August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Delaware County, PA

MarketStats
by ShowingTime

Presented by
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August 2026

Delaware County, PA

New Listings 490

▼ -13.4% from Jul 2026: **566**

▲ 0.2% from Aug 2025: **489**

YTD	2026	2025	+/-
	4,821	**4,731**	1.9%

5-year Aug average: **539**

New Pendings 437

▼ -8.8% from Jul 2026: **479**

▼ -9.3% from Aug 2025: **482**

YTD	2026	2025	+/-
	3,867	**3,878**	-0.3%

5-year Aug average: **496**

Closed Sales 514

▼ -7.9% from Jul 2026: **558**

▼ -1.2% from Aug 2025: **520**

YTD	2026	2025	+/-
	3,663	**3,682**	-0.5%

5-year Aug average: **562**

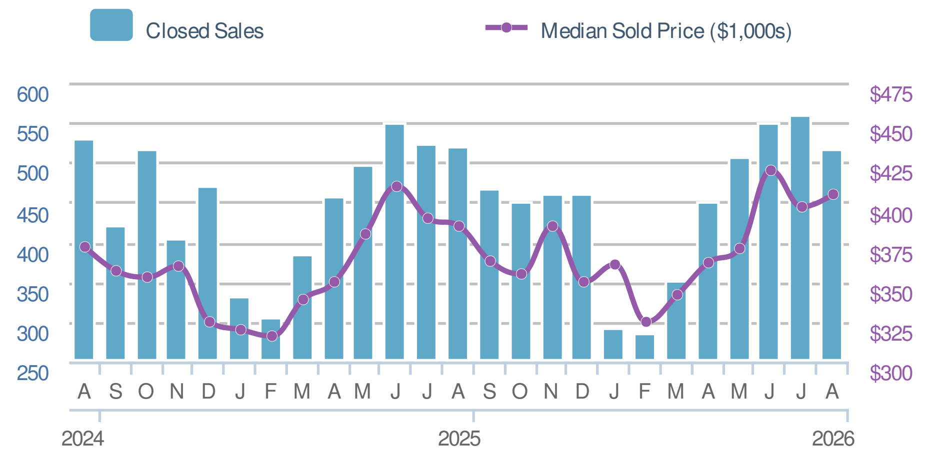
Median Sold Price $405,500

▲ 2.1% from Jul 2026: **$397,000**

▲ 5.3% from Aug 2025: **$385,000**

YTD	2026	2025	+/-
	$375,000	**$365,000**	2.7%

5-year Aug average: **$365,100**



Active Listings 899

Min 567 · Max 899

5-year Aug average: 713

Jul 2026	Aug 2025
898	**733**

Avg DOM 26

Min 16 · Max 26

5-year Aug average: 20

Jul 2026	Aug 2025	YTD
19	**21**	**27**

Avg Sold to OLP Ratio 97.6%

Min 97.6% · Max 101.7%

5-year Aug average: 99.9%

Jul 2026	Aug 2025	YTD
99.9%	**99.5%**	**99.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Delaware County, PA - Detached

New Listings 233

-16.5% from Jul 2026: **279**

9.4% from Aug 2025: **213**

YTD	2026	2025	+/-
	2,463	**2,441**	0.9%

5-year Aug average: **259**

New Pendings 227

-12.7% from Jul 2026: **260**

-3.0% from Aug 2025: **234**

YTD	2026	2025	+/-
	2,026	**2,021**	0.2%

5-year Aug average: **245**

Closed Sales 285

-10.1% from Jul 2026: **317**

-4.4% from Aug 2025: **298**

YTD	2026	2025	+/-
	1,920	**1,941**	-1.1%

5-year Aug average: **308**

Median Sold Price $560,000

1.8% from Jul 2026: **$550,000**

10.2% from Aug 2025: **$508,000**

YTD	2026	2025	+/-
	$540,000	**$516,000**	4.7%

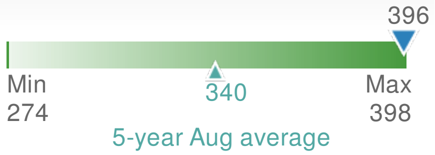
5-year Aug average: **$498,440**

Summary

In Delaware County, PA, the median sold price for Detached properties for August was $560,000, representing an increase of 1.8% compared to last month and an increase of 10.2% from Aug 2025. The average days on market for units sold in August was 20 days, 11% above the 5-year August average of 18 days. There was a 12.7% month over month decrease in new contract activity with 227 New Pendings; a 19.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 323; and a 3.2% decrease in supply to 396 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.98 in July and a decrease from 1.04 in August 2025. The Contract Ratio is 26% lower than the 5-year August average of 1.10. 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 396

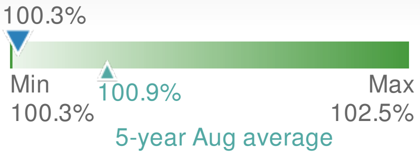


Jul 2026	Aug 2025
409	**328**

Avg DOM 20

Jul 2026	Aug 2025	YTD
17	**18**	**22**

Avg Sold to OLP Ratio 100.3%



Jul 2026	Aug 2025	YTD
102.0%	**100.5%**	**100.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Delaware County, PA - Attached

New Listings 257

▼-10.5% from Jul 2026: **287**

▼-6.9% from Aug 2025: **276**

YTD	2026	2025	+/-
	2,357	**2,287**	3.1%

5-year Aug average: **280**

New Pendings 210

▼-4.1% from Jul 2026: **219**

▼-15.3% from Aug 2025: **248**

YTD	2026	2025	+/-
	1,841	**1,852**	-0.6%

5-year Aug average: **250**

Closed Sales 229

▼-5.0% from Jul 2026: **241**

▲3.2% from Aug 2025: **222**

YTD	2026	2025	+/-
	1,743	**1,736**	0.4%

5-year Aug average: **254**

Median Sold Price $240,000

▼-3.2% from Jul 2026: **$247,950**

▼-7.0% from Aug 2025: **$258,000**

YTD	2026	2025	+/-
	$250,000	**$245,000**	2.0%

5-year Aug average: **$237,400**

Summary

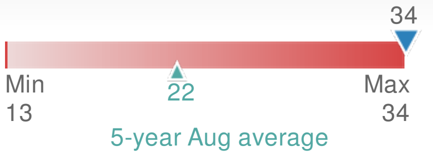
In Delaware County, PA, the median sold price for Attached properties for August was $240,000, representing a decrease of 3.2% compared to last month and a decrease of 7% from Aug 2025. The average days on market for units sold in August was 34 days, 53% above the 5-year August average of 22 days. There was a 4.1% month over month decrease in new contract activity with 210 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 293; and a 2.9% increase in supply to 503 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.69 in July and a decrease from 0.85 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.06. 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 503

Jul 2026	Aug 2025
489	**405**

Avg DOM 34



Jul 2026	Aug 2025	YTD
22	**24**	**33**

Avg Sold to OLP Ratio 94.1%

Jul 2026	Aug 2025	YTD
97.1%	**98.1%**	**97.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Delaware County, PA - Attached/Townhouse

New Listings 223

-11.2% from Jul 2026: **251**

-9.0% from Aug 2025: **245**

YTD	2026	2025	+/-
	2,089	**2,041**	2.4%

5-year Aug average: **250**

New Pendings 179

-4.8% from Jul 2026: **188**

-18.6% from Aug 2025: **220**

YTD	2026	2025	+/-
	1,606	**1,657**	-3.1%

5-year Aug average: **224**

Closed Sales 202

-3.3% from Jul 2026: **209**

0.5% from Aug 2025: **201**

YTD	2026	2025	+/-
	1,524	**1,552**	-1.8%

5-year Aug average: **222**

Median Sold Price $241,000

-5.1% from Jul 2026: **$254,000**

-7.3% from Aug 2025: **$260,000**

YTD	2026	2025	+/-
	$250,000	**$247,000**	1.2%

5-year Aug average: **$238,300**

Summary

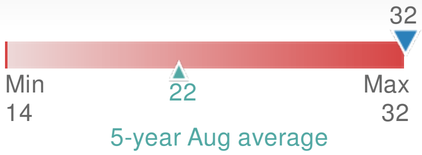
In Delaware County, PA, the median sold price for Attached/Townhouse properties for August was $241,000, representing a decrease of 5.1% compared to last month and a decrease of 7.3% from Aug 2025. The average days on market for units sold in August was 32 days, 46% above the 5-year August average of 22 days. There was a 4.8% month over month decrease in new contract activity with 179 New Pendings; a 14.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 251; and a 1.6% increase in supply to 442 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.68 in July and a decrease from 0.87 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.05. 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 442

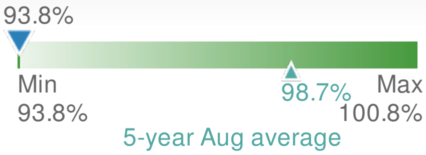
Jul 2026	Aug 2025
435	**349**

Avg DOM 32



Jul 2026	Aug 2025	YTD
19	**23**	**31**

Avg Sold to OLP Ratio 93.8%



Jul 2026	Aug 2025	YTD
97.2%	**98.0%**	**97.3%**

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August 2026

Chester-Upland (Delaware, PA)

New Listings 34

▲ 25.9% from Jul 2026: **27**

▼ -8.1% from Aug 2025: **37**

YTD	2026	2025	+/-
	326	**278**	17.3%

5-year Aug average: **38**

New Pendings 8

▼ -61.9% from Jul 2026: **21**

▼ -68.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	208	**204**	2.0%

5-year Aug average: **28**

Closed Sales 48

▲ 108.7% from Jul 2026: **23**

▲ 140.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	219	**185**	18.4%

5-year Aug average: **30**

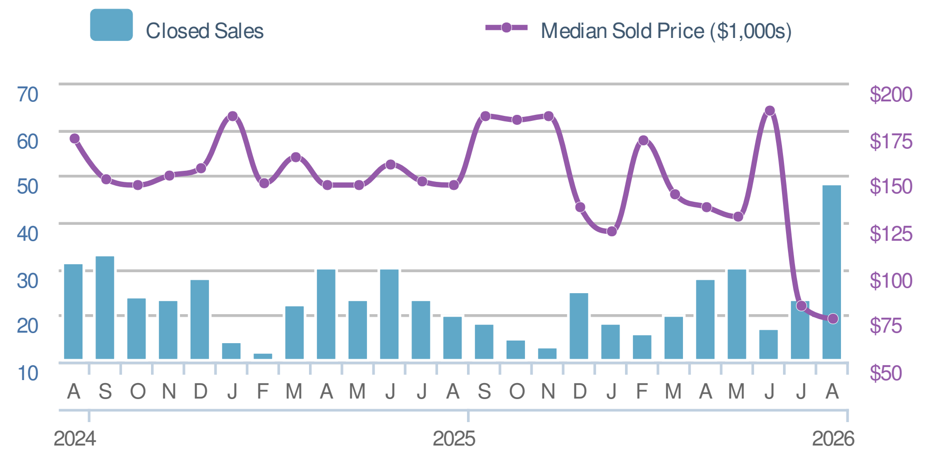
Median Sold Price $73,541

▼ -8.1% from Jul 2026: **$80,000**

▼ -49.3% from Aug 2025: **$145,000**

YTD	2026	2025	+/-
	$136,000	**$149,000**	-8.7%

5-year Aug average: **$133,628**



Active Listings 91

91

Min	58	Max
43		91

5-year Aug average

Jul 2026	Aug 2025
74	**59**

Avg DOM 56

56

Min	35	Max
24		56

5-year Aug average

Jul 2026	Aug 2025	YTD
13	**34**	**37**

Avg Sold to OLP Ratio 80.1%

80.1%

Min	91.7%	Max
80.1%		98.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
83.7%	**95.2%**	**91.3%**

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August 2026

Chester-Upland (Delaware, PA) - Detached

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New Listings 2

-50.0% from Jul 2026: **4**

-33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	28	**31**	-9.7%

5-year Aug average: **4**

New Pendings 1

-50.0% from Jul 2026: **2**

-66.7% from Aug 2025: **3**

YTD	2026	2025	+/-
	22	**21**	4.8%

5-year Aug average: **3**

Closed Sales 3

0.0% from Jul 2026: **3**

50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	27	**20**	35.0%

5-year Aug average: **3**

Median Sold Price $264,990

6.0% from Jul 2026: **$249,990**

5.4% from Aug 2025: **$251,500**

YTD	2026	2025	+/-
	$245,000	**$250,000**	-2.0%

5-year Aug average: **$222,798**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for August was $264,990, representing an increase of 6% compared to last month and an increase of 5.4% from Aug 2025. The average days on market for units sold in August was 18 days, 67% below the 5-year August average of 55 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 28.6% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.14 in July and a decrease from 0.86 in August 2025. The Contract Ratio is 62% lower than the 5-year August average of 0.86. 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.

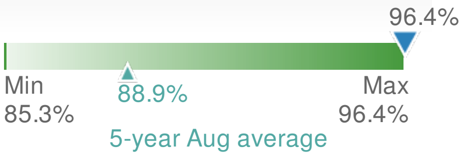
Active Listings 9

Jul 2026	Aug 2025
7	**7**

Avg DOM 18

Jul 2026	Aug 2025	YTD
6	**82**	**32**

Avg Sold to OLP Ratio 96.4%



Jul 2026	Aug 2025	YTD
100.0%	**85.3%**	**95.2%**

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MarketStats by ShowingTime

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August 2026

Chester-Upland (Delaware, PA) - Attached

New Listings 32

▲ 39.1% from Jul 2026: **23**

▼ -5.9% from Aug 2025: **34**

YTD	2026	2025	+/-
	298	**247**	20.6%

5-year Aug average: **34**

New Pendings 7

▼ -63.2% from Jul 2026: **19**

▼ -68.2% from Aug 2025: **22**

YTD	2026	2025	+/-
	186	**182**	2.2%

5-year Aug average: **25**

Closed Sales 45

▲ 125.0% from Jul 2026: **20**

▲ 150.0% from Aug 2025: **18**

YTD	2026	2025	+/-
	192	**164**	17.1%

5-year Aug average: **27**

Median Sold Price $73,541

▼ -8.1% from Jul 2026: **$80,000**

▼ -47.5% from Aug 2025: **$140,000**

YTD	2026	2025	+/-
	$130,000	**$145,000**	-10.3%

5-year Aug average: **$130,017**

Summary

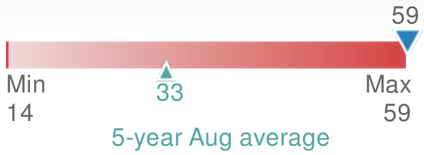
In Chester-Upland (Delaware, PA), the median sold price for Attached properties for August was $73,541, representing a decrease of 8.1% compared to last month and a decrease of 47.5% from Aug 2025. The average days on market for units sold in August was 59 days, 81% above the 5-year August average of 33 days. There was a 63.2% month over month decrease in new contract activity with 7 New Pendings; a 73.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 22.4% increase in supply to 82 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.91 in July and a decrease from 0.60 in August 2025. The Contract Ratio is 76% lower than the 5-year August average of 0.84. 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 82

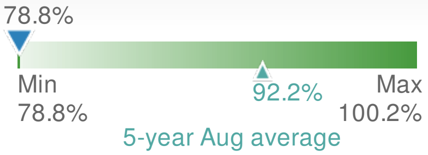
Jul 2026	Aug 2025
67	**52**

Avg DOM 59



Jul 2026	Aug 2025	YTD
14	**29**	**38**

Avg Sold to OLP Ratio 78.8%



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Median Sold Price $73,541

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YTD	2026	2025	+/-
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5-year Aug average: **$130,017**

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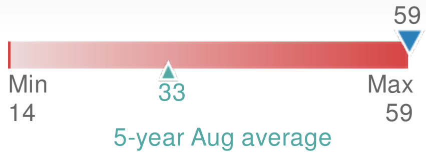
Avg DOM 59



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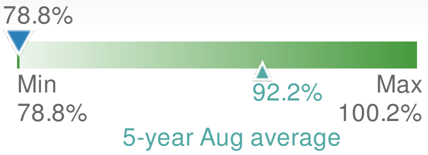

Jul 2026	Aug 2025	YTD
81.3%	**96.3%**	**90.8%**

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August 2026

Chichester (Delaware, PA)

New Listings 29

▼ -27.5% from Jul 2026: **40**

▲ 20.8% from Aug 2025: **24**

YTD	2026	2025	+/-
	246	**209**	17.7%

5-year Aug average: **30**

New Pendings 20

▼ -31.0% from Jul 2026: **29**

↔ 0.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	203	**181**	12.2%

5-year Aug average: **24**

Closed Sales 36

▲ 24.1% from Jul 2026: **29**

▲ 33.3% from Aug 2025: **27**

YTD	2026	2025	+/-
	195	**177**	10.2%

5-year Aug average: **29**

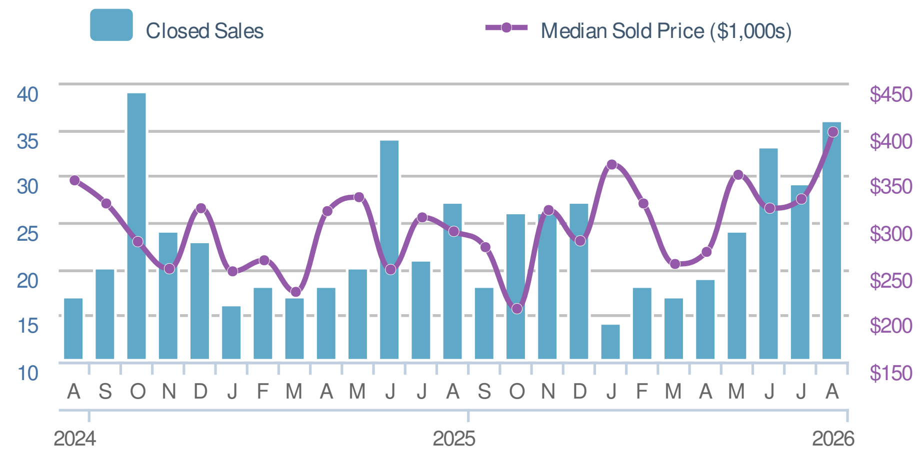
Median Sold Price $397,500

▲ 22.3% from Jul 2026: **$325,000**

▲ 37.1% from Aug 2025: **$290,000**

YTD	2026	2025	+/-
	$320,000	**$287,000**	11.5%

5-year Aug average: **$329,680**



Active Listings 48

48

Min	30	Max
21		48

5-year Aug average

Jul 2026	Aug 2025
44	**28**

Avg DOM 17

17

Min	17	Max
12		24

5-year Aug average

Jul 2026	Aug 2025	YTD
17	**24**	**28**

Avg Sold to OLP Ratio 99.5%

99.5%

Min	99.8%	Max
97.7%		100.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.4%	**97.7%**	**98.5%**

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Chichester (Delaware, PA) - Detached

