August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Southeast Delco (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market Insight

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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%

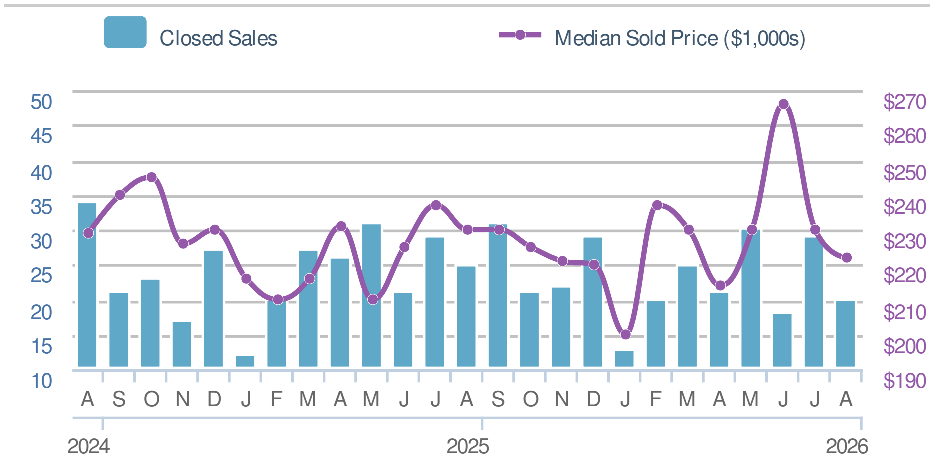
5-year Aug average: **35**

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.

MarketStats by ShowingTime

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%

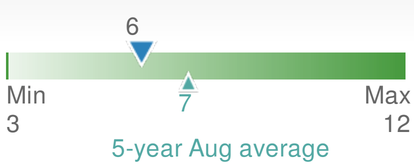
5-year Aug average: **$261,330**

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.

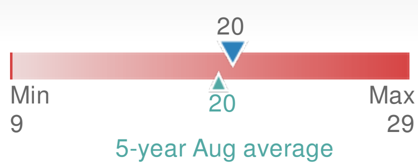
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 2.33 in July and a decrease from 1.60 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to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



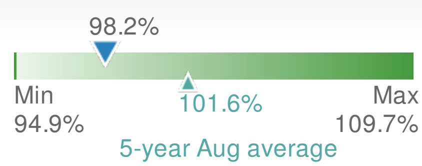
Jul 2026	Aug 2025
3	5

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

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

August 2026

Southeast Delco (Delaware, PA) - Attached

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

54

Min	40	Max
29	5-year Aug average	54

Jul 2026	Aug 2025
55	**42**

Avg DOM — 25

25

Min	18	Max
9	5-year Aug average	25

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

Avg Sold to OLP Ratio — 97.0%

97.0%

Min	100.0%	Max
97.0%	5-year Aug average	102.5%

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

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

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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

54
Min 29 | 40 (5-year Aug average) | Max 54

Jul 2026	Aug 2025
55	**42**

Avg DOM — 25

25
Min 9 | 18 (5-year Aug average) | Max 25

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

Avg Sold to OLP Ratio — 97.0%

97.0%
Min 97.0% | 100.0% (5-year Aug average) | Max 102.5%

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

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