July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Delaware County, PA

MarketStats
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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Local Market **Insight**

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Tri-County Suburban REALTORS

July 2026

Delaware County, PA

Email: ldavis@tcsr.realtor

New Listings 566

-12.8% from Jun 2026: **649**

-6.3% from Jul 2025: **604**

YTD	2026	2025	+/-
	4,276	**4,187**	2.1%

5-year Jul average: **606**

New Pendings 479

-18.3% from Jun 2026: **586**

-3.0% from Jul 2025: **494**

YTD	2026	2025	+/-
	3,447	**3,421**	0.8%

5-year Jul average: **537**

Closed Sales 558

1.5% from Jun 2026: **550**

6.7% from Jul 2025: **523**

YTD	2026	2025	+/-
	3,124	**3,139**	-0.5%

5-year Jul average: **541**

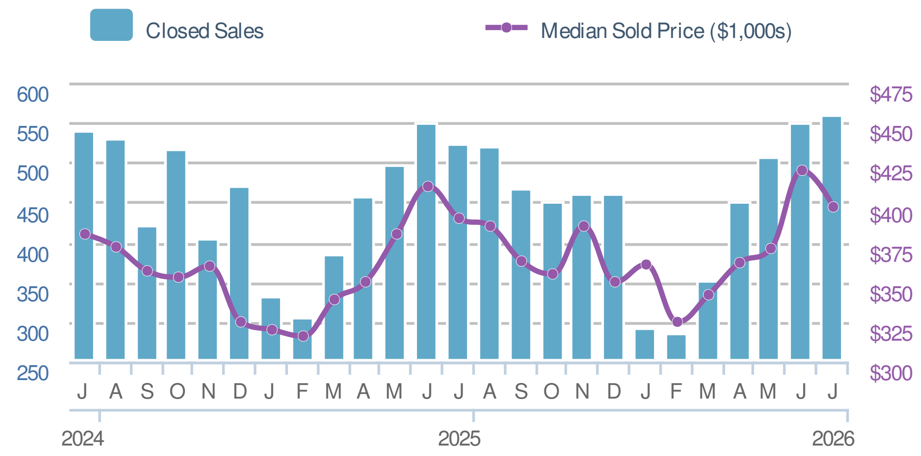
Median Sold Price $397,000

-5.5% from Jun 2026: **$420,000**

1.7% from Jul 2025: **$390,500**

YTD	2026	2025	+/-
	$373,000	**$360,631**	3.4%

5-year Jul average: **$362,600**



Active Listings 898

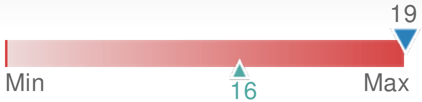
Min 504

Max 898

5-year Jul average 706

Jun 2026	Jul 2025
814	**780**

Avg DOM 19



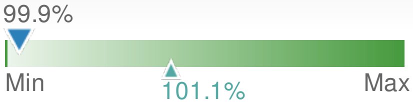
Min 12

Max 19

5-year Jul average 16

Jun 2026	Jul 2025	YTD
21	**18**	**27**

Avg Sold to OLP Ratio 99.9%



Min 99.8%

Max 102.8%

5-year Jul average 101.1%

Jun 2026	Jul 2025	YTD
100.6%	**99.8%**	**99.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Delaware County, PA - Detached

New Listings 279

▼ -24.4% from Jun 2026: **369**

▼ -6.1% from Jul 2025: **297**

YTD	2026	2025	+/-
	2,200	**2,195**	0.2%

5-year Jul average: **296**

New Pendings 260

▼ -16.7% from Jun 2026: **312**

▼ -1.1% from Jul 2025: **263**

YTD	2026	2025	+/-
	1,806	**1,796**	0.6%

5-year Jul average: **279**

Closed Sales 317

▲ 3.3% from Jun 2026: **307**

▲ 5.3% from Jul 2025: **301**

YTD	2026	2025	+/-
	1,622	**1,633**	-0.7%

5-year Jul average: **296**

Median Sold Price $550,000

▼ -0.2% from Jun 2026: **$551,000**

▲ 4.8% from Jul 2025: **$525,000**

YTD	2026	2025	+/-
	$539,250	**$517,500**	4.2%

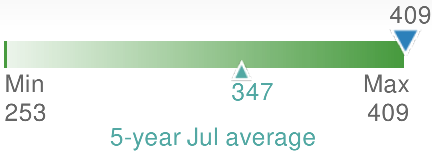
5-year Jul average: **$501,000**

Summary

In Delaware County, PA, the median sold price for Detached properties for July was $550,000, representing a decrease of 0.2% compared to last month and an increase of 4.8% from Jul 2025. The average days on market for units sold in July was 17 days, 20% above the 5-year July average of 14 days. There was a 16.7% month over month decrease in new contract activity with 260 New Pendings; a 14.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 401; and a 6.8% increase in supply to 409 active units.

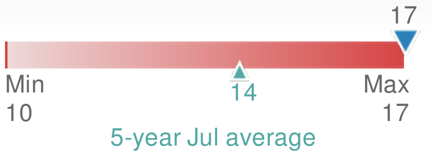
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.23 in June and a decrease from 1.10 in July 2025. The Contract Ratio is 26% lower than the 5-year July average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 409



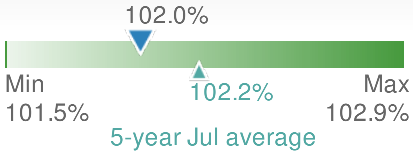
Jun 2026	Jul 2025
383	**386**

Avg DOM 17



Jun 2026	Jul 2025	YTD
16	**14**	**22**

Avg Sold to OLP Ratio 102.0%



Jun 2026	Jul 2025	YTD
102.6%	**101.5%**	**100.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Delaware County, PA - Attached

New Listings 287

▲ 2.5% from Jun 2026: **280**

▼ -6.5% from Jul 2025: **307**

YTD	2026	2025	+/-
	2,076	**1,989**	4.4%

5-year Jul average: **310**

New Pendings 219

▼ -20.1% from Jun 2026: **274**

▼ -5.2% from Jul 2025: **231**

YTD	2026	2025	+/-
	1,641	**1,620**	1.3%

5-year Jul average: **258**

Closed Sales 241

▼ -0.8% from Jun 2026: **243**

▲ 9.0% from Jul 2025: **221**

YTD	2026	2025	+/-
	1,502	**1,501**	0.1%

5-year Jul average: **244**

Median Sold Price $247,950

▼ -8.2% from Jun 2026: **$270,000**

▼ -0.4% from Jul 2025: **$249,000**

YTD	2026	2025	+/-
	$250,000	**$245,000**	2.0%

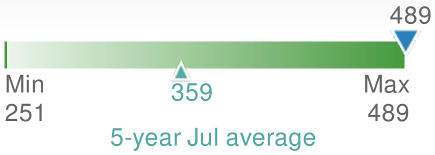
5-year Jul average: **$237,460**

Summary

In Delaware County, PA, the median sold price for Attached properties for July was $247,950, representing a decrease of 8.2% compared to last month and a decrease of 0.4% from Jul 2025. The average days on market for units sold in July was 22 days, 17% above the 5-year July average of 19 days. There was a 20.1% month over month decrease in new contract activity with 219 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 335; and a 13.5% increase in supply to 489 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.89 in June and a decrease from 0.88 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 1.24. 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 489

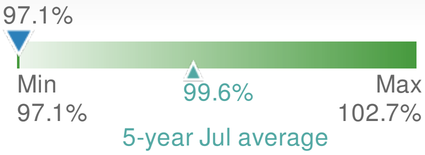


Jun 2026	Jul 2025
431	**394**

Avg DOM 22

Jun 2026	Jul 2025	YTD
29	**24**	**33**

Avg Sold to OLP Ratio 97.1%



Jun 2026	Jul 2025	YTD
98.1%	**97.4%**	**97.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Delaware County, PA - Attached/Townhouse

New Listings 251

↔ 0.0% from Jun 2026: **251**

▼ -8.1% from Jul 2025: **273**

YTD	2026	2025	+/-
	1,845	**1,776**	3.9%

5-year Jul average: **276**

New Pendings 188

▼ -23.9% from Jun 2026: **247**

▼ -11.3% from Jul 2025: **212**

YTD	2026	2025	+/-
	1,435	**1,453**	-1.2%

5-year Jul average: **225**

Closed Sales 209

▼ -1.9% from Jun 2026: **213**

▲ 8.9% from Jul 2025: **192**

YTD	2026	2025	+/-
	1,311	**1,341**	-2.2%

5-year Jul average: **215**

Median Sold Price $254,000

▼ -5.9% from Jun 2026: **$270,000**

▲ 3.7% from Jul 2025: **$245,000**

YTD	2026	2025	+/-
	$255,000	**$245,000**	4.1%

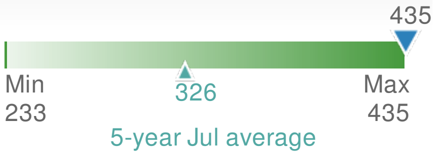
5-year Jul average: **$239,180**

Summary

In Delaware County, PA, the median sold price for Attached/Townhouse properties for July was $254,000, representing a decrease of 5.9% compared to last month and an increase of 3.7% from Jul 2025. The average days on market for units sold in July was 19 days, 6% above the 5-year July average of 18 days. There was a 23.9% month over month decrease in new contract activity with 188 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 294; and a 13% increase in supply to 435 active units.

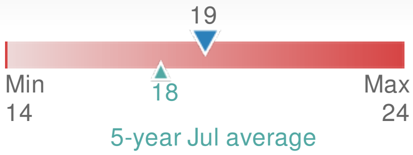
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.88 in June and a decrease from 0.92 in July 2025. The Contract Ratio is 43% lower than the 5-year July average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 435



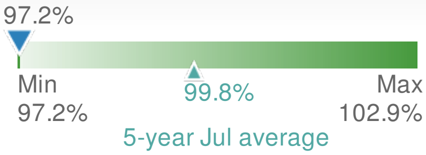
Jun 2026	Jul 2025
385	**340**

Avg DOM 19



Jun 2026	Jul 2025	YTD
29	**24**	**30**

Avg Sold to OLP Ratio 97.2%



Jun 2026	Jul 2025	YTD
98.2%	**97.2%**	**97.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by

Lauren Davis

Tri-County Suburban REALTORS

July 2026

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 27

▼-22.9% from Jun 2026: **35**

▼-30.8% from Jul 2025: **39**

YTD	2026	2025	+/-
	290	**240**	20.8%

5-year Jul average: **37**

New Pendings 21

▼-59.6% from Jun 2026: **52**

▼-8.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	204	**181**	12.7%

5-year Jul average: **27**

Closed Sales 23

▲35.3% from Jun 2026: **17**

↔0.0% from Jul 2025: **23**

YTD	2026	2025	+/-
	166	**161**	3.1%

5-year Jul average: **21**

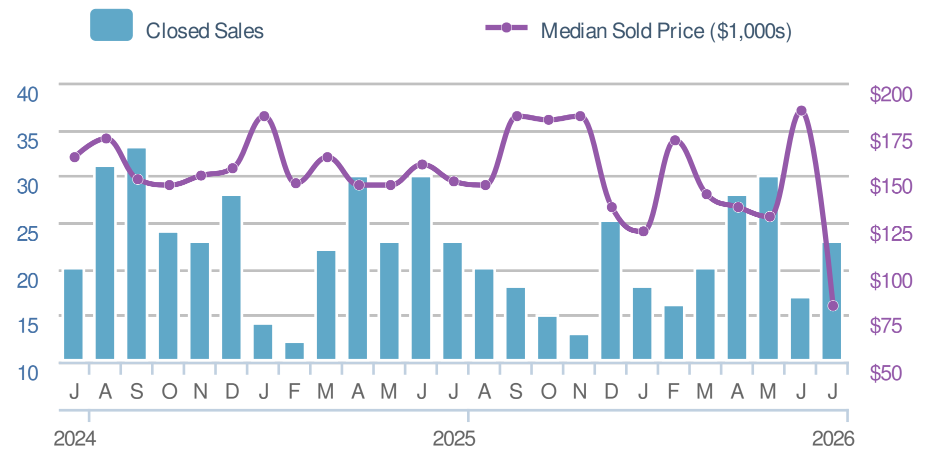
Median Sold Price $80,000

▼-56.8% from Jun 2026: **$185,000**

▼-45.8% from Jul 2025: **$147,500**

YTD	2026	2025	+/-
	$142,550	**$149,000**	-4.3%

5-year Jul average: **$132,380**



Active Listings 74

74

Min 35

56 5-year Jul average

Max 74

Jun 2026	Jul 2025
67	**59**

Avg DOM 13

13

Min 11

23 5-year Jul average

Max 51

Jun 2026	Jul 2025	YTD
36	**51**	**34**

Avg Sold to OLP Ratio 83.7%

83.7%

Min 83.7%

95.1% 5-year Jul average

Max 101.2%

Jun 2026	Jul 2025	YTD
95.5%	**91.3%**	**94.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 4

▼ -20.0% from Jun 2026: **5**

↔ 0.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	26	**28**	-7.1%

5-year Jul average: **4**

New Pendings 2

▼ -33.3% from Jun 2026: **3**

▼ -33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	22	**19**	15.8%

5-year Jul average: **3**

Closed Sales 3

↔ 0.0% from Jun 2026: **0**

▼ -40.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	22	**17**	29.4%

5-year Jul average: **3**

Median Sold Price $249,990

↔ 0.0% from Jun 2026: **$0**

▲ 36.2% from Jul 2025: **$183,500**

YTD	2026	2025	+/-
	$243,500	**$243,750**	-0.1%

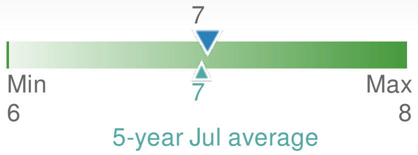
5-year Jul average: **$193,298**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for July was $249,990, representing an increase of 0% compared to last month and an increase of 36.2% from Jul 2025. The average days on market for units sold in July was 6 days, 83% below the 5-year July average of 36 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 16.7% increase in supply to 7 active units.

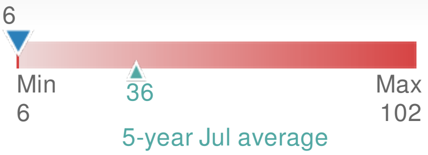
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 2.00 in June and an increase from 1.00 in July 2025. The Contract Ratio is 39% higher than the 5-year July average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 7



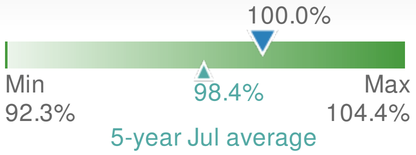
Jun 2026	Jul 2025
6	**7**

Avg DOM 6



Jun 2026	Jul 2025	YTD
0	**43**	**36**

Avg Sold to OLP Ratio 100.0%



Jun 2026	Jul 2025	YTD
0.0%	**92.3%**	**94.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 23

▼ -23.3% from Jun 2026: **30**

▼ -34.3% from Jul 2025: **35**

YTD	2026	2025	+/-
	264	**212**	24.5%

5-year Jul average: **33**

New Pendings 19

▼ -61.2% from Jun 2026: **49**

▼ -5.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	182	**161**	13.0%

5-year Jul average: **24**

Closed Sales 20

▲ 17.6% from Jun 2026: **17**

▲ 11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	144	**143**	0.7%

5-year Jul average: **18**

Median Sold Price $80,000

▼ -56.8% from Jun 2026: **$185,000**

▼ -42.9% from Jul 2025: **$140,000**

YTD	2026	2025	+/-
	$135,500	**$145,000**	-6.6%

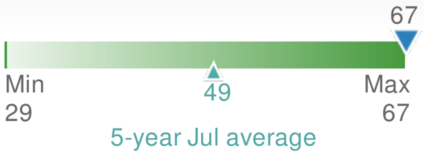
5-year Jul average: **$128,000**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for July was $80,000, representing a decrease of 56.8% compared to last month and a decrease of 42.9% from Jul 2025. The average days on market for units sold in July was 14 days, 38% below the 5-year July average of 23 days. There was a 61.2% month over month decrease in new contract activity with 19 New Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 61; and a 9.8% increase in supply to 67 active units.

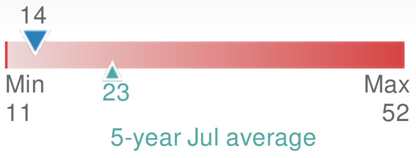
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.05 in June and an increase from 0.62 in July 2025. The Contract Ratio is the same as the 5-year July average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



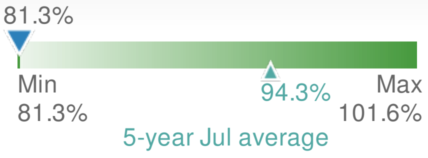
Jun 2026	Jul 2025
61	**52**

Avg DOM 14



Jun 2026	Jul 2025	YTD
36	**52**	**33**

Avg Sold to OLP Ratio 81.3%



Jun 2026	Jul 2025	YTD
95.5%	**91.0%**	**93.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Chester-Upland (Delaware, PA) - Attached/Townhouse

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New Listings 23

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▼ -34.3% from Jul 2025: **35**

YTD	2026	2025	+/-
	264	**212**	24.5%

5-year Jul average: **33**

New Pendings 19

▼ -61.2% from Jun 2026: **49**

▼ -5.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	182	**161**	13.0%

5-year Jul average: **24**

Closed Sales 20

▲ 17.6% from Jun 2026: **17**

▲ 11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	144	**143**	0.7%

5-year Jul average: **18**

Median Sold Price $80,000

▼ -56.8% from Jun 2026: **$185,000**

▼ -42.9% from Jul 2025: **$140,000**

YTD	2026	2025	+/-
	$135,500	**$145,000**	-6.6%

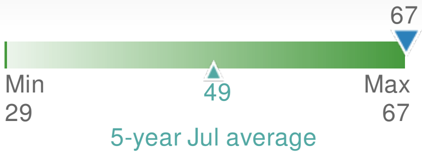
5-year Jul average: **$128,000**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $80,000, representing a decrease of 56.8% compared to last month and a decrease of 42.9% from Jul 2025. The average days on market for units sold in July was 14 days, 38% below the 5-year July average of 23 days. There was a 61.2% month over month decrease in new contract activity with 19 New Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 61; and a 9.8% increase in supply to 67 active units.

