July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Garnet Valley (Delaware, PA)

MarketStats by ShowingTime

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

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%

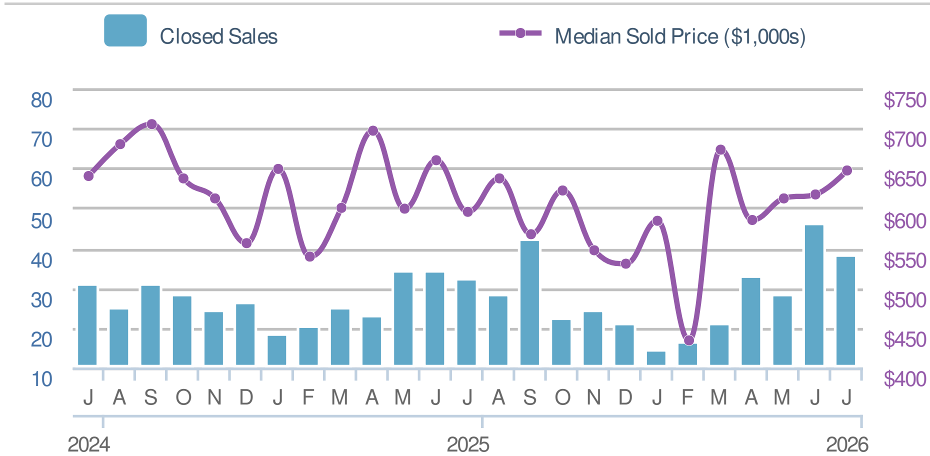
5-year Jul average: **32**

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 29 | 40 | Max 52
5-year Jul average

Jun 2026	Jul 2025
42	**52**

Avg DOM 21

21
Min 10 | 15 | Max 21
5-year Jul average

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

Avg Sold to OLP Ratio 99.4%

99.4%
Min 99.3% | 101.0% | Max 102.7%
5-year Jul average

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

July 2026

Garnet Valley (Delaware, PA) - Detached

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

30

Min 20 — 28 (5-year Jul average) — Max 34

Jun 2026	Jul 2025
31	**34**

Avg DOM 23

23

Min 8 — 14 (5-year Jul average) — Max 23

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

Avg Sold to OLP Ratio 99.3%

99.3%

Min 98.2% — 101.3% (5-year Jul average) — Max 104.1%

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

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

MarketStats by ShowingTime

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

12

Min 5 — 12 — Max 18

5-year Jul average

Jun 2026	Jul 2025
11	**18**

Avg DOM 19

19

Min 7 — 16 — Max 28

5-year Jul average

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

Avg Sold to OLP Ratio 99.6%

99.6%

Min 98.4% — 99.9% — Max 101.3%

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
Email: ldavis@tcsr.realtor

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

11

Min 4 | 10 | Max 12

5-year Jul average

Jun 2026	Jul 2025
9	**12**

Avg DOM 16

16

Min 4 | 12 | Max 26

5-year Jul average

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

Avg Sold to OLP Ratio 100.2%

100.2%

Min 99.0% | 100.9% | Max 101.9%

5-year Jul average

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

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