼-11.4% from May 2026: **35**

▼-20.5% from Jun 2025: **39**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **168** | **181** | -7.2% |

5-year Jun average: **37**

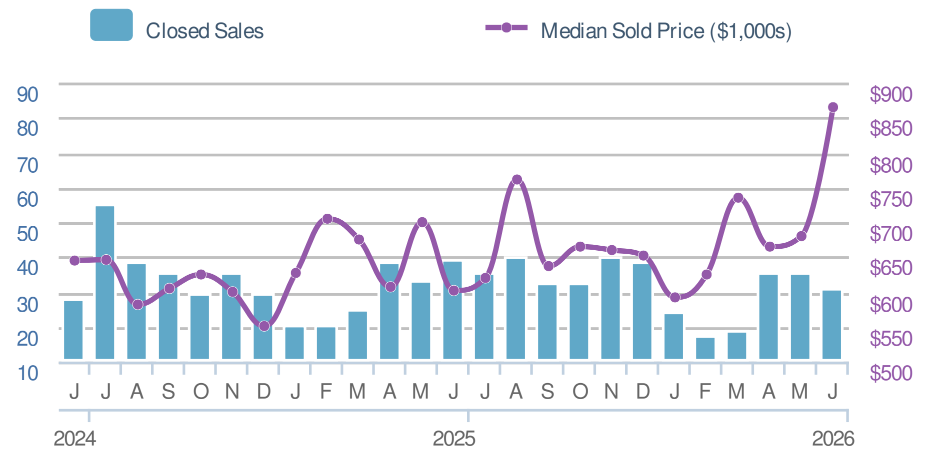
### Median Sold Price $865,000

▲27.2% from May 2026: **$680,000**

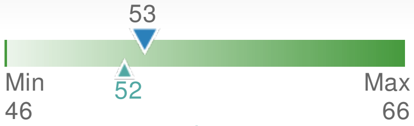
▲43.6% from Jun 2025: **$602,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$675,000** | **$640,000** | 5.5% |

5-year Jun average: **$657,900**



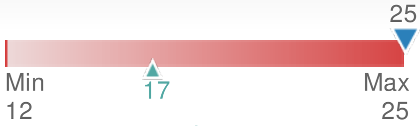
### Active Listings 53



5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **49** | **46** |

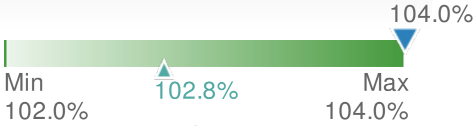
### Avg DOM 25



5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **13** | **12** | **26** |

### Avg Sold to OLP Ratio 104.0%



5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **102.8%** | **102.5%** | **100.8%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Marple Newtown (Delaware, PA) - Detached

### New Listings 34

13.3% from May 2026: **30**

25.9% from Jun 2025: **27**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **168** | **174** | -3.4% |

5-year Jun average: **36**

### New Pendings 26

0.0% from May 2026: **26**

-10.3% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **138** | **148** | -6.8% |

5-year Jun average: **30**

### Closed Sales 25

-13.8% from May 2026: **29**

-24.2% from Jun 2025: **33**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **129** | **126** | 2.4% |

5-year Jun average: **30**

### Median Sold Price $838,500

21.5% from May 2026: **$690,000**

39.2% from Jun 2025: **$602,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$680,000** | **$650,000** | 4.6% |

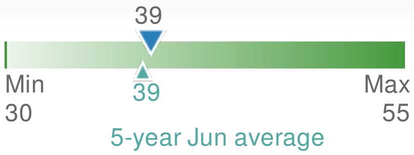
5-year Jun average: **$664,750**

## Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for June was $838,500, representing an increase of 21.5% compared to last month and an increase of 39.2% from Jun 2025. The average days on market for units sold in June was 21 days, 57% above the 5-year June average of 13 days. There was no month over month change in new contract activity with 26 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 41; and an 11.4% increase in supply to 39 active units.

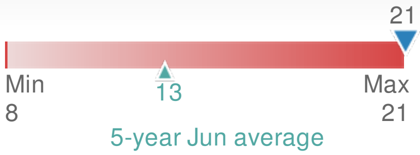
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.14 in May and a decrease from 1.65 in June 2025. The Contract Ratio is 28% lower than the 5-year June average of 1.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 39



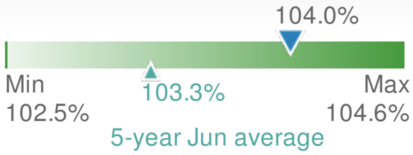
| May 2026 | Jun 2025 |
|---|---|
| **35** | **34** |

### Avg DOM 21



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **13** | **8** | **21** |

### Avg Sold to OLP Ratio 104.0%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **104.1%** | **102.7%** | **102.2%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Marple Newtown (Delaware, PA) - Attached

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

**New Listings** 9

▼-18.2% from May 2026: **11**

↔0.0% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **53** | **56** | -5.4% |

5-year Jun average: **12**

**New Pendings** 7

↔0.0% from May 2026: **7**

↔0.0% from Jun 2025: **7**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **44** | **56** | -21.4% |

5-year Jun average: **11**

**Closed Sales** 6

↔0.0% from May 2026: **6**

↔0.0% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **39** | **55** | -29.1% |

5-year Jun average: **7**

**Median Sold Price** $1,137,500

▲75.7% from May 2026: **$647,500**

▲86.5% from Jun 2025: **$610,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$650,000** | **$630,000** | 3.2% |

5-year Jun average: **$683,300**

## Summary

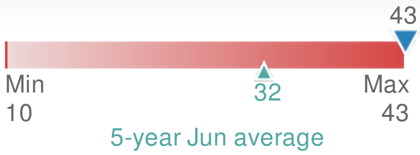
In Marple Newtown (Delaware, PA), the median sold price for Attached properties for June was $1,137,500, representing an increase of 75.7% compared to last month and an increase of 86.5% from Jun 2025. The average days on market for units sold in June was 43 days, 35% above the 5-year June average of 32 days. There was no month over month change in new contract activity with 7 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 12; and no change in supply with 14 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.79 in May and a decrease from 1.58 in June 2025. The Contract Ratio is 51% lower than the 5-year June 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.

**Active Listings** 14

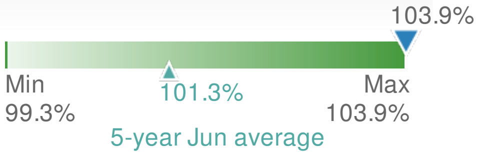
| May 2026 | Jun 2025 |
|---|---|
| **14** | **12** |

**Avg DOM** 43



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **15** | **34** | **42** |

**Avg Sold to OLP Ratio** 103.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **96.4%** | **101.7%** | **96.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Marple Newtown (Delaware, PA) - Attached/Townhouse

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

### New Listings 7

▼ -22.2% from May 2026: **9**
▲ 250.0% from Jun 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **39** | **34** | 14.7% |

5-year Jun average: **7**

### New Pendings 6

▲ 20.0% from May 2026: **5**
▲ 500.0% from Jun 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **32** | **32** | 0.0% |

5-year Jun average: **7**

### Closed Sales 4

▼ -20.0% from May 2026: **5**
▲ 33.3% from Jun 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **25** | **36** | -30.6% |

5-year Jun average: **5**

### Median Sold Price $1,406,497

▲ 116.4% from May 2026: **$650,000**
▲ 65.5% from Jun 2025: **$850,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$715,000** | **$724,000** | -1.2% |

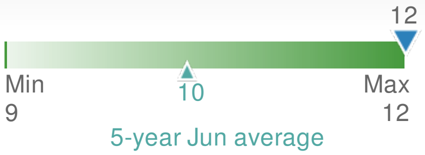
5-year Jun average: **$827,798**

## Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $1,406,497, representing an increase of 116.4% compared to last month and an increase of 65.5% from Jun 2025. The average days on market for units sold in June was 55 days, 26% above the 5-year June average of 44 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from May) to 10; and no change in supply with 12 active units.

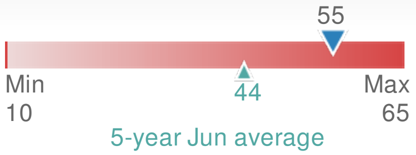
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.67 in May and a decrease from 1.22 in June 2025. The Contract Ratio is 53% lower than the 5-year June average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 12



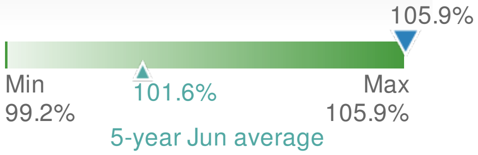
| May 2026 | Jun 2025 |
|---|---|
| **12** | **9** |

### Avg DOM 55



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **7** | **65** | **41** |

### Avg Sold to OLP Ratio 105.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.3%** | **102.1%** | **97.0%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026

## Penn-Delco (Delaware, PA)

### New Listings 42

▲20.0% from May 2026: **35**

▲35.5% from Jun 2025: **31**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **214** | **166** | 28.9% |

5-year Jun average: **35**

### New Pendings 41

▲7.9% from May 2026: **38**

▲17.1% from Jun 2025: **35**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **190** | **167** | 13.8% |

5-year Jun average: **36**

### Closed Sales 39

▲8.3% from May 2026: **36**

▲34.5% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **162** | **156** | 3.8% |

5-year Jun average: **36**

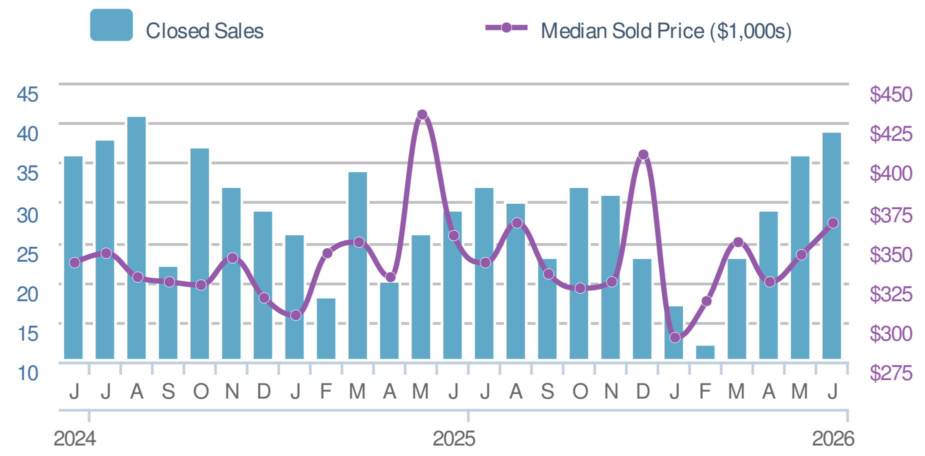
### Median Sold Price $362,000

▲5.8% from May 2026: **$342,000**

▲2.3% from Jun 2025: **$354,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$336,600** | **$344,500** | -2.3% |

5-year Jun average: **$342,800**



### Active Listings 33

33

Min 12

23 — 5-year Jun average

Max 33

| May 2026 | Jun 2025 |
|---|---|
| **35** | **20** |

### Avg DOM 20

20

Min 7

12 — 5-year Jun average

Max 20

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **25** | **14** | **27** |

### Avg Sold to OLP Ratio 99.6%

99.6%

Min 99.6%

101.7% — 5-year Jun average

Max 104.5%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.0%** | **101.2%** | **98.2%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
**Lauren Davis**

# June 2026

## Penn-Delco (Delaware, PA) - Detached

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

### New Listings 33

▲ 73.7% from May 2026: **19**

▲ 50.0% from Jun 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **134** | **108** | 24.1% |

5-year Jun average: **24**

### New Pendings 23

▼ -11.5% from May 2026: **26**

▲ 4.5% from Jun 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **123** | **107** | 15.0% |

5-year Jun average: **22**

### Closed Sales 30

▲ 25.0% from May 2026: **24**

▲ 66.7% from Jun 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **106** | **98** | 8.2% |

5-year Jun average: **24**

### Median Sold Price $421,000

▲ 13.8% from May 2026: **$370,000**

▲ 7.1% from Jun 2025: **$393,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$382,500** | **$381,500** | 0.3% |

5-year Jun average: **$388,680**

## Summary

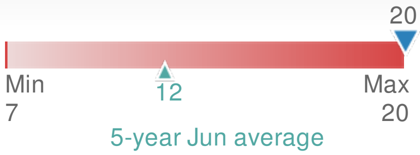
In Penn-Delco (Delaware, PA), the median sold price for Detached properties for June was $421,000, representing an increase of 13.8% compared to last month and an increase of 7.1% from Jun 2025. The average days on market for units sold in June was 20 days, 61% above the 5-year June average of 12 days. There was an 11.5% month over month decrease in new contract activity with 23 New Pendings; a 27.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and a 61.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 2.77 in May and a decrease from 1.53 in June 2025. The Contract Ratio is 43% lower than the 5-year June average of 2.16. 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.

