

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Delaware County, PA

September 2026

Delaware County, PA

Email: ldavis@tcsr.realtor

New Listings**548** **11.8%**
from Aug 2026:
490 **-8.7%**
from Sep 2025:
600

YTD	2026	2025	+/-
	5,478	5,402	1.4%

5-year Sep average: **578****New Pendings****428** **-2.1%**
from Aug 2026:
437 **-14.7%**
from Sep 2025:
502

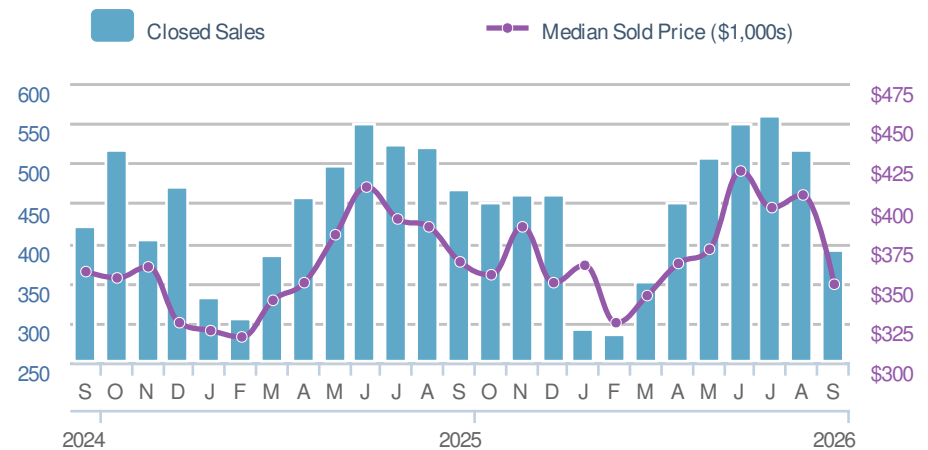
YTD	2026	2025	+/-
	4,281	4,360	-1.8%

5-year Sep average: **486****Closed Sales****389** **-24.3%**
from Aug 2026:
514 **-16.3%**
from Sep 2025:
465

YTD	2026	2025	+/-
	4,078	4,164	-2.1%

5-year Sep average: **458****Median Sold Price****\$349,000** **-13.9%**
from Aug 2026:
\$405,500 **-4.0%**
from Sep 2025:
\$363,500

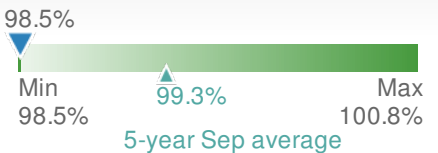
YTD	2026	2025	+/-
	\$372,000	\$365,000	1.9%

5-year Sep average: **\$334,250****Active Listings****997**

Aug 2026	Sep 2025
899	798

Avg DOM**26**

Aug 2026	Sep 2025	YTD
26	23	27

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
97.6%	98.9%	99.0%

September 2026

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**288** **23.6%**from Aug 2026:
233 **-8.6%**from Sep 2025:
315

YTD	2026	2025	+/-
	2,810	2,805	0.2%

5-year Sep average: **298****New Pendings****234** **3.1%**from Aug 2026:
227 **-10.3%**from Sep 2025:
261

YTD	2026	2025	+/-
	2,258	2,274	-0.7%

5-year Sep average: **251****Closed Sales****206** **-27.7%**from Aug 2026:
285 **-8.0%**from Sep 2025:
224

YTD	2026	2025	+/-
	2,134	2,175	-1.9%

5-year Sep average: **231****Median
Sold Price****\$475,000** **-15.2%**from Aug 2026:
\$560,000 **-6.9%**from Sep 2025:
\$510,000

YTD	2026	2025	+/-
	\$535,000	\$515,000	3.9%

5-year Sep average: **\$459,700****Summary**

In Delaware County, PA, the median sold price for Detached properties for September was \$475,000, representing a decrease of 15.2% compared to last month and a decrease of 6.9% from Sep 2025. The average days on market for units sold in September was 24 days, 12% above the 5-year September average of 21 days. There was a 3.1% month over month increase in new contract activity with 234 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 340; and an 11.9% increase in supply to 443 active units.

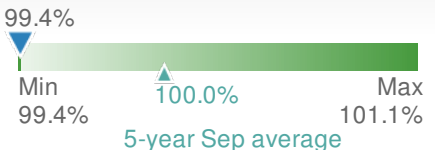
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.82 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 23% lower than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**443**

Aug 2026	Sep 2025
396	367

Avg DOM**24**

Aug 2026	Sep 2025	YTD
20	24	22

**Avg Sold to
OLP Ratio****99.4%**

Aug 2026	Sep 2025	YTD
100.3%	99.5%	100.6%

September 2026

Delaware County, PA - Attached

Tri-County Suburban REALTORS

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New Listings**260** **1.2%**from Aug 2026:
257 **-8.8%**from Sep 2025:
285

YTD	2026	2025	+/-
	2,667	2,594	2.8%

5-year Sep average: **280****New Pendings****194** **-7.6%**from Aug 2026:
210 **-19.5%**from Sep 2025:
241

YTD	2026	2025	+/-
	2,023	2,081	-2.8%

5-year Sep average: **236****Closed Sales****183** **-20.1%**from Aug 2026:
229 **-24.1%**from Sep 2025:
241

YTD	2026	2025	+/-
	1,944	1,984	-2.0%

5-year Sep average: **227****Median
Sold Price****\$250,000** **4.2%**from Aug 2026:
\$240,000 **0.0%**from Sep 2025:
\$250,000

YTD	2026	2025	+/-
	\$250,000	\$249,450	0.2%

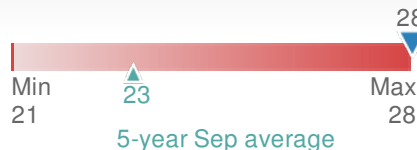
5-year Sep average: **\$238,400****Summary**

In Delaware County, PA, the median sold price for Attached properties for September was \$250,000, representing an increase of 4.2% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 28 days, 21% above the 5-year September average of 23 days. There was a 7.6% month over month decrease in new contract activity with 194 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 274; and a 10.1% increase in supply to 554 active units.

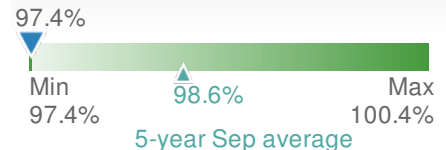
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.58 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 50% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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**554**

Aug 2026	Sep 2025
503	431

Avg DOM**28**

Aug 2026	Sep 2025	YTD
34	23	32

**Avg Sold to
OLP Ratio****97.4%**

Aug 2026	Sep 2025	YTD
94.1%	98.3%	97.1%

September 2026

Delaware County, PA - Attached/Townhouse

Tri-County Suburban REALTORS

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New Listings**232** **4.0%**from Aug 2026:
223 **-3.3%**from Sep 2025:
240

YTD	2026	2025	+/-
	2,365	2,300	2.8%

5-year Sep average: **248****New Pendings****167** **-6.7%**from Aug 2026:
179 **-17.3%**from Sep 2025:
202

YTD	2026	2025	+/-
	1,764	1,847	-4.5%

5-year Sep average: **207****Closed Sales****155** **-23.3%**from Aug 2026:
202 **-26.5%**from Sep 2025:
211

YTD	2026	2025	+/-
	1,695	1,768	-4.1%

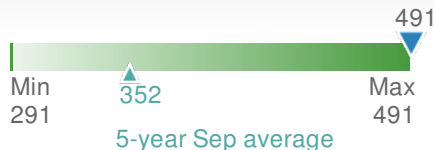
5-year Sep average: **202****Median
Sold Price****\$250,000** **3.7%**from Aug 2026:
\$241,000 **-1.2%**from Sep 2025:
\$253,000

YTD	2026	2025	+/-
	\$250,000	\$249,900	0.0%

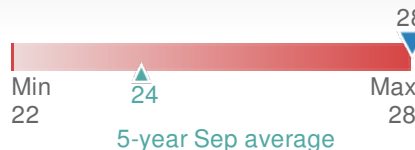
5-year Sep average: **\$237,800****Summary**

In Delaware County, PA, the median sold price for Attached/Townhouse properties for September was \$250,000, representing an increase of 3.7% compared to last month and a decrease of 1.2% from Sep 2025. The average days on market for units sold in September was 28 days, 17% above the 5-year September average of 24 days. There was a 6.7% month over month decrease in new contract activity with 167 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 238; and an 11.1% increase in supply to 491 active units.

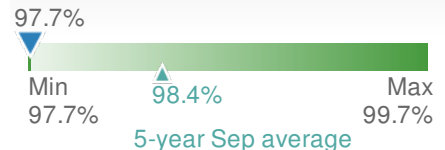
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.57 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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**491**

Aug 2026	Sep 2025
442	371

Avg DOM**28**

Aug 2026	Sep 2025	YTD
32	23	30

**Avg Sold to
OLP Ratio****97.7%**

Aug 2026	Sep 2025	YTD
93.8%	98.2%	97.3%

September 2026

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**21**

↓ **-38.2%** ↓ **-30.0%**
from Aug 2026: from Sep 2025:
34 **30**

YTD	2026	2025	+/-
	355	310	14.5%

5-year Sep average: **28****New Pendings****18**

↑ **125.0%** ↔ **0.0%**
from Aug 2026: from Sep 2025:
8 **18**

YTD	2026	2025	+/-
	226	217	4.1%

5-year Sep average: **22****Closed Sales****7**

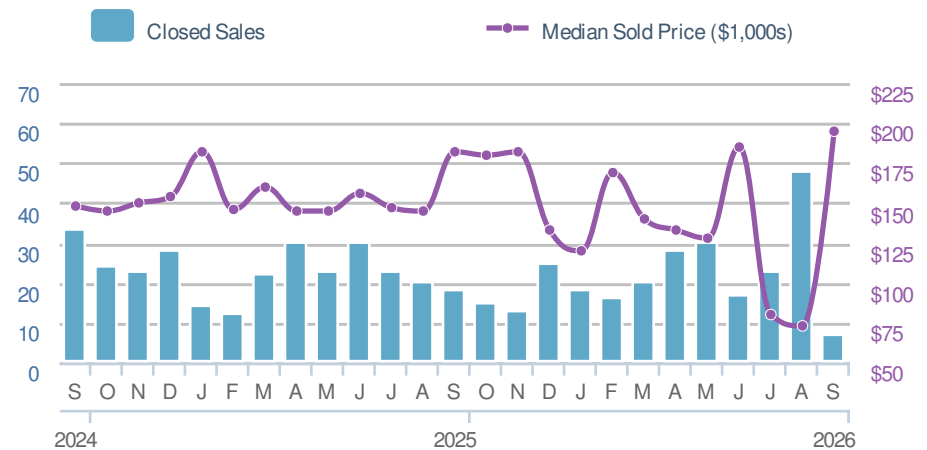
↓ **-85.4%** ↓ **-61.1%**
from Aug 2026: from Sep 2025:
48 **18**

YTD	2026	2025	+/-
	228	206	10.7%

5-year Sep average: **23****Median Sold Price****\$195,000**

↑ **165.2%** ↑ **7.1%**
from Aug 2026: from Sep 2025:
\$73,541 **\$182,000**

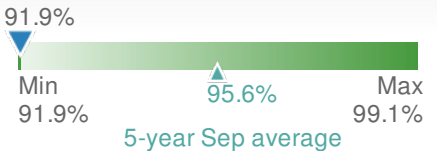
YTD	2026	2025	+/-
	\$137,250	\$150,000	-8.5%

5-year Sep average: **\$153,400****Active Listings****82**

Aug 2026	Sep 2025
91	63

Avg DOM**55**

Aug 2026	Sep 2025	YTD
56	22	38

Avg Sold to OLP Ratio**91.9%**

Aug 2026	Sep 2025	YTD
80.1%	98.6%	91.3%

September 2026

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS

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New Listings**3** **50.0%**from Aug 2026:
2 **-40.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	32	36	-11.1%

5-year Sep average: **3****New Pendings****1** **0.0%**from Aug 2026:
1 **-75.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	23	24	-4.2%

5-year Sep average: **3****Closed Sales****1** **-66.7%**from Aug 2026:
3 **-66.7%**from Sep 2025:
3

YTD	2026	2025	+/-
	28	24	16.7%

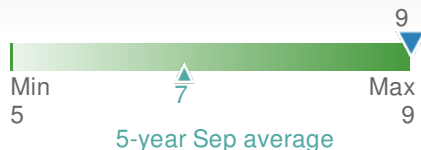
5-year Sep average: **4****Median Sold Price****\$265,000** **0.0%**from Aug 2026:
\$264,990 **8.2%**from Sep 2025:
\$245,000

YTD	2026	2025	+/-
	\$247,495	\$245,000	1.0%

5-year Sep average: **\$196,705****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for September was \$265,000, representing an increase of 0% compared to last month and an increase of 8.2% from Sep 2025. The average days on market for units sold in September was 1 days, 97% below the 5-year September average of 29 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 3; and no change in supply with 9 active units.

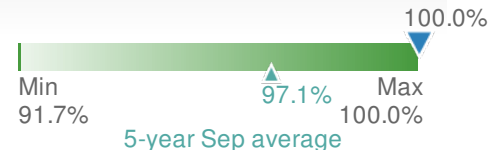
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, no change from August and a decrease from 0.71 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Aug 2026	Sep 2025
9	7

Avg DOM**1**

Aug 2026	Sep 2025	YTD
18	51	30

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
96.4%	91.7%	95.4%

September 2026

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**

 **-43.8%**
 from Aug 2026:
32

 **-28.0%**
 from Sep 2025:
25

YTD	2026	2025	+/-
	323	274	17.9%

5-year Sep average: **24****New Pending****17**

 **142.9%**
 from Aug 2026:
7

 **21.4%**
 from Sep 2025:
14

YTD	2026	2025	+/-
	203	192	5.7%

5-year Sep average: **19****Closed Sales****6**

 **-86.7%**
 from Aug 2026:
45

 **-60.0%**
 from Sep 2025:
15

YTD	2026	2025	+/-
	200	181	10.5%

5-year Sep average: **19****Median
Sold Price****\$166,000**

 **125.7%**
 from Aug 2026:
\$73,541

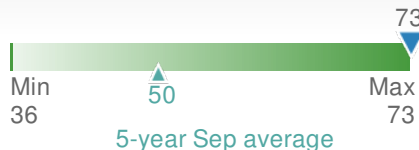
 **-4.6%**
 from Sep 2025:
\$174,000

YTD	2026	2025	+/-
	\$132,500	\$145,000	-8.6%

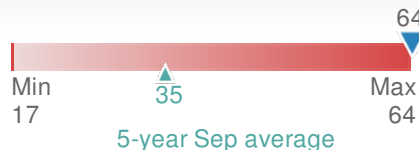
5-year Sep average: **\$144,600****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for September was \$166,000, representing an increase of 125.7% compared to last month and a decrease of 4.6% from Sep 2025. The average days on market for units sold in September was 64 days, 81% above the 5-year September average of 35 days. There was a 142.9% month over month increase in new contract activity with 17 New Pending; a 56.3% MoM increase in All Pending (new contracts + contracts carried over from August) to 25; and an 11% decrease in supply to 73 active units.

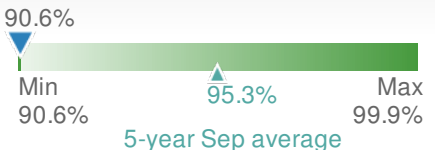
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Active Listings**73**

Aug 2026	Sep 2025
82	56

Avg DOM**64**

Aug 2026	Sep 2025	YTD
59	17	40

**Avg Sold to
OLP Ratio****90.6%**

Aug 2026	Sep 2025	YTD
78.8%	99.9%	90.7%

September 2026

Chester-Upland (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**

 **-43.8%**
 from Aug 2026: **32**

 **-28.0%**
 from Sep 2025: **25**

YTD	2026	2025	+/-
	323	274	17.9%

5-year Sep average: **24****New Pendings****17**

 **142.9%**
 from Aug 2026: **7**

 **21.4%**
 from Sep 2025: **14**

YTD	2026	2025	+/-
	203	192	5.7%

5-year Sep average: **19****Closed Sales****6**

 **-86.7%**
 from Aug 2026: **45**

 **-60.0%**
 from Sep 2025: **15**

YTD	2026	2025	+/-
	200	181	10.5%

5-year Sep average: **19****Median Sold Price****\$166,000**

 **125.7%**
 from Aug 2026: **\$73,541**

 **-4.6%**
 from Sep 2025: **\$174,000**

YTD	2026	2025	+/-
	\$132,500	\$145,000	-8.6%

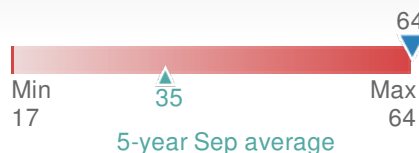
5-year Sep average: **\$144,600****Summary**

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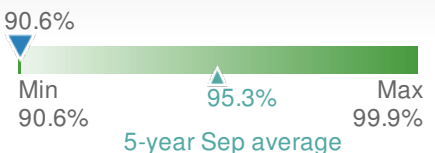
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Active Listings**73**

Aug 2026	Sep 2025
82	56

Avg DOM**64**

Aug 2026	Sep 2025	YTD
59	17	40

Avg Sold to OLP Ratio**90.6%**

Aug 2026	Sep 2025	YTD
78.8%	99.9%	90.7%

September 2026

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**34**

↑ **17.2%**
from Aug 2026:
29

↑ **13.3%**
from Sep 2025:
30

YTD	2026	2025	+/-
	283	243	16.5%

5-year Sep average: **29****New Pendings****23**

↑ **15.0%**
from Aug 2026:
20

↔ **0.0%**
from Sep 2025:
23

YTD	2026	2025	+/-
	223	205	8.8%

5-year Sep average: **26****Closed Sales****20**

↓ **-44.4%**
from Aug 2026:
36

↑ **11.1%**
from Sep 2025:
18

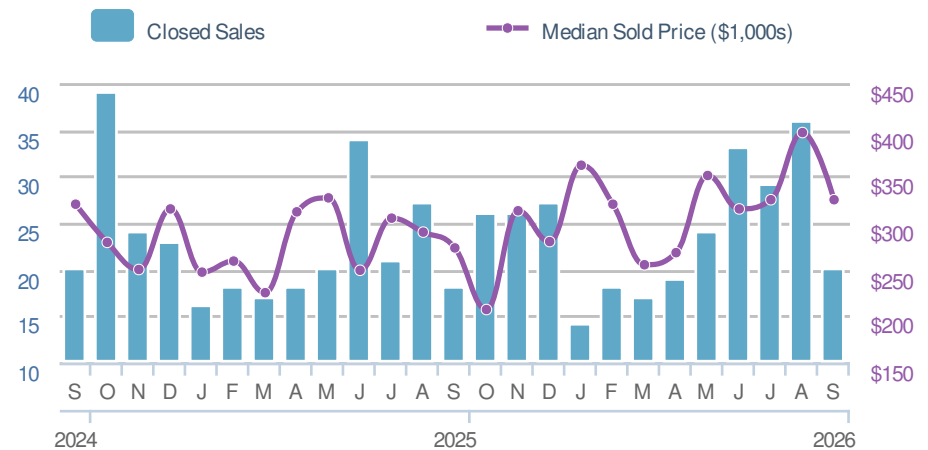
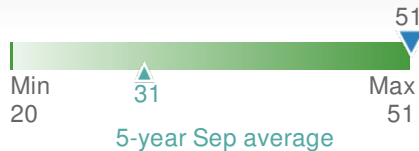
YTD	2026	2025	+/-
	215	196	9.7%

