July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Springfield (Delaware, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Springfield (Delaware, PA)

New Listings — 24

-31.4% from Jun 2026: **35**
0.0% from Jul 2025: **24**

YTD	2026	2025	+/-
	192	**162**	18.5%

5-year Jul average: **24**

New Pendings — 22

-35.3% from Jun 2026: **34**
15.8% from Jul 2025: **19**

YTD	2026	2025	+/-
	170	**147**	15.6%

5-year Jul average: **22**

Closed Sales — 33

0.0% from Jun 2026: **33**
37.5% from Jul 2025: **24**

YTD	2026	2025	+/-
	162	**135**	20.0%

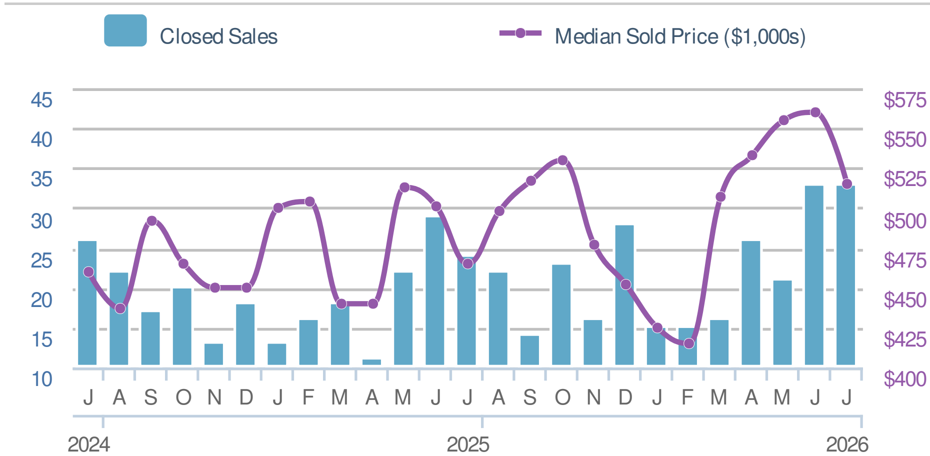
5-year Jul average: **26**

Median Sold Price — $515,000

-8.0% from Jun 2026: **$560,000**
10.8% from Jul 2025: **$465,000**

YTD	2026	2025	+/-
	$512,500	**$479,900**	6.8%

5-year Jul average: **$467,000**



Active Listings — 19

19
Min 13
17
Max 22
5-year Jul average

Jun 2026	Jul 2025
19	**19**

Avg DOM — 7

7
Min 7
13
Max 18
5-year Jul average

Jun 2026	Jul 2025	YTD
9	**16**	**14**

Avg Sold to OLP Ratio — 104.5%

104.5%
Min 100.7%
102.9%
Max 104.5%
5-year Jul average

Jun 2026	Jul 2025	YTD
105.1%	**100.7%**	**102.8%**

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

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July 2026

Springfield (Delaware, PA) - Detached

New Listings — 20

-31.0% from Jun 2026: **29**
-9.1% from Jul 2025: **22**

YTD	2026	2025	+/-
	163	**135**	20.7%

5-year Jul average: **21**

New Pendings — 16

-40.7% from Jun 2026: **27**
0.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	141	**121**	16.5%

5-year Jul average: **19**

Closed Sales — 27

-18.2% from Jun 2026: **33**
12.5% from Jul 2025: **24**

YTD	2026	2025	+/-
	135	**112**	20.5%

5-year Jul average: **23**

Median Sold Price — $545,000

-2.7% from Jun 2026: **$560,000**
17.2% from Jul 2025: **$465,000**

YTD	2026	2025	+/-
	$535,000	**$507,500**	5.4%

5-year Jul average: **$482,500**

Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for July was $545,000, representing a decrease of 2.7% compared to last month and an increase of 17.2% from Jul 2025. The average days on market for units sold in July was 7 days, 43% below the 5-year July average of 12 days. There was a 40.7% month over month decrease in new contract activity with 16 New Pendings; a 35.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 20; and a 12.5% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.94 in June and a decrease from 1.41 in July 2025. The Contract Ratio is 37% lower than the 5-year July average of 1.76. 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 — 18

18
Min 9 — 16 5-year Jul average — Max 22

Jun 2026	Jul 2025
16	**17**

Avg DOM — 7

7
Min 7 — 12 5-year Jul average — Max 20

Jun 2026	Jul 2025	YTD
9	**16**	**14**

Avg Sold to OLP Ratio — 104.8%

104.8%
Min 100.7% — 102.8% 5-year Jul average — Max 104.8%

Jun 2026	Jul 2025	YTD
105.1%	**100.7%**	**103.1%**

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

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Springfield (Delaware, PA) - Attached

New Listings — 4

-33.3% from Jun 2026: **6**

100.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	29	**27**	7.4%

5-year Jul average: **3**

New Pendings — 6

-14.3% from Jun 2026: **7**

100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	29	**26**	11.5%

5-year Jul average: **3**

Closed Sales — 6

0.0% from Jun 2026: **0**

0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	27	**23**	17.4%

5-year Jul average: **3**

Median Sold Price — $457,250

0.0% from Jun 2026: **$0**

0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$400,000	**$410,000**	-2.4%

5-year Jul average: **$264,550**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for July was $457,250, representing an increase of 0% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 8 days, 46% below the 5-year July average of 15 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 7; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 2.33 in June and an increase from 2.00 in July 2025. The Contract Ratio is 175% higher than the 5-year July average of 2.55. 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 — 1

Current: 1 · 5-year Jul average: 2 · Min 0 · Max 4

Jun 2026	Jul 2025
3	**2**

Avg DOM — 8

Current: 8 · 5-year Jul average: 15 · Min 0 · Max 35

Jun 2026	Jul 2025	YTD
0	**0**	**17**

Avg Sold to OLP Ratio — 103.0%

Current: 103.0% · 5-year Jul average: 83.4% · Min 0.0% · Max 108.7%

Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**101.3%**

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New Listings 4

-20.0% from Jun 2026: **5**
100.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	27	22	22.7%

5-year Jul average: **3**

New Pendings 6

0.0% from Jun 2026: **6**
100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	27	21	28.6%

5-year Jul average: **3**

Closed Sales 5

0.0% from Jun 2026: **0**
0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	24	18	33.3%

5-year Jul average: **2**

Median Sold Price $464,500

0.0% from Jun 2026: **$0**
0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$395,000	**$405,000**	-2.5%

5-year Jul average: **$270,580**

Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $464,500, representing an increase of 0% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 9 days, 5% above the 5-year July average of 9 days. There was no month over month change in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 7; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 2.00 in June and an increase from 2.00 in July 2025. The Contract Ratio is 268% higher than the 5-year July average of 1.90. 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 1

1
Min 0 — 1 — Max 4
5-year Jul average

Jun 2026	Jul 2025
3	**2**

Avg DOM 9

9
Min 0 — 9 — Max 27
5-year Jul average

Jun 2026	Jul 2025	YTD
0	**0**	**15**

Avg Sold to OLP Ratio 104.2%

104.2%
Min 0.0% — 84.7% — Max 113.9%
5-year Jul average

Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**102.0%**

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