June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Rose Tree Media (Delaware, PA)

MarketStats by ShowingTime

Presented by
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June 2026
Rose Tree Media (Delaware, PA)

New Listings	34	New Pendings	38	Closed Sales	33
-8.1% from May 2026: **37**	-12.8% from Jun 2025: **39**	18.8% from May 2026: **32**	2.7% from Jun 2025: **37**	-5.7% from May 2026: **35**	-8.3% from Jun 2025: **36**

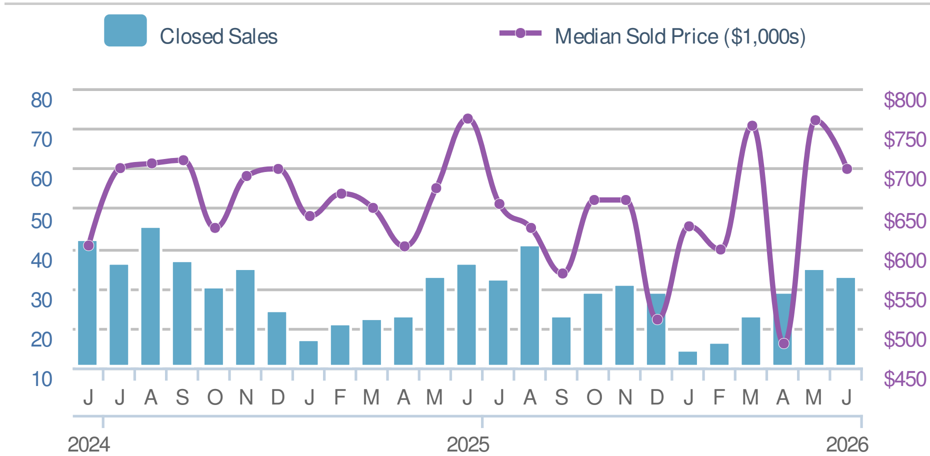
	YTD 2026	YTD 2025	+/-	5-year Jun average
New Listings	214	237	-9.7%	43
New Pendings	181	185	-2.2%	38
Closed Sales	156	155	0.6%	42

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

Current: 50 | Min: 50 | Max: 70 | 5-year Jun average: 59

May 2026	Jun 2025
51	**55**

Avg DOM 28

Current: 28 | Min: 11 | Max: 28 | 5-year Jun average: 17

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

Avg Sold to OLP Ratio 101.5%

Current: 101.5% | Min: 101.3% | Max: 106.3% | 5-year Jun average: 102.8%

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

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

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June 2026

Rose Tree Media (Delaware, PA) - Detached

New Listings — 24

-7.7%	-14.3%
from May 2026: **26**	from Jun 2025: **28**

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

5-year Jun average: **28**

New Pendings — 25

13.6%	-3.8%
from May 2026: **22**	from Jun 2025: **26**

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

5-year Jun average: **25**

Closed Sales — 22

-21.4%	-4.3%
from May 2026: **28**	from Jun 2025: **23**

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

5-year Jun average: **25**

Median Sold Price — $902,500

5.7%	1.4%
from May 2026: **$854,050**	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

40

Min 40 — 43 — Max 48

5-year Jun average

May 2026	Jun 2025
44	**42**

Avg DOM — 20

20

Min 6 — 11 — Max 20

5-year Jun average

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

Avg Sold to OLP Ratio — 102.8%

102.8%

Min 102.1% — 104.5% — Max 107.6%

5-year Jun average

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

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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

10
Min 10 | 15 5-year Jun average | Max 22

May 2026	Jun 2025
7	13

Avg DOM 43

43
Min 14 | 26 5-year Jun average | Max 43

May 2026	Jun 2025	YTD
7	19	32

Avg Sold to OLP Ratio 98.8%

98.8%
Min 98.8% | 100.4% 5-year Jun average | Max 104.0%

May 2026	Jun 2025	YTD
100.4%	99.3%	99.0%

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

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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

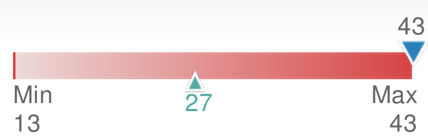
In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $620,000, representing an increase of 24.6% compared to last month and a decrease of 8.5% from Jun 2025. The average days on market for units sold in June was 43 days, 59% above the 5-year June average 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

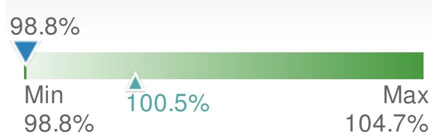
May 2026	Jun 2025
6	13

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%

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