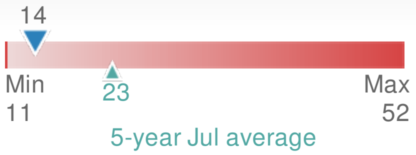
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.05 in June and an increase from 0.62 in July 2025. The Contract Ratio is the same as the 5-year July average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



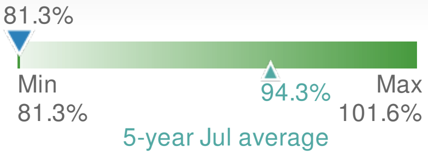
Jun 2026	Jul 2025
61	**52**

Avg DOM 14



Jun 2026	Jul 2025	YTD
36	**52**	**33**

Avg Sold to OLP Ratio 81.3%



Jun 2026	Jul 2025	YTD
95.5%	**91.0%**	**93.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Lauren Davis
Tri-County Suburban REALTORS

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July 2026

Chichester (Delaware, PA)

New Listings 40

▲ 37.9% from Jun 2026: **29**

▲ 73.9% from Jul 2025: **23**

YTD	2026	2025	+/-
	214	**184**	16.3%

5-year Jul average: **28**

New Pendings 29

◀▶ 0.0% from Jun 2026: **29**

▲ 31.8% from Jul 2025: **22**

YTD	2026	2025	+/-
	182	**163**	11.7%

5-year Jul average: **26**

Closed Sales 29

▼ -12.1% from Jun 2026: **33**

▲ 38.1% from Jul 2025: **21**

YTD	2026	2025	+/-
	159	**150**	6.0%

5-year Jul average: **27**

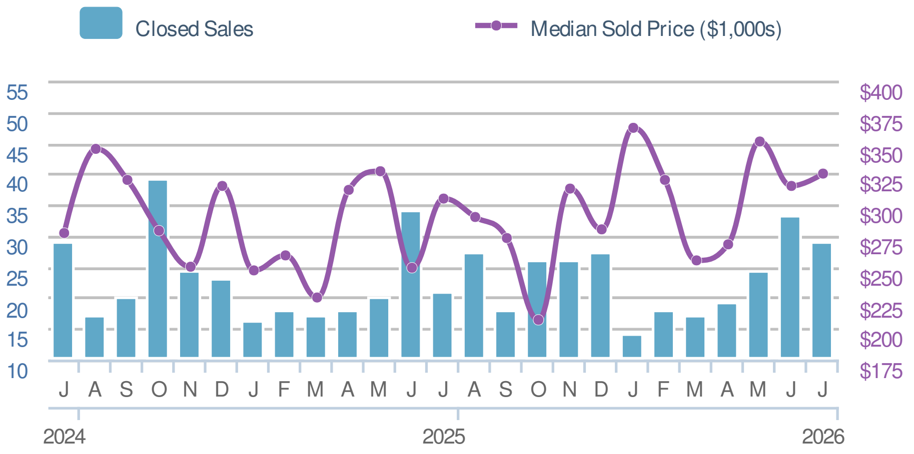
Median Sold Price $325,000

▲ 3.2% from Jun 2026: **$315,000**

▲ 6.6% from Jul 2025: **$305,000**

YTD	2026	2025	+/-
	$315,000	**$286,799**	9.8%

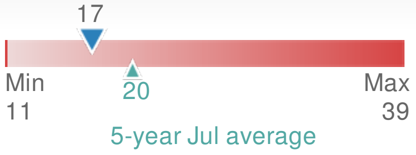
5-year Jul average: **$283,500**



Active Listings 44

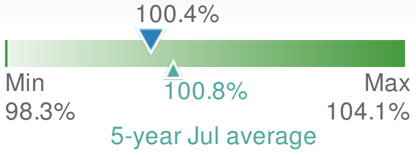
Jun 2026	Jul 2025
33	**23**

Avg DOM 17



Jun 2026	Jul 2025	YTD
27	**17**	**30**

Avg Sold to OLP Ratio 100.4%



Jun 2026	Jul 2025	YTD
100.4%	**98.3%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Chichester (Delaware, PA) - Detached

New Listings 25

▲ 19.0%	▲ 108.3%
from Jun 2026:	from Jul 2025:
21	**12**

YTD	2026	2025	+/-
	133	**97**	37.1%

5-year Jul average: **18**

New Pendings 20

▼ -4.8%	▲ 66.7%
from Jun 2026:	from Jul 2025:
21	**12**

YTD	2026	2025	+/-
	111	**86**	29.1%

5-year Jul average: **18**

Closed Sales 17

▲ 13.3%	▲ 54.5%
from Jun 2026:	from Jul 2025:
15	**11**

YTD	2026	2025	+/-
	90	**75**	20.0%

5-year Jul average: **15**

Median Sold Price $365,000

▼ -15.1%	↔ 0.0%
from Jun 2026:	from Jul 2025:
$430,000	**$365,000**

YTD	2026	2025	+/-
	$367,000	**$350,000**	4.9%

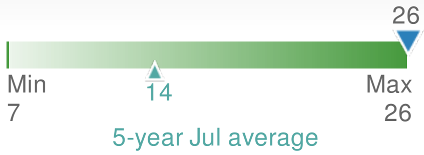
5-year Jul average: **$339,400**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for July was $365,000, representing a decrease of 15.1% compared to last month and no change from Jul 2025. The average days on market for units sold in July was 13 days, 45% below the 5-year July average of 24 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 23.8% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.38 in June and a decrease from 1.67 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 2.29. 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 26

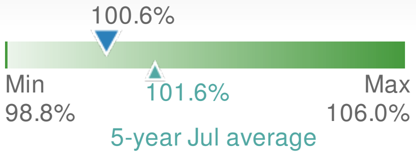


Jun 2026	Jul 2025
21	**12**

Avg DOM 13

Jun 2026	Jul 2025	YTD
26	**21**	**27**

Avg Sold to OLP Ratio 100.6%



Jun 2026	Jul 2025	YTD
99.3%	**98.8%**	**98.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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Email: ldavis@tcsr.realtor

July 2026

Chichester (Delaware, PA) - Attached

New Listings 15

▲87.5% from Jun 2026: **8**

▲36.4% from Jul 2025: **11**

YTD	2026	2025	+/-
	81	**87**	-6.9%

5-year Jul average: **10**

New Pendings 9

▲12.5% from Jun 2026: **8**

▼-10.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	71	**77**	-7.8%

5-year Jul average: **8**

Closed Sales 12

▼-33.3% from Jun 2026: **18**

▲20.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	69	**75**	-8.0%

5-year Jul average: **12**

Median Sold Price $242,520

▲5.3% from Jun 2026: **$230,250**

▲14.4% from Jul 2025: **$212,000**

YTD	2026	2025	+/-
	$225,000	**$192,000**	17.2%

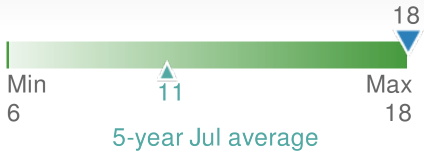
5-year Jul average: **$202,474**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for July was $242,520, representing an increase of 5.3% compared to last month and an increase of 14.4% from Jul 2025. The average days on market for units sold in July was 22 days, 53% above the 5-year July average of 14 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 50% increase in supply to 18 active units.

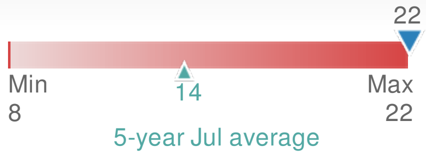
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.17 in June and a decrease from 1.09 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 18



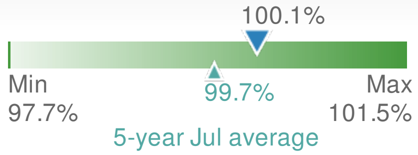
Jun 2026	Jul 2025
12	**11**

Avg DOM 22



Jun 2026	Jul 2025	YTD
28	**12**	**34**

Avg Sold to OLP Ratio 100.1%



Jun 2026	Jul 2025	YTD
101.4%	**97.7%**	**98.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Chichester (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 15

114.3%	50.0%
from Jun 2026: **7**	from Jul 2025: **10**

YTD	2026	2025	+/-
	75	**83**	-9.6%

5-year Jul average: **10**

New Pendings 9

28.6%	12.5%
from Jun 2026: **7**	from Jul 2025: **8**

YTD	2026	2025	+/-
	64	**73**	-12.3%

5-year Jul average: **7**

Closed Sales 10

-33.3%	11.1%
from Jun 2026: **15**	from Jul 2025: **9**

YTD	2026	2025	+/-
	62	**73**	-15.1%

5-year Jul average: **11**

Median Sold Price $184,770

-17.9%	-9.4%
from Jun 2026: **$225,000**	from Jul 2025: **$204,000**

YTD	2026	2025	+/-
	$218,500	**$190,000**	15.0%

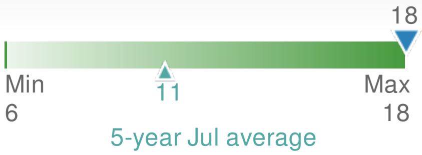
5-year Jul average: **$187,924**

Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $184,770, representing a decrease of 17.9% compared to last month and a decrease of 9.4% from Jul 2025. The average days on market for units sold in July was 15 days, 14% above the 5-year July average of 13 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 50% increase in supply to 18 active units.

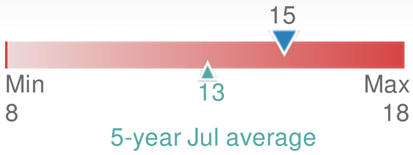
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.00 in June and a decrease from 0.91 in July 2025. The Contract Ratio is 45% lower than the 5-year July average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 18



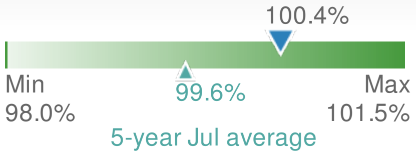
Jun 2026	Jul 2025
12	**11**

Avg DOM 15



Jun 2026	Jul 2025	YTD
24	**13**	**33**

Avg Sold to OLP Ratio 100.4%



Jun 2026	Jul 2025	YTD
101.2%	**98.0%**	**98.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Garnet Valley (Delaware, PA)

New Listings 17

▼-63.8% from Jun 2026: **47**

▼-55.3% from Jul 2025: **38**

YTD	2026	2025	+/-
	277	**282**	-1.8%

5-year Jul average: **31**

New Pendings 21

▼-44.7% from Jun 2026: **38**

▼-38.2% from Jul 2025: **34**

YTD	2026	2025	+/-
	232	**212**	9.4%

5-year Jul average: **27**

Closed Sales 38

▼-17.4% from Jun 2026: **46**

▲18.8% from Jul 2025: **32**

YTD	2026	2025	+/-
	211	**201**	5.0%

5-year Jul average: **32**

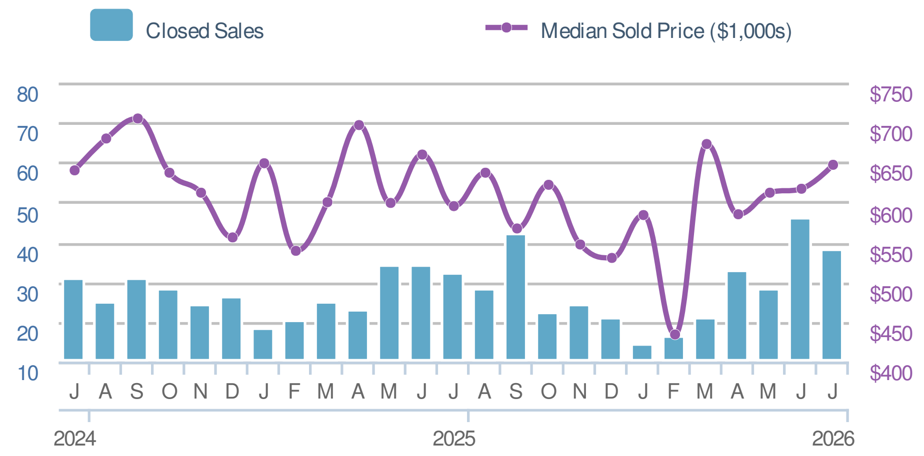
Median Sold Price $647,750

▲5.0% from Jun 2026: **$617,000**

▲8.7% from Jul 2025: **$595,750**

YTD	2026	2025	+/-
	$599,000	**$650,000**	-7.8%

5-year Jul average: **$616,800**



Active Listings 42

42

Min	5-year Jul average	Max
29	40	52

Jun 2026	Jul 2025
42	**52**

Avg DOM 21

21

Min	5-year Jul average	Max
10	15	21

Jun 2026	Jul 2025	YTD
14	**20**	**26**

Avg Sold to OLP Ratio 99.4%

99.4%

Min	5-year Jul average	Max
99.3%	101.0%	102.7%

Jun 2026	Jul 2025	YTD
101.2%	**99.3%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 9

▼-73.5% from Jun 2026: **34**

▼-57.1% from Jul 2025: **21**

YTD	2026	2025	+/-
	189	**183**	3.3%

5-year Jul average: **19**

New Pendings 15

▼-50.0% from Jun 2026: **30**

▼-37.5% from Jul 2025: **24**

YTD	2026	2025	+/-
	149	**130**	14.6%

5-year Jul average: **18**

Closed Sales 26

↔0.0% from Jun 2026: **26**

▲23.8% from Jul 2025: **21**

YTD	2026	2025	+/-
	126	**115**	9.6%

5-year Jul average: **23**

Median Sold Price $775,000

▼-10.1% from Jun 2026: **$862,500**

▲3.3% from Jul 2025: **$750,000**

YTD	2026	2025	+/-
	$763,500	**$740,000**	3.2%

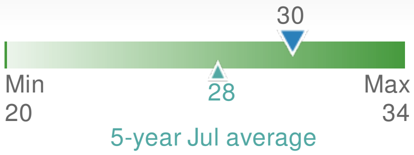
5-year Jul average: **$705,200**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for July was $775,000, representing a decrease of 10.1% compared to last month and an increase of 3.3% from Jul 2025. The average days on market for units sold in July was 23 days, 64% above the 5-year July average of 14 days. There was a 50% month over month decrease in new contract activity with 15 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 48; and a 3.2% decrease in supply to 30 active units.

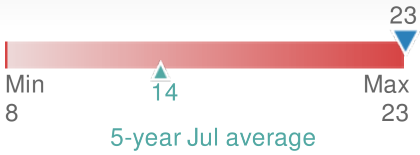
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, down from 1.94 in June and an increase from 1.09 in July 2025. The Contract Ratio is 9% higher than the 5-year July average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 30



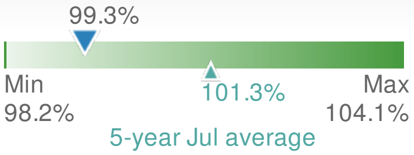
Jun 2026	Jul 2025
31	**34**

Avg DOM 23



Jun 2026	Jul 2025	YTD
9	**15**	**25**

Avg Sold to OLP Ratio 99.3%



Jun 2026	Jul 2025	YTD
102.3%	**98.2%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 8

▼-38.5% from Jun 2026: **13**
▼-52.9% from Jul 2025: **17**

YTD	2026	2025	+/-
	88	**99**	-11.1%

5-year Jul average: **12**

New Pendings 6

▼-25.0% from Jun 2026: **8**
▼-40.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	83	**82**	1.2%

5-year Jul average: **9**

Closed Sales 12

▼-40.0% from Jun 2026: **20**
▲9.1% from Jul 2025: **11**

YTD	2026	2025	+/-
	85	**86**	-1.2%

5-year Jul average: **9**

Median Sold Price $412,500

▼-12.2% from Jun 2026: **$470,000**
▼-2.9% from Jul 2025: **$425,000**

YTD	2026	2025	+/-
	$425,000	**$457,500**	-7.1%

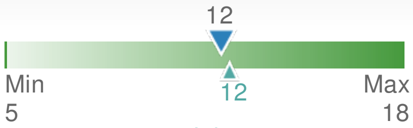
5-year Jul average: **$418,100**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for July was $412,500, representing a decrease of 12.2% compared to last month and a decrease of 2.9% from Jul 2025. The average days on market for units sold in July was 19 days, 16% above the 5-year July average of 16 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 38.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 11; and a 9.1% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.64 in June and a decrease from 1.00 in July 2025. The Contract Ratio is 35% lower than the 5-year July average of 1.41. 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.

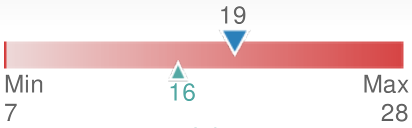
Active Listings 12



5-year Jul average

Jun 2026	Jul 2025
11	**18**

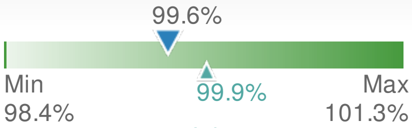
Avg DOM 19



5-year Jul average

Jun 2026	Jul 2025	YTD
21	**28**	**26**

Avg Sold to OLP Ratio 99.6%



5-year Jul average

Jun 2026	Jul 2025	YTD
99.7%	**101.3%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Garnet Valley (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 8

▼ -27.3% from Jun 2026: **11**

▼ -38.5% from Jul 2025: **13**

YTD	2026	2025	+/-
	70	**81**	-13.6%

5-year Jul average: **10**

New Pendings 4

▼ -42.9% from Jun 2026: **7**

▼ -50.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	65	**70**	-7.1%

5-year Jul average: **7**

Closed Sales 9

▼ -50.0% from Jun 2026: **18**

↔ 0.0% from Jul 2025: **9**

YTD	2026	2025	+/-
	69	**75**	-8.0%

5-year Jul average: **7**

Median Sold Price $425,000

▼ -11.5% from Jun 2026: **$480,000**

▼ -1.2% from Jul 2025: **$430,000**

YTD	2026	2025	+/-
	$470,000	**$500,000**	-6.0%

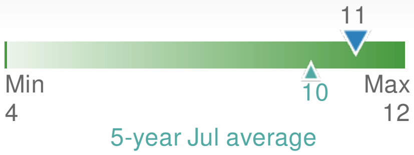
5-year Jul average: **$444,800**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $425,000, representing a decrease of 11.5% compared to last month and a decrease of 1.2% from Jul 2025. The average days on market for units sold in July was 16 days, 29% above the 5-year July average of 12 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 22.2% increase in supply to 11 active units.

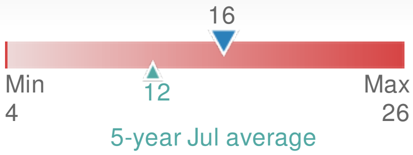
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.56 in June and a decrease from 1.25 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 11



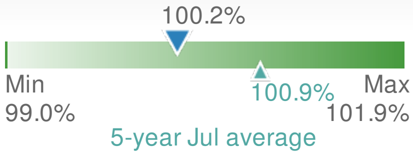
Jun 2026	Jul 2025
9	**12**

Avg DOM 16



Jun 2026	Jul 2025	YTD
20	**26**	**25**

Avg Sold to OLP Ratio 100.2%



Jun 2026	Jul 2025	YTD
100.5%	**101.8%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Haverford Township (Delaware, PA)

New Listings 38

▼ -30.9% from Jun 2026: **55**

▼ -19.1% from Jul 2025: **47**

YTD	2026	2025	+/-
	334	**336**	-0.6%

5-year Jul average: **48**

New Pendings 36

▼ -29.4% from Jun 2026: **51**

▲ 5.9% from Jul 2025: **34**

YTD	2026	2025	+/-
	292	**284**	2.8%

5-year Jul average: **43**

Closed Sales 59

▲ 18.0% from Jun 2026: **50**

▲ 28.3% from Jul 2025: **46**

YTD	2026	2025	+/-
	270	**260**	3.8%

5-year Jul average: **49**

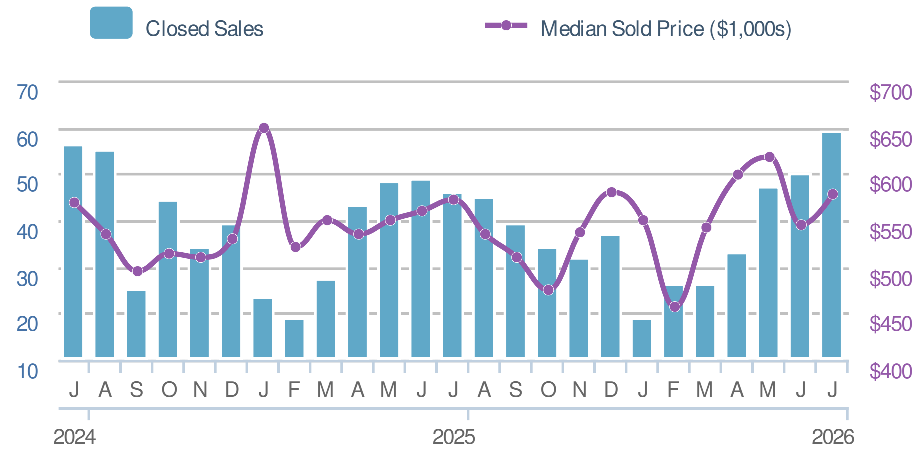
Median Sold Price $578,000

▲ 6.1% from Jun 2026: **$545,000**

▲ 1.0% from Jul 2025: **$572,500**

YTD	2026	2025	+/-
	$560,000	**$551,000**	1.6%

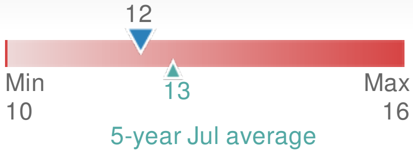
5-year Jul average: **$531,050**



Active Listings 50

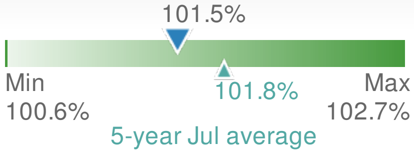
Jun 2026	Jul 2025
46	**48**

Avg DOM 12



Jun 2026	Jul 2025	YTD
12	**12**	**14**

Avg Sold to OLP Ratio 101.5%



Jun 2026	Jul 2025	YTD
104.2%	**102.1%**	**102.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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Email: ldavis@tcsr.realtor

July 2026

Haverford Township (Delaware, PA) - Detached

New Listings 28

▼-39.1% from Jun 2026: **46**

▼-12.5% from Jul 2025: **32**

YTD	2026	2025	+/-
	248	**246**	0.8%

5-year Jul average: **35**

New Pendings 27

▼-34.1% from Jun 2026: **41**

▲8.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	214	**207**	3.4%

5-year Jul average: **33**

Closed Sales 47

▲42.4% from Jun 2026: **33**

▲30.6% from Jul 2025: **36**

YTD	2026	2025	+/-
	194	**197**	-1.5%

5-year Jul average: **38**

Median Sold Price $620,000

▲1.6% from Jun 2026: **$610,000**

▲0.4% from Jul 2025: **$617,500**

YTD	2026	2025	+/-
	$620,000	**$615,000**	0.8%

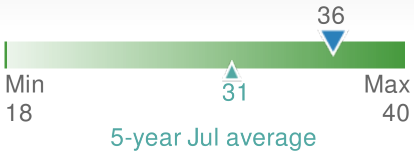
5-year Jul average: **$572,500**

Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for July was $620,000, representing an increase of 1.6% compared to last month and an increase of 0.4% from Jul 2025. The average days on market for units sold in July was 13 days, 3% above the 5-year July average of 13 days. There was a 34.1% month over month decrease in new contract activity with 27 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 40; and no change in supply with 36 active units.