### Active Listings 21

| May 2026 | Jun 2025 |
|---|---|
| **13** | **15** |

### Avg DOM 20



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **31** | **10** | **27** |

### Avg Sold to OLP Ratio 99.8%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **97.7%** | **101.6%** | **98.3%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**

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

## June 2026

### Penn-Delco (Delaware, PA) - Attached

### New Listings 9

-43.8% from May 2026: **16**

0.0% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **80** | **58** | 37.9% |

5-year Jun average: **11**

### New Pendings 18

50.0% from May 2026: **12**

38.5% from Jun 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **67** | **60** | 11.7% |

5-year Jun average: **13**

### Closed Sales 9

-25.0% from May 2026: **12**

-18.2% from Jun 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **56** | **58** | -3.4% |

5-year Jun average: **12**

### Median Sold Price $164,999

-44.5% from May 2026: **$297,500**

-32.7% from Jun 2025: **$245,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$252,500** | **$275,000** | -8.2% |

5-year Jun average: **$247,100**

## Summary

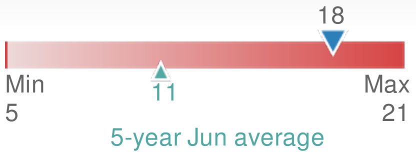
In Penn-Delco (Delaware, PA), the median sold price for Attached properties for June was $164,999, representing a decrease of 44.5% compared to last month and a decrease of 32.7% from Jun 2025. The average days on market for units sold in June was 18 days, 58% above the 5-year June average of 11 days. There was a 50% month over month increase in new contract activity with 18 New Pendings; a 46.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 22; and a 45.5% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 0.68 in May and a decrease from 3.40 in June 2025. The Contract Ratio is 28% lower than the 5-year June average of 2.56. 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.

### Active Listings 12

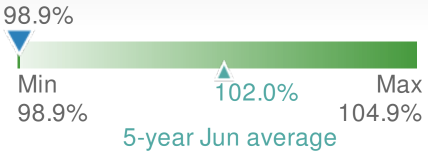
| May 2026 | Jun 2025 |
|---|---|
| **22** | **5** |

### Avg DOM 18



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **12** | **21** | **28** |

### Avg Sold to OLP Ratio 98.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.5%** | **100.6%** | **98.0%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**

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

## June 2026

### Penn-Delco (Delaware, PA) - Attached/Townhouse

**New Listings** 5

▼ -50.0% from May 2026: **10**

▼ -16.7% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **44** | **43** | 2.3% |

5-year Jun average: **6**

**New Pendings** 9

▲ 28.6% from May 2026: **7**

▲ 12.5% from Jun 2025: **8**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **36** | **43** | -16.3% |

5-year Jun average: **6**

**Closed Sales** 6

▼ -33.3% from May 2026: **9**

▼ -25.0% from Jun 2025: **8**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **30** | **38** | -21.1% |

5-year Jun average: **8**

**Median Sold Price** $319,500

▼ -1.7% from May 2026: **$325,000**

▲ 25.3% from Jun 2025: **$255,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$325,000** | **$302,500** | 7.4% |

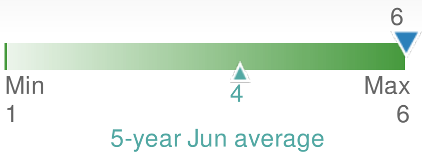
5-year Jun average: **$289,284**

## Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $319,500, representing a decrease of 1.7% compared to last month and an increase of 25.3% from Jun 2025. The average days on market for units sold in June was 15 days, 71% above the 5-year June average of 9 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 11; and a 40% decrease in supply to 6 active units.

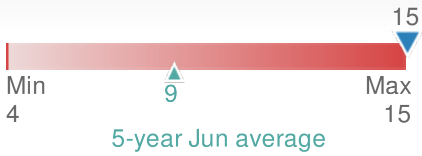
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 0.90 in May and a decrease from 3.00 in June 2025. The Contract Ratio is 29% lower than the 5-year June average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

**Active Listings** 6



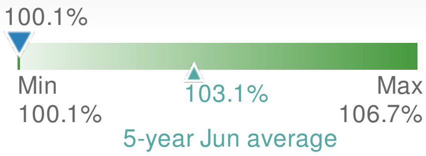
| May 2026 | Jun 2025 |
|---|---|
| **10** | **4** |

**Avg DOM** 15



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **14** | **13** | **23** |

**Avg Sold to OLP Ratio** 100.1%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.3%** | **101.4%** | **98.8%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

# June 2026

## Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

### New Listings 27

-6.9% from May 2026: **29**

-12.9% from Jun 2025: **31**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **171** | **194** | -11.9% |

5-year Jun average: **33**

### New Pendings 23

-28.1% from May 2026: **32**

-37.8% from Jun 2025: **37**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **143** | **161** | -11.2% |

5-year Jun average: **30**

### Closed Sales 33

32.0% from May 2026: **25**

-5.7% from Jun 2025: **35**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **124** | **132** | -6.1% |

5-year Jun average: **31**

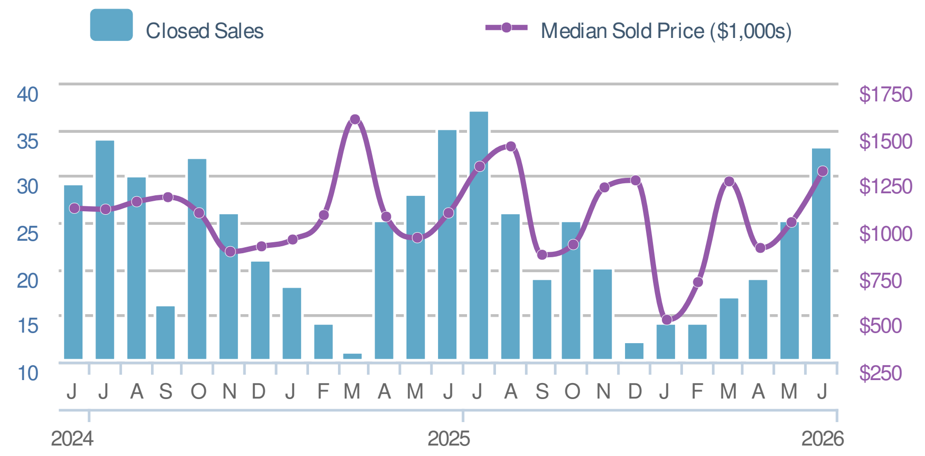
### Median Sold Price $1,275,000

27.5% from May 2026: **$1,000,000**

21.4% from Jun 2025: **$1,050,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$1,010,500** | **$1,062,500** | -4.9% |

5-year Jun average: **$1,057,500**



### Active Listings 38

38

Min 30

39

Max 49

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **34** | **30** |

### Avg DOM 16

16

Min 8

19

Max 30

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **13** | **30** | **25** |

### Avg Sold to OLP Ratio 104.7%

104.7%

Min 103.4%

104.4%

Max 105.1%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **104.8%** | **104.5%** | **102.0%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Radnor Township (Delaware, PA) - Detached

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

### New Listings 19

▲ 11.8% from May 2026: **17**

▼ -5.0% from Jun 2025: **20**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **113** | **135** | -16.3% |

5-year Jun average: **21**

### New Pendings 20

▼ -13.0% from May 2026: **23**

▼ -23.1% from Jun 2025: **26**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **105** | **112** | -6.3% |

5-year Jun average: **21**

### Closed Sales 25

▲ 38.9% from May 2026: **18**

▲ 8.7% from Jun 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **80** | **92** | -13.0% |

5-year Jun average: **22**

### Median Sold Price $1,605,000

▼ -1.2% from May 2026: **$1,625,000**

▲ 10.7% from Jun 2025: **$1,450,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$1,429,030** | **$1,380,000** | 3.6% |

5-year Jun average: **$1,294,800**

## Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for June was $1,605,000, representing a decrease of 1.2% compared to last month and an increase of 10.7% from Jun 2025. The average days on market for units sold in June was 16 days, 2% below the 5-year June average of 16 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; a 13.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 2.06 in May and a decrease from 1.96 in June 2025. The Contract Ratio is 18% higher than the 5-year June average of 1.50. 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.

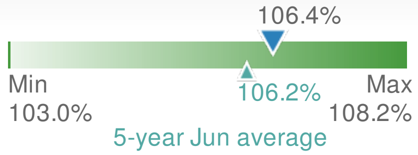
### Active Listings 18

| May 2026 | Jun 2025 |
|---|---|
| **18** | **23** |

### Avg DOM 16

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **9** | **35** | **23** |

### Avg Sold to OLP Ratio 106.4%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **107.4%** | **107.9%** | **104.0%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Radnor Township (Delaware, PA) - Attached

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

**New Listings** 8

-33.3% from May 2026: **12**

-27.3% from Jun 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **58** | **59** | -1.7% |

5-year Jun average: **12**

**New Pendings** 3

-66.7% from May 2026: **9**

-72.7% from Jun 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **38** | **49** | -22.4% |

5-year Jun average: **9**

**Closed Sales** 8

14.3% from May 2026: **7**

-33.3% from Jun 2025: **12**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **44** | **40** | 10.0% |

5-year Jun average: **9**

**Median Sold Price** $397,500

93.9% from May 2026: **$205,000**

-5.5% from Jun 2025: **$420,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$403,000** | **$460,000** | -12.4% |

5-year Jun average: **$457,110**

## Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for June was $397,500, representing an increase of 93.9% compared to last month and a decrease of 5.5% from Jun 2025. The average days on market for units sold in June was 16 days, 38% below the 5-year June average of 26 days. There was a 66.7% month over month decrease in new contract activity with 3 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 25% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.63 in May and a decrease from 2.14 in June 2025. The Contract Ratio is 86% lower than the 5-year June average of 1.47. 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.

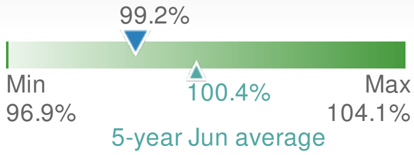
**Active Listings** 20

| May 2026 | Jun 2025 |
|---|---|
| **16** | **7** |

**Avg DOM** 16

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **23** | **22** | **29** |

**Avg Sold to OLP Ratio** 99.2%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.1%** | **98.1%** | **98.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Radnor Township (Delaware, PA) - Attached/Townhouse

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

### New Listings 6

▼ -25.0% from May 2026: **8**

◆ 0.0% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **34** | **28** | 21.4% |

5-year Jun average: **7**

### New Pendings 2

▼ -66.7% from May 2026: **6**

▼ -66.7% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **20** | **20** | 0.0% |

5-year Jun average: **5**

### Closed Sales 6

▲ 200.0% from May 2026: **2**

▲ 20.0% from Jun 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **22** | **17** | 29.4% |

5-year Jun average: **5**

### Median Sold Price $497,500

▼ -5.8% from May 2026: **$528,000**

▼ -38.6% from Jun 2025: **$810,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$547,500** | **$595,000** | -8.0% |

5-year Jun average: **$542,005**

## Summary

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $497,500, representing a decrease of 5.8% compared to last month and a decrease of 38.6% from Jun 2025. The average days on market for units sold in June was 16 days, 45% below the 5-year June average of 29 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 37.5% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 1.00 in May and a decrease from 2.00 in June 2025. The Contract Ratio is 68% lower than the 5-year June average of 1.14. 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.

