June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

William Penn (Delaware, PA)

MarketStats
by ShowingTime

Presented by
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June 2026

William Penn (Delaware, PA)

New Listings 49

▲ 96.0% from May 2026: **25**

▲ 40.0% from Jun 2025: **35**

YTD	2026	2025	+/-
	223	**236**	-5.5%

5-year Jun average: **51**

New Pendings 29

▼ -21.6% from May 2026: **37**

▼ -21.6% from Jun 2025: **37**

YTD	2026	2025	+/-
	169	**201**	-15.9%

5-year Jun average: **40**

Closed Sales 30

▲ 11.1% from May 2026: **27**

▼ -14.3% from Jun 2025: **35**

YTD	2026	2025	+/-
	147	**166**	-11.4%

5-year Jun average: **39**

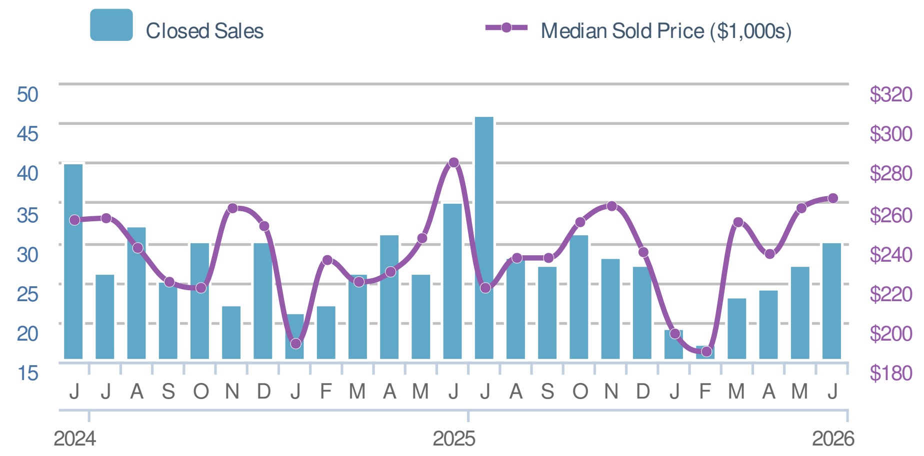
Median Sold Price $262,000

▲ 1.6% from May 2026: **$257,750**

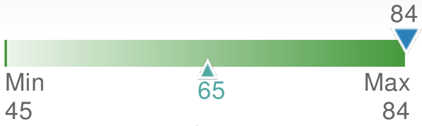
▼ -6.4% from Jun 2025: **$280,000**

YTD	2026	2025	+/-
	$245,000	**$238,700**	2.6%

5-year Jun average: **$244,070**



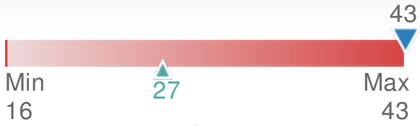
Active Listings 84



5-year Jun average

May 2026	Jun 2025
65	**59**

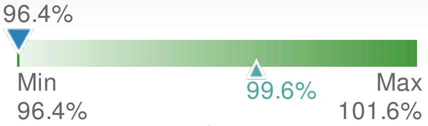
Avg DOM 43



5-year Jun average

May 2026	Jun 2025	YTD
51	**18**	**47**

Avg Sold to OLP Ratio 96.4%



5-year Jun average

May 2026	Jun 2025	YTD
97.7%	**101.2%**	**96.6%**

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

MarketStats by ShowingTime

Local Market **Insight**

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Lauren Davis

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June 2026

William Penn (Delaware, PA) - Detached

New Listings 14

▲ 133.3%	▲ 16.7%
from May 2026: **6**	from Jun 2025: **12**

YTD	2026	2025	+/-
	56	**75**	-25.3%

5-year Jun average: **13**

New Pendings 9

▼ -25.0%	▼ -35.7%
from May 2026: **12**	from Jun 2025: **14**

YTD	2026	2025	+/-
	44	**71**	-38.0%

5-year Jun average: **12**

Closed Sales 9

▲ 28.6%	▼ -50.0%
from May 2026: **7**	from Jun 2025: **18**

YTD	2026	2025	+/-
	34	**56**	-39.3%

5-year Jun average: **14**

Median Sold Price $355,000

↔ 0.0%	▲ 10.6%
from May 2026: **$355,000**	from Jun 2025: **$321,050**

YTD	2026	2025	+/-
	$350,000	**$316,000**	10.8%

5-year Jun average: **$323,810**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for June was $355,000, representing no change compared to last month and an increase of 10.6% from Jun 2025. The average days on market for units sold in June was 9 days, 30% below the 5-year June average of 13 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and an 85.7% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.86 in May and a decrease from 2.30 in June 2025. The Contract Ratio is 42% lower than the 5-year June average of 1.57. 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 13

