July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

William Penn (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

July 2026

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 43

-12.2% from Jun 2026: **49**
16.2% from Jul 2025: **37**

YTD	2026	2025	+/-
	271	**279**	-2.9%

5-year Jul average: **41**

New Pendings 31

6.9% from Jun 2026: **29**
10.7% from Jul 2025: **28**

YTD	2026	2025	+/-
	199	**226**	-11.9%

5-year Jul average: **35**

Closed Sales 24

-20.0% from Jun 2026: **30**
-47.8% from Jul 2025: **46**

YTD	2026	2025	+/-
	174	**213**	-18.3%

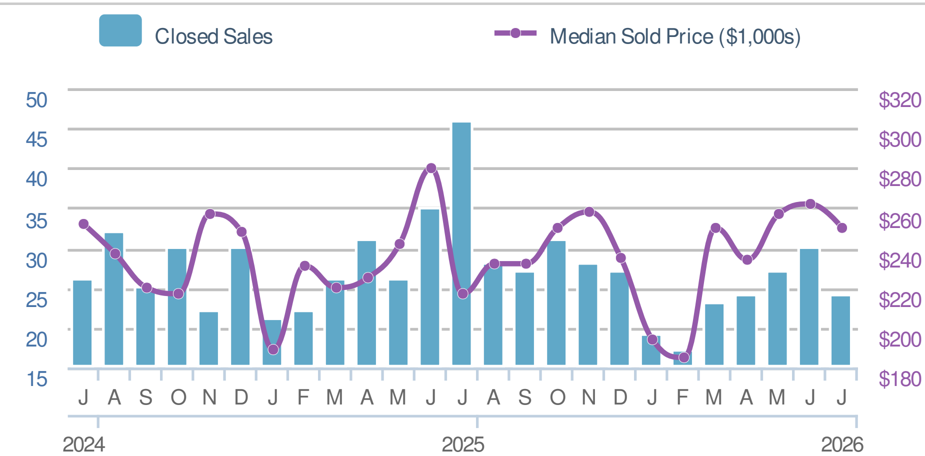
5-year Jul average: **35**

Median Sold Price $250,000

-4.6% from Jun 2026: **$262,000**
14.9% from Jul 2025: **$217,500**

YTD	2026	2025	+/-
	$245,000	**$235,000**	4.3%

5-year Jul average: **$224,190**



Active Listings 91

91
Min 53 — 68 (5-year Jul average) — Max 91

Jun 2026	Jul 2025
84	**65**

Avg DOM 24

24
Min 16 — 26 (5-year Jul average) — Max 37

Jun 2026	Jul 2025	YTD
43	**24**	**43**

Avg Sold to OLP Ratio 98.2%

98.2%
Min 95.8% — 98.1% (5-year Jul average) — Max 99.8%

Jun 2026	Jul 2025	YTD
96.4%	**97.9%**	**96.8%**

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

Presented by
Lauren Davis

July 2026

William Penn (Delaware, PA) - Detached

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

New Listings 17

21.4%	142.9%
from Jun 2026: **14**	from Jul 2025: **7**

YTD	2026	2025	+/-
	77	**83**	-7.2%

5-year Jul average: **12**

New Pendings 9

0.0%	125.0%
from Jun 2026: **9**	from Jul 2025: **4**

YTD	2026	2025	+/-
	55	**72**	-23.6%

5-year Jul average: **10**

Closed Sales 7

-22.2%	-56.3%
from Jun 2026: **9**	from Jul 2025: **16**

YTD	2026	2025	+/-
	42	**71**	-40.8%

5-year Jul average: **10**

Median Sold Price $340,000

-4.2%	3.0%
from Jun 2026: **$355,000**	from Jul 2025: **$330,000**

YTD	2026	2025	+/-
	$350,000	**$317,000**	10.4%

5-year Jul average: **$318,390**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for July was $340,000, representing a decrease of 4.2% compared to last month and an increase of 3% from Jul 2025. The average days on market for units sold in July was 8 days, 41% below the 5-year July average of 14 days. There was no month over month change in new contract activity with 9 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from June) to 15; and a 69.2% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.92 in June and an increase from 0.50 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.25. 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 22