5-year Sep average: **22****Median Sold Price****\$325,000**

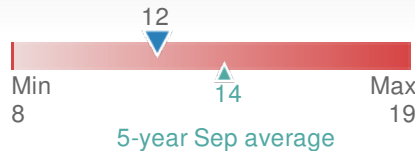
↓ **-18.2%**
from Aug 2026:
\$397,500

↑ **18.7%**
from Sep 2025:
\$273,750

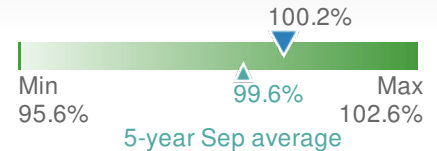
YTD	2026	2025	+/-
	\$320,000	\$288,500	10.9%

5-year Sep average: **\$292,550****Active Listings****51**

Aug 2026	Sep 2025
48	34

Avg DOM**12**

Aug 2026	Sep 2025	YTD
17	19	26

Avg Sold to OLP Ratio**100.2%**

Aug 2026	Sep 2025	YTD
99.5%	95.6%	98.7%

September 2026

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **-5.9%**from Aug 2026:
17 **0.0%**from Sep 2025:
16

YTD	2026	2025	+/-
	170	121	40.5%

5-year Sep average: **16****New Pendings****14** **16.7%**from Aug 2026:
12 **27.3%**from Sep 2025:
11

YTD	2026	2025	+/-
	136	104	30.8%

5-year Sep average: **15****Closed Sales****13** **-53.6%**from Aug 2026:
28 **62.5%**from Sep 2025:
8

YTD	2026	2025	+/-
	131	98	33.7%

5-year Sep average: **14****Median Sold Price****\$390,000** **-10.9%**from Aug 2026:
\$437,500 **9.9%**from Sep 2025:
\$355,000

YTD	2026	2025	+/-
	\$380,000	\$351,500	8.1%

5-year Sep average: **\$344,990****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for September was \$390,000, representing a decrease of 10.9% compared to last month and an increase of 9.9% from Sep 2025. The average days on market for units sold in September was 13 days, 22% below the 5-year September average of 17 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 3.6% increase in supply to 29 active units.

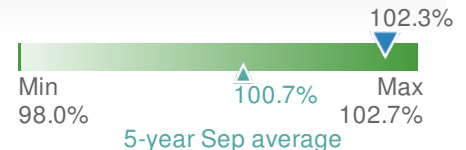
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.54 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 63% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2026	Sep 2025
28	16

Avg DOM**13**

Aug 2026	Sep 2025	YTD
17	30	24

Avg Sold to OLP Ratio**102.3%**

Aug 2026	Sep 2025	YTD
100.3%	99.5%	98.9%

September 2026

Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**18**

↑ **50.0%**
from Aug 2026:
12

↑ **28.6%**
from Sep 2025:
14

YTD	2026	2025	+/-
	113	122	-7.4%

5-year Sep average: **13****New Pendings****9**

↑ **12.5%**
from Aug 2026:
8

↓ **-25.0%**
from Sep 2025:
12

YTD	2026	2025	+/-
	87	101	-13.9%

5-year Sep average: **11****Closed Sales****7**

↓ **-12.5%**
from Aug 2026:
8

↓ **-30.0%**
from Sep 2025:
10

YTD	2026	2025	+/-
	84	98	-14.3%

5-year Sep average: **8****Median Sold Price****\$209,000**

↓ **-7.5%**
from Aug 2026:
\$226,000

↑ **24.8%**
from Sep 2025:
\$167,450

YTD	2026	2025	+/-
	\$225,000	\$189,999	18.4%

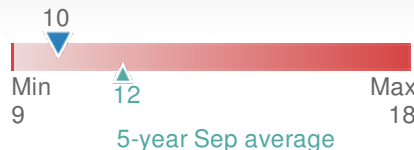
5-year Sep average: **\$189,890****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for September was \$209,000, representing a decrease of 7.5% compared to last month and an increase of 24.8% from Sep 2025. The average days on market for units sold in September was 10 days, 14% below the 5-year September average of 12 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 10% increase in supply to 22 active units.

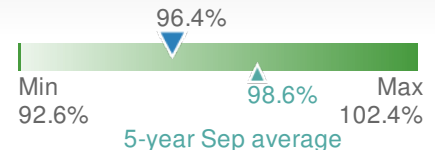
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from August and a decrease from 0.72 in September 2025. The Contract Ratio is 60% lower than the 5-year September average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Aug 2026	Sep 2025
20	18

Avg DOM**10**

Aug 2026	Sep 2025	YTD
16	11	30

Avg Sold to OLP Ratio**96.4%**

Aug 2026	Sep 2025	YTD
96.6%	92.6%	98.3%

September 2026

Chichester (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**
 **50.0%**
from Aug 2026:
12

 **38.5%**
from Sep 2025:
13

YTD	2026	2025	+/-
	107	116	-7.8%

5-year Sep average: **13****New Pendings****9**
 **12.5%**
from Aug 2026:
8

 **-10.0%**
from Sep 2025:
10

YTD	2026	2025	+/-
	80	95	-15.8%

5-year Sep average: **10****Closed Sales****7**
 **-12.5%**
from Aug 2026:
8

 **-30.0%**
from Sep 2025:
10

YTD	2026	2025	+/-
	77	94	-18.1%

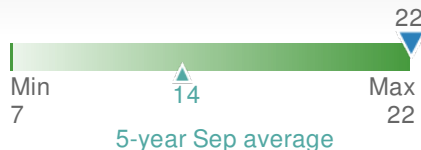
5-year Sep average: **8****Median
Sold Price****\$209,000**
 **-7.5%**
from Aug 2026:
\$226,000
 **24.8%**
from Sep 2025:
\$167,450

YTD	2026	2025	+/-
	\$217,000	\$185,000	17.3%

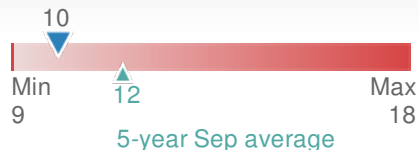
5-year Sep average: **\$189,380****Summary**

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$209,000, representing a decrease of 7.5% compared to last month and an increase of 24.8% from Sep 2025. The average days on market for units sold in September was 10 days, 14% below the 5-year September average of 12 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 10% increase in supply to 22 active units.

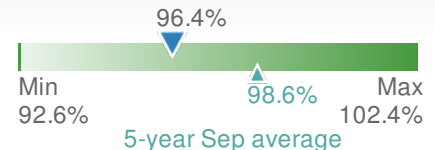
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from August and a decrease from 0.61 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Aug 2026	Sep 2025
20	18

Avg DOM**10**

Aug 2026	Sep 2025	YTD
16	11	29

**Avg Sold to
OLP Ratio****96.4%**

Aug 2026	Sep 2025	YTD
96.6%	92.6%	98.1%

September 2026

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**29** **-9.4%**from Aug 2026:
32 **-17.1%**from Sep 2025:
35

YTD	2026	2025	+/-
	343	356	-3.7%

5-year Sep average: **31****New Pendings****22** **-8.3%**from Aug 2026:
24 **-37.1%**from Sep 2025:
35

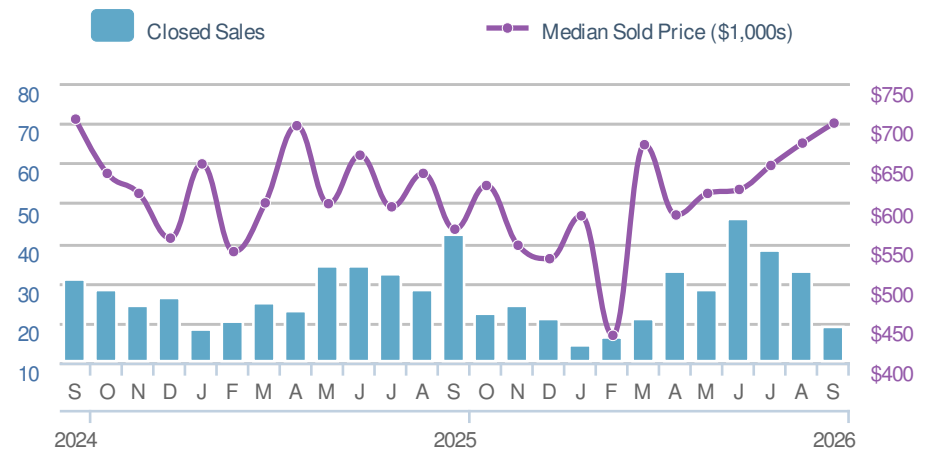
YTD	2026	2025	+/-
	279	278	0.4%

5-year Sep average: **26****Closed Sales****19** **-42.4%**from Aug 2026:
33 **-54.8%**from Sep 2025:
42

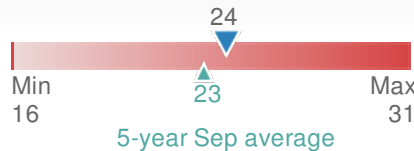
YTD	2026	2025	+/-
	265	272	-2.6%

5-year Sep average: **30****Median Sold Price****\$700,000** **3.7%**from Aug 2026:
\$675,000 **23.3%**from Sep 2025:
\$567,500

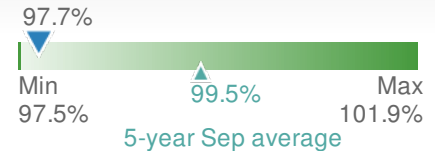
YTD	2026	2025	+/-
	\$630,000	\$637,500	-1.2%

5-year Sep average: **\$636,770****Active Listings****51**

Aug 2026	Sep 2025
42	33

Avg DOM**24**

Aug 2026	Sep 2025	YTD
23	26	25

Avg Sold to OLP Ratio**97.7%**

Aug 2026	Sep 2025	YTD
102.6%	97.5%	100.2%

September 2026

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**

 **-20.0%**  **-20.0%**
 from Aug 2026: 25 from Sep 2025: 25

YTD	2026	2025	+/-
	239	235	1.7%

5-year Sep average: **20****New Pendings****19**

 **26.7%**  **-5.0%**
 from Aug 2026: 15 from Sep 2025: 20

YTD	2026	2025	+/-
	184	166	10.8%

5-year Sep average: **18****Closed Sales****13**

 **-45.8%**  **-45.8%**
 from Aug 2026: 24 from Sep 2025: 24

YTD	2026	2025	+/-
	165	156	5.8%

5-year Sep average: **18****Median Sold Price****\$1,100,000**

 **57.7%**  **63.9%**
 from Aug 2026: \$697,500 from Sep 2025: \$671,250

YTD	2026	2025	+/-
	\$760,000	\$730,000	4.1%

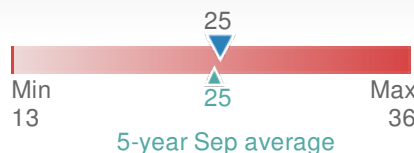
5-year Sep average: **\$772,250****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for September was \$1,100,000, representing an increase of 57.7% compared to last month and an increase of 63.9% from Sep 2025. The average days on market for units sold in September was 25 days, the same as the 5-year September average of 25 days. There was a 26.7% month over month increase in new contract activity with 19 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 44; and a 6.1% increase in supply to 35 active units.

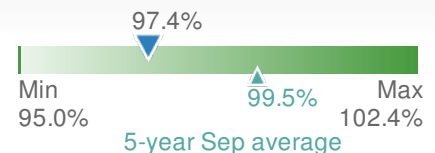
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.15 in August and a decrease from 1.28 in September 2025. The Contract Ratio is 6% lower than the 5-year September average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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**35**

Aug 2026	Sep 2025
33	25

Avg DOM**25**

Aug 2026	Sep 2025	YTD
22	35	25

Avg Sold to OLP Ratio**97.4%**

Aug 2026	Sep 2025	YTD
104.2%	95.0%	100.5%

September 2026

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**9** **28.6%**from Aug 2026:
7 **-10.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	104	121	-14.0%

5-year Sep average: **11****New Pendings****3** **-66.7%**from Aug 2026:
9 **-80.0%**from Sep 2025:
15

YTD	2026	2025	+/-
	95	112	-15.2%

5-year Sep average: **8****Closed Sales****6** **-33.3%**from Aug 2026:
9 **-66.7%**from Sep 2025:
18

YTD	2026	2025	+/-
	100	116	-13.8%

5-year Sep average: **12****Median Sold Price****\$529,250** **2.2%**from Aug 2026:
\$518,000 **17.3%**from Sep 2025:
\$451,250

YTD	2026	2025	+/-
	\$438,550	\$445,000	-1.4%

5-year Sep average: **\$459,900****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for September was \$529,250, representing an increase of 2.2% compared to last month and an increase of 17.3% from Sep 2025. The average days on market for units sold in September was 22 days, 7% above the 5-year September average of 21 days. There was a 66.7% month over month decrease in new contract activity with 3 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 8; and a 77.8% increase in supply to 16 active units.

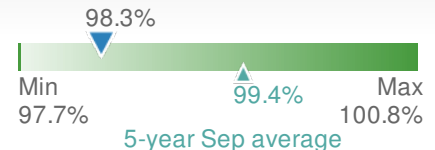
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.22 in August and a decrease from 2.25 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2026	Sep 2025
9	8

Avg DOM**22**

Aug 2026	Sep 2025	YTD
27	14	26

Avg Sold to OLP Ratio**98.3%**

Aug 2026	Sep 2025	YTD
98.2%	100.8%	99.6%

September 2026

Garnet Valley (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9** **80.0%**from Aug 2026:
5 **28.6%**from Sep 2025:
7

YTD	2026	2025	+/-
	84	98	-14.3%

5-year Sep average: **9****New Pendings****3** **-66.7%**from Aug 2026:
9 **-70.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	76	92	-17.4%

5-year Sep average: **6****Closed Sales****5** **-28.6%**from Aug 2026:
7 **-61.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	81	98	-17.3%

5-year Sep average: **9****Median Sold Price****\$598,500** **8.8%**from Aug 2026:
\$550,000 **8.8%**from Sep 2025:
\$550,000

YTD	2026	2025	+/-
	\$475,000	\$520,000	-8.7%

5-year Sep average: **\$538,700****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$598,500, representing an increase of 8.8% compared to last month and an increase of 8.8% from Sep 2025. The average days on market for units sold in September was 20 days, 12% below the 5-year September average of 23 days. There was a 66.7% month over month decrease in new contract activity with 3 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 100% increase in supply to 12 active units.

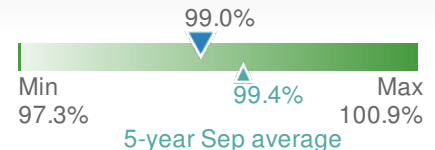
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.50 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 41% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2026	Sep 2025
6	7

Avg DOM**20**

Aug 2026	Sep 2025	YTD
28	15	25

Avg Sold to OLP Ratio**99.0%**

Aug 2026	Sep 2025	YTD
98.7%	100.9%	100.1%

September 2026

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**50****↑ 117.4%**from Aug 2026:
23**↓ -2.0%**from Sep 2025:
51

YTD	2026	2025	+/-
	422	428	-1.4%

5-year Sep average: **45****New Pendings****42****↑ 68.0%**from Aug 2026:
25**↑ 5.0%**from Sep 2025:
40

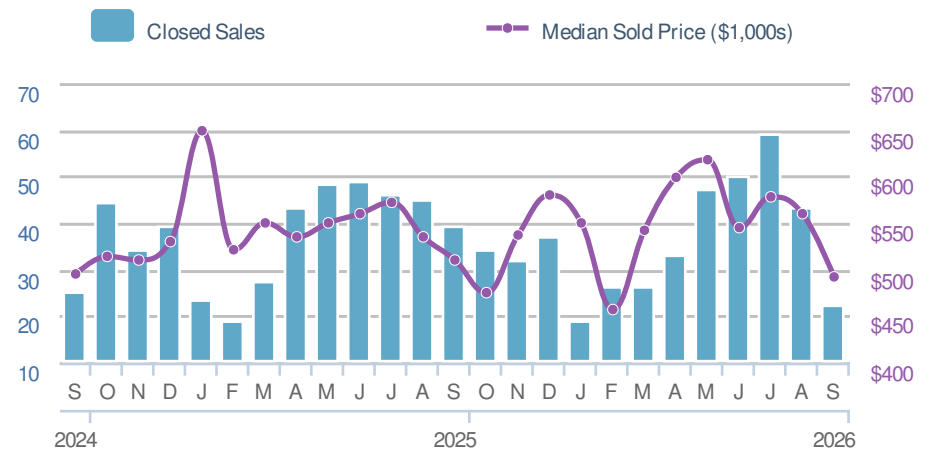
YTD	2026	2025	+/-
	364	367	-0.8%

5-year Sep average: **39****Closed Sales****22****↓ -48.8%**from Aug 2026:
43**↓ -43.6%**from Sep 2025:
39

YTD	2026	2025	+/-
	338	346	-2.3%

5-year Sep average: **31****Median Sold Price****\$492,500****↓ -12.1%**from Aug 2026:
\$560,000**↓ -3.4%**from Sep 2025:
\$510,000

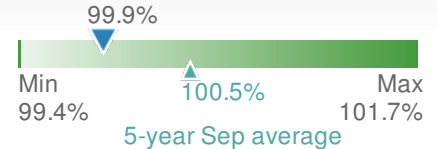
YTD	2026	2025	+/-
	\$555,000	\$548,000	1.3%

5-year Sep average: **\$477,500****Active Listings****54**

Aug 2026	Sep 2025
42	45

Avg DOM**18**

Aug 2026	Sep 2025	YTD
14	13	14

Avg Sold to OLP Ratio**99.9%**

Aug 2026	Sep 2025	YTD
100.2%	100.9%	102.0%

September 2026

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****37**
 **94.7%**
from Aug 2026:
19
 **12.1%**
from Sep 2025:
33

YTD	2026	2025	+/-
	310	308	0.6%

5-year Sep average: **35****New Pending****30**
 **50.0%**
from Aug 2026:
20
 **15.4%**
from Sep 2025:
26

YTD	2026	2025	+/-
	264	265	-0.4%

5-year Sep average: **29****Closed Sales****13**
 **-62.9%**
from Aug 2026:
35
 **-48.0%**
from Sep 2025:
25

YTD	2026	2025	+/-
	244	256	-4.7%

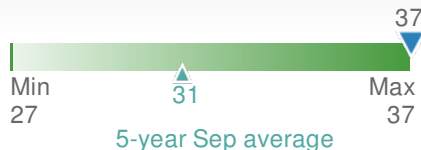
5-year Sep average: **22****Median
Sold Price****\$515,000**
 **-18.3%**
from Aug 2026:
\$630,000
 **-15.6%**
from Sep 2025:
\$610,000

YTD	2026	2025	+/-
	\$618,000	\$605,500	2.1%

5-year Sep average: **\$534,300****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for September was \$515,000, representing a decrease of 18.3% compared to last month and a decrease of 15.6% from Sep 2025. The average days on market for units sold in September was 25 days, 54% above the 5-year September average of 16 days. There was a 50% month over month increase in new contract activity with 30 New Pending; a 56% MoM increase in All Pending (new contracts + contracts carried over from August) to 39; and a 19.4% increase in supply to 37 active units.

