July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Penn-Delco (Delaware, PA)

MarketStats
by ShowingTime

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

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**

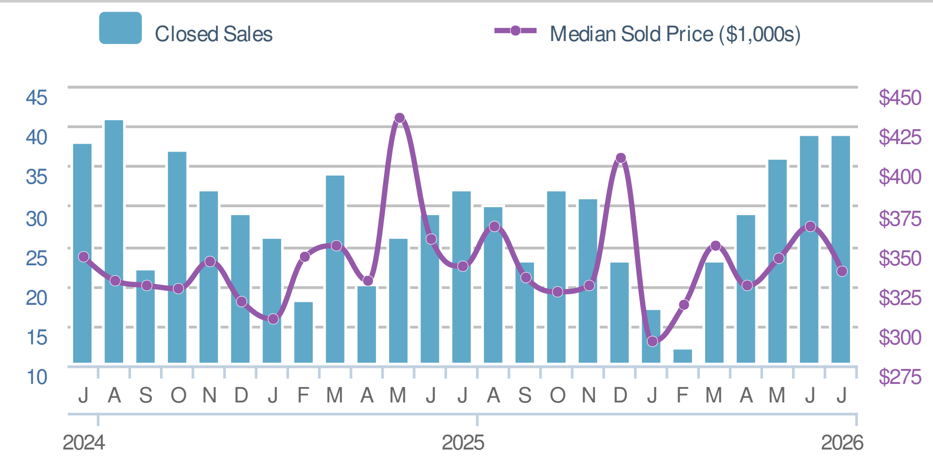
Median Sold Price $334,900

▼ -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 9 — 28 — Max 42

5-year Jul average

Jun 2026	Jul 2025
33	**35**

Avg DOM 21

21

Min 11 — 15 — Max 21

5-year Jul average

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

Avg Sold to OLP Ratio 99.3%

99.3%

Min 97.5% — 100.0% — Max 102.5%

5-year Jul average

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

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%

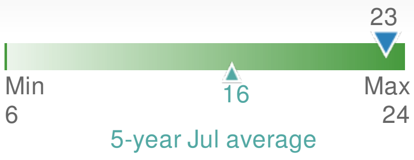
5-year Jul average: **$365,200**

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.

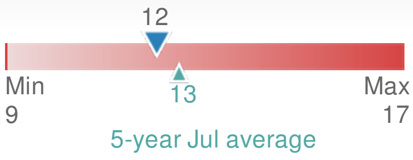
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.24 in June and a decrease from 1.39 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



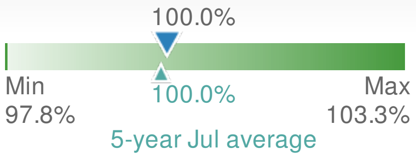
Jun 2026	Jul 2025
21	**18**

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**

Presented by
Lauren Davis

July 2026

Penn-Delco (Delaware, PA) - Attached

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

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%

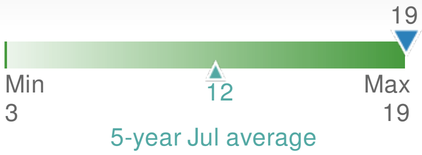
5-year Jul average: **$228,000**

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.

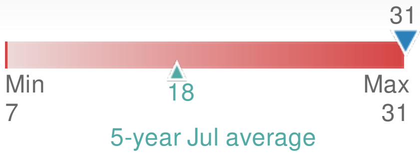
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.83 in June and an increase from 0.82 in July 2025. The Contract Ratio is 65% lower than the 5-year July average of 2.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



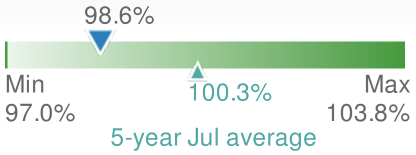
Jun 2026	Jul 2025
12	**17**

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

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

July 2026

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

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

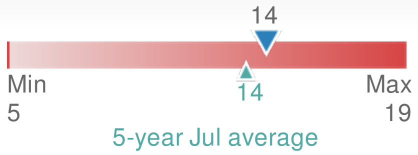
In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $322,500, representing an increase of 0.9% compared to last month and an increase of 24% from Jul 2025. The average days on market for units sold in July was 14 days, 3% above the 5-year July average of 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

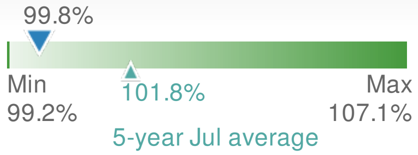
Jun 2026	Jul 2025
6	**12**

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.