22

Min	5-year Jul average	Max
8	15	22

Jun 2026	Jul 2025
13	**18**

Avg DOM 8

8

Min	5-year Jul average	Max
8	14	23

Jun 2026	Jul 2025	YTD
9	**14**	**19**

Avg Sold to OLP Ratio 101.2%

101.2%

Min	5-year Jul average	Max
96.9%	102.8%	107.1%

Jun 2026	Jul 2025	YTD
97.8%	**103.7%**	**100.0%**

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

William Penn (Delaware, PA) - Attached

New Listings — 26

-25.7% from Jun 2026: **35**
-13.3% from Jul 2025: **30**

YTD	2026	2025	+/-
	194	**196**	-1.0%

5-year Jul average: **29**

New Pendings — 22

10.0% from Jun 2026: **20**
-8.3% from Jul 2025: **24**

YTD	2026	2025	+/-
	144	**154**	-6.5%

5-year Jul average: **25**

Closed Sales — 17

-19.0% from Jun 2026: **21**
-43.3% from Jul 2025: **30**

YTD	2026	2025	+/-
	132	**142**	-7.0%

5-year Jul average: **25**

Median Sold Price — $230,000

-1.3% from Jun 2026: **$233,000**
30.3% from Jul 2025: **$176,500**

YTD	2026	2025	+/-
	$209,000	**$199,500**	4.8%

5-year Jul average: **$203,500**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for July was $230,000, representing a decrease of 1.3% compared to last month and an increase of 30.3% from Jul 2025. The average days on market for units sold in July was 31 days, 1% below the 5-year July average of 31 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 31; and a 2.8% decrease in supply to 69 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, up from 0.44 in June and a decrease from 0.66 in July 2025. The Contract Ratio is 36% lower than the 5-year July average of 0.70. 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 — 69

69
Min 43 — 53 — Max 69
5-year Jul average

Jun 2026	Jul 2025
71	**47**

Avg DOM — 31

31
Min 18 — 31 — Max 44
5-year Jul average

Jun 2026	Jul 2025	YTD
57	**29**	**51**

Avg Sold to OLP Ratio — 96.9%

96.9%
Min 94.8% — 96.3% — Max 98.8%
5-year Jul average

Jun 2026	Jul 2025	YTD
95.8%	**94.8%**	**95.8%**

Local Market Insight

Presented by
Lauren Davis

July 2026

William Penn (Delaware, PA) - Attached/Townhouse

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

New Listings 25

-24.2% from Jun 2026: **33**

-10.7% from Jul 2025: **28**

YTD	2026	2025	+/-
	188	**189**	-0.5%

5-year Jul average: **28**

New Pendings 21

5.0% from Jun 2026: **20**

-8.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	140	**149**	-6.0%

5-year Jul average: **23**

Closed Sales 15

-28.6% from Jun 2026: **21**

-48.3% from Jul 2025: **29**

YTD	2026	2025	+/-
	129	**138**	-6.5%

5-year Jul average: **24**

Median Sold Price $232,000

-0.4% from Jun 2026: **$233,000**

25.4% from Jul 2025: **$185,000**

YTD	2026	2025	+/-
	$212,000	**$204,950**	3.4%

5-year Jul average: **$207,160**

Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $232,000, representing a decrease of 0.4% compared to last month and an increase of 25.4% from Jul 2025. The average days on market for units sold in July was 27 days, 14% below the 5-year July average of 31 days. There was a 5% month over month increase in new contract activity with 21 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 3% decrease in supply to 65 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.43 in June and a decrease from 0.63 in July 2025. The Contract Ratio is 33% lower than the 5-year July average of 0.68. 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 65

65

Min 41 | 52 | Max 65

5-year Jul average

Jun 2026	Jul 2025
67	**46**

Avg DOM 27

27

Min 18 | 31 | Max 46

5-year Jul average

Jun 2026	Jul 2025	YTD
57	**30**	**51**

Avg Sold to OLP Ratio 96.7%

96.7%

Min 94.8% | 96.2% | Max 98.9%

5-year Jul average

Jun 2026	Jul 2025	YTD
95.8%	**94.8%**	**95.8%**

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

MarketStats by ShowingTime