June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Garnet Valley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Garnet Valley (Delaware, PA)

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**

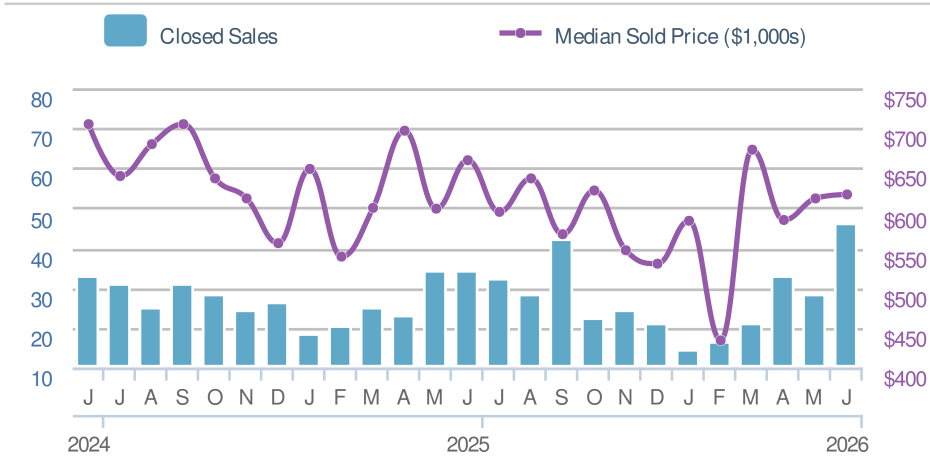
Median Sold Price $617,000

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

42

Min 30 | 37 5-year Jun average | Max 50

May 2026	Jun 2025
46	**50**

Avg DOM 14

14

Min 9 | 12 5-year Jun average | Max 16

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

Avg Sold to OLP Ratio 101.2%

101.2%

Min 101.2% | 102.5% 5-year Jun average | Max 104.4%

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

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

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June 2026

Garnet Valley (Delaware, PA) - Detached

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%

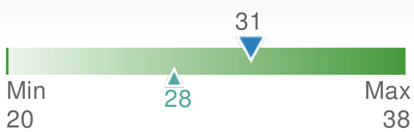
5-year Jun average: **$715,600**

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.

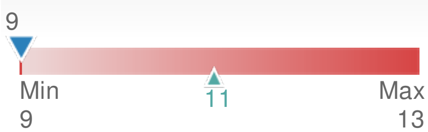
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, up from 1.37 in May and an increase from 0.89 in June 2025. The Contract Ratio is 14% higher than the 5-year June average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



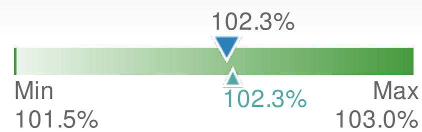
May 2026	Jun 2025
41	**38**

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.

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June 2026

Garnet Valley (Delaware, PA) - Attached

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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

11
Min 4 | 10 (5-year Jun average) | Max 12

May 2026	Jun 2025
5	**12**

Avg DOM — 21

21
Min 4 | 14 (5-year Jun average) | Max 27

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

Avg Sold to OLP Ratio — 99.7%

99.7%
Min 99.7% | 103.3% (5-year Jun average) | Max 107.7%

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

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June 2026

Garnet Valley (Delaware, PA) - Attached/Townhouse

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

9
Min 3 | 8 | Max 10
5-year Jun average

May 2026	Jun 2025
4	**9**

Avg DOM — 20

20
Min 4 | 15 | Max 27
5-year Jun average

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

Avg Sold to OLP Ratio — 100.5%

100.5%
Min 100.5% | 103.5% | Max 107.7%
5-year Jun average

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

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

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