June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Delaware County, PA

Presented by
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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%

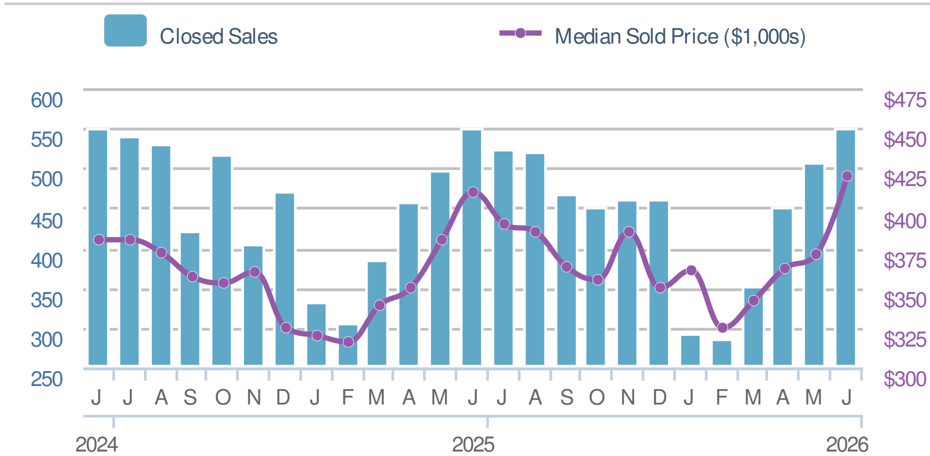
5-year Jun average: **593**

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 (5-year Jun average) — Max 814

May 2026	Jun 2025
776	**681**

Avg DOM — 21

21
Min 12 — 17 (5-year Jun average) — Max 21

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

Avg Sold to OLP Ratio — 100.6%

100.6%
Min 100.6% — 101.7% (5-year Jun average) — Max 103.2%

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

MarketStats by ShowingTime

Local Market **Insight**

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Delaware County, PA - Detached

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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

383

Min 265 — 342 — Max 383

5-year Jun average

May 2026	Jun 2025
345	**348**

Avg DOM — 16

16

Min 10 — 13 — Max 16

5-year Jun average

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

Avg Sold to OLP Ratio — 102.6%

102.6%

Min 102.0% — 103.0% — Max 103.9%

5-year Jun average

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

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

MarketStats by ShowingTime

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Delaware County, PA - Attached

New Listings — 280

-7.3% from May 2026: 302	10.7% from Jun 2025: 253

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

5-year Jun average: **316**

New Pendings — 274

-3.5% from May 2026: 284	16.6% from Jun 2025: 235

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

5-year Jun average: **280**

Closed Sales — 243

10.5% from May 2026: 220	2.1% 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% from May 2026: $240,000	5.9% 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

431

Min 270 | 326 | Max 431

5-year Jun average

May 2026	Jun 2025
431	**333**

Avg DOM — 29

29

Min 15 | 22 | Max 29

5-year Jun average

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

Avg Sold to OLP Ratio — 98.1%

98.1%

Min 98.1% | 99.9% | Max 102.3%

5-year Jun average

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

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

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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

385
Min 246 — 294 (5-year Jun average) — Max 385

May 2026	Jun 2025
382	**293**

Avg DOM — 29

29
Min 15 — 22 (5-year Jun average) — Max 29

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

Avg Sold to OLP Ratio — 98.2%

98.2%
Min 98.2% — 99.9% (5-year Jun average) — Max 102.5%

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

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

MarketStats by ShowingTime