July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Haverford Township (Delaware, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Haverford Township (Delaware, PA)

New Listings — 38

-30.9%	-19.1%
from Jun 2026: **55**	from Jul 2025: **47**

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

5-year Jul average: **48**

New Pendings — 36

-29.4%	5.9%
from Jun 2026: **51**	from Jul 2025: **34**

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

5-year Jul average: **43**

Closed Sales — 59

18.0%	28.3%
from Jun 2026: **50**	from Jul 2025: **46**

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

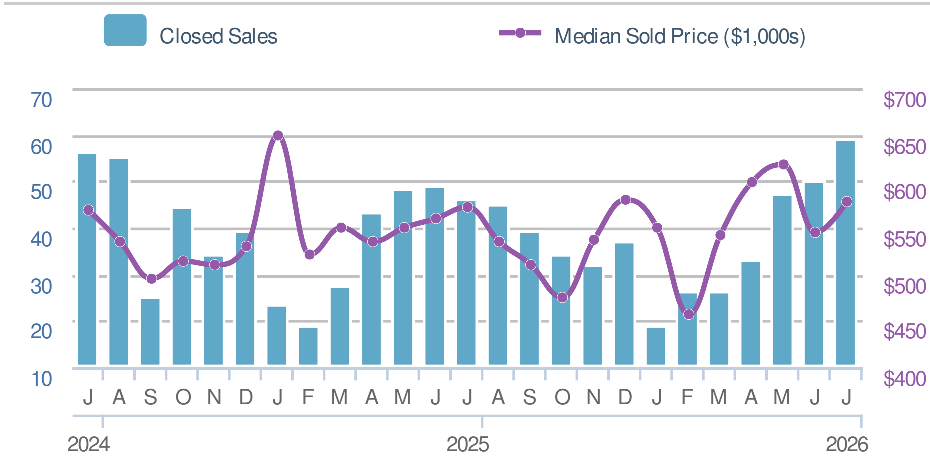
5-year Jul average: **49**

Median Sold Price — $578,000

6.1%	1.0%
from Jun 2026: **$545,000**	from Jul 2025: **$572,500**

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

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



Active Listings — 50

Min 23 | 5-year Jul average 38 | Max 50

Jun 2026	Jul 2025
46	**48**

Avg DOM — 12

Min 10 | 5-year Jul average 13 | Max 16

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

Avg Sold to OLP Ratio — 101.5%

Min 100.6% | 5-year Jul average 101.8% | Max 102.7%

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

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

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Haverford Township (Delaware, PA) - Detached

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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

36

Min 18 — 31 — Max 40

5-year Jul average

Jun 2026	Jul 2025
36	**40**

Avg DOM — 13

13

Min 9 — 13 — Max 16

5-year Jul average

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

Avg Sold to OLP Ratio — 102.9%

102.9%

Min 101.1% — 102.0% — Max 102.9%

5-year Jul average

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

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

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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

14
Min 3
7 5-year Jul average
Max 14

Jun 2026	Jul 2025
10	**8**

Avg DOM 11

11
Min 10
12 5-year Jul average
Max 16

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

Avg Sold to OLP Ratio 96.2%

96.2%
Min 96.2%
100.1% 5-year Jul average
Max 105.5%

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

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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

10
Min 3 — 6 (5-year Jul average) — Max 10

Jun 2026	Jul 2025
7	6

Avg DOM 6

6
Min 6 — 10 (5-year Jul average) — Max 14

Jun 2026	Jul 2025	YTD
11	10	14

Avg Sold to OLP Ratio 100.9%

100.9%
Min 98.8% — 101.5% (5-year Jul average) — Max 105.9%

Jun 2026	Jul 2025	YTD
101.9%	98.8%	101.1%

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

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