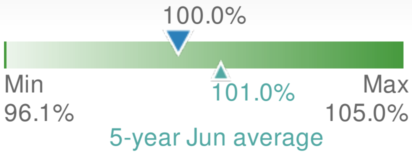
### Active Listings 11

| May 2026 | Jun 2025 |
|---|---|
| **8** | **4** |

### Avg DOM 16

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **6** | **21** | **18** |

### Avg Sold to OLP Ratio 100.0%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **104.2%** | **101.8%** | **101.1%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026
## Ridley (Delaware, PA)

### New Listings 54

▲ 14.9% from May 2026: **47**

▲ 38.5% from Jun 2025: **39**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **262** | **257** | 1.9% |

5-year Jun average: **48**

### New Pendings 39

▼ -30.4% from May 2026: **56**

◄► 0.0% from Jun 2025: **39**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **214** | **221** | -3.2% |

5-year Jun average: **37**

### Closed Sales 43

▼ -4.4% from May 2026: **45**

▲ 4.9% from Jun 2025: **41**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **183** | **191** | -4.2% |

5-year Jun average: **40**

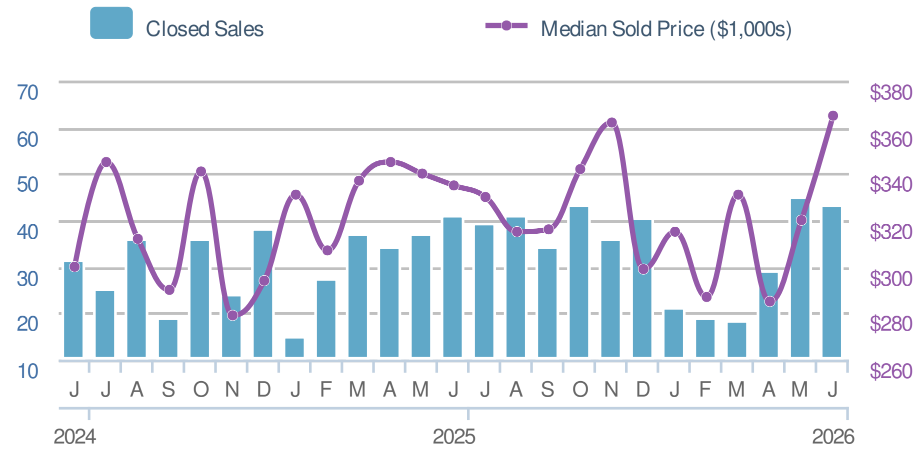
### Median Sold Price $365,000

▲ 13.9% from May 2026: **$320,500**

▲ 9.0% from Jun 2025: **$335,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$335,000** | **$331,750** | 1.0% |

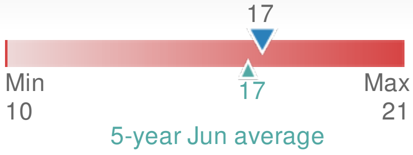
5-year Jun average: **$315,300**



### Active Listings 48

| May 2026 | Jun 2025 |
|---|---|
| **36** | **43** |

### Avg DOM 17



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **23** | **21** | **28** |

### Avg Sold to OLP Ratio 99.5%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.8%** | **100.6%** | **99.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Ridley (Delaware, PA) - Detached

### New Listings 31

▲6.9% from May 2026: **29**
▲40.9% from Jun 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **154** | **164** | -6.1% |

5-year Jun average: **30**

### New Pendings 23

▼-34.3% from May 2026: **35**
▼-8.0% from Jun 2025: **25**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **125** | **137** | -8.8% |

5-year Jun average: **22**

### Closed Sales 26

▼-3.7% from May 2026: **27**
▼-10.3% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **104** | **122** | -14.8% |

5-year Jun average: **26**

### Median Sold Price $427,500

▲21.4% from May 2026: **$352,000**
▲9.6% from Jun 2025: **$390,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$376,500** | **$375,000** | 0.4% |

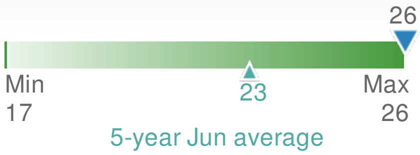
5-year Jun average: **$360,700**

## Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for June was $427,500, representing an increase of 21.4% compared to last month and an increase of 9.6% from Jun 2025. The average days on market for units sold in June was 18 days, 20% above the 5-year June average of 15 days. There was a 34.3% month over month decrease in new contract activity with 23 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 35; and a 23.8% increase in supply to 26 active units.

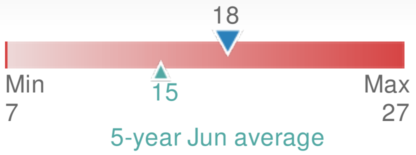
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.71 in May and an increase from 1.29 in June 2025. The Contract Ratio is 1% lower than the 5-year June average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 26



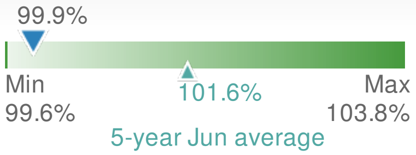
| May 2026 | Jun 2025 |
|---|---|
| **21** | **24** |

### Avg DOM 18



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **23** | **13** | **26** |

### Avg Sold to OLP Ratio 99.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.0%** | **101.8%** | **99.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Ridley (Delaware, PA) - Attached

### New Listings 23

▲27.8% from May 2026: **18**

▲43.8% from Jun 2025: **16**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **108** | **92** | 17.4% |

5-year Jun average: **18**

### New Pendings 16

▼-23.8% from May 2026: **21**

▲23.1% from Jun 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **89** | **83** | 7.2% |

5-year Jun average: **14**

### Closed Sales 17

▼-5.6% from May 2026: **18**

▲41.7% from Jun 2025: **12**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **79** | **69** | 14.5% |

5-year Jun average: **14**

### Median Sold Price $329,900

▲5.2% from May 2026: **$313,500**

▲22.2% from Jun 2025: **$270,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$285,000** | **$285,000** | 0.0% |

5-year Jun average: **$266,930**

## Summary

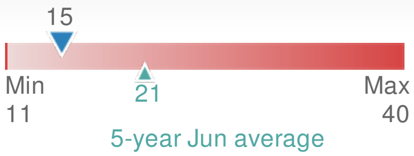
In Ridley (Delaware, PA), the median sold price for Attached properties for June was $329,900, representing an increase of 5.2% compared to last month and an increase of 22.2% from Jun 2025. The average days on market for units sold in June was 15 days, 30% below the 5-year June average of 21 days. There was a 23.8% month over month decrease in new contract activity with 16 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 20; and a 46.7% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.47 in May and an increase from 0.89 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.38. 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.

### Active Listings 22

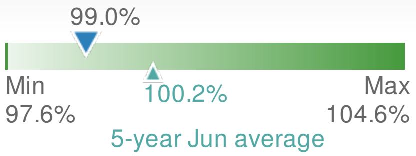
| May 2026 | Jun 2025 |
|---|---|
| **15** | **19** |

### Avg DOM 15



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **24** | **40** | **30** |

### Avg Sold to OLP Ratio 99.0%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.6%** | **97.6%** | **99.1%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Ridley (Delaware, PA) - Attached/Townhouse

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

**New Listings** 22

| ▲ 29.4% | ▲ 37.5% |
|---|---|
| from May 2026: **17** | from Jun 2025: **16** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **103** | **86** | 19.8% |

5-year Jun average: **18**

**New Pendings** 15

| ▼ -16.7% | ▲ 25.0% |
|---|---|
| from May 2026: **18** | from Jun 2025: **12** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **83** | **78** | 6.4% |

5-year Jun average: **13**

**Closed Sales** 16

| ▼ -5.9% | ▲ 33.3% |
|---|---|
| from May 2026: **17** | from Jun 2025: **12** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **72** | **65** | 10.8% |

5-year Jun average: **13**

**Median Sold Price** $332,450

| ▲ 5.5% | ▲ 23.1% |
|---|---|
| from May 2026: **$315,000** | from Jun 2025: **$270,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$289,950** | **$286,200** | 1.3% |

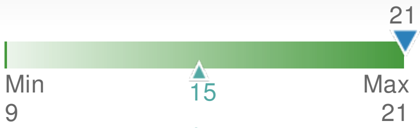
5-year Jun average: **$270,390**

## Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $332,450, representing an increase of 5.5% compared to last month and an increase of 23.1% from Jun 2025. The average days on market for units sold in June was 14 days, 32% below the 5-year June average of 21 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 18; and a 50% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.43 in May and an increase from 0.84 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.30. 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.

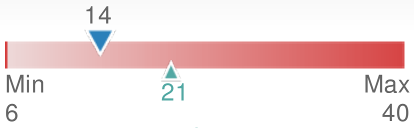
**Active Listings** 21



5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **14** | **19** |

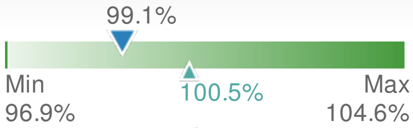
**Avg DOM** 14



5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **14** | **40** | **24** |

**Avg Sold to OLP Ratio** 99.1%



5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.2%** | **97.6%** | **99.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026

## Rose Tree Media (Delaware, PA)

### New Listings 34

▼ -8.1%
from May 2026:
**37**

▼ -12.8%
from Jun 2025:
**39**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **214** | **237** | -9.7% |

5-year Jun average: **43**

### New Pendings 38

▲ 18.8%
from May 2026:
**32**

▲ 2.7%
from Jun 2025:
**37**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **181** | **185** | -2.2% |

5-year Jun average: **38**

### Closed Sales 33

▼ -5.7%
from May 2026:
**35**

▼ -8.3%
from Jun 2025:
**36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **156** | **155** | 0.6% |

5-year Jun average: **42**

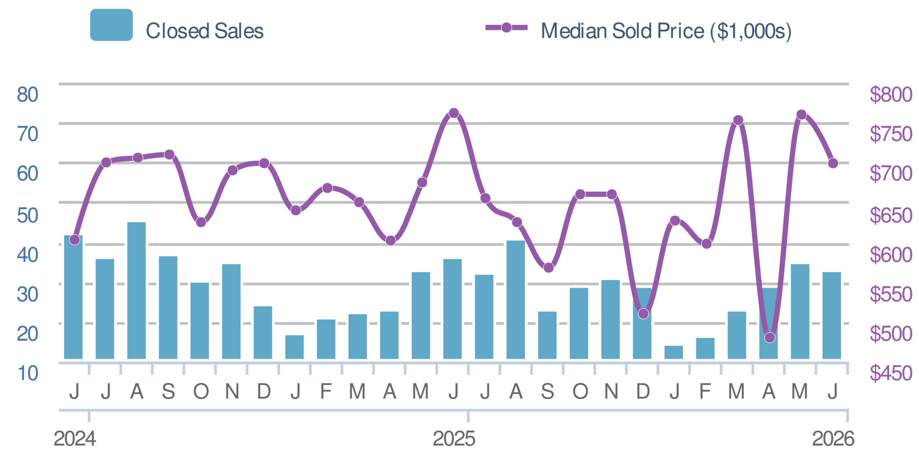
### Median Sold Price $699,000

▼ -8.0%
from May 2026:
**$760,000**

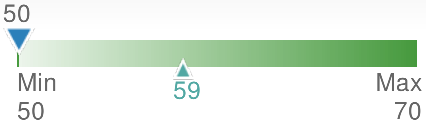
▼ -8.3%
from Jun 2025:
**$762,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$658,375** | **$698,750** | -5.8% |

5-year Jun average: **$668,628**



### Active Listings 50



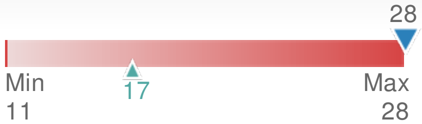
Min
50

Max
70

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **51** | **55** |

### Avg DOM 28



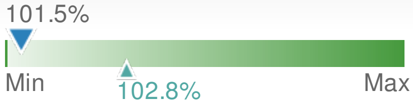
Min
11

Max
28

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **17** | **11** | **27** |

### Avg Sold to OLP Ratio 101.5%



Min
101.3%

Max
106.3%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **102.1%** | **103.1%** | **100.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

**Local Market Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Rose Tree Media (Delaware, PA) - Detached

### New Listings 24

▼ -7.7% from May 2026: **26**

▼ -14.3% from Jun 2025: **28**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **151** | **172** | -12.2% |

5-year Jun average: **28**

### New Pendings 25

▲ 13.6% from May 2026: **22**

▼ -3.8% from Jun 2025: **26**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **123** | **131** | -6.1% |

5-year Jun average: **25**

### Closed Sales 22

▼ -21.4% from May 2026: **28**

▼ -4.3% from Jun 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **106** | **102** | 3.9% |

5-year Jun average: **25**

### Median Sold Price $902,500

▲ 5.7% from May 2026: **$854,050**

▲ 1.4% from Jun 2025: **$890,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$799,500** | **$727,900** | 9.8% |

5-year Jun average: **$760,050**

## Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for June was $902,500, representing an increase of 5.7% compared to last month and an increase of 1.4% from Jun 2025. The average days on market for units sold in June was 20 days, 89% above the 5-year June average of 11 days. There was a 13.6% month over month increase in new contract activity with 25 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 36; and a 9.1% decrease in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.75 in May and a decrease from 1.14 in June 2025. The Contract Ratio is 6% lower than the 5-year June average of 0.96. 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.

