July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Rose Tree Media (Delaware, PA)

MarketStats by ShowingTime

Presented by
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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%

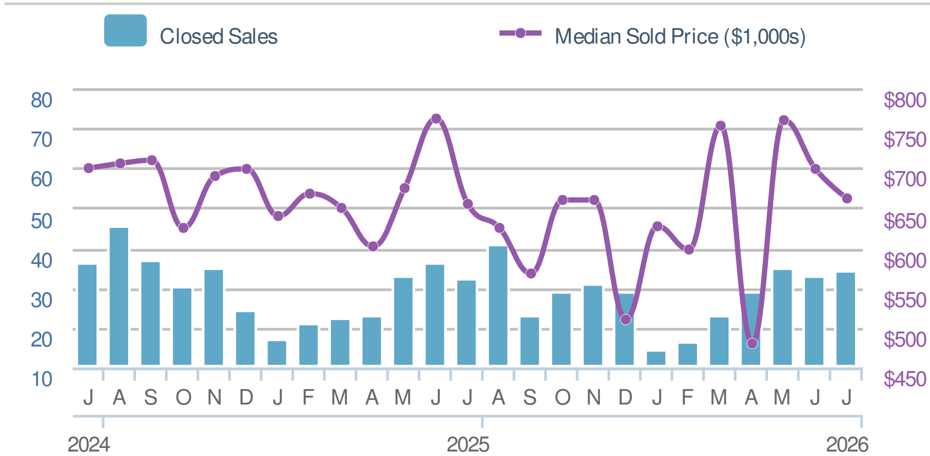
5-year Jul average: **37**

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.

MarketStats by ShowingTime

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Rose Tree Media (Delaware, PA) - Detached

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New Listings 31

29.2% from Jun 2026: **24**

-11.4% from Jul 2025: **35**

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

5-year Jul average: **31**

New Pendings 23

-8.0% from Jun 2026: **25**

-17.9% from Jul 2025: **28**

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

5-year Jul average: **23**

Closed Sales 29

31.8% from Jun 2026: **22**

20.8% from Jul 2025: **24**

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

5-year Jul average: **24**

Median Sold Price $665,000

-26.3% from Jun 2026: **$902,500**

-5.9% 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

47

Min 38 | 46 | Max 53

5-year Jul average

Jun 2026	Jul 2025
40	**43**

Avg DOM 9

9

Min 8 | 12 | Max 18

5-year Jul average

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

Avg Sold to OLP Ratio 103.5%

103.5%

Min 101.4% | 102.5% | Max 103.5%

5-year Jul average

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

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

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Rose Tree Media (Delaware, PA) - Attached

New Listings 11

10.0%	-8.3%
from Jun 2026: **10**	from Jul 2025: **12**

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

5-year Jul average: **17**

New Pendings 10

-23.1%	42.9%
from Jun 2026: **13**	from Jul 2025: **7**

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

5-year Jul average: **16**

Closed Sales 5

-54.5%	-37.5%
from Jun 2026: **11**	from Jul 2025: **8**

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

5-year Jul average: **12**

Median Sold Price $595,000

-4.0%	34.6%
from Jun 2026: **$620,000**	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

11

Min	5-year Jul average	Max
11	15	20

Jun 2026	Jul 2025
10	**17**

Avg DOM 13

13

Min	5-year Jul average	Max
6	21	31

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

Avg Sold to OLP Ratio 98.0%

98.0%

Min	5-year Jul average	Max
98.0%	101.4%	104.7%

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

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

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July 2026

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

New Listings — 10

0.0%	-9.1%
from Jun 2026: **10**	from Jul 2025: **11**

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

5-year Jul average: **16**

New Pendings — 9

-30.8%	28.6%
from Jun 2026: **13**	from Jul 2025: **7**

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

5-year Jul average: **14**

Closed Sales — 5

-54.5%	-16.7%
from Jun 2026: **11**	from Jul 2025: **6**

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

5-year Jul average: **11**

Median Sold Price — $595,000

-4.0%	14.4%
from Jun 2026: **$620,000**	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

10

Min 10 — 15 (5-year Jul average) — Max 20

Jun 2026	Jul 2025
9	**16**

Avg DOM — 13

13

Min 7 — 18 (5-year Jul average) — Max 30

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

Avg Sold to OLP Ratio — 98.0%

98.0%

Min 98.0% — 101.9% (5-year Jul average) — Max 105.1%

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

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