August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Garnet Valley (Delaware, PA)

Presented by
Lauren Davis
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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**

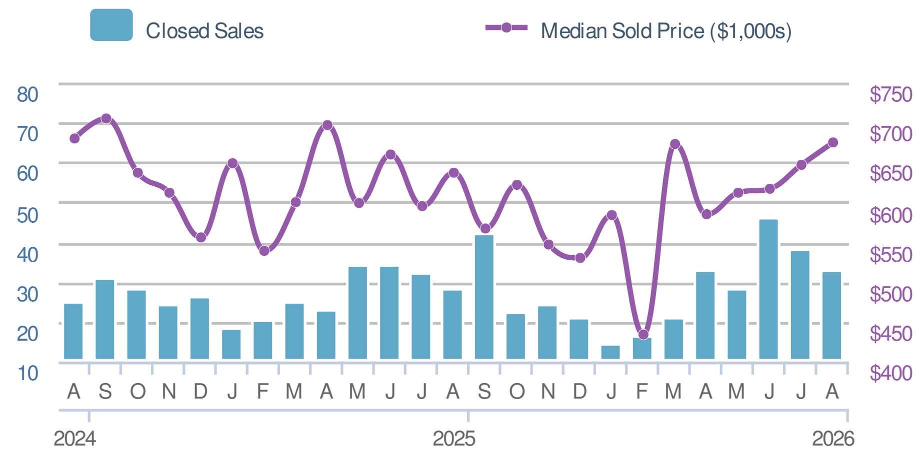
Median Sold Price $675,000

▲ 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	37	Max
26		44

5-year Aug average

Jul 2026	Aug 2025
42	**43**

Avg DOM 23

23

Min	19	Max
9		35

5-year Aug average

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

Avg Sold to OLP Ratio 102.6%

102.6%

Min	101.6%	Max
96.7%		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

Local Market **Insight**

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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

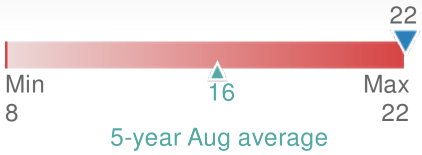
In Garnet Valley (Delaware, PA), the median sold price for Detached properties for August was $697,500, representing a decrease of 10% compared to last month and a decrease of 12% from Aug 2025. The average days on market for units sold in August was 22 days, 41% above the 5-year August average of 16 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

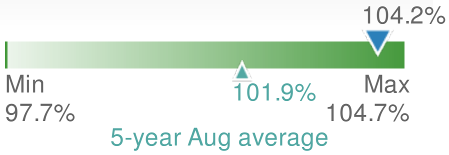
Jul 2026	Aug 2025
30	**29**

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.

MarketStats by ShowingTime

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August 2026

Garnet Valley (Delaware, PA) - Attached

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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%

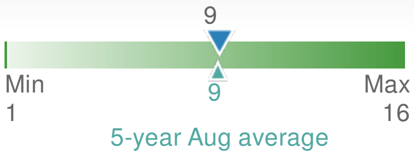
5-year Aug average: **$431,208**

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

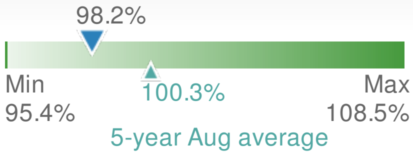


Jul 2026	Aug 2025
12	**14**

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%**

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August 2026

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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

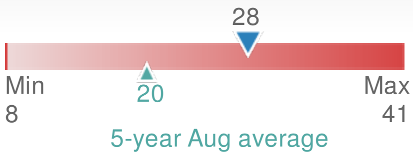
In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $550,000, representing an increase of 29.4% compared to last month and an increase of 30.7% from Aug 2025. The average days on market for units sold in August was 28 days, 39% above the 5-year August 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

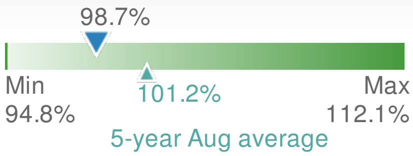
Jul 2026	Aug 2025
11	**10**

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.