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New Listings 17

▼ -32.0% from Jul 2026: **25**

▲ 183.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	151	**104**	45.2%

5-year Aug average: **16**

New Pendings 12

▼ -40.0% from Jul 2026: **20**

▲ 50.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	124	**93**	33.3%

5-year Aug average: **14**

Closed Sales 28

▲ 64.7% from Jul 2026: **17**

▲ 115.4% from Aug 2025: **13**

YTD	2026	2025	+/-
	118	**88**	34.1%

5-year Aug average: **20**

Median Sold Price $437,500

▲ 19.9% from Jul 2026: **$365,000**

▲ 19.9% from Aug 2025: **$365,000**

YTD	2026	2025	+/-
	$379,950	**$351,500**	8.1%

5-year Aug average: **$368,000**

Summary

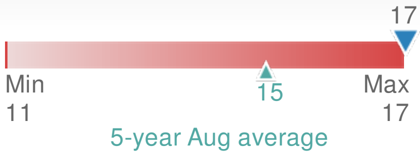
In Chichester (Delaware, PA), the median sold price for Detached properties for August was $437,500, representing an increase of 19.9% compared to last month and an increase of 19.9% from Aug 2025. The average days on market for units sold in August was 17 days, 13% above the 5-year August average of 15 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 15; and a 7.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 1.15 in July and a decrease from 1.40 in August 2025. The Contract Ratio is 61% lower than the 5-year August average of 1.37. 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 28

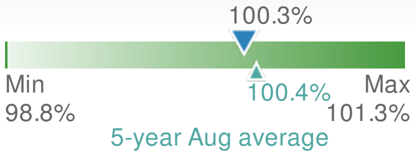
Jul 2026	Aug 2025
26	**10**

Avg DOM 17



Jul 2026	Aug 2025	YTD
13	**16**	**25**

Avg Sold to OLP Ratio 100.3%



Jul 2026	Aug 2025	YTD
100.6%	**98.8%**	**98.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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August 2026

Chichester (Delaware, PA) - Attached

New Listings 12

-20.0% from Jul 2026: **15**
-33.3% from Aug 2025: **18**

YTD	2026	2025	+/-
	95	**105**	-9.5%

5-year Aug average: **13**

New Pendings 8

-11.1% from Jul 2026: **9**
-33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	79	**88**	-10.2%

5-year Aug average: **11**

Closed Sales 8

-33.3% from Jul 2026: **12**
-42.9% from Aug 2025: **14**

YTD	2026	2025	+/-
	77	**89**	-13.5%

5-year Aug average: **9**

Median Sold Price $226,000

-6.8% from Jul 2026: **$242,520**
25.2% from Aug 2025: **$180,500**

YTD	2026	2025	+/-
	$225,000	**$191,000**	17.8%

5-year Aug average: **$215,580**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for August was $226,000, representing a decrease of 6.8% compared to last month and an increase of 25.2% from Aug 2025. The average days on market for units sold in August was 16 days, 18% below the 5-year August average of 19 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 10; and an 11.1% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.56 in July and no change from August 2025. The Contract Ratio is 47% lower than the 5-year August average of 0.93. 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.

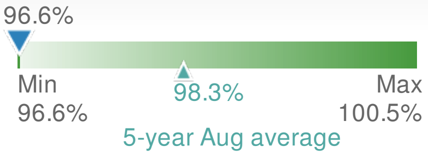
Active Listings 20

Jul 2026	Aug 2025
18	**18**

Avg DOM 16

Jul 2026	Aug 2025	YTD
22	**32**	**32**

Avg Sold to OLP Ratio 96.6%



Jul 2026	Aug 2025	YTD
100.1%	**96.7%**	**98.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Chichester (Delaware, PA) - Attached/Townhouse

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New Listings 12

-20.0% from Jul 2026: **15**
-29.4% from Aug 2025: **17**

YTD	2026	2025	+/-
	89	**100**	-11.0%

5-year Aug average: **13**

New Pendings 8

-11.1% from Jul 2026: **9**
-33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	72	**84**	-14.3%

5-year Aug average: **10**

Closed Sales 8

-20.0% from Jul 2026: **10**
-33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	70	**85**	-17.6%

5-year Aug average: **8**

Median Sold Price $226,000

22.3% from Jul 2026: **$184,770**
34.9% from Aug 2025: **$167,500**

YTD	2026	2025	+/-
	$218,500	**$189,999**	15.0%

5-year Aug average: **$213,280**

Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $226,000, representing an increase of 22.3% compared to last month and an increase of 34.9% from Aug 2025. The average days on market for units sold in August was 16 days, 22% below the 5-year August average of 20 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 10; and an 11.1% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.56 in July and a decrease from 0.53 in August 2025. The Contract Ratio is 47% lower than the 5-year August average of 0.94. 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.

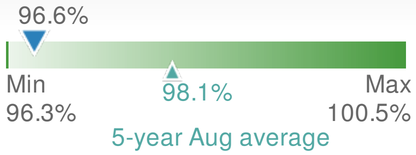
Active Listings 20

Jul 2026	Aug 2025
18	**17**

Avg DOM 16

Jul 2026	Aug 2025	YTD
15	**36**	**31**

Avg Sold to OLP Ratio 96.6%



Jul 2026	Aug 2025	YTD
100.4%	**96.3%**	**98.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Garnet Valley (Delaware, PA)

New Listings 32

▲ 88.2% from Jul 2026: **17**

↔ 0.0% from Aug 2025: **32**

YTD	2026	2025	+/-
	310	**318**	-2.5%

5-year Aug average: **29**

New Pendings 24

▲ 14.3% from Jul 2026: **21**

▼ -17.2% from Aug 2025: **29**

YTD	2026	2025	+/-
	255	**243**	4.9%

5-year Aug average: **28**

Closed Sales 33

▼ -13.2% from Jul 2026: **38**

▲ 17.9% from Aug 2025: **28**

YTD	2026	2025	+/-
	244	**230**	6.1%

5-year Aug average: **31**

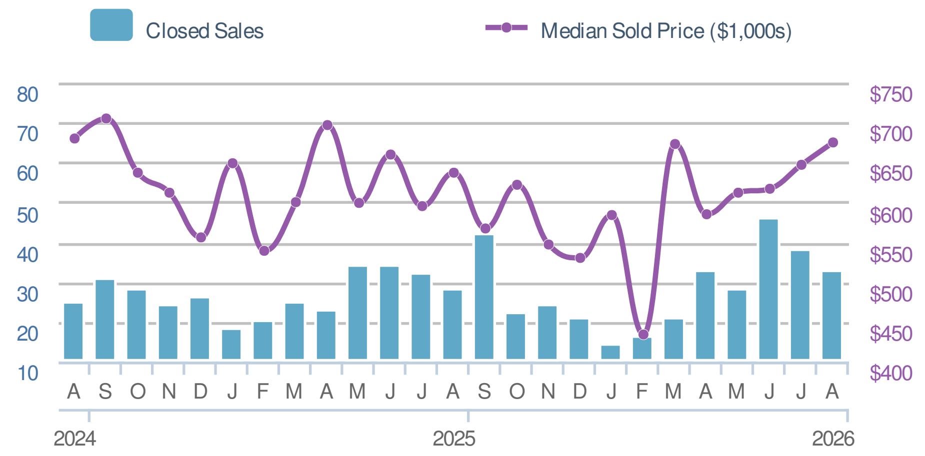
Median Sold Price $675,000

▲ 4.2% from Jul 2026: **$647,750**

▲ 5.9% from Aug 2025: **$637,500**

YTD	2026	2025	+/-
	$616,500	**$645,000**	-4.4%

5-year Aug average: **$642,500**



Active Listings 42

42
Min 26
37
Max 44
5-year Aug average

Jul 2026	Aug 2025
42	**43**

Avg DOM 23

23
Min 9
19
Max 35
5-year Aug average

Jul 2026	Aug 2025	YTD
21	**35**	**25**

Avg Sold to OLP Ratio 102.6%

102.6%
Min 96.7%
101.6%
Max 106.5%
5-year Aug average

Jul 2026	Aug 2025	YTD
99.4%	**96.7%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

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August 2026

Garnet Valley (Delaware, PA) - Detached

New Listings 25

▲ 177.8% from Jul 2026: **9**

▲ 25.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	215	**207**	3.9%

5-year Aug average: **21**

New Pendings 15

◆ 0.0% from Jul 2026: **15**

◆ 0.0% from Aug 2025: **15**

YTD	2026	2025	+/-
	163	**146**	11.6%

5-year Aug average: **17**

Closed Sales 24

▼ -7.7% from Jul 2026: **26**

▲ 50.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	150	**132**	13.6%

5-year Aug average: **20**

Median Sold Price $697,500

▼ -10.0% from Jul 2026: **$775,000**

▼ -12.0% from Aug 2025: **$792,975**

YTD	2026	2025	+/-
	$750,500	**$750,000**	0.1%

5-year Aug average: **$744,605**

Summary

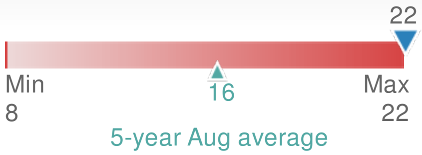
In Garnet Valley (Delaware, PA), the median sold price for Detached properties for August was $697,500, representing a decrease of 10% compared to last month and a decrease of 12% from Aug 2025. The average days on market for units sold in August was 22 days, 41% above the 5-year August average of 16 days. There was no month over month change in new contract activity with 15 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 38; and a 10% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.60 in July and a decrease from 1.24 in August 2025. The Contract Ratio is 10% lower than the 5-year August average of 1.28. 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 33

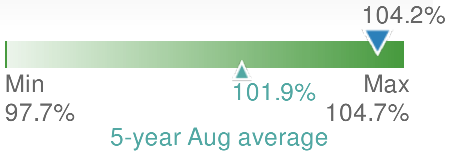
Jul 2026	Aug 2025
30	**29**

Avg DOM 22



Jul 2026	Aug 2025	YTD
23	**16**	**25**

Avg Sold to OLP Ratio 104.2%



Jul 2026	Aug 2025	YTD
99.3%	**97.7%**	**100.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Garnet Valley (Delaware, PA) - Attached

New Listings 7

▼ -12.5% from Jul 2026: **8**

▼ -41.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	95	**111**	-14.4%

5-year Aug average: **9**

New Pendings 9

▲ 50.0% from Jul 2026: **6**

▼ -35.7% from Aug 2025: **14**

YTD	2026	2025	+/-
	92	**97**	-5.2%

5-year Aug average: **11**

Closed Sales 9

▼ -25.0% from Jul 2026: **12**

▼ -25.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	94	**98**	-4.1%

5-year Aug average: **11**

Median Sold Price $518,000

▲ 25.6% from Jul 2026: **$412,500**

▲ 26.5% from Aug 2025: **$409,500**

YTD	2026	2025	+/-
	$431,050	**$444,000**	-2.9%

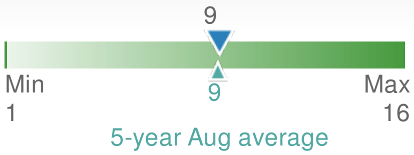
5-year Aug average: **$431,208**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for August was $518,000, representing an increase of 25.6% compared to last month and an increase of 26.5% from Aug 2025. The average days on market for units sold in August was 27 days, 15% above the 5-year August average of 23 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 11; and a 25% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 0.92 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 61% lower than the 5-year August average of 3.14. 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 9

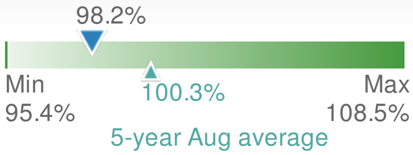


Jul 2026	Aug 2025
12	**14**

Avg DOM 27

Jul 2026	Aug 2025	YTD
19	**60**	**26**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
99.6%	**95.4%**	**99.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Garnet Valley (Delaware, PA) - Attached/Townhouse

New Listings 5

▼ -37.5% from Jul 2026: **8**

▼ -50.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	75	**91**	-17.6%

5-year Aug average: **7**

New Pendings 9

▲ 125.0% from Jul 2026: **4**

▼ -18.2% from Aug 2025: **11**

YTD	2026	2025	+/-
	73	**82**	-11.0%

5-year Aug average: **9**

Closed Sales 7

▼ -22.2% from Jul 2026: **9**

▼ -30.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	76	**85**	-10.6%

5-year Aug average: **8**

Median Sold Price $550,000

▲ 29.4% from Jul 2026: **$425,000**

▲ 30.7% from Aug 2025: **$420,750**

YTD	2026	2025	+/-
	$472,500	**$491,500**	-3.9%

5-year Aug average: **$508,950**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $550,000, representing an increase of 29.4% compared to last month and an increase of 30.7% from Aug 2025. The average days on market for units sold in August was 28 days, 39% above the 5-year August average of 20 days. There was a 125% month over month increase in new contract activity with 9 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 9; and a 45.5% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.73 in July and a decrease from 1.70 in August 2025. The Contract Ratio is 43% lower than the 5-year August average of 2.61. 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.

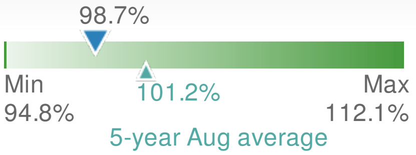
Active Listings 6

Jul 2026	Aug 2025
11	**10**

Avg DOM 28

Jul 2026	Aug 2025	YTD
16	**41**	**26**

Avg Sold to OLP Ratio 98.7%



Jul 2026	Aug 2025	YTD
100.2%	**94.8%**	**100.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
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August 2026

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 23

▼-39.5% from Jul 2026: **38**

▼-17.9% from Aug 2025: **28**

YTD	2026	2025	+/-
	362	**368**	-1.6%

5-year Aug average: **33**

New Pendings 25

▼-30.6% from Jul 2026: **36**

▼-39.0% from Aug 2025: **41**

YTD	2026	2025	+/-
	320	**323**	-0.9%

5-year Aug average: **35**

Closed Sales 43

▼-27.1% from Jul 2026: **59**

▼-4.4% from Aug 2025: **45**

YTD	2026	2025	+/-
	313	**306**	2.3%

5-year Aug average: **52**

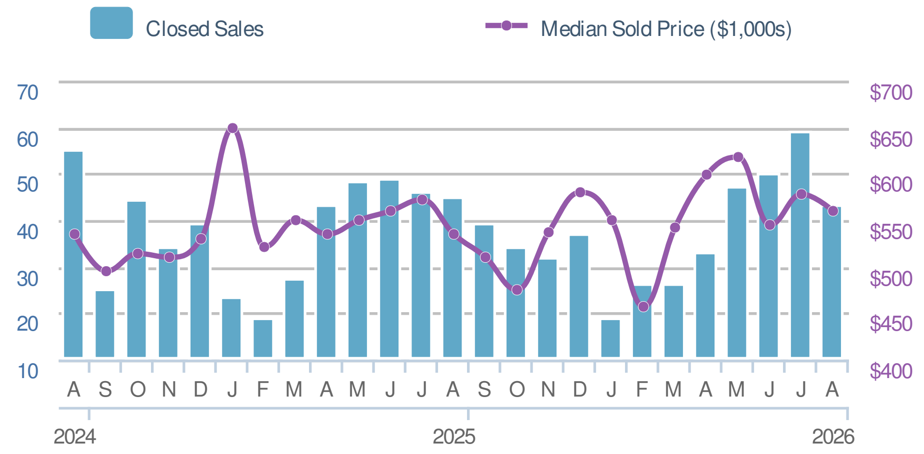
Median Sold Price $560,000

▼-3.1% from Jul 2026: **$578,000**

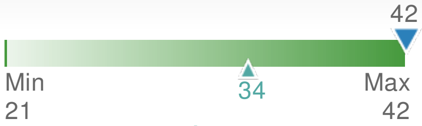
▲4.7% from Aug 2025: **$535,000**

YTD	2026	2025	+/-
	$560,000	**$550,000**	1.8%

5-year Aug average: **$529,200**



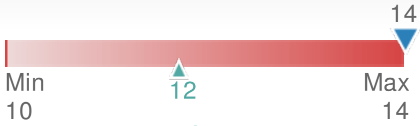
Active Listings 42



5-year Aug average

Jul 2026	Aug 2025
50	**39**

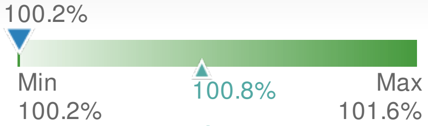
Avg DOM 14



5-year Aug average

Jul 2026	Aug 2025	YTD
12	**12**	**14**

Avg Sold to OLP Ratio 100.2%



5-year Aug average

Jul 2026	Aug 2025	YTD
101.5%	**100.9%**	**102.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Haverford Township (Delaware, PA) - Detached

New Listings 19

▼ -32.1% from Jul 2026: **28**

▼ -5.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	269	**269**	0.0%

5-year Aug average: **24**

New Pendings 20

▼ -25.9% from Jul 2026: **27**

▼ -35.5% from Aug 2025: **31**

YTD	2026	2025	+/-
	234	**236**	-0.8%

5-year Aug average: **26**

Closed Sales 35

▼ -25.5% from Jul 2026: **47**

▲ 9.4% from Aug 2025: **32**

YTD	2026	2025	+/-
	229	**230**	-0.4%

5-year Aug average: **41**

Median Sold Price $630,000

▲ 1.6% from Jul 2026: **$620,000**

▲ 8.1% from Aug 2025: **$583,000**

YTD	2026	2025	+/-
	$620,000	**$605,500**	2.4%

5-year Aug average: **$575,100**

Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for August was $630,000, representing an increase of 1.6% compared to last month and an increase of 8.1% from Aug 2025. The average days on market for units sold in August was 13 days, 7% above the 5-year August average of 12 days. There was a 25.9% month over month decrease in new contract activity with 20 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 13.9% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.11 in July and a decrease from 0.97 in August 2025. The Contract Ratio is 37% lower than the 5-year August average of 1.29. 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.

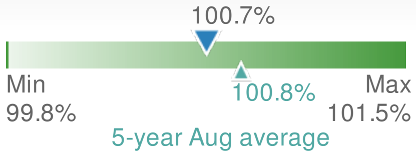
Active Listings 31

Jul 2026	Aug 2025
36	**31**

Avg DOM 13

Jul 2026	Aug 2025	YTD
13	**14**	**14**

Avg Sold to OLP Ratio 100.7%



Jul 2026	Aug 2025	YTD
102.9%	**101.0%**	**103.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Haverford Township (Delaware, PA) - Attached

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New Listings 4

-60.0% from Jul 2026: **10**

-50.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	93	**99**	-6.1%

5-year Aug average: **8**

New Pendings 5

-44.4% from Jul 2026: **9**

-50.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	86	**87**	-1.1%

5-year Aug average: **9**

Closed Sales 8

-33.3% from Jul 2026: **12**

-38.5% from Aug 2025: **13**

YTD	2026	2025	+/-
	84	**76**	10.5%

5-year Aug average: **11**

Median Sold Price $344,750

-11.0% from Jul 2026: **$387,500**

-18.9% from Aug 2025: **$425,000**

YTD	2026	2025	+/-
	$420,000	**$429,550**	-2.2%

5-year Aug average: **$372,050**

Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for August was $344,750, representing a decrease of 11% compared to last month and a decrease of 18.9% from Aug 2025. The average days on market for units sold in August was 16 days, 78% above the 5-year August average of 9 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 9; and a 21.4% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.64 in July and a decrease from 1.63 in August 2025. The Contract Ratio is 74% lower than the 5-year August average of 3.20. 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.