May 2026	Jun 2025
7	**10**

Avg DOM 9

May 2026	Jun 2025	YTD
20	**9**	**22**

Avg Sold to OLP Ratio 97.8%

May 2026	Jun 2025	YTD
101.6%	**105.5%**	**99.7%**

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

Local Market **Insight**

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June 2026

William Penn (Delaware, PA) - Attached

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New Listings 35

▲84.2% from May 2026: **19**

▲52.2% from Jun 2025: **23**

YTD	2026	2025	+/-
	167	**161**	3.7%

5-year Jun average: **38**

New Pendings 20

▼-20.0% from May 2026: **25**

▼-13.0% from Jun 2025: **23**

YTD	2026	2025	+/-
	125	**130**	-3.8%

5-year Jun average: **28**

Closed Sales 21

▲5.0% from May 2026: **20**

▲23.5% from Jun 2025: **17**

YTD	2026	2025	+/-
	113	**110**	2.7%

5-year Jun average: **25**

Median Sold Price $233,000

▲5.0% from May 2026: **$222,000**

▼-2.9% from Jun 2025: **$240,000**

YTD	2026	2025	+/-
	$202,000	**$204,950**	-1.4%

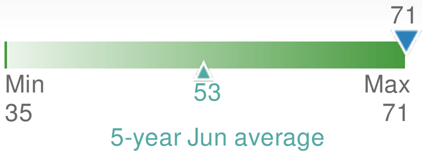
5-year Jun average: **$207,160**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for June was $233,000, representing an increase of 5% compared to last month and a decrease of 2.9% from Jun 2025. The average days on market for units sold in June was 57 days, 59% above the 5-year June average of 36 days. There was a 20% month over month decrease in new contract activity with 20 New Pendings; a 22.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 31; and a 22.4% increase in supply to 71 active units.

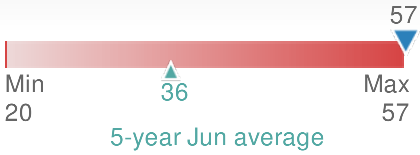
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.69 in May and a decrease from 0.80 in June 2025. The Contract Ratio is 45% lower than the 5-year June average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 71



May 2026	Jun 2025
58	**49**

Avg DOM 57



May 2026	Jun 2025	YTD
62	**28**	**54**

Avg Sold to OLP Ratio 95.8%

May 2026	Jun 2025	YTD
96.3%	**96.8%**	**95.7%**

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

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June 2026

William Penn (Delaware, PA) - Attached/Townhouse

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New Listings 33

▲83.3% from May 2026: **18**

▲43.5% from Jun 2025: **23**

YTD	2026	2025	+/-
	162	**156**	3.8%

5-year Jun average: **36**

New Pendings 20

▼-13.0% from May 2026: **23**

▼-4.8% from Jun 2025: **21**

YTD	2026	2025	+/-
	122	**126**	-3.2%

5-year Jun average: **27**

Closed Sales 21

▲5.0% from May 2026: **20**

▲31.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	112	**107**	4.7%

5-year Jun average: **24**

Median Sold Price $233,000

▲5.0% from May 2026: **$222,000**

▼-3.9% from Jun 2025: **$242,500**

YTD	2026	2025	+/-
	$204,500	**$208,000**	-1.7%

5-year Jun average: **$208,100**

Summary

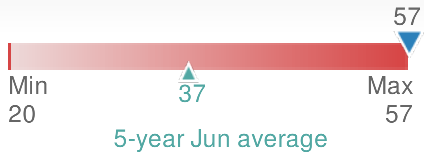
In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $233,000, representing an increase of 5% compared to last month and a decrease of 3.9% from Jun 2025. The average days on market for units sold in June was 57 days, 54% above the 5-year June average of 37 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; a 23.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 29; and a 19.6% increase in supply to 67 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.68 in May and a decrease from 0.76 in June 2025. The Contract Ratio is 47% lower than the 5-year June average of 0.80. 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 67

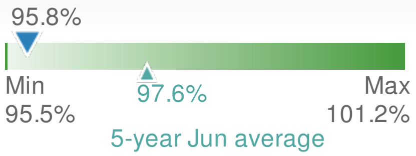
May 2026	Jun 2025
56	**49**

Avg DOM 57



May 2026	Jun 2025	YTD
62	**29**	**54**

Avg Sold to OLP Ratio 95.8%



May 2026	Jun 2025	YTD
96.3%	**96.6%**	**95.7%**

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