

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Haverford Township (Delaware, PA)

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

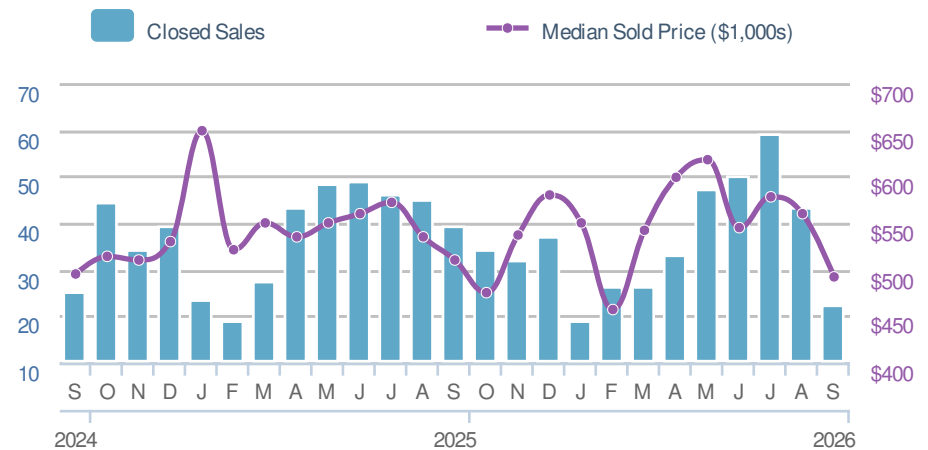
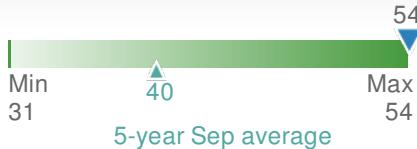
YTD	2026	2025	+/-
	364	367	-0.8%

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

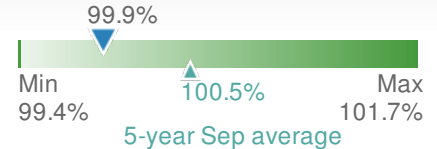
YTD	2026	2025	+/-
	\$555,000	\$548,000	1.3%

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%

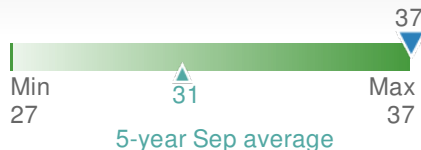
5-year Sep average: **22****Median
Sold Price****\$515,000**
 **-18.3%**
from Aug 2026:
\$630,000
 **-15.6%**
from Sep 2025:
\$610,000

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.

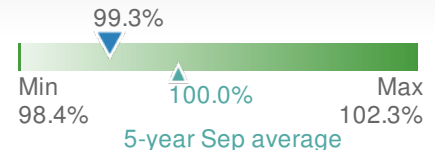
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.81 in August and a decrease from 1.06 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared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

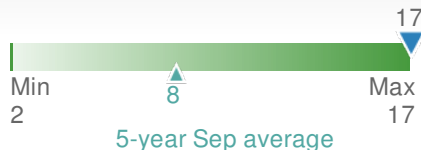
 **23.3%**
 from Aug 2026: **\$344,750**
 **-0.6%**
 from Sep 2025: **\$427,500**

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 Pending; a 44.4% MoM increase in All Pending (new contracts + contracts carried over from August) to 13; and a 54.5% increase in supply to 17 active units.

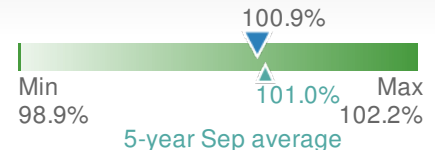
This activity resulted in a Contract Ratio of 0.76 pendencies per active listing, down from 0.82 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 66% lower than the 5-year September average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity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

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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.

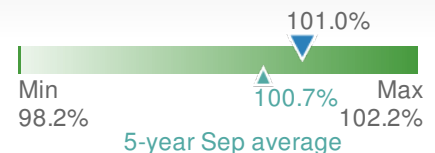
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.14 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 80% lower than the 5-year September average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared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