

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Marple Newtown (Delaware, PA)

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

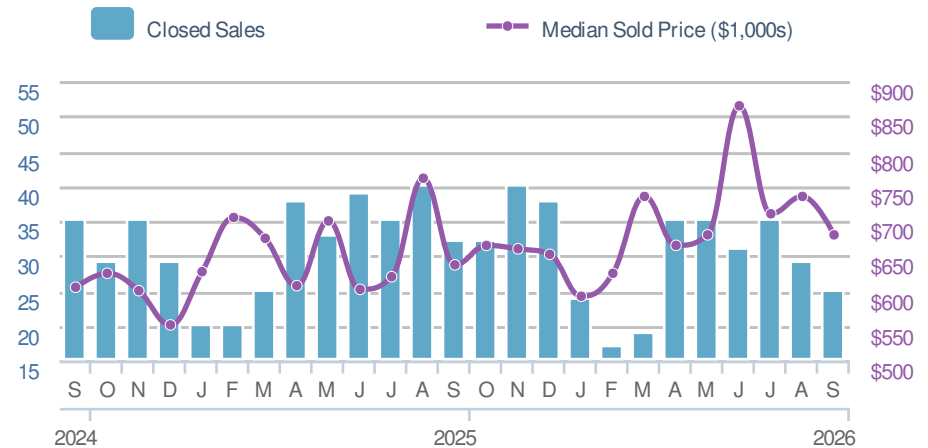
YTD	2026	2025	+/-
	269	301	-10.6%

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

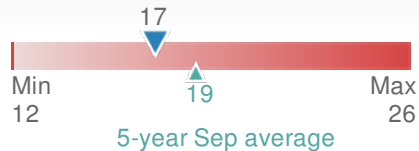
YTD	2026	2025	+/-
	259	293	-11.6%

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

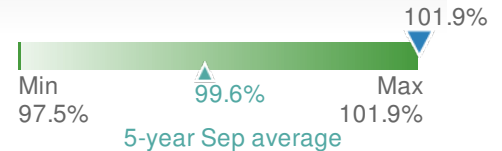
YTD	2026	2025	+/-
	\$689,000	\$650,000	6.0%

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.

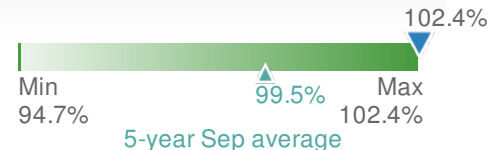
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.80 in August and a decrease from 1.05 in September 2025. The Contract Ratio is 28% lower than the 5-year September average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared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

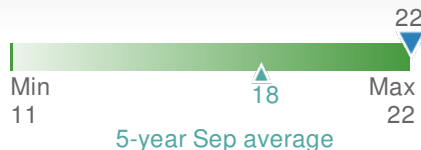
5-year Sep average: **8****Median Sold Price****\$600,000** **-8.0%**from Aug 2026:
\$652,500 **-16.1%**from Sep 2025:
\$715,000

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.

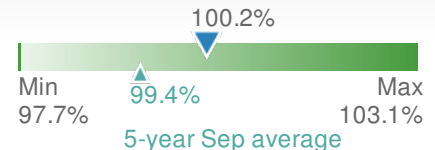
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.39 in August and a decrease from 0.90 in September 2025. The Contract Ratio is 39% lower than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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.

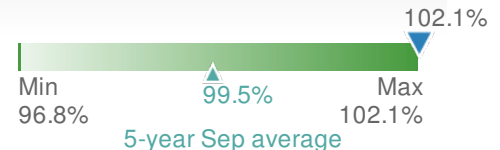
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.40 in August and a decrease from 0.65 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared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