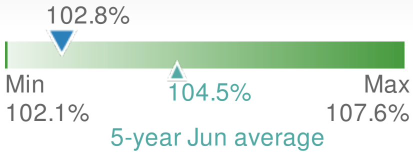
### Active Listings 40

| May 2026 | Jun 2025 |
|---|---|
| **44** | **42** |

### Avg DOM 20

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **20** | **6** | **24** |

### Avg Sold to OLP Ratio 102.8%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **102.5%** | **105.3%** | **101.3%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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**Tri-County Suburban REALTORS**
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# June 2026

## Rose Tree Media (Delaware, PA) - Attached

### New Listings 10

▼ -9.1% from May 2026: **11**

▼ -9.1% from Jun 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **63** | **65** | -3.1% |

5-year Jun average: **15**

### New Pendings 13

▲ 30.0% from May 2026: **10**

▲ 18.2% from Jun 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **58** | **54** | 7.4% |

5-year Jun average: **14**

### Closed Sales 11

▲ 57.1% from May 2026: **7**

▼ -15.4% from Jun 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **50** | **53** | -5.7% |

5-year Jun average: **17**

### Median Sold Price $620,000

▲ 53.1% from May 2026: **$405,000**

▼ -12.1% from Jun 2025: **$705,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$456,250** | **$620,000** | -26.4% |

5-year Jun average: **$637,560**

## Summary

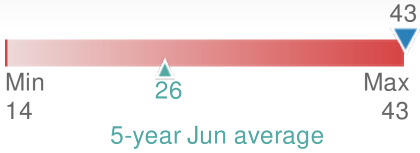
In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for June was $620,000, representing an increase of 53.1% compared to last month and a decrease of 12.1% from Jun 2025. The average days on market for units sold in June was 43 days, 65% above the 5-year June average of 26 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 15; and a 42.9% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.00 in May and an increase from 1.08 in June 2025. The Contract Ratio is 45% lower than the 5-year June average of 2.72. 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.

### Active Listings 10

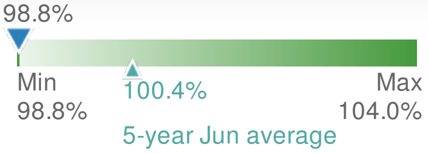
| May 2026 | Jun 2025 |
|---|---|
| **7** | **13** |

### Avg DOM 43



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **7** | **19** | **32** |

### Avg Sold to OLP Ratio 98.8%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.4%** | **99.3%** | **99.0%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

## June 2026

### Rose Tree Media (Delaware, PA) - Attached/Townhouse

**New Listings** 10

▲ 11.1% from May 2026: **9**

↔ 0.0% from Jun 2025: **10**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **52** | **55** | -5.5% |

5-year Jun average: **14**

**New Pendings** 13

▲ 44.4% from May 2026: **9**

▲ 44.4% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **46** | **43** | 7.0% |

5-year Jun average: **13**

**Closed Sales** 11

▲ 175.0% from May 2026: **4**

▼ -8.3% from Jun 2025: **12**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **37** | **44** | -15.9% |

5-year Jun average: **15**

**Median Sold Price** $620,000

▲ 24.6% from May 2026: **$497,500**

▼ -8.5% from Jun 2025: **$677,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$525,000** | **$645,000** | -18.6% |

5-year Jun average: **$646,172**

## Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $620,000, representing an increase of 24.6% compared to last month and a decrease of 8.5% from Jun 2025. The average days on market for units sold in June was 43 days, 59% above the 5-year June average of 27 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 14; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.56 pendings per active listing, down from 2.17 in May and an increase from 0.92 in June 2025. The Contract Ratio is 43% lower than the 5-year June average of 2.72. 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.

**Active Listings** 9

| May 2026 | Jun 2025 |
|---|---|
| **6** | **13** |

**Avg DOM** 43

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **6** | **20** | **35** |

**Avg Sold to OLP Ratio** 98.8%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **103.7%** | **99.2%** | **100.1%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

## June 2026

Southeast Delco (Delaware, PA)

### New Listings 26

-38.1% from May 2026: **42**

-23.5% from Jun 2025: **34**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **200** | **190** | 5.3% |

5-year Jun average: **39**

### New Pendings 25

-32.4% from May 2026: **37**

-24.2% from Jun 2025: **33**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **153** | **167** | -8.4% |

5-year Jun average: **38**

### Closed Sales 18

-40.0% from May 2026: **30**

-14.3% from Jun 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **135** | **140** | -3.6% |

5-year Jun average: **27**

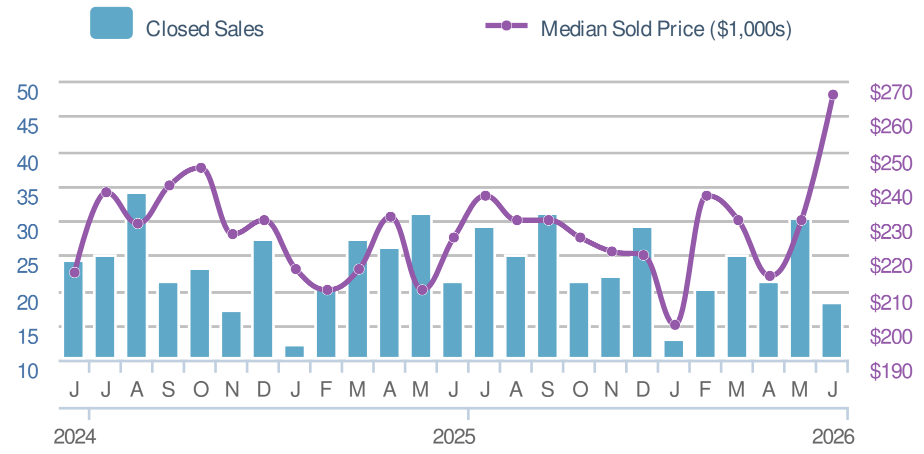
### Median Sold Price $266,000

15.7% from May 2026: **$230,000**

18.2% from Jun 2025: **$225,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$230,000** | **$220,000** | 4.5% |

5-year Jun average: **$224,000**



### Active Listings 50

50

Min 27

38

Max 50

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **40** | **35** |

### Avg DOM 14

14

Min 11

16

Max 21

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **26** | **21** | **33** |

### Avg Sold to OLP Ratio 95.4%

95.4%

Min 95.4%

99.9%

Max 103.3%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.1%** | **99.3%** | **97.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Southeast Delco (Delaware, PA) - Detached

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

### New Listings 5

| ↔ 0.0% | ▲ 66.7% |
|---|---|
| from May 2026: **5** | from Jun 2025: **3** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **31** | **25** | 24.0% |

5-year Jun average: **6**

### New Pendings 2

| ▼ -71.4% | ▼ -50.0% |
|---|---|
| from May 2026: **7** | from Jun 2025: **4** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **18** | **21** | -14.3% |

5-year Jun average: **4**

### Closed Sales 6

| ▲ 20.0% | ▲ 50.0% |
|---|---|
| from May 2026: **5** | from Jun 2025: **4** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **20** | **17** | 17.6% |

5-year Jun average: **4**

### Median Sold Price $278,000

| ▲ 11.2% | ▲ 14.2% |
|---|---|
| from May 2026: **$249,900** | from Jun 2025: **$243,500** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$255,000** | **$275,000** | -7.3% |

5-year Jun average: **$287,900**

## Summary

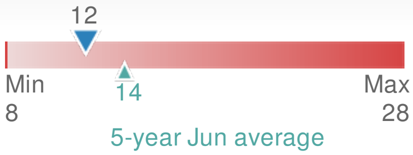
In Southeast Delco (Delaware, PA), the median sold price for Detached properties for June was $278,000, representing an increase of 11.2% compared to last month and an increase of 14.2% from Jun 2025. The average days on market for units sold in June was 12 days, 16% below the 5-year June average of 14 days. There was a 71.4% month over month decrease in new contract activity with 2 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 200% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 5.00 in May and a decrease from 1.20 in June 2025. The Contract Ratio is 42% lower than the 5-year June average of 1.16. 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.

### Active Listings 6

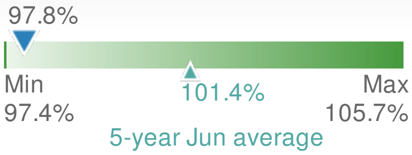
| May 2026 | Jun 2025 |
|---|---|
| **2** | **5** |

### Avg DOM 12



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **73** | **11** | **47** |

### Avg Sold to OLP Ratio 97.8%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **87.7%** | **105.4%** | **95.3%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Southeast Delco (Delaware, PA) - Attached

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

### New Listings 21

-43.2% from May 2026: **37**

-32.3% from Jun 2025: **31**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **169** | **165** | 2.4% |

5-year Jun average: **34**

### New Pendings 23

-23.3% from May 2026: **30**

-20.7% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **135** | **146** | -7.5% |

5-year Jun average: **33**

### Closed Sales 12

-52.0% from May 2026: **25**

-29.4% from Jun 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **115** | **123** | -6.5% |

5-year Jun average: **23**

### Median Sold Price $260,500

13.3% from May 2026: **$230,000**

16.8% from Jun 2025: **$223,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$228,250** | **$215,000** | 6.2% |

5-year Jun average: **$219,030**

## Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for June was $260,500, representing an increase of 13.3% compared to last month and an increase of 16.8% from Jun 2025. The average days on market for units sold in June was 15 days, 9% below the 5-year June average of 16 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 40; and a 15.8% increase in supply to 44 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 0.95 in May and a decrease from 1.30 in June 2025. The Contract Ratio is 45% lower than the 5-year June average of 1.67. 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.

### Active Listings 44

| May 2026 | Jun 2025 |
|---|---|
| **38** | **30** |

### Avg DOM 15

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **16** | **23** | **30** |

### Avg Sold to OLP Ratio 94.2%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.2%** | **97.8%** | **97.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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

# June 2026

## Southeast Delco (Delaware, PA) - Attached/Townhouse

### New Listings 21

▼-43.2% from May 2026: **37**

▼-32.3% from Jun 2025: **31**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **169** | **165** | 2.4% |

5-year Jun average: **34**

### New Pendings 23

▼-23.3% from May 2026: **30**

▼-20.7% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **135** | **146** | -7.5% |

5-year Jun average: **33**

### Closed Sales 12

▼-52.0% from May 2026: **25**

▼-29.4% from Jun 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **115** | **123** | -6.5% |

5-year Jun average: **23**

### Median Sold Price $260,500

▲13.3% from May 2026: **$230,000**

▲16.8% from Jun 2025: **$223,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$228,250** | **$215,000** | 6.2% |

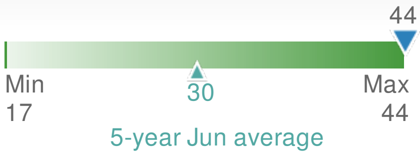
5-year Jun average: **$219,030**

## Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $260,500, representing an increase of 13.3% compared to last month and an increase of 16.8% from Jun 2025. The average days on market for units sold in June was 15 days, 9% below the 5-year June average of 16 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 40; and a 15.8% increase in supply to 44 active units.

