August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Haverford Township (Delaware, PA)

MarketStats
by ShowingTime

Presented by
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August 2026

Haverford Township (Delaware, PA)

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**

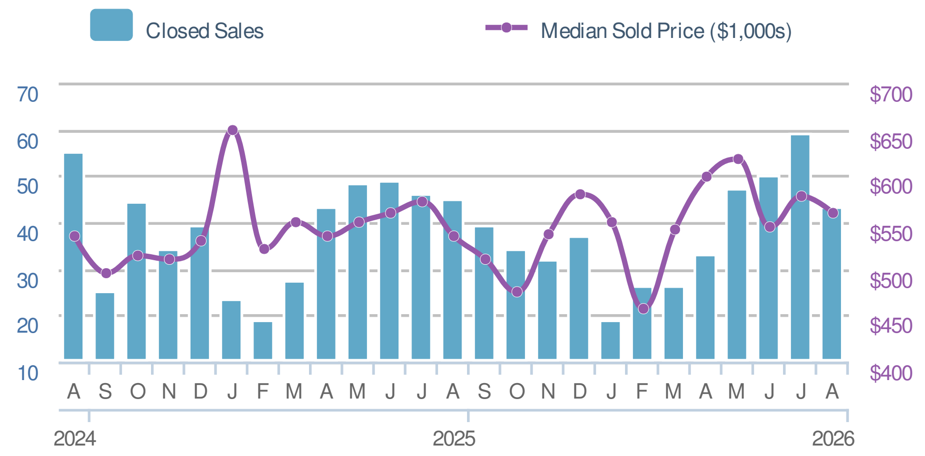
Median Sold Price $560,000

▼ -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

42

Min	5-year Aug average	Max
21	34	42

Jul 2026	Aug 2025
50	**39**

Avg DOM 14

14

Min	5-year Aug average	Max
10	12	14

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

Avg Sold to OLP Ratio 100.2%

100.2%

Min	5-year Aug average	Max
100.2%	100.8%	101.6%

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

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

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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%

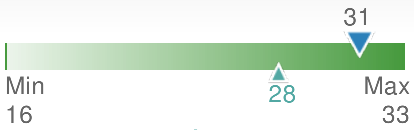
5-year Aug average: **$575,100**

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.

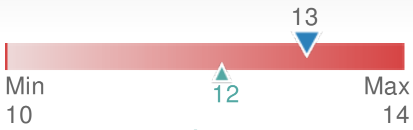
Active Listings 31



5-year Aug average

Jul 2026	Aug 2025
36	**31**

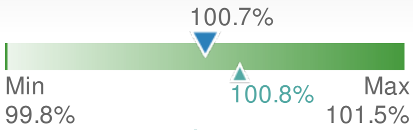
Avg DOM 13



5-year Aug average

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

Avg Sold to OLP Ratio 100.7%



5-year Aug average

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

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

MarketStats by ShowingTime

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August 2026

Haverford Township (Delaware, PA) - Attached

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.

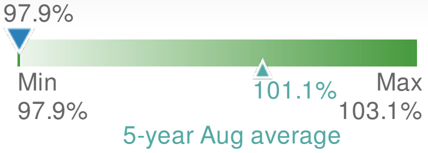
Active Listings 11

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%**

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August 2026

Haverford Township (Delaware, PA) - Attached/Townhouse

New Listings 1

-85.7%	-75.0%
from Jul 2026: **7**	from Aug 2025: **4**

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

5-year Aug average: **5**

New Pendings 4

-33.3%	-42.9%
from Jul 2026: **6**	from Aug 2025: **7**

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

5-year Aug average: **7**

Closed Sales 5

-28.6%	-54.5%
from Jul 2026: **7**	from Aug 2025: **11**

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

5-year Aug average: **8**

Median Sold Price $457,500

-3.7%	6.4%
from Jul 2026: **$475,000**	from Aug 2025: **$430,000**

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

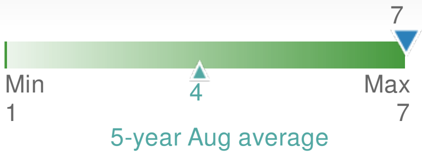
5-year Aug average: **$428,500**

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.

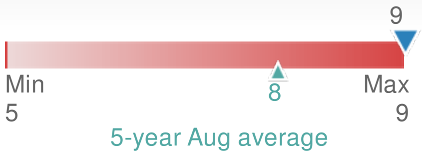
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 0.60 in July and a decrease from 2.00 in August 2025. The Contract Ratio is 69% lower than the 5-year August average of 3.66. A higher Contract Ratio signifies a relative increase in contract activity compared to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



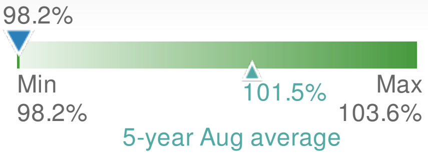
Jul 2026	Aug 2025
10	**5**

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.