July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Southeast Delco (Delaware, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Southeast Delco (Delaware, PA)

New Listings — 35

34.6%	-18.6%
from Jun 2026:	from Jul 2025:
26	**43**

YTD	2026	2025	+/-
	240	**236**	1.7%

5-year Jul average: **40**

New Pendings — 28

12.0%	-3.4%
from Jun 2026:	from Jul 2025:
25	**29**

YTD	2026	2025	+/-
	179	**194**	-7.7%

5-year Jul average: **35**

Closed Sales — 29

61.1%	0.0%
from Jun 2026:	from Jul 2025:
18	**29**

YTD	2026	2025	+/-
	168	**173**	-2.9%

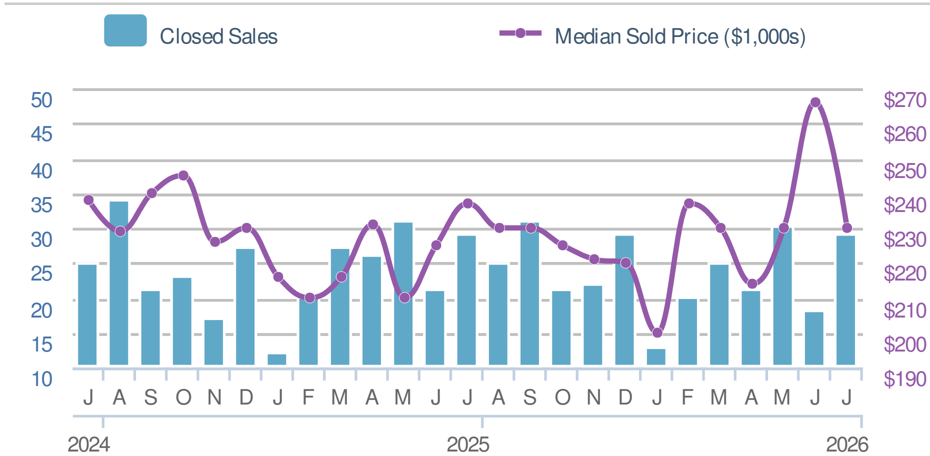
5-year Jul average: **30**

Median Sold Price — $230,000

-13.5%	-3.2%
from Jun 2026:	from Jul 2025:
$266,000	**$237,650**

YTD	2026	2025	+/-
	$230,000	**$225,000**	2.2%

5-year Jul average: **$220,560**



Active Listings — 58

Min 37 | 5-year Jul average 46 | Max 58 | Current 58

Jun 2026	Jul 2025
50	**52**

Avg DOM — 33

Min 9 | 5-year Jul average 18 | Max 33 | Current 33

Jun 2026	Jul 2025	YTD
14	**17**	**33**

Avg Sold to OLP Ratio — 96.8%

Min 96.8% | 5-year Jul average 100.4% | Max 103.1% | Current 96.8%

Jun 2026	Jul 2025	YTD
95.4%	**99.1%**	**97.2%**

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

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Southeast Delco (Delaware, PA) - Detached

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New Listings 5

0.0% from Jun 2026: **5**

0.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	36	**32**	12.5%

5-year Jul average: **5**

New Pendings 9

350.0% from Jun 2026: **2**

350.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	26	**23**	13.0%

5-year Jul average: **6**

Closed Sales 5

-16.7% from Jun 2026: **6**

150.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	25	**20**	25.0%

5-year Jul average: **3**

Median Sold Price $252,000

-9.4% from Jun 2026: **$278,000**

30.9% from Jul 2025: **$192,500**

YTD	2026	2025	+/-
	$255,000	**$272,000**	-6.3%

5-year Jul average: **$246,700**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for July was $252,000, representing a decrease of 9.4% compared to last month and an increase of 30.9% from Jul 2025. The average days on market for units sold in July was 116 days, 180% above the 5-year July average of 41 days. There was a 350% month over month increase in new contract activity with 9 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from June) to 7; and a 50% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 0.67 in June and an increase from 0.42 in July 2025. The Contract Ratio is 71% higher than the 5-year July average of 1.36. 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 3

3

Min 3 | 8 5-year Jul average | Max 12

Jun 2026	Jul 2025
6	**12**

Avg DOM 116

116

Min 6 | 41 5-year Jul average | Max 116

Jun 2026	Jul 2025	YTD
12	**48**	**61**

Avg Sold to OLP Ratio 91.1%

91.1%

Min 91.1% | 100.2% 5-year Jul average | Max 104.2%

Jun 2026	Jul 2025	YTD
97.8%	**98.3%**	**94.5%**

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

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New Listings — 30

42.9% from Jun 2026: **21**
-21.1% from Jul 2025: **38**

YTD	2026	2025	+/-
	204	**204**	0.0%

5-year Jul average: **36**

New Pendings — 19

-17.4% from Jun 2026: **23**
-29.6% from Jul 2025: **27**

YTD	2026	2025	+/-
	153	**171**	-10.5%

5-year Jul average: **29**

Closed Sales — 24

100.0% from Jun 2026: **12**
-11.1% from Jul 2025: **27**

YTD	2026	2025	+/-
	143	**153**	-6.5%

5-year Jul average: **27**

Median Sold Price — $229,500

-11.9% from Jun 2026: **$260,500**
-4.4% from Jul 2025: **$240,000**

YTD	2026	2025	+/-
	$229,500	**$223,000**	2.9%

5-year Jul average: **$219,480**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for July was $229,500, representing a decrease of 11.9% compared to last month and a decrease of 4.4% from Jul 2025. The average days on market for units sold in July was 16 days, 16% above the 5-year July average of 14 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 30; and a 25% increase in supply to 55 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.91 in June and a decrease from 0.85 in July 2025. The Contract Ratio is 55% lower than the 5-year July average of 1.21. 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 — 55

55
Min 27 | 39 (5-year Jul average) | Max 55

Jun 2026	Jul 2025
44	**40**

Avg DOM — 16

16
Min 9 | 14 (5-year Jul average) | Max 21

Jun 2026	Jul 2025	YTD
15	**14**	**28**

Avg Sold to OLP Ratio — 98.0%

98.0%
Min 98.0% | 100.5% (5-year Jul average) | Max 102.9%

Jun 2026	Jul 2025	YTD
94.2%	**99.2%**	**97.7%**

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