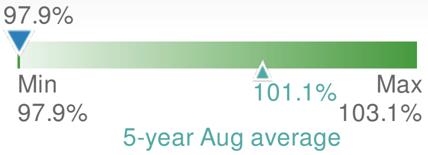
Active Listings 11

Jul 2026	Aug 2025
14	**8**

Avg DOM 16

Jul 2026	Aug 2025	YTD
11	**6**	**14**

Avg Sold to OLP Ratio 97.9%



Jul 2026	Aug 2025	YTD
96.2%	**100.7%**	**99.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

August 2026

Haverford Township (Delaware, PA) - Attached/Townhouse

New Listings 1

▼-85.7% from Jul 2026: **7**

▼-75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	71	**82**	-13.4%

5-year Aug average: **5**

New Pendings 4

▼-33.3% from Jul 2026: **6**

▼-42.9% from Aug 2025: **7**

YTD	2026	2025	+/-
	70	**74**	-5.4%

5-year Aug average: **7**

Closed Sales 5

▼-28.6% from Jul 2026: **7**

▼-54.5% from Aug 2025: **11**

YTD	2026	2025	+/-
	69	**66**	4.5%

5-year Aug average: **8**

Median Sold Price $457,500

▼-3.7% from Jul 2026: **$475,000**

▲6.4% from Aug 2025: **$430,000**

YTD	2026	2025	+/-
	$435,000	**$435,000**	0.0%

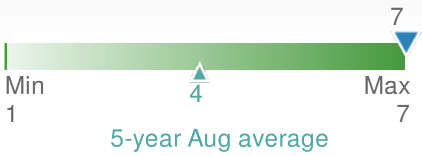
5-year Aug average: **$428,500**

Summary

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $457,500, representing a decrease of 3.7% compared to last month and an increase of 6.4% from Aug 2025. The average days on market for units sold in August was 9 days, 15% above the 5-year August average of 8 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 8; and a 30% decrease in supply to 7 active units.

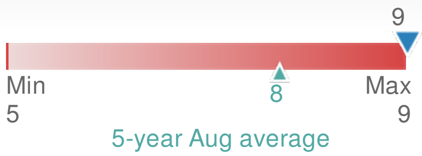
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 0.60 in July and a decrease from 2.00 in August 2025. The Contract Ratio is 69% lower than the 5-year August average of 3.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 7



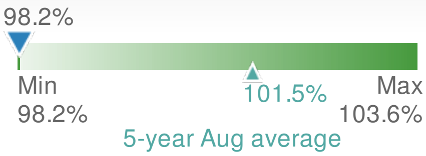
Jul 2026	Aug 2025
10	**5**

Avg DOM 9



Jul 2026	Aug 2025	YTD
6	**7**	**14**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
100.9%	**100.2%**	**100.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market Insight

Presented by

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August 2026

Interboro (Delaware, PA)

New Listings 29

16.0% from Jul 2026: **25**

20.8% from Aug 2025: **24**

YTD	2026	2025	+/-
	186	**178**	4.5%

5-year Aug average: **26**

New Pendings 23

35.3% from Jul 2026: **17**

35.3% from Aug 2025: **17**

YTD	2026	2025	+/-
	142	**139**	2.2%

5-year Aug average: **23**

Closed Sales 12

-29.4% from Jul 2026: **17**

-40.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	125	**137**	-8.8%

5-year Aug average: **18**

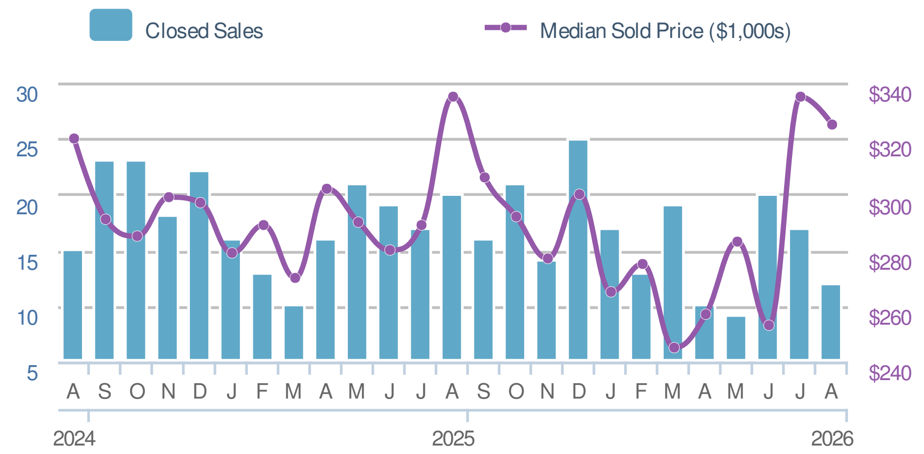
Median Sold Price $325,000

-3.0% from Jul 2026: **$335,000**

-3.1% from Aug 2025: **$335,500**

YTD	2026	2025	+/-
	$283,000	**$285,000**	-0.7%

5-year Aug average: **$296,600**



Active Listings 47

Min	5-year Aug average	Max
21	32	47

Jul 2026	Aug 2025
40	**33**

Avg DOM 9

Min	5-year Aug average	Max
9	17	31

Jul 2026	Aug 2025	YTD
22	**15**	**32**

Avg Sold to OLP Ratio 103.6%

Min	5-year Aug average	Max
97.3%	100.7%	103.6%

Jul 2026	Aug 2025	YTD
101.4%	**102.1%**	**98.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Interboro (Delaware, PA) - Detached

New Listings 16

▲ 14.3% from Jul 2026: **14**

▲ 77.8% from Aug 2025: **9**

YTD	2026	2025	+/-
	86	**79**	8.9%

5-year Aug average: **14**

New Pendings 14

▲ 40.0% from Jul 2026: **10**

▲ 55.6% from Aug 2025: **9**

YTD	2026	2025	+/-
	65	**64**	1.6%

5-year Aug average: **13**

Closed Sales 8

▼ -11.1% from Jul 2026: **9**

▼ -33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	59	**65**	-9.2%

5-year Aug average: **10**

Median Sold Price $347,500

▼ -0.4% from Jul 2026: **$349,000**

▼ -8.0% from Aug 2025: **$377,900**

YTD	2026	2025	+/-
	$340,000	**$319,000**	6.6%

5-year Aug average: **$327,380**

Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for August was $347,500, representing a decrease of 0.4% compared to last month and a decrease of 8% from Aug 2025. The average days on market for units sold in August was 8 days, 45% below the 5-year August average of 15 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 54.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 17; and a 17.6% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.65 in July and a decrease from 0.86 in August 2025. The Contract Ratio is 38% lower than the 5-year August 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.

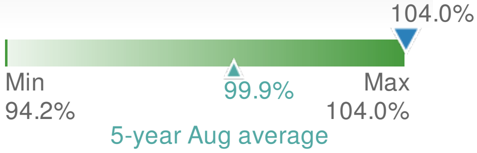
Active Listings 20

Jul 2026	Aug 2025
17	**14**

Avg DOM 8

Jul 2026	Aug 2025	YTD
21	**12**	**22**

Avg Sold to OLP Ratio 104.0%



Jul 2026	Aug 2025	YTD
103.5%	**101.9%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

Interboro (Delaware, PA) - Attached

New Listings 13

18.2% from Jul 2026: **11**

-13.3% from Aug 2025: **15**

YTD	2026	2025	+/-
	100	**99**	1.0%

5-year Aug average: **13**

New Pendings 9

28.6% from Jul 2026: **7**

12.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	77	**75**	2.7%

5-year Aug average: **11**

Closed Sales 4

-50.0% from Jul 2026: **8**

-50.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	66	**72**	-8.3%

5-year Aug average: **8**

Median Sold Price $310,000

34.2% from Jul 2026: **$231,000**

11.3% from Aug 2025: **$278,500**

YTD	2026	2025	+/-
	$233,750	**$263,750**	-11.4%

5-year Aug average: **$262,300**

Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for August was $310,000, representing an increase of 34.2% compared to last month and an increase of 11.3% from Aug 2025. The average days on market for units sold in August was 12 days, 29% below the 5-year August average of 17 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 17; and a 17.4% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.65 in July and an increase from 0.53 in August 2025. The Contract Ratio is 31% lower than the 5-year August average of 0.91. 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.

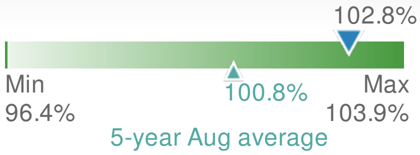
Active Listings 27

Jul 2026	Aug 2025
23	**19**

Avg DOM 12

Jul 2026	Aug 2025	YTD
23	**21**	**41**

Avg Sold to OLP Ratio 102.8%



Jul 2026	Aug 2025	YTD
99.2%	**102.3%**	**97.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Interboro (Delaware, PA) - Attached/Townhouse

New Listings 11

▲ 37.5%	▼ -21.4%
from Jul 2026: **8**	from Aug 2025: **14**

YTD	2026	2025	+/-
	82	**88**	-6.8%

5-year Aug average: **12**

New Pendings 8

▲ 60.0%	▲ 33.3%
from Jul 2026: **5**	from Aug 2025: **6**

YTD	2026	2025	+/-
	68	**69**	-1.4%

5-year Aug average: **9**

Closed Sales 4

▼ -50.0%	▼ -33.3%
from Jul 2026: **8**	from Aug 2025: **6**

YTD	2026	2025	+/-
	60	**65**	-7.7%

5-year Aug average: **7**

Median Sold Price $310,000

▲ 34.2%	▲ 9.7%
from Jul 2026: **$231,000**	from Aug 2025: **$282,500**

YTD	2026	2025	+/-
	$241,000	**$275,000**	-12.4%

5-year Aug average: **$272,050**

Summary

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $310,000, representing an increase of 34.2% compared to last month and an increase of 9.7% from Aug 2025. The average days on market for units sold in August was 12 days, 29% below the 5-year August average of 17 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 13; and a 21.4% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.79 in July and an increase from 0.53 in August 2025. The Contract Ratio is 25% lower than the 5-year August average of 1.01. 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.

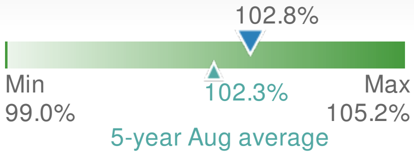
Active Listings 17

Jul 2026	Aug 2025
14	**15**

Avg DOM 12

Jul 2026	Aug 2025	YTD
23	**19**	**40**

Avg Sold to OLP Ratio 102.8%



Jul 2026	Aug 2025	YTD
99.2%	**102.0%**	**97.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Marple Newtown (Delaware, PA)

New Listings 27

▼ -20.6% from Jul 2026: **34**

▼ -22.9% from Aug 2025: **35**

YTD	2026	2025	+/-
	293	**314**	-6.7%

5-year Aug average: **34**

New Pendings 28

↔ 0.0% from Jul 2026: **28**

▼ -22.2% from Aug 2025: **36**

YTD	2026	2025	+/-
	234	**265**	-11.7%

5-year Aug average: **31**

Closed Sales 29

▼ -17.1% from Jul 2026: **35**

▼ -27.5% from Aug 2025: **40**

YTD	2026	2025	+/-
	234	**259**	-9.7%

5-year Aug average: **39**

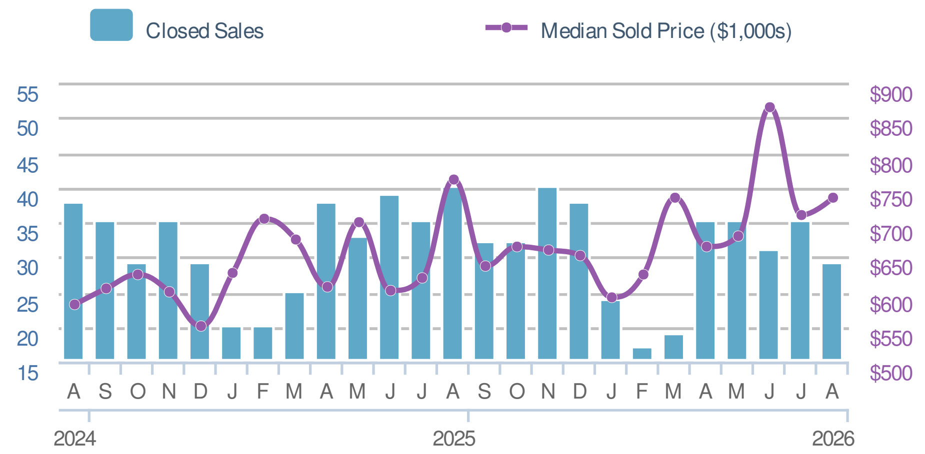
Median Sold Price $735,000

▲ 3.5% from Jul 2026: **$710,000**

▼ -3.4% from Aug 2025: **$761,000**

YTD	2026	2025	+/-
	$689,500	**$658,500**	4.7%

5-year Aug average: **$630,100**



Active Listings 58

58 ▼

Min 39 | ▲ 52 | Max 70

5-year Aug average

Jul 2026	Aug 2025
60	**48**

Avg DOM 20

20 ▼

Min 10 | ▲ 20 | Max 30

5-year Aug average

Jul 2026	Aug 2025	YTD
19	**21**	**24**

Avg Sold to OLP Ratio 101.3%

101.3% ▼

Min 100.1% | ▲ 101.4% | Max 103.1%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.3%	**102.2%**	**101.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Marple Newtown (Delaware, PA) - Detached

New Listings 23

▲4.5%	↔0.0%
from Jul 2026: **22**	from Aug 2025: **23**

YTD	2026	2025	+/-
	222	**229**	-3.1%

5-year Aug average: **25**

New Pendings 24

▲26.3%	▼-4.0%
from Jul 2026: **19**	from Aug 2025: **25**

YTD	2026	2025	+/-
	181	**191**	-5.2%

5-year Aug average: **23**

Closed Sales 23

▼-14.8%	▼-25.8%
from Jul 2026: **27**	from Aug 2025: **31**

YTD	2026	2025	+/-
	181	**182**	-0.5%

5-year Aug average: **31**

Median Sold Price $795,000

▲6.9%	▼-3.0%
from Jul 2026: **$743,750**	from Aug 2025: **$820,000**

YTD	2026	2025	+/-
	$697,500	**$671,000**	3.9%

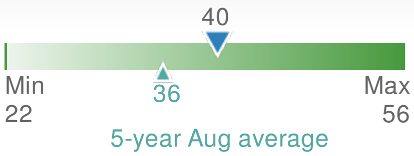
5-year Aug average: **$651,500**

Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for August was $795,000, representing an increase of 6.9% compared to last month and a decrease of 3% from Aug 2025. The average days on market for units sold in August was 13 days, 28% below the 5-year August average of 18 days. There was a 26.3% month over month increase in new contract activity with 24 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 32; and a 7% decrease in supply to 40 active units.

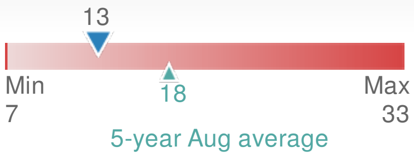
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.74 in July and a decrease from 1.54 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 40



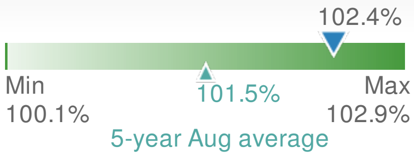
Jul 2026	Aug 2025
43	**28**

Avg DOM 13



Jul 2026	Aug 2025	YTD
20	**17**	**20**

Avg Sold to OLP Ratio 102.4%



Jul 2026	Aug 2025	YTD
102.2%	**101.8%**	**102.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Marple Newtown (Delaware, PA) - Attached

New Listings 4

-66.7% from Jul 2026: **12**

-66.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	71	**85**	-16.5%

5-year Aug average: **9**

New Pendings 4

-55.6% from Jul 2026: **9**

-63.6% from Aug 2025: **11**

YTD	2026	2025	+/-
	53	**74**	-28.4%

5-year Aug average: **8**

Closed Sales 6

-25.0% from Jul 2026: **8**

-33.3% from Aug 2025: **9**

YTD	2026	2025	+/-
	53	**77**	-31.2%

5-year Aug average: **9**

Median Sold Price $652,500

-4.7% from Jul 2026: **$684,500**

-3.3% from Aug 2025: **$675,000**

YTD	2026	2025	+/-
	$675,000	**$630,000**	7.1%

5-year Aug average: **$575,660**

Summary

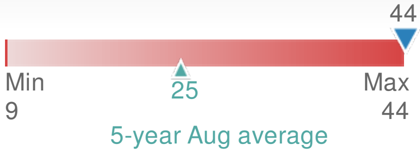
In Marple Newtown (Delaware, PA), the median sold price for Attached properties for August was $652,500, representing a decrease of 4.7% compared to last month and a decrease of 3.3% from Aug 2025. The average days on market for units sold in August was 44 days, 76% above the 5-year August average of 25 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 7; and a 5.9% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.65 in July and a decrease from 0.75 in August 2025. The Contract Ratio is 65% lower than the 5-year August average of 1.11. 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

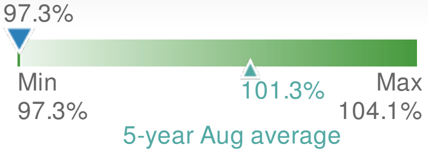
Jul 2026	Aug 2025
17	**20**

Avg DOM 44



Jul 2026	Aug 2025	YTD
17	**35**	**38**

Avg Sold to OLP Ratio 97.3%



Jul 2026	Aug 2025	YTD
98.2%	**103.4%**	**96.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by

Lauren Davis

August 2026

Marple Newtown (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 3

▼-72.7%	▼-66.7%
from Jul 2026:	from Aug 2025:
11	**9**

YTD	2026	2025	+/-
	54	**59**	-8.5%

5-year Aug average: **7**

New Pendings 3

▼-57.1%	▼-62.5%
from Jul 2026:	from Aug 2025:
7	**8**

YTD	2026	2025	+/-
	38	**46**	-17.4%

5-year Aug average: **6**

Closed Sales 4

▼-33.3%	▼-33.3%
from Jul 2026:	from Aug 2025:
6	**6**

YTD	2026	2025	+/-
	35	**49**	-28.6%

5-year Aug average: **6**

Median Sold Price $580,000

▼-18.3%	▼-36.4%
from Jul 2026:	from Aug 2025:
$710,000	**$911,475**

YTD	2026	2025	+/-
	$700,000	**$700,000**	0.0%

5-year Aug average: **$780,935**

Summary

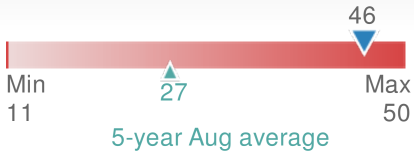
In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $580,000, representing a decrease of 18.3% compared to last month and a decrease of 36.4% from Aug 2025. The average days on market for units sold in August was 46 days, 68% above the 5-year August average of 27 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and a 6.3% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.56 in July and a decrease from 0.71 in August 2025. The Contract Ratio is 63% lower than the 5-year August average of 1.07. 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 15