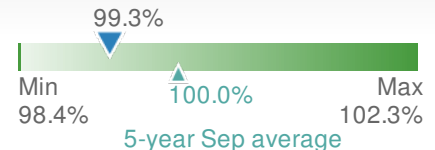
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.81 in August and a decrease from 1.06 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**37**

Aug 2026	Sep 2025
31	31

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	17	14

**Avg Sold to
OLP Ratio****99.3%**

Aug 2026	Sep 2025	YTD
100.7%	100.2%	102.8%

September 2026

Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13**

 **225.0%**
 from Aug 2026: **4**
 **-27.8%**
 from Sep 2025: **18**

YTD	2026	2025	+/-
	112	120	-6.7%

5-year Sep average: **10****New Pendings****12**

 **140.0%**
 from Aug 2026: **5**
 **-14.3%**
 from Sep 2025: **14**

YTD	2026	2025	+/-
	100	102	-2.0%

5-year Sep average: **9****Closed Sales****9**

 **12.5%**
 from Aug 2026: **8**
 **-35.7%**
 from Sep 2025: **14**

YTD	2026	2025	+/-
	94	90	4.4%

5-year Sep average: **9****Median Sold Price****\$425,000**

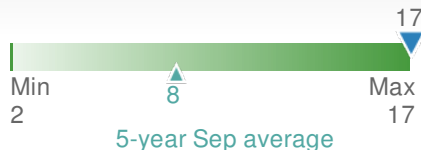
 **23.3%**
 from Aug 2026: **\$344,750**
 **-0.6%**
 from Sep 2025: **\$427,500**

YTD	2026	2025	+/-
	\$424,950	\$429,550	-1.1%

5-year Sep average: **\$384,490****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for September was \$425,000, representing an increase of 23.3% compared to last month and a decrease of 0.6% from Sep 2025. The average days on market for units sold in September was 8 days, 13% below the 5-year September average of 9 days. There was a 140% month over month increase in new contract activity with 12 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 13; and a 54.5% increase in supply to 17 active units.

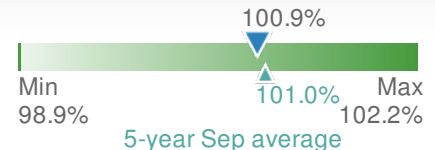
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.82 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 66% lower than the 5-year September average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
11	14

Avg DOM**8**

Aug 2026	Sep 2025	YTD
16	6	14

Avg Sold to OLP Ratio**100.9%**

Aug 2026	Sep 2025	YTD
97.9%	102.2%	100.0%

September 2026**Haverford Township (Delaware, PA) - Attached/Townhouse**

Sei County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**12**

1,100.0%
 from Aug 2026:
1

-7.7%
 from Sep 2025:
13

YTD	2026	2025	+/-
	87	97	-10.3%

5-year Sep average: **8****New Pendings****8**

100.0%
 from Aug 2026:
4

-11.1%
 from Sep 2025:
9

YTD	2026	2025	+/-
	80	84	-4.8%

5-year Sep average: **7****Closed Sales****8**

60.0%
 from Aug 2026:
5

-20.0%
 from Sep 2025:
10

YTD	2026	2025	+/-
	78	76	2.6%

5-year Sep average: **8****Median Sold Price****\$433,750**

-5.2%
 from Aug 2026:
\$457,500

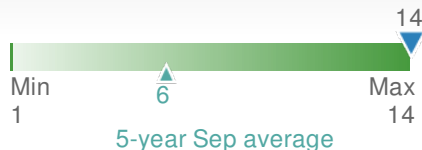
-3.1%
 from Sep 2025:
\$447,500

YTD	2026	2025	+/-
	\$435,000	\$437,500	-0.6%

5-year Sep average: **\$397,250****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$433,750, representing a decrease of 5.2% compared to last month and a decrease of 3.1% from Sep 2025. The average days on market for units sold in September was 8 days, 18% below the 5-year September average of 10 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 9; and a 100% increase in supply to 14 active units.

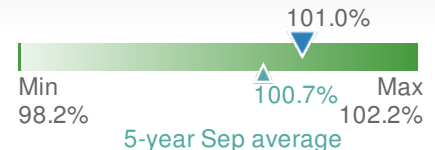
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.14 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 80% lower than the 5-year September average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**14**

Aug 2026	Sep 2025
7	10

Avg DOM**8**

Aug 2026	Sep 2025	YTD
9	6	13

Avg Sold to OLP Ratio**101.0%**

Aug 2026	Sep 2025	YTD
98.2%	102.2%	100.9%

September 2026

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**26****↓ -10.3%**from Aug 2026:
29**↑ 23.8%**from Sep 2025:
21

YTD	2026	2025	+/-
	215	200	7.5%

5-year Sep average: **23****New Pendings****26****↑ 13.0%**from Aug 2026:
23**↑ 44.4%**from Sep 2025:
18

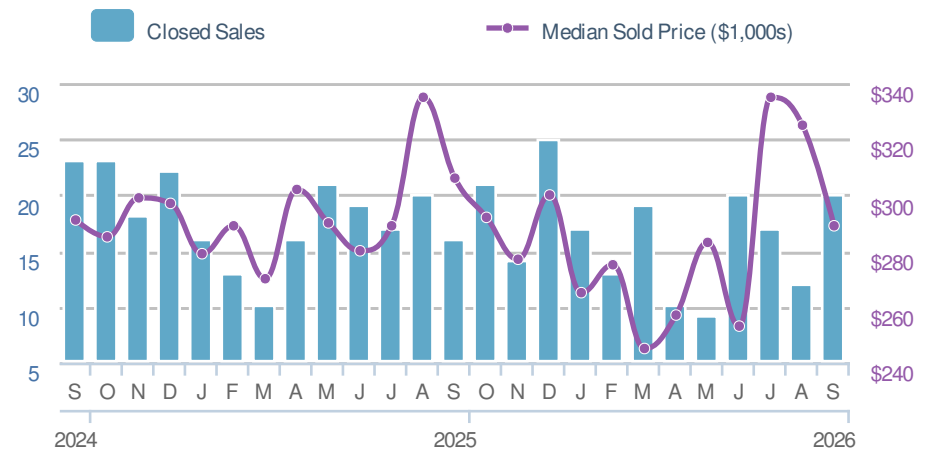
YTD	2026	2025	+/-
	162	157	3.2%

5-year Sep average: **21****Closed Sales****20****↑ 66.7%**from Aug 2026:
12**↑ 25.0%**from Sep 2025:
16

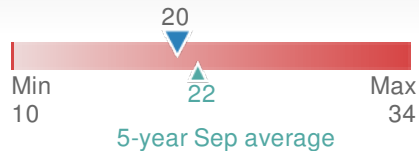
YTD	2026	2025	+/-
	145	154	-5.8%

5-year Sep average: **19****Median Sold Price****\$289,500****↓ -10.9%**from Aug 2026:
\$325,000**↓ -5.4%**from Sep 2025:
\$306,000

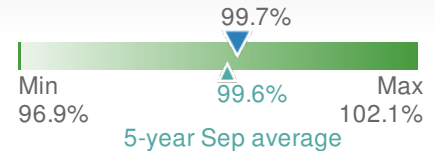
YTD	2026	2025	+/-
	\$283,000	\$287,000	-1.4%

5-year Sep average: **\$286,730****Active Listings****47**

Aug 2026	Sep 2025
47	34

Avg DOM**20**

Aug 2026	Sep 2025	YTD
9	10	30

Avg Sold to OLP Ratio**99.7%**

Aug 2026	Sep 2025	YTD
103.6%	100.5%	98.3%

September 2026

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**14** **-12.5%**from Aug 2026:
16 **16.7%**from Sep 2025:
12

YTD	2026	2025	+/-
	101	92	9.8%

5-year Sep average: **13****New Pendings****14** **0.0%**from Aug 2026:
14 **40.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	78	74	5.4%

5-year Sep average: **11****Closed Sales****13** **62.5%**from Aug 2026:
8 **44.4%**from Sep 2025:
9

YTD	2026	2025	+/-
	72	74	-2.7%

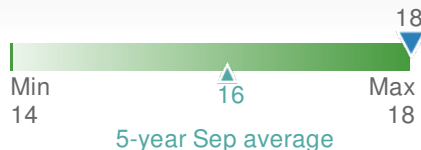
5-year Sep average: **12****Median
Sold Price****\$308,000** **-11.4%**from Aug 2026:
\$347,500 **-8.9%**from Sep 2025:
\$338,000

YTD	2026	2025	+/-
	\$332,500	\$324,000	2.6%

5-year Sep average: **\$311,586****Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for September was \$308,000, representing a decrease of 11.4% compared to last month and a decrease of 8.9% from Sep 2025. The average days on market for units sold in September was 22 days, 24% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 17; and a 10% decrease in supply to 18 active units.

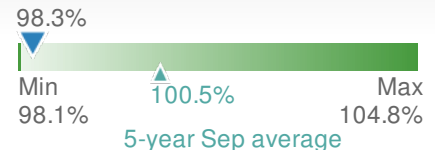
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.85 in August and an increase from 0.87 in September 2025. The Contract Ratio is 8% lower than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
20	15

Avg DOM**22**

Aug 2026	Sep 2025	YTD
8	5	22

**Avg Sold to
OLP Ratio****98.3%**

Aug 2026	Sep 2025	YTD
104.0%	101.7%	99.2%

September 2026

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**12** **-7.7%**from Aug 2026:
13 **33.3%**from Sep 2025:
9

YTD	2026	2025	+/-
	114	108	5.6%

5-year Sep average: **10****New Pendings****12** **33.3%**from Aug 2026:
9 **50.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	84	83	1.2%

5-year Sep average: **10****Closed Sales****7** **75.0%**from Aug 2026:
4 **0.0%**from Sep 2025:
7

YTD	2026	2025	+/-
	73	80	-8.8%

5-year Sep average: **8****Median Sold Price****\$275,000** **-11.3%**from Aug 2026:
\$310,000 **-1.8%**from Sep 2025:
\$280,000

YTD	2026	2025	+/-
	\$235,000	\$263,750	-10.9%

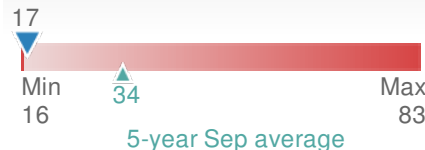
5-year Sep average: **\$252,800****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for September was \$275,000, representing a decrease of 11.3% compared to last month and a decrease of 1.8% from Sep 2025. The average days on market for units sold in September was 17 days, 49% below the 5-year September average of 34 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 17; and a 7.4% increase in supply to 29 active units.

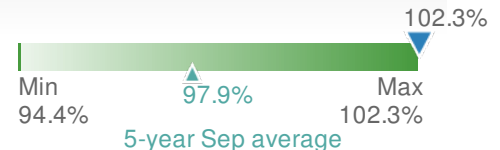
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.63 in August and an increase from 0.53 in September 2025. The Contract Ratio is 44% lower than the 5-year September average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2026	Sep 2025
27	19

Avg DOM**17**

Aug 2026	Sep 2025	YTD
12	16	38

Avg Sold to OLP Ratio**102.3%**

Aug 2026	Sep 2025	YTD
102.8%	99.0%	97.5%

September 2026

Interboro (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9** **-18.2%**from Aug 2026:
11 **12.5%**from Sep 2025:
8

YTD	2026	2025	+/-
	93	96	-3.1%

5-year Sep average: **9****New Pendings****10** **25.0%**from Aug 2026:
8 **42.9%**from Sep 2025:
7

YTD	2026	2025	+/-
	75	76	-1.3%

5-year Sep average: **9****Closed Sales****6** **50.0%**from Aug 2026:
4 **-14.3%**from Sep 2025:
7

YTD	2026	2025	+/-
	66	72	-8.3%

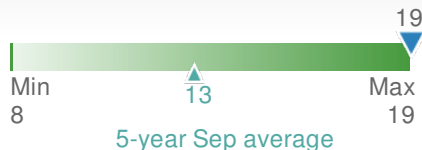
5-year Sep average: **7****Median Sold Price****\$277,500** **-10.5%**from Aug 2026:
\$310,000 **-0.9%**from Sep 2025:
\$280,000

YTD	2026	2025	+/-
	\$245,000	\$275,000	-10.9%

5-year Sep average: **\$257,300****Summary**

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$277,500, representing a decrease of 10.5% compared to last month and a decrease of 0.9% from Sep 2025. The average days on market for units sold in September was 13 days, 59% below the 5-year September average of 32 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and an 11.8% increase in supply to 19 active units.

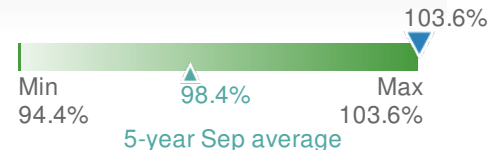
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.76 in August and an increase from 0.50 in September 2025. The Contract Ratio is 38% lower than the 5-year September average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
17	16

Avg DOM**13**

Aug 2026	Sep 2025	YTD
12	16	38

Avg Sold to OLP Ratio**103.6%**

Aug 2026	Sep 2025	YTD
102.8%	99.0%	97.7%

September 2026

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**45****↑66.7%**from Aug 2026:
27**↓-8.2%**from Sep 2025:
49

YTD	2026	2025	+/-
	349	370	-5.7%

5-year Sep average: **43****New Pendings****36****↑28.6%**from Aug 2026:
28**↑2.9%**from Sep 2025:
35

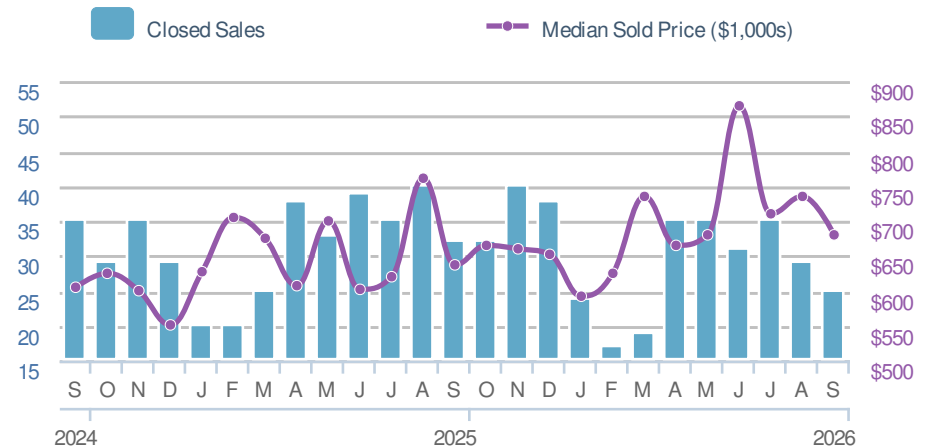
YTD	2026	2025	+/-
	269	301	-10.6%

5-year Sep average: **31****Closed Sales****25****↓-13.8%**from Aug 2026:
29**↓-21.9%**from Sep 2025:
32

YTD	2026	2025	+/-
	259	293	-11.6%

5-year Sep average: **29****Median Sold Price****\$680,000****↓-7.5%**from Aug 2026:
\$735,000**↑6.7%**from Sep 2025:
\$637,500

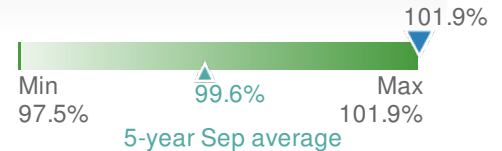
YTD	2026	2025	+/-
	\$689,000	\$650,000	6.0%

5-year Sep average: **\$633,900****Active Listings****74**

Aug 2026	Sep 2025
58	60

Avg DOM**17**

Aug 2026	Sep 2025	YTD
20	22	23

Avg Sold to OLP Ratio**101.9%**

Aug 2026	Sep 2025	YTD
101.3%	99.2%	101.1%

September 2026

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **34.8%**from Aug 2026:
23 **-8.8%**from Sep 2025:
34

YTD	2026	2025	+/-
	261	269	-3.0%

5-year Sep average: **30****New Pendings****24** **0.0%**from Aug 2026:
24 **14.3%**from Sep 2025:
21

YTD	2026	2025	+/-
	203	214	-5.1%

5-year Sep average: **21****Closed Sales****20** **-13.0%**from Aug 2026:
23 **-13.0%**from Sep 2025:
23

YTD	2026	2025	+/-
	201	207	-2.9%

5-year Sep average: **21****Median
Sold Price****\$689,500** **-13.3%**from Aug 2026:
\$795,000 **12.8%**from Sep 2025:
\$611,000

YTD	2026	2025	+/-
	\$697,500	\$658,500	5.9%

5-year Sep average: **\$624,200****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for September was \$689,500, representing a decrease of 13.3% compared to last month and an increase of 12.8% from Sep 2025. The average days on market for units sold in September was 21 days, 8% above the 5-year September average of 19 days. There was no month over month change in new contract activity with 24 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 34; and a 30% increase in supply to 52 active units.

