June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Southeast Delco (Delaware, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

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June 2026

Southeast Delco (Delaware, PA)

New Listings 26

▼ -38.1% from May 2026: **42**

▼ -23.5% from Jun 2025: **34**

YTD	2026	2025	+/-
	200	**190**	5.3%

5-year Jun average: **39**

New Pendings 25

▼ -32.4% from May 2026: **37**

▼ -24.2% from Jun 2025: **33**

YTD	2026	2025	+/-
	153	**167**	-8.4%

5-year Jun average: **38**

Closed Sales 18

▼ -40.0% from May 2026: **30**

▼ -14.3% from Jun 2025: **21**

YTD	2026	2025	+/-
	135	**140**	-3.6%

5-year Jun average: **27**

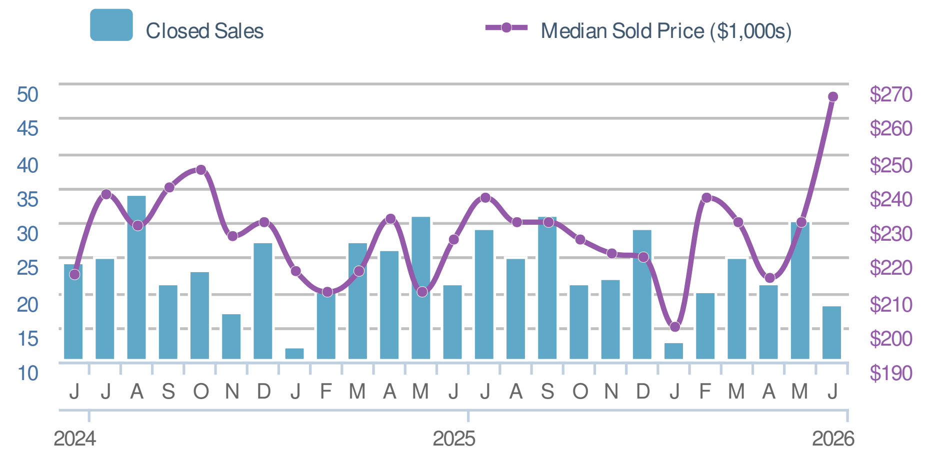
Median Sold Price $266,000

▲ 15.7% from May 2026: **$230,000**

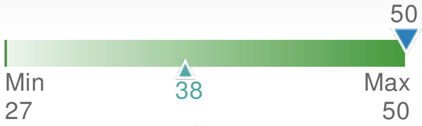
▲ 18.2% from Jun 2025: **$225,000**

YTD	2026	2025	+/-
	$230,000	**$220,000**	4.5%

5-year Jun average: **$224,000**



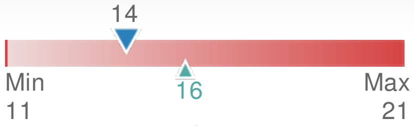
Active Listings 50



5-year Jun average

May 2026	Jun 2025
40	**35**

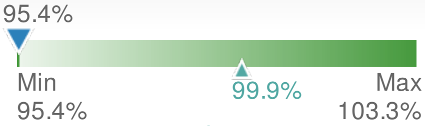
Avg DOM 14



5-year Jun average

May 2026	Jun 2025	YTD
26	**21**	**33**

Avg Sold to OLP Ratio 95.4%



5-year Jun average

May 2026	Jun 2025	YTD
98.1%	**99.3%**	**97.4%**

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

Local Market **Insight**

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June 2026

Southeast Delco (Delaware, PA) - Detached

New Listings 5

↔ 0.0% from May 2026: **5**

▲ 66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	31	**25**	24.0%

5-year Jun average: **6**

New Pendings 2

▼ -71.4% from May 2026: **7**

▼ -50.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	18	**21**	-14.3%

5-year Jun average: **4**

Closed Sales 6

▲ 20.0% from May 2026: **5**

▲ 50.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	20	**17**	17.6%

5-year Jun average: **4**

Median Sold Price $278,000

▲ 11.2% from May 2026: **$249,900**

▲ 14.2% from Jun 2025: **$243,500**

YTD	2026	2025	+/-
	$255,000	**$275,000**	-7.3%

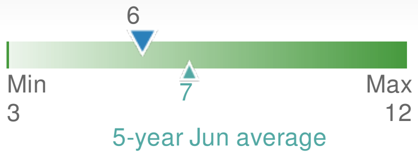
5-year Jun average: **$287,900**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for June was $278,000, representing an increase of 11.2% compared to last month and an increase of 14.2% from Jun 2025. The average days on market for units sold in June was 12 days, 16% below the 5-year June average of 14 days. There was a 71.4% month over month decrease in new contract activity with 2 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 200% increase in supply to 6 active units.

