

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Rose Tree Media (Delaware, PA)

September 2026

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**33**

↑ **32.0%**
from Aug 2026:
25

↓ **-10.8%**
from Sep 2025:
37

YTD	2026	2025	+/-
	338	366	-7.7%

5-year Sep average: **36****New Pendings****26**

↓ **-13.3%**
from Aug 2026:
30

↓ **-23.5%**
from Sep 2025:
34

YTD	2026	2025	+/-
	271	276	-1.8%

5-year Sep average: **31****Closed Sales****20**

↓ **-50.0%**
from Aug 2026:
40

↓ **-13.0%**
from Sep 2025:
23

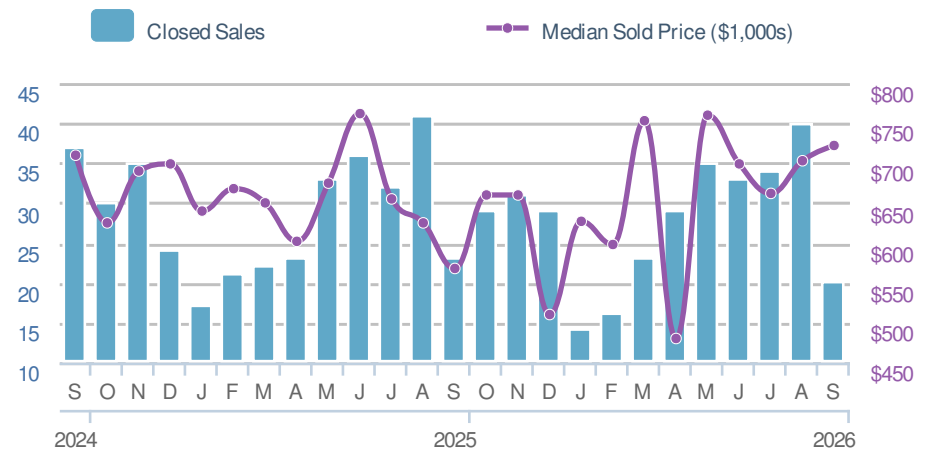
YTD	2026	2025	+/-
	255	255	0.0%

5-year Sep average: **32****Median Sold Price****\$722,500**

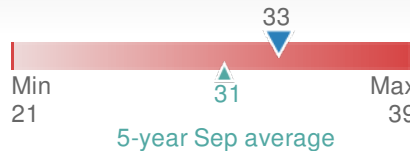
↑ **2.7%**
from Aug 2026:
\$703,500

↑ **27.1%**
from Sep 2025:
\$568,500

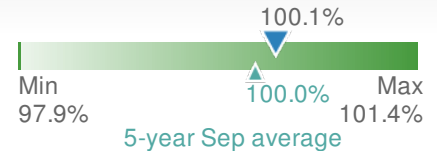
YTD	2026	2025	+/-
	\$670,000	\$651,651	2.8%

5-year Sep average: **\$642,375****Active Listings****65**

Aug 2026	Sep 2025
53	55

Avg DOM**33**

Aug 2026	Sep 2025	YTD
25	39	25

Avg Sold to OLP Ratio**100.1%**

Aug 2026	Sep 2025	YTD
99.1%	100.6%	100.5%

September 2026

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **23.5%**from Aug 2026:
17 **5.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	236	259	-8.9%

5-year Sep average: **22****New Pending****18** **-18.2%**from Aug 2026:
22 **-14.3%**from Sep 2025:
21

YTD	2026	2025	+/-
	187	192	-2.6%

5-year Sep average: **19****Closed Sales****14** **-44.0%**from Aug 2026:
25 **0.0%**from Sep 2025:
14

YTD	2026	2025	+/-
	176	173	1.7%

5-year Sep average: **20****Median
Sold Price****\$847,000** **2.0%**from Aug 2026:
\$830,000 **51.3%**from Sep 2025:
\$559,750

YTD	2026	2025	+/-
	\$792,500	\$700,000	13.2%

5-year Sep average: **\$700,708****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for September was \$847,000, representing an increase of 2% compared to last month and an increase of 51.3% from Sep 2025. The average days on market for units sold in September was 37 days, 9% below the 5-year September average of 41 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pending; a 15.4% MoM increase in All Pending (new contracts + contracts carried over from August) to 30; and a 9.3% increase in supply to 47 active units.