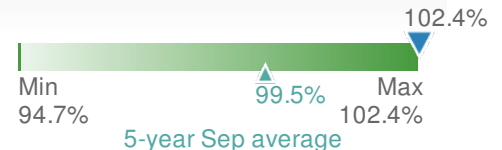
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.80 in August and a decrease from 1.05 in September 2025. The Contract Ratio is 28% lower than the 5-year September average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared 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**52**

Aug 2026	Sep 2025
40	39

Avg DOM**21**

Aug 2026	Sep 2025	YTD
13	16	20

**Avg Sold to
OLP Ratio****102.4%**

Aug 2026	Sep 2025	YTD
102.4%	99.8%	102.2%

September 2026

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **250.0%**from Aug 2026:
4 **-6.7%**from Sep 2025:
15

YTD	2026	2025	+/-
	88	101	-12.9%

5-year Sep average: **13****New Pendings****12** **200.0%**from Aug 2026:
4 **-14.3%**from Sep 2025:
14

YTD	2026	2025	+/-
	66	87	-24.1%

5-year Sep average: **11****Closed Sales****5** **-16.7%**from Aug 2026:
6 **-44.4%**from Sep 2025:
9

YTD	2026	2025	+/-
	58	86	-32.6%

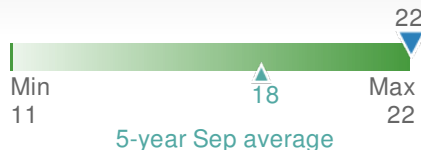
5-year Sep average: **8****Median
Sold Price****\$600,000** **-8.0%**from Aug 2026:
\$652,500 **-16.1%**from Sep 2025:
\$715,000

YTD	2026	2025	+/-
	\$670,000	\$642,500	4.3%

5-year Sep average: **\$675,750****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for September was \$600,000, representing a decrease of 8% compared to last month and a decrease of 16.1% from Sep 2025. The average days on market for units sold in September was 5 days, 72% below the 5-year September average of 18 days. There was a 200% month over month increase in new contract activity with 12 New Pendings; a 114.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 15; and a 22.2% increase in supply to 22 active units.

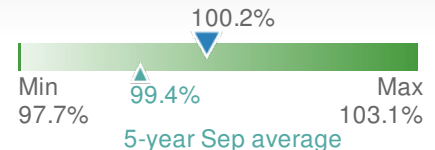
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.39 in August and a decrease from 0.90 in September 2025. The Contract Ratio is 39% lower than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Aug 2026	Sep 2025
18	21

Avg DOM**5**

Aug 2026	Sep 2025	YTD
44	37	35

**Avg Sold to
OLP Ratio****100.2%**

Aug 2026	Sep 2025	YTD
97.3%	97.7%	97.1%

September 2026

Marple Newtown (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**10** **233.3%**from Aug 2026:
3 **25.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	65	67	-3.0%

5-year Sep average: **8****New Pendings****7** **133.3%**from Aug 2026:
3 **0.0%**from Sep 2025:
7

YTD	2026	2025	+/-
	45	52	-13.5%

5-year Sep average: **7****Closed Sales****3** **-25.0%**from Aug 2026:
4 **-57.1%**from Sep 2025:
7

YTD	2026	2025	+/-
	38	56	-32.1%

5-year Sep average: **6****Median Sold Price****\$780,000** **34.5%**from Aug 2026:
\$580,000 **9.1%**from Sep 2025:
\$715,000

YTD	2026	2025	+/-
	\$707,500	\$707,500	0.0%

5-year Sep average: **\$752,000****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$780,000, representing an increase of 34.5% compared to last month and an increase of 9.1% from Sep 2025. The average days on market for units sold in September was 5 days, 71% below the 5-year September average of 17 days. There was a 133.3% month over month increase in new contract activity with 7 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 10; and a 26.7% increase in supply to 19 active units.

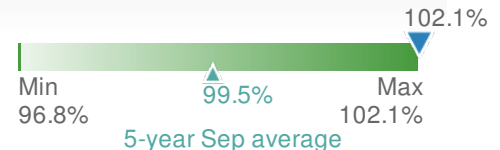
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.40 in August and a decrease from 0.65 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
15	17

Avg DOM**5**

Aug 2026	Sep 2025	YTD
46	25	35

Avg Sold to OLP Ratio**102.1%**

Aug 2026	Sep 2025	YTD
96.1%	99.5%	97.3%

September 2026

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**22**

↓ **-21.4%** ↓ **-21.4%**
from Aug 2026: from Sep 2025:
28 **28**

YTD	2026	2025	+/-
	318	266	19.5%

5-year Sep average: **31****New Pendings****22**

↓ **-35.3%** ↓ **-26.7%**
from Aug 2026: from Sep 2025:
34 **30**

YTD	2026	2025	+/-
	282	252	11.9%

5-year Sep average: **30****Closed Sales****30**

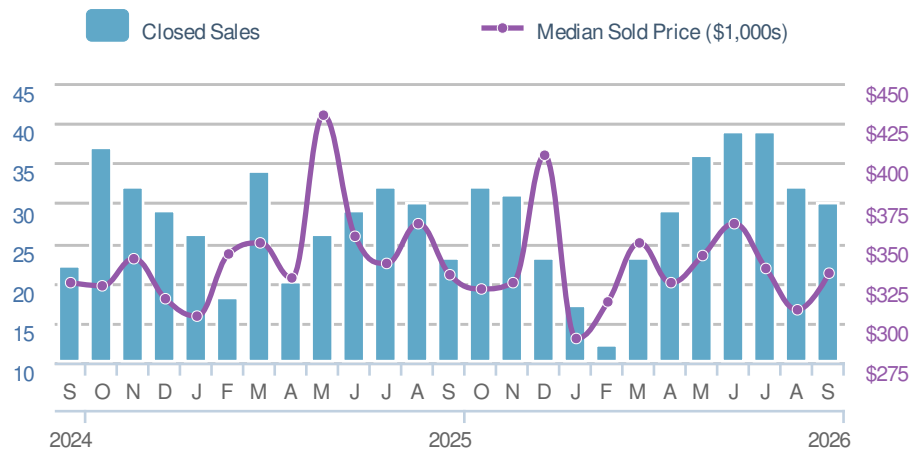
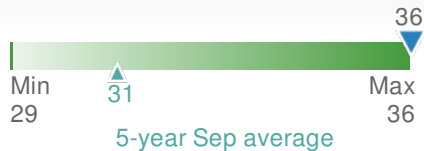
↓ **-6.3%** ↑ **30.4%**
from Aug 2026: from Sep 2025:
32 **23**

YTD	2026	2025	+/-
	267	243	9.9%

5-year Sep average: **25****Median Sold Price****\$331,450**

↑ **7.4%** ↑ **0.4%**
from Aug 2026: from Sep 2025:
\$308,500 **\$330,000**

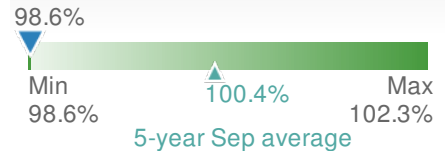
YTD	2026	2025	+/-
	\$330,000	\$340,000	-2.9%

5-year Sep average: **\$318,290****Active Listings****36**

Aug 2026	Sep 2025
35	29

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	20	24

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
100.0%	98.7%	98.7%

September 2026

Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13** **8.3%**from Aug 2026:
12 **-18.8%**from Sep 2025:
16

YTD	2026	2025	+/-
	190	166	14.5%

5-year Sep average: **19****New Pendings****13** **-27.8%**from Aug 2026:
18 **-23.5%**from Sep 2025:
17

YTD	2026	2025	+/-
	177	162	9.3%

5-year Sep average: **18****Closed Sales****17** **-15.0%**from Aug 2026:
20 **21.4%**from Sep 2025:
14

YTD	2026	2025	+/-
	166	156	6.4%

5-year Sep average: **15****Median Sold Price****\$425,000** **11.8%**from Aug 2026:
\$380,000 **23.2%**from Sep 2025:
\$345,000

YTD	2026	2025	+/-
	\$392,000	\$381,500	2.8%

5-year Sep average: **\$366,700****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for September was \$425,000, representing an increase of 11.8% compared to last month and an increase of 23.2% from Sep 2025. The average days on market for units sold in September was 16 days, 7% above the 5-year September average of 15 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 20; and a 5.6% decrease in supply to 17 active units.

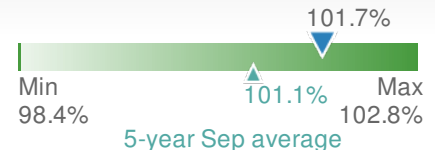
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.28 in August and a decrease from 1.43 in September 2025. The Contract Ratio is 1% higher than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
18	14

Avg DOM**16**

Aug 2026	Sep 2025	YTD
12	20	22

Avg Sold to OLP Ratio**101.7%**

Aug 2026	Sep 2025	YTD
100.2%	98.4%	99.1%

September 2026

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**9**

 **-43.8%**
 from Aug 2026:
16

 **-25.0%**
 from Sep 2025:
12

YTD	2026	2025	+/-
	128	100	28.0%

5-year Sep average: **12****New Pendings****9**

 **-43.8%**
 from Aug 2026:
16

 **-30.8%**
 from Sep 2025:
13

YTD	2026	2025	+/-
	105	90	16.7%

5-year Sep average: **12****Closed Sales****13**

 **8.3%**
 from Aug 2026:
12

 **44.4%**
 from Sep 2025:
9

YTD	2026	2025	+/-
	101	87	16.1%

5-year Sep average: **10****Median Sold Price****\$240,000**

 **3.7%**
 from Aug 2026:
\$231,450

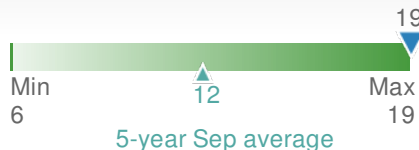
 **-2.0%**
 from Sep 2025:
\$245,000

YTD	2026	2025	+/-
	\$245,000	\$245,000	0.0%

5-year Sep average: **\$248,830****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for September was \$240,000, representing an increase of 3.7% compared to last month and a decrease of 2% from Sep 2025. The average days on market for units sold in September was 38 days, 124% above the 5-year September average of 17 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 15; and an 11.8% increase in supply to 19 active units.

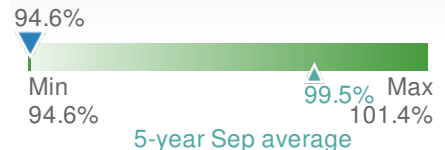
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 1.24 in August and a decrease from 1.20 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
17	15

Avg DOM**38**

Aug 2026	Sep 2025	YTD
15	20	28

Avg Sold to OLP Ratio**94.6%**

Aug 2026	Sep 2025	YTD
99.6%	99.1%	97.9%

September 2026

Penn-Delco (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3**

 **-62.5%**
 from Aug 2026:
 8

 **-40.0%**
 from Sep 2025:
 5

YTD	2026	2025	+/-
	67	64	4.7%

5-year Sep average: 7

New Pendings**5**

 **-44.4%**
 from Aug 2026:
 9

 **-37.5%**
 from Sep 2025:
 8

YTD	2026	2025	+/-
	57	59	-3.4%

5-year Sep average: 7

Closed Sales**6**

 **-14.3%**
 from Aug 2026:
 7

 **20.0%**
 from Sep 2025:
 5

YTD	2026	2025	+/-
	53	55	-3.6%

5-year Sep average: 5

**Median
Sold Price****\$244,950**

 **2.5%**
 from Aug 2026:
\$238,900

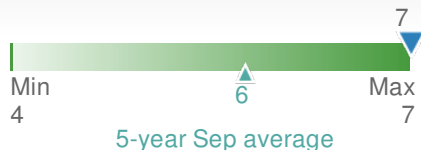
 **-17.0%**
 from Sep 2025:
\$295,000

YTD	2026	2025	+/-
	\$317,000	\$295,000	7.5%

5-year Sep average: **\$288,910****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$244,950, representing an increase of 2.5% compared to last month and a decrease of 17% from Sep 2025. The average days on market for units sold in September was 32 days, 93% above the 5-year September average of 17 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 9; and a 22.2% decrease in supply to 7 active units.

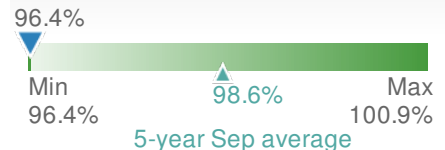
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.11 in August and a decrease from 1.57 in September 2025. The Contract Ratio is 37% lower than the 5-year September average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Aug 2026	Sep 2025
9	7

Avg DOM**32**

Aug 2026	Sep 2025	YTD
13	21	21

**Avg Sold to
OLP Ratio****96.4%**

Aug 2026	Sep 2025	YTD
99.9%	97.1%	98.8%

September 2026

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**27**

↑ **50.0%**
from Aug 2026:
18

↑ **8.0%**
from Sep 2025:
25

YTD	2026	2025	+/-
	250	267	-6.4%

5-year Sep average: **31****New Pendings****18**

↑ **28.6%**
from Aug 2026:
14

↓ **-21.7%**
from Sep 2025:
23

YTD	2026	2025	+/-
	199	220	-9.5%

5-year Sep average: **22****Closed Sales****17**

↓ **-34.6%**
from Aug 2026:
26

↓ **-10.5%**
from Sep 2025:
19

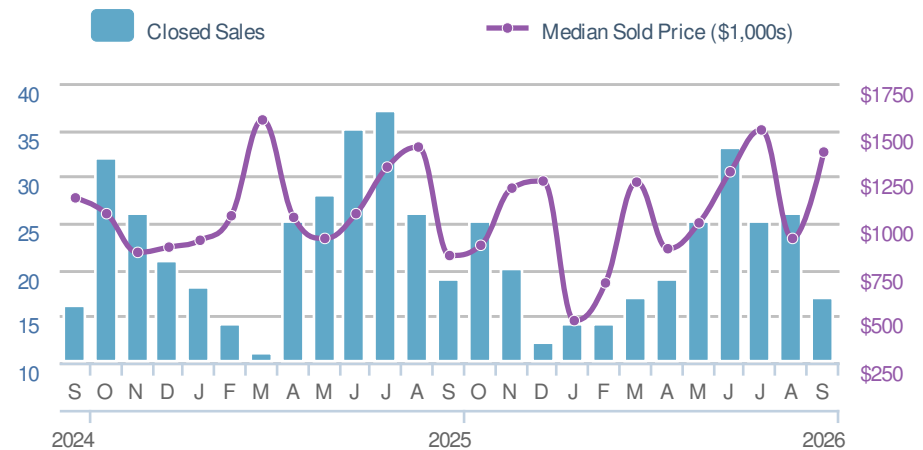
YTD	2026	2025	+/-
	193	215	-10.2%

5-year Sep average: **18****Median Sold Price****\$1,380,000**

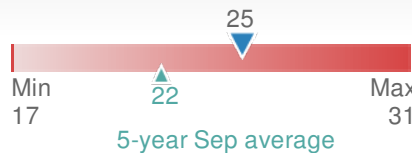
↑ **50.4%**
from Aug 2026:
\$917,500

↑ **67.3%**
from Sep 2025:
\$825,000

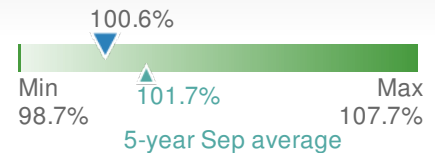
YTD	2026	2025	+/-
	\$1,100,000	\$1,200,000	-8.3%

5-year Sep average: **\$976,000****Active Listings****39**

Aug 2026	Sep 2025
33	30

Avg DOM**25**

Aug 2026	Sep 2025	YTD
38	18	27

Avg Sold to OLP Ratio**100.6%**

Aug 2026	Sep 2025	YTD
101.4%	102.4%	101.9%

September 2026

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **90.0%**from Aug 2026:
10 **5.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	164	188	-12.8%

5-year Sep average: **22****New Pendings****12** **50.0%**from Aug 2026:
8 **-29.4%**from Sep 2025:
17

YTD	2026	2025	+/-
	142	153	-7.2%

5-year Sep average: **16****Closed Sales****13** **-27.8%**from Aug 2026:
18 **-7.1%**from Sep 2025:
14

YTD	2026	2025	+/-
	133	151	-11.9%

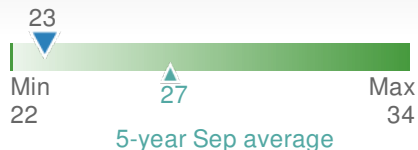
5-year Sep average: **12****Median Sold Price****\$1,442,500** **-1.4%**from Aug 2026:
\$1,462,500 **13.1%**from Sep 2025:
\$1,275,000

YTD	2026	2025	+/-
	\$1,450,000	\$1,485,000	-2.4%

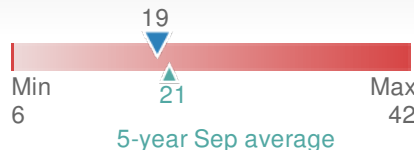
5-year Sep average: **\$1,303,600****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for September was \$1,442,500, representing a decrease of 1.4% compared to last month and an increase of 13.1% from Sep 2025. The average days on market for units sold in September was 19 days, 9% below the 5-year September average of 21 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 16; and a 53.3% increase in supply to 23 active units.

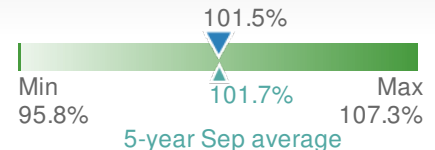
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 1.00 in August and a decrease from 1.13 in September 2025. The Contract Ratio is 26% lower than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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**23**

Aug 2026	Sep 2025
15	23

Avg DOM**19**

Aug 2026	Sep 2025	YTD
41	19	25

Avg Sold to OLP Ratio**101.5%**

Aug 2026	Sep 2025	YTD
101.6%	104.1%	103.4%

September 2026

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**8**

↔ 0.0%

from Aug 2026:
8

↑ 14.3%

from Sep 2025:
7

YTD	2026	2025	+/-
	86	79	8.9%

5-year Sep average: 9

New Pendings**6**

↔ 0.0%

from Aug 2026:
6

↔ 0.0%

from Sep 2025:
6

YTD	2026	2025	+/-
	57	67	-14.9%

5-year Sep average: 6

Closed Sales**4**

↓ -50.0%

from Aug 2026:
8

↓ -20.0%

from Sep 2025:
5

YTD	2026	2025	+/-
	60	64	-6.3%

5-year Sep average: 7

Median Sold Price**\$512,500**

↑ 1.5%

from Aug 2026:
\$505,000

↑ 156.3%

from Sep 2025:
\$200,000

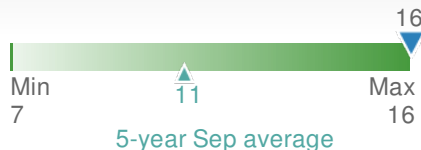
YTD	2026	2025	+/-
	\$427,500	\$447,114	-4.4%

5-year Sep average: \$420,700

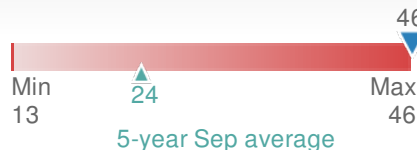
Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for September was \$512,500, representing an increase of 1.5% compared to last month and an increase of 156.3% from Sep 2025. The average days on market for units sold in September was 46 days, 92% above the 5-year September average of 24 days. There was no month over month change in new contract activity with 6 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from August) to 7; and an 11.1% decrease in supply to 16 active units.