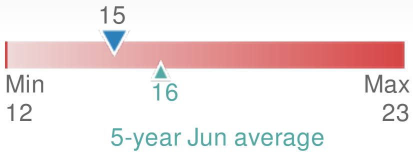
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 0.95 in May and a decrease from 1.30 in June 2025. The Contract Ratio is 45% lower than the 5-year June average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 44



| May 2026 | Jun 2025 |
|---|---|
| **38** | **30** |

### Avg DOM 15



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **16** | **23** | **30** |

### Avg Sold to OLP Ratio 94.2%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.2%** | **97.8%** | **97.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**
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Email: ldavis@tcsr.realtor

# June 2026

## Springfield (Delaware, PA)

### New Listings 35

▲34.6% from May 2026: **26**

▲40.0% from Jun 2025: **25**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **166** | **134** | 23.9% |

5-year Jun average: **29**

### New Pendings 34

▲17.2% from May 2026: **29**

▲21.4% from Jun 2025: **28**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **148** | **129** | 14.7% |

5-year Jun average: **30**

### Closed Sales 33

▲57.1% from May 2026: **21**

▲13.8% from Jun 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **129** | **111** | 16.2% |

5-year Jun average: **33**

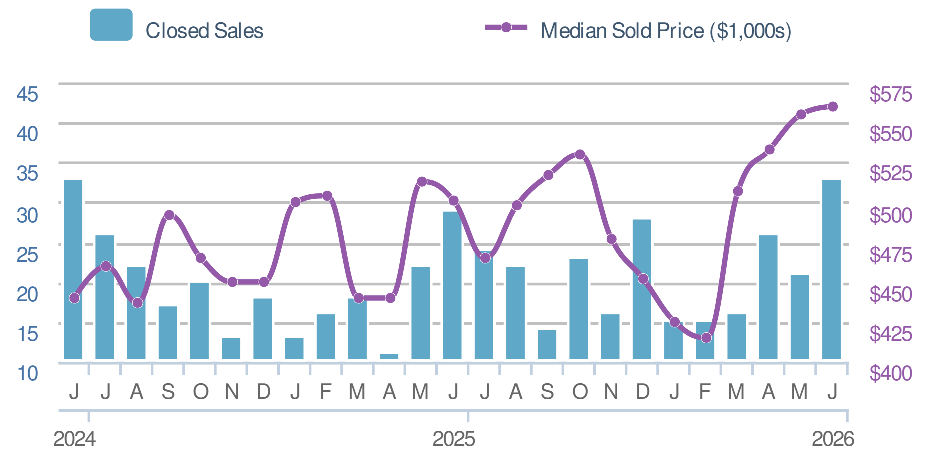
### Median Sold Price $560,000

▲0.9% from May 2026: **$555,000**

▲11.8% from Jun 2025: **$501,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$510,000** | **$480,000** | 6.3% |

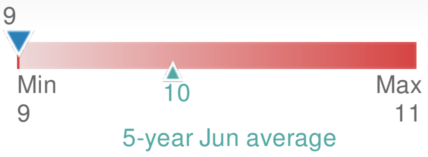
5-year Jun average: **$478,700**



### Active Listings 19

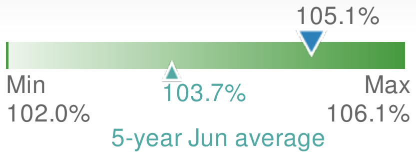
| May 2026 | Jun 2025 |
|---|---|
| **19** | **14** |

### Avg DOM 9



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **10** | **11** | **16** |

### Avg Sold to OLP Ratio 105.1%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **103.6%** | **102.8%** | **102.3%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Springfield (Delaware, PA) - Detached

### New Listings 29

| | |
|---|---|
| ▲ 20.8% | ▲ 31.8% |
| from May 2026: | from Jun 2025: |
| **24** | **22** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **141** | **109** | 29.4% |

5-year Jun average: **25**

### New Pendings 27

| | |
|---|---|
| ▼ -6.9% | ↔ 0.0% |
| from May 2026: | from Jun 2025: |
| **29** | **27** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **125** | **105** | 19.0% |

5-year Jun average: **26**

### Closed Sales 33

| | |
|---|---|
| ▲ 94.1% | ▲ 65.0% |
| from May 2026: | from Jun 2025: |
| **17** | **20** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **108** | **88** | 22.7% |

5-year Jun average: **29**

### Median Sold Price $560,000

| | |
|---|---|
| ▼ -2.6% | ▲ 7.2% |
| from May 2026: | from Jun 2025: |
| **$575,000** | **$522,500** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$532,500** | **$510,000** | 4.4% |

5-year Jun average: **$486,826**

## Summary

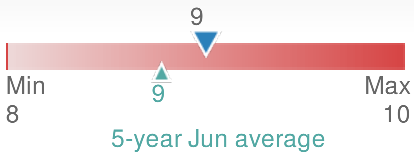
In Springfield (Delaware, PA), the median sold price for Detached properties for June was $560,000, representing a decrease of 2.6% compared to last month and an increase of 7.2% from Jun 2025. The average days on market for units sold in June was 9 days, 2% above the 5-year June average of 9 days. There was a 6.9% month over month decrease in new contract activity with 27 New Pendings; a 13.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 31; and a 6.7% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.94 pendings per active listing, down from 2.40 in May and a decrease from 2.91 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 2.25. 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.

### Active Listings 16

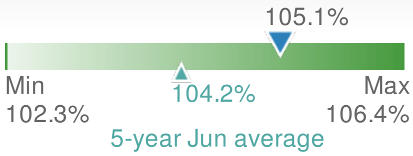
| May 2026 | Jun 2025 |
|---|---|
| **15** | **11** |

### Avg DOM 9



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **12** | **10** | **15** |

### Avg Sold to OLP Ratio 105.1%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **103.2%** | **103.6%** | **102.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Springfield (Delaware, PA) - Attached

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

### New Listings 6

▲200.0% from May 2026: **2**

▲100.0% from Jun 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **25** | **25** | 0.0% |

5-year Jun average: **3**

### New Pendings 7

↔0.0% from May 2026: **0**

▲600.0% from Jun 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **23** | **24** | -4.2% |

5-year Jun average: **4**

### Closed Sales 0

▼-100.0% from May 2026: **4**

▼-100.0% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **21** | **23** | -8.7% |

5-year Jun average: **4**

### Median Sold Price $0

▼-100.0% from May 2026: **$395,000**

▼-100.0% from Jun 2025: **$420,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$385,000** | **$410,000** | -6.1% |

5-year Jun average: **$309,480**

## Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 0% month over month increase in new contract activity with 7 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 7; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 0.00 in May and an increase from 0.67 in June 2025. The Contract Ratio is 133% higher than the 5-year June average of 1.00. 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.

### Active Listings 3

| May 2026 | Jun 2025 |
|---|---|
| **4** | **3** |

### Avg DOM 0

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **4** | **13** | **20** |

### Avg Sold to OLP Ratio 0.0%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **105.6%** | **101.2%** | **100.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Springfield (Delaware, PA) - Attached/Townhouse

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

**New Listings** 5

| ▲150.0% | ▲66.7% |
|---|---|
| from May 2026:<br>**2** | from Jun 2025:<br>**3** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **23** | **20** | 15.0% |

5-year Jun average: **3**

**New Pendings** 6

| ↔0.0% | ▲500.0% |
|---|---|
| from May 2026:<br>**0** | from Jun 2025:<br>**1** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **21** | **19** | 10.5% |

5-year Jun average: **4**

**Closed Sales** 0

| ▼-100.0% | ▼-100.0% |
|---|---|
| from May 2026:<br>**4** | from Jun 2025:<br>**7** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **19** | **18** | 5.6% |

5-year Jun average: **3**

**Median Sold Price** $0

| ▼-100.0% | ▼-100.0% |
|---|---|
| from May 2026:<br>**$395,000** | from Jun 2025:<br>**$420,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$385,000** | **$405,000** | -4.9% |

5-year Jun average: **$289,990**

## Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 0% month over month increase in new contract activity with 6 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in May and an increase from 0.67 in June 2025. The Contract Ratio is 140% higher than the 5-year June average of 0.83. 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.

**Active Listings** 3

| May 2026 | Jun 2025 |
|---|---|
| **4** | **3** |

**Avg DOM** 0

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **4** | **15** | **16** |

**Avg Sold to OLP Ratio** 0.0%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **105.6%** | **101.2%** | **101.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026

## Unionville-Chadds Ford (Delaware, PA)

### New Listings 16

▲ 77.8% from May 2026: **9**

▲ 60.0% from Jun 2025: **10**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **55** | **53** | 3.8% |

5-year Jun average: **11**

### New Pendings 8

▼ -20.0% from May 2026: **10**

▲ 100.0% from Jun 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **43** | **32** | 34.4% |

5-year Jun average: **7**

### Closed Sales 9

▲ 125.0% from May 2026: **4**

▲ 80.0% from Jun 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **33** | **27** | 22.2% |

5-year Jun average: **6**

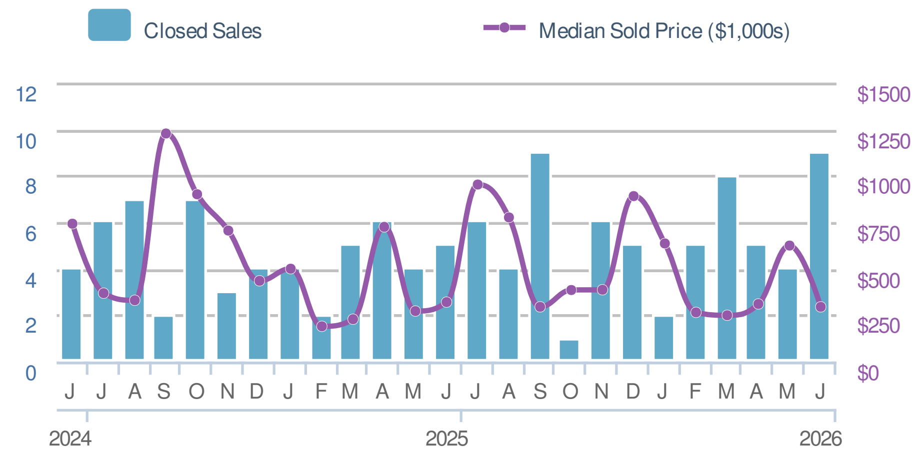
### Median Sold Price $295,000

▼ -52.8% from May 2026: **$624,950**

▼ -7.8% from Jun 2025: **$320,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$295,000** | **$300,000** | -1.7% |

5-year Jun average: **$374,200**



### Active Listings 21

21

Min 6 | 12 | Max 21

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **12** | **17** |

### Avg DOM 27

27

Min 4 | 16 | Max 27

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **15** | **5** | **41** |

### Avg Sold to OLP Ratio 95.7%

95.7%

Min 95.7% | 100.5% | Max 103.5%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.7%** | **100.7%** | **97.0%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Unionville-Chadds Ford (Delaware, PA) - Detached

### New Listings 7

▲16.7% from May 2026: **6**

▲40.0% from Jun 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **25** | **31** | -19.4% |

5-year Jun average: **5**

### New Pendings 2

▼-60.0% from May 2026: **5**

▼-33.3% from Jun 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **14** | **15** | -6.7% |

5-year Jun average: **3**

### Closed Sales 3

▲50.0% from May 2026: **2**

▲50.0% from Jun 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **10** | **9** | 11.1% |

5-year Jun average: **2**

### Median Sold Price $1,041,000

▲11.0% from May 2026: **$937,500**

▲23.6% from Jun 2025: **$842,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$987,500** | **$835,000** | 18.3% |

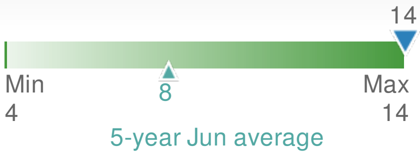
5-year Jun average: **$863,700**

## Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for June was $1,041,000, representing an increase of 11% compared to last month and an increase of 23.6% from Jun 2025. The average days on market for units sold in June was 30 days, 39% above the 5-year June average of 22 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 9; and a 40% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.10 in May and a decrease from 0.73 in June 2025. The Contract Ratio is 4% lower than the 5-year June average of 0.67. 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.