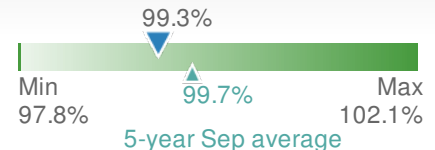
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.60 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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**47**

Aug 2026	Sep 2025
43	37

Avg DOM**37**

Aug 2026	Sep 2025	YTD
23	61	23

**Avg Sold to
OLP Ratio****99.3%**

Aug 2026	Sep 2025	YTD
98.9%	100.1%	101.1%

September 2026

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12** **50.0%**from Aug 2026:
8 **-29.4%**from Sep 2025:
17

YTD	2026	2025	+/-
	102	107	-4.7%

5-year Sep average: **14****New Pendings****8** **0.0%**from Aug 2026:
8 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	84	84	0.0%

5-year Sep average: **12****Closed Sales****6** **-60.0%**from Aug 2026:
15 **-33.3%**from Sep 2025:
9

YTD	2026	2025	+/-
	79	82	-3.7%

5-year Sep average: **12****Median
Sold Price****\$441,950** **-29.3%**from Aug 2026:
\$625,000 **-28.4%**from Sep 2025:
\$617,000

YTD	2026	2025	+/-
	\$470,000	\$594,999	-21.0%

5-year Sep average: **\$557,599****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for September was \$441,950, representing a decrease of 29.3% compared to last month and a decrease of 28.4% from Sep 2025. The average days on market for units sold in September was 23 days, 58% above the 5-year September average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from August) to 12; and an 80% increase in supply to 18 active units.

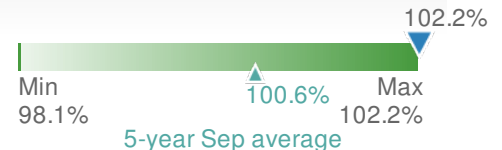
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.00 in August and a decrease from 0.78 in September 2025. The Contract Ratio is 71% lower than the 5-year September average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2026	Sep 2025
10	18

Avg DOM**23**

Aug 2026	Sep 2025	YTD
29	5	29

**Avg Sold to
OLP Ratio****102.2%**

Aug 2026	Sep 2025	YTD
99.6%	101.4%	99.3%

September 2026Rose Tree Media (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

New Listings**10** **42.9%**from Aug 2026:
7 **-16.7%**from Sep 2025:
12

YTD	2026	2025	+/-
	85	89	-4.5%

5-year Sep average: **12****New Pendings****6** **0.0%**from Aug 2026:
6 **-25.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	67	67	0.0%

5-year Sep average: **10****Closed Sales****6** **-57.1%**from Aug 2026:
14 **-25.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	64	69	-7.2%

5-year Sep average: **10****Median Sold Price****\$441,950** **-29.3%**from Aug 2026:
\$625,000 **-29.1%**from Sep 2025:
\$623,500

YTD	2026	2025	+/-
	\$522,500	\$617,000	-15.3%

5-year Sep average: **\$577,355****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$441,950, representing a decrease of 29.3% compared to last month and a decrease of 29.1% from Sep 2025. The average days on market for units sold in September was 23 days, 53% above the 5-year September average of 15 days. There was no month over month change in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 8; and a 100% increase in supply to 16 active units.

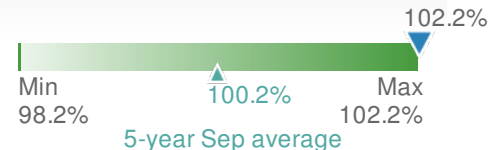
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in August and a decrease from 0.63 in September 2025. The Contract Ratio is 78% lower than the 5-year September average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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
8	16

Avg DOM**23**

Aug 2026	Sep 2025	YTD
27	5	29

Avg Sold to OLP Ratio**102.2%**

Aug 2026	Sep 2025	YTD
99.7%	100.7%	100.0%