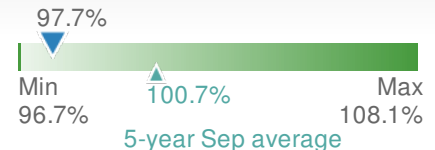
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.28 in August and a decrease from 1.29 in September 2025. The Contract Ratio is 67% lower than the 5-year September average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2026	Sep 2025
18	7

Avg DOM**46**

Aug 2026	Sep 2025	YTD
31	14	31

Avg Sold to OLP Ratio**97.7%**

Aug 2026	Sep 2025	YTD
100.9%	97.7%	98.6%

September 2026Radnor Township (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

New Listings**5**

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

 **-16.7%**
 from Sep 2025:
 6

YTD	2026	2025	+/-
	52	41	26.8%

5-year Sep average: **5****New Pendings****4**

 **0.0%**
 from Aug 2026:
 4

 **0.0%**
 from Sep 2025:
 4

YTD	2026	2025	+/-
	33	32	3.1%

5-year Sep average: **3****Closed Sales****2**

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

 **-33.3%**
 from Sep 2025:
 3

YTD	2026	2025	+/-
	34	31	9.7%

5-year Sep average: **3****Median
Sold Price****\$512,500**

 **1.5%**
 from Aug 2026:
\$505,000

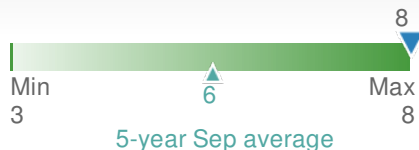
 **9.0%**
 from Sep 2025:
\$470,000

YTD	2026	2025	+/-
	\$530,000	\$475,000	11.6%

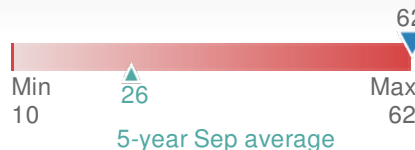
5-year Sep average: **\$437,700****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$512,500, representing an increase of 1.5% compared to last month and an increase of 9% from Sep 2025. The average days on market for units sold in September was 62 days, 139% above the 5-year September average of 26 days. There was no month over month change in new contract activity with 4 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 5; and a 20% decrease in supply to 8 active units.

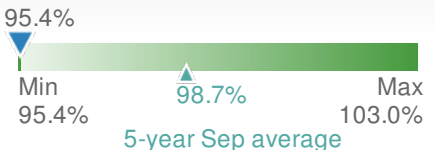
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.30 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 52% lower than the 5-year September average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
10	3

Avg DOM**62**

Aug 2026	Sep 2025	YTD
21	19	24

**Avg Sold to
OLP Ratio****95.4%**

Aug 2026	Sep 2025	YTD
101.7%	97.6%	100.5%

September 2026

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40**

↑ **25.0%**
from Aug 2026:
32

↓ **-13.0%**
from Sep 2025:
46

YTD	2026	2025	+/-
	385	414	-7.0%

5-year Sep average: **44****New Pendings****39**

↑ **34.5%**
from Aug 2026:
29

↓ **-11.4%**
from Sep 2025:
44

YTD	2026	2025	+/-
	318	343	-7.3%

5-year Sep average: **41****Closed Sales****31**

↓ **-16.2%**
from Aug 2026:
37

↓ **-8.8%**
from Sep 2025:
34

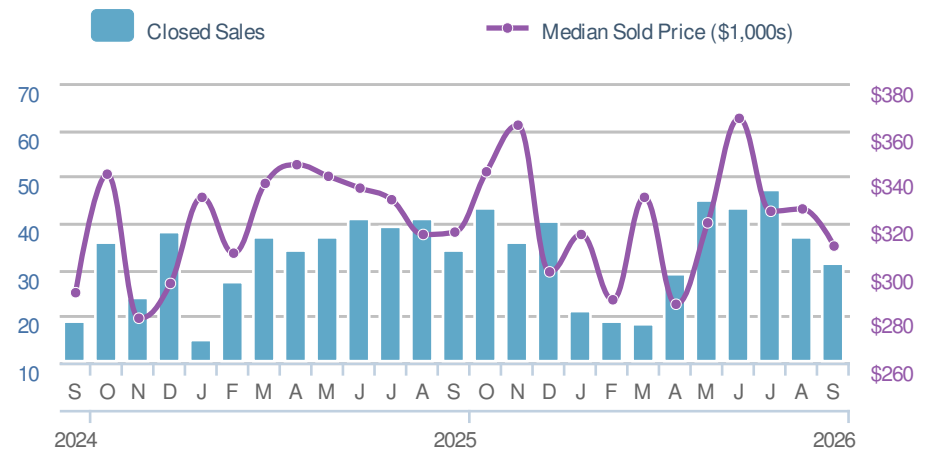
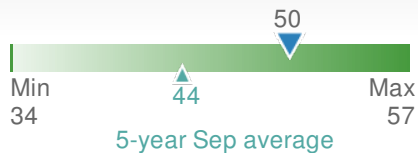
YTD	2026	2025	+/-
	300	309	-2.9%

5-year Sep average: **35****Median Sold Price****\$310,000**

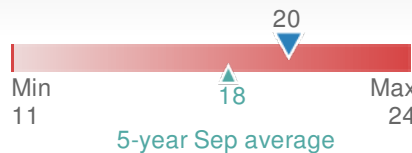
↓ **-5.1%**
from Aug 2026:
\$326,500

↓ **-1.9%**
from Sep 2025:
\$316,000

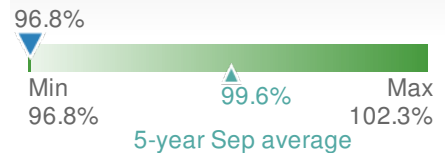
YTD	2026	2025	+/-
	\$326,250	\$325,000	0.4%

5-year Sep average: **\$294,200****Active Listings****50**

Aug 2026	Sep 2025
49	57

Avg DOM**20**

Aug 2026	Sep 2025	YTD
16	24	24

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
98.5%	99.2%	99.5%

September 2026

Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**24** **50.0%**from Aug 2026:
16 **-17.2%**from Sep 2025:
29

YTD	2026	2025	+/-
	224	259	-13.5%

5-year Sep average: **25****New Pendings****21** **23.5%**from Aug 2026:
17 **-22.2%**from Sep 2025:
27

YTD	2026	2025	+/-
	181	207	-12.6%

5-year Sep average: **24****Closed Sales****17** **-22.7%**from Aug 2026:
22 **6.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	172	190	-9.5%

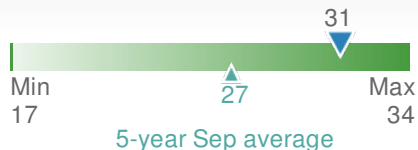
5-year Sep average: **18****Median Sold Price****\$355,000** **1.4%**from Aug 2026:
\$350,000 **-17.2%**from Sep 2025:
\$428,750

YTD	2026	2025	+/-
	\$367,000	\$375,000	-2.1%

5-year Sep average: **\$350,840****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for September was \$355,000, representing an increase of 1.4% compared to last month and a decrease of 17.2% from Sep 2025. The average days on market for units sold in September was 25 days, 13% above the 5-year September average of 22 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from August) to 23; and a 6.9% increase in supply to 31 active units.

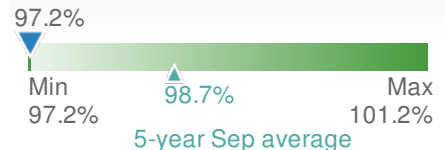
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.69 in August and a decrease from 0.97 in September 2025. The Contract Ratio is 37% lower than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**31**

Aug 2026	Sep 2025
29	34

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	27	23

Avg Sold to OLP Ratio**97.2%**

Aug 2026	Sep 2025	YTD
98.3%	99.1%	99.9%

September 2026

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**16**

↔ 0.0%

from Aug 2026:
16

↓ -5.9%

from Sep 2025:
17

YTD	2026	2025	+/-
	161	154	4.5%

5-year Sep average: **18****New Pendings****18**

↑ 50.0%

from Aug 2026:
12

↑ 5.9%

from Sep 2025:
17

YTD	2026	2025	+/-
	137	135	1.5%

5-year Sep average: **17****Closed Sales****14**

↓ -6.7%

from Aug 2026:
15

↓ -22.2%

from Sep 2025:
18

YTD	2026	2025	+/-
	128	118	8.5%

5-year Sep average: **16****Median Sold Price****\$252,450**

↓ -18.3%

from Aug 2026:
\$309,000

↓ -2.4%

from Sep 2025:
\$258,750

YTD	2026	2025	+/-
	\$286,000	\$280,000	2.1%

5-year Sep average: **\$258,540****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for September was \$252,450, representing a decrease of 18.3% compared to last month and a decrease of 2.4% from Sep 2025. The average days on market for units sold in September was 13 days, 2% below the 5-year September average of 13 days. There was a 50% month over month increase in new contract activity with 18 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 19; and a 5% decrease in supply to 19 active units.

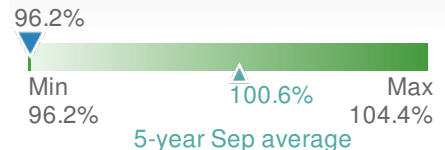
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.70 in August and an increase from 0.87 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
20	23

Avg DOM**13**

Aug 2026	Sep 2025	YTD
21	21	25

Avg Sold to OLP Ratio**96.2%**

Aug 2026	Sep 2025	YTD
98.7%	99.2%	98.9%

September 2026

Ridley (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **7.1%**from Aug 2026:
14 **0.0%**from Sep 2025:
15

YTD	2026	2025	+/-
	153	141	8.5%

5-year Sep average: **16****New Pendings****18** **80.0%**from Aug 2026:
10 **28.6%**from Sep 2025:
14

YTD	2026	2025	+/-
	128	127	0.8%

5-year Sep average: **15****Closed Sales****12** **-14.3%**from Aug 2026:
14 **-33.3%**from Sep 2025:
18

YTD	2026	2025	+/-
	116	113	2.7%

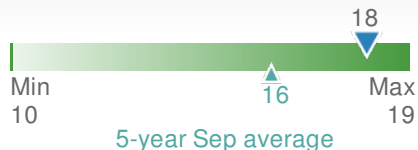
5-year Sep average: **16****Median
Sold Price****\$265,500** **-14.9%**from Aug 2026:
\$312,000 **2.6%**from Sep 2025:
\$258,750

YTD	2026	2025	+/-
	\$297,000	\$280,000	6.1%

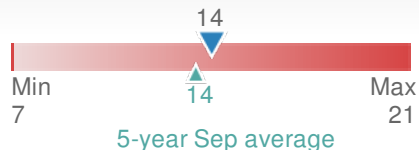
5-year Sep average: **\$262,050****Summary**

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$265,500, representing a decrease of 14.9% compared to last month and an increase of 2.6% from Sep 2025. The average days on market for units sold in September was 14 days, 3% above the 5-year September average of 14 days. There was an 80% month over month increase in new contract activity with 18 New Pendings; a 58.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 19; and a 10% decrease in supply to 18 active units.

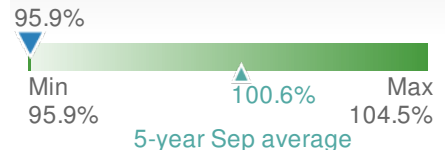
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.60 in August and an increase from 0.89 in September 2025. The Contract Ratio is 10% lower than the 5-year September average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
20	19

Avg DOM**14**

Aug 2026	Sep 2025	YTD
22	21	21

**Avg Sold to
OLP Ratio****95.9%**

Aug 2026	Sep 2025	YTD
98.6%	99.2%	99.3%

September 2026

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**33**

↑ **32.0%**
from Aug 2026:
25

↓ **-10.8%**
from Sep 2025:
37

YTD	2026	2025	+/-
	338	366	-7.7%

5-year Sep average: **36****New Pendings****26**

↓ **-13.3%**
from Aug 2026:
30

↓ **-23.5%**
from Sep 2025:
34

YTD	2026	2025	+/-
	271	276	-1.8%

5-year Sep average: **31****Closed Sales****20**

↓ **-50.0%**
from Aug 2026:
40

↓ **-13.0%**
from Sep 2025:
23

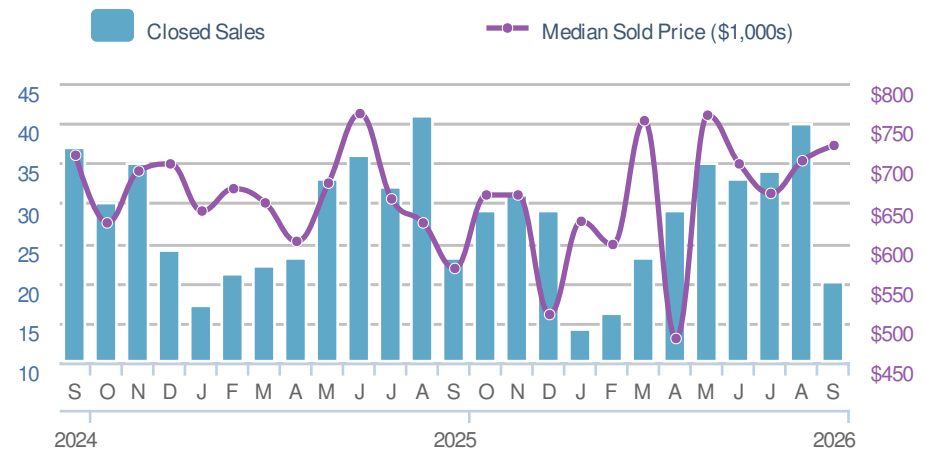
YTD	2026	2025	+/-
	255	255	0.0%

5-year Sep average: **32****Median Sold Price****\$722,500**

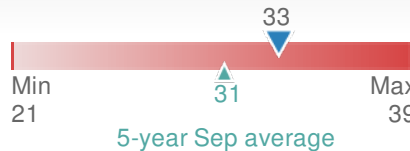
↑ **2.7%**
from Aug 2026:
\$703,500

↑ **27.1%**
from Sep 2025:
\$568,500

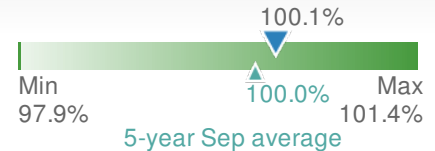
YTD	2026	2025	+/-
	\$670,000	\$651,651	2.8%

5-year Sep average: **\$642,375****Active Listings****65**

Aug 2026	Sep 2025
53	55

Avg DOM**33**

Aug 2026	Sep 2025	YTD
25	39	25

Avg Sold to OLP Ratio**100.1%**

Aug 2026	Sep 2025	YTD
99.1%	100.6%	100.5%

September 2026

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **23.5%**from Aug 2026:
17 **5.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	236	259	-8.9%

5-year Sep average: **22****New Pending****18** **-18.2%**from Aug 2026:
22 **-14.3%**from Sep 2025:
21

YTD	2026	2025	+/-
	187	192	-2.6%

5-year Sep average: **19****Closed Sales****14** **-44.0%**from Aug 2026:
25 **0.0%**from Sep 2025:
14

YTD	2026	2025	+/-
	176	173	1.7%

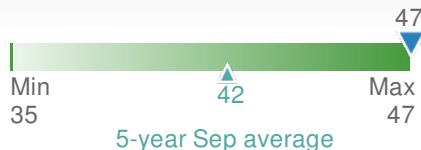
5-year Sep average: **20****Median
Sold Price****\$847,000** **2.0%**from Aug 2026:
\$830,000 **51.3%**from Sep 2025:
\$559,750

YTD	2026	2025	+/-
	\$792,500	\$700,000	13.2%

5-year Sep average: **\$700,708****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for September was \$847,000, representing an increase of 2% compared to last month and an increase of 51.3% from Sep 2025. The average days on market for units sold in September was 37 days, 9% below the 5-year September average of 41 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pending; a 15.4% MoM increase in All Pending (new contracts + contracts carried over from August) to 30; and a 9.3% increase in supply to 47 active units.

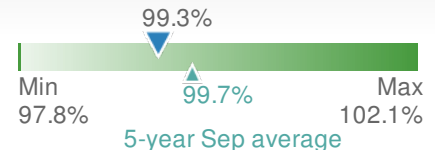
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.60 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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**47**

Aug 2026	Sep 2025
43	37

Avg DOM**37**

Aug 2026	Sep 2025	YTD
23	61	23

**Avg Sold to
OLP Ratio****99.3%**

Aug 2026	Sep 2025	YTD
98.9%	100.1%	101.1%

September 2026

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**12** **50.0%**from Aug 2026:
8 **-29.4%**from Sep 2025:
17

YTD	2026	2025	+/-
	102	107	-4.7%

5-year Sep average: **14****New Pendings****8** **0.0%**from Aug 2026:
8 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	84	84	0.0%

5-year Sep average: **12****Closed Sales****6** **-60.0%**from Aug 2026:
15 **-33.3%**from Sep 2025:
9

YTD	2026	2025	+/-
	79	82	-3.7%

5-year Sep average: **12****Median
Sold Price****\$441,950** **-29.3%**from Aug 2026:
\$625,000 **-28.4%**from Sep 2025:
\$617,000

YTD	2026	2025	+/-
	\$470,000	\$594,999	-21.0%

5-year Sep average: **\$557,599****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for September was \$441,950, representing a decrease of 29.3% compared to last month and a decrease of 28.4% from Sep 2025. The average days on market for units sold in September was 23 days, 58% above the 5-year September average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from August) to 12; and an 80% increase in supply to 18 active units.

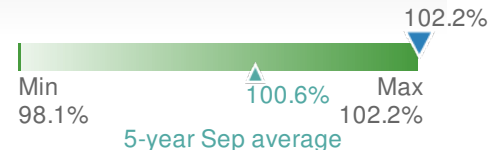
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.00 in August and a decrease from 0.78 in September 2025. The Contract Ratio is 71% lower than the 5-year September average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
10	18

Avg DOM**23**

Aug 2026	Sep 2025	YTD
29	5	29

**Avg Sold to
OLP Ratio****102.2%**

Aug 2026	Sep 2025	YTD
99.6%	101.4%	99.3%

September 2026Rose Tree Media (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

New Listings**10** **42.9%**from Aug 2026:
7 **-16.7%**from Sep 2025:
12

YTD	2026	2025	+/-
	85	89	-4.5%

5-year Sep average: **12****New Pendings****6** **0.0%**from Aug 2026:
6 **-25.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	67	67	0.0%

5-year Sep average: **10****Closed Sales****6** **-57.1%**from Aug 2026:
14 **-25.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	64	69	-7.2%

5-year Sep average: **10****Median Sold Price****\$441,950** **-29.3%**from Aug 2026:
\$625,000 **-29.1%**from Sep 2025:
\$623,500

YTD	2026	2025	+/-
	\$522,500	\$617,000	-15.3%

5-year Sep average: **\$577,355****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$441,950, representing a decrease of 29.3% compared to last month and a decrease of 29.1% from Sep 2025. The average days on market for units sold in September was 23 days, 53% above the 5-year September average of 15 days. There was no month over month change in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 8; and a 100% increase in supply to 16 active units.

