

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Southeast Delco (Delaware, PA)

September 2026

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**27****↓ -22.9%**from Aug 2026:
35**↑ 17.4%**from Sep 2025:
23

YTD	2026	2025	+/-
	311	296	5.1%

5-year Sep average: **32****New Pendings****23****↓ -34.3%**from Aug 2026:
35**↑ 9.5%**from Sep 2025:
21

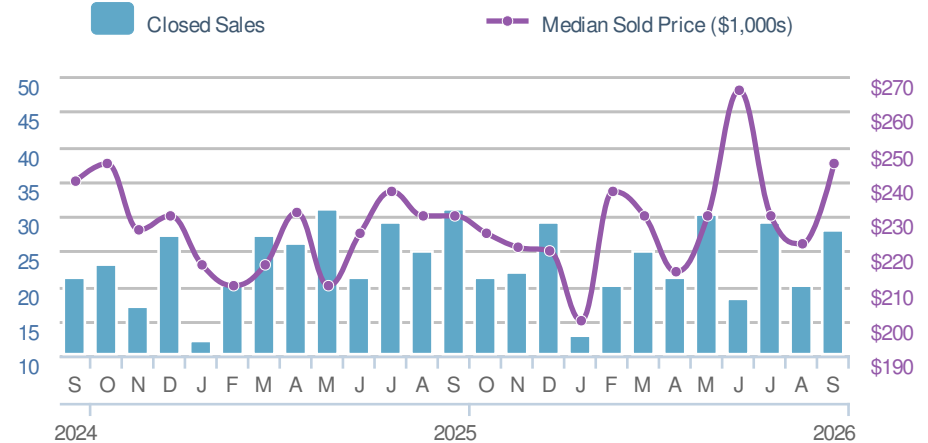
YTD	2026	2025	+/-
	231	241	-4.1%

5-year Sep average: **31****Closed Sales****28****↑ 40.0%**from Aug 2026:
20**↓ -9.7%**from Sep 2025:
31

YTD	2026	2025	+/-
	220	229	-3.9%

5-year Sep average: **31****Median Sold Price****\$245,000****↑ 10.1%**from Aug 2026:
\$222,500**↑ 6.5%**from Sep 2025:
\$230,000

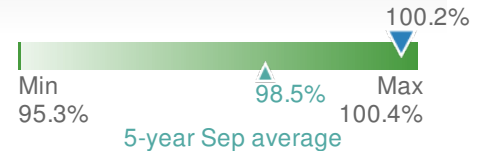
YTD	2026	2025	+/-
	\$230,000	\$225,000	2.2%

5-year Sep average: **\$223,800****Active Listings****56**

Aug 2026	Sep 2025
60	52

Avg DOM**18**

Aug 2026	Sep 2025	YTD
25	25	31

Avg Sold to OLP Ratio**100.2%**

Aug 2026	Sep 2025	YTD
97.1%	95.3%	97.6%

September 2026

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7** **75.0%**from Aug 2026:
4 **0.0%**from Sep 2025:
0

YTD	2026	2025	+/-
	50	38	31.6%

5-year Sep average: **3****New Pendings****4** **100.0%**from Aug 2026:
2 **100.0%**from Sep 2025:
2

YTD	2026	2025	+/-
	30	31	-3.2%

5-year Sep average: **3****Closed Sales****3** **50.0%**from Aug 2026:
2 **-25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	30	28	7.1%

5-year Sep average: **5****Median Sold Price****\$310,000** **24.0%**from Aug 2026:
\$250,000 **22.3%**from Sep 2025:
\$253,550

YTD	2026	2025	+/-
	\$257,500	\$272,000	-5.3%

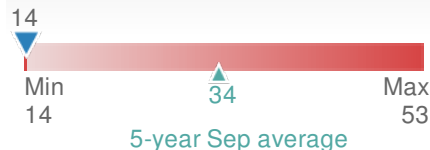
5-year Sep average: **\$236,210****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for September was \$310,000, representing an increase of 24% compared to last month and an increase of 22.3% from Sep 2025. The average days on market for units sold in September was 14 days, 58% below the 5-year September average of 34 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from August) to 6; and no change in supply with 6 active units.

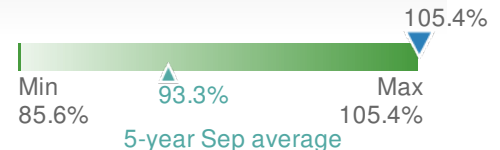
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.83 in August and no change from September 2025. The Contract Ratio is 22% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**6**

Aug 2026	Sep 2025
6	5

Avg DOM**14**

Aug 2026	Sep 2025	YTD
20	36	54

Avg Sold to OLP Ratio**105.4%**

Aug 2026	Sep 2025	YTD
98.2%	89.9%	95.8%

September 2026

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**

 **-35.5%**  **-13.0%**
 from Aug 2026: **31** from Sep 2025: **23**

YTD	2026	2025	+/-
	260	258	0.8%

5-year Sep average: **28****New Pendings****19**

 **-42.4%**  **0.0%**
 from Aug 2026: **33** from Sep 2025: **19**

YTD	2026	2025	+/-
	201	210	-4.3%

5-year Sep average: **28****Closed Sales****25**

 **38.9%**  **-7.4%**
 from Aug 2026: **18** from Sep 2025: **27**

YTD	2026	2025	+/-
	190	201	-5.5%

5-year Sep average: **26****Median Sold Price****\$242,000**

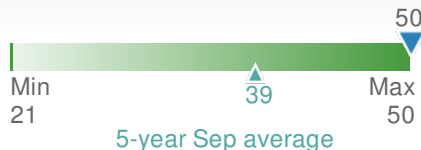
 **10.0%**  **7.6%**
 from Aug 2026: **\$220,000** from Sep 2025: **\$225,000**

YTD	2026	2025	+/-
	\$227,000	\$225,000	0.9%

5-year Sep average: **\$222,000****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for September was \$242,000, representing an increase of 10% compared to last month and an increase of 7.6% from Sep 2025. The average days on market for units sold in September was 18 days, 24% below the 5-year September average of 24 days. There was a 42.4% month over month decrease in new contract activity with 19 New Pendings; a 24.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 31; and a 7.4% decrease in supply to 50 active units.

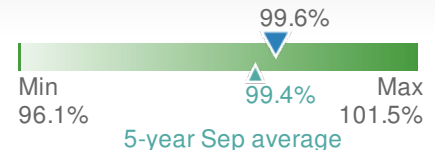
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.76 in August and an increase from 0.53 in September 2025. The Contract Ratio is 44% lower than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**50**

Aug 2026	Sep 2025
54	47

Avg DOM**18**

Aug 2026	Sep 2025	YTD
25	23	27

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
97.0%	96.1%	97.9%

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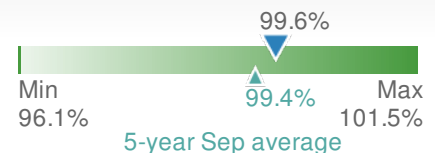
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