

August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

William Penn (Delaware, PA)

August 2026

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**44** **2.3%**
from Jul 2026:
43 **12.8%**
from Aug 2025:
39

YTD	2026	2025	+/-
	321	324	-0.9%

5-year Aug average: **43****New Pendings****34** **9.7%**
from Jul 2026:
31 **-8.1%**
from Aug 2025:
37

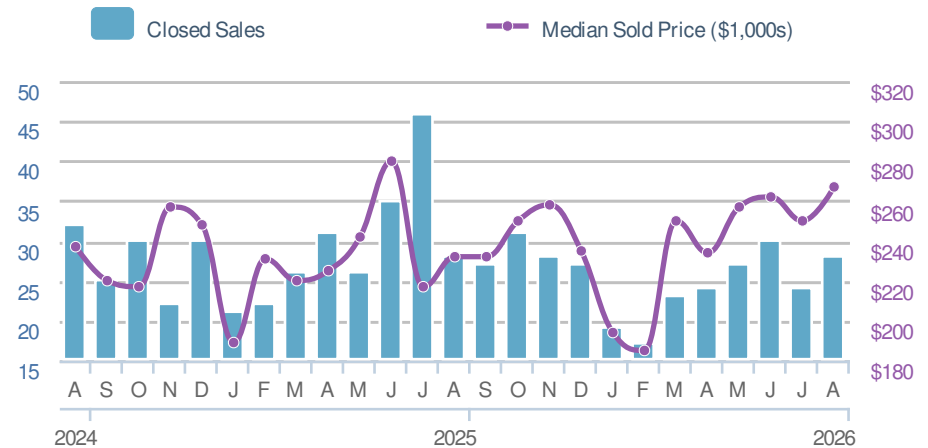
YTD	2026	2025	+/-
	233	258	-9.7%

5-year Aug average: **38****Closed Sales****28** **16.7%**
from Jul 2026:
24 **0.0%**
from Aug 2025:
28

YTD	2026	2025	+/-
	205	242	-15.3%

5-year Aug average: **31****Median Sold Price****\$267,450** **7.0%**
from Jul 2026:
\$250,000 **15.3%**
from Aug 2025:
\$232,000

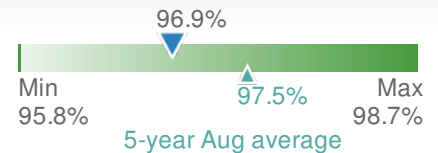
YTD	2026	2025	+/-
	\$246,500	\$235,000	4.9%

5-year Aug average: **\$226,990****Active Listings****95**

Jul 2026	Aug 2025
91	70

Avg DOM**33**

Jul 2026	Aug 2025	YTD
24	31	42

Avg Sold to OLP Ratio**96.9%**

Jul 2026	Aug 2025	YTD
98.2%	95.8%	96.8%

August 2026

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9** **-47.1%**from Jul 2026:
17 **80.0%**from Aug 2025:
5

YTD	2026	2025	+/-
	89	89	0.0%

5-year Aug average: **11****New Pendings****15** **66.7%**from Jul 2026:
9 **25.0%**from Aug 2025:
12

YTD	2026	2025	+/-
	69	83	-16.9%

5-year Aug average: **13****Closed Sales****9** **28.6%**from Jul 2026:
7 **50.0%**from Aug 2025:
6

YTD	2026	2025	+/-
	52	77	-32.5%

5-year Aug average: **10****Median Sold Price****\$340,000** **0.0%**from Jul 2026:
\$340,000 **8.5%**from Aug 2025:
\$313,250

YTD	2026	2025	+/-
	\$350,000	\$317,000	10.4%

5-year Aug average: **\$308,647****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for August was \$340,000, representing no change compared to last month and an increase of 8.5% from Aug 2025. The average days on market for units sold in August was 13 days, 17% below the 5-year August average of 16 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and a 13.6% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.68 in July and a decrease from 1.27 in August 2025. The Contract Ratio is 30% lower than the 5-year August average of 1.44. 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**19**

Jul 2026	Aug 2025
22	11

Avg DOM**13**

Jul 2026	Aug 2025	YTD
8	13	18

Avg Sold to OLP Ratio**100.3%**

Jul 2026	Aug 2025	YTD
101.2%	92.4%	100.0%

August 2026

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

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New Listings**35** **34.6%**from Jul 2026:
26 **2.9%**from Aug 2025:
34

YTD	2026	2025	+/-
	232	235	-1.3%

5-year Aug average: **32****New Pendings****19** **-13.6%**from Jul 2026:
22 **-24.0%**from Aug 2025:
25

YTD	2026	2025	+/-
	164	175	-6.3%

5-year Aug average: **25****Closed Sales****19** **11.8%**from Jul 2026:
17 **-13.6%**from Aug 2025:
22

YTD	2026	2025	+/-
	153	165	-7.3%

5-year Aug average: **21****Median Sold Price****\$235,000** **2.2%**from Jul 2026:
\$230,000 **13.7%**from Aug 2025:
\$206,699

YTD	2026	2025	+/-
	\$217,000	\$200,000	8.5%

5-year Aug average: **\$194,970****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for August was \$235,000, representing an increase of 2.2% compared to last month and an increase of 13.7% from Aug 2025. The average days on market for units sold in August was 42 days, 34% above the 5-year August average of 31 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 10.1% increase in supply to 76 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.45 in July and a decrease from 0.49 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 0.58. 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**76**

Jul 2026	Aug 2025
69	59

Avg DOM**42**

Jul 2026	Aug 2025	YTD
31	36	51

Avg Sold to OLP Ratio**95.3%**

Jul 2026	Aug 2025	YTD
96.9%	96.7%	95.7%

August 2026

William Penn (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****35** **40.0%**from Jul 2026:
25 **2.9%**from Aug 2025:
34

YTD	2026	2025	+/-
	226	228	-0.9%

5-year Aug average: **31****New Pendings****17** **-19.0%**from Jul 2026:
21 **-29.2%**from Aug 2025:
24

YTD	2026	2025	+/-
	159	169	-5.9%

5-year Aug average: **24****Closed Sales****18** **20.0%**from Jul 2026:
15 **-5.3%**from Aug 2025:
19

YTD	2026	2025	+/-
	149	158	-5.7%

5-year Aug average: **19****Median Sold Price****\$233,500** **0.6%**from Jul 2026:
\$232,000 **11.2%**from Aug 2025:
\$210,000

YTD	2026	2025	+/-
	\$220,000	\$206,699	6.4%

5-year Aug average: **\$199,200****Summary**

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for August was \$233,500, representing an increase of 0.6% compared to last month and an increase of 11.2% from Aug 2025. The average days on market for units sold in August was 39 days, 22% above the 5-year August average of 32 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 29; and a 12.3% increase in supply to 73 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.46 in July and a decrease from 0.49 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 0.60. 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**73**

Jul 2026	Aug 2025
65	59

Avg DOM**39**

Jul 2026	Aug 2025	YTD
27	41	50

Avg Sold to OLP Ratio**95.4%**

Jul 2026	Aug 2025	YTD
96.7%	96.2%	95.7%