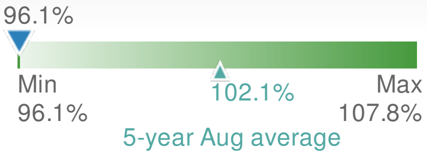
Jul 2026	Aug 2025
16	**17**

Avg DOM 46



Jul 2026	Aug 2025	YTD
21	**50**	**38**

Avg Sold to OLP Ratio 96.1%



Jul 2026	Aug 2025	YTD
96.9%	**104.1%**	**96.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2026

Penn-Delco (Delaware, PA)

New Listings 28

-24.3%
from Jul 2026:
37

12.0%
from Aug 2025:
25

YTD	2026	2025	+/-
	291	**236**	23.3%

5-year Aug average: **31**

New Pendings 34

-5.6%
from Jul 2026:
36

36.0%
from Aug 2025:
25

YTD	2026	2025	+/-
	259	**223**	16.1%

5-year Aug average: **28**

Closed Sales 32

-17.9%
from Jul 2026:
39

6.7%
from Aug 2025:
30

YTD	2026	2025	+/-
	235	**220**	6.8%

5-year Aug average: **31**

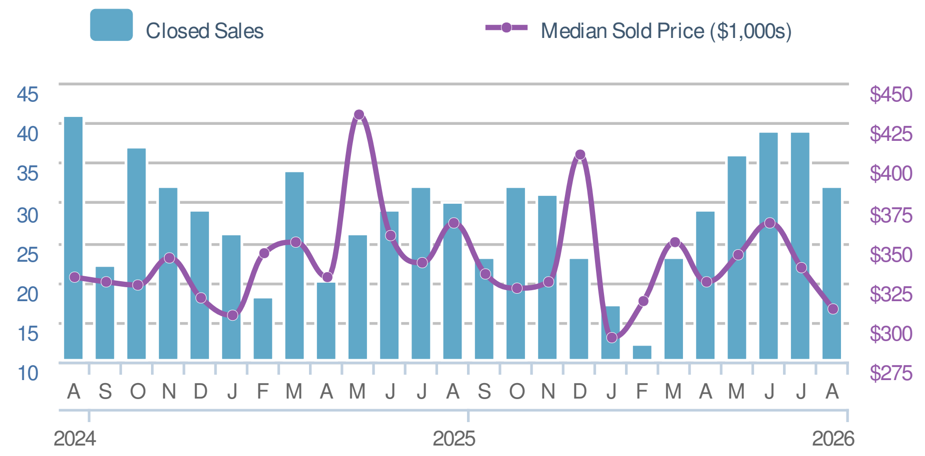
Median Sold Price $308,500

-7.9%
from Jul 2026:
$334,900

-14.9%
from Aug 2025:
$362,450

YTD	2026	2025	+/-
	$330,000	**$344,500**	-4.2%

5-year Aug average: **$324,130**



Active Listings 35

35

Min
22

30

Max
38

5-year Aug average

Jul 2026	Aug 2025
42	**31**

Avg DOM 13

13

Min
10

13

Max
17

5-year Aug average

Jul 2026	Aug 2025	YTD
21	**13**	**24**

Avg Sold to OLP Ratio 100.0%

100.0%

Min
100.0%

100.9%

Max
101.8%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.3%	**100.9%**	**98.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

August 2026

Penn-Delco (Delaware, PA) - Detached

New Listings 12

▼-36.8% from Jul 2026: **19**

▼-20.0% from Aug 2025: **15**

YTD	2026	2025	+/-
	173	**148**	16.9%

5-year Aug average: **18**

New Pendings 18

▼-18.2% from Jul 2026: **22**

▲12.5% from Aug 2025: **16**

YTD	2026	2025	+/-
	162	**146**	11.0%

5-year Aug average: **16**

Closed Sales 20

▼-4.8% from Jul 2026: **21**

▼-13.0% from Aug 2025: **23**

YTD	2026	2025	+/-
	148	**142**	4.2%

5-year Aug average: **19**

Median Sold Price $380,000

▼-6.2% from Jul 2026: **$405,000**

▼-4.4% from Aug 2025: **$397,500**

YTD	2026	2025	+/-
	$385,000	**$388,500**	-0.9%

5-year Aug average: **$374,090**

Summary

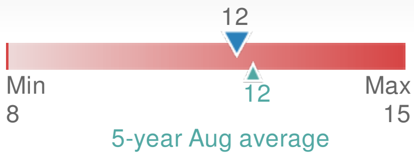
In Penn-Delco (Delaware, PA), the median sold price for Detached properties for August was $380,000, representing a decrease of 6.2% compared to last month and a decrease of 4.4% from Aug 2025. The average days on market for units sold in August was 12 days, 3% below the 5-year August average of 12 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and a 21.7% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 1.13 in July and an increase from 1.20 in August 2025. The Contract Ratio is 5% higher than the 5-year August 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 18

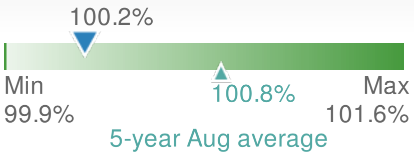
Jul 2026	Aug 2025
23	**15**

Avg DOM 12



Jul 2026	Aug 2025	YTD
12	**12**	**22**

Avg Sold to OLP Ratio 100.2%



Jul 2026	Aug 2025	YTD
100.0%	**101.6%**	**98.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Penn-Delco (Delaware, PA) - Attached

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

New Listings 16

▼-11.1% from Jul 2026: **18**

▲60.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	118	**88**	34.1%

5-year Aug average: **13**

New Pendings 16

▲14.3% from Jul 2026: **14**

▲77.8% from Aug 2025: **9**

YTD	2026	2025	+/-
	97	**77**	26.0%

5-year Aug average: **12**

Closed Sales 12

▼-33.3% from Jul 2026: **18**

▲71.4% from Aug 2025: **7**

YTD	2026	2025	+/-
	87	**78**	11.5%

5-year Aug average: **13**

Median Sold Price $231,450

▼-9.2% from Jul 2026: **$255,000**

▼-1.5% from Aug 2025: **$235,000**

YTD	2026	2025	+/-
	$249,900	**$245,000**	2.0%

5-year Aug average: **$256,850**

Summary

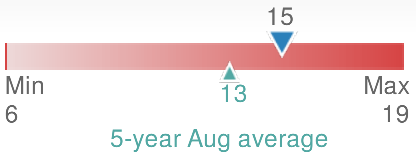
In Penn-Delco (Delaware, PA), the median sold price for Attached properties for August was $231,450, representing a decrease of 9.2% compared to last month and a decrease of 1.5% from Aug 2025. The average days on market for units sold in August was 15 days, 12% above the 5-year August average of 13 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 10.5% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 0.95 in July and an increase from 0.88 in August 2025. The Contract Ratio is 17% lower than the 5-year August average of 1.49. 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 17

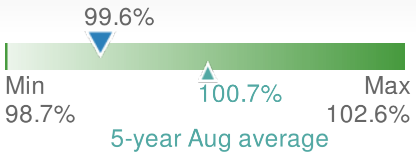
Jul 2026	Aug 2025
19	**16**

Avg DOM 15



Jul 2026	Aug 2025	YTD
31	**16**	**27**

Avg Sold to OLP Ratio 99.6%



Jul 2026	Aug 2025	YTD
98.6%	**98.7%**	**98.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

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

Tri-County Suburban REALTORS
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New Listings 8

◄► 0.0% from Jul 2026: **8**

▲ 33.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	64	**59**	8.5%

5-year Aug average: **6**

New Pendings 9

▲ 28.6% from Jul 2026: **7**

▲ 50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	52	**51**	2.0%

5-year Aug average: **7**

Closed Sales 7

▼ -30.0% from Jul 2026: **10**

▲ 75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	47	**50**	-6.0%

5-year Aug average: **7**

Median Sold Price $238,900

▼ -25.9% from Jul 2026: **$322,500**

▼ -13.9% from Aug 2025: **$277,500**

YTD	2026	2025	+/-
	$320,000	**$297,500**	7.6%

5-year Aug average: **$275,230**

Summary

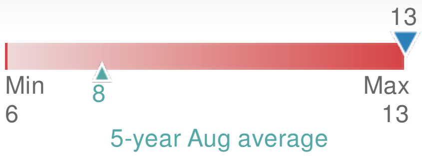
In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $238,900, representing a decrease of 25.9% compared to last month and a decrease of 13.9% from Aug 2025. The average days on market for units sold in August was 13 days, 67% above the 5-year August average of 8 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 10; and a 10% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.80 in July and an increase from 0.80 in August 2025. The Contract Ratio is 36% lower than the 5-year August average of 1.73. 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 9

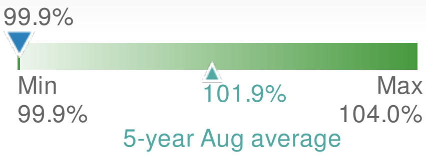
Jul 2026	Aug 2025
10	**10**

Avg DOM 13



Jul 2026	Aug 2025	YTD
14	**6**	**20**

Avg Sold to OLP Ratio 99.9%



Jul 2026	Aug 2025	YTD
99.8%	**100.7%**	**99.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Radnor Township (Delaware, PA)

New Listings 18

▼ -5.3% from Jul 2026: **19**

↔ 0.0% from Aug 2025: **18**

YTD	2026	2025	+/-
	215	**239**	-10.0%

5-year Aug average: **19**

New Pendings 14

▼ -33.3% from Jul 2026: **21**

▼ -30.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	179	**199**	-10.1%

5-year Aug average: **20**

Closed Sales 26

▲ 4.0% from Jul 2026: **25**

↔ 0.0% from Aug 2025: **26**

YTD	2026	2025	+/-
	176	**198**	-11.1%

5-year Aug average: **32**

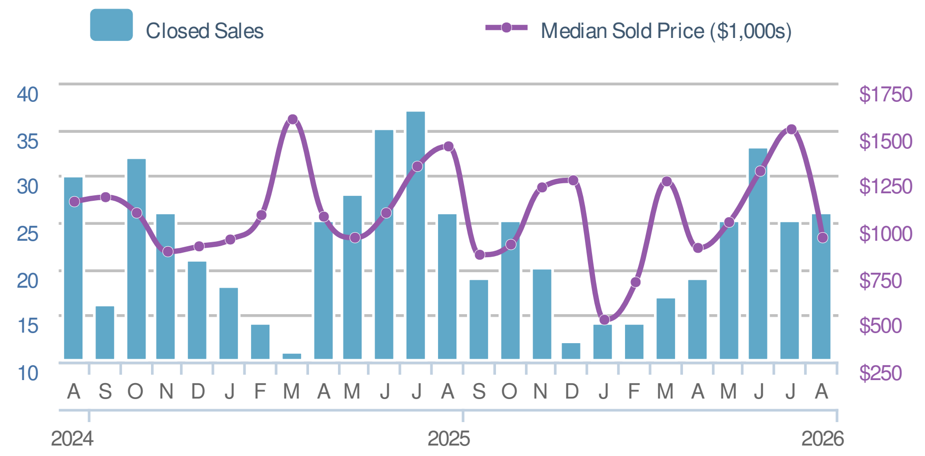
Median Sold Price $917,500

▼ -38.8% from Jul 2026: **$1,500,000**

▼ -34.8% from Aug 2025: **$1,407,500**

YTD	2026	2025	+/-
	$1,087,500	**$1,205,000**	-9.8%

5-year Aug average: **$1,094,600**



Active Listings 33

33

Min	5-year Aug average	Max
22	33	44

Jul 2026	Aug 2025
25	**29**

Avg DOM 38

38

Min	5-year Aug average	Max
18	25	38

Jul 2026	Aug 2025	YTD
23	**23**	**27**

Avg Sold to OLP Ratio 101.4%

101.4%

Min	5-year Aug average	Max
97.2%	102.5%	106.4%

Jul 2026	Aug 2025	YTD
103.6%	**105.4%**	**102.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

Radnor Township (Delaware, PA) - Detached

New Listings 10

-16.7% from Jul 2026: **12**

-23.1% from Aug 2025: **13**

YTD	2026	2025	+/-
	139	**168**	-17.3%

5-year Aug average: **12**

New Pendings 8

-42.9% from Jul 2026: **14**

-38.5% from Aug 2025: **13**

YTD	2026	2025	+/-
	128	**138**	-7.2%

5-year Aug average: **12**

Closed Sales 18

-14.3% from Jul 2026: **21**

-21.7% from Aug 2025: **23**

YTD	2026	2025	+/-
	120	**140**	-14.3%

5-year Aug average: **23**

Median Sold Price $1,462,500

-9.5% from Jul 2026: **$1,616,000**

-1.5% from Aug 2025: **$1,485,000**

YTD	2026	2025	+/-
	$1,450,000	**$1,492,500**	-2.8%

5-year Aug average: **$1,351,500**

Summary

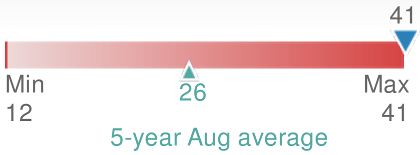
In Radnor Township (Delaware, PA), the median sold price for Detached properties for August was $1,462,500, representing a decrease of 9.5% compared to last month and a decrease of 1.5% from Aug 2025. The average days on market for units sold in August was 41 days, 59% above the 5-year August average of 26 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 42.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 15; and a 25% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.17 in July and an increase from 0.92 in August 2025. The Contract Ratio is 5% higher than the 5-year August average of 0.95. 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 15

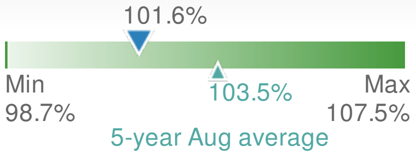
Jul 2026	Aug 2025
12	**24**

Avg DOM 41



Jul 2026	Aug 2025	YTD
20	**22**	**25**

Avg Sold to OLP Ratio 101.6%



Jul 2026	Aug 2025	YTD
104.7%	**106.9%**	**103.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 8

▲14.3% from Jul 2026: **7**

▲60.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	76	**71**	7.0%

5-year Aug average: **7**

New Pendings 6

▼-14.3% from Jul 2026: **7**

▼-14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	51	**61**	-16.4%

5-year Aug average: **8**

Closed Sales 8

▲100.0% from Jul 2026: **4**

▲166.7% from Aug 2025: **3**

YTD	2026	2025	+/-
	56	**58**	-3.4%

5-year Aug average: **9**

Median Sold Price $505,000

▼-22.3% from Jul 2026: **$650,000**

▲146.3% from Aug 2025: **$205,000**

YTD	2026	2025	+/-
	$418,500	**$455,000**	-8.0%

5-year Aug average: **$337,200**

Summary

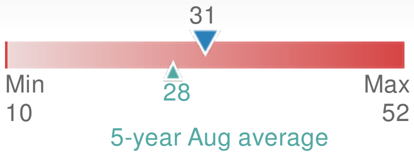
In Radnor Township (Delaware, PA), the median sold price for Attached properties for August was $505,000, representing a decrease of 22.3% compared to last month and an increase of 146.3% from Aug 2025. The average days on market for units sold in August was 31 days, 10% above the 5-year August average of 28 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 5; and a 38.5% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.54 in July and a decrease from 1.80 in August 2025. The Contract Ratio is 87% lower than the 5-year August average of 2.10. 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

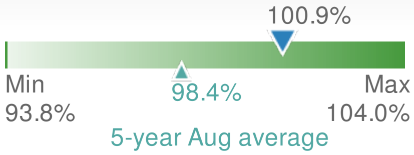
Jul 2026	Aug 2025
13	**5**

Avg DOM 31



Jul 2026	Aug 2025	YTD
42	**29**	**30**

Avg Sold to OLP Ratio 100.9%



Jul 2026	Aug 2025	YTD
97.5%	**93.8%**	**98.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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Lauren Davis
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August 2026

Radnor Township (Delaware, PA) - Attached/Townhouse

New Listings 6

▲50.0% from Jul 2026: **4**

▲200.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	46	**34**	35.3%

5-year Aug average: **5**

New Pendings 4

▼-20.0% from Jul 2026: **5**

↔0.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	29	**28**	3.6%

5-year Aug average: **5**

Closed Sales 6

▲50.0% from Jul 2026: **4**

▲200.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	32	**28**	14.3%

5-year Aug average: **5**

Median Sold Price $505,000

▼-22.3% from Jul 2026: **$650,000**

▲25.5% from Aug 2025: **$402,500**

YTD	2026	2025	+/-
	$547,500	**$517,500**	5.8%

5-year Aug average: **$389,400**

Summary

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $505,000, representing a decrease of 22.3% compared to last month and an increase of 25.5% from Aug 2025. The average days on market for units sold in August was 21 days, 13% below the 5-year August average of 24 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 42.9% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, down from 0.71 in July and an increase from 0.00 in August 2025. The Contract Ratio is 82% lower than the 5-year August average of 1.69. 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.

