August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Rose Tree Media (Delaware, PA)

MarketStats by ShowingTime

Presented by
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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**

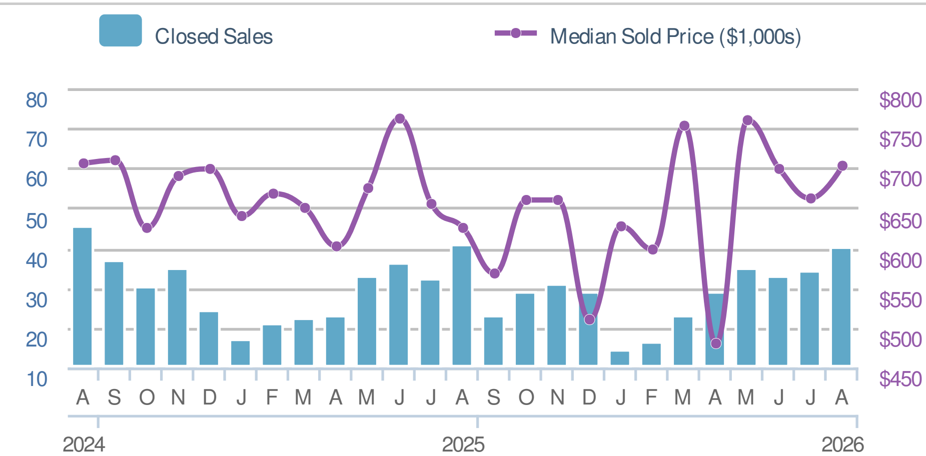
Median Sold Price — $703,500

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

53

Min 45 — 56 — Max 63

5-year Aug average

Jul 2026	Aug 2025
58	**54**

Avg DOM — 25

25

Min 16 — 25 — Max 37

5-year Aug average

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

Avg Sold to OLP Ratio — 99.1%

99.1%

Min 99.1% — 100.7% — Max 102.2%

5-year Aug average

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

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Rose Tree Media (Delaware, PA) - Detached

New Listings 17

-45.2%	0.0%
from Jul 2026: **31**	from Aug 2025: **17**

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

5-year Aug average: **18**

New Pendings 22

-4.3%	57.1%
from Jul 2026: **23**	from Aug 2025: **14**

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

5-year Aug average: **22**

Closed Sales 25

-13.8%	-19.4%
from Jul 2026: **29**	from Aug 2025: **31**

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

5-year Aug average: **27**

Median Sold Price $830,000

24.8%	22.8%
from Jul 2026: **$665,000**	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

43

Min	5-year Aug average	Max
26	40	49

Jul 2026	Aug 2025
47	**39**

Avg DOM 23

23

Min	5-year Aug average	Max
12	25	44

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

Avg Sold to OLP Ratio 98.9%

98.9%

Min	5-year Aug average	Max
98.9%	100.7%	102.6%

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

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New Listings — 8

-27.3%	14.3%
from Jul 2026: **11**	from Aug 2025: **7**

YTD	2026	2025	+/-
	85	**89**	-4.5%

5-year Aug average: **12**

New Pendings — 8

-20.0%	0.0%
from Jul 2026: **10**	from Aug 2025: **8**

YTD	2026	2025	+/-
	75	**71**	5.6%

5-year Aug average: **10**

Closed Sales — 15

200.0%	50.0%
from Jul 2026: **5**	from Aug 2025: **10**

YTD	2026	2025	+/-
	72	**73**	-1.4%

5-year Aug average: **17**

Median Sold Price — $625,000

5.0%	20.2%
from Jul 2026: **$595,000**	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

10

Min	16	Max
10	5-year Aug average	22

Jul 2026	Aug 2025
11	**15**

Avg DOM — 29

29

Min	25	Max
14	5-year Aug average	29

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

Avg Sold to OLP Ratio — 99.6%

99.6%

Min	100.7%	Max
99.6%	5-year Aug average	101.7%

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

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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%

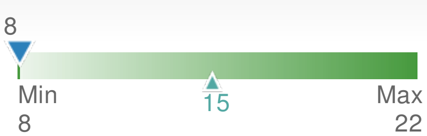
5-year Aug average: **$606,816**

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.

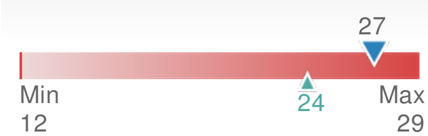
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.70 in July and an increase from 0.71 in August 2025. The Contract Ratio is 52% lower than the 5-year August average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared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



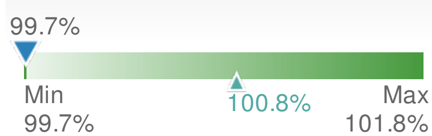
Jul 2026	Aug 2025
10	**14**

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%**

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