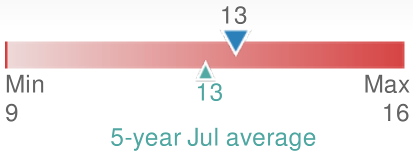
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.67 in June and an increase from 0.85 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 36



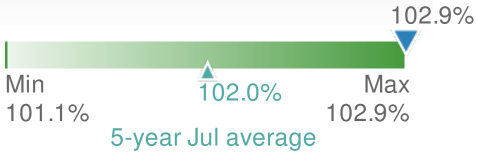
Jun 2026	Jul 2025
36	**40**

Avg DOM 13



Jun 2026	Jul 2025	YTD
13	**13**	**14**

Avg Sold to OLP Ratio 102.9%



Jun 2026	Jul 2025	YTD
105.6%	**102.6%**	**103.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Haverford Township (Delaware, PA) - Attached

New Listings 10

▲11.1% from Jun 2026: **9**

▼-33.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	86	**90**	-4.4%

5-year Jul average: **13**

New Pendings 9

▼-10.0% from Jun 2026: **10**

◆0.0% from Jul 2025: **9**

YTD	2026	2025	+/-
	78	**77**	1.3%

5-year Jul average: **10**

Closed Sales 12

▼-29.4% from Jun 2026: **17**

▲20.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	76	**63**	20.6%

5-year Jul average: **11**

Median Sold Price $387,500

▼-8.8% from Jun 2026: **$425,000**

▼-11.9% from Jul 2025: **$440,000**

YTD	2026	2025	+/-
	$420,000	**$435,000**	-3.4%

5-year Jul average: **$363,900**

Summary

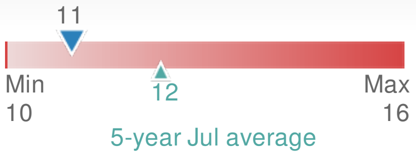
In Haverford Township (Delaware, PA), the median sold price for Attached properties for July was $387,500, representing a decrease of 8.8% compared to last month and a decrease of 11.9% from Jul 2025. The average days on market for units sold in July was 11 days, 11% below the 5-year July average of 12 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 9; and a 40% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.30 in June and a decrease from 2.00 in July 2025. The Contract Ratio is 76% lower than the 5-year July average of 2.65. 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

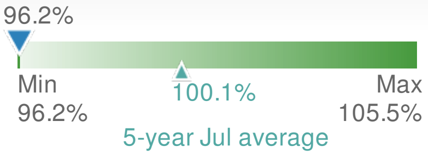
Jun 2026	Jul 2025
10	**8**

Avg DOM 11



Jun 2026	Jul 2025	YTD
11	**10**	**14**

Avg Sold to OLP Ratio 96.2%



Jun 2026	Jul 2025	YTD
101.3%	**100.3%**	**100.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Haverford Township (Delaware, PA) - Attached/Townhouse

New Listings 7

-12.5% from Jun 2026: **8**

-50.0% from Jul 2025: **14**

YTD	2026	2025	+/-
	67	**77**	-13.0%

5-year Jul average: **10**

New Pendings 6

-25.0% from Jun 2026: **8**

-25.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	63	**67**	-6.0%

5-year Jul average: **7**

Closed Sales 7

-53.3% from Jun 2026: **15**

-12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	64	**55**	16.4%

5-year Jul average: **9**

Median Sold Price $475,000

8.0% from Jun 2026: **$440,000**

21.0% from Jul 2025: **$392,500**

YTD	2026	2025	+/-
	$432,500	**$435,000**	-0.6%

5-year Jul average: **$396,900**

Summary

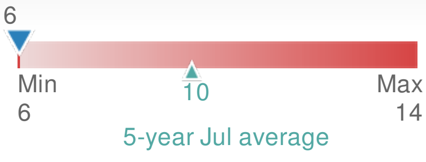
In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $475,000, representing an increase of 8% compared to last month and an increase of 21% from Jul 2025. The average days on market for units sold in July was 6 days, 38% below the 5-year July average of 10 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 6; and a 42.9% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.14 in June and a decrease from 2.33 in July 2025. The Contract Ratio is 73% lower than the 5-year July average of 2.20. 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

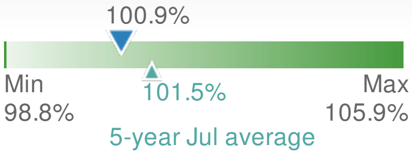
Jun 2026	Jul 2025
7	**6**

Avg DOM 6



Jun 2026	Jul 2025	YTD
11	**10**	**14**

Avg Sold to OLP Ratio 100.9%



Jun 2026	Jul 2025	YTD
101.9%	**98.8%**	**101.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Interboro (Delaware, PA)

New Listings 25

◆ 0.0% from Jun 2026: **25**

▲ 19.0% from Jul 2025: **21**

YTD	2026	2025	+/-
	155	**151**	2.6%

5-year Jul average: **23**

New Pendings 17

▼ -19.0% from Jun 2026: **21**

▼ -15.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	121	**124**	-2.4%

5-year Jul average: **20**

Closed Sales 17

▼ -15.0% from Jun 2026: **20**

◆ 0.0% from Jul 2025: **17**

YTD	2026	2025	+/-
	112	**116**	-3.4%

5-year Jul average: **21**

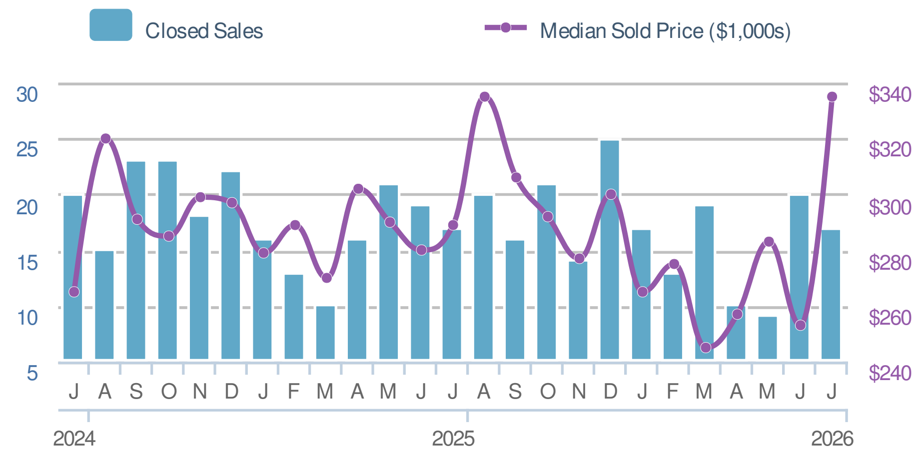
Median Sold Price $335,000

▲ 32.3% from Jun 2026: **$253,250**

▲ 15.9% from Jul 2025: **$289,000**

YTD	2026	2025	+/-
	$275,000	**$282,450**	-2.6%

5-year Jul average: **$287,600**



Active Listings 40

40
Min 21
29
Max 40
5-year Jul average

Jun 2026	Jul 2025
31	**25**

Avg DOM 22

22
Min 10
16
Max 23
5-year Jul average

Jun 2026	Jul 2025	YTD
19	**23**	**34**

Avg Sold to OLP Ratio 101.4%

101.4%
Min 98.6%
100.5%
Max 101.7%
5-year Jul average

Jun 2026	Jul 2025	YTD
100.0%	**98.6%**	**97.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market Insight

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July 2026

Interboro (Delaware, PA) - Detached

New Listings 14

▲ 55.6% from Jun 2026: **9**

▲ 7.7% from Jul 2025: **13**

YTD	2026	2025	+/-
	68	**68**	0.0%

5-year Jul average: **12**

New Pendings 10

▲ 25.0% from Jun 2026: **8**

▲ 11.1% from Jul 2025: **9**

YTD	2026	2025	+/-
	51	**57**	-10.5%

5-year Jul average: **10**

Closed Sales 9

▲ 80.0% from Jun 2026: **5**

↔ 0.0% from Jul 2025: **9**

YTD	2026	2025	+/-
	51	**53**	-3.8%

5-year Jul average: **10**

Median Sold Price $349,000

▲ 16.7% from Jun 2026: **$299,000**

▲ 18.3% from Jul 2025: **$295,000**

YTD	2026	2025	+/-
	$340,000	**$310,000**	9.7%

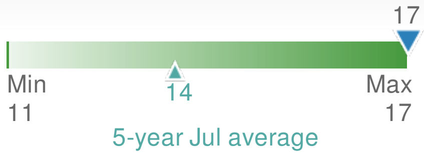
5-year Jul average: **$316,800**

Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for July was $349,000, representing an increase of 16.7% compared to last month and an increase of 18.3% from Jul 2025. The average days on market for units sold in July was 21 days, 30% above the 5-year July average of 16 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from June) to 11; and a 41.7% increase in supply to 17 active units.

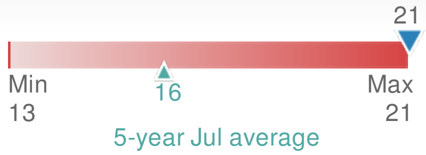
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.83 in June and a decrease from 1.31 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 17



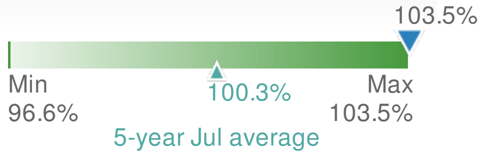
Jun 2026	Jul 2025
12	**13**

Avg DOM 21



Jun 2026	Jul 2025	YTD
18	**16**	**24**

Avg Sold to OLP Ratio 103.5%



Jun 2026	Jul 2025	YTD
99.4%	**101.2%**	**98.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 11

▼-31.3% from Jun 2026: **16**

▲37.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	87	**83**	4.8%

5-year Jul average: **10**

New Pendings 7

▼-46.2% from Jun 2026: **13**

▼-36.4% from Jul 2025: **11**

YTD	2026	2025	+/-
	70	**67**	4.5%

5-year Jul average: **10**

Closed Sales 8

▼-46.7% from Jun 2026: **15**

◄►0.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	61	**63**	-3.2%

5-year Jul average: **10**

Median Sold Price $231,000

▼-7.6% from Jun 2026: **$250,000**

▼-18.8% from Jul 2025: **$284,500**

YTD	2026	2025	+/-
	$232,500	**$262,500**	-11.4%

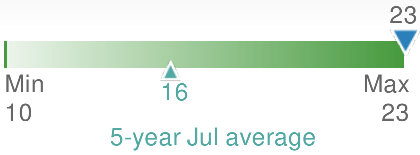
5-year Jul average: **$249,700**

Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for July was $231,000, representing a decrease of 7.6% compared to last month and a decrease of 18.8% from Jul 2025. The average days on market for units sold in July was 23 days, 44% above the 5-year July average of 16 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 15; and a 21.1% increase in supply to 23 active units.

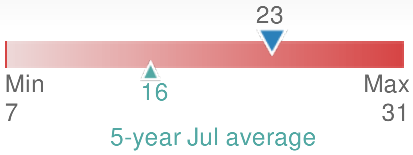
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.84 in June and a decrease from 0.92 in July 2025. The Contract Ratio is 42% lower than the 5-year July average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 23



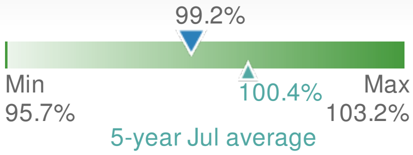
Jun 2026	Jul 2025
19	**12**

Avg DOM 23



Jun 2026	Jul 2025	YTD
20	**31**	**43**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
100.1%	**95.7%**	**96.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Interboro (Delaware, PA) - Attached/Townhouse

New Listings 8

▼ -38.5% from Jun 2026: **13**

▲ 14.3% from Jul 2025: **7**

YTD	2026	2025	+/-
	71	**74**	-4.1%

5-year Jul average: **8**

New Pendings 5

▼ -54.5% from Jun 2026: **11**

▼ -44.4% from Jul 2025: **9**

YTD	2026	2025	+/-
	61	**63**	-3.2%

5-year Jul average: **8**

Closed Sales 8

▼ -42.9% from Jun 2026: **14**

↔ 0.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	55	**58**	-5.2%

5-year Jul average: **10**

Median Sold Price $231,000

▼ -7.9% from Jun 2026: **$250,750**

▼ -18.8% from Jul 2025: **$284,500**

YTD	2026	2025	+/-
	$237,000	**$270,650**	-12.4%

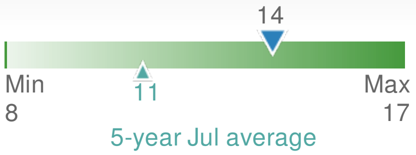
5-year Jul average: **$254,700**

Summary

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $231,000, representing a decrease of 7.9% compared to last month and a decrease of 18.8% from Jul 2025. The average days on market for units sold in July was 23 days, 42% above the 5-year July average of 16 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 11; and a 16.7% increase in supply to 14 active units.

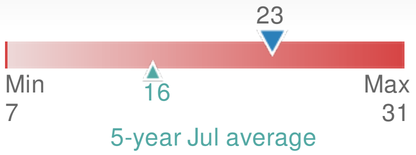
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 1.17 in June and a decrease from 1.13 in July 2025. The Contract Ratio is 42% lower than the 5-year July average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



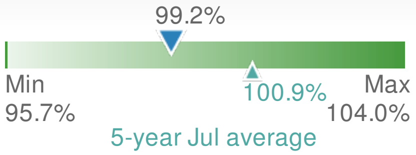
Jun 2026	Jul 2025
12	**8**

Avg DOM 23



Jun 2026	Jul 2025	YTD
16	**31**	**43**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
100.9%	**95.7%**	**96.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Marple Newtown (Delaware, PA)

New Listings 34

-20.9%	-15.0%
from Jun 2026: **43**	from Jul 2025: **40**

YTD	2026	2025	+/-
	262	**275**	-4.7%

5-year Jul average: **37**

New Pendings 28

-15.2%	7.7%
from Jun 2026: **33**	from Jul 2025: **26**

YTD	2026	2025	+/-
	208	**230**	-9.6%

5-year Jul average: **34**

Closed Sales 35

12.9%	0.0%
from Jun 2026: **31**	from Jul 2025: **35**

YTD	2026	2025	+/-
	204	**219**	-6.8%

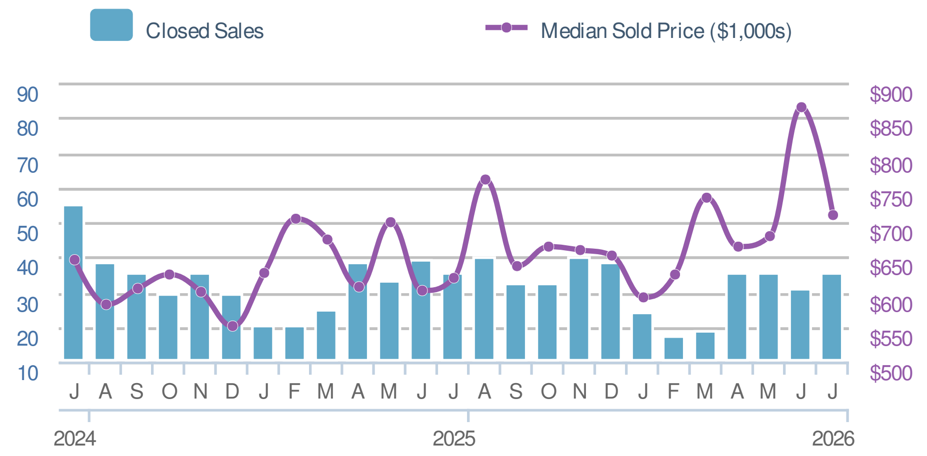
5-year Jul average: **41**

Median Sold Price $710,000

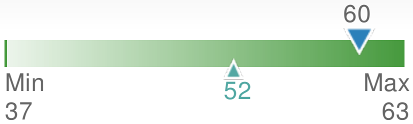
-17.9%	14.5%
from Jun 2026: **$865,000**	from Jul 2025: **$620,000**

YTD	2026	2025	+/-
	$680,000	**$640,000**	6.3%

5-year Jul average: **$610,800**



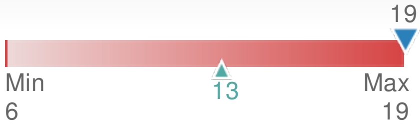
Active Listings 60



5-year Jul average

Jun 2026	Jul 2025
53	**57**

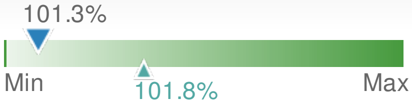
Avg DOM 19



5-year Jul average

Jun 2026	Jul 2025	YTD
25	**10**	**24**

Avg Sold to OLP Ratio 101.3%



5-year Jul average

Jun 2026	Jul 2025	YTD
104.0%	**103.0%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Marple Newtown (Delaware, PA) - Detached

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Email: ldavis@tcsr.realtor

New Listings 22

▼-35.3% from Jun 2026: **34**

▼-21.4% from Jul 2025: **28**

YTD	2026	2025	+/-
	195	**204**	-4.4%

5-year Jul average: **26**

New Pendings 19

▼-26.9% from Jun 2026: **26**

▼-5.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	157	**166**	-5.4%

5-year Jul average: **25**

Closed Sales 27

▲8.0% from Jun 2026: **25**

▲12.5% from Jul 2025: **24**

YTD	2026	2025	+/-
	157	**151**	4.0%

5-year Jul average: **29**

Median Sold Price $743,750

▼-11.3% from Jun 2026: **$838,500**

▼-2.3% from Jul 2025: **$761,250**

YTD	2026	2025	+/-
	$690,000	**$650,000**	6.2%

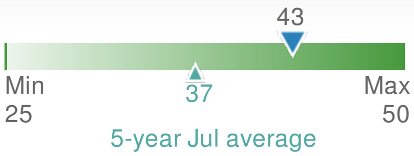
5-year Jul average: **$629,400**

Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for July was $743,750, representing a decrease of 11.3% compared to last month and a decrease of 2.3% from Jul 2025. The average days on market for units sold in July was 20 days, 43% above the 5-year July average of 14 days. There was a 26.9% month over month decrease in new contract activity with 19 New Pendings; a 22% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 32; and a 10.3% increase in supply to 43 active units.