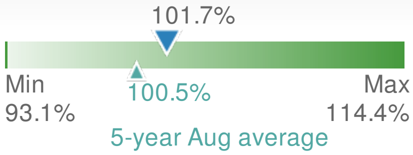
Active Listings 10

Jul 2026	Aug 2025
7	**0**

Avg DOM 21

Jul 2026	Aug 2025	YTD
42	**23**	**21**

Avg Sold to OLP Ratio 101.7%



Jul 2026	Aug 2025	YTD
97.5%	**93.8%**	**100.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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August 2026

Ridley (Delaware, PA)

New Listings 32

-17.9% from Jul 2026: **39**

-28.9% from Aug 2025: **45**

YTD	2026	2025	+/-
	339	**364**	-6.9%

5-year Aug average: **39**

New Pendings 29

-21.6% from Jul 2026: **37**

-32.6% from Aug 2025: **43**

YTD	2026	2025	+/-
	279	**301**	-7.3%

5-year Aug average: **36**

Closed Sales 37

-21.3% from Jul 2026: **47**

-9.8% from Aug 2025: **41**

YTD	2026	2025	+/-
	269	**273**	-1.5%

5-year Aug average: **40**

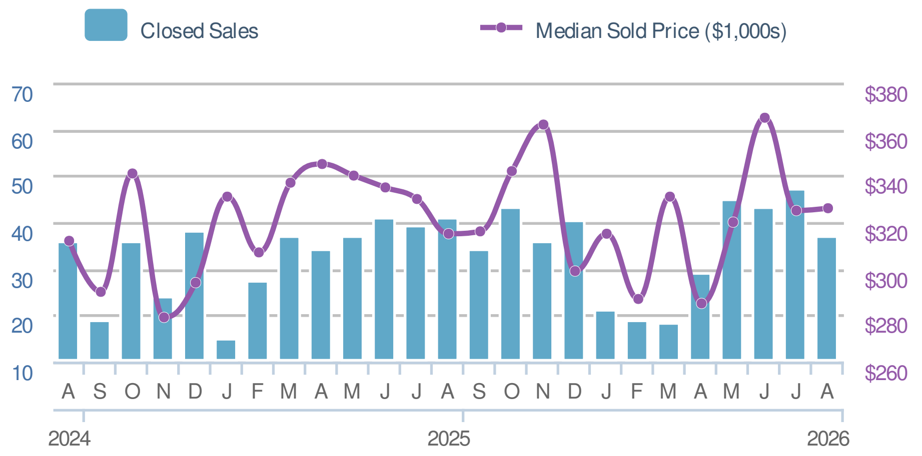
Median Sold Price $326,500

0.5% from Jul 2026: **$325,000**

3.7% from Aug 2025: **$315,000**

YTD	2026	2025	+/-
	$330,000	**$325,000**	1.5%

5-year Aug average: **$308,950**



Active Listings 49

49
Min 32
43
Max 55
5-year Aug average

Jul 2026	Aug 2025
54	**55**

Avg DOM 16

16
Min 12
16
Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
16	**19**	**24**

Avg Sold to OLP Ratio 98.5%

98.5%
Min 98.5%
100.8%
Max 103.7%
5-year Aug average

Jul 2026	Aug 2025	YTD
102.8%	**100.7%**	**99.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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Email: ldavis@tcsr.realtor

August 2026

Ridley (Delaware, PA) - Detached

New Listings 16

▼ -23.8% from Jul 2026: **21**

▼ -30.4% from Aug 2025: **23**

YTD	2026	2025	+/-
	196	**226**	-13.3%

5-year Aug average: **20**

New Pendings 17

▼ -10.5% from Jul 2026: **19**

▼ -22.7% from Aug 2025: **22**

YTD	2026	2025	+/-
	161	**182**	-11.5%

5-year Aug average: **19**

Closed Sales 22

▼ -21.4% from Jul 2026: **28**

▼ -8.3% from Aug 2025: **24**

YTD	2026	2025	+/-
	155	**172**	-9.9%

5-year Aug average: **24**

Median Sold Price $350,000

↔ 0.0% from Jul 2026: **$350,000**

▼ -6.0% from Aug 2025: **$372,500**

YTD	2026	2025	+/-
	$370,000	**$375,000**	-1.3%

5-year Aug average: **$344,100**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for August was $350,000, representing no change compared to last month and a decrease of 6% from Aug 2025. The average days on market for units sold in August was 13 days, 15% below the 5-year August average of 15 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 12.1% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.76 in July and a decrease from 0.90 in August 2025. The Contract Ratio is 30% lower than the 5-year August average of 0.99. 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.

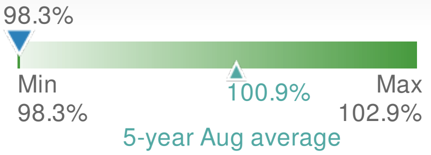
Active Listings 29

Jul 2026	Aug 2025
33	**29**

Avg DOM 13

Jul 2026	Aug 2025	YTD
15	**19**	**23**

Avg Sold to OLP Ratio 98.3%



Jul 2026	Aug 2025	YTD
104.3%	**102.1%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis

August 2026

Ridley (Delaware, PA) - Attached

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

New Listings 16

-11.1% from Jul 2026: **18**

-27.3% from Aug 2025: **22**

YTD	2026	2025	+/-
	143	**137**	4.4%

5-year Aug average: **19**

New Pendings 12

-33.3% from Jul 2026: **18**

-42.9% from Aug 2025: **21**

YTD	2026	2025	+/-
	118	**118**	0.0%

5-year Aug average: **17**

Closed Sales 15

-21.1% from Jul 2026: **19**

-11.8% from Aug 2025: **17**

YTD	2026	2025	+/-
	114	**100**	14.0%

5-year Aug average: **16**

Median Sold Price $309,000

3.0% from Jul 2026: **$300,000**

6.6% from Aug 2025: **$290,000**

YTD	2026	2025	+/-
	$289,950	**$285,000**	1.7%

5-year Aug average: **$277,490**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for August was $309,000, representing an increase of 3% compared to last month and an increase of 6.6% from Aug 2025. The average days on market for units sold in August was 21 days, 27% above the 5-year August average of 17 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 14; and a 4.8% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.86 in July and a decrease from 0.81 in August 2025. The Contract Ratio is 54% lower than the 5-year August average of 1.53. 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.

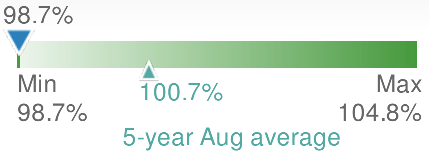
Active Listings 20

Jul 2026	Aug 2025
21	**26**

Avg DOM 21

Jul 2026	Aug 2025	YTD
16	**18**	**26**

Avg Sold to OLP Ratio 98.7%



Jul 2026	Aug 2025	YTD
100.5%	**98.7%**	**99.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis

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August 2026

Ridley (Delaware, PA) - Attached/Townhouse

New Listings 14

-22.2%	-30.0%
from Jul 2026: **18**	from Aug 2025: **20**

YTD	2026	2025	+/-
	136	**126**	7.9%

5-year Aug average: **18**

New Pendings 10

-41.2%	-52.4%
from Jul 2026: **17**	from Aug 2025: **21**

YTD	2026	2025	+/-
	109	**113**	-3.5%

5-year Aug average: **16**

Closed Sales 14

-17.6%	-17.6%
from Jul 2026: **17**	from Aug 2025: **17**

YTD	2026	2025	+/-
	104	**95**	9.5%

5-year Aug average: **15**

Median Sold Price $312,000

4.0%	7.6%
from Jul 2026: **$300,000**	from Aug 2025: **$290,000**

YTD	2026	2025	+/-
	$300,000	**$285,000**	5.3%

5-year Aug average: **$279,290**

Summary

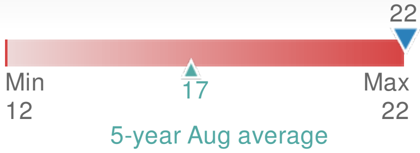
In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $312,000, representing an increase of 4% compared to last month and an increase of 7.6% from Aug 2025. The average days on market for units sold in August was 22 days, 31% above the 5-year August average of 17 days. There was a 41.2% month over month decrease in new contract activity with 10 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 12; and a 4.8% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.81 in July and a decrease from 1.00 in August 2025. The Contract Ratio is 62% lower than the 5-year August average of 1.58. 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 20

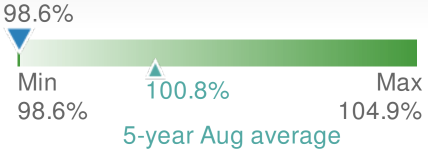
Jul 2026	Aug 2025
21	**21**

Avg DOM 22



Jul 2026	Aug 2025	YTD
16	**18**	**22**

Avg Sold to OLP Ratio 98.6%



Jul 2026	Aug 2025	YTD
100.5%	**98.7%**	**99.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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Tri-County Suburban REALTORS

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August 2026

Rose Tree Media (Delaware, PA)

New Listings 25

▼ -40.5% from Jul 2026: **42**

▲ 4.2% from Aug 2025: **24**

YTD	2026	2025	+/-
	293	**322**	-9.0%

5-year Aug average: **31**

New Pendings 30

▼ -9.1% from Jul 2026: **33**

▲ 36.4% from Aug 2025: **22**

YTD	2026	2025	+/-
	244	**242**	0.8%

5-year Aug average: **32**

Closed Sales 40

▲ 17.6% from Jul 2026: **34**

▼ -2.4% from Aug 2025: **41**

YTD	2026	2025	+/-
	234	**232**	0.9%

5-year Aug average: **44**

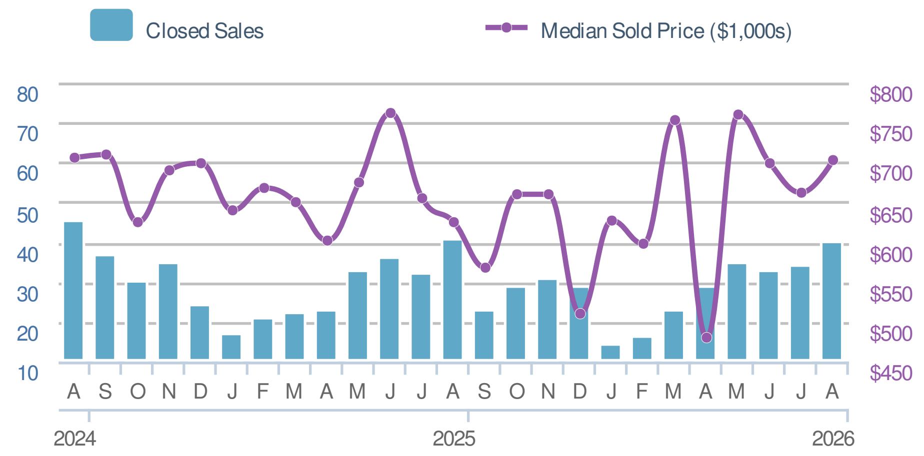
Median Sold Price $703,500

▲ 6.2% from Jul 2026: **$662,500**

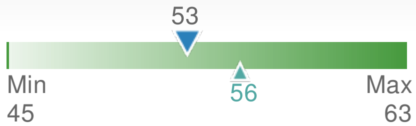
▲ 12.6% from Aug 2025: **$625,000**

YTD	2026	2025	+/-
	$665,000	**$675,400**	-1.5%

5-year Aug average: **$660,075**



Active Listings 53



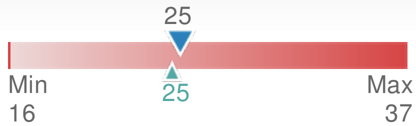
Min 45

Max 63

5-year Aug average

Jul 2026	Aug 2025
58	**54**

Avg DOM 25



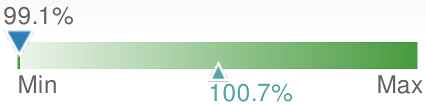
Min 16

Max 37

5-year Aug average

Jul 2026	Aug 2025	YTD
10	**16**	**24**

Avg Sold to OLP Ratio 99.1%



Min 99.1%

Max 102.2%

5-year Aug average

Jul 2026	Aug 2025	YTD
102.7%	**100.2%**	**100.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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Email: ldavis@tcsr.realtor

August 2026

Rose Tree Media (Delaware, PA) - Detached

New Listings 17

▼-45.2% from Jul 2026: **31**

↔0.0% from Aug 2025: **17**

YTD	2026	2025	+/-
	208	**233**	-10.7%

5-year Aug average: **18**

New Pendings 22

▼-4.3% from Jul 2026: **23**

▲57.1% from Aug 2025: **14**

YTD	2026	2025	+/-
	169	**171**	-1.2%

5-year Aug average: **22**

Closed Sales 25

▼-13.8% from Jul 2026: **29**

▼-19.4% from Aug 2025: **31**

YTD	2026	2025	+/-
	162	**159**	1.9%

5-year Aug average: **27**

Median Sold Price $830,000

▲24.8% from Jul 2026: **$665,000**

▲22.8% from Aug 2025: **$676,000**

YTD	2026	2025	+/-
	$785,000	**$710,000**	10.6%

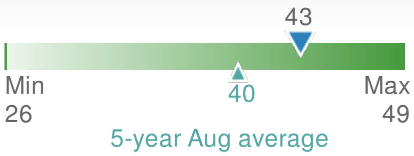
5-year Aug average: **$763,200**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for August was $830,000, representing an increase of 24.8% compared to last month and an increase of 22.8% from Aug 2025. The average days on market for units sold in August was 23 days, 8% below the 5-year August average of 25 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 26; and an 8.5% decrease in supply to 43 active units.

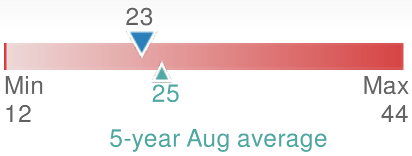
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.64 in July and a decrease from 0.77 in August 2025. The Contract Ratio is 35% lower than the 5-year August average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 43



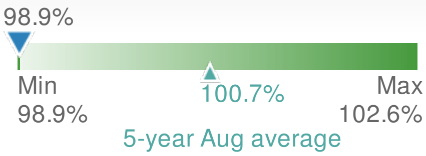
Jul 2026	Aug 2025
47	**39**

Avg DOM 23



Jul 2026	Aug 2025	YTD
9	**17**	**21**

Avg Sold to OLP Ratio 98.9%



Jul 2026	Aug 2025	YTD
103.5%	**100.3%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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August 2026

Rose Tree Media (Delaware, PA) - Attached

New Listings 8

-27.3% from Jul 2026: **11**

14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	85	89	-4.5%

5-year Aug average: **12**

New Pendings 8

-20.0% from Jul 2026: **10**

0.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	75	71	5.6%

5-year Aug average: **10**

Closed Sales 15

200.0% from Jul 2026: **5**

50.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	72	73	-1.4%

5-year Aug average: **17**

Median Sold Price $625,000

5.0% from Jul 2026: **$595,000**

20.2% from Aug 2025: **$520,000**

YTD	2026	2025	+/-
	$475,000	**$590,000**	-19.5%

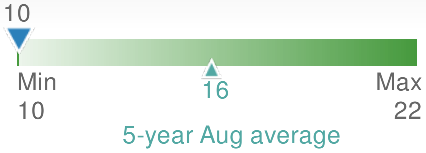
5-year Aug average: **$572,783**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for August was $625,000, representing an increase of 5% compared to last month and an increase of 20.2% from Aug 2025. The average days on market for units sold in August was 29 days, 17% above the 5-year August average of 25 days. There was a 20% month over month decrease in new contract activity with 8 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 10; and a 9.1% decrease in supply to 10 active units.

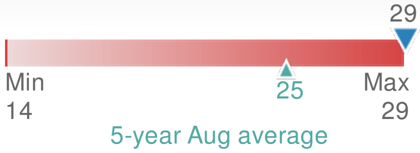
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.64 in July and an increase from 0.67 in August 2025. The Contract Ratio is 52% lower than the 5-year August average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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



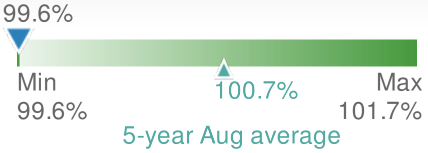
Jul 2026	Aug 2025
11	**15**

Avg DOM 29



Jul 2026	Aug 2025	YTD
13	**14**	**30**

Avg Sold to OLP Ratio 99.6%



Jul 2026	Aug 2025	YTD
98.0%	**100.1%**	**99.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

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

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

New Listings 7

▼-30.0% from Jul 2026: **10**

▲16.7% from Aug 2025: **6**

YTD	2026	2025	+/-
	70	**77**	-9.1%

5-year Aug average: **11**

New Pendings 6

▼-33.3% from Jul 2026: **9**

▼-14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	60	**59**	1.7%

5-year Aug average: **9**

Closed Sales 14

▲180.0% from Jul 2026: **5**

▲55.6% from Aug 2025: **9**

YTD	2026	2025	+/-
	57	**61**	-6.6%

5-year Aug average: **16**

Median Sold Price $625,000

▲5.0% from Jul 2026: **$595,000**

▲5.9% from Aug 2025: **$590,000**

YTD	2026	2025	+/-
	$542,000	**$612,000**	-11.4%

5-year Aug average: **$606,816**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $625,000, representing an increase of 5% compared to last month and an increase of 5.9% from Aug 2025. The average days on market for units sold in August was 27 days, 11% above the 5-year August average of 24 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 52.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 8; and a 20% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.70 in July and an increase from 0.71 in August 2025. The Contract Ratio is 52% lower than the 5-year August average of 2.07. 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.

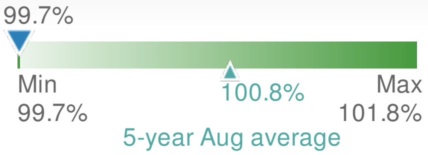
Active Listings 8

Jul 2026	Aug 2025
10	**14**

Avg DOM 27

Jul 2026	Aug 2025	YTD
13	**12**	**30**

Avg Sold to OLP Ratio 99.7%



Jul 2026	Aug 2025	YTD
98.0%	**100.7%**	**99.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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August 2026

Southeast Delco (Delaware, PA)

New Listings 35

↔ 0.0% from Jul 2026: **35**

▲ 16.7% from Aug 2025: **30**

YTD	2026	2025	+/-
	278	**268**	3.7%

5-year Aug average: **38**

New Pendings 35

▲ 25.0% from Jul 2026: **28**

▲ 16.7% from Aug 2025: **30**

YTD	2026	2025	+/-
	209	**223**	-6.3%

5-year Aug average: **37**

Closed Sales 20

▼ -31.0% from Jul 2026: **29**

▼ -20.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	189	**198**	-4.5%

5-year Aug average: **35**

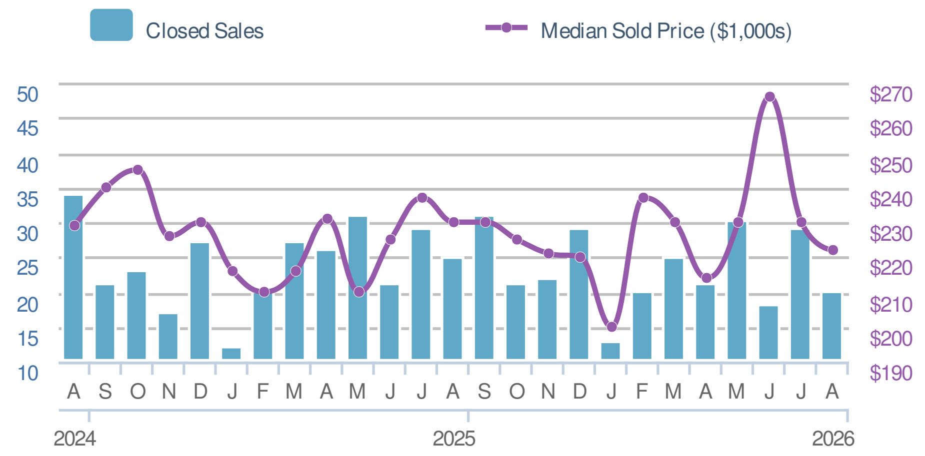
Median Sold Price $222,500

▼ -3.3% from Jul 2026: **$230,000**

▼ -3.3% from Aug 2025: **$230,000**

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

5-year Aug average: **$219,780**



Active Listings 60

60

Min 35 · 47 · Max 60

5-year Aug average

Jul 2026	Aug 2025
58	**47**

Avg DOM 25

25

Min 11 · 19 · Max 25

5-year Aug average

Jul 2026	Aug 2025	YTD
33	**17**	**32**

Avg Sold to OLP Ratio 97.1%

97.1%

Min 97.1% · 100.2% · Max 102.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
96.8%	**100.9%**	**97.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Southeast Delco (Delaware, PA) - Detached

