June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Springfield (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 35

34.6% from May 2026: **26**
40.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	166	**134**	23.9%

5-year Jun average: **29**

New Pendings — 34

17.2% from May 2026: **29**
21.4% from Jun 2025: **28**

YTD	2026	2025	+/-
	148	**129**	14.7%

5-year Jun average: **30**

Closed Sales — 33

57.1% from May 2026: **21**
13.8% from Jun 2025: **29**

YTD	2026	2025	+/-
	129	**111**	16.2%

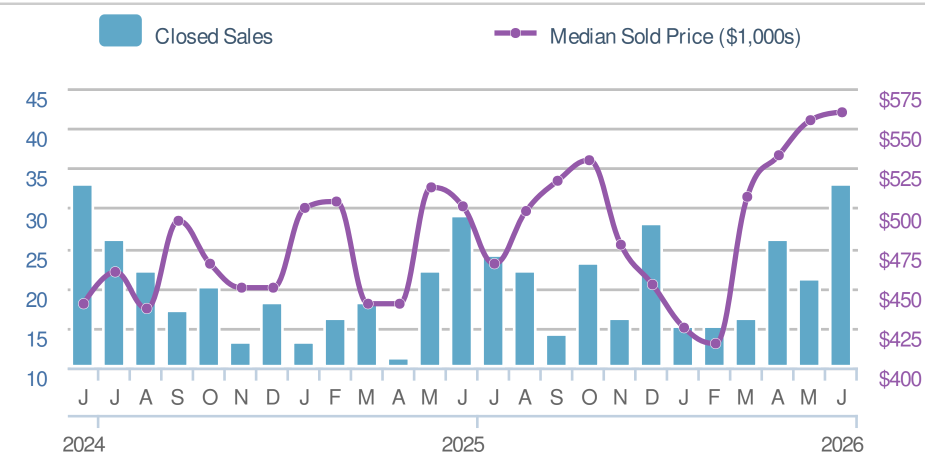
5-year Jun average: **33**

Median Sold Price — $560,000

0.9% from May 2026: **$555,000**
11.8% from Jun 2025: **$501,000**

YTD	2026	2025	+/-
	$510,000	**$480,000**	6.3%

5-year Jun average: **$478,700**



Active Listings — 19

19
Min 9 — 16 — Max 22
5-year Jun average

May 2026	Jun 2025
19	**14**

Avg DOM — 9

9
Min 9 — 10 — Max 11
5-year Jun average

May 2026	Jun 2025	YTD
10	**11**	**16**

Avg Sold to OLP Ratio — 105.1%

105.1%
Min 102.0% — 103.7% — Max 106.1%
5-year Jun average

May 2026	Jun 2025	YTD
103.6%	**102.8%**	**102.3%**

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

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New Listings — 29

20.8% from May 2026: **24**

31.8% from Jun 2025: **22**

YTD	2026	2025	+/-
	141	**109**	29.4%

5-year Jun average: **25**

New Pendings — 27

-6.9% from May 2026: **29**

0.0% from Jun 2025: **27**

YTD	2026	2025	+/-
	125	**105**	19.0%

5-year Jun average: **26**

Closed Sales — 33

94.1% from May 2026: **17**

65.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	108	**88**	22.7%

5-year Jun average: **29**

Median Sold Price — $560,000

-2.6% from May 2026: **$575,000**

7.2% from Jun 2025: **$522,500**

YTD	2026	2025	+/-
	$532,500	**$510,000**	4.4%

5-year Jun average: **$486,826**

Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for June was $560,000, representing a decrease of 2.6% compared to last month and an increase of 7.2% from Jun 2025. The average days on market for units sold in June was 9 days, 2% above the 5-year June average of 9 days. There was a 6.9% month over month decrease in new contract activity with 27 New Pendings; a 13.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 31; and a 6.7% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.94 pendings per active listing, down from 2.40 in May and a decrease from 2.91 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 2.25. 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 — 16

16

Min 9 — 15 — Max 22

5-year Jun average

May 2026	Jun 2025
15	**11**

Avg DOM — 9

9

Min 8 — 9 — Max 10

5-year Jun average

May 2026	Jun 2025	YTD
12	**10**	**15**

Avg Sold to OLP Ratio — 105.1%

105.1%

Min 102.3% — 104.2% — Max 106.4%

5-year Jun average

May 2026	Jun 2025	YTD
103.2%	**103.6%**	**102.6%**

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

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New Listings — 6

200.0% from May 2026: **2**

100.0% from Jun 2025: **3**

YTD	2026	2025	+/-
	25	**25**	0.0%

5-year Jun average: **3**

New Pendings — 7

0.0% from May 2026: **0**

600.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	23	**24**	-4.2%

5-year Jun average: **4**

Closed Sales — 0

-100.0% from May 2026: **4**

-100.0% from Jun 2025: **9**

YTD	2026	2025	+/-
	21	**23**	-8.7%

5-year Jun average: **4**

Median Sold Price — $0

-100.0% from May 2026: **$395,000**

-100.0% from Jun 2025: **$420,000**

YTD	2026	2025	+/-
	$385,000	**$410,000**	-6.1%

5-year Jun average: **$309,480**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 0% month over month increase in new contract activity with 7 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 7; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 0.00 in May and an increase from 0.67 in June 2025. The Contract Ratio is 133% higher than the 5-year June average of 1.00. 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 — 3

May 2026	Jun 2025
4	**3**

Avg DOM — 0

May 2026	Jun 2025	YTD
4	**13**	**20**

Avg Sold to OLP Ratio — 0.0%

May 2026	Jun 2025	YTD
105.6%	**101.2%**	**100.9%**

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

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New Listings 5

150.0% from May 2026: **2**
66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	23	**20**	15.0%

5-year Jun average: **3**

New Pendings 6

0.0% from May 2026: **0**
500.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	21	**19**	10.5%

5-year Jun average: **4**

Closed Sales 0

-100.0% from May 2026: **4**
-100.0% from Jun 2025: **7**

YTD	2026	2025	+/-
	19	**18**	5.6%

5-year Jun average: **3**

Median Sold Price $0

-100.0% from May 2026: **$395,000**
-100.0% from Jun 2025: **$420,000**

YTD	2026	2025	+/-
	$385,000	**$405,000**	-4.9%

5-year Jun average: **$289,990**

Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 0% month over month increase in new contract activity with 6 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in May and an increase from 0.67 in June 2025. The Contract Ratio is 140% higher than the 5-year June average of 0.83. 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 3

3
Min 0 | 2 | Max 3
5-year Jun average

May 2026	Jun 2025
4	**3**

Avg DOM 0

0
Min 0 | 15 | Max 29
5-year Jun average

May 2026	Jun 2025	YTD
4	**15**	**16**

Avg Sold to OLP Ratio 0.0%

0.0%
Min 0.0% | 81.5% | Max 104.4%
5-year Jun average

May 2026	Jun 2025	YTD
105.6%	**101.2%**	**101.4%**

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

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