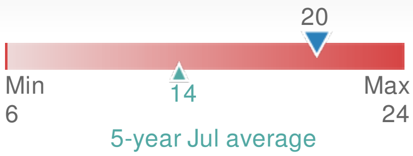
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 1.05 in June and a decrease from 1.26 in July 2025. The Contract Ratio is 47% lower than the 5-year July average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 43



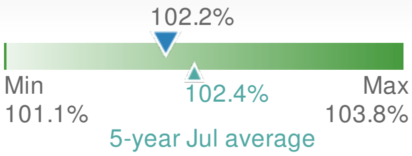
Jun 2026	Jul 2025
39	**39**

Avg DOM 20



Jun 2026	Jul 2025	YTD
21	**9**	**21**

Avg Sold to OLP Ratio 102.2%



Jun 2026	Jul 2025	YTD
104.0%	**103.8%**	**102.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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Email: ldavis@tcsr.realtor

July 2026

Marple Newtown (Delaware, PA) - Attached

New Listings 12

▲33.3% from Jun 2026: **9**

↔0.0% from Jul 2025: **12**

YTD	2026	2025	+/-
	67	**71**	-5.6%

5-year Jul average: **11**

New Pendings 9

▲28.6% from Jun 2026: **7**

▲50.0% from Jul 2025: **6**

YTD	2026	2025	+/-
	51	**64**	-20.3%

5-year Jul average: **9**

Closed Sales 8

▲33.3% from Jun 2026: **6**

▼-27.3% from Jul 2025: **11**

YTD	2026	2025	+/-
	47	**68**	-30.9%

5-year Jul average: **11**

Median Sold Price $684,500

▼-39.8% from Jun 2026: **$1,137,500**

▲61.1% from Jul 2025: **$425,000**

YTD	2026	2025	+/-
	$675,000	**$625,000**	8.0%

5-year Jul average: **$652,599**

Summary

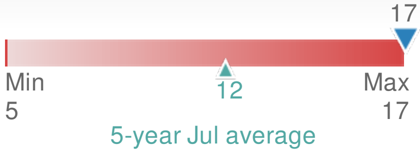
In Marple Newtown (Delaware, PA), the median sold price for Attached properties for July was $684,500, representing a decrease of 39.8% compared to last month and an increase of 61.1% from Jul 2025. The average days on market for units sold in July was 17 days, 44% above the 5-year July average of 12 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 11; and a 21.4% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.86 in June and a decrease from 0.78 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 1.26. 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 17

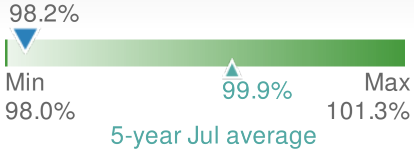
Jun 2026	Jul 2025
14	**18**

Avg DOM 17



Jun 2026	Jul 2025	YTD
43	**14**	**37**

Avg Sold to OLP Ratio 98.2%



Jun 2026	Jul 2025	YTD
103.9%	**101.3%**	**96.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Marple Newtown (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 11

▲ 57.1% from Jun 2026: **7**

▼ -8.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	52	**48**	8.3%

5-year Jul average: **8**

New Pendings 7

▲ 16.7% from Jun 2026: **6**

▲ 40.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	37	**39**	-5.1%

5-year Jul average: **6**

Closed Sales 6

▲ 50.0% from Jun 2026: **4**

▲ 20.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	31	**43**	-27.9%

5-year Jul average: **8**

Median Sold Price $710,000

▼ -49.5% from Jun 2026: **$1,406,497**

▲ 23.1% from Jul 2025: **$577,000**

YTD	2026	2025	+/-
	$715,000	**$700,000**	2.1%

5-year Jul average: **$693,399**

Summary

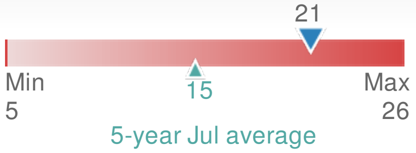
In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $710,000, representing a decrease of 49.5% compared to last month and an increase of 23.1% from Jul 2025. The average days on market for units sold in July was 21 days, 38% above the 5-year July average of 15 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 9; and a 33.3% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.83 in June and a decrease from 0.73 in July 2025. The Contract Ratio is 55% lower than the 5-year July average of 1.24. 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

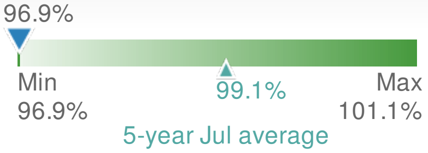
Jun 2026	Jul 2025
12	**15**

Avg DOM 21



Jun 2026	Jul 2025	YTD
55	**26**	**37**

Avg Sold to OLP Ratio 96.9%



Jun 2026	Jul 2025	YTD
105.9%	**98.8%**	**96.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Penn-Delco (Delaware, PA)

New Listings 37

▼-11.9% from Jun 2026: **42**

▼-9.8% from Jul 2025: **41**

YTD	2026	2025	+/-
	260	**211**	23.2%

5-year Jul average: **34**

New Pendings 36

▼-12.2% from Jun 2026: **41**

▲16.1% from Jul 2025: **31**

YTD	2026	2025	+/-
	226	**198**	14.1%

5-year Jul average: **33**

Closed Sales 39

↔0.0% from Jun 2026: **39**

▲21.9% from Jul 2025: **32**

YTD	2026	2025	+/-
	202	**188**	7.4%

5-year Jul average: **33**

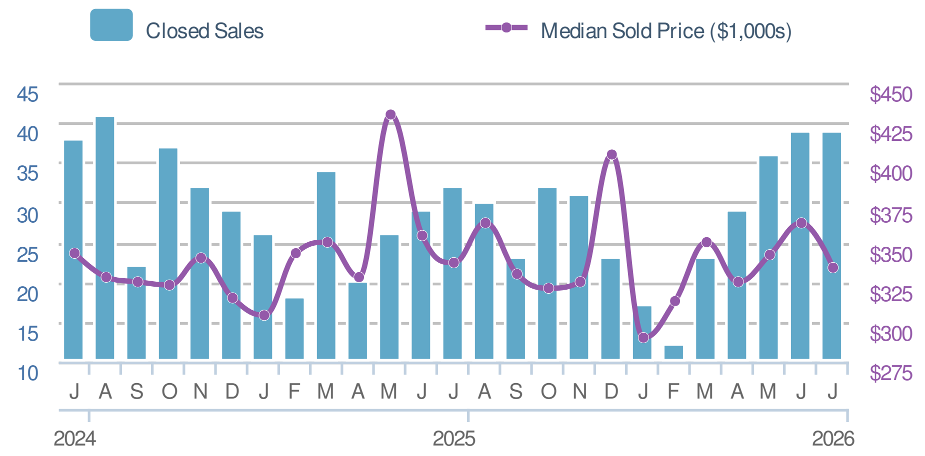
Median Sold Price $334,900

▼-7.5% from Jun 2026: **$362,000**

▼-0.8% from Jul 2025: **$337,500**

YTD	2026	2025	+/-
	$335,000	**$344,500**	-2.8%

5-year Jul average: **$335,680**



Active Listings 42

42

Min	5-year Jul average	Max
9	28	42

Jun 2026	Jul 2025
33	**35**

Avg DOM 21

21

Min	5-year Jul average	Max
11	15	21

Jun 2026	Jul 2025	YTD
20	**16**	**26**

Avg Sold to OLP Ratio 99.3%

99.3%

Min	5-year Jul average	Max
97.5%	100.0%	102.5%

Jun 2026	Jul 2025	YTD
99.6%	**97.5%**	**98.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Presented by
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July 2026

Penn-Delco (Delaware, PA) - Detached

New Listings 19

-42.4% from Jun 2026: **33**

-9.5% from Jul 2025: **21**

YTD	2026	2025	+/-
	159	**133**	19.5%

5-year Jul average: **18**

New Pendings 22

-4.3% from Jun 2026: **23**

-4.3% from Jul 2025: **23**

YTD	2026	2025	+/-
	145	**130**	11.5%

5-year Jul average: **20**

Closed Sales 21

-30.0% from Jun 2026: **30**

0.0% from Jul 2025: **21**

YTD	2026	2025	+/-
	128	**119**	7.6%

5-year Jul average: **23**

Median Sold Price $405,000

-3.8% from Jun 2026: **$421,000**

3.6% from Jul 2025: **$391,000**

YTD	2026	2025	+/-
	$385,000	**$385,000**	0.0%

5-year Jul average: **$365,200**

Summary

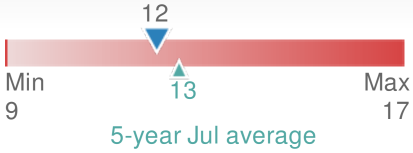
In Penn-Delco (Delaware, PA), the median sold price for Detached properties for July was $405,000, representing a decrease of 3.8% compared to last month and an increase of 3.6% from Jul 2025. The average days on market for units sold in July was 12 days, 5% below the 5-year July average of 13 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 26; and a 9.5% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.24 in June and a decrease from 1.39 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.84. 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 23

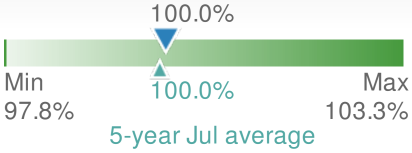
Jun 2026	Jul 2025
21	**18**

Avg DOM 12



Jun 2026	Jul 2025	YTD
20	**12**	**24**

Avg Sold to OLP Ratio 100.0%



Jun 2026	Jul 2025	YTD
99.8%	**97.8%**	**98.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Penn-Delco (Delaware, PA) - Attached

New Listings 18

▲ 100.0% from Jun 2026: **9**

▼ -10.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	101	**78**	29.5%

5-year Jul average: **17**

New Pendings 14

▼ -22.2% from Jun 2026: **18**

▲ 75.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	81	**68**	19.1%

5-year Jul average: **13**

Closed Sales 18

▲ 100.0% from Jun 2026: **9**

▲ 63.6% from Jul 2025: **11**

YTD	2026	2025	+/-
	74	**69**	7.2%

5-year Jul average: **10**

Median Sold Price $255,000

▲ 54.5% from Jun 2026: **$164,999**

▲ 27.5% from Jul 2025: **$200,000**

YTD	2026	2025	+/-
	$255,000	**$249,900**	2.0%

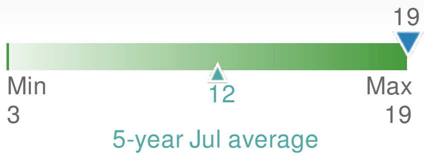
5-year Jul average: **$228,000**

Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for July was $255,000, representing an increase of 54.5% compared to last month and an increase of 27.5% from Jul 2025. The average days on market for units sold in July was 31 days, 76% above the 5-year July average of 18 days. There was a 22.2% month over month decrease in new contract activity with 14 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 18; and a 58.3% increase in supply to 19 active units.

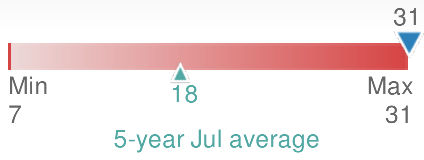
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.83 in June and an increase from 0.82 in July 2025. The Contract Ratio is 65% lower than the 5-year July average of 2.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 19



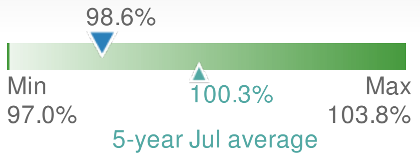
Jun 2026	Jul 2025
12	**17**

Avg DOM 31



Jun 2026	Jul 2025	YTD
18	**24**	**29**

Avg Sold to OLP Ratio 98.6%



Jun 2026	Jul 2025	YTD
98.9%	**97.0%**	**98.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Penn-Delco (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 8

▲ 60.0% from Jun 2026: **5**

▼ -20.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	55	**53**	3.8%

5-year Jul average: **9**

New Pendings 7

▼ -22.2% from Jun 2026: **9**

▲ 250.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	43	**45**	-4.4%

5-year Jul average: **7**

Closed Sales 10

▲ 66.7% from Jun 2026: **6**

▲ 42.9% from Jul 2025: **7**

YTD	2026	2025	+/-
	40	**45**	-11.1%

5-year Jul average: **5**

Median Sold Price $322,500

▲ 0.9% from Jun 2026: **$319,500**

▲ 24.0% from Jul 2025: **$260,000**

YTD	2026	2025	+/-
	$325,000	**$300,000**	8.3%

5-year Jul average: **$291,000**

Summary

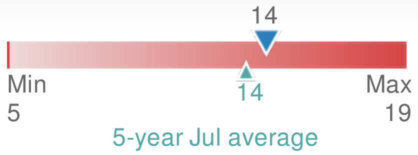
In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $322,500, representing an increase of 0.9% compared to last month and an increase of 24% from Jul 2025. The average days on market for units sold in July was 14 days, 3% above the 5-year July average of 14 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 66.7% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.83 in June and an increase from 0.58 in July 2025. The Contract Ratio is 80% lower than the 5-year July average of 3.97. 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

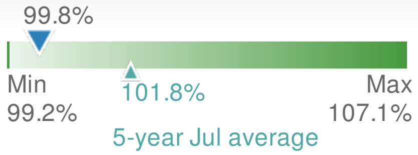
Jun 2026	Jul 2025
6	**12**

Avg DOM 14



Jun 2026	Jul 2025	YTD
15	**16**	**21**

Avg Sold to OLP Ratio 99.8%



Jun 2026	Jul 2025	YTD
100.1%	**99.2%**	**99.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Radnor Township (Delaware, PA)

New Listings 19

▼ -29.6% from Jun 2026: **27**

▲ 5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	192	**219**	-12.3%

5-year Jul average: **25**

New Pendings 21

▼ -8.7% from Jun 2026: **23**

▲ 16.7% from Jul 2025: **18**

YTD	2026	2025	+/-
	165	**179**	-7.8%

5-year Jul average: **25**

Closed Sales 25

▼ -24.2% from Jun 2026: **33**

▼ -32.4% from Jul 2025: **37**

YTD	2026	2025	+/-
	149	**170**	-12.4%

5-year Jul average: **30**

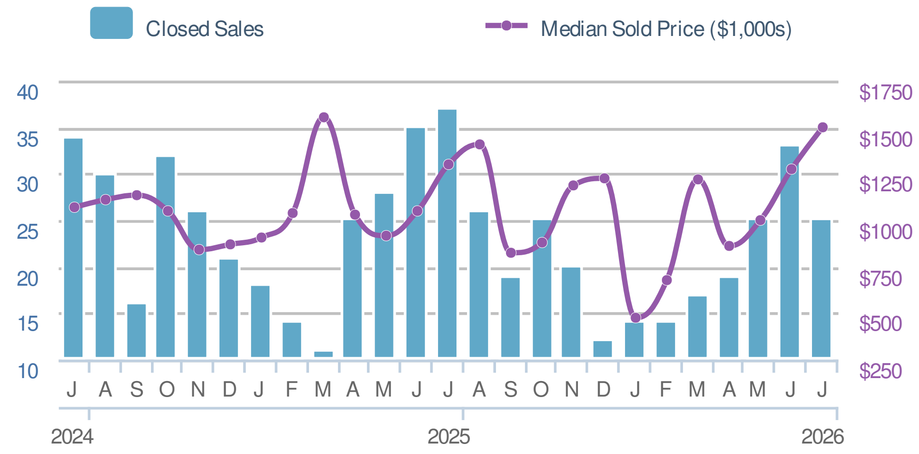
Median Sold Price $1,500,000

▲ 17.6% from Jun 2026: **$1,275,000**

▲ 15.4% from Jul 2025: **$1,300,000**

YTD	2026	2025	+/-
	$1,100,000	**$1,150,000**	-4.3%

5-year Jul average: **$1,158,000**



Active Listings 25

25

Min 25 | 35 | Max 47

5-year Jul average

Jun 2026	Jul 2025
38	**34**

Avg DOM 23

23

Min 9 | 14 | Max 23

5-year Jul average

Jun 2026	Jul 2025	YTD
16	**14**	**25**

Avg Sold to OLP Ratio 103.6%

103.6%

Min 101.2% | 104.0% | Max 107.6%

5-year Jul average

Jun 2026	Jul 2025	YTD
104.7%	**104.3%**	**102.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

Radnor Township (Delaware, PA) - Detached

New Listings 12

▼ -36.8%	▼ -7.7%
from Jun 2026: **19**	from Jul 2025: **13**

YTD	2026	2025	+/-
	127	**153**	-17.0%

5-year Jul average: **17**

New Pendings 14

▼ -30.0%	↔ 0.0%
from Jun 2026: **20**	from Jul 2025: **14**

YTD	2026	2025	+/-
	120	**125**	-4.0%

5-year Jul average: **17**

Closed Sales 21

▼ -16.0%	▼ -8.7%
from Jun 2026: **25**	from Jul 2025: **23**

YTD	2026	2025	+/-
	101	**115**	-12.2%

5-year Jul average: **21**

Median Sold Price $1,616,000

▲ 0.7%	▼ -4.9%
from Jun 2026: **$1,605,000**	from Jul 2025: **$1,700,000**

YTD	2026	2025	+/-
	$1,450,000	**$1,500,000**	-3.3%

5-year Jul average: **$1,368,200**

Summary

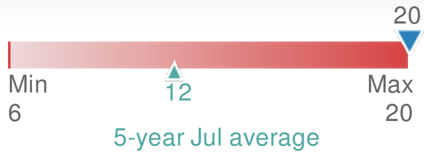
In Radnor Township (Delaware, PA), the median sold price for Detached properties for July was $1,616,000, representing an increase of 0.7% compared to last month and a decrease of 4.9% from Jul 2025. The average days on market for units sold in July was 20 days, 67% above the 5-year July average of 12 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 26; and a 33.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.78 in June and an increase from 1.36 in July 2025. The Contract Ratio is 50% higher than the 5-year July 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 12

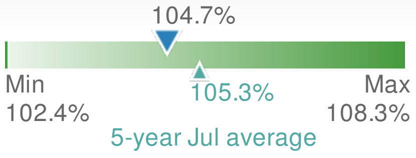
Jun 2026	Jul 2025
18	**25**

Avg DOM 20



Jun 2026	Jul 2025	YTD
16	**8**	**23**

Avg Sold to OLP Ratio 104.7%



Jun 2026	Jul 2025	YTD
106.4%	**108.3%**	**103.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 7

▼ -12.5% from Jun 2026: **8**

▲ 40.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	65	**66**	-1.5%

5-year Jul average: **8**

New Pendings 7

▲ 133.3% from Jun 2026: **3**

▲ 75.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	45	**54**	-16.7%

5-year Jul average: **8**

Closed Sales 4

▼ -50.0% from Jun 2026: **8**

▼ -71.4% from Jul 2025: **14**

YTD	2026	2025	+/-
	48	**55**	-12.7%

5-year Jul average: **10**

Median Sold Price $650,000

▲ 63.5% from Jun 2026: **$397,500**

▲ 26.6% from Jul 2025: **$513,614**

YTD	2026	2025	+/-
	$408,000	**$460,000**	-11.3%

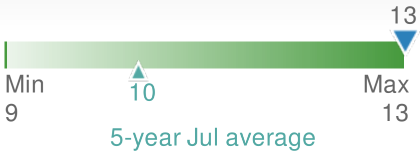
5-year Jul average: **$403,273**

Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for July was $650,000, representing an increase of 63.5% compared to last month and an increase of 26.6% from Jul 2025. The average days on market for units sold in July was 42 days, 96% above the 5-year July average of 21 days. There was a 133.3% month over month increase in new contract activity with 7 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from June) to 7; and a 35% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, up from 0.20 in June and a decrease from 0.56 in July 2025. The Contract Ratio is 63% lower than the 5-year July average of 1.47. 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

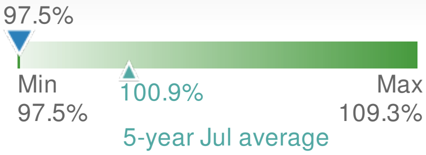


Jun 2026	Jul 2025
20	**9**

Avg DOM 42

Jun 2026	Jul 2025	YTD
16	**24**	**30**

Avg Sold to OLP Ratio 97.5%



Jun 2026	Jul 2025	YTD
99.2%	**97.7%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Radnor Township (Delaware, PA) - Attached/Townhouse

New Listings 4

▼ -33.3%	▲ 100.0%
from Jun 2026: **6**	from Jul 2025: **2**

YTD	2026	2025	+/-
	38	**32**	18.8%

5-year Jul average: **5**

New Pendings 5

▲ 150.0%	▲ 66.7%
from Jun 2026: **2**	from Jul 2025: **3**

YTD	2026	2025	+/-
	25	**24**	4.2%

5-year Jul average: **5**

Closed Sales 4

▼ -33.3%	▼ -50.0%
from Jun 2026: **6**	from Jul 2025: **8**

YTD	2026	2025	+/-
	26	**26**	0.0%

5-year Jul average: **5**

Median Sold Price $650,000

▲ 30.7%	▲ 49.1%
from Jun 2026: **$497,500**	from Jul 2025: **$436,000**

YTD	2026	2025	+/-
	$547,500	**$517,500**	5.8%

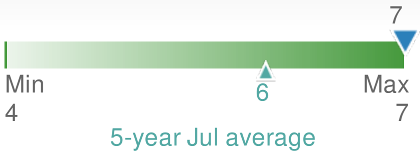
5-year Jul average: **$448,200**

Summary

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $650,000, representing an increase of 30.7% compared to last month and an increase of 49.1% from Jul 2025. The average days on market for units sold in July was 42 days, 88% above the 5-year July average of 22 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from June) to 5; and a 36.4% decrease in supply to 7 active units.