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

New Listings 4

▼ -20.0% from Jul 2026: **5**

↔ 0.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	41	**36**	13.9%

5-year Aug average: **5**

New Pendings 2

▼ -77.8% from Jul 2026: **9**

▼ -71.4% from Aug 2025: **7**

YTD	2026	2025	+/-
	26	**30**	-13.3%

5-year Aug average: **6**

Closed Sales 2

▼ -60.0% from Jul 2026: **5**

▼ -50.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	27	**24**	12.5%

5-year Aug average: **5**

Median Sold Price $250,000

▼ -0.8% from Jul 2026: **$252,000**

▼ -3.3% from Aug 2025: **$258,500**

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

5-year Aug average: **$261,330**

Summary

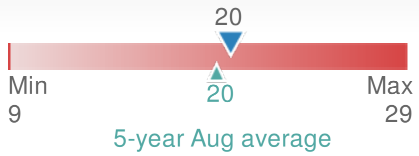
In Southeast Delco (Delaware, PA), the median sold price for Detached properties for August was $250,000, representing a decrease of 0.8% compared to last month and a decrease of 3.3% from Aug 2025. The average days on market for units sold in August was 20 days, 2% above the 5-year August average of 20 days. There was a 77.8% month over month decrease in new contract activity with 2 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 5; and a 100% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 2.33 in July and a decrease from 1.60 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.48. 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 6

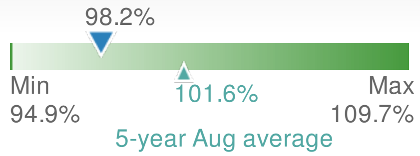
Jul 2026	Aug 2025
3	**5**

Avg DOM 20



Jul 2026	Aug 2025	YTD
116	**9**	**58**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
91.1%	**109.7%**	**94.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Southeast Delco (Delaware, PA) - Attached

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

New Listings 31

▲3.3%	▲19.2%
from Jul 2026: **30**	from Aug 2025: **26**

YTD	2026	2025	+/-
	236	**232**	1.7%

5-year Aug average: **33**

New Pendings 33

▲73.7%	▲43.5%
from Jul 2026: **19**	from Aug 2025: **23**

YTD	2026	2025	+/-
	183	**193**	-5.2%

5-year Aug average: **31**

Closed Sales 18

▼-25.0%	▼-14.3%
from Jul 2026: **24**	from Aug 2025: **21**

YTD	2026	2025	+/-
	162	**174**	-6.9%

5-year Aug average: **30**

Median Sold Price $220,000

▼-4.1%	▼-4.3%
from Jul 2026: **$229,500**	from Aug 2025: **$230,000**

YTD	2026	2025	+/-
	$225,900	**$225,000**	0.4%

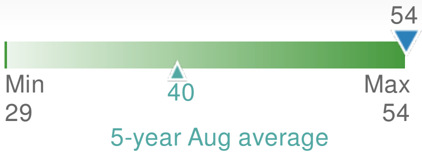
5-year Aug average: **$216,200**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for August was $220,000, representing a decrease of 4.1% compared to last month and a decrease of 4.3% from Aug 2025. The average days on market for units sold in August was 25 days, 36% above the 5-year August average of 18 days. There was a 73.7% month over month increase in new contract activity with 33 New Pendings; a 36.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 41; and a 1.8% decrease in supply to 54 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.55 in July and a decrease from 0.83 in August 2025. The Contract Ratio is 26% lower than the 5-year August average of 1.03. 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 54

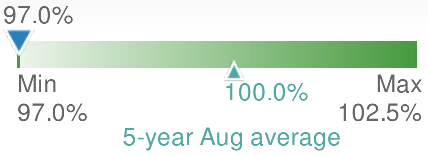


Jul 2026	Aug 2025
55	**42**

Avg DOM 25

Jul 2026	Aug 2025	YTD
16	**19**	**28**

Avg Sold to OLP Ratio 97.0%



Jul 2026	Aug 2025	YTD
98.0%	**99.3%**	**97.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

August 2026

Southeast Delco (Delaware, PA) - Attached/Townhouse

New Listings 31

▲ 3.3% from Jul 2026: **30**

▲ 19.2% from Aug 2025: **26**

YTD	2026	2025	+/-
	236	**232**	1.7%

5-year Aug average: **33**

New Pendings 33

▲ 73.7% from Jul 2026: **19**

▲ 43.5% from Aug 2025: **23**

YTD	2026	2025	+/-
	183	**193**	-5.2%

5-year Aug average: **31**

Closed Sales 18

▼ -25.0% from Jul 2026: **24**

▼ -14.3% from Aug 2025: **21**

YTD	2026	2025	+/-
	162	**174**	-6.9%

5-year Aug average: **30**

Median Sold Price $220,000

▼ -4.1% from Jul 2026: **$229,500**

▼ -4.3% from Aug 2025: **$230,000**

YTD	2026	2025	+/-
	$225,900	**$225,000**	0.4%

5-year Aug average: **$216,200**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $220,000, representing a decrease of 4.1% compared to last month and a decrease of 4.3% from Aug 2025. The average days on market for units sold in August was 25 days, 36% above the 5-year August average of 18 days. There was a 73.7% month over month increase in new contract activity with 33 New Pendings; a 36.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 41; and a 1.8% decrease in supply to 54 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.55 in July and a decrease from 0.83 in August 2025. The Contract Ratio is 26% lower than the 5-year August average of 1.03. 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.

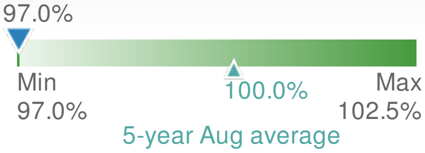
Active Listings 54

Jul 2026	Aug 2025
55	**42**

Avg DOM 25

Jul 2026	Aug 2025	YTD
16	**19**	**28**

Avg Sold to OLP Ratio 97.0%



Jul 2026	Aug 2025	YTD
98.0%	**99.3%**	**97.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 21

▼-12.5% from Jul 2026: **24**

▲5.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	214	**184**	16.3%

5-year Aug average: **22**

New Pendings 18

▼-18.2% from Jul 2026: **22**

↔0.0% from Aug 2025: **18**

YTD	2026	2025	+/-
	189	**164**	15.2%

5-year Aug average: **21**

Closed Sales 22

▼-33.3% from Jul 2026: **33**

↔0.0% from Aug 2025: **22**

YTD	2026	2025	+/-
	185	**159**	16.4%

5-year Aug average: **23**

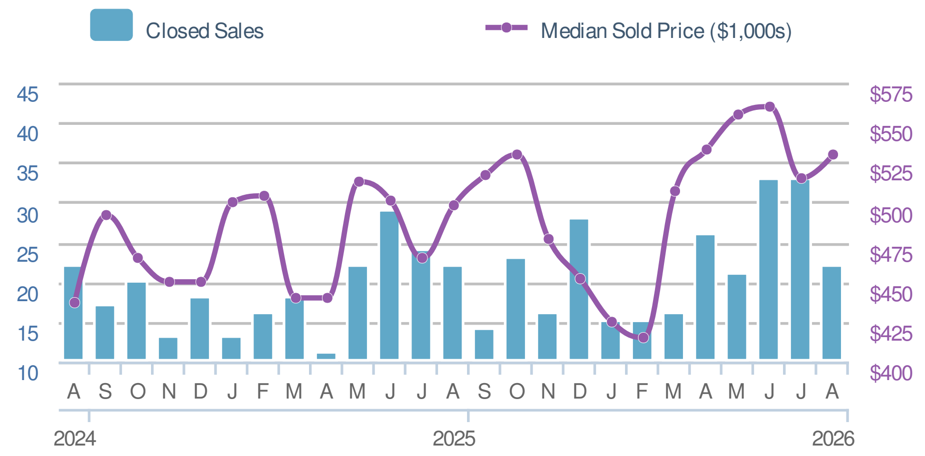
Median Sold Price $530,000

▲2.9% from Jul 2026: **$515,000**

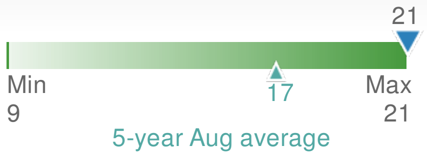
▲6.4% from Aug 2025: **$498,000**

YTD	2026	2025	+/-
	$515,000	**$480,000**	7.3%

5-year Aug average: **$463,100**



Active Listings 21



Jul 2026	Aug 2025
19	**20**

Avg DOM 16

Jul 2026	Aug 2025	YTD
7	**12**	**14**

Avg Sold to OLP Ratio 99.8%

Jul 2026	Aug 2025	YTD
104.5%	**100.7%**	**102.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 20

↔ 0.0% from Jul 2026: **20**

▲ 25.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	184	**153**	20.3%

5-year Aug average: **19**

New Pendings 16

↔ 0.0% from Jul 2026: **16**

▼ -11.1% from Aug 2025: **18**

YTD	2026	2025	+/-
	158	**138**	14.5%

5-year Aug average: **19**

Closed Sales 17

▼ -37.0% from Jul 2026: **27**

▼ -5.6% from Aug 2025: **18**

YTD	2026	2025	+/-
	153	**132**	15.9%

5-year Aug average: **20**

Median Sold Price $560,000

▲ 2.8% from Jul 2026: **$545,000**

▲ 10.8% from Aug 2025: **$505,500**

YTD	2026	2025	+/-
	$540,000	**$505,500**	6.8%

5-year Aug average: **$477,700**

Summary

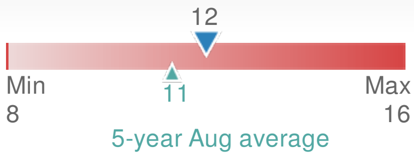
In Springfield (Delaware, PA), the median sold price for Detached properties for August was $560,000, representing an increase of 2.8% compared to last month and an increase of 10.8% from Aug 2025. The average days on market for units sold in August was 12 days, 5% above the 5-year August average of 11 days. There was no month over month change in new contract activity with 16 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 16.7% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.11 in July and a decrease from 1.62 in August 2025. The Contract Ratio is 50% lower than the 5-year August average of 1.79. 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 21

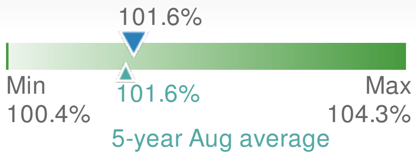
Jul 2026	Aug 2025
18	**13**

Avg DOM 12



Jul 2026	Aug 2025	YTD
7	**11**	**13**

Avg Sold to OLP Ratio 101.6%



Jul 2026	Aug 2025	YTD
104.8%	**100.6%**	**102.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Springfield (Delaware, PA) - Attached

New Listings 1

▼-75.0% from Jul 2026: 4

▼-75.0% from Aug 2025: 4

YTD	2026	2025	+/-
	30	31	-3.2%

5-year Aug average: **3**

New Pendings 2

▼-66.7% from Jul 2026: 6

◄► 0.0% from Aug 2025: 0

YTD	2026	2025	+/-
	31	26	19.2%

5-year Aug average: **2**

Closed Sales 5

▼-16.7% from Jul 2026: 6

▲25.0% from Aug 2025: 4

YTD	2026	2025	+/-
	32	27	18.5%

5-year Aug average: **3**

Median Sold Price $360,000

▼-21.3% from Jul 2026: $457,250

▼-7.7% from Aug 2025: $389,950

YTD	2026	2025	+/-
	$395,000	$400,000	-1.3%

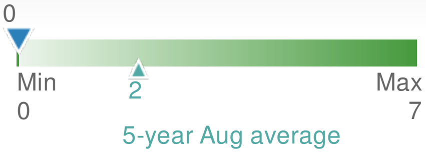
5-year Aug average: **$364,890**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for August was $360,000, representing a decrease of 21.3% compared to last month and a decrease of 7.7% from Aug 2025. The average days on market for units sold in August was 31 days, 125% above the 5-year August average of 14 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 100% decrease in supply to 0 active units.

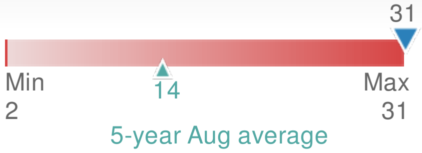
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 7.00 in July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 0



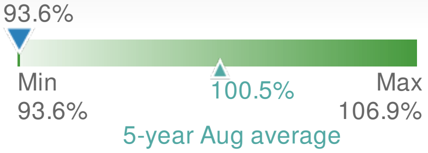
Jul 2026	Aug 2025
1	7

Avg DOM 31



Jul 2026	Aug 2025	YTD
8	16	19

Avg Sold to OLP Ratio 93.6%



Jul 2026	Aug 2025	YTD
103.0%	101.2%	100.1%

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
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August 2026

Springfield (Delaware, PA) - Attached/Townhouse

New Listings 0

▼ -100.0% from Jul 2026: **4**

▼ -100.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	27	**24**	12.5%

5-year Aug average: **2**

New Pendings 1

▼ -83.3% from Jul 2026: **6**

↔ 0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	28	**21**	33.3%

5-year Aug average: **2**

Closed Sales 5

↔ 0.0% from Jul 2026: **5**

▲ 25.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	29	**22**	31.8%

5-year Aug average: **3**

Median Sold Price $360,000

▼ -22.5% from Jul 2026: **$464,500**

▼ -7.7% from Aug 2025: **$389,950**

YTD	2026	2025	+/-
	$390,000	**$400,000**	-2.5%

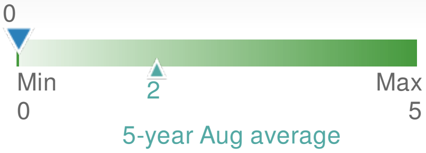
5-year Aug average: **$370,890**

Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $360,000, representing a decrease of 22.5% compared to last month and a decrease of 7.7% from Aug 2025. The average days on market for units sold in August was 31 days, 107% above the 5-year August average of 15 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 100% decrease in supply to 0 active units.

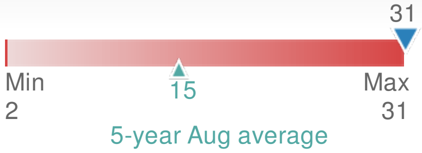
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 7.00 in July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 0



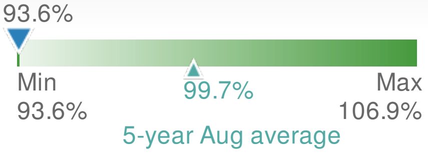
Jul 2026	Aug 2025
1	**5**

Avg DOM 31



Jul 2026	Aug 2025	YTD
9	**16**	**17**

Avg Sold to OLP Ratio 93.6%



Jul 2026	Aug 2025	YTD
104.2%	**101.2%**	**100.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by

Lauren Davis

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August 2026

Unionville-Chadds Ford (Delaware, PA)

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New Listings 5

▼-28.6% from Jul 2026: **7**

▼-44.4% from Aug 2025: **9**

YTD	2026	2025	+/-
	67	**73**	-8.2%

5-year Aug average: **6**

New Pendings 6

▼-25.0% from Jul 2026: **8**

▼-25.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	57	**45**	26.7%

5-year Aug average: **6**

Closed Sales 11

▲120.0% from Jul 2026: **5**

▲175.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	49	**38**	28.9%

5-year Aug average: **8**

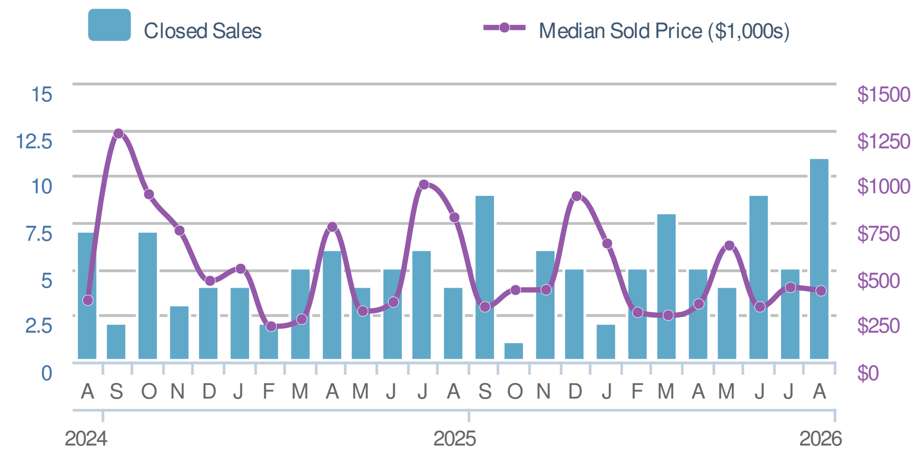
Median Sold Price $380,000

▼-4.8% from Jul 2026: **$399,000**

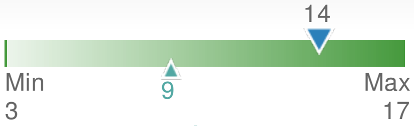
▼-51.0% from Aug 2025: **$775,000**

YTD	2026	2025	+/-
	$344,900	**$337,000**	2.3%

5-year Aug average: **$472,000**



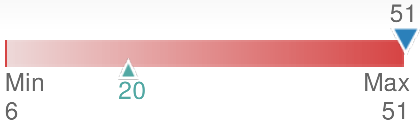
Active Listings 14



5-year Aug average

Jul 2026	Aug 2025
18	**17**

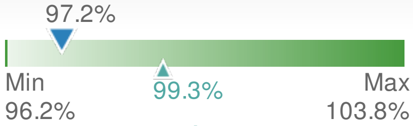
Avg DOM 51



5-year Aug average

Jul 2026	Aug 2025	YTD
22	**15**	**41**

Avg Sold to OLP Ratio 97.2%



5-year Aug average

Jul 2026	Aug 2025	YTD
96.4%	**96.2%**	**97.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Unionville-Chadds Ford (Delaware, PA) - Detached

New Listings 3

▲ 50.0% from Jul 2026: **2**

▼ -50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	30	**40**	-25.0%

5-year Aug average: **4**

New Pendings 2

▼ -33.3% from Jul 2026: **3**

▼ -50.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	19	**20**	-5.0%

5-year Aug average: **3**

Closed Sales 4

▲ 300.0% from Jul 2026: **1**

▲ 33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	15	**17**	-11.8%

5-year Aug average: **3**

Median Sold Price $1,042,625

▲ 34.5% from Jul 2026: **$775,000**

▲ 10.9% from Aug 2025: **$940,000**

YTD	2026	2025	+/-
	$1,000,000	**$850,000**	17.6%

5-year Aug average: **$868,485**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for August was $1,042,625, representing an increase of 34.5% compared to last month and an increase of 10.9% from Aug 2025. The average days on market for units sold in August was 33 days, 53% above the 5-year August average of 22 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 9; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.92 in July and an increase from 0.56 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.59. 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.