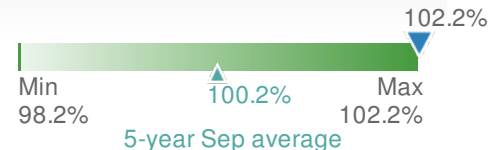
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in August and a decrease from 0.63 in September 2025. The Contract Ratio is 78% lower than the 5-year September average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2026	Sep 2025
8	16

Avg DOM**23**

Aug 2026	Sep 2025	YTD
27	5	29

Avg Sold to OLP Ratio**102.2%**

Aug 2026	Sep 2025	YTD
99.7%	100.7%	100.0%

September 2026

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**27**

↓ **-22.9%** ↑ **17.4%**
from Aug 2026: from Sep 2025:
35 **23**

YTD	2026	2025	+/-
	311	296	5.1%

5-year Sep average: **32****New Pendings****23**

↓ **-34.3%** ↑ **9.5%**
from Aug 2026: from Sep 2025:
35 **21**

YTD	2026	2025	+/-
	231	241	-4.1%

5-year Sep average: **31****Closed Sales****28**

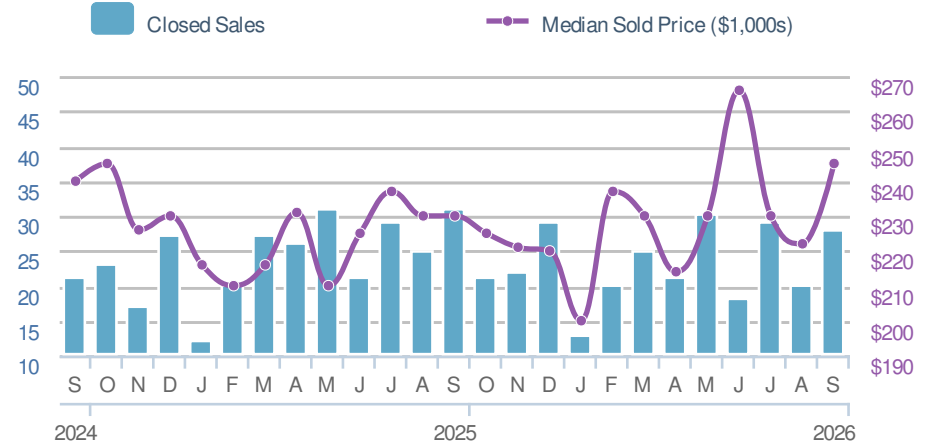
↑ **40.0%** ↓ **-9.7%**
from Aug 2026: from Sep 2025:
20 **31**

YTD	2026	2025	+/-
	220	229	-3.9%

5-year Sep average: **31****Median Sold Price****\$245,000**

↑ **10.1%** ↑ **6.5%**
from Aug 2026: from Sep 2025:
\$222,500 **\$230,000**

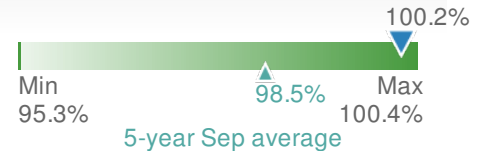
YTD	2026	2025	+/-
	\$230,000	\$225,000	2.2%

5-year Sep average: **\$223,800****Active Listings****56**

Aug 2026	Sep 2025
60	52

Avg DOM**18**

Aug 2026	Sep 2025	YTD
25	25	31

Avg Sold to OLP Ratio**100.2%**

Aug 2026	Sep 2025	YTD
97.1%	95.3%	97.6%

September 2026

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7** **75.0%**

from Aug 2026:

4 **0.0%**

from Sep 2025:

0

YTD	2026	2025	+/-
	50	38	31.6%

5-year Sep average: **3****New Pendings****4** **100.0%**

from Aug 2026:

2 **100.0%**

from Sep 2025:

2

YTD	2026	2025	+/-
	30	31	-3.2%

5-year Sep average: **3****Closed Sales****3** **50.0%**

from Aug 2026:

2 **-25.0%**

from Sep 2025:

4

YTD	2026	2025	+/-
	30	28	7.1%

5-year Sep average: **5****Median Sold Price****\$310,000** **24.0%**

from Aug 2026:

\$250,000 **22.3%**

from Sep 2025:

\$253,550

YTD	2026	2025	+/-
	\$257,500	\$272,000	-5.3%

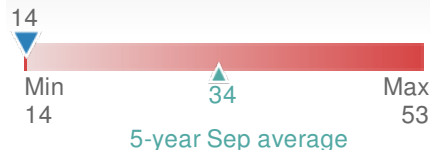
5-year Sep average: **\$236,210****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for September was \$310,000, representing an increase of 24% compared to last month and an increase of 22.3% from Sep 2025. The average days on market for units sold in September was 14 days, 58% below the 5-year September average of 34 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from August) to 6; and no change in supply with 6 active units.

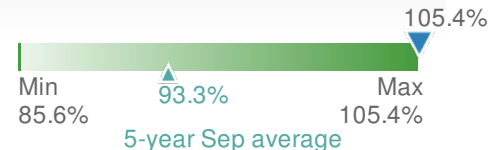
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.83 in August and no change from September 2025. The Contract Ratio is 22% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2026	Sep 2025
6	5

Avg DOM**14**

Aug 2026	Sep 2025	YTD
20	36	54

Avg Sold to OLP Ratio**105.4%**

Aug 2026	Sep 2025	YTD
98.2%	89.9%	95.8%

September 2026

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**

 **-35.5%**  **-13.0%**
 from Aug 2026: **31** from Sep 2025: **23**

YTD	2026	2025	+/-
	260	258	0.8%

5-year Sep average: **28****New Pendings****19**

 **-42.4%**  **0.0%**
 from Aug 2026: **33** from Sep 2025: **19**

YTD	2026	2025	+/-
	201	210	-4.3%

5-year Sep average: **28****Closed Sales****25**

 **38.9%**  **-7.4%**
 from Aug 2026: **18** from Sep 2025: **27**

YTD	2026	2025	+/-
	190	201	-5.5%

5-year Sep average: **26****Median Sold Price****\$242,000**

 **10.0%**  **7.6%**
 from Aug 2026: **\$220,000** from Sep 2025: **\$225,000**

YTD	2026	2025	+/-
	\$227,000	\$225,000	0.9%

5-year Sep average: **\$222,000****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for September was \$242,000, representing an increase of 10% compared to last month and an increase of 7.6% from Sep 2025. The average days on market for units sold in September was 18 days, 24% below the 5-year September average of 24 days. There was a 42.4% month over month decrease in new contract activity with 19 New Pendings; a 24.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 31; and a 7.4% decrease in supply to 50 active units.

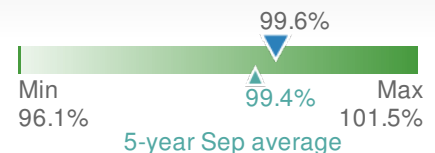
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.76 in August and an increase from 0.53 in September 2025. The Contract Ratio is 44% lower than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**50**

Aug 2026	Sep 2025
54	47

Avg DOM**18**

Aug 2026	Sep 2025	YTD
25	23	27

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
97.0%	96.1%	97.9%

September 2026

Southeast Delco (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**20**

 **-35.5%**
 from Aug 2026:
31

 **-13.0%**
 from Sep 2025:
23

YTD	2026	2025	+/-
	260	258	0.8%

5-year Sep average: **28****New Pendings****19**

 **-42.4%**
 from Aug 2026:
33

 **0.0%**
 from Sep 2025:
19

YTD	2026	2025	+/-
	201	210	-4.3%

5-year Sep average: **28****Closed Sales****25**

 **38.9%**
 from Aug 2026:
18

 **-7.4%**
 from Sep 2025:
27

YTD	2026	2025	+/-
	190	201	-5.5%

5-year Sep average: **26****Median Sold Price****\$242,000**

 **10.0%**
 from Aug 2026:
\$220,000

 **7.6%**
 from Sep 2025:
\$225,000

YTD	2026	2025	+/-
	\$227,000	\$225,000	0.9%

5-year Sep average: **\$222,000****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$242,000, representing an increase of 10% compared to last month and an increase of 7.6% from Sep 2025. The average days on market for units sold in September was 18 days, 24% below the 5-year September average of 24 days. There was a 42.4% month over month decrease in new contract activity with 19 New Pendings; a 24.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 31; and a 7.4% decrease in supply to 50 active units.

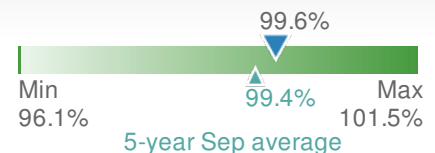
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.76 in August and an increase from 0.53 in September 2025. The Contract Ratio is 44% lower than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**50**

Aug 2026	Sep 2025
54	47

Avg DOM**18**

Aug 2026	Sep 2025	YTD
25	23	27

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
97.0%	96.1%	97.9%

September 2026

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**24**

↑ **14.3%**
from Aug 2026:
21

↓ **-11.1%**
from Sep 2025:
27

YTD	2026	2025	+/-
	242	213	13.6%

5-year Sep average: **23****New Pendings****15**

↓ **-16.7%**
from Aug 2026:
18

↓ **-21.1%**
from Sep 2025:
19

YTD	2026	2025	+/-
	203	183	10.9%

5-year Sep average: **18****Closed Sales****16**

↓ **-27.3%**
from Aug 2026:
22

↑ **14.3%**
from Sep 2025:
14

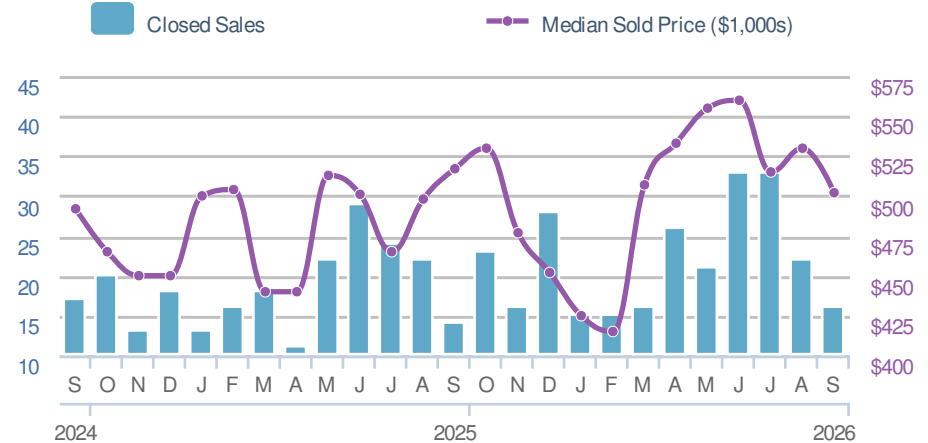
YTD	2026	2025	+/-
	201	175	14.9%

5-year Sep average: **19****Median Sold Price****\$502,000**

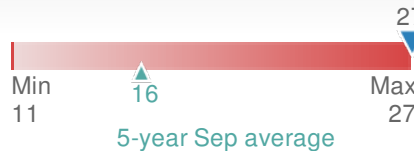
↓ **-5.3%**
from Aug 2026:
\$530,000

↓ **-3.0%**
from Sep 2025:
\$517,500

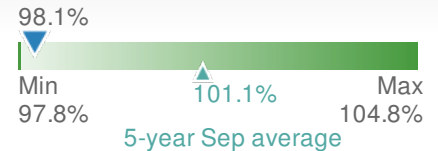
YTD	2026	2025	+/-
	\$510,000	\$490,000	4.1%

5-year Sep average: **\$491,750****Active Listings****32**

Aug 2026	Sep 2025
21	28

Avg DOM**27**

Aug 2026	Sep 2025	YTD
16	11	15

Avg Sold to OLP Ratio**98.1%**

Aug 2026	Sep 2025	YTD
99.8%	101.9%	102.1%

September 2026

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**18**

-10.0%
 from Aug 2026:
20

-25.0%
 from Sep 2025:
24

YTD	2026	2025	+/-
	205	179	14.5%

5-year Sep average: **18****New Pendings****11**

-31.3%
 from Aug 2026:
16

-31.3%
 from Sep 2025:
16

YTD	2026	2025	+/-
	169	154	9.7%

5-year Sep average: **15****Closed Sales****14**

-17.6%
 from Aug 2026:
17

0.0%
 from Sep 2025:
14

YTD	2026	2025	+/-
	167	148	12.8%

5-year Sep average: **17****Median Sold Price****\$507,000**

-9.5%
 from Aug 2026:
\$560,000

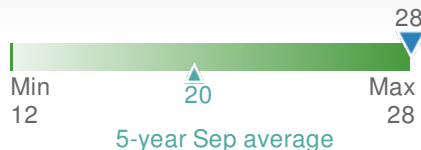
-2.0%
 from Sep 2025:
\$517,500

YTD	2026	2025	+/-
	\$530,000	\$510,000	3.9%

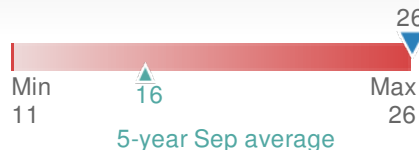
5-year Sep average: **\$498,650****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for September was \$507,000, representing a decrease of 9.5% compared to last month and a decrease of 2% from Sep 2025. The average days on market for units sold in September was 26 days, 61% above the 5-year September average of 16 days. There was a 31.3% month over month decrease in new contract activity with 11 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 33.3% increase in supply to 28 active units.

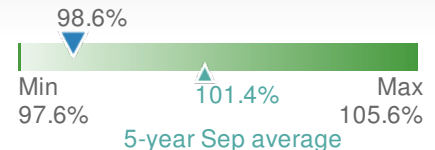
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.90 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 49% lower than the 5-year September average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Aug 2026	Sep 2025
21	21

Avg DOM**26**

Aug 2026	Sep 2025	YTD
12	11	14

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
101.6%	101.9%	102.5%

September 2026

Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**6**

500.0% **100.0%**
 from Aug 2026: 1 from Sep 2025: 3

YTD	2026	2025	+/-
	37	34	8.8%

5-year Sep average: **4****New Pendings****4**

100.0% **33.3%**
 from Aug 2026: 2 from Sep 2025: 3

YTD	2026	2025	+/-
	34	29	17.2%

5-year Sep average: **3****Closed Sales****2**

-60.0% **0.0%**
 from Aug 2026: 5 from Sep 2025: 0

YTD	2026	2025	+/-
	34	27	25.9%

5-year Sep average: **2****Median Sold Price****\$357,500**

-0.7% **0.0%**
 from Aug 2026: **\$360,000** from Sep 2025: **\$0**

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

5-year Sep average: **\$262,490****Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for September was \$357,500, representing a decrease of 0.7% compared to last month and an increase of 0% from Sep 2025. The average days on market for units sold in September was 37 days, 110% above the 5-year September average of 18 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from August) to 5; and a 0% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.00 in August and an increase from 0.43 in September 2025. The Contract Ratio is 24% lower than the 5-year September average of 1.64. 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**4**

Aug 2026	Sep 2025
0	7

Avg DOM**37**

Aug 2026	Sep 2025	YTD
31	0	20

Avg Sold to OLP Ratio**94.3%**

Aug 2026	Sep 2025	YTD
93.6%	0.0%	99.8%

September 2026

Springfield (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

↔ 0.0%

from Aug 2026:
0

↑ 100.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	32	26	23.1%

5-year Sep average: **4****New Pendings****3**

↑ 200.0%

from Aug 2026:
1

↔ 0.0%

from Sep 2025:
3

YTD	2026	2025	+/-
	30	24	25.0%

5-year Sep average: **3****Closed Sales****1**

↓ -80.0%

from Aug 2026:
5

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	30	22	36.4%

5-year Sep average: **1****Median Sold Price****\$265,000**

↓ -26.4%

from Aug 2026:
\$360,000

↔ 0.0%

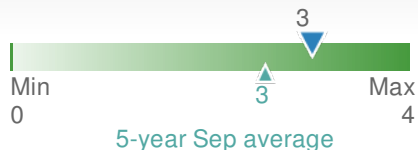
from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$387,500	\$400,000	-3.1%

5-year Sep average: **\$223,990****Summary**

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$265,000, representing a decrease of 26.4% compared to last month and an increase of 0% from Sep 2025. The average days on market for units sold in September was 56 days, 162% above the 5-year September average of 21 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 0% increase in supply to 3 active units.

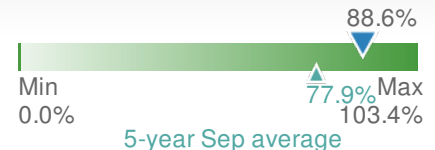
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.00 in August and an increase from 0.75 in September 2025. The Contract Ratio is 45% higher than the 5-year September average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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**3**

Aug 2026	Sep 2025
0	4

Avg DOM**56**

Aug 2026	Sep 2025	YTD
31	0	19

Avg Sold to OLP Ratio**88.6%**

Aug 2026	Sep 2025	YTD
93.6%	0.0%	100.2%

September 2026

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**11** **120.0%**from Aug 2026:
5 **-31.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	78	92	-15.2%

5-year Sep average: **10****New Pendings****8** **33.3%**from Aug 2026:
6 **166.7%**from Sep 2025:
3

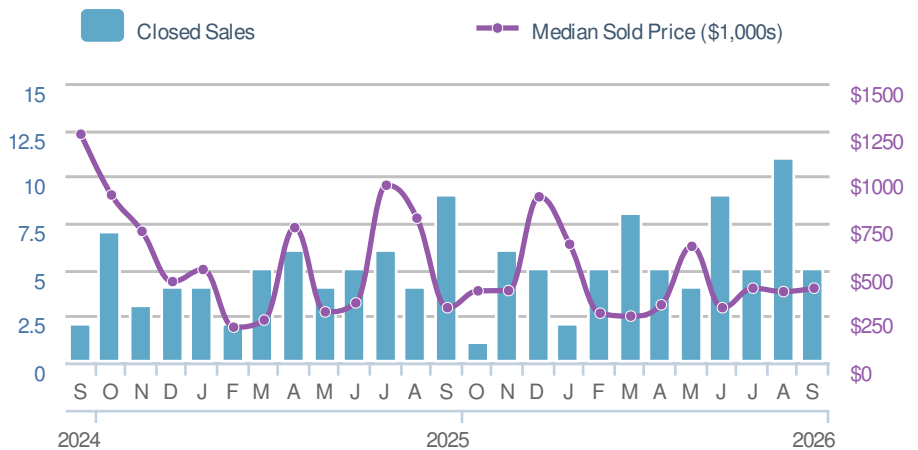
YTD	2026	2025	+/-
	64	47	36.2%

5-year Sep average: **4****Closed Sales****5** **-54.5%**from Aug 2026:
11 **-44.4%**from Sep 2025:
9

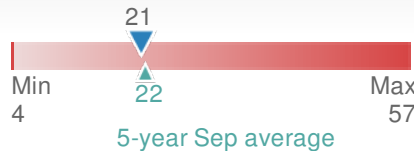
YTD	2026	2025	+/-
	54	47	14.9%

5-year Sep average: **5****Median Sold Price****\$399,500** **5.1%**from Aug 2026:
\$380,000 **35.4%**from Sep 2025:
\$295,000

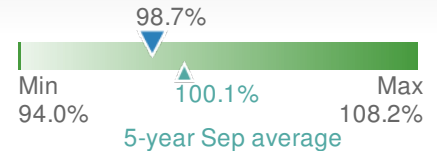
YTD	2026	2025	+/-
	\$368,500	\$325,000	13.4%

5-year Sep average: **\$723,800****Active Listings****14**

Aug 2026	Sep 2025
14	20

Avg DOM**21**

Aug 2026	Sep 2025	YTD
51	23	40

Avg Sold to OLP Ratio**98.7%**

Aug 2026	Sep 2025	YTD
97.2%	97.4%	97.1%

September 2026

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

↔ 0.0%

from Aug 2026:
3

↓ -75.0%

from Sep 2025:
12

YTD	2026	2025	+/-
	33	55	-40.0%

5-year Sep average: **6****New Pending****4**

↑ 100.0%

from Aug 2026:
2

↑ 300.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	23	20	15.0%

5-year Sep average: **2****Closed Sales****2**

↓ -50.0%

from Aug 2026:
4

↓ -33.3%

from Sep 2025:
3

YTD	2026	2025	+/-
	17	20	-15.0%

5-year Sep average: **3****Median
Sold Price****\$726,000**

↓ -30.4%

from Aug 2026:
\$1,042,625

↓ -3.8%

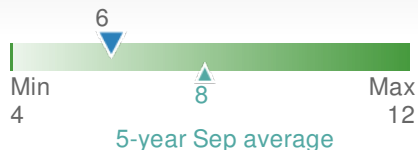
from Sep 2025:
\$755,000

YTD	2026	2025	+/-
	\$987,500	\$850,000	16.2%

5-year Sep average: **\$980,700****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for September was \$726,000, representing a decrease of 30.4% compared to last month and a decrease of 3.8% from Sep 2025. The average days on market for units sold in September was 7 days, 72% below the 5-year September average of 25 days. There was a 100% month over month increase in new contract activity with 4 New Pending; a 22.2% MoM increase in All Pending (new contracts + contracts carried over from August) to 11; and a 40% decrease in supply to 6 active units.