### Active Listings 14

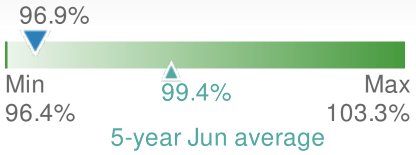


| May 2026 | Jun 2025 |
|---|---|
| **10** | **11** |

### Avg DOM 30

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **5** | **7** | **16** |

### Avg Sold to OLP Ratio 96.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.3%** | **98.3%** | **100.3%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Unionville-Chadds Ford (Delaware, PA) - Attached

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

**New Listings** 9

▲ 200.0% from May 2026: **3**

▲ 80.0% from Jun 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **30** | **22** | 36.4% |

5-year Jun average: **6**

**New Pendings** 6

▲ 20.0% from May 2026: **5**

▲ 500.0% from Jun 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **29** | **17** | 70.6% |

5-year Jun average: **5**

**Closed Sales** 6

▲ 200.0% from May 2026: **2**

▲ 100.0% from Jun 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **23** | **18** | 27.8% |

5-year Jun average: **4**

**Median Sold Price** $244,450

▼ -19.4% from May 2026: **$303,450**

▼ -23.6% from Jun 2025: **$320,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$238,000** | **$222,500** | 7.0% |

5-year Jun average: **$243,140**

## Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for June was $244,450, representing a decrease of 19.4% compared to last month and a decrease of 23.6% from Jun 2025. The average days on market for units sold in June was 25 days, 24% above the 5-year June average of 20 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 8; and a 250% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 4.00 in May and an increase from 0.17 in June 2025. The Contract Ratio is 7% higher than the 5-year June average of 1.06. 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.

**Active Listings** 7

| May 2026 | Jun 2025 |
|---|---|
| **2** | **6** |

**Avg DOM** 25

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **24** | **4** | **52** |

**Avg Sold to OLP Ratio** 95.1%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **97.1%** | **102.3%** | **95.5%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# June 2026

## Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

### New Listings 4

▲100.0% from May 2026: **2**

▲33.3% from Jun 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **11** | 45.5% |

5-year Jun average: **3**

### New Pendings 2

▼-33.3% from May 2026: **3**

▲100.0% from Jun 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **13** | **7** | 85.7% |

5-year Jun average: **3**

### Closed Sales 3

▲200.0% from May 2026: **1**

↔0.0% from Jun 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **10** | **7** | 42.9% |

5-year Jun average: **2**

### Median Sold Price $269,900

▼-32.5% from May 2026: **$399,900**

↔0.0% from Jun 2025: **$0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$339,250** | **$220,000** | 54.2% |

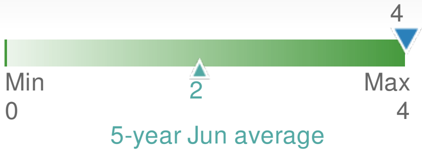
5-year Jun average: **$214,180**

## Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $269,900, representing a decrease of 32.5% compared to last month and an increase of 0% from Jun 2025. The average days on market for units sold in June was 30 days, 60% above the 5-year June average of 19 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and a 0% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.00 in May and an increase from 0.25 in June 2025. The Contract Ratio is 25% higher than the 5-year June average of 0.60. 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.

### Active Listings 4



| May 2026 | Jun 2025 |
|---|---|
| **0** | **4** |

### Avg DOM 30

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **29** | **0** | **44** |

### Avg Sold to OLP Ratio 94.0%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **94.1%** | **0.0%** | **95.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# June 2026

## Upper Darby (Delaware, PA)

### New Listings 98

▼ -5.8% from May 2026: **104**

▲ 3.2% from Jun 2025: **95**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **580** | **542** | 7.0% |

5-year Jun average: **104**

### New Pendings 94

▲ 10.6% from May 2026: **85**

▲ 4.4% from Jun 2025: **90**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **455** | **451** | 0.9% |

5-year Jun average: **92**

### Closed Sales 73

▼ -7.6% from May 2026: **79**

▲ 2.8% from Jun 2025: **71**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **384** | **416** | -7.7% |

5-year Jun average: **83**

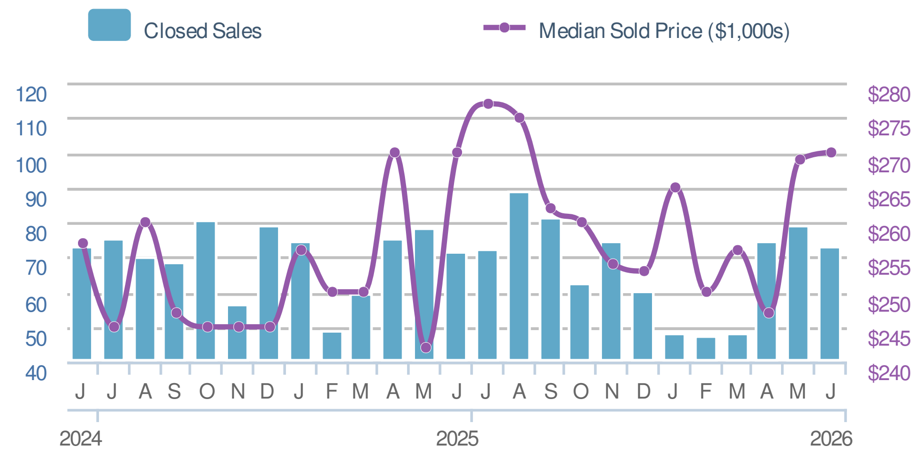
### Median Sold Price $270,000

▲ 0.4% from May 2026: **$269,000**

↔ 0.0% from Jun 2025: **$270,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$259,000** | **$255,000** | 1.6% |

5-year Jun average: **$250,350**



### Active Listings 138

138

Min 58 — 101 — Max 138

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **136** | **109** |

### Avg DOM 26

26

Min 13 — 18 — Max 26

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **18** | **21** | **28** |

### Avg Sold to OLP Ratio 98.5%

98.5%

Min 98.5% — 100.7% — Max 102.7%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.1%** | **99.0%** | **98.1%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### Upper Darby (Delaware, PA) - Detached

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

### New Listings — 34

▲ 21.4% from May 2026: **28**

▼ -2.9% from Jun 2025: **35**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **178** | **155** | 14.8% |

5-year Jun average: **33**

### New Pendings — 31

▲ 14.8% from May 2026: **27**

▼ -13.9% from Jun 2025: **36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **142** | **130** | 9.2% |

5-year Jun average: **29**

### Closed Sales — 23

▼ -14.8% from May 2026: **27**

▲ 15.0% from Jun 2025: **20**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **112** | **113** | -0.9% |

5-year Jun average: **27**

### Median Sold Price — $400,000

▲ 13.8% from May 2026: **$351,500**

▼ -10.6% from Jun 2025: **$447,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$375,000** | **$385,000** | -2.6% |

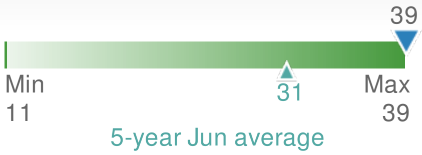
5-year Jun average: **$381,100**

## Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for June was $400,000, representing an increase of 13.8% compared to last month and a decrease of 10.6% from Jun 2025. The average days on market for units sold in June was 8 days, 45% below the 5-year June average of 15 days. There was a 14.8% month over month increase in new contract activity with 31 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 45; and a 2.6% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.03 in May and a decrease from 1.31 in June 2025. The Contract Ratio is 28% lower than the 5-year June average of 1.60. 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.

### Active Listings — 39

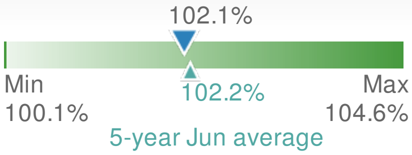


| May 2026 | Jun 2025 |
|---|---|
| **38** | **35** |

### Avg DOM — 8

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **19** | **26** | **23** |

### Avg Sold to OLP Ratio — 102.1%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **100.4%** | **100.1%** | **99.2%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Upper Darby (Delaware, PA) - Attached

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

### New Listings 64

-15.8% from May 2026: **76**

6.7% from Jun 2025: **60**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **402** | **387** | 3.9% |

5-year Jun average: **71**

### New Pendings 63

8.6% from May 2026: **58**

16.7% from Jun 2025: **54**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **313** | **321** | -2.5% |

5-year Jun average: **62**

### Closed Sales 50

-3.8% from May 2026: **52**

-2.0% from Jun 2025: **51**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **272** | **303** | -10.2% |

5-year Jun average: **56**

### Median Sold Price $240,500

1.3% from May 2026: **$237,500**

-0.6% from Jun 2025: **$242,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$235,500** | **$235,000** | 0.2% |

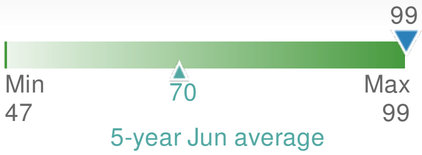
5-year Jun average: **$221,990**

## Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for June was $240,500, representing an increase of 1.3% compared to last month and a decrease of 0.6% from Jun 2025. The average days on market for units sold in June was 34 days, 67% above the 5-year June average of 20 days. There was an 8.6% month over month increase in new contract activity with 63 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 85; and a 1% increase in supply to 99 active units.

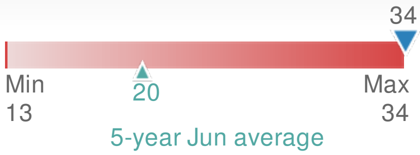
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.85 in May and a decrease from 1.04 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 99



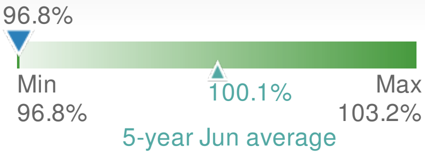
| May 2026 | Jun 2025 |
|---|---|
| **98** | **74** |

### Avg DOM 34



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **17** | **19** | **30** |

### Avg Sold to OLP Ratio 96.8%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.9%** | **98.6%** | **97.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Presented by
**Lauren Davis**

# June 2026

## Upper Darby (Delaware, PA) - Attached/Townhouse

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

### New Listings 64

▼-15.8% from May 2026: **76**

▲6.7% from Jun 2025: **60**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **400** | **383** | 4.4% |

5-year Jun average: **71**

### New Pendings 62

▲6.9% from May 2026: **58**

▲17.0% from Jun 2025: **53**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **311** | **317** | -1.9% |

5-year Jun average: **61**

### Closed Sales 50

▼-3.8% from May 2026: **52**

▼-2.0% from Jun 2025: **51**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **272** | **299** | -9.0% |

5-year Jun average: **56**

### Median Sold Price $240,500

▲1.3% from May 2026: **$237,500**

▼-0.6% from Jun 2025: **$242,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$235,500** | **$235,000** | 0.2% |

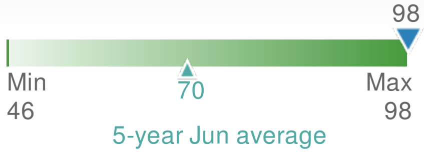
5-year Jun average: **$222,580**

## Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $240,500, representing an increase of 1.3% compared to last month and a decrease of 0.6% from Jun 2025. The average days on market for units sold in June was 34 days, 67% above the 5-year June average of 20 days. There was a 6.9% month over month increase in new contract activity with 62 New Pendings; a 1.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 83; and a 2.1% increase in supply to 98 active units.

