June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Haverford Township (Delaware, PA)

MarketStats by ShowingTime

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

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June 2026
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Email: ldavis@tcsr.realtor

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%

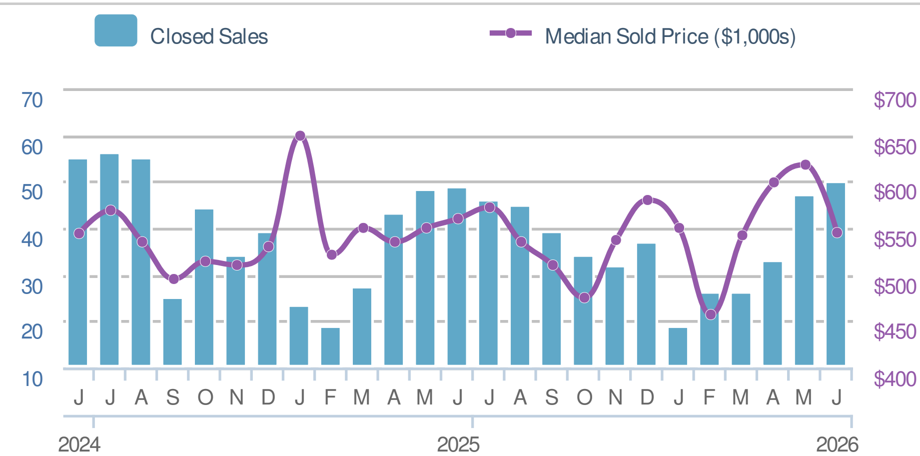
5-year Jun average: **59**

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.

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Haverford Township (Delaware, PA) - Detached

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

36
Min 20 — 31 — Max 39
5-year Jun average

May 2026	Jun 2025
28	**36**

Avg DOM — 13

13
Min 7 — 11 — Max 13
5-year Jun average

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

Avg Sold to OLP Ratio — 105.6%

105.6%
Min 101.5% — 104.2% — Max 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.

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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

10

Min 1 — 5 — Max 10

5-year Jun average

May 2026	Jun 2025
8	**5**

Avg DOM 11

11

Min 4 — 8 — Max 11

5-year Jun average

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

Avg Sold to OLP Ratio 101.3%

101.3%

Min 101.3% — 103.9% — Max 105.6%

5-year Jun average

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

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June 2026

Haverford Township (Delaware, PA) - Attached/Townhouse

New Listings — 8

33.3%	14.3%
from May 2026: 6	from Jun 2025: 7

YTD	2026	2025	+/-
	58	63	-7.9%

5-year Jun average: **8**

New Pendings — 8

60.0%	-27.3%
from May 2026: 5	from Jun 2025: 11

YTD	2026	2025	+/-
	58	59	-1.7%

5-year Jun average: **9**

Closed Sales — 15

50.0%	25.0%
from May 2026: 10	from Jun 2025: 12

YTD	2026	2025	+/-
	57	47	21.3%

5-year Jun average: **15**

Median Sold Price — $440,000

-13.7%	-4.9%
from May 2026: $510,000	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

7

Min	4	Max
1	5-year Jun average	7

May 2026	Jun 2025
6	3

Avg DOM — 11

11

Min	8	Max
4	5-year Jun average	11

May 2026	Jun 2025	YTD
7	8	15

Avg Sold to OLP Ratio — 101.9%

101.9%

Min	104.2%	Max
101.9%	5-year Jun average	106.1%

May 2026	Jun 2025	YTD
103.0%	102.5%	101.1%

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

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