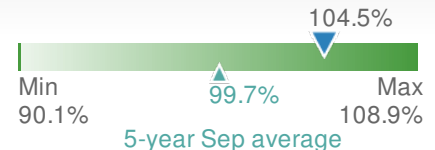
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 0.90 in August and an increase from 0.17 in September 2025. The Contract Ratio is 103% higher than the 5-year September average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
10	12

Avg DOM**7**

Aug 2026	Sep 2025	YTD
33	35	24

**Avg Sold to
OLP Ratio****104.5%**

Aug 2026	Sep 2025	YTD
98.2%	90.1%	99.3%

September 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

300.0% **100.0%**
 from Aug 2026: 2 from Sep 2025: 4

YTD	2026	2025	+/-
	45	37	21.6%

5-year Sep average: **3****New Pendings****4**

0.0% **100.0%**
 from Aug 2026: 4 from Sep 2025: 2

YTD	2026	2025	+/-
	41	27	51.9%

5-year Sep average: **2****Closed Sales****3**

-57.1% **-50.0%**
 from Aug 2026: 7 from Sep 2025: 6

YTD	2026	2025	+/-
	37	27	37.0%

5-year Sep average: **2****Median Sold Price****\$389,000**

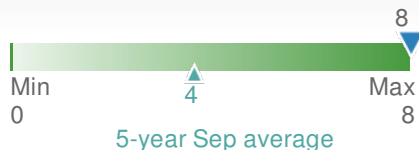
17.9% **58.8%**
 from Aug 2026: **\$330,000** from Sep 2025: **\$245,000**

YTD	2026	2025	+/-
	\$269,900	\$230,000	17.3%

5-year Sep average: **\$223,300****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for September was \$389,000, representing an increase of 17.9% compared to last month and an increase of 58.8% from Sep 2025. The average days on market for units sold in September was 26 days, 110% above the 5-year September average of 12 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 6; and a 100% increase in supply to 8 active units.

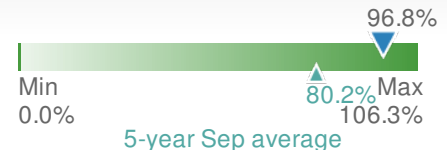
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.50 in August and an increase from 0.25 in September 2025. The Contract Ratio is 275% higher than the 5-year September average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity 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**8**

Aug 2026	Sep 2025
4	8

Avg DOM**26**

Aug 2026	Sep 2025	YTD
61	17	47

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
96.6%	101.0%	96.2%

September 2026

Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

100% by Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**7**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	24	14	71.4%

5-year Sep average: **2****New Pendings****2**

↑ 100.0%

from Aug 2026:

1

↑ 100.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	19	12	58.3%

5-year Sep average: **1****Closed Sales****2**

↓ -33.3%

from Aug 2026:

3

↑ 100.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	17	11	54.5%

5-year Sep average: **1****Median Sold Price****\$362,000**

↑ 9.7%

from Aug 2026:

\$330,000

↓ -9.5%

from Sep 2025:

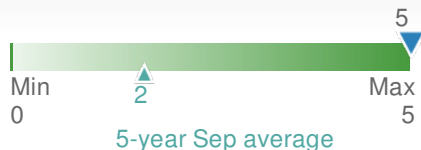
\$400,000

YTD	2026	2025	+/-
	\$335,000	\$300,000	11.7%

5-year Sep average: **\$268,000****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$362,000, representing an increase of 9.7% compared to last month and a decrease of 9.5% from Sep 2025. The average days on market for units sold in September was 38 days, 103% above the 5-year September average of 19 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 2; and a 0% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.00 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 33% lower than the 5-year September 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**5**

Aug 2026	Sep 2025
0	1

Avg DOM**38**

Aug 2026	Sep 2025	YTD
16	8	34

Avg Sold to OLP Ratio**93.9%**

Aug 2026	Sep 2025	YTD
98.5%	106.7%	96.2%

September 2026

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**84** **12.0%**
from Aug 2026:
75 **-7.7%**
from Sep 2025:
91

YTD	2026	2025	+/-
	866	825	5.0%

5-year Sep average: **94****New Pendings****63** **-14.9%**
from Aug 2026:
74 **-25.9%**
from Sep 2025:
85

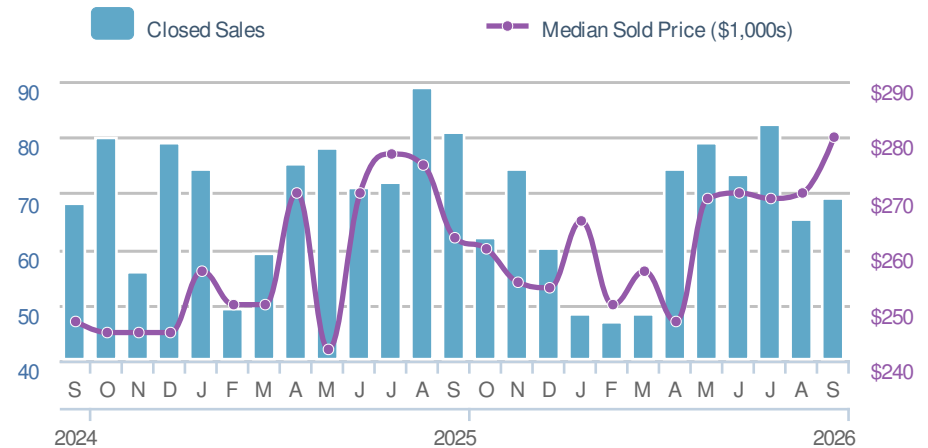
YTD	2026	2025	+/-
	650	687	-5.4%

5-year Sep average: **79****Closed Sales****69** **6.2%**
from Aug 2026:
65 **-14.8%**
from Sep 2025:
81

YTD	2026	2025	+/-
	624	672	-7.1%

5-year Sep average: **76****Median Sold Price****\$280,000** **3.7%**
from Aug 2026:
\$270,000 **6.6%**
from Sep 2025:
\$262,550

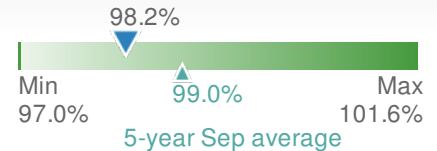
YTD	2026	2025	+/-
	\$265,000	\$260,000	1.9%

5-year Sep average: **\$250,010****Active Listings****169**

Aug 2026	Sep 2025
147	104

Avg DOM**33**

Aug 2026	Sep 2025	YTD
32	26	28

Avg Sold to OLP Ratio**98.2%**

Aug 2026	Sep 2025	YTD
96.8%	99.6%	98.0%

September 2026

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29** **20.8%**from Aug 2026:
24 **-9.4%**from Sep 2025:
32

YTD	2026	2025	+/-
	269	242	11.2%

5-year Sep average: **30****New Pendings****25** **4.2%**from Aug 2026:
24 **-19.4%**from Sep 2025:
31

YTD	2026	2025	+/-
	211	212	-0.5%

5-year Sep average: **26****Closed Sales****27** **8.0%**from Aug 2026:
25 **22.7%**from Sep 2025:
22

YTD	2026	2025	+/-
	197	209	-5.7%

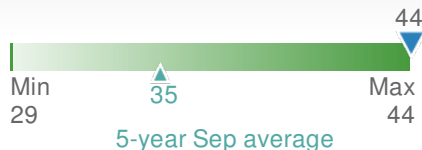
5-year Sep average: **21****Median
Sold Price****\$379,900** **-6.4%**from Aug 2026:
\$406,000 **-5.1%**from Sep 2025:
\$400,500

YTD	2026	2025	+/-
	\$390,000	\$380,000	2.6%

5-year Sep average: **\$380,980****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for September was \$379,900, representing a decrease of 6.4% compared to last month and a decrease of 5.1% from Sep 2025. The average days on market for units sold in September was 27 days, 35% above the 5-year September average of 20 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 9.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 29; and a 10% increase in supply to 44 active units.

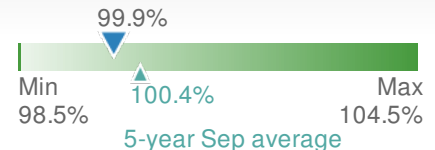
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.80 in August and a decrease from 1.10 in September 2025. The Contract Ratio is 36% lower than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**44**

Aug 2026	Sep 2025
40	29

Avg DOM**27**

Aug 2026	Sep 2025	YTD
37	24	25

**Avg Sold to
OLP Ratio****99.9%**

Aug 2026	Sep 2025	YTD
98.5%	100.6%	99.3%

September 2026

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****55** **7.8%**from Aug 2026:
51 **-6.8%**from Sep 2025:
59

YTD	2026	2025	+/-
	597	583	2.4%

5-year Sep average: **64****New Pendings****38** **-24.0%**from Aug 2026:
50 **-29.6%**from Sep 2025:
54

YTD	2026	2025	+/-
	439	475	-7.6%

5-year Sep average: **53****Closed Sales****42** **5.0%**from Aug 2026:
40 **-28.8%**from Sep 2025:
59

YTD	2026	2025	+/-
	427	463	-7.8%

5-year Sep average: **55****Median Sold Price****\$232,500** **-0.6%**from Aug 2026:
\$234,000 **-5.9%**from Sep 2025:
\$247,000

YTD	2026	2025	+/-
	\$235,000	\$238,500	-1.5%

5-year Sep average: **\$223,300****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for September was \$232,500, representing a decrease of 0.6% compared to last month and a decrease of 5.9% from Sep 2025. The average days on market for units sold in September was 36 days, 37% above the 5-year September average of 26 days. There was a 24% month over month decrease in new contract activity with 38 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 56; and a 16.8% increase in supply to 125 active units.

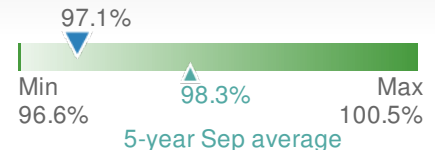
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.67 in August and a decrease from 0.95 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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**125**

Aug 2026	Sep 2025
107	75

Avg DOM**36**

Aug 2026	Sep 2025	YTD
29	27	30

Avg Sold to OLP Ratio**97.1%**

Aug 2026	Sep 2025	YTD
95.8%	99.2%	97.4%

September 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****55**
 **10.0%**
from Aug 2026:
50
 **-6.8%**
from Sep 2025:
59

YTD	2026	2025	+/-
	593	579	2.4%

5-year Sep average: **64****New Pendings****38**
 **-22.4%**
from Aug 2026:
49
 **-29.6%**
from Sep 2025:
54

YTD	2026	2025	+/-
	435	471	-7.6%

5-year Sep average: **52****Closed Sales****40**
 **2.6%**
from Aug 2026:
39
 **-32.2%**
from Sep 2025:
59

YTD	2026	2025	+/-
	423	456	-7.2%

5-year Sep average: **55****Median Sold Price****\$235,000**
 **-0.4%**
from Aug 2026:
\$236,000
 **-4.9%**
from Sep 2025:
\$247,000

YTD	2026	2025	+/-
	\$236,000	\$239,000	-1.3%

5-year Sep average: **\$223,800****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$235,000, representing a decrease of 0.4% compared to last month and a decrease of 4.9% from Sep 2025. The average days on market for units sold in September was 34 days, 32% above the 5-year September average of 26 days. There was a 22.4% month over month decrease in new contract activity with 38 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 56; and a 17% increase in supply to 124 active units.

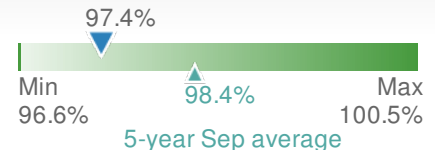
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.66 in August and a decrease from 0.95 in September 2025. The Contract Ratio is 46% lower than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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**124**

Aug 2026	Sep 2025
106	75

Avg DOM**34**

Aug 2026	Sep 2025	YTD
27	27	29

Avg Sold to OLP Ratio**97.4%**

Aug 2026	Sep 2025	YTD
96.3%	99.2%	97.6%

September 2026

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**27**

↑ **12.5%**
from Aug 2026:
24

↓ **-27.0%**
from Sep 2025:
37

YTD	2026	2025	+/-
	264	273	-3.3%

5-year Sep average: **26****New Pendings****17**

↓ **-32.0%**
from Aug 2026:
25

↓ **-10.5%**
from Sep 2025:
19

YTD	2026	2025	+/-
	222	202	9.9%

5-year Sep average: **20****Closed Sales****25**

↑ **4.2%**
from Aug 2026:
24

↓ **-10.7%**
from Sep 2025:
28

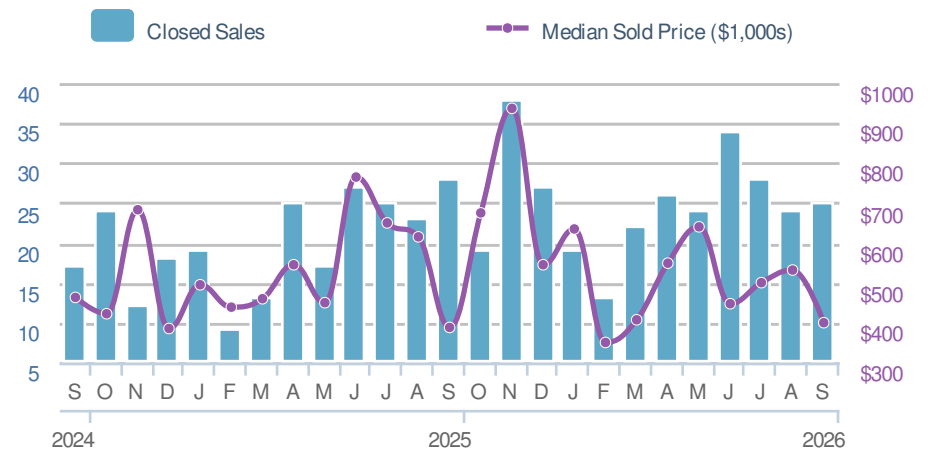
YTD	2026	2025	+/-
	219	195	12.3%

5-year Sep average: **23****Median Sold Price****\$400,000**

↓ **-24.9%**
from Aug 2026:
\$532,500

↑ **3.1%**
from Sep 2025:
\$388,150

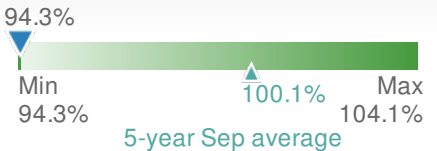
YTD	2026	2025	+/-
	\$540,000	\$602,500	-10.4%

5-year Sep average: **\$436,250****Active Listings****53**

Aug 2026	Sep 2025
42	58

Avg DOM**29**

Aug 2026	Sep 2025	YTD
26	16	34

Avg Sold to OLP Ratio**94.3%**

Aug 2026	Sep 2025	YTD
97.4%	98.8%	97.9%

September 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **77.8%**from Aug 2026:
9 **-30.4%**from Sep 2025:
23

YTD	2026	2025	+/-
	159	178	-10.7%

5-year Sep average: **14****New Pendings****12** **33.3%**from Aug 2026:
9 **-14.3%**from Sep 2025:
14

YTD	2026	2025	+/-
	127	136	-6.6%

5-year Sep average: **13****Closed Sales****11** **-31.3%**from Aug 2026:
16 **-31.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	127	136	-6.6%

5-year Sep average: **13****Median Sold Price****\$585,000** **-3.3%**from Aug 2026:
\$605,000 **-14.9%**from Sep 2025:
\$687,500

YTD	2026	2025	+/-
	\$690,000	\$700,000	-1.4%

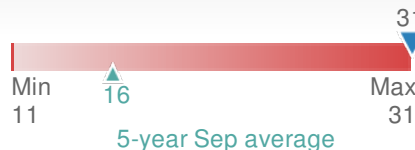
5-year Sep average: **\$605,000****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for September was \$585,000, representing a decrease of 3.3% compared to last month and a decrease of 14.9% from Sep 2025. The average days on market for units sold in September was 31 days, 91% above the 5-year September average of 16 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 26.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.68 in August and an increase from 0.53 in September 2025. The Contract Ratio is 20% lower than the 5-year September average of 0.72. 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**24**

Aug 2026	Sep 2025
19	30

Avg DOM**31**

Aug 2026	Sep 2025	YTD
25	12	24

Avg Sold to OLP Ratio**91.4%**

Aug 2026	Sep 2025	YTD
98.0%	101.9%	99.2%

September 2026

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

 **-26.7%**
 from Aug 2026:
 15

 **-21.4%**
 from Sep 2025:
 14

YTD	2026	2025	+/-
	105	95	10.5%

5-year Sep average: **12****New Pendings****5**

 **-68.8%**
 from Aug 2026:
 16

 **0.0%**
 from Sep 2025:
 5

YTD	2026	2025	+/-
	95	66	43.9%

5-year Sep average: **7****Closed Sales****14**

 **75.0%**
 from Aug 2026:
 8

 **16.7%**
 from Sep 2025:
 12

YTD	2026	2025	+/-
	92	59	55.9%

5-year Sep average: **10****Median Sold Price****\$316,000**

 **21.6%**
 from Aug 2026:
 \$259,950

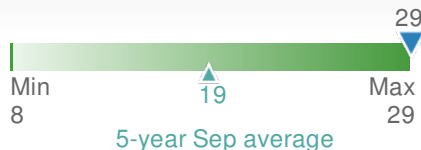
 **49.6%**
 from Sep 2025:
 \$211,250

YTD	2026	2025	+/-
	\$251,500	\$265,000	-5.1%

5-year Sep average: **\$277,950****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for September was \$316,000, representing an increase of 21.6% compared to last month and an increase of 49.6% from Sep 2025. The average days on market for units sold in September was 27 days, 85% above the 5-year September average of 15 days. There was a 68.8% month over month decrease in new contract activity with 5 New Pendings; a 58.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 26.1% increase in supply to 29 active units.

