August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Springfield (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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New Listings 21

-12.5% from Jul 2026: **24**
5.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	214	**184**	16.3%

5-year Aug average: **22**

New Pendings 18

-18.2% from Jul 2026: **22**
0.0% from Aug 2025: **18**

YTD	2026	2025	+/-
	189	**164**	15.2%

5-year Aug average: **21**

Closed Sales 22

-33.3% from Jul 2026: **33**
0.0% from Aug 2025: **22**

YTD	2026	2025	+/-
	185	**159**	16.4%

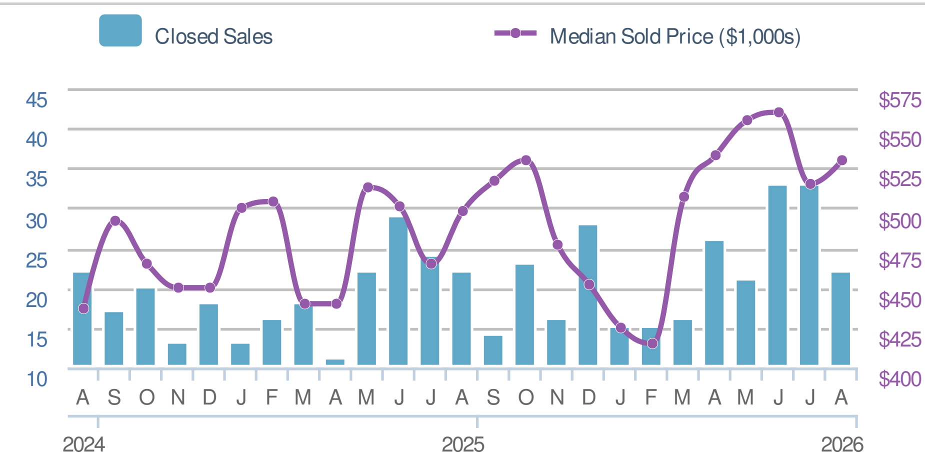
5-year Aug average: **23**

Median Sold Price $530,000

2.9% from Jul 2026: **$515,000**
6.4% from Aug 2025: **$498,000**

YTD	2026	2025	+/-
	$515,000	**$480,000**	7.3%

5-year Aug average: **$463,100**



Active Listings 21

21
Min 9
17
Max 21
5-year Aug average

Jul 2026	Aug 2025
19	**20**

Avg DOM 16

16
Min 9
12
Max 16
5-year Aug average

Jul 2026	Aug 2025	YTD
7	**12**	**14**

Avg Sold to OLP Ratio 99.8%

99.8%
Min 99.8%
101.3%
Max 103.8%
5-year Aug average

Jul 2026	Aug 2025	YTD
104.5%	**100.7%**	**102.4%**

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August 2026

Springfield (Delaware, PA) - Detached

New Listings — 20

0.0%	25.0%
from Jul 2026: 20	from Aug 2025: 16

YTD	2026	2025	+/-
	184	153	20.3%

5-year Aug average: **19**

New Pendings — 16

0.0%	-11.1%
from Jul 2026: 16	from Aug 2025: 18

YTD	2026	2025	+/-
	158	138	14.5%

5-year Aug average: **19**

Closed Sales — 17

-37.0%	-5.6%
from Jul 2026: 27	from Aug 2025: 18

YTD	2026	2025	+/-
	153	132	15.9%

5-year Aug average: **20**

Median Sold Price — $560,000

2.8%	10.8%
from Jul 2026: $545,000	from Aug 2025: $505,500

YTD	2026	2025	+/-
	$540,000	$505,500	6.8%

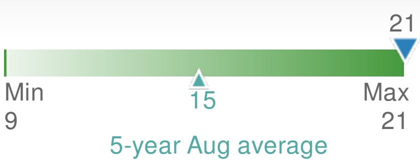
5-year Aug average: **$477,700**

Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for August was $560,000, representing an increase of 2.8% compared to last month and an increase of 10.8% from Aug 2025. The average days on market for units sold in August was 12 days, 5% above the 5-year August average of 11 days. There was no month over month change in new contract activity with 16 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 16.7% increase in supply to 21 active units.