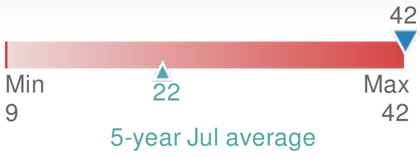
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.36 in June and a decrease from 0.75 in July 2025. The Contract Ratio is 36% lower than the 5-year July average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 7



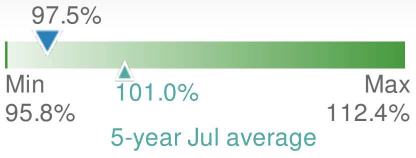
Jun 2026	Jul 2025
11	**4**

Avg DOM 42



Jun 2026	Jul 2025	YTD
16	**38**	**21**

Avg Sold to OLP Ratio 97.5%



Jun 2026	Jul 2025	YTD
100.0%	**95.8%**	**100.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

July 2026

Ridley (Delaware, PA)

New Listings 39

▼ -27.8% from Jun 2026: **54**

▼ -26.4% from Jul 2025: **53**

YTD	2026	2025	+/-
	306	**316**	-3.2%

5-year Jul average: **45**

New Pendings 37

▼ -5.1% from Jun 2026: **39**

▼ -5.1% from Jul 2025: **39**

YTD	2026	2025	+/-
	251	**261**	-3.8%

5-year Jul average: **41**

Closed Sales 47

▲ 9.3% from Jun 2026: **43**

▲ 20.5% from Jul 2025: **39**

YTD	2026	2025	+/-
	232	**231**	0.4%

5-year Jul average: **38**

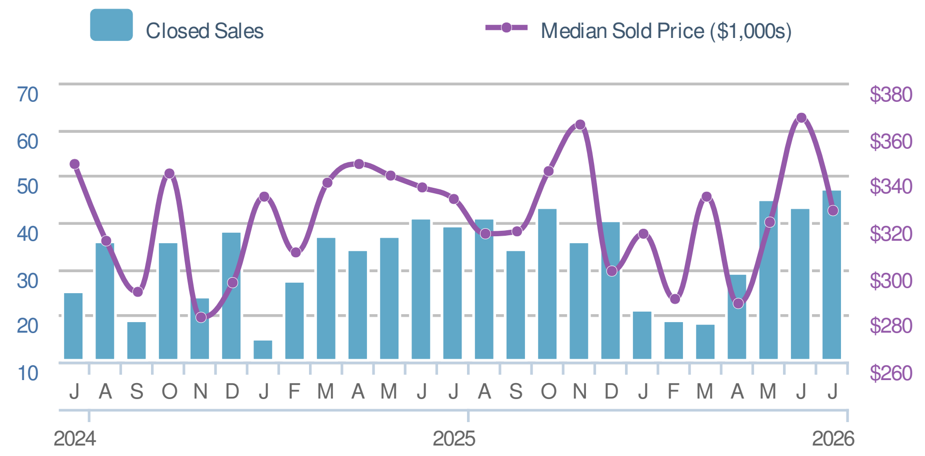
Median Sold Price $325,000

▼ -11.0% from Jun 2026: **$365,000**

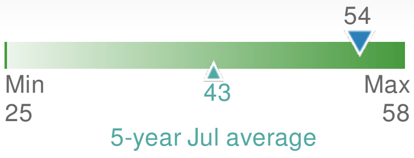
▼ -1.5% from Jul 2025: **$330,000**

YTD	2026	2025	+/-
	$330,000	**$330,000**	0.0%

5-year Jul average: **$314,000**

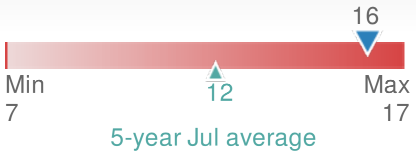


Active Listings 54



Jun 2026	Jul 2025
48	**58**

Avg DOM 16



Jun 2026	Jul 2025	YTD
17	**17**	**25**

Avg Sold to OLP Ratio 102.8%

Jun 2026	Jul 2025	YTD
99.5%	**100.2%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Ridley (Delaware, PA) - Detached

New Listings 21

▼-32.3% from Jun 2026: **31**

▼-38.2% from Jul 2025: **34**

YTD	2026	2025	+/-
	179	**201**	-10.9%

5-year Jul average: **27**

New Pendings 19

▼-17.4% from Jun 2026: **23**

▼-20.8% from Jul 2025: **24**

YTD	2026	2025	+/-
	144	**162**	-11.1%

5-year Jul average: **25**

Closed Sales 28

▲7.7% from Jun 2026: **26**

▲12.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	133	**147**	-9.5%

5-year Jul average: **23**

Median Sold Price $350,000

▼-18.1% from Jun 2026: **$427,500**

▼-5.4% from Jul 2025: **$370,000**

YTD	2026	2025	+/-
	$373,500	**$375,000**	-0.4%

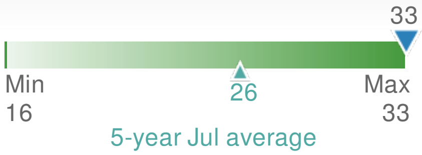
5-year Jul average: **$342,900**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for July was $350,000, representing a decrease of 18.1% compared to last month and a decrease of 5.4% from Jul 2025. The average days on market for units sold in July was 15 days, 23% above the 5-year July average of 12 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 25; and a 26.9% increase in supply to 33 active units.

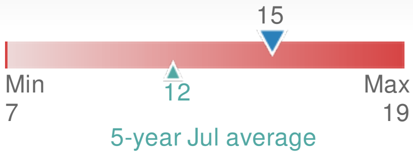
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.35 in June and a decrease from 0.94 in July 2025. The Contract Ratio is 45% lower than the 5-year July average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 33



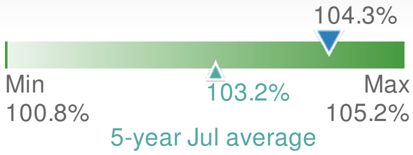
Jun 2026	Jul 2025
26	**33**

Avg DOM 15



Jun 2026	Jul 2025	YTD
18	**19**	**24**

Avg Sold to OLP Ratio 104.3%



Jun 2026	Jul 2025	YTD
99.9%	**100.8%**	**100.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Ridley (Delaware, PA) - Attached

New Listings 18

-21.7% from Jun 2026: **23**

-5.3% from Jul 2025: **19**

YTD	2026	2025	+/-
	127	**114**	11.4%

5-year Jul average: **18**

New Pendings 18

12.5% from Jun 2026: **16**

20.0% from Jul 2025: **15**

YTD	2026	2025	+/-
	107	**98**	9.2%

5-year Jul average: **16**

Closed Sales 19

11.8% from Jun 2026: **17**

46.2% from Jul 2025: **13**

YTD	2026	2025	+/-
	99	**83**	19.3%

5-year Jul average: **15**

Median Sold Price $300,000

-9.1% from Jun 2026: **$329,900**

22.4% from Jul 2025: **$245,000**

YTD	2026	2025	+/-
	$285,000	**$280,000**	1.8%

5-year Jul average: **$256,020**

Summary

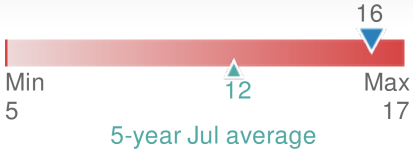
In Ridley (Delaware, PA), the median sold price for Attached properties for July was $300,000, representing a decrease of 9.1% compared to last month and an increase of 22.4% from Jul 2025. The average days on market for units sold in July was 16 days, 33% above the 5-year July average of 12 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 18; and a 4.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 0.91 in June and an increase from 0.72 in July 2025. The Contract Ratio is 40% lower than the 5-year July average of 1.44. 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 21

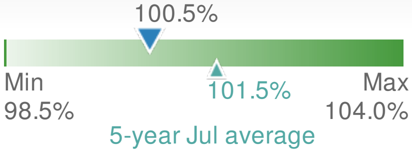
Jun 2026	Jul 2025
22	**25**

Avg DOM 16



Jun 2026	Jul 2025	YTD
15	**15**	**27**

Avg Sold to OLP Ratio 100.5%



Jun 2026	Jul 2025	YTD
99.0%	**98.5%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis

Tri-County Suburban REALTORS
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July 2026

Ridley (Delaware, PA) - Attached/Townhouse

New Listings 18

▼ -18.2% from Jun 2026: **22**

▲ 12.5% from Jul 2025: **16**

YTD	2026	2025	+/-
	122	**105**	16.2%

5-year Jul average: **17**

New Pendings 17

▲ 13.3% from Jun 2026: **15**

▲ 13.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	100	**93**	7.5%

5-year Jul average: **16**

Closed Sales 17

▲ 6.3% from Jun 2026: **16**

▲ 41.7% from Jul 2025: **12**

YTD	2026	2025	+/-
	90	**78**	15.4%

5-year Jul average: **14**

Median Sold Price $300,000

▼ -9.8% from Jun 2026: **$332,450**

▲ 14.3% from Jul 2025: **$262,500**

YTD	2026	2025	+/-
	$292,500	**$285,000**	2.6%

5-year Jul average: **$261,420**

Summary

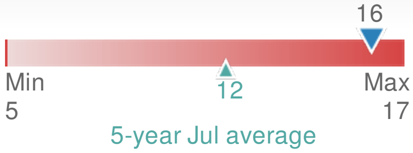
In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $300,000, representing a decrease of 9.8% compared to last month and an increase of 14.3% from Jul 2025. The average days on market for units sold in July was 16 days, 36% above the 5-year July average of 12 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 17; and no change in supply with 21 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 0.86 in June and a decrease from 0.82 in July 2025. The Contract Ratio is 42% lower than the 5-year July average of 1.39. 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 21

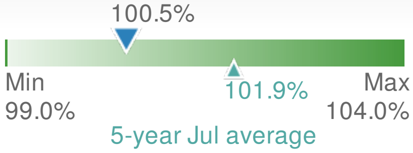
Jun 2026	Jul 2025
21	**22**

Avg DOM 16



Jun 2026	Jul 2025	YTD
14	**14**	**22**

Avg Sold to OLP Ratio 100.5%



Jun 2026	Jul 2025	YTD
99.1%	**99.0%**	**99.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Rose Tree Media (Delaware, PA)

New Listings 42

23.5% from Jun 2026: **34**

-10.6% from Jul 2025: **47**

YTD	2026	2025	+/-
	260	**296**	-12.2%

5-year Jul average: **48**

New Pendings 33

-13.2% from Jun 2026: **38**

-5.7% from Jul 2025: **35**

YTD	2026	2025	+/-
	215	**220**	-2.3%

5-year Jul average: **39**

Closed Sales 34

3.0% from Jun 2026: **33**

6.3% from Jul 2025: **32**

YTD	2026	2025	+/-
	193	**190**	1.6%

5-year Jul average: **37**

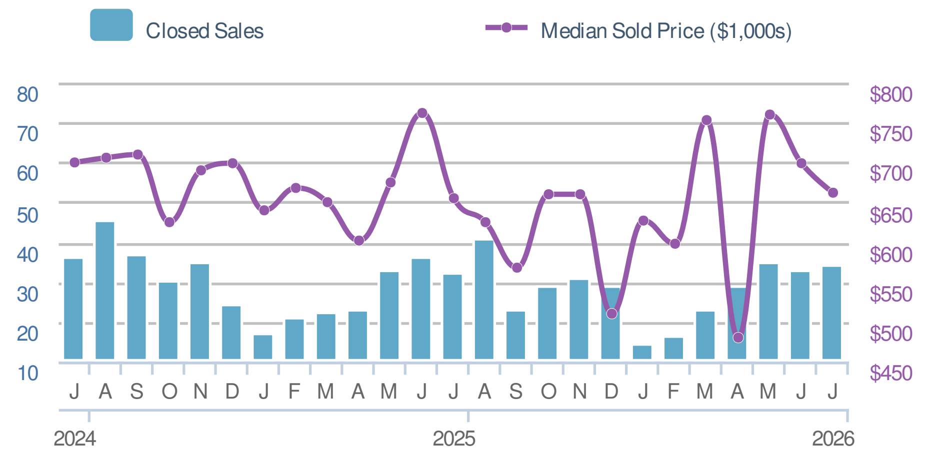
Median Sold Price $662,500

-5.2% from Jun 2026: **$699,000**

1.0% from Jul 2025: **$655,825**

YTD	2026	2025	+/-
	$660,000	**$684,500**	-3.6%

5-year Jul average: **$690,665**



Active Listings 58

58

Min 58

62

Max 66

5-year Jul average

Jun 2026	Jul 2025
50	**60**

Avg DOM 10

10

Min 10

15

Max 20

5-year Jul average

Jun 2026	Jul 2025	YTD
28	**20**	**24**

Avg Sold to OLP Ratio 102.7%

102.7%

Min 101.6%

102.5%

Max 102.9%

5-year Jul average

Jun 2026	Jul 2025	YTD
101.5%	**101.6%**	**100.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 31

▲29.2%	▼-11.4%
from Jun 2026: **24**	from Jul 2025: **35**

YTD	2026	2025	+/-
	185	**215**	-14.0%

5-year Jul average: **31**

New Pendings 23

▼-8.0%	▼-17.9%
from Jun 2026: **25**	from Jul 2025: **28**

YTD	2026	2025	+/-
	147	**157**	-6.4%

5-year Jul average: **23**

Closed Sales 29

▲31.8%	▲20.8%
from Jun 2026: **22**	from Jul 2025: **24**

YTD	2026	2025	+/-
	136	**128**	6.3%

5-year Jul average: **24**

Median Sold Price $665,000

▼-26.3%	▼-5.9%
from Jun 2026: **$902,500**	from Jul 2025: **$706,800**

YTD	2026	2025	+/-
	$785,000	**$725,200**	8.2%

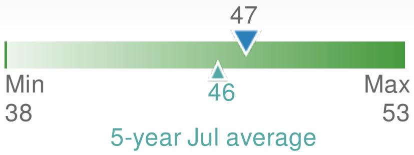
5-year Jul average: **$714,460**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for July was $665,000, representing a decrease of 26.3% compared to last month and a decrease of 5.9% from Jul 2025. The average days on market for units sold in July was 9 days, 25% below the 5-year July average of 12 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 30; and a 17.5% increase in supply to 47 active units.

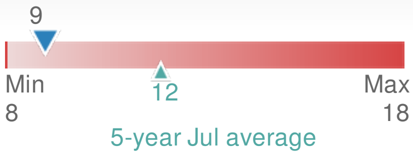
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.90 in June and a decrease from 1.09 in July 2025. The Contract Ratio is 27% lower than the 5-year July average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 47



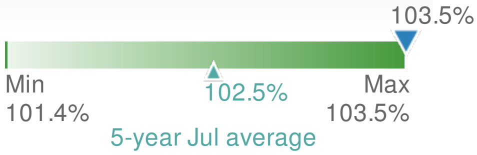
Jun 2026	Jul 2025
40	**43**

Avg DOM 9



Jun 2026	Jul 2025	YTD
20	**16**	**21**

Avg Sold to OLP Ratio 103.5%



Jun 2026	Jul 2025	YTD
102.8%	**102.5%**	**101.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 11

▲ 10.0% from Jun 2026: **10**

▼ -8.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	75	**81**	-7.4%

5-year Jul average: **17**

New Pendings 10

▼ -23.1% from Jun 2026: **13**

▲ 42.9% from Jul 2025: **7**

YTD	2026	2025	+/-
	68	**63**	7.9%

5-year Jul average: **16**

Closed Sales 5

▼ -54.5% from Jun 2026: **11**

▼ -37.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	57	**62**	-8.1%

5-year Jul average: **12**

Median Sold Price $595,000

▼ -4.0% from Jun 2026: **$620,000**

▲ 34.6% from Jul 2025: **$442,000**

YTD	2026	2025	+/-
	$455,000	**$599,999**	-24.2%

5-year Jul average: **$608,867**

Summary

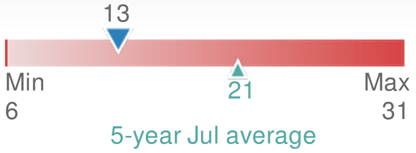
In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for July was $595,000, representing a decrease of 4% compared to last month and an increase of 34.6% from Jul 2025. The average days on market for units sold in July was 13 days, 38% below the 5-year July average of 21 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from June) to 18; and a 10% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.50 in June and an increase from 0.76 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 2.92. 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 11

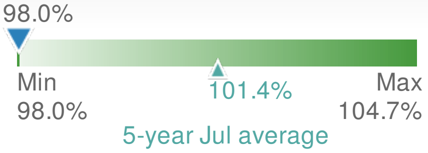
Jun 2026	Jul 2025
10	**17**

Avg DOM 13



Jun 2026	Jul 2025	YTD
43	**31**	**30**

Avg Sold to OLP Ratio 98.0%



Jun 2026	Jul 2025	YTD
98.8%	**98.7%**	**98.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

July 2026

Rose Tree Media (Delaware, PA) - Attached/Townhouse

New Listings 10

↔ 0.0% from Jun 2026: **10**

▼ -9.1% from Jul 2025: **11**

YTD	2026	2025	+/-
	63	**70**	-10.0%

5-year Jul average: **16**

New Pendings 9

▼ -30.8% from Jun 2026: **13**

▲ 28.6% from Jul 2025: **7**

YTD	2026	2025	+/-
	55	**52**	5.8%

5-year Jul average: **14**

Closed Sales 5

▼ -54.5% from Jun 2026: **11**

▼ -16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	43	**51**	-15.7%

5-year Jul average: **11**

Median Sold Price $595,000

▼ -4.0% from Jun 2026: **$620,000**

▲ 14.4% from Jul 2025: **$520,000**

YTD	2026	2025	+/-
	$525,000	**$630,000**	-16.7%

5-year Jul average: **$627,521**

Summary

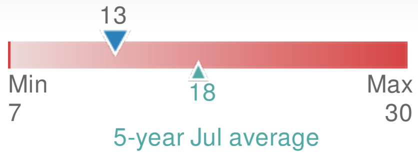
In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $595,000, representing a decrease of 4% compared to last month and an increase of 14.4% from Jul 2025. The average days on market for units sold in July was 13 days, 29% below the 5-year July average of 18 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 17; and an 11.1% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.70 pendings per active listing, up from 1.56 in June and an increase from 0.81 in July 2025. The Contract Ratio is 40% lower than the 5-year July average of 2.84. 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

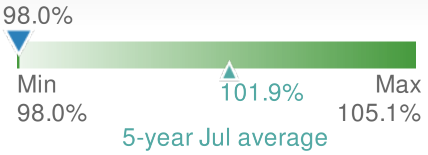
Jun 2026	Jul 2025
9	**16**

Avg DOM 13



Jun 2026	Jul 2025	YTD
43	**16**	**32**

Avg Sold to OLP Ratio 98.0%



Jun 2026	Jul 2025	YTD
98.8%	**100.3%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Southeast Delco (Delaware, PA)