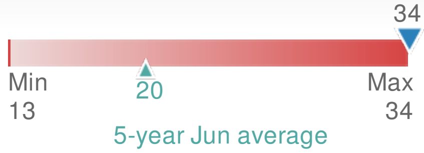
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, no change from May and a decrease from 1.00 in June 2025. The Contract Ratio is 36% lower than the 5-year June average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 98



| May 2026 | Jun 2025 |
|---|---|
| **96** | **74** |

### Avg DOM 34



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **17** | **19** | **30** |

### Avg Sold to OLP Ratio 96.8%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.9%** | **98.6%** | **97.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by

**Lauren Davis**

**Tri-County Suburban REALTORS**

# June 2026

## Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

### New Listings 24

▼ -14.3% from May 2026: **28**

▼ -25.0% from Jun 2025: **32**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **164** | **190** | -13.7% |

5-year Jun average: **30**

### New Pendings 21

▼ -40.0% from May 2026: **35**

▼ -34.4% from Jun 2025: **32**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **150** | **138** | 8.7% |

5-year Jun average: **28**

### Closed Sales 34

▲ 41.7% from May 2026: **24**

▲ 25.9% from Jun 2025: **27**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **140** | **116** | 20.7% |

5-year Jun average: **30**

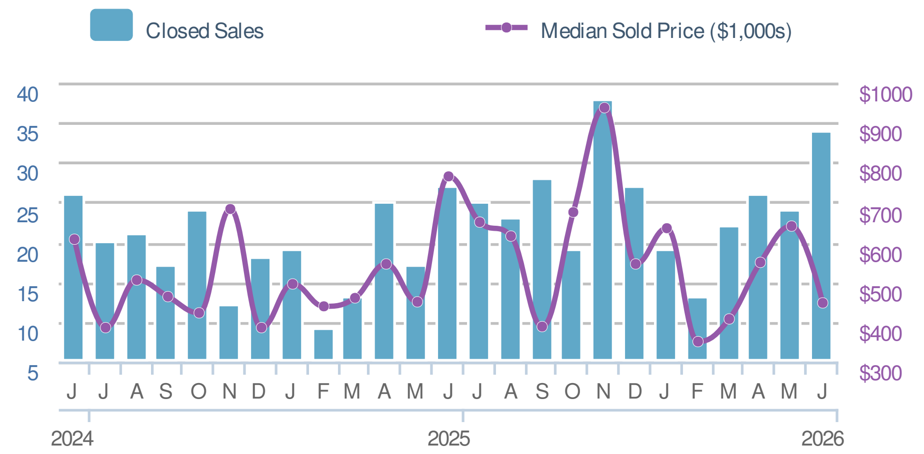
### Median Sold Price $447,500

▼ -30.1% from May 2026: **$640,000**

▼ -41.5% from Jun 2025: **$765,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$545,000** | **$601,250** | -9.4% |

5-year Jun average: **$572,200**



### Active Listings 39

39

Min 16

30

Max 49

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **39** | **49** |

### Avg DOM 19

19

Min 9

15

Max 19

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **16** | **9** | **38** |

### Avg Sold to OLP Ratio 99.9%

99.9%

Min 99.9%

102.8%

Max 105.6%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **99.7%** | **102.7%** | **98.5%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## Wallingford-Swarthmore (Delaware, PA) - Detached

### New Listings 17

▼-10.5% from May 2026: **19**

▼-10.5% from Jun 2025: **19**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **111** | **125** | -11.2% |

5-year Jun average: **19**

### New Pendings 12

▼-33.3% from May 2026: **18**

▼-42.9% from Jun 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **85** | **94** | -9.6% |

5-year Jun average: **18**

### Closed Sales 19

◄► 0.0% from May 2026: **19**

▼-9.5% from Jun 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **84** | **84** | 0.0% |

5-year Jun average: **21**

### Median Sold Price $700,000

▼-10.8% from May 2026: **$785,000**

▼-22.2% from Jun 2025: **$900,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$714,669** | **$688,500** | 3.8% |

5-year Jun average: **$712,475**

## Summary

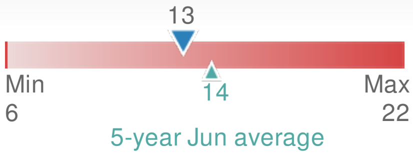
In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for June was $700,000, representing a decrease of 10.8% compared to last month and a decrease of 22.2% from Jun 2025. The average days on market for units sold in June was 13 days, 10% below the 5-year June average of 14 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 34.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 31.8% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 1.05 in May and a decrease from 1.13 in June 2025. The Contract Ratio is 72% lower than the 5-year June average of 1.85. 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.

### Active Listings 29

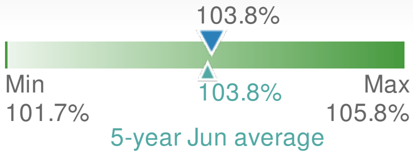
| May 2026 | Jun 2025 |
|---|---|
| **22** | **23** |

### Avg DOM 13



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **16** | **6** | **23** |

### Avg Sold to OLP Ratio 103.8%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **101.2%** | **103.8%** | **100.4%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# June 2026

## Wallingford-Swarthmore (Delaware, PA) - Attached

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

### New Listings 7

▼ -22.2% from May 2026: **9**

▼ -46.2% from Jun 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **53** | **65** | -18.5% |

5-year Jun average: **11**

### New Pendings 9

▼ -47.1% from May 2026: **17**

▼ -18.2% from Jun 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **65** | **44** | 47.7% |

5-year Jun average: **10**

### Closed Sales 15

▲ 200.0% from May 2026: **5**

▲ 150.0% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **56** | **32** | 75.0% |

5-year Jun average: **9**

### Median Sold Price $253,000

▲ 23.4% from May 2026: **$205,000**

▼ -59.5% from Jun 2025: **$625,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$247,500** | **$265,000** | -6.6% |

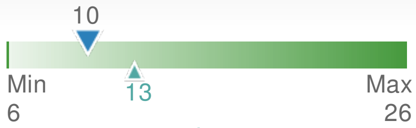
5-year Jun average: **$332,600**

## Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for June was $253,000, representing an increase of 23.4% compared to last month and a decrease of 59.5% from Jun 2025. The average days on market for units sold in June was 25 days, 79% above the 5-year June average of 14 days. There was a 47.1% month over month decrease in new contract activity with 9 New Pendings; a 35% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13; and a 41.2% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.18 in May and an increase from 1.27 in June 2025. The Contract Ratio is 28% lower than the 5-year June average of 1.81. 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.

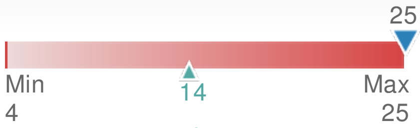
### Active Listings 10



5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **17** | **26** |

### Avg DOM 25



5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **19** | **18** | **60** |

### Avg Sold to OLP Ratio 94.9%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **94.0%** | **98.8%** | **95.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# June 2026

## Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

### New Listings 2

▼ -71.4% from May 2026: **7**

▼ -71.4% from Jun 2025: **7**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **28** | **34** | -17.6% |

5-year Jun average: **5**

### New Pendings 6

▲ 50.0% from May 2026: **4**

◀▶ 0.0% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **33** | **28** | 17.9% |

5-year Jun average: **5**

### Closed Sales 4

◀▶ 0.0% from May 2026: **4**

▼ -33.3% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **28** | **21** | 33.3% |

5-year Jun average: **5**

### Median Sold Price $225,000

▲ 5.1% from May 2026: **$214,000**

▼ -64.0% from Jun 2025: **$625,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$249,500** | **$335,000** | -25.5% |

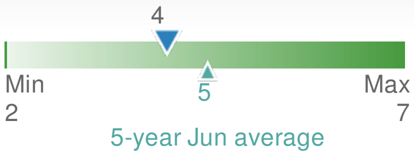
5-year Jun average: **$372,800**

## Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $225,000, representing an increase of 5.1% compared to last month and a decrease of 64% from Jun 2025. The average days on market for units sold in June was 34 days, 130% above the 5-year June average of 15 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from May) to 7; and a 55.6% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.56 in May and a decrease from 3.00 in June 2025. The Contract Ratio is 44% lower than the 5-year June average of 3.10. 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.

### Active Listings 4

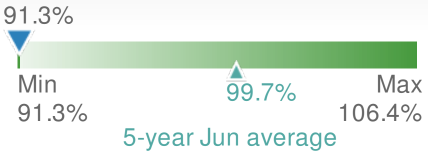


| May 2026 | Jun 2025 |
|---|---|
| **9** | **7** |

### Avg DOM 34

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **16** | **18** | **31** |

### Avg Sold to OLP Ratio 91.3%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **94.0%** | **98.8%** | **96.9%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by

**Lauren Davis**

**Tri-County Suburban REALTORS**

# June 2026

## West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

### New Listings 7

0.0% from May 2026: **7**

-22.2% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **26** | **44** | -40.9% |

5-year Jun average: **9**

### New Pendings 6

0.0% from May 2026: **6**

0.0% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **20** | **37** | -45.9% |

5-year Jun average: **7**

### Closed Sales 4

33.3% from May 2026: **3**

-55.6% from Jun 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **14** | **36** | -61.1% |

5-year Jun average: **6**

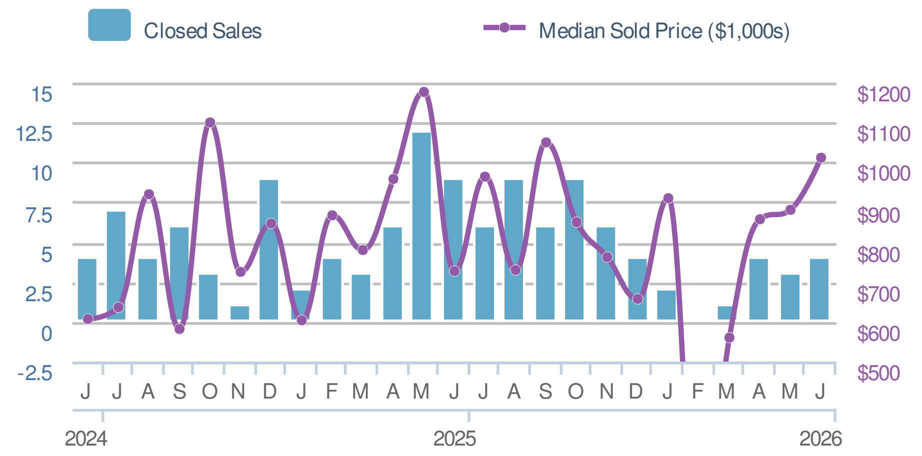
### Median Sold Price $1,012,500

14.9% from May 2026: **$881,000**

39.3% from Jun 2025: **$727,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$853,000** | **$856,400** | -0.4% |

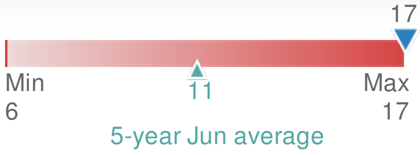
5-year Jun average: **$829,400**



### Active Listings 10

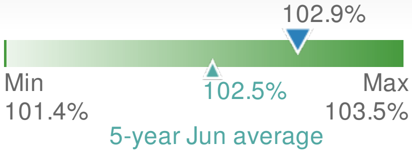
| May 2026 | Jun 2025 |
|---|---|
| **12** | **14** |

### Avg DOM 17



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **16** | **14** | **37** |

### Avg Sold to OLP Ratio 102.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **103.1%** | **102.5%** | **99.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## West Chester Area (Delaware, PA) - Detached

### New Listings 5

▼-16.7% from May 2026: **6**

▼-16.7% from Jun 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **23** | **36** | -36.1% |

5-year Jun average: **6**

### New Pendings 6

▲20.0% from May 2026: **5**

▲50.0% from Jun 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **19** | **31** | -38.7% |

5-year Jun average: **5**

### Closed Sales 4

▲100.0% from May 2026: **2**

▼-42.9% from Jun 2025: **7**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **13** | **30** | -56.7% |

5-year Jun average: **5**

### Median Sold Price $1,012,500

▲7.4% from May 2026: **$943,000**

▲27.4% from Jun 2025: **$795,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$881,000** | **$1,038,000** | -15.1% |

5-year Jun average: **$945,500**

## Summary

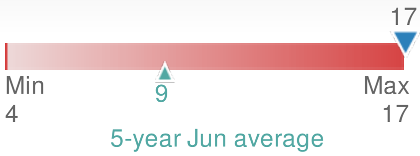
In West Chester Area (Delaware, PA), the median sold price for Detached properties for June was $1,012,500, representing an increase of 7.4% compared to last month and an increase of 27.4% from Jun 2025. The average days on market for units sold in June was 17 days, 81% above the 5-year June average of 9 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 9; and an 18.2% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.64 in May and an increase from 0.58 in June 2025. The Contract Ratio is 56% lower than the 5-year June average of 2.28. 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.