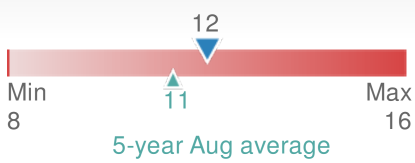
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.11 in July and a decrease from 1.62 in August 2025. The Contract Ratio is 50% lower than the 5-year August average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 — 21



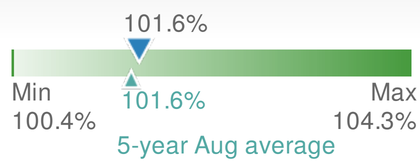
Jul 2026	Aug 2025
18	13

Avg DOM — 12



Jul 2026	Aug 2025	YTD
7	11	13

Avg Sold to OLP Ratio — 101.6%



Jul 2026	Aug 2025	YTD
104.8%	100.6%	102.9%

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August 2026

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New Listings 1

-75.0% from Jul 2026: **4**

-75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	30	**31**	-3.2%

5-year Aug average: **3**

New Pendings 2

-66.7% from Jul 2026: **6**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	31	**26**	19.2%

5-year Aug average: **2**

Closed Sales 5

-16.7% from Jul 2026: **6**

25.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	32	**27**	18.5%

5-year Aug average: **3**

Median Sold Price $360,000

-21.3% from Jul 2026: **$457,250**

-7.7% from Aug 2025: **$389,950**

YTD	2026	2025	+/-
	$395,000	**$400,000**	-1.3%

5-year Aug average: **$364,890**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for August was $360,000, representing a decrease of 21.3% compared to last month and a decrease of 7.7% from Aug 2025. The average days on market for units sold in August was 31 days, 125% above the 5-year August average of 14 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 7.00 in July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.80. 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 0

0

Min 0 | 2 | Max 7

5-year Aug average

Jul 2026	Aug 2025
1	**7**

Avg DOM 31

31

Min 2 | 14 | Max 31

5-year Aug average

Jul 2026	Aug 2025	YTD
8	**16**	**19**

Avg Sold to OLP Ratio 93.6%

93.6%

Min 93.6% | 100.5% | Max 106.9%

5-year Aug average

Jul 2026	Aug 2025	YTD
103.0%	**101.2%**	**100.1%**

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

MarketStats by ShowingTime

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New Listings 0

-100.0% from Jul 2026: **4**
-100.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	27	**24**	12.5%

5-year Aug average: **2**

New Pendings 1

-83.3% from Jul 2026: **6**
0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	28	**21**	33.3%

5-year Aug average: **2**

Closed Sales 5

0.0% from Jul 2026: **5**
25.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	29	**22**	31.8%

5-year Aug average: **3**

Median Sold Price $360,000

-22.5% from Jul 2026: **$464,500**
-7.7% from Aug 2025: **$389,950**

YTD	2026	2025	+/-
	$390,000	**$400,000**	-2.5%

5-year Aug average: **$370,890**

Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $360,000, representing a decrease of 22.5% compared to last month and a decrease of 7.7% from Aug 2025. The average days on market for units sold in August was 31 days, 107% above the 5-year August average of 15 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 7.00 in July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.73. 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 0

0

Min 0 | 2 | Max 5

5-year Aug average

Jul 2026	Aug 2025
1	**5**

Avg DOM 31

31

Min 2 | 15 | Max 31

5-year Aug average

Jul 2026	Aug 2025	YTD
9	**16**	**17**

Avg Sold to OLP Ratio 93.6%

93.6%

Min 93.6% | 99.7% | Max 106.9%

5-year Aug average

Jul 2026	Aug 2025	YTD
104.2%	**101.2%**	**100.6%**

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