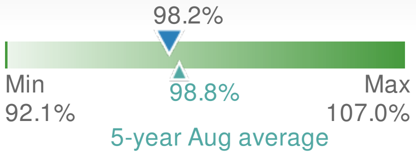
Active Listings 10

Jul 2026	Aug 2025
12	**9**

Avg DOM 33

Jul 2026	Aug 2025	YTD
86	**19**	**25**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
88.6%	**96.3%**	**99.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

New Listings 2

-60.0% from Jul 2026: **5**

-33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	37	**33**	12.1%

5-year Aug average: **2**

New Pendings 4

-20.0% from Jul 2026: **5**

0.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	38	**25**	52.0%

5-year Aug average: **3**

Closed Sales 7

75.0% from Jul 2026: **4**

600.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	34	**21**	61.9%

5-year Aug average: **5**

Median Sold Price $330,000

-10.1% from Jul 2026: **$367,000**

43.5% from Aug 2025: **$230,000**

YTD	2026	2025	+/-
	$262,500	**$228,000**	15.1%

5-year Aug average: **$259,800**

Summary

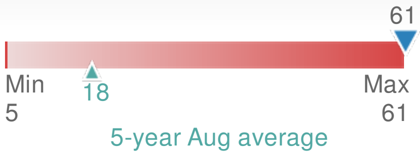
In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for August was $330,000, representing a decrease of 10.1% compared to last month and an increase of 43.5% from Aug 2025. The average days on market for units sold in August was 61 days, 243% above the 5-year August average of 18 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and a 33.3% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from July and an increase from 0.75 in August 2025. The Contract Ratio is 20% higher than the 5-year August 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 4

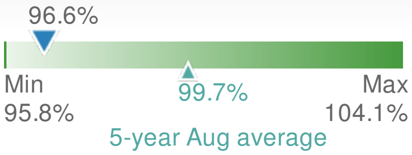
Jul 2026	Aug 2025
6	**8**

Avg DOM 61



Jul 2026	Aug 2025	YTD
7	**6**	**48**

Avg Sold to OLP Ratio 96.6%



Jul 2026	Aug 2025	YTD
98.3%	**95.8%**	**96.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
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August 2026

Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

New Listings 0

-100.0% from Jul 2026: **1**
-100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	17	**14**	21.4%

5-year Aug average: **1**

New Pendings 1

-66.7% from Jul 2026: **3**
0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	17	**11**	54.5%

5-year Aug average: **1**

Closed Sales 3

50.0% from Jul 2026: **2**
200.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	15	**10**	50.0%

5-year Aug average: **2**

Median Sold Price $330,000

-10.1% from Jul 2026: **$367,000**
43.5% from Aug 2025: **$230,000**

YTD	2026	2025	+/-
	$335,000	**$265,000**	26.4%

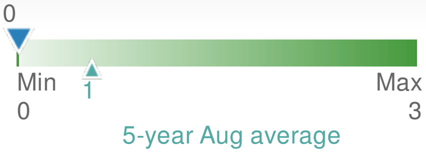
5-year Aug average: **$289,800**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $330,000, representing a decrease of 10.1% compared to last month and an increase of 43.5% from Aug 2025. The average days on market for units sold in August was 16 days, 111% above the 5-year August average of 8 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 2; and a 100% decrease in supply to 0 active units.

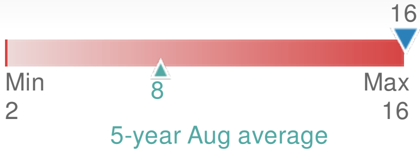
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 4.00 in July and a decrease from 0.67 in August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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 0



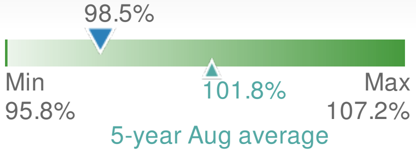
Jul 2026	Aug 2025
1	**3**

Avg DOM 16



Jul 2026	Aug 2025	YTD
9	**6**	**34**

Avg Sold to OLP Ratio 98.5%



Jul 2026	Aug 2025	YTD
96.7%	**95.8%**	**96.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2026
Upper Darby (Delaware, PA)

New Listings 75

-15.7% from Jul 2026: **89**

2.7% from Aug 2025: **73**

YTD	2026	2025	+/-
	763	**726**	5.1%

5-year Aug average: **87**

New Pendings 74

1.4% from Jul 2026: **73**

-3.9% from Aug 2025: **77**

YTD	2026	2025	+/-
	592	**606**	-2.3%

5-year Aug average: **77**

Closed Sales 65

-20.7% from Jul 2026: **82**

-27.0% from Aug 2025: **89**

YTD	2026	2025	+/-
	547	**585**	-6.5%

5-year Aug average: **81**

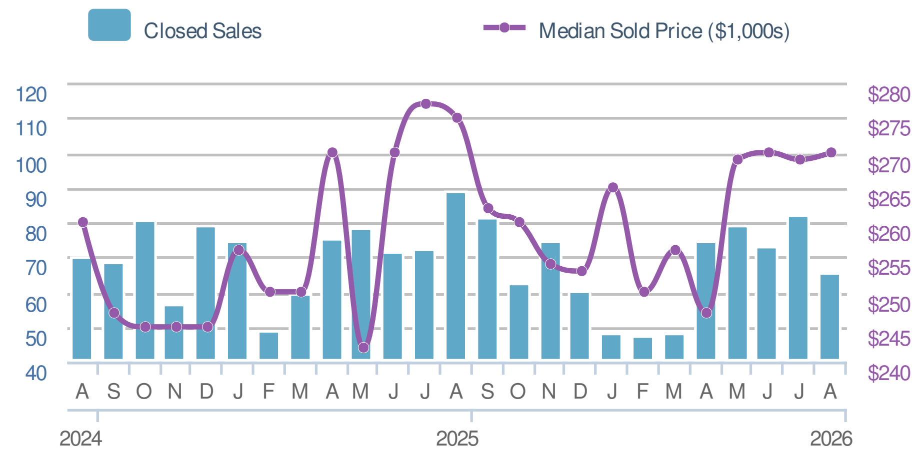
Median Sold Price $270,000

0.0% from Jul 2026: **$269,950**

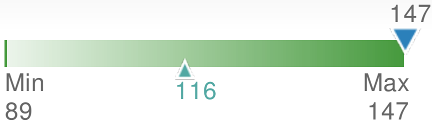
-1.8% from Aug 2025: **$275,000**

YTD	2026	2025	+/-
	$262,000	**$260,000**	0.8%

5-year Aug average: **$250,400**



Active Listings 147



Min 89

Max 147

5-year Aug average

Jul 2026	Aug 2025
151	**96**

Avg DOM 32

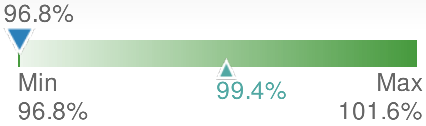
Min 15

Max 32

5-year Aug average

Jul 2026	Aug 2025	YTD
23	**23**	**27**

Avg Sold to OLP Ratio 96.8%



Min 96.8%

Max 101.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.0%	**96.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Upper Darby (Delaware, PA) - Detached

New Listings 24

▼ -7.7% from Jul 2026: **26**

▲ 33.3% from Aug 2025: **18**

YTD	2026	2025	+/-
	234	**206**	13.6%

5-year Aug average: **27**

New Pendings 24

▼ -7.7% from Jul 2026: **26**

▲ 26.3% from Aug 2025: **19**

YTD	2026	2025	+/-
	186	**183**	1.6%

5-year Aug average: **23**

Closed Sales 25

↔ 0.0% from Jul 2026: **25**

▼ -35.9% from Aug 2025: **39**

YTD	2026	2025	+/-
	169	**185**	-8.6%

5-year Aug average: **30**

Median Sold Price $406,000

▼ -6.7% from Jul 2026: **$435,000**

▲ 12.8% from Aug 2025: **$360,000**

YTD	2026	2025	+/-
	$390,000	**$372,500**	4.7%

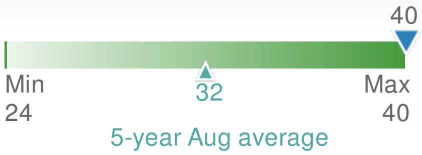
5-year Aug average: **$370,550**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for August was $406,000, representing a decrease of 6.7% compared to last month and an increase of 12.8% from Aug 2025. The average days on market for units sold in August was 37 days, 68% above the 5-year August average of 22 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 22% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 32; and a 2.6% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.05 in July and a decrease from 1.13 in August 2025. The Contract Ratio is 22% lower than the 5-year August average of 1.03. 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 40

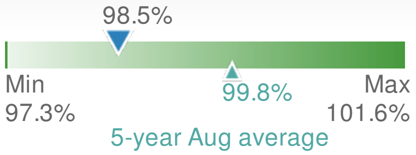


Jul 2026	Aug 2025
39	**24**

Avg DOM 37

Jul 2026	Aug 2025	YTD
20	**27**	**24**

Avg Sold to OLP Ratio 98.5%



Jul 2026	Aug 2025	YTD
99.7%	**97.3%**	**99.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 51

▼ -19.0% from Jul 2026: **63**

▼ -7.3% from Aug 2025: **55**

YTD	2026	2025	+/-
	529	**520**	1.7%

5-year Aug average: **60**

New Pendings 50

▲ 6.4% from Jul 2026: **47**

▼ -13.8% from Aug 2025: **58**

YTD	2026	2025	+/-
	406	**423**	-4.0%

5-year Aug average: **54**

Closed Sales 40

▼ -29.8% from Jul 2026: **57**

▼ -20.0% from Aug 2025: **50**

YTD	2026	2025	+/-
	378	**400**	-5.5%

5-year Aug average: **51**

Median Sold Price $234,000

▼ -1.1% from Jul 2026: **$236,500**

▼ -2.5% from Aug 2025: **$239,950**

YTD	2026	2025	+/-
	$235,000	**$235,000**	0.0%

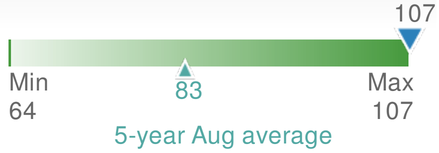
5-year Aug average: **$221,890**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for August was $234,000, representing a decrease of 1.1% compared to last month and a decrease of 2.5% from Aug 2025. The average days on market for units sold in August was 29 days, 48% above the 5-year August average of 20 days. There was a 6.4% month over month increase in new contract activity with 50 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 72; and a 4.5% decrease in supply to 107 active units.

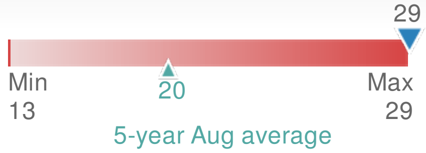
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.60 in July and a decrease from 1.14 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 107



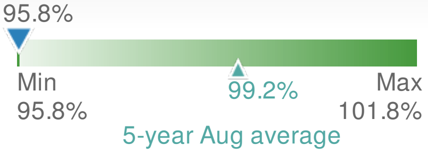
Jul 2026	Aug 2025
112	**72**

Avg DOM 29



Jul 2026	Aug 2025	YTD
24	**20**	**29**

Avg Sold to OLP Ratio 95.8%



Jul 2026	Aug 2025	YTD
98.7%	**96.6%**	**97.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

New Listings 50

▼ -19.4% from Jul 2026: **62**

▼ -9.1% from Aug 2025: **55**

YTD	2026	2025	+/-
	525	**516**	1.7%

5-year Aug average: **59**

New Pendings 49

▲ 8.9% from Jul 2026: **45**

▼ -15.5% from Aug 2025: **58**

YTD	2026	2025	+/-
	402	**419**	-4.1%

5-year Aug average: **54**

Closed Sales 39

▼ -31.6% from Jul 2026: **57**

▼ -22.0% from Aug 2025: **50**

YTD	2026	2025	+/-
	376	**393**	-4.3%

5-year Aug average: **51**

Median Sold Price $236,000

▼ -0.2% from Jul 2026: **$236,500**

▼ -1.6% from Aug 2025: **$239,950**

YTD	2026	2025	+/-
	$235,500	**$238,500**	-1.3%

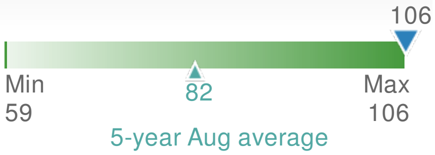
5-year Aug average: **$222,290**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $236,000, representing a decrease of 0.2% compared to last month and a decrease of 1.6% from Aug 2025. The average days on market for units sold in August was 27 days, 41% above the 5-year August average of 19 days. There was an 8.9% month over month increase in new contract activity with 49 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 70; and a 4.5% decrease in supply to 106 active units.

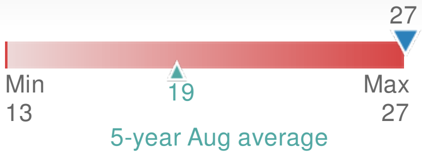
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.59 in July and a decrease from 1.14 in August 2025. The Contract Ratio is 34% lower than the 5-year August average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 106



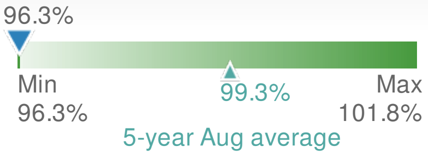
Jul 2026	Aug 2025
111	**72**

Avg DOM 27



Jul 2026	Aug 2025	YTD
24	**20**	**28**

Avg Sold to OLP Ratio 96.3%



Jul 2026	Aug 2025	YTD
98.7%	**96.6%**	**97.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

August 2026

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 24

▼-31.4% from Jul 2026: **35**

▲50.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	233	**231**	0.9%

5-year Aug average: **24**

New Pendings 25

▼-13.8% from Jul 2026: **29**

▲4.2% from Aug 2025: **24**

YTD	2026	2025	+/-
	205	**182**	12.6%

5-year Aug average: **22**

Closed Sales 24

▼-14.3% from Jul 2026: **28**

▲4.3% from Aug 2025: **23**

YTD	2026	2025	+/-
	193	**167**	15.6%

5-year Aug average: **27**

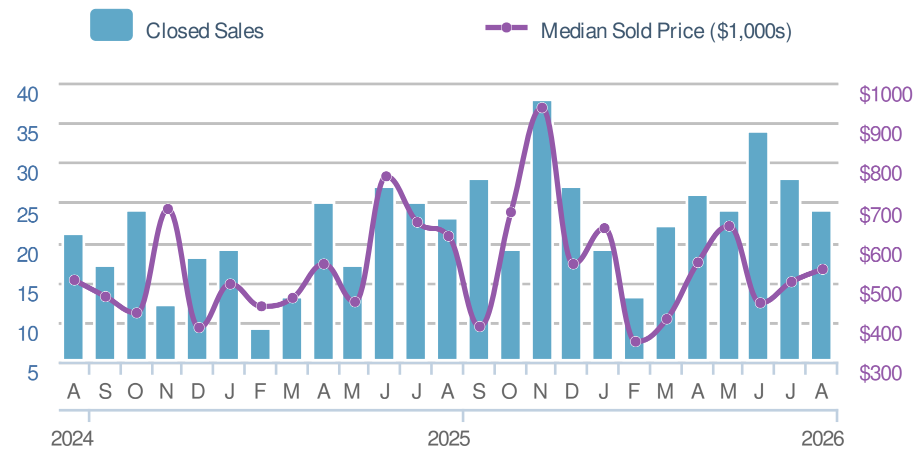
Median Sold Price $532,500

▲6.5% from Jul 2026: **$500,000**

▼-13.4% from Aug 2025: **$615,000**

YTD	2026	2025	+/-
	$540,000	**$615,000**	-12.2%

5-year Aug average: **$511,750**



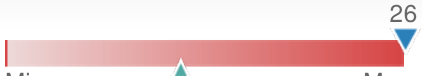
Active Listings 42

Min 20 Max 42

5-year Aug average

Jul 2026	Aug 2025
47	**38**

Avg DOM 26



Min 15 Max 26

5-year Aug average

Jul 2026	Aug 2025	YTD
31	**24**	**35**

Avg Sold to OLP Ratio 97.4%

Min 97.4% Max 104.8%

5-year Aug average

Jul 2026	Aug 2025	YTD
98.1%	**98.0%**	**98.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

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

New Listings 9

▼-35.7% from Jul 2026: **14**

▲12.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	140	**151**	-7.3%

5-year Aug average: **14**

New Pendings 9

▼-55.0% from Jul 2026: **20**

▼-25.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	115	**122**	-5.7%

5-year Aug average: **11**

Closed Sales 16

▲6.7% from Jul 2026: **15**

↔0.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	116	**120**	-3.3%

5-year Aug average: **17**

Median Sold Price $605,000

▼-13.9% from Jul 2026: **$703,000**

▼-15.7% from Aug 2025: **$717,500**

YTD	2026	2025	+/-
	$701,500	**$700,000**	0.2%

5-year Aug average: **$640,500**

Summary

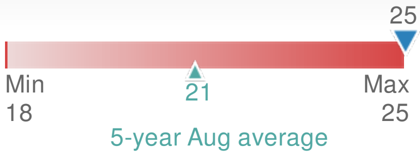
In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for August was $605,000, representing a decrease of 13.9% compared to last month and a decrease of 15.7% from Aug 2025. The average days on market for units sold in August was 25 days, 17% above the 5-year August average of 21 days. There was a 55% month over month decrease in new contract activity with 9 New Pendings; a 35% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and a 20.8% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.83 in July and a decrease from 1.06 in August 2025. The Contract Ratio is 25% lower than the 5-year August average of 0.91. 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

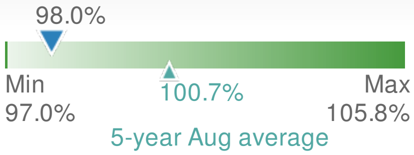
Jul 2026	Aug 2025
24	**17**

Avg DOM 25



Jul 2026	Aug 2025	YTD
20	**21**	**23**

Avg Sold to OLP Ratio 98.0%



Jul 2026	Aug 2025	YTD
99.6%	**98.4%**	**100.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Wallingford-Swarthmore (Delaware, PA) - Attached

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

New Listings 15

▼ -28.6% from Jul 2026: **21**

▲ 87.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	93	**80**	16.3%

5-year Aug average: **10**

New Pendings 16

▲ 77.8% from Jul 2026: **9**

▲ 33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	90	**60**	50.0%

5-year Aug average: **10**

Closed Sales 8

▼ -38.5% from Jul 2026: **13**

▲ 14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	77	**47**	63.8%

5-year Aug average: **10**

Median Sold Price $259,950

▲ 23.8% from Jul 2026: **$210,000**

▼ -32.5% from Aug 2025: **$385,000**

YTD	2026	2025	+/-
	$240,000	**$295,000**	-18.6%

5-year Aug average: **$271,440**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for August was $259,950, representing an increase of 23.8% compared to last month and a decrease of 32.5% from Aug 2025. The average days on market for units sold in August was 27 days, 52% above the 5-year August average of 18 days. There was a 77.8% month over month increase in new contract activity with 16 New Pendings; a 70% MoM increase in All Pendings (new contracts + contracts carried over from July) to 17; and no change in supply with 23 active units.