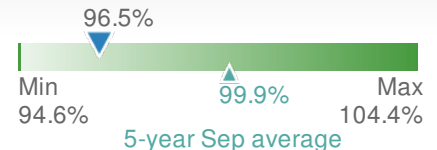
This activity resulted in a Contract Ratio of 0.24 pendings per active listing, down from 0.74 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 78% lower than the 5-year September average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2026	Sep 2025
23	28

Avg DOM**27**

Aug 2026	Sep 2025	YTD
27	23	49

Avg Sold to OLP Ratio**96.5%**

Aug 2026	Sep 2025	YTD
96.2%	94.6%	96.0%

September 2026**Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse**

The County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**7**
 **16.7%**
from Aug 2026:
6
 **16.7%**
from Sep 2025:
6

YTD	2026	2025	+/-
	57	48	18.8%

5-year Sep average: **7****New Pendings****1**
 **-87.5%**
from Aug 2026:
8
 **-50.0%**
from Sep 2025:
2

YTD	2026	2025	+/-
	46	41	12.2%

5-year Sep average: **4****Closed Sales****6**
 **100.0%**
from Aug 2026:
3
 **0.0%**
from Sep 2025:
6

YTD	2026	2025	+/-
	45	37	21.6%

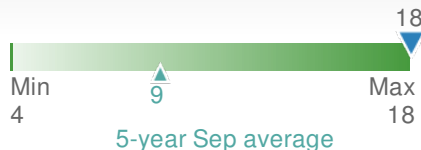
5-year Sep average: **5****Median
Sold Price****\$485,000**
 **83.0%**
from Aug 2026:
\$265,000
 **102.9%**
from Sep 2025:
\$239,000

YTD	2026	2025	+/-
	\$260,000	\$339,000	-23.3%

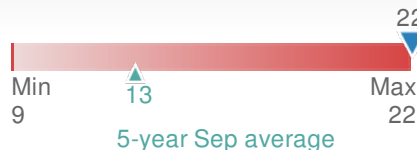
5-year Sep average: **\$379,660****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$485,000, representing an increase of 83% compared to last month and an increase of 102.9% from Sep 2025. The average days on market for units sold in September was 22 days, 67% above the 5-year September average of 13 days. There was an 87.5% month over month decrease in new contract activity with 1 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 3; and an 80% increase in supply to 18 active units.

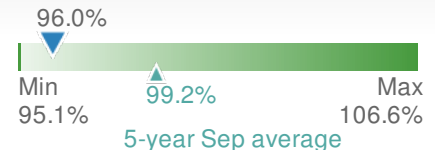
This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.80 in August and a decrease from 2.25 in September 2025. The Contract Ratio is 89% lower than the 5-year September average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
10	8

Avg DOM**22**

Aug 2026	Sep 2025	YTD
7	13	27

**Avg Sold to
OLP Ratio****96.0%**

Aug 2026	Sep 2025	YTD
100.1%	95.1%	97.2%

September 2026

West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**6****↑500.0%**from Aug 2026:
1**↑20.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	44	70	-37.1%

5-year Sep average: **7****New Pendings****3****↓-40.0%**from Aug 2026:
5**↓-70.0%**from Sep 2025:
10

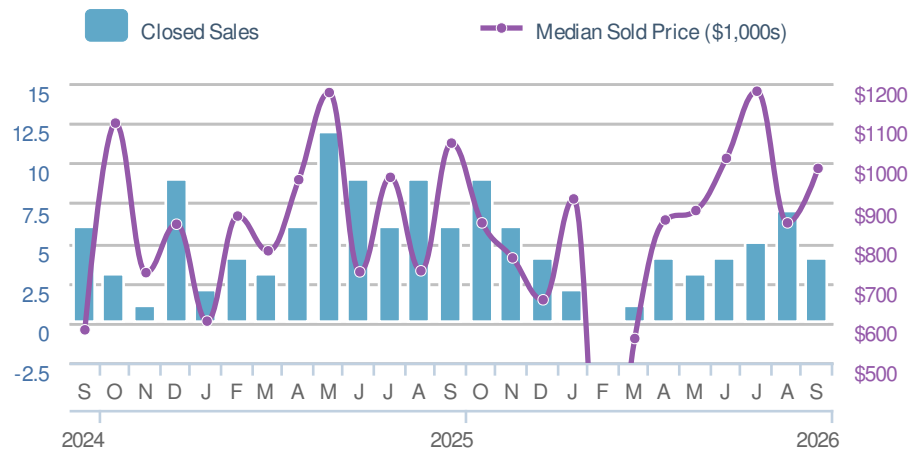
YTD	2026	2025	+/-
	34	60	-43.3%

5-year Sep average: **5****Closed Sales****4****↓-42.9%**from Aug 2026:
7**↓-33.3%**from Sep 2025:
6

YTD	2026	2025	+/-
	30	57	-47.4%

5-year Sep average: **5****Median Sold Price****\$987,500****↑16.2%**from Aug 2026:
\$850,000**↓-6.0%**from Sep 2025:
\$1,050,000

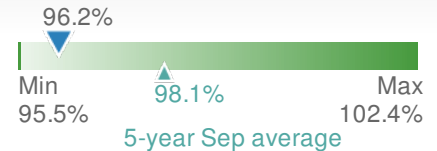
YTD	2026	2025	+/-
	\$940,000	\$852,800	10.2%

5-year Sep average: **\$844,900****Active Listings****9**

Aug 2026	Sep 2025
7	13

Avg DOM**39**

Aug 2026	Sep 2025	YTD
14	16	26

Avg Sold to OLP Ratio**96.2%**

Aug 2026	Sep 2025	YTD
97.2%	102.4%	99.8%

September 2026

West Chester Area (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **400.0%**from Aug 2026:
1 **25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	37	56	-33.9%

5-year Sep average: **5****New Pendings****3** **-40.0%**from Aug 2026:
5 **-57.1%**from Sep 2025:
7

YTD	2026	2025	+/-
	31	47	-34.0%

5-year Sep average: **4****Closed Sales****4** **-33.3%**from Aug 2026:
6 **-33.3%**from Sep 2025:
6

YTD	2026	2025	+/-
	28	46	-39.1%

5-year Sep average: **4****Median Sold Price****\$987,500** **4.4%**from Aug 2026:
\$946,000 **-6.0%**from Sep 2025:
\$1,050,000

YTD	2026	2025	+/-
	\$1,002,000	\$964,500	3.9%

5-year Sep average: **\$917,200****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for September was \$987,500, representing an increase of 4.4% compared to last month and a decrease of 6% from Sep 2025. The average days on market for units sold in September was 39 days, 67% above the 5-year September average of 23 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 6; and a 40% increase in supply to 7 active units.

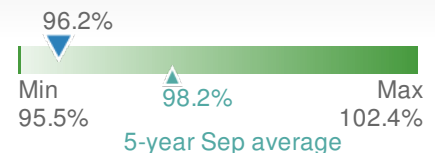
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.40 in August and an increase from 0.54 in September 2025. The Contract Ratio is 30% higher than the 5-year September average of 0.66. A higher Contract Ratio signifies a relative increase in contract activity 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**7**

Aug 2026	Sep 2025
5	13

Avg DOM**39**

Aug 2026	Sep 2025	YTD
16	16	27

Avg Sold to OLP Ratio**96.2%**

Aug 2026	Sep 2025	YTD
95.3%	102.4%	99.4%

September 2026**West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	7	14	-50.0%

5-year Sep average: **1****New Pendings****0**

↔ 0.0%

from Aug 2026:
0

↓ -100.0%

from Sep 2025:
3

YTD	2026	2025	+/-
	3	13	-76.9%

5-year Sep average: **1****Closed Sales****0**

↓ -100.0%

from Aug 2026:
1

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	2	11	-81.8%

5-year Sep average: **1****Median Sold Price****\$0**

↓ -100.0%

from Aug 2026:
\$590,000

↔ 0.0%

from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$692,500	\$632,500	9.5%

5-year Sep average: **\$229,000****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for September was \$0, representing a decrease of 100% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 8 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and no change in supply with 2 active units.

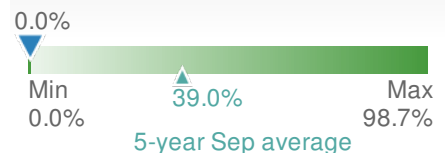
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from August and an increase from 0.00 in September 2025. The Contract Ratio is 29% lower than the 5-year September average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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**2**

Aug 2026	Sep 2025
2	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
5	0	21

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
108.9%	0.0%	105.7%

September 2026**West Chester Area (Delaware, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	6	14	-57.1%

5-year Sep average: **1****New Pendings****0**

↔ 0.0%

from Aug 2026:
0

↓ -100.0%

from Sep 2025:
3

YTD	2026	2025	+/-
	3	13	-76.9%

5-year Sep average: **1****Closed Sales****0**

↓ -100.0%

from Aug 2026:
1

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	2	11	-81.8%

5-year Sep average: **1****Median Sold Price****\$0**

↓ -100.0%

from Aug 2026:
\$590,000

↔ 0.0%

from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$692,500	\$632,500	9.5%

5-year Sep average: **\$229,000****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$0, representing a decrease of 100% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 8 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and no change in supply with 1 active units.

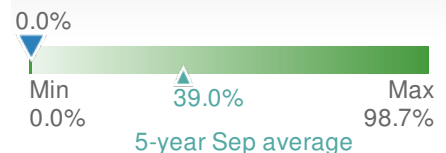
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from August and an increase from 0.00 in September 2025. The Contract Ratio is 25% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
1	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
5	0	21

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
108.9%	0.0%	105.7%

September 2026

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40****↓ -9.1%**from Aug 2026:
44**↓ -9.1%**from Sep 2025:
44

YTD	2026	2025	+/-
	367	372	-1.3%

5-year Sep average: **42****New Pendings****25****↓ -26.5%**from Aug 2026:
34**↓ -37.5%**from Sep 2025:
40

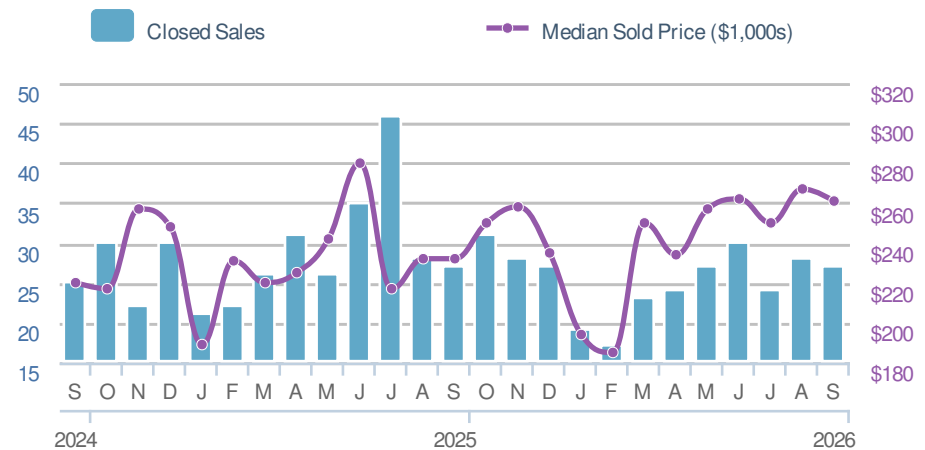
YTD	2026	2025	+/-
	254	291	-12.7%

5-year Sep average: **36****Closed Sales****27****↓ -3.6%**from Aug 2026:
28**↔ 0.0%**from Sep 2025:
27

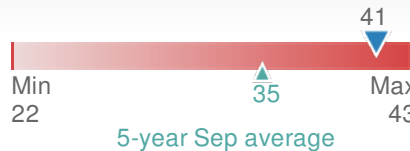
YTD	2026	2025	+/-
	236	270	-12.6%

5-year Sep average: **31****Median Sold Price****\$261,470****↓ -2.2%**from Aug 2026:
\$267,450**↑ 12.5%**from Sep 2025:
\$232,500

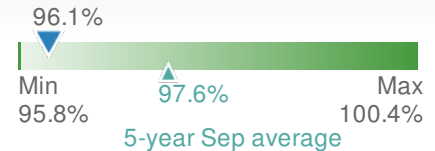
YTD	2026	2025	+/-
	\$249,000	\$235,000	6.0%

5-year Sep average: **\$233,894****Active Listings****102**

Aug 2026	Sep 2025
95	74

Avg DOM**41**

Aug 2026	Sep 2025	YTD
33	43	42

Avg Sold to OLP Ratio**96.1%**

Aug 2026	Sep 2025	YTD
96.9%	95.8%	96.7%

September 2026

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **11.1%**from Aug 2026:
9 **-9.1%**from Sep 2025:
11

YTD	2026	2025	+/-
	102	102	0.0%

5-year Sep average: **12****New Pendings****8** **-46.7%**from Aug 2026:
15 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	75	95	-21.1%

5-year Sep average: **11****Closed Sales****9** **0.0%**from Aug 2026:
9 **28.6%**from Sep 2025:
7

YTD	2026	2025	+/-
	63	85	-25.9%

5-year Sep average: **10****Median
Sold Price****\$325,000** **-4.4%**from Aug 2026:
\$340,000 **3.2%**from Sep 2025:
\$314,950

YTD	2026	2025	+/-
	\$340,000	\$318,000	6.9%

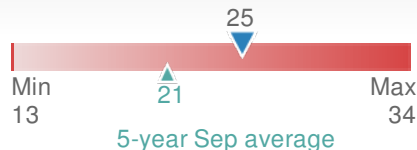
5-year Sep average: **\$311,010****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for September was \$325,000, representing a decrease of 4.4% compared to last month and an increase of 3.2% from Sep 2025. The average days on market for units sold in September was 25 days, 17% above the 5-year September average of 21 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 10.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.00 in August and a decrease from 1.80 in September 2025. The Contract Ratio is 50% lower than the 5-year September average of 1.34. 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**

Aug 2026	Sep 2025
19	10

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	15	20

**Avg Sold to
OLP Ratio****96.7%**

Aug 2026	Sep 2025	YTD
100.3%	99.9%	99.4%

September 2026

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**30** **-14.3%**from Aug 2026:
35 **-9.1%**from Sep 2025:
33

YTD	2026	2025	+/-
	265	270	-1.9%

5-year Sep average: **30****New Pendings****17** **-10.5%**from Aug 2026:
19 **-37.0%**from Sep 2025:
27

YTD	2026	2025	+/-
	179	196	-8.7%

5-year Sep average: **26****Closed Sales****18** **-5.3%**from Aug 2026:
19 **-10.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	173	185	-6.5%

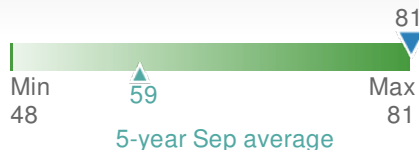
5-year Sep average: **21****Median Sold Price****\$217,000** **-7.7%**from Aug 2026:
\$235,000 **-0.2%**from Sep 2025:
\$217,500

YTD	2026	2025	+/-
	\$212,000	\$205,000	3.4%

5-year Sep average: **\$207,100****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for September was \$217,000, representing a decrease of 7.7% compared to last month and a decrease of 0.2% from Sep 2025. The average days on market for units sold in September was 49 days, 18% above the 5-year September average of 42 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 25; and a 6.6% increase in supply to 81 active units.

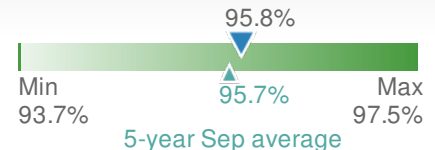
This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.39 in August and a decrease from 0.47 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**81**

Aug 2026	Sep 2025
76	64

Avg DOM**49**

Aug 2026	Sep 2025	YTD
42	52	50

Avg Sold to OLP Ratio**95.8%**

Aug 2026	Sep 2025	YTD
95.3%	94.5%	95.7%

September 2026**William Penn (Delaware, PA) - Attached/Townhouse**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29**

 **-17.1%**  **-12.1%**
 from Aug 2026: **35** from Sep 2025: **33**

YTD	2026	2025	+/-
	258	263	-1.9%

5-year Sep average: **30****New Pendings****16**

 **-5.9%**  **-40.7%**
 from Aug 2026: **17** from Sep 2025: **27**

YTD	2026	2025	+/-
	173	190	-8.9%

5-year Sep average: **24****Closed Sales****18**

 **0.0%**  **-10.0%**
 from Aug 2026: **18** from Sep 2025: **20**

YTD	2026	2025	+/-
	169	178	-5.1%

5-year Sep average: **21****Median Sold Price****\$217,000**

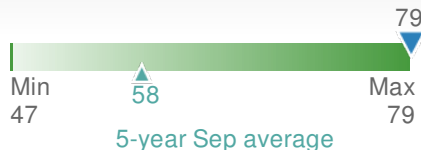
 **-7.1%**  **-0.2%**
 from Aug 2026: **\$233,500** from Sep 2025: **\$217,500**

YTD	2026	2025	+/-
	\$217,000	\$207,750	4.5%

5-year Sep average: **\$207,200****Summary**

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$217,000, representing a decrease of 7.1% compared to last month and a decrease of 0.2% from Sep 2025. The average days on market for units sold in September was 49 days, 19% above the 5-year September average of 41 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and an 8.2% increase in supply to 79 active units.

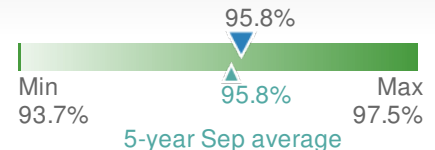
This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.40 in August and a decrease from 0.47 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 0.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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**79**

Aug 2026	Sep 2025
73	64

Avg DOM**49**

Aug 2026	Sep 2025	YTD
39	52	50

Avg Sold to OLP Ratio**95.8%**

Aug 2026	Sep 2025	YTD
95.4%	94.5%	95.8%