### Active Listings 9

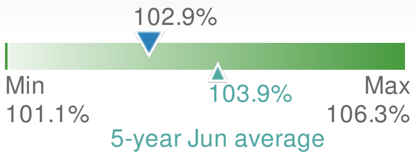
| May 2026 | Jun 2025 |
|---|---|
| **11** | **12** |

### Avg DOM 17



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **6** | **9** | **37** |

### Avg Sold to OLP Ratio 102.9%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **103.4%** | **104.5%** | **99.5%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

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

# June 2026

## West Chester Area (Delaware, PA) - Attached

### New Listings 2

▲100.0% from May 2026: **1**

▼-33.3% from Jun 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **3** | **8** | -62.5% |

5-year Jun average: **4**

### New Pendings 0

▼-100.0% from May 2026: **1**

▼-100.0% from Jun 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1** | **6** | -83.3% |

5-year Jun average: **2**

### Closed Sales 0

▼-100.0% from May 2026: **1**

▼-100.0% from Jun 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1** | **6** | -83.3% |

5-year Jun average: **1**

### Median Sold Price $0

▼-100.0% from May 2026: **$795,000**

▼-100.0% from Jun 2025: **$635,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$795,000** | **$630,750** | 26.0% |

5-year Jun average: **$492,200**

## Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and a decrease from 1.00 in June 2025. The Contract Ratio is 100% lower than the 5-year June average of 1.50. 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.

### Active Listings 1

| May 2026 | Jun 2025 |
|---|---|
| **1** | **2** |

### Avg DOM 0

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **37** | **31** | **37** |

### Avg Sold to OLP Ratio 0.0%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **102.6%** | **95.6%** | **102.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
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# June 2026

## West Chester Area (Delaware, PA) - Attached/Townhouse

### New Listings 2

▲100.0% from May 2026: **1**

▼-33.3% from Jun 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 3 | 8 | -62.5% |

5-year Jun average: **4**

### New Pendings 0

▼-100.0% from May 2026: **1**

▼-100.0% from Jun 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 1 | 6 | -83.3% |

5-year Jun average: **2**

### Closed Sales 0

▼-100.0% from May 2026: **1**

▼-100.0% from Jun 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 1 | 6 | -83.3% |

5-year Jun average: **1**

### Median Sold Price $0

▼-100.0% from May 2026: **$795,000**

▼-100.0% from Jun 2025: **$635,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | $795,000 | $630,750 | 26.0% |

5-year Jun average: **$492,200**

## Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and a decrease from 1.00 in June 2025. The Contract Ratio is 100% lower than the 5-year June average of 1.50. 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.

### Active Listings 1

| May 2026 | Jun 2025 |
|---|---|
| 1 | 2 |

### Avg DOM 0

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| 37 | 31 | 37 |

### Avg Sold to OLP Ratio 0.0%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| 102.6% | 95.6% | 102.6% |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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# June 2026

## William Penn (Delaware, PA)

### New Listings 49

▲96.0% from May 2026: **25**

▲40.0% from Jun 2025: **35**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **223** | **236** | -5.5% |

5-year Jun average: **51**

### New Pendings 29

▼-21.6% from May 2026: **37**

▼-21.6% from Jun 2025: **37**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **169** | **201** | -15.9% |

5-year Jun average: **40**

### Closed Sales 30

▲11.1% from May 2026: **27**

▼-14.3% from Jun 2025: **35**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **147** | **166** | -11.4% |

5-year Jun average: **39**

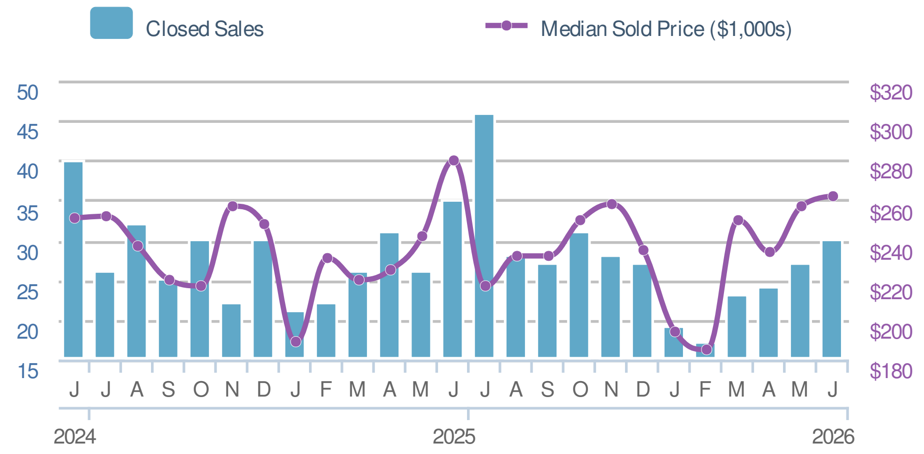
### Median Sold Price $262,000

▲1.6% from May 2026: **$257,750**

▼-6.4% from Jun 2025: **$280,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$245,000** | **$238,700** | 2.6% |

5-year Jun average: **$244,070**



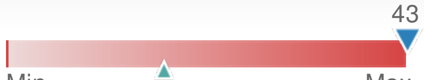
### Active Listings 84

Min 45 — 65 — Max 84

5-year Jun average

| May 2026 | Jun 2025 |
|---|---|
| **65** | **59** |

### Avg DOM 43



Min 16 — 27 — Max 43

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **51** | **18** | **47** |

### Avg Sold to OLP Ratio 96.4%

Min 96.4% — 99.6% — Max 101.6%

5-year Jun average

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **97.7%** | **101.2%** | **96.6%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## June 2026

### William Penn (Delaware, PA) - Detached

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

### New Listings 14

▲133.3% from May 2026: **6**

▲16.7% from Jun 2025: **12**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **56** | **75** | -25.3% |

5-year Jun average: **13**

### New Pendings 9

▼-25.0% from May 2026: **12**

▼-35.7% from Jun 2025: **14**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **44** | **71** | -38.0% |

5-year Jun average: **12**

### Closed Sales 9

▲28.6% from May 2026: **7**

▼-50.0% from Jun 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **34** | **56** | -39.3% |

5-year Jun average: **14**

### Median Sold Price $355,000

↔0.0% from May 2026: **$355,000**

▲10.6% from Jun 2025: **$321,050**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$350,000** | **$316,000** | 10.8% |

5-year Jun average: **$323,810**

## Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for June was $355,000, representing no change compared to last month and an increase of 10.6% from Jun 2025. The average days on market for units sold in June was 9 days, 30% below the 5-year June average of 13 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and an 85.7% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.86 in May and a decrease from 2.30 in June 2025. The Contract Ratio is 42% lower than the 5-year June average of 1.57. 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.

### Active Listings 13

| May 2026 | Jun 2025 |
|---|---|
| **7** | **10** |

### Avg DOM 9

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **20** | **9** | **22** |

### Avg Sold to OLP Ratio 97.8%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **101.6%** | **105.5%** | **99.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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# June 2026

## William Penn (Delaware, PA) - Attached

### New Listings 35

▲ 84.2% from May 2026: **19**

▲ 52.2% from Jun 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **167** | **161** | 3.7% |

5-year Jun average: **38**

### New Pendings 20

▼ -20.0% from May 2026: **25**

▼ -13.0% from Jun 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **125** | **130** | -3.8% |

5-year Jun average: **28**

### Closed Sales 21

▲ 5.0% from May 2026: **20**

▲ 23.5% from Jun 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **113** | **110** | 2.7% |

5-year Jun average: **25**

### Median Sold Price $233,000

▲ 5.0% from May 2026: **$222,000**

▼ -2.9% from Jun 2025: **$240,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$202,000** | **$204,950** | -1.4% |

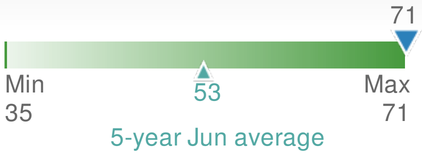
5-year Jun average: **$207,160**

## Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for June was $233,000, representing an increase of 5% compared to last month and a decrease of 2.9% from Jun 2025. The average days on market for units sold in June was 57 days, 59% above the 5-year June average of 36 days. There was a 20% month over month decrease in new contract activity with 20 New Pendings; a 22.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 31; and a 22.4% increase in supply to 71 active units.

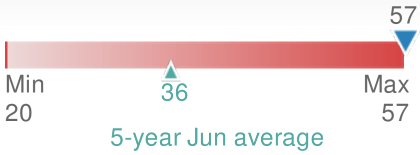
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.69 in May and a decrease from 0.80 in June 2025. The Contract Ratio is 45% lower than the 5-year June average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings 71



| May 2026 | Jun 2025 |
|---|---|
| **58** | **49** |

### Avg DOM 57



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **62** | **28** | **54** |

### Avg Sold to OLP Ratio 95.8%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **96.3%** | **96.8%** | **95.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

# Local Market **Insight**

Presented by
**Lauren Davis**

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

## June 2026

### William Penn (Delaware, PA) - Attached/Townhouse

**New Listings** 33

▲83.3% from May 2026: **18**

▲43.5% from Jun 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **162** | **156** | 3.8% |

5-year Jun average: **36**

**New Pendings** 20

▼-13.0% from May 2026: **23**

▼-4.8% from Jun 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **122** | **126** | -3.2% |

5-year Jun average: **27**

**Closed Sales** 21

▲5.0% from May 2026: **20**

▲31.3% from Jun 2025: **16**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **112** | **107** | 4.7% |

5-year Jun average: **24**

**Median Sold Price** $233,000

▲5.0% from May 2026: **$222,000**

▼-3.9% from Jun 2025: **$242,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$204,500** | **$208,000** | -1.7% |

5-year Jun average: **$208,100**

## Summary

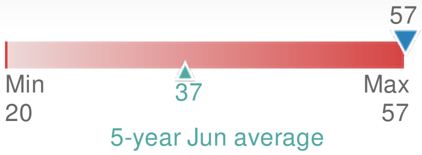
In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $233,000, representing an increase of 5% compared to last month and a decrease of 3.9% from Jun 2025. The average days on market for units sold in June was 57 days, 54% above the 5-year June average of 37 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; a 23.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 29; and a 19.6% increase in supply to 67 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.68 in May and a decrease from 0.76 in June 2025. The Contract Ratio is 47% lower than the 5-year June average of 0.80. 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.

**Active Listings** 67

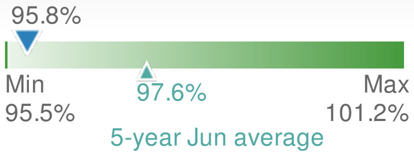
| May 2026 | Jun 2025 |
|---|---|
| **56** | **49** |

**Avg DOM** 57



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **62** | **29** | **54** |

**Avg Sold to OLP Ratio** 95.8%



| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **96.3%** | **96.6%** | **95.7%** |

Data Source: Bright MLS. Statistics calculated July 07, 2026.