New Listings 35

34.6% from Jun 2026: **26**

-18.6% from Jul 2025: **43**

YTD	2026	2025	+/-
	240	**236**	1.7%

5-year Jul average: **40**

New Pendings 28

12.0% from Jun 2026: **25**

-3.4% from Jul 2025: **29**

YTD	2026	2025	+/-
	179	**194**	-7.7%

5-year Jul average: **35**

Closed Sales 29

61.1% from Jun 2026: **18**

0.0% from Jul 2025: **29**

YTD	2026	2025	+/-
	168	**173**	-2.9%

5-year Jul average: **30**

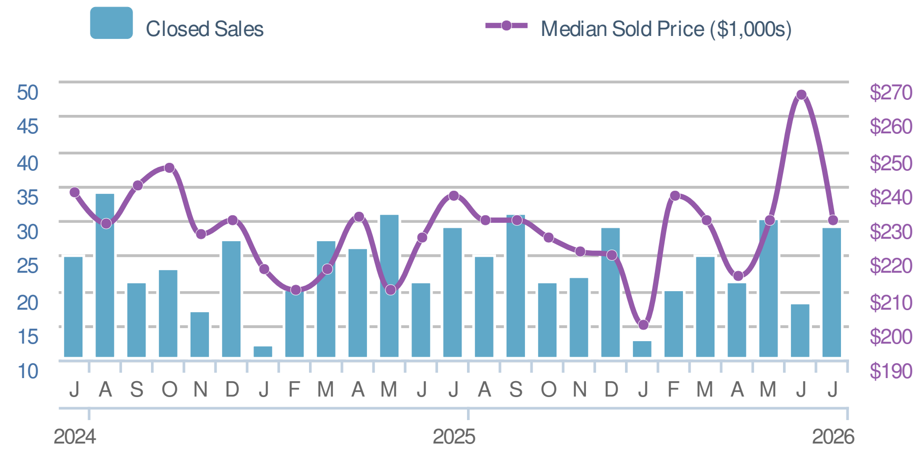
Median Sold Price $230,000

-13.5% from Jun 2026: **$266,000**

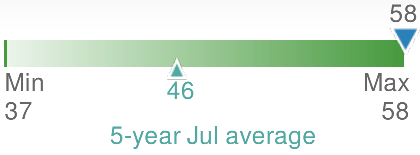
-3.2% from Jul 2025: **$237,650**

YTD	2026	2025	+/-
	$230,000	**$225,000**	2.2%

5-year Jul average: **$220,560**



Active Listings 58

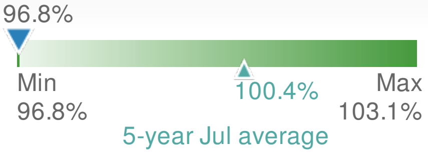


Jun 2026	Jul 2025
50	**52**

Avg DOM 33

Jun 2026	Jul 2025	YTD
14	**17**	**33**

Avg Sold to OLP Ratio 96.8%



Jun 2026	Jul 2025	YTD
95.4%	**99.1%**	**97.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 5

	0.0% from Jun 2026:	0.0% from Jul 2025:
	5	**5**

YTD	2026	2025	+/-
	36	**32**	12.5%

5-year Jul average: **5**

New Pendings 9

	350.0% from Jun 2026:	350.0% from Jul 2025:
	2	**2**

YTD	2026	2025	+/-
	26	**23**	13.0%

5-year Jul average: **6**

Closed Sales 5

	-16.7% from Jun 2026:	150.0% from Jul 2025:
	6	**2**

YTD	2026	2025	+/-
	25	**20**	25.0%

5-year Jul average: **3**

Median Sold Price $252,000

	-9.4% from Jun 2026:	30.9% from Jul 2025:
	$278,000	**$192,500**

YTD	2026	2025	+/-
	$255,000	**$272,000**	-6.3%

5-year Jul average: **$246,700**

Summary

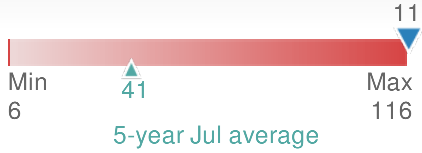
In Southeast Delco (Delaware, PA), the median sold price for Detached properties for July was $252,000, representing a decrease of 9.4% compared to last month and an increase of 30.9% from Jul 2025. The average days on market for units sold in July was 116 days, 180% above the 5-year July average of 41 days. There was a 350% month over month increase in new contract activity with 9 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from June) to 7; and a 50% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 0.67 in June and an increase from 0.42 in July 2025. The Contract Ratio is 71% higher than the 5-year July average of 1.36. 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

Jun 2026	Jul 2025
6	**12**

Avg DOM 116



Jun 2026	Jul 2025	YTD
12	**48**	**61**

Avg Sold to OLP Ratio 91.1%

Jun 2026	Jul 2025	YTD
97.8%	**98.3%**	**94.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Southeast Delco (Delaware, PA) - Attached

New Listings 30

42.9% from Jun 2026: **21**

-21.1% from Jul 2025: **38**

YTD	2026	2025	+/-
	204	**204**	0.0%

5-year Jul average: **36**

New Pendings 19

-17.4% from Jun 2026: **23**

-29.6% from Jul 2025: **27**

YTD	2026	2025	+/-
	153	**171**	-10.5%

5-year Jul average: **29**

Closed Sales 24

100.0% from Jun 2026: **12**

-11.1% from Jul 2025: **27**

YTD	2026	2025	+/-
	143	**153**	-6.5%

5-year Jul average: **27**

Median Sold Price $229,500

-11.9% from Jun 2026: **$260,500**

-4.4% from Jul 2025: **$240,000**

YTD	2026	2025	+/-
	$229,500	**$223,000**	2.9%

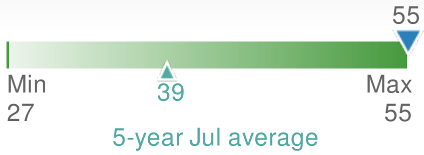
5-year Jul average: **$219,480**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for July was $229,500, representing a decrease of 11.9% compared to last month and a decrease of 4.4% from Jul 2025. The average days on market for units sold in July was 16 days, 16% above the 5-year July average of 14 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 30; and a 25% increase in supply to 55 active units.

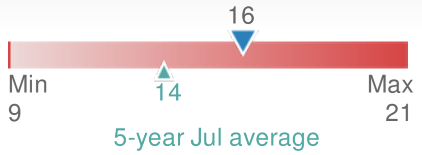
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.91 in June and a decrease from 0.85 in July 2025. The Contract Ratio is 55% lower than the 5-year July average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 55



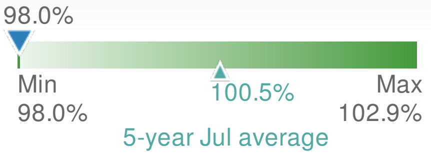
Jun 2026	Jul 2025
44	**40**

Avg DOM 16



Jun 2026	Jul 2025	YTD
15	**14**	**28**

Avg Sold to OLP Ratio 98.0%



Jun 2026	Jul 2025	YTD
94.2%	**99.2%**	**97.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Southeast Delco (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 30

▲42.9% from Jun 2026: **21**
▼-21.1% from Jul 2025: **38**

YTD	2026	2025	+/-
	204	**204**	0.0%

5-year Jul average: **36**

New Pendings 19

▼-17.4% from Jun 2026: **23**
▼-29.6% from Jul 2025: **27**

YTD	2026	2025	+/-
	153	**171**	-10.5%

5-year Jul average: **29**

Closed Sales 24

▲100.0% from Jun 2026: **12**
▼-11.1% from Jul 2025: **27**

YTD	2026	2025	+/-
	143	**153**	-6.5%

5-year Jul average: **27**

Median Sold Price $229,500

▼-11.9% from Jun 2026: **$260,500**
▼-4.4% from Jul 2025: **$240,000**

YTD	2026	2025	+/-
	$229,500	**$223,000**	2.9%

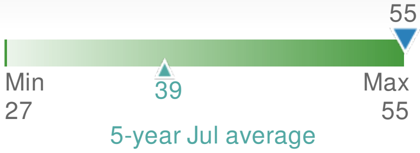
5-year Jul average: **$219,480**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $229,500, representing a decrease of 11.9% compared to last month and a decrease of 4.4% from Jul 2025. The average days on market for units sold in July was 16 days, 16% above the 5-year July average of 14 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 30; and a 25% increase in supply to 55 active units.

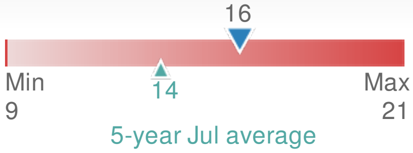
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.91 in June and a decrease from 0.85 in July 2025. The Contract Ratio is 55% lower than the 5-year July average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 55



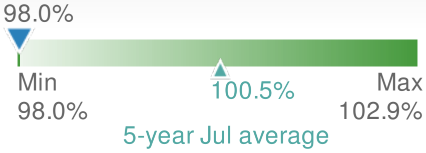
Jun 2026	Jul 2025
44	**40**

Avg DOM 16



Jun 2026	Jul 2025	YTD
15	**14**	**28**

Avg Sold to OLP Ratio 98.0%



Jun 2026	Jul 2025	YTD
94.2%	**99.2%**	**97.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market Insight

Presented by
Lauren Davis
Tri-County Suburban REALTORS

July 2026

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 24

-31.4% from Jun 2026: **35**

0.0% from Jul 2025: **24**

YTD	2026	2025	+/-
	192	**162**	18.5%

5-year Jul average: **24**

New Pendings 22

-35.3% from Jun 2026: **34**

15.8% from Jul 2025: **19**

YTD	2026	2025	+/-
	170	**147**	15.6%

5-year Jul average: **22**

Closed Sales 33

0.0% from Jun 2026: **33**

37.5% from Jul 2025: **24**

YTD	2026	2025	+/-
	162	**135**	20.0%

5-year Jul average: **26**

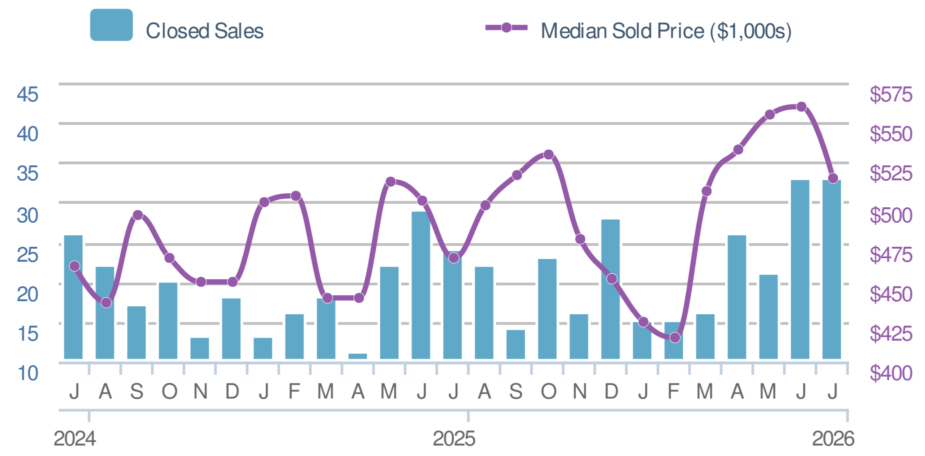
Median Sold Price $515,000

-8.0% from Jun 2026: **$560,000**

10.8% from Jul 2025: **$465,000**

YTD	2026	2025	+/-
	$512,500	**$479,900**	6.8%

5-year Jul average: **$467,000**



Active Listings 19

19

Min	5-year Jul average	Max
13	17	22

Jun 2026	Jul 2025
19	**19**

Avg DOM 7

7

Min	5-year Jul average	Max
7	13	18

Jun 2026	Jul 2025	YTD
9	**16**	**14**

Avg Sold to OLP Ratio 104.5%

104.5%

Min	5-year Jul average	Max
100.7%	102.9%	104.5%

Jun 2026	Jul 2025	YTD
105.1%	**100.7%**	**102.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Springfield (Delaware, PA) - Detached

New Listings 20

▼ -31.0% from Jun 2026: **29**

▼ -9.1% from Jul 2025: **22**

YTD	2026	2025	+/-
	163	**135**	20.7%

5-year Jul average: **21**

New Pendings 16

▼ -40.7% from Jun 2026: **27**

↔ 0.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	141	**121**	16.5%

5-year Jul average: **19**

Closed Sales 27

▼ -18.2% from Jun 2026: **33**

▲ 12.5% from Jul 2025: **24**

YTD	2026	2025	+/-
	135	**112**	20.5%

5-year Jul average: **23**

Median Sold Price $545,000

▼ -2.7% from Jun 2026: **$560,000**

▲ 17.2% from Jul 2025: **$465,000**

YTD	2026	2025	+/-
	$535,000	**$507,500**	5.4%

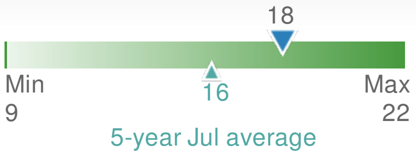
5-year Jul average: **$482,500**

Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for July was $545,000, representing a decrease of 2.7% compared to last month and an increase of 17.2% from Jul 2025. The average days on market for units sold in July was 7 days, 43% below the 5-year July average of 12 days. There was a 40.7% month over month decrease in new contract activity with 16 New Pendings; a 35.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 20; and a 12.5% increase in supply to 18 active units.

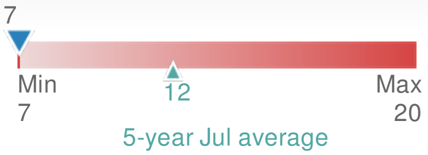
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.94 in June and a decrease from 1.41 in July 2025. The Contract Ratio is 37% lower than the 5-year July average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 18



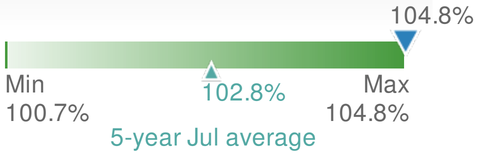
Jun 2026	Jul 2025
16	**17**

Avg DOM 7



Jun 2026	Jul 2025	YTD
9	**16**	**14**

Avg Sold to OLP Ratio 104.8%



Jun 2026	Jul 2025	YTD
105.1%	**100.7%**	**103.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Springfield (Delaware, PA) - Attached

New Listings 4

▼ -33.3% from Jun 2026: **6**

▲ 100.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	29	**27**	7.4%

5-year Jul average: **3**

New Pendings 6

▼ -14.3% from Jun 2026: **7**

▲ 100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	29	**26**	11.5%

5-year Jul average: **3**

Closed Sales 6

↔ 0.0% from Jun 2026: **0**

↔ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	27	**23**	17.4%

5-year Jul average: **3**

Median Sold Price $457,250

↔ 0.0% from Jun 2026: **$0**

↔ 0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$400,000	**$410,000**	-2.4%

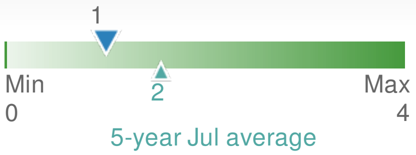
5-year Jul average: **$264,550**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for July was $457,250, representing an increase of 0% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 8 days, 46% below the 5-year July average of 15 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 7; and a 66.7% decrease in supply to 1 active units.

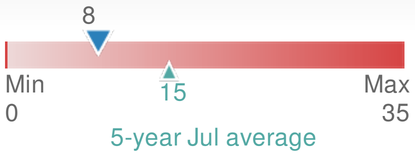
This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 2.33 in June and an increase from 2.00 in July 2025. The Contract Ratio is 175% higher than the 5-year July average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 1



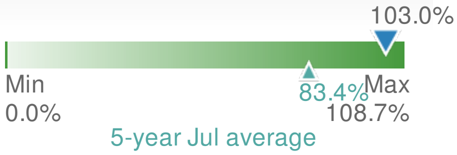
Jun 2026	Jul 2025
3	**2**

Avg DOM 8



Jun 2026	Jul 2025	YTD
0	**0**	**17**

Avg Sold to OLP Ratio 103.0%



Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**101.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Springfield (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 4

-20.0%	100.0%
from Jun 2026: **5**	from Jul 2025: **2**

YTD	2026	2025	+/-
	27	**22**	22.7%

5-year Jul average: **3**

New Pendings 6

0.0%	100.0%
from Jun 2026: **6**	from Jul 2025: **3**

YTD	2026	2025	+/-
	27	**21**	28.6%

5-year Jul average: **3**

Closed Sales 5

0.0%	0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	24	**18**	33.3%

5-year Jul average: **2**

Median Sold Price $464,500

0.0%	0.0%
from Jun 2026: **$0**	from Jul 2025: **$0**

YTD	2026	2025	+/-
	$395,000	**$405,000**	-2.5%

5-year Jul average: **$270,580**

Summary

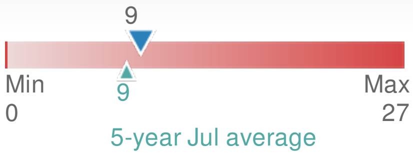
In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $464,500, representing an increase of 0% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 9 days, 5% above the 5-year July average of 9 days. There was no month over month change in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 7; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 2.00 in June and an increase from 2.00 in July 2025. The Contract Ratio is 268% higher than the 5-year July average of 1.90. 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 1

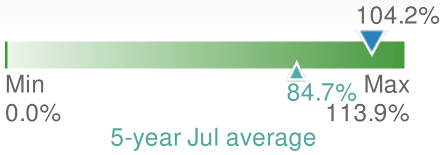
Jun 2026	Jul 2025
3	**2**

Avg DOM 9



Jun 2026	Jul 2025	YTD
0	**0**	**15**

Avg Sold to OLP Ratio 104.2%



Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**102.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Unionville-Chadds Ford (Delaware, PA)

New Listings 7

-56.3% from Jun 2026: **16**

-30.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	62	**63**	-1.6%

5-year Jul average: **7**

New Pendings 8

0.0% from Jun 2026: **8**

14.3% from Jul 2025: **7**

YTD	2026	2025	+/-
	51	**38**	34.2%

5-year Jul average: **7**

Closed Sales 5

-44.4% from Jun 2026: **9**

-16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	38	**33**	15.2%

5-year Jul average: **5**

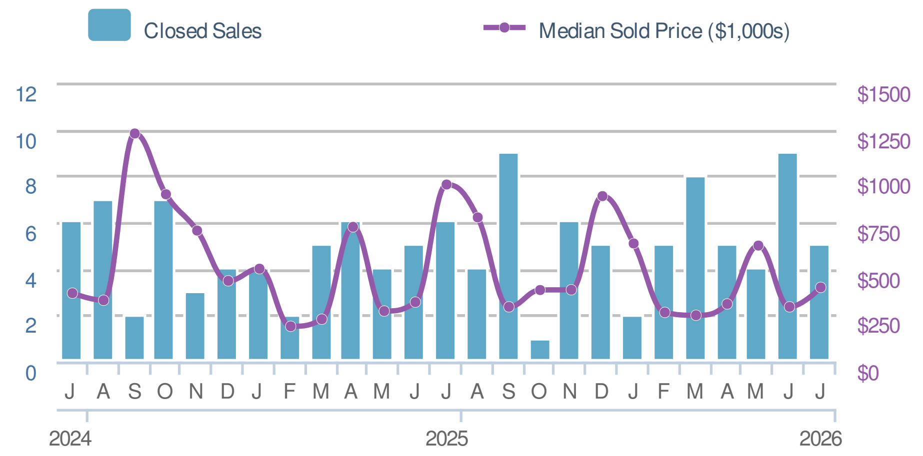
Median Sold Price $399,000

35.3% from Jun 2026: **$295,000**

-58.1% from Jul 2025: **$952,500**

YTD	2026	2025	+/-
	$322,500	**$320,000**	0.8%

5-year Jul average: **$449,390**



Active Listings 18

18

Min 5 | 11 | Max 19

5-year Jul average

Jun 2026	Jul 2025
21	**19**

Avg DOM 22

22

Min 8 | 14 | Max 22

5-year Jul average

Jun 2026	Jul 2025	YTD
27	**21**	**39**

Avg Sold to OLP Ratio 96.4%

96.4%

Min 93.2% | 97.9% | Max 103.9%

5-year Jul average

Jun 2026	Jul 2025	YTD
95.7%	**93.2%**	**96.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Unionville-Chadds Ford (Delaware, PA) - Detached

New Listings 2

▼-71.4% from Jun 2026: **7**

▼-33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	27	**34**	-20.6%

5-year Jul average: **3**

New Pendings 3

▲50.0% from Jun 2026: **2**

▲50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	17	**16**	6.3%

5-year Jul average: **3**

Closed Sales 1

▼-66.7% from Jun 2026: **3**

▼-80.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	11	**14**	-21.4%

5-year Jul average: **2**

Median Sold Price $775,000

▼-25.6% from Jun 2026: **$1,041,000**

▼-20.5% from Jul 2025: **$975,000**

YTD	2026	2025	+/-
	$975,000	**$850,000**	14.7%

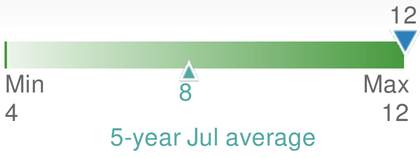
5-year Jul average: **$555,600**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for July was $775,000, representing a decrease of 25.6% compared to last month and a decrease of 20.5% from Jul 2025. The average days on market for units sold in July was 86 days, 236% above the 5-year July average of 26 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 11; and a 14.3% decrease in supply to 12 active units.

