June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Marple Newtown (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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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%

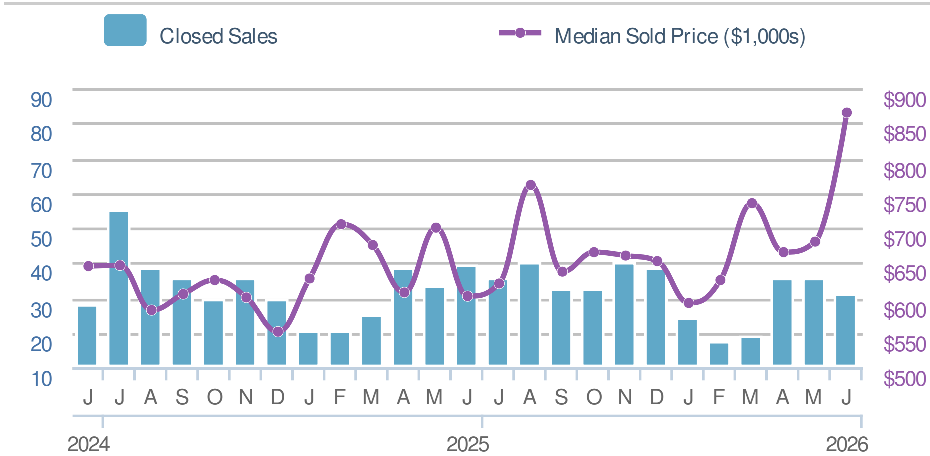
5-year Jun average: **37**

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

53
Min 46 — 52 — Max 66
5-year Jun average

May 2026	Jun 2025
49	**46**

Avg DOM 25

25
Min 12 — 17 — Max 25
5-year Jun average

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

Avg Sold to OLP Ratio 104.0%

104.0%
Min 102.0% — 102.8% — Max 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.

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Marple Newtown (Delaware, PA) - Detached

New Listings — 34

13.3%	25.9%
from May 2026: **30**	from Jun 2025: **27**

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

5-year Jun average: **36**

New Pendings — 26

0.0%	-10.3%
from May 2026: **26**	from Jun 2025: **29**

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

5-year Jun average: **30**

Closed Sales — 25

-13.8%	-24.2%
from May 2026: **29**	from Jun 2025: **33**

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

5-year Jun average: **30**

Median Sold Price — $838,500

21.5%	39.2%
from May 2026: **$690,000**	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

39

Min	5-year Jun average	Max
30	39	55

May 2026	Jun 2025
35	**34**

Avg DOM — 21

21

Min	5-year Jun average	Max
8	13	21

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

Avg Sold to OLP Ratio — 104.0%

104.0%

Min	5-year Jun average	Max
102.5%	103.3%	104.6%

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

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

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June 2026

Marple Newtown (Delaware, PA) - Attached

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

14
Min 11 | 13 | Max 16
5-year Jun average

May 2026	Jun 2025
14	**12**

Avg DOM — 43

43
Min 10 | 32 | Max 43
5-year Jun average

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

Avg Sold to OLP Ratio — 103.9%

103.9%
Min 99.3% | 101.3% | Max 103.9%
5-year Jun average

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

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Marple Newtown (Delaware, PA) - Attached/Townhouse

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

12
Min 9 — 10 (5-year Jun average) — Max 12

May 2026	Jun 2025
12	**9**

Avg DOM — 55

55
Min 10 — 44 (5-year Jun average) — Max 65

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

Avg Sold to OLP Ratio — 105.9%

105.9%
Min 99.2% — 101.6% (5-year Jun average) — Max 105.9%

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

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

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