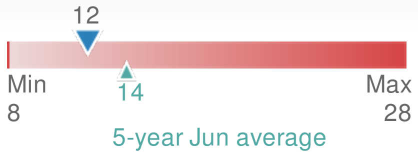
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 5.00 in May and a decrease from 1.20 in June 2025. The Contract Ratio is 42% lower than the 5-year June average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 6



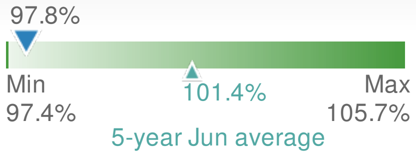
May 2026	Jun 2025
2	**5**

Avg DOM 12



May 2026	Jun 2025	YTD
73	**11**	**47**

Avg Sold to OLP Ratio 97.8%



May 2026	Jun 2025	YTD
87.7%	**105.4%**	**95.3%**

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

MarketStats by ShowingTime

Local Market **Insight**

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June 2026

Southeast Delco (Delaware, PA) - Attached

New Listings 21

▼-43.2% from May 2026: **37**

▼-32.3% from Jun 2025: **31**

YTD	2026	2025	+/-
	169	**165**	2.4%

5-year Jun average: **34**

New Pendings 23

▼-23.3% from May 2026: **30**

▼-20.7% from Jun 2025: **29**

YTD	2026	2025	+/-
	135	**146**	-7.5%

5-year Jun average: **33**

Closed Sales 12

▼-52.0% from May 2026: **25**

▼-29.4% from Jun 2025: **17**

YTD	2026	2025	+/-
	115	**123**	-6.5%

5-year Jun average: **23**

Median Sold Price $260,500

▲13.3% from May 2026: **$230,000**

▲16.8% from Jun 2025: **$223,000**

YTD	2026	2025	+/-
	$228,250	**$215,000**	6.2%

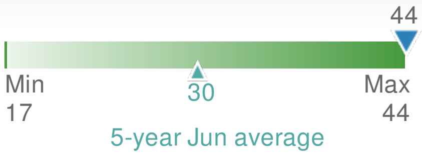
5-year Jun average: **$219,030**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for June was $260,500, representing an increase of 13.3% compared to last month and an increase of 16.8% from Jun 2025. The average days on market for units sold in June was 15 days, 9% below the 5-year June average of 16 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 40; and a 15.8% increase in supply to 44 active units.

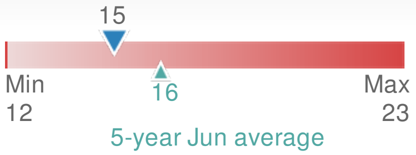
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 0.95 in May and a decrease from 1.30 in June 2025. The Contract Ratio is 45% lower than the 5-year June average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 44



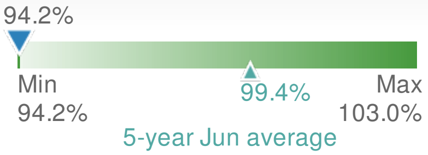
May 2026	Jun 2025
38	**30**

Avg DOM 15



May 2026	Jun 2025	YTD
16	**23**	**30**

Avg Sold to OLP Ratio 94.2%



May 2026	Jun 2025	YTD
100.2%	**97.8%**	**97.7%**

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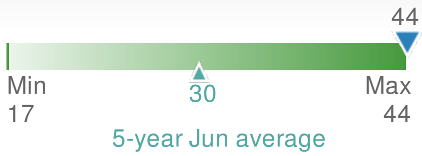

May 2026	Jun 2025
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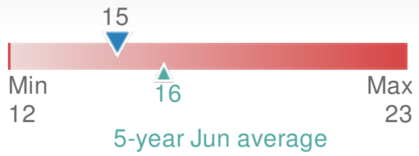
Avg DOM 15



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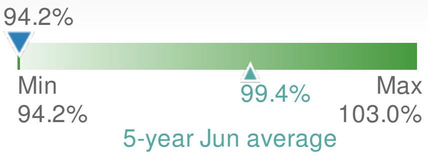

May 2026	Jun 2025	YTD
100.2%	**97.8%**	**97.7%**

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