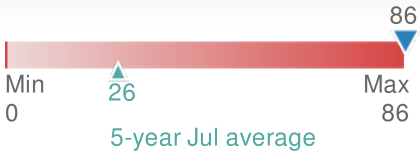
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.64 in June and an increase from 0.33 in July 2025. The Contract Ratio is 12% lower than the 5-year July average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



Jun 2026	Jul 2025
14	**12**

Avg DOM 86



Jun 2026	Jul 2025	YTD
30	**24**	**23**

Avg Sold to OLP Ratio 88.6%

Jun 2026	Jul 2025	YTD
96.9%	**92.3%**	**99.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

New Listings 5

-44.4% from Jun 2026: **9**

-28.6% from Jul 2025: **7**

YTD	2026	2025	+/-
	35	**29**	20.7%

5-year Jul average: **4**

New Pendings 5

-16.7% from Jun 2026: **6**

0.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	34	**22**	54.5%

5-year Jul average: **4**

Closed Sales 4

-33.3% from Jun 2026: **6**

300.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	27	**19**	42.1%

5-year Jul average: **3**

Median Sold Price $367,000

50.1% from Jun 2026: **$244,450**

5.2% from Jul 2025: **$349,000**

YTD	2026	2025	+/-
	$246,000	**$225,000**	9.3%

5-year Jul average: **$313,690**

Summary

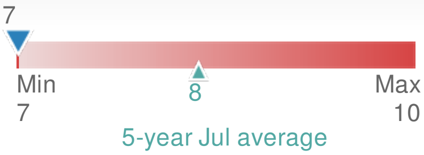
In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for July was $367,000, representing an increase of 50.1% compared to last month and an increase of 5.2% from Jul 2025. The average days on market for units sold in July was 7 days, 17% below the 5-year July average of 8 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 9; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.14 in June and an increase from 0.71 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 2.44. 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

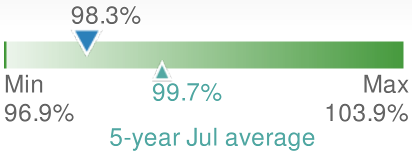
Jun 2026	Jul 2025
7	**7**

Avg DOM 7



Jun 2026	Jul 2025	YTD
25	**8**	**45**

Avg Sold to OLP Ratio 98.3%



Jun 2026	Jul 2025	YTD
95.1%	**97.8%**	**96.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

New Listings 1

▼ -75.0% from Jun 2026: **4**

▼ -50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	17	**13**	30.8%

5-year Jul average: **1**

New Pendings 3

▲ 50.0% from Jun 2026: **2**

▼ -25.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	16	**11**	45.5%

5-year Jul average: **2**

Closed Sales 2

▼ -33.3% from Jun 2026: **3**

▲ 100.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	12	**8**	50.0%

5-year Jul average: **2**

Median Sold Price $367,000

▲ 36.0% from Jun 2026: **$269,900**

▲ 5.2% from Jul 2025: **$349,000**

YTD	2026	2025	+/-
	$351,750	**$260,000**	35.3%

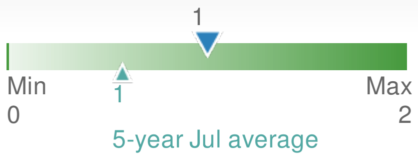
5-year Jul average: **$261,900**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $367,000, representing an increase of 36% compared to last month and an increase of 5.2% from Jul 2025. The average days on market for units sold in July was 9 days, 22% above the 5-year July average of 7 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and a 75% decrease in supply to 1 active units.

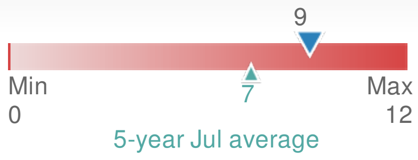
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.75 in June and an increase from 2.00 in July 2025. The Contract Ratio is 233% higher than the 5-year July average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 1



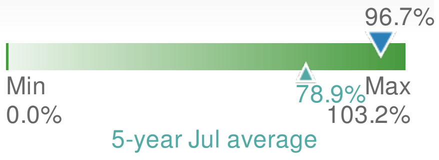
Jun 2026	Jul 2025
4	**2**

Avg DOM 9



Jun 2026	Jul 2025	YTD
30	**8**	**38**

Avg Sold to OLP Ratio 96.7%



Jun 2026	Jul 2025	YTD
94.0%	**97.8%**	**96.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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July 2026

Upper Darby (Delaware, PA)

New Listings 89

from Jun 2026:	from Jul 2025:
-9.2%	-3.3%
98	**92**

YTD	2026	2025	+/-
	677	**642**	5.5%

5-year Jul average: **101**

New Pendings 73

from Jun 2026:	from Jul 2025:
-22.3%	-26.3%
94	**99**

YTD	2026	2025	+/-
	522	**537**	-2.8%

5-year Jul average: **89**

Closed Sales 82

from Jun 2026:	from Jul 2025:
12.3%	13.9%
73	**72**

YTD	2026	2025	+/-
	473	**491**	-3.7%

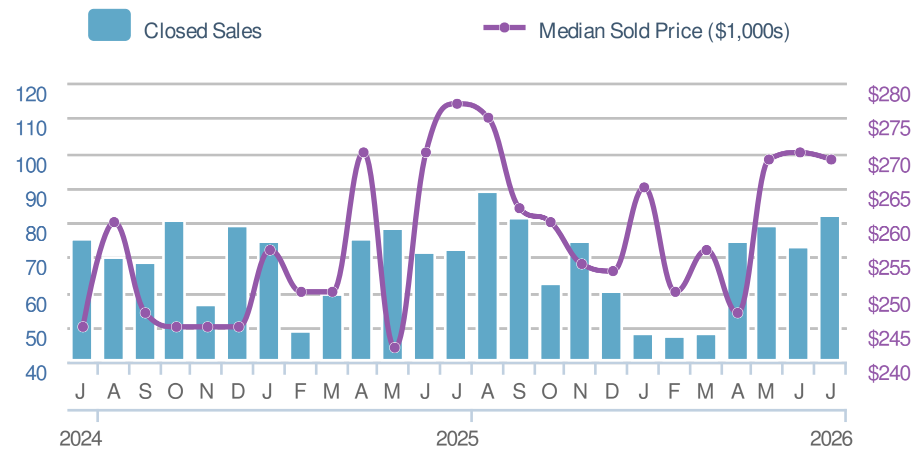
5-year Jul average: **80**

Median Sold Price $269,950

from Jun 2026:	from Jul 2025:
-0.0%	-2.7%
$270,000	**$277,500**

YTD	2026	2025	+/-
	$260,000	**$259,900**	0.0%

5-year Jul average: **$249,130**



Active Listings 151

151

Min	5-year Jul average	Max
76	108	151

Jun 2026	Jul 2025
138	**104**

Avg DOM 23

23

Min	5-year Jul average	Max
12	16	23

Jun 2026	Jul 2025	YTD
26	**15**	**27**

Avg Sold to OLP Ratio 99.0%

99.0%

Min	5-year Jul average	Max
99.0%	101.4%	103.8%

Jun 2026	Jul 2025	YTD
98.5%	**100.0%**	**98.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Upper Darby (Delaware, PA) - Detached

New Listings 26

▼-23.5% from Jun 2026: **34**

▲8.3% from Jul 2025: **24**

YTD	2026	2025	+/-
	208	**182**	14.3%

5-year Jul average: **27**

New Pendings 26

▼-16.1% from Jun 2026: **31**

▼-27.8% from Jul 2025: **36**

YTD	2026	2025	+/-
	165	**164**	0.6%

5-year Jul average: **29**

Closed Sales 25

▲8.7% from Jun 2026: **23**

▼-19.4% from Jul 2025: **31**

YTD	2026	2025	+/-
	139	**145**	-4.1%

5-year Jul average: **25**

Median Sold Price $435,000

▲8.8% from Jun 2026: **$400,000**

▲20.7% from Jul 2025: **$360,397**

YTD	2026	2025	+/-
	$385,000	**$375,000**	2.7%

5-year Jul average: **$378,259**

Summary

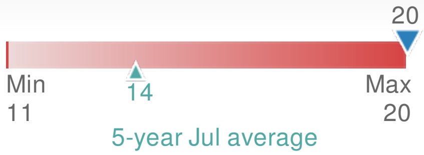
In Upper Darby (Delaware, PA), the median sold price for Detached properties for July was $435,000, representing an increase of 8.8% compared to last month and an increase of 20.7% from Jul 2025. The average days on market for units sold in July was 20 days, 43% above the 5-year July average of 14 days. There was a 16.1% month over month decrease in new contract activity with 26 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 41; and no change in supply with 39 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.15 in June and a decrease from 2.09 in July 2025. The Contract Ratio is 34% lower than the 5-year July average of 1.58. 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

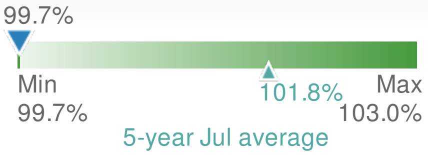
Jun 2026	Jul 2025
39	**23**

Avg DOM 20



Jun 2026	Jul 2025	YTD
8	**12**	**22**

Avg Sold to OLP Ratio 99.7%



Jun 2026	Jul 2025	YTD
102.1%	**102.4%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Upper Darby (Delaware, PA) - Attached

New Listings 63

▼-1.6% from Jun 2026: **64**

▼-7.4% from Jul 2025: **68**

YTD	2026	2025	+/-
	469	**460**	2.0%

5-year Jul average: **74**

New Pendings 47

▼-25.4% from Jun 2026: **63**

▼-25.4% from Jul 2025: **63**

YTD	2026	2025	+/-
	357	**373**	-4.3%

5-year Jul average: **60**

Closed Sales 57

▲14.0% from Jun 2026: **50**

▲39.0% from Jul 2025: **41**

YTD	2026	2025	+/-
	334	**346**	-3.5%

5-year Jul average: **55**

Median Sold Price $236,500

▼-1.7% from Jun 2026: **$240,500**

▼-3.5% from Jul 2025: **$245,000**

YTD	2026	2025	+/-
	$235,000	**$235,000**	0.0%

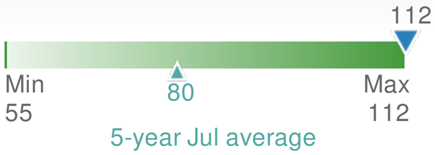
5-year Jul average: **$219,885**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for July was $236,500, representing a decrease of 1.7% compared to last month and a decrease of 3.5% from Jul 2025. The average days on market for units sold in July was 24 days, 38% above the 5-year July average of 17 days. There was a 25.4% month over month decrease in new contract activity with 47 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 67; and a 13.1% increase in supply to 112 active units.

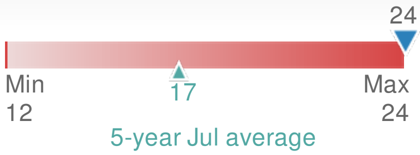
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.86 in June and a decrease from 1.06 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 112



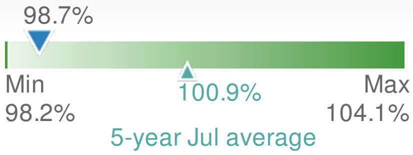
Jun 2026	Jul 2025
99	**81**

Avg DOM 24



Jun 2026	Jul 2025	YTD
34	**18**	**29**

Avg Sold to OLP Ratio 98.7%



Jun 2026	Jul 2025	YTD
96.8%	**98.2%**	**97.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

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New Listings 62

▼ -3.1% from Jun 2026: **64**

▼ -8.8% from Jul 2025: **68**

YTD	2026	2025	+/-
	466	**456**	2.2%

5-year Jul average: **73**

New Pendings 45

▼ -27.4% from Jun 2026: **62**

▼ -28.6% from Jul 2025: **63**

YTD	2026	2025	+/-
	354	**369**	-4.1%

5-year Jul average: **60**

Closed Sales 57

▲ 14.0% from Jun 2026: **50**

▲ 42.5% from Jul 2025: **40**

YTD	2026	2025	+/-
	333	**341**	-2.3%

5-year Jul average: **55**

Median Sold Price $236,500

▼ -1.7% from Jun 2026: **$240,500**

▼ -4.4% from Jul 2025: **$247,500**

YTD	2026	2025	+/-
	$235,000	**$235,000**	0.0%

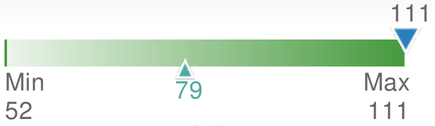
5-year Jul average: **$220,385**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $236,500, representing a decrease of 1.7% compared to last month and a decrease of 4.4% from Jul 2025. The average days on market for units sold in July was 24 days, 38% above the 5-year July average of 17 days. There was a 27.4% month over month decrease in new contract activity with 45 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 65; and a 13.3% increase in supply to 111 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.85 in June and a decrease from 1.04 in July 2025. The Contract Ratio is 49% lower than the 5-year July average of 1.15. 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.

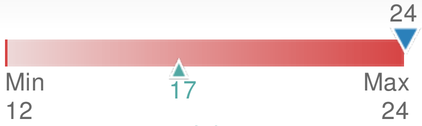
Active Listings 111



5-year Jul average

Jun 2026	Jul 2025
98	**81**

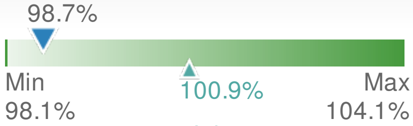
Avg DOM 24



5-year Jul average

Jun 2026	Jul 2025	YTD
34	**18**	**28**

Avg Sold to OLP Ratio 98.7%



5-year Jul average

Jun 2026	Jul 2025	YTD
96.8%	**98.1%**	**97.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

July 2026

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 35

▲ 45.8% from Jun 2026: **24**

▲ 105.9% from Jul 2025: **17**

YTD	2026	2025	+/-
	208	**209**	-0.5%

5-year Jul average: **26**

New Pendings 29

▲ 38.1% from Jun 2026: **21**

▲ 52.6% from Jul 2025: **19**

YTD	2026	2025	+/-
	180	**157**	14.6%

5-year Jul average: **24**

Closed Sales 28

▼ -17.6% from Jun 2026: **34**

▲ 12.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	168	**143**	17.5%

5-year Jul average: **25**

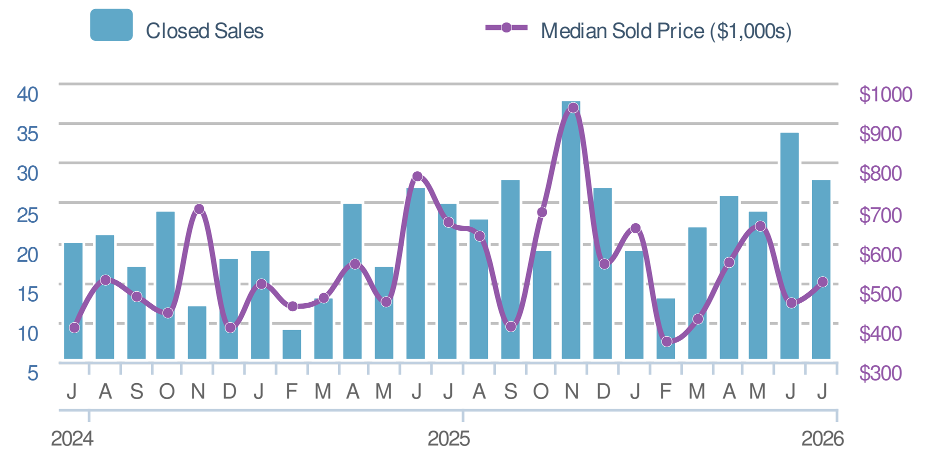
Median Sold Price $500,000

▲ 11.7% from Jun 2026: **$447,500**

▼ -23.1% from Jul 2025: **$650,000**

YTD	2026	2025	+/-
	$545,000	**$605,000**	-9.9%

5-year Jul average: **$510,432**



Active Listings 47

47

Min 16 | 30 5-year Jul average | Max 47

Jun 2026	Jul 2025
39	**46**

Avg DOM 31

31

Min 10 | 19 5-year Jul average | Max 31

Jun 2026	Jul 2025	YTD
19	**18**	**37**

Avg Sold to OLP Ratio 98.1%

98.1%

Min 98.1% | 100.9% 5-year Jul average | Max 105.5%

Jun 2026	Jul 2025	YTD
99.9%	**98.7%**	**98.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

New Listings 14

-17.6% from Jun 2026: **17**

16.7% from Jul 2025: **12**

YTD	2026	2025	+/-
	128	**139**	-7.9%

5-year Jul average: **14**

New Pendings 20

66.7% from Jun 2026: **12**

33.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	105	**110**	-4.5%

5-year Jul average: **14**

Closed Sales 15

-21.1% from Jun 2026: **19**

-11.8% from Jul 2025: **17**

YTD	2026	2025	+/-
	99	**103**	-3.9%

5-year Jul average: **16**

Median Sold Price $703,000

0.4% from Jun 2026: **$700,000**

-4.6% from Jul 2025: **$737,000**

YTD	2026	2025	+/-
	$714,338	**$695,000**	2.8%

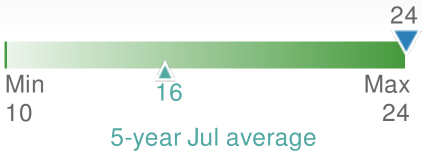
5-year Jul average: **$655,000**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for July was $703,000, representing an increase of 0.4% compared to last month and a decrease of 4.6% from Jul 2025. The average days on market for units sold in July was 20 days, 61% above the 5-year July average of 12 days. There was a 66.7% month over month increase in new contract activity with 20 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 20; and a 17.2% decrease in supply to 24 active units.

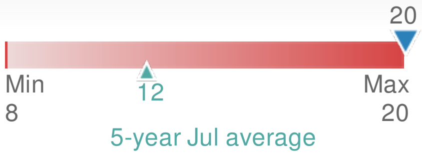
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.52 in June and a decrease from 1.15 in July 2025. The Contract Ratio is 47% lower than the 5-year July average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 24



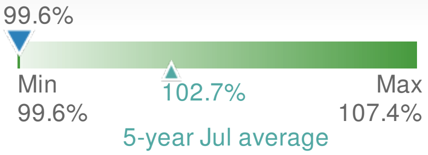
Jun 2026	Jul 2025
29	**20**

Avg DOM 20



Jun 2026	Jul 2025	YTD
13	**8**	**23**

Avg Sold to OLP Ratio 99.6%



Jun 2026	Jul 2025	YTD
103.8%	**99.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 21

▲200.0% from Jun 2026: **7**

▲320.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	80	**70**	14.3%

5-year Jul average: **12**

New Pendings 9

↔0.0% from Jun 2026: **9**

▲125.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	75	**47**	59.6%

5-year Jul average: **10**

Closed Sales 13

▼-13.3% from Jun 2026: **15**

▲62.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	69	**40**	72.5%

5-year Jul average: **9**

Median Sold Price $210,000

▼-17.0% from Jun 2026: **$253,000**

▼-30.0% from Jul 2025: **$300,000**

YTD	2026	2025	+/-
	$240,000	**$279,750**	-14.2%

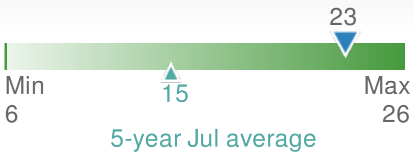
5-year Jul average: **$261,980**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for July was $210,000, representing a decrease of 17% compared to last month and a decrease of 30% from Jul 2025. The average days on market for units sold in July was 44 days, 45% above the 5-year July average of 30 days. There was no month over month change in new contract activity with 9 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 130% increase in supply to 23 active units.

