

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

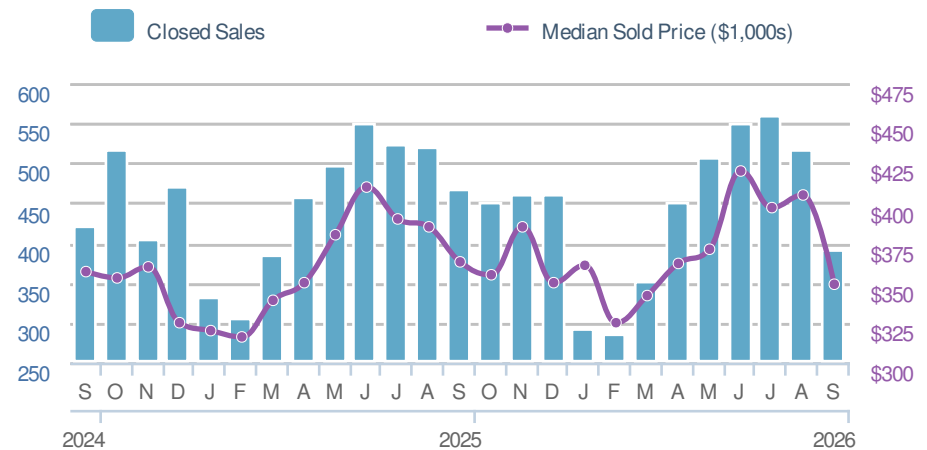
YTD	2026	2025	+/-
	4,281	4,360	-1.8%

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

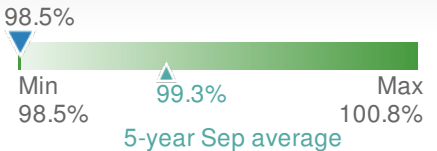
YTD	2026	2025	+/-
	\$372,000	\$365,000	1.9%

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.

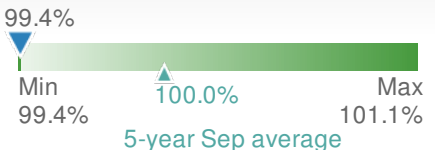
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.82 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 23% lower than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared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

Email: ldavis@tcsr.realtor

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%

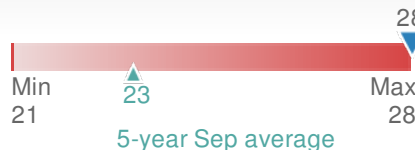
5-year Sep average: **\$238,400****Summary**

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.

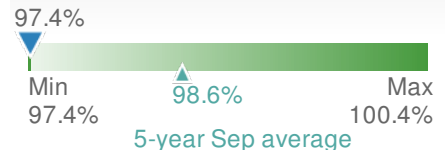
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.58 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 50% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared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

Email: ldavis@tcsr.realtor

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.

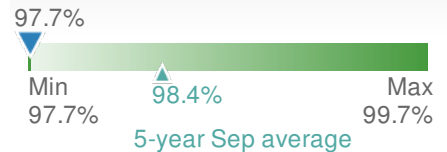
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.57 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared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