

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Penn-Delco (Delaware, PA)

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**

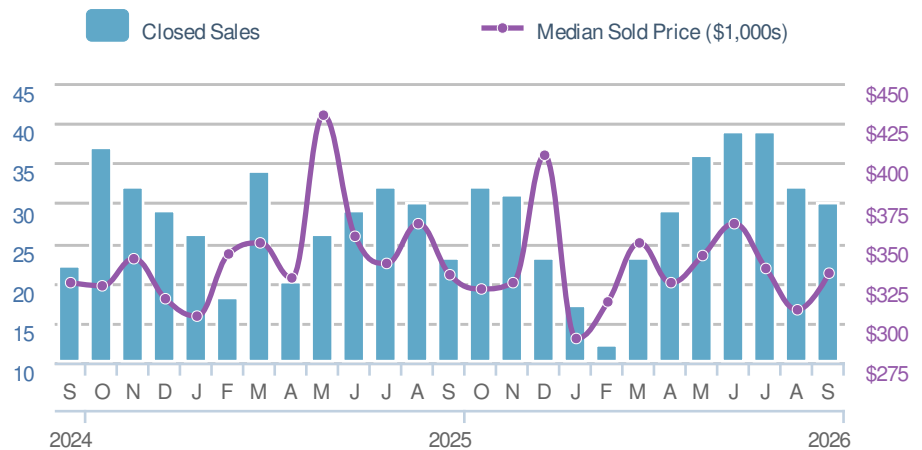
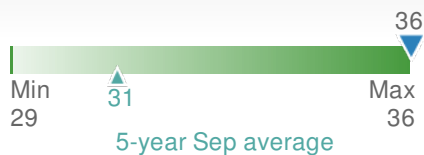
↓ **-6.3%** ↑ **30.4%**
from Aug 2026: from Sep 2025:
32 **23**

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**

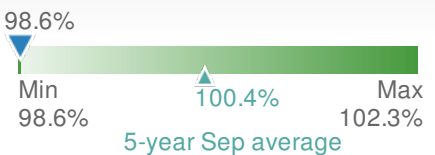
YTD	2026	2025	+/-
	\$330,000	\$340,000	-2.9%

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.

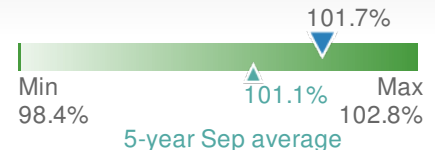
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.28 in August and a decrease from 1.43 in September 2025. The Contract Ratio is 1% higher than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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

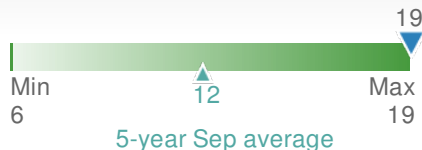
 **-2.0%**
 from Sep 2025:
\$245,000

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

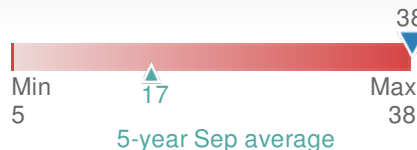
5-year Sep average: **\$248,830****Summary**

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.

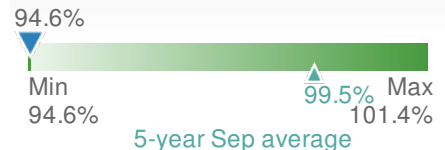
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 1.24 in August and a decrease from 1.20 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared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

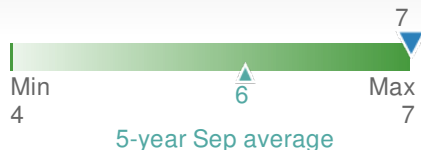
 **-17.0%**
 from Sep 2025:
\$295,000

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.

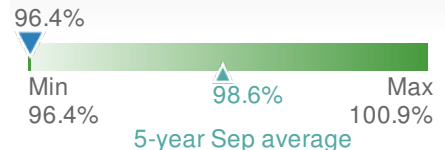
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.11 in August and a decrease from 1.57 in September 2025. The Contract Ratio is 37% lower than the 5-year September average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared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