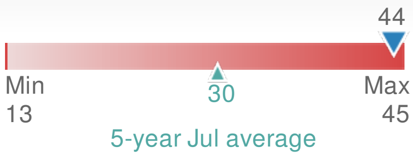
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 1.30 in June and a decrease from 1.08 in July 2025. The Contract Ratio is 78% lower than the 5-year July average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 23



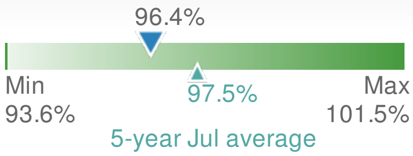
Jun 2026	Jul 2025
10	**26**

Avg DOM 44



Jun 2026	Jul 2025	YTD
25	**37**	**57**

Avg Sold to OLP Ratio 96.4%



Jun 2026	Jul 2025	YTD
94.9%	**96.1%**	**95.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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July 2026

Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

New Listings 13

▲550.0% from Jun 2026: **2**

▲333.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	44	**37**	18.9%

5-year Jul average: **5**

New Pendings 3

▼-50.0% from Jun 2026: **6**

↔0.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	37	**31**	19.4%

5-year Jul average: **4**

Closed Sales 8

▲100.0% from Jun 2026: **4**

▲60.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	36	**26**	38.5%

5-year Jul average: **4**

Median Sold Price $230,000

▲2.2% from Jun 2026: **$225,000**

▼-27.9% from Jul 2025: **$319,000**

YTD	2026	2025	+/-
	$240,000	**$327,000**	-26.6%

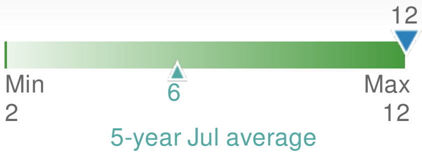
5-year Jul average: **$335,867**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $230,000, representing an increase of 2.2% compared to last month and a decrease of 27.9% from Jul 2025. The average days on market for units sold in July was 22 days, 86% above the 5-year July average of 12 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 200% increase in supply to 12 active units.

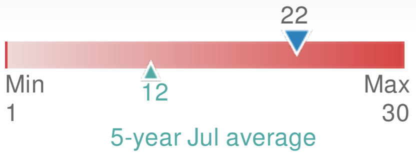
This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.75 in June and a decrease from 2.71 in July 2025. The Contract Ratio is 92% lower than the 5-year July average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



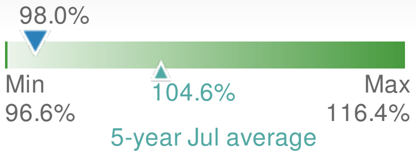
Jun 2026	Jul 2025
4	**7**

Avg DOM 22



Jun 2026	Jul 2025	YTD
34	**30**	**29**

Avg Sold to OLP Ratio 98.0%



Jun 2026	Jul 2025	YTD
91.3%	**96.6%**	**97.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
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July 2026

West Chester Area (Delaware, PA)

New Listings

10

▲ 42.9% from Jun 2026: **7**

▲ 25.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	37	**53**	-30.2%

5-year Jul average: **7**

New Pendings

7

▲ 16.7% from Jun 2026: **6**

▼ -22.2% from Jul 2025: **9**

YTD	2026	2025	+/-
	27	**46**	-41.3%

5-year Jul average: **7**

Closed Sales

5

▲ 25.0% from Jun 2026: **4**

▼ -16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	19	**42**	-54.8%

5-year Jul average: **6**

Median Sold Price

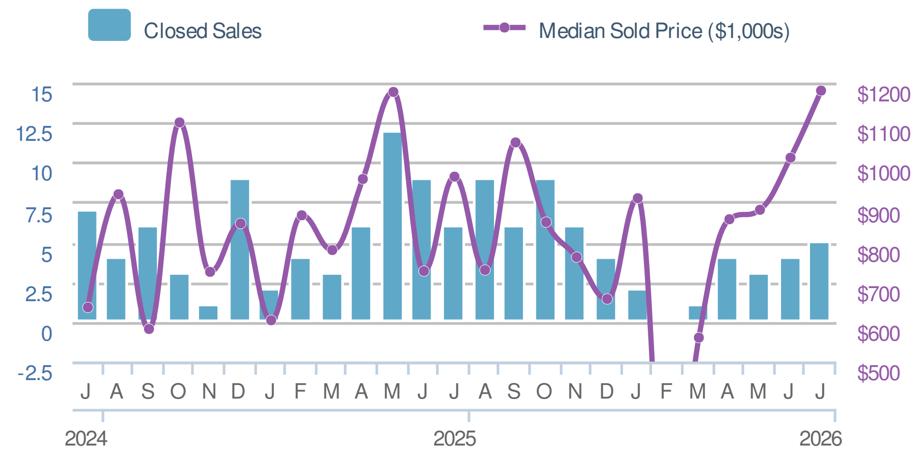
$1,180,000

▲ 16.5% from Jun 2026: **$1,012,500**

▲ 22.3% from Jul 2025: **$964,500**

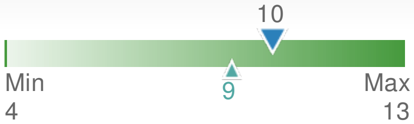
YTD	2026	2025	+/-
	$999,000	**$907,500**	10.1%

5-year Jul average: **$840,100**



Active Listings

10



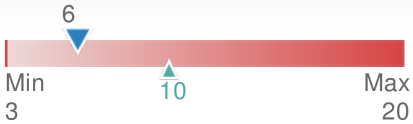
Min 4 | Max 13

5-year Jul average

Jun 2026	Jul 2025
10	**13**

Avg DOM

6



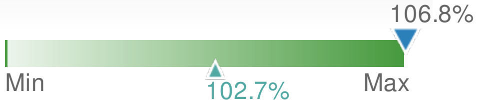
Min 3 | Max 20

5-year Jul average

Jun 2026	Jul 2025	YTD
17	**20**	**28**

Avg Sold to OLP Ratio

106.8%



Min 97.9% | Max 106.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.9%	**97.9%**	**101.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

West Chester Area (Delaware, PA) - Detached

New Listings 7

▲40.0% from Jun 2026: **5**

▲16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	31	**43**	-27.9%

5-year Jul average: **5**

New Pendings 5

▼-16.7% from Jun 2026: **6**

▼-16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	24	**37**	-35.1%

5-year Jul average: **5**

Closed Sales 5

▲25.0% from Jun 2026: **4**

▼-16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	18	**36**	-50.0%

5-year Jul average: **5**

Median Sold Price $1,180,000

▲16.5% from Jun 2026: **$1,012,500**

▲22.3% from Jul 2025: **$964,500**

YTD	2026	2025	+/-
	$1,002,000	**$997,500**	0.5%

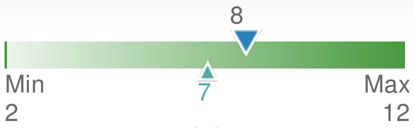
5-year Jul average: **$1,015,300**

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for July was $1,180,000, representing an increase of 16.5% compared to last month and an increase of 22.3% from Jul 2025. The average days on market for units sold in July was 6 days, 44% below the 5-year July average of 11 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and an 11.1% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.00 in June and an increase from 0.58 in July 2025. The Contract Ratio is 12% lower than the 5-year July average of 1.28. 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.

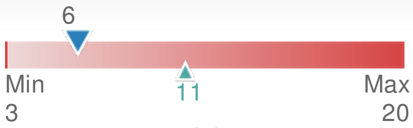
Active Listings 8



5-year Jul average

Jun 2026	Jul 2025
9	**12**

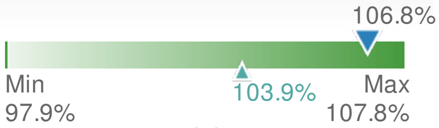
Avg DOM 6



5-year Jul average

Jun 2026	Jul 2025	YTD
17	**20**	**28**

Avg Sold to OLP Ratio 106.8%



5-year Jul average

Jun 2026	Jul 2025	YTD
102.9%	**97.9%**	**101.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

West Chester Area (Delaware, PA) - Attached

New Listings 3

▲ 50.0% from Jun 2026: **2**

▲ 50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	6	**10**	-40.0%

5-year Jul average: **2**

New Pendings 2

↔ 0.0% from Jun 2026: **0**

▼ -33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	3	**9**	-66.7%

5-year Jul average: **2**

Closed Sales 0

↔ 0.0% from Jun 2026: **0**

↔ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	1	**6**	-83.3%

5-year Jul average: **1**

Median Sold Price $0

↔ 0.0% from Jun 2026: **$0**

↔ 0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$795,000	**$630,750**	26.0%

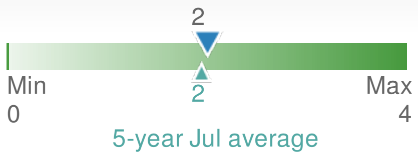
5-year Jul average: **$321,100**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 4 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from June) to 2; and a 100% increase in supply to 2 active units.

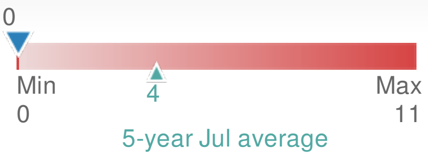
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in June and a decrease from 5.00 in July 2025. The Contract Ratio is 33% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2



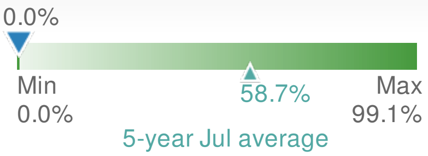
Jun 2026	Jul 2025
1	**1**

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	**0**	**37**

Avg Sold to OLP Ratio 0.0%



Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**102.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

West Chester Area (Delaware, PA) - Attached/Townhouse

New Listings 2

↔ 0.0%	↔ 0.0%
from Jun 2026: **2**	from Jul 2025: **2**

YTD	2026	2025	+/-
	5	**10**	-50.0%

5-year Jul average: **2**

New Pendings 2

↔ 0.0%	▼ -33.3%
from Jun 2026: **0**	from Jul 2025: **3**

YTD	2026	2025	+/-
	3	**9**	-66.7%

5-year Jul average: **2**

Closed Sales 0

↔ 0.0%	↔ 0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	1	**6**	-83.3%

5-year Jul average: **1**

Median Sold Price $0

↔ 0.0%	↔ 0.0%
from Jun 2026: **$0**	from Jul 2025: **$0**

YTD	2026	2025	+/-
	$795,000	**$630,750**	26.0%

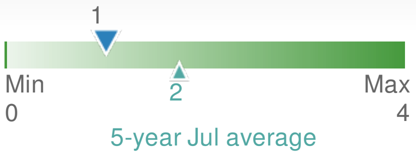
5-year Jul average: **$321,100**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 4 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from June) to 2; and no change in supply with 1 active units.

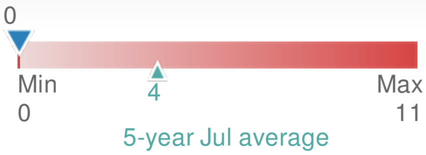
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in June and a decrease from 5.00 in July 2025. The Contract Ratio is 19% higher than the 5-year July average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 1



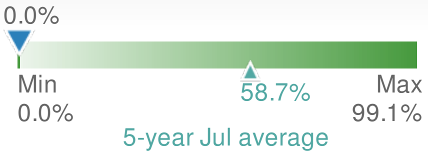
Jun 2026	Jul 2025
1	**1**

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	**0**	**37**

Avg Sold to OLP Ratio 0.0%



Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**102.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by

Lauren Davis

Tri-County Suburban REALTORS

July 2026

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 43

-12.2% from Jun 2026: **49**

16.2% from Jul 2025: **37**

YTD	2026	2025	+/-
	271	**279**	-2.9%

5-year Jul average: **41**

New Pendings 31

6.9% from Jun 2026: **29**

10.7% from Jul 2025: **28**

YTD	2026	2025	+/-
	199	**226**	-11.9%

5-year Jul average: **35**

Closed Sales 24

-20.0% from Jun 2026: **30**

-47.8% from Jul 2025: **46**

YTD	2026	2025	+/-
	174	**213**	-18.3%

5-year Jul average: **35**

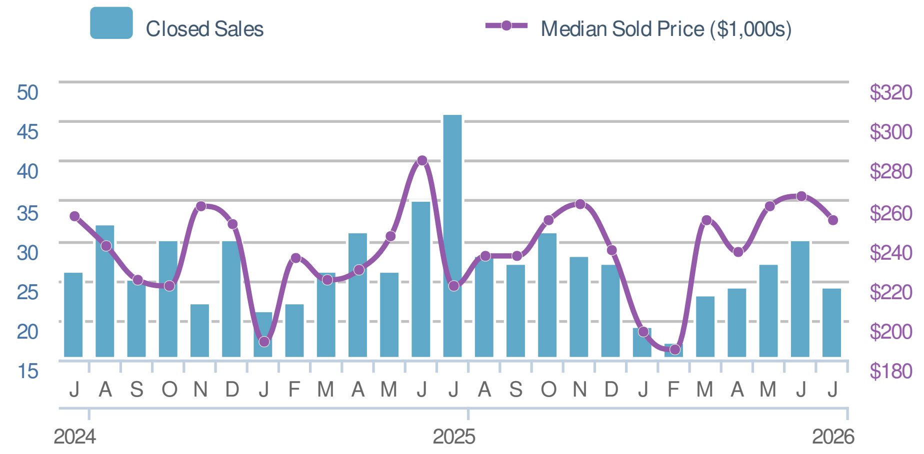
Median Sold Price $250,000

-4.6% from Jun 2026: **$262,000**

14.9% from Jul 2025: **$217,500**

YTD	2026	2025	+/-
	$245,000	**$235,000**	4.3%

5-year Jul average: **$224,190**



Active Listings 91

91

Min 53 · 68 · Max 91

5-year Jul average

Jun 2026	Jul 2025
84	**65**

Avg DOM 24

24

Min 16 · 26 · Max 37

5-year Jul average

Jun 2026	Jul 2025	YTD
43	**24**	**43**

Avg Sold to OLP Ratio 98.2%

98.2%

Min 95.8% · 98.1% · Max 99.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
96.4%	**97.9%**	**96.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

William Penn (Delaware, PA) - Detached

New Listings 17

▲21.4% from Jun 2026: **14**

▲142.9% from Jul 2025: **7**

YTD	2026	2025	+/-
	77	**83**	-7.2%

5-year Jul average: **12**

New Pendings 9

◆0.0% from Jun 2026: **9**

▲125.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	55	**72**	-23.6%

5-year Jul average: **10**

Closed Sales 7

▼-22.2% from Jun 2026: **9**

▼-56.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	42	**71**	-40.8%

5-year Jul average: **10**

Median Sold Price $340,000

▼-4.2% from Jun 2026: **$355,000**

▲3.0% from Jul 2025: **$330,000**

YTD	2026	2025	+/-
	$350,000	**$317,000**	10.4%

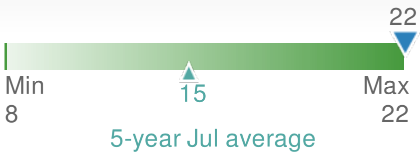
5-year Jul average: **$318,390**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for July was $340,000, representing a decrease of 4.2% compared to last month and an increase of 3% from Jul 2025. The average days on market for units sold in July was 8 days, 41% below the 5-year July average of 14 days. There was no month over month change in new contract activity with 9 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from June) to 15; and a 69.2% increase in supply to 22 active units.

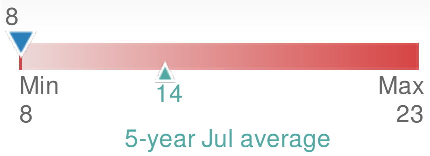
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.92 in June and an increase from 0.50 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 22



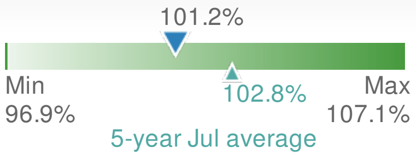
Jun 2026	Jul 2025
13	**18**

Avg DOM 8



Jun 2026	Jul 2025	YTD
9	**14**	**19**

Avg Sold to OLP Ratio 101.2%



Jun 2026	Jul 2025	YTD
97.8%	**103.7%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Presented by
Lauren Davis

July 2026

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 26

-25.7% from Jun 2026: **35**

-13.3% from Jul 2025: **30**

YTD	2026	2025	+/-
	194	**196**	-1.0%

5-year Jul average: **29**

New Pendings 22

10.0% from Jun 2026: **20**

-8.3% from Jul 2025: **24**

YTD	2026	2025	+/-
	144	**154**	-6.5%

5-year Jul average: **25**

Closed Sales 17

-19.0% from Jun 2026: **21**

-43.3% from Jul 2025: **30**

YTD	2026	2025	+/-
	132	**142**	-7.0%

5-year Jul average: **25**

Median Sold Price $230,000

-1.3% from Jun 2026: **$233,000**

30.3% from Jul 2025: **$176,500**

YTD	2026	2025	+/-
	$209,000	**$199,500**	4.8%

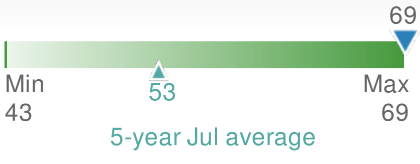
5-year Jul average: **$203,500**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for July was $230,000, representing a decrease of 1.3% compared to last month and an increase of 30.3% from Jul 2025. The average days on market for units sold in July was 31 days, 1% below the 5-year July average of 31 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 31; and a 2.8% decrease in supply to 69 active units.

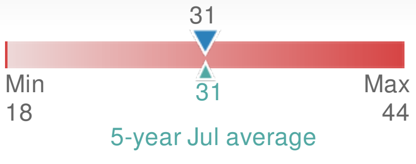
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, up from 0.44 in June and a decrease from 0.66 in July 2025. The Contract Ratio is 36% lower than the 5-year July average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 69



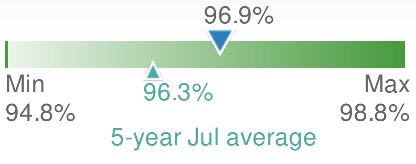
Jun 2026	Jul 2025
71	**47**

Avg DOM 31



Jun 2026	Jul 2025	YTD
57	**29**	**51**

Avg Sold to OLP Ratio 96.9%



Jun 2026	Jul 2025	YTD
95.8%	**94.8%**	**95.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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Email: ldavis@tcsr.realtor

July 2026

William Penn (Delaware, PA) - Attached/Townhouse

New Listings 25

-24.2% from Jun 2026: **33**

-10.7% from Jul 2025: **28**

YTD	2026	2025	+/-
	188	**189**	-0.5%

5-year Jul average: **28**

New Pendings 21

5.0% from Jun 2026: **20**

-8.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	140	**149**	-6.0%

5-year Jul average: **23**

Closed Sales 15

-28.6% from Jun 2026: **21**

-48.3% from Jul 2025: **29**

YTD	2026	2025	+/-
	129	**138**	-6.5%

5-year Jul average: **24**

Median Sold Price $232,000

-0.4% from Jun 2026: **$233,000**

25.4% from Jul 2025: **$185,000**

YTD	2026	2025	+/-
	$212,000	**$204,950**	3.4%

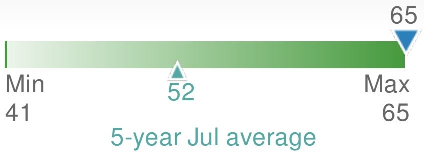
5-year Jul average: **$207,160**

Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $232,000, representing a decrease of 0.4% compared to last month and an increase of 25.4% from Jul 2025. The average days on market for units sold in July was 27 days, 14% below the 5-year July average of 31 days. There was a 5% month over month increase in new contract activity with 21 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 3% decrease in supply to 65 active units.

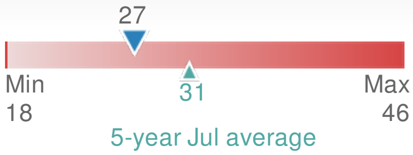
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.43 in June and a decrease from 0.63 in July 2025. The Contract Ratio is 33% lower than the 5-year July average of 0.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 65



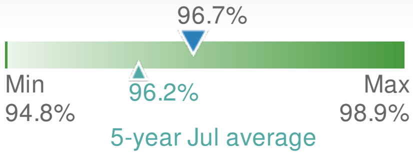
Jun 2026	Jul 2025
67	**46**

Avg DOM 27



Jun 2026	Jul 2025	YTD
57	**30**	**51**

Avg Sold to OLP Ratio 96.7%



Jun 2026	Jul 2025	YTD
95.8%	**94.8%**	**95.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.