August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Marple Newtown (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Marple Newtown (Delaware, PA)

New Listings 27

▼ -20.6%	▼ -22.9%
from Jul 2026: **34**	from Aug 2025: **35**

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

5-year Aug average: **34**

New Pendings 28

↔ 0.0%	▼ -22.2%
from Jul 2026: **28**	from Aug 2025: **36**

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

5-year Aug average: **31**

Closed Sales 29

▼ -17.1%	▼ -27.5%
from Jul 2026: **35**	from Aug 2025: **40**

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

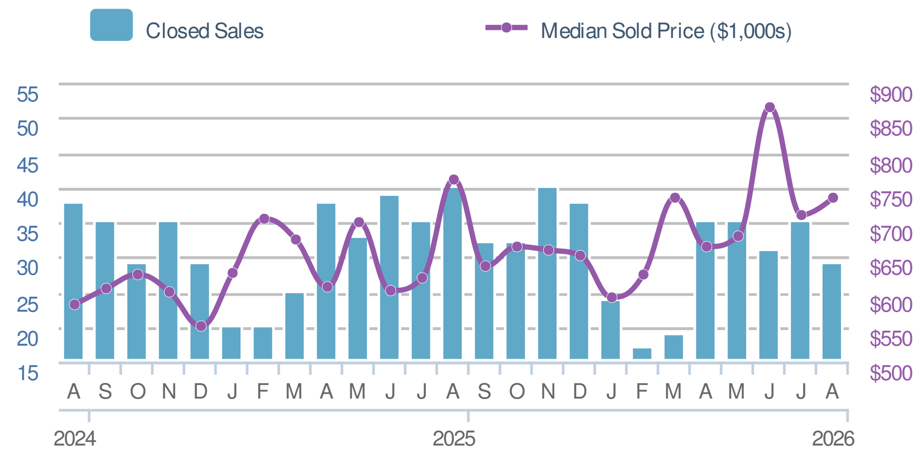
5-year Aug average: **39**

Median Sold Price $735,000

▲ 3.5%	▼ -3.4%
from Jul 2026: **$710,000**	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	5-year Aug average	Max
39	52	70

Jul 2026	Aug 2025
60	**48**

Avg DOM 20

20

Min	5-year Aug average	Max
10	20	30

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

Avg Sold to OLP Ratio 101.3%

101.3%

Min	5-year Aug average	Max
100.1%	101.4%	103.1%

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% from Jul 2026: **22**

↔0.0% from Aug 2025: **23**

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

5-year Aug average: **25**

New Pendings 24

▲26.3% from Jul 2026: **19**

▼-4.0% from Aug 2025: **25**

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

5-year Aug average: **23**

Closed Sales 23

▼-14.8% from Jul 2026: **27**

▼-25.8% from Aug 2025: **31**

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

5-year Aug average: **31**

Median Sold Price $795,000

▲6.9% from Jul 2026: **$743,750**

▼-3.0% from Aug 2025: **$820,000**

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

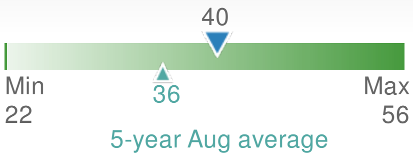
5-year Aug average: **$651,500**

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**

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August 2026

Marple Newtown (Delaware, PA) - Attached

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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

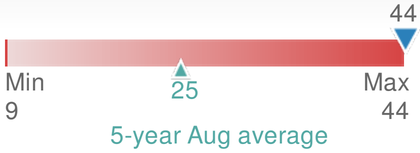
In Marple Newtown (Delaware, PA), the median sold price for Attached properties for August was $652,500, representing a decrease of 4.7% compared to last month and a decrease of 3.3% from Aug 2025. The average days on market for units sold in August was 44 days, 76% above the 5-year August average of 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

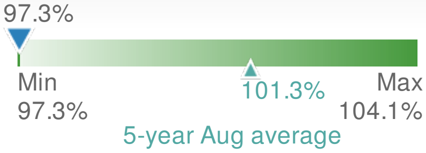
Jul 2026	Aug 2025
17	**20**

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.

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August 2026

Marple Newtown (Delaware, PA) - Attached/Townhouse

New Listings 3

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

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

5-year Aug average: **7**

New Pendings 3

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

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

5-year Aug average: **6**

Closed Sales 4

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

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

5-year Aug average: **6**

Median Sold Price $580,000

-18.3% from Jul 2026: **$710,000**
-36.4% from Aug 2025: **$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.

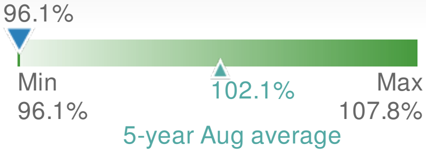
Active Listings 15

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.