This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.43 in July and a decrease from 1.62 in August 2025. The Contract Ratio is 56% lower than the 5-year August average of 1.70. 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.

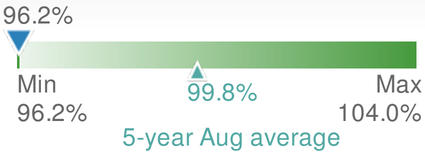
Active Listings 23

Jul 2026	Aug 2025
23	**21**

Avg DOM 27

Jul 2026	Aug 2025	YTD
44	**29**	**54**

Avg Sold to OLP Ratio 96.2%



Jul 2026	Aug 2025	YTD
96.4%	**97.0%**	**95.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

New Listings 6

▼-53.8% from Jul 2026: **13**

▲200.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	49	**41**	19.5%

5-year Aug average: **5**

New Pendings 8

▲166.7% from Jul 2026: **3**

▲14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	45	**38**	18.4%

5-year Aug average: **5**

Closed Sales 3

▼-62.5% from Jul 2026: **8**

▼-40.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	39	**31**	25.8%

5-year Aug average: **5**

Median Sold Price $265,000

▲15.2% from Jul 2026: **$230,000**

▼-35.7% from Aug 2025: **$412,000**

YTD	2026	2025	+/-
	$240,000	**$385,000**	-37.7%

5-year Aug average: **$299,800**

Summary

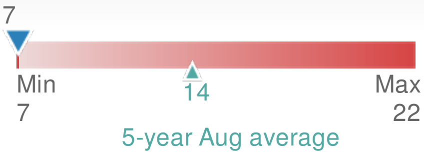
In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $265,000, representing an increase of 15.2% compared to last month and a decrease of 35.7% from Aug 2025. The average days on market for units sold in August was 7 days, 49% below the 5-year August average of 14 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 166.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 8; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.25 in July and a decrease from 5.25 in August 2025. The Contract Ratio is 66% lower than the 5-year August average of 2.35. 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

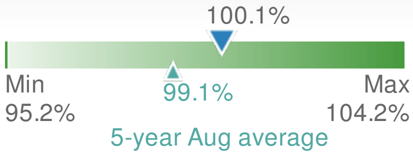
Jul 2026	Aug 2025
12	**4**

Avg DOM 7



Jul 2026	Aug 2025	YTD
22	**18**	**27**

Avg Sold to OLP Ratio 100.1%



Jul 2026	Aug 2025	YTD
98.0%	**97.6%**	**97.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2026

West Chester Area (Delaware, PA)

New Listings 1

▼ -90.0% from Jul 2026: **10**

▼ -87.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	38	**63**	-39.7%

5-year Aug average: **4**

New Pendings 5

▼ -28.6% from Jul 2026: **7**

▲ 25.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	31	**50**	-38.0%

5-year Aug average: **4**

Closed Sales 7

▲ 40.0% from Jul 2026: **5**

▼ -22.2% from Aug 2025: **9**

YTD	2026	2025	+/-
	26	**51**	-49.0%

5-year Aug average: **7**

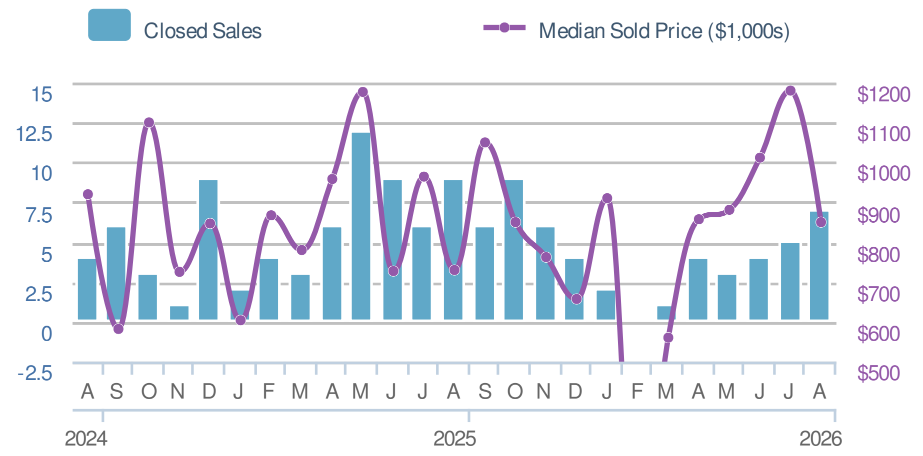
Median Sold Price $850,000

▼ -28.0% from Jul 2026: **$1,180,000**

▲ 16.4% from Aug 2025: **$730,000**

YTD	2026	2025	+/-
	$940,000	**$810,000**	16.0%

5-year Aug average: **$797,500**



Active Listings 7

7

Min 1 | 9 | Max 18

5-year Aug average

Jul 2026	Aug 2025
10	**18**

Avg DOM 14

14

Min 6 | 12 | Max 16

5-year Aug average

Jul 2026	Aug 2025	YTD
6	**9**	**25**

Avg Sold to OLP Ratio 97.2%

97.2%

Min 96.3% | 99.8% | Max 102.3%

5-year Aug average

Jul 2026	Aug 2025	YTD
106.8%	**101.2%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

West Chester Area (Delaware, PA) - Detached

New Listings 1

▼-85.7% from Jul 2026: **7**

▼-83.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	32	**51**	-37.3%

5-year Aug average: **3**

New Pendings 5

↔0.0% from Jul 2026: **5**

▲25.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	28	**41**	-31.7%

5-year Aug average: **3**

Closed Sales 6

▲20.0% from Jul 2026: **5**

▲50.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	24	**40**	-40.0%

5-year Aug average: **4**

Median Sold Price $946,000

▼-19.8% from Jul 2026: **$1,180,000**

▲24.5% from Aug 2025: **$760,000**

YTD	2026	2025	+/-
	$1,002,000	**$932,500**	7.5%

5-year Aug average: **$941,200**

Summary

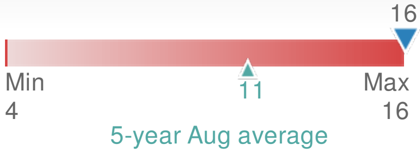
In West Chester Area (Delaware, PA), the median sold price for Detached properties for August was $946,000, representing a decrease of 19.8% compared to last month and an increase of 24.5% from Aug 2025. The average days on market for units sold in August was 16 days, 40% above the 5-year August average of 11 days. There was no month over month change in new contract activity with 5 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 7; and a 37.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 1.13 in July and an increase from 0.47 in August 2025. The Contract Ratio is 14% higher than the 5-year August average of 1.23. 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 5

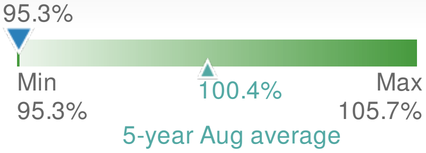
Jul 2026	Aug 2025
8	**15**

Avg DOM 16



Jul 2026	Aug 2025	YTD
6	**10**	**25**

Avg Sold to OLP Ratio 95.3%



Jul 2026	Aug 2025	YTD
106.8%	**100.0%**	**100.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

West Chester Area (Delaware, PA) - Attached

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

New Listings 0

-100.0% from Jul 2026: **3**

-100.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	6	**12**	-50.0%

5-year Aug average: **1**

New Pendings 0

-100.0% from Jul 2026: **2**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	3	**9**	-66.7%

5-year Aug average: **1**

Closed Sales 1

0.0% from Jul 2026: **0**

-80.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	2	**11**	-81.8%

5-year Aug average: **3**

Median Sold Price $590,000

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

-6.7% from Aug 2025: **$632,500**

YTD	2026	2025	+/-
	$692,500	**$632,500**	9.5%

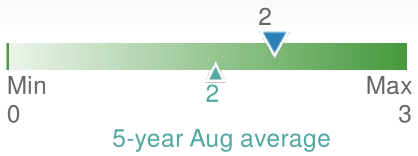
5-year Aug average: **$630,100**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for August was $590,000, representing an increase of 0% compared to last month and a decrease of 6.7% from Aug 2025. The average days on market for units sold in August was 5 days, 50% below the 5-year August average of 10 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 67% higher than the 5-year August average of 0.30. 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 2

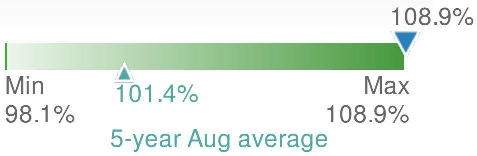


Jul 2026	Aug 2025
2	**3**

Avg DOM 5

Jul 2026	Aug 2025	YTD
0	**8**	**21**

Avg Sold to OLP Ratio 108.9%



Jul 2026	Aug 2025	YTD
0.0%	**102.2%**	**105.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

West Chester Area (Delaware, PA) - Attached/Townhouse

New Listings 0

-100.0%	-100.0%
from Jul 2026: **2**	from Aug 2025: **2**

YTD	2026	2025	+/-
	5	**12**	-58.3%

5-year Aug average: **1**

New Pendings 0

-100.0%	0.0%
from Jul 2026: **2**	from Aug 2025: **0**

YTD	2026	2025	+/-
	3	**9**	-66.7%

5-year Aug average: **1**

Closed Sales 1

0.0%	-80.0%
from Jul 2026: **0**	from Aug 2025: **5**

YTD	2026	2025	+/-
	2	**11**	-81.8%

5-year Aug average: **3**

Median Sold Price $590,000

0.0%	-6.7%
from Jul 2026: **$0**	from Aug 2025: **$632,500**

YTD	2026	2025	+/-
	$692,500	**$632,500**	9.5%

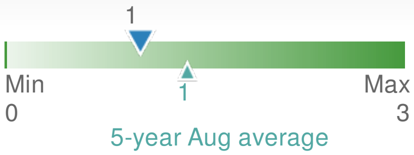
5-year Aug average: **$630,100**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $590,000, representing an increase of 0% compared to last month and a decrease of 6.7% from Aug 2025. The average days on market for units sold in August was 5 days, 50% below the 5-year August average of 10 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and no change in supply with 1 active units.

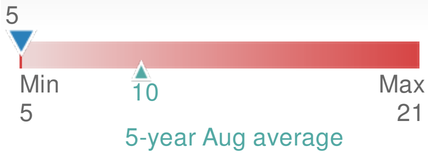
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 150% higher than the 5-year August average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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



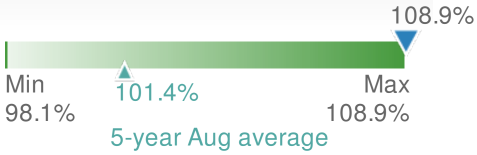
Jul 2026	Aug 2025
1	**3**

Avg DOM 5



Jul 2026	Aug 2025	YTD
0	**8**	**21**

Avg Sold to OLP Ratio 108.9%



Jul 2026	Aug 2025	YTD
0.0%	**102.2%**	**105.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

William Penn (Delaware, PA)

New Listings 44

▲ 2.3% from Jul 2026: **43**

▲ 12.8% from Aug 2025: **39**

YTD	2026	2025	+/-
	321	**324**	-0.9%

5-year Aug average: **43**

New Pendings 34

▲ 9.7% from Jul 2026: **31**

▼ -8.1% from Aug 2025: **37**

YTD	2026	2025	+/-
	233	**258**	-9.7%

5-year Aug average: **38**

Closed Sales 28

▲ 16.7% from Jul 2026: **24**

↔ 0.0% from Aug 2025: **28**

YTD	2026	2025	+/-
	205	**242**	-15.3%

5-year Aug average: **31**

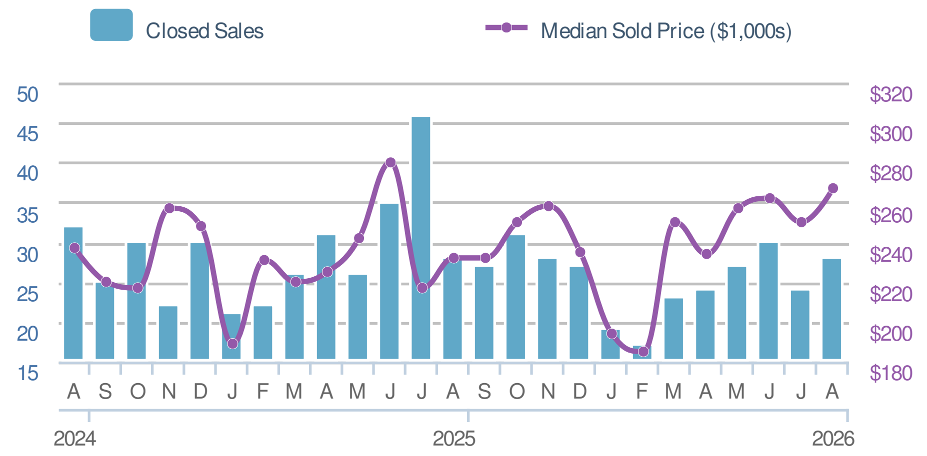
Median Sold Price $267,450

▲ 7.0% from Jul 2026: **$250,000**

▲ 15.3% from Aug 2025: **$232,000**

YTD	2026	2025	+/-
	$246,500	**$235,000**	4.9%

5-year Aug average: **$226,990**



Active Listings 95

Min	5-year Aug average	Max
52	72	95

Jul 2026	Aug 2025
91	**70**

Avg DOM 33

Min	5-year Aug average	Max
20	28	33

Jul 2026	Aug 2025	YTD
24	**31**	**42**

Avg Sold to OLP Ratio 96.9%

Min	5-year Aug average	Max
95.8%	97.5%	98.7%

Jul 2026	Aug 2025	YTD
98.2%	**95.8%**	**96.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

William Penn (Delaware, PA) - Detached

New Listings 9

▼-47.1% from Jul 2026: **17**

▲80.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	89	**89**	0.0%

5-year Aug average: **11**

New Pendings 15

▲66.7% from Jul 2026: **9**

▲25.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	69	**83**	-16.9%

5-year Aug average: **13**

Closed Sales 9

▲28.6% from Jul 2026: **7**

▲50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	52	**77**	-32.5%

5-year Aug average: **10**

Median Sold Price $340,000

↔0.0% from Jul 2026: **$340,000**

▲8.5% from Aug 2025: **$313,250**

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

5-year Aug average: **$308,647**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for August was $340,000, representing no change compared to last month and an increase of 8.5% from Aug 2025. The average days on market for units sold in August was 13 days, 17% below the 5-year August average of 16 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and a 13.6% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.68 in July and a decrease from 1.27 in August 2025. The Contract Ratio is 30% lower than the 5-year August average of 1.44. 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.

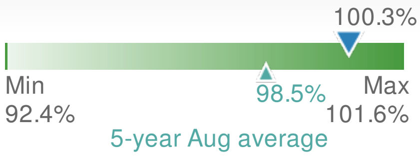
Active Listings 19

Jul 2026	Aug 2025
22	**11**

Avg DOM 13

Jul 2026	Aug 2025	YTD
8	**13**	**18**

Avg Sold to OLP Ratio 100.3%



Jul 2026	Aug 2025	YTD
101.2%	**92.4%**	**100.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 35

▲34.6% from Jul 2026: **26**

▲2.9% from Aug 2025: **34**

YTD	2026	2025	+/-
	232	**235**	-1.3%

5-year Aug average: **32**

New Pendings 19

▼-13.6% from Jul 2026: **22**

▼-24.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	164	**175**	-6.3%

5-year Aug average: **25**

Closed Sales 19

▲11.8% from Jul 2026: **17**

▼-13.6% from Aug 2025: **22**

YTD	2026	2025	+/-
	153	**165**	-7.3%

5-year Aug average: **21**

Median Sold Price $235,000

▲2.2% from Jul 2026: **$230,000**

▲13.7% from Aug 2025: **$206,699**

YTD	2026	2025	+/-
	$217,000	**$200,000**	8.5%

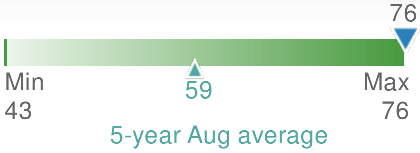
5-year Aug average: **$194,970**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for August was $235,000, representing an increase of 2.2% compared to last month and an increase of 13.7% from Aug 2025. The average days on market for units sold in August was 42 days, 34% above the 5-year August average of 31 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 10.1% increase in supply to 76 active units.

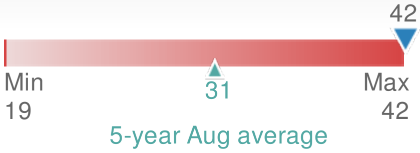
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.45 in July and a decrease from 0.49 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 0.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 76



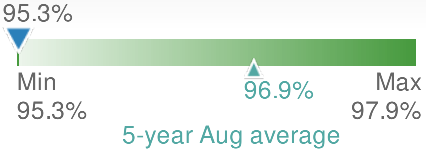
Jul 2026	Aug 2025
69	**59**

Avg DOM 42



Jul 2026	Aug 2025	YTD
31	**36**	**51**

Avg Sold to OLP Ratio 95.3%



Jul 2026	Aug 2025	YTD
96.9%	**96.7%**	**95.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

William Penn (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 35

▲ 40.0% from Jul 2026: **25**

▲ 2.9% from Aug 2025: **34**

YTD	2026	2025	+/-
	226	**228**	-0.9%

5-year Aug average: **31**

New Pendings 17

▼ -19.0% from Jul 2026: **21**

▼ -29.2% from Aug 2025: **24**

YTD	2026	2025	+/-
	159	**169**	-5.9%

5-year Aug average: **24**

Closed Sales 18

▲ 20.0% from Jul 2026: **15**

▼ -5.3% from Aug 2025: **19**

YTD	2026	2025	+/-
	149	**158**	-5.7%

5-year Aug average: **19**

Median Sold Price $233,500

▲ 0.6% from Jul 2026: **$232,000**

▲ 11.2% from Aug 2025: **$210,000**

YTD	2026	2025	+/-
	$220,000	**$206,699**	6.4%

5-year Aug average: **$199,200**

Summary

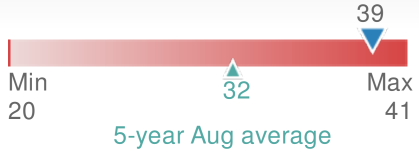
In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $233,500, representing an increase of 0.6% compared to last month and an increase of 11.2% from Aug 2025. The average days on market for units sold in August was 39 days, 22% above the 5-year August average of 32 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 29; and a 12.3% increase in supply to 73 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.46 in July and a decrease from 0.49 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 0.60. 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 73

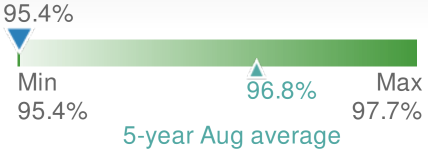
Jul 2026	Aug 2025
65	**59**

Avg DOM 39



Jul 2026	Aug 2025	YTD
27	**41**	**50**

Avg Sold to OLP Ratio 95.4%



Jul 2026	Aug 2025	YTD
96.7%	**96.2%**	**95.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.