

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Garnet Valley (Delaware, PA)

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

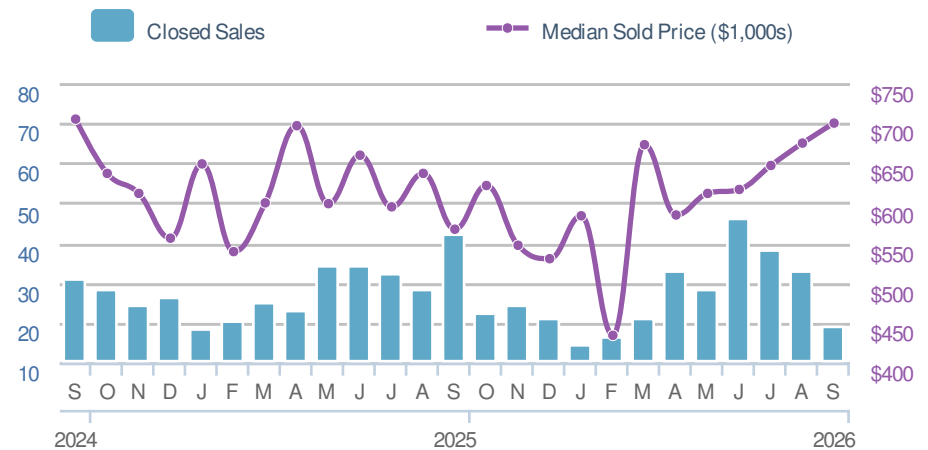
YTD	2026	2025	+/-
	279	278	0.4%

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

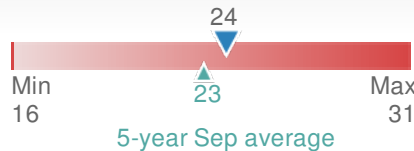
YTD	2026	2025	+/-
	265	272	-2.6%

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

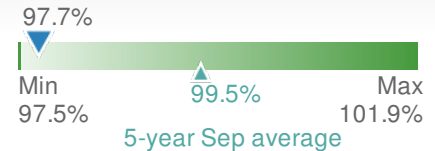
YTD	2026	2025	+/-
	\$630,000	\$637,500	-1.2%

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%

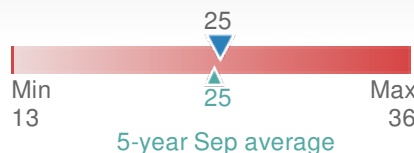
5-year Sep average: **\$772,250****Summary**

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.

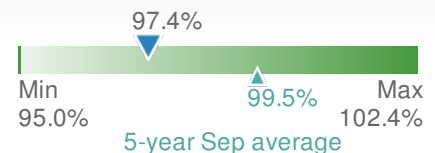
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.15 in August and a decrease from 1.28 in September 2025. The Contract Ratio is 6% lower than the 5-year September average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared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

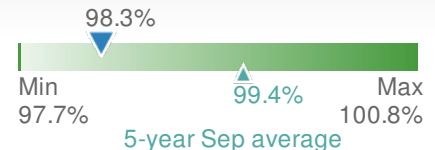
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.22 in August and a decrease from 2.25 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared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

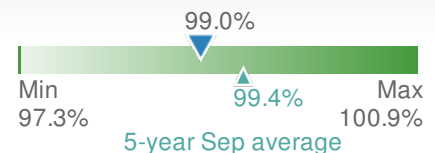
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.50 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 41% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared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