July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Marple Newtown (Delaware, PA)

MarketStats by ShowingTime

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%

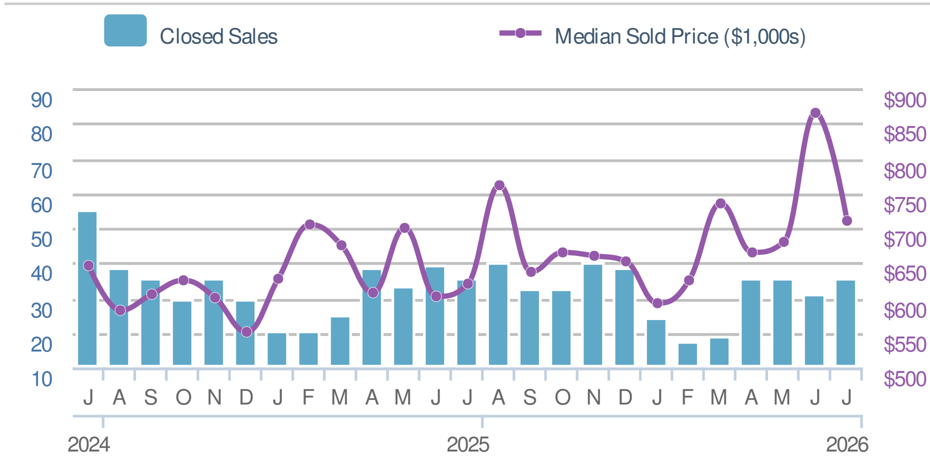
5-year Jul average: **41**

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

60
Min 37 — 52 (5-year Jul average) — Max 63

Jun 2026	Jul 2025
53	**57**

Avg DOM — 19

19
Min 6 — 13 (5-year Jul average) — Max 19

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

Avg Sold to OLP Ratio — 101.3%

101.3%
Min 101.1% — 101.8% (5-year Jul average) — Max 103.0%

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

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

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Marple Newtown (Delaware, PA) - Detached

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

43

Min 25 | 37 5-year Jul average | Max 50

Jun 2026	Jul 2025
39	**39**

Avg DOM 20

20

Min 6 | 14 5-year Jul average | Max 24

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

Avg Sold to OLP Ratio 102.2%

102.2%

Min 101.1% | 102.4% 5-year Jul average | Max 103.8%

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

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

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New Listings — 12

33.3%	0.0%
from Jun 2026: 9	from Jul 2025: 12

YTD	2026	2025	+/-
	67	71	-5.6%

5-year Jul average: **11**

New Pendings — 9

28.6%	50.0%
from Jun 2026: 7	from Jul 2025: 6

YTD	2026	2025	+/-
	51	64	-20.3%

5-year Jul average: **9**

Closed Sales — 8

33.3%	-27.3%
from Jun 2026: 6	from Jul 2025: 11

YTD	2026	2025	+/-
	47	68	-30.9%

5-year Jul average: **11**

Median Sold Price — $684,500

-39.8%	61.1%
from Jun 2026: $1,137,500	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

17

Min 12 — 15 — Max 18

5-year Jul average

Jun 2026	Jul 2025
14	18

Avg DOM — 17

17

Min 5 — 12 — Max 17

5-year Jul average

Jun 2026	Jul 2025	YTD
43	14	37

Avg Sold to OLP Ratio — 98.2%

98.2%

Min 98.0% — 99.9% — Max 101.3%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.9%	101.3%	96.7%

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

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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

16
Min 10 — 13 (5-year Jul average) — Max 16

Jun 2026	Jul 2025
12	**15**

Avg DOM — 21

21
Min 5 — 15 (5-year Jul average) — Max 26

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

Avg Sold to OLP Ratio — 96.9%

96.9%
Min 96.9% — 99.1% (5-year Jul average) — Max 101.1%

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

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

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