

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Springfield (Delaware, PA)

September 2026

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**24**

↑ **14.3%**
from Aug 2026:
21

↓ **-11.1%**
from Sep 2025:
27

YTD	2026	2025	+/-
	242	213	13.6%

5-year Sep average: **23****New Pendings****15**

↓ **-16.7%**
from Aug 2026:
18

↓ **-21.1%**
from Sep 2025:
19

YTD	2026	2025	+/-
	203	183	10.9%

5-year Sep average: **18****Closed Sales****16**

↓ **-27.3%**
from Aug 2026:
22

↑ **14.3%**
from Sep 2025:
14

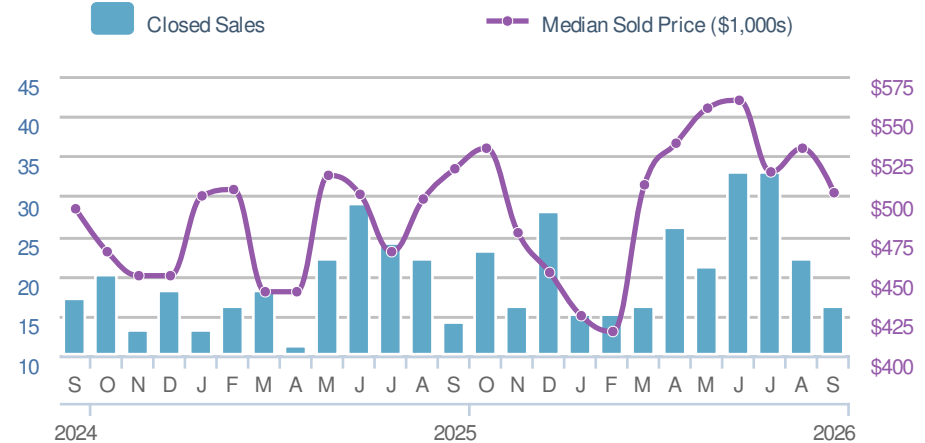
YTD	2026	2025	+/-
	201	175	14.9%

5-year Sep average: **19****Median Sold Price****\$502,000**

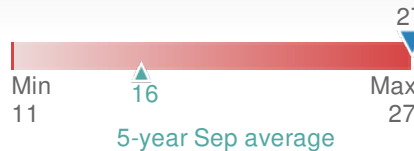
↓ **-5.3%**
from Aug 2026:
\$530,000

↓ **-3.0%**
from Sep 2025:
\$517,500

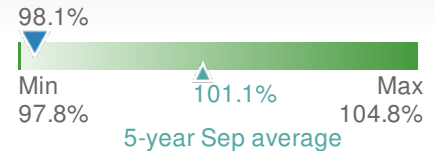
YTD	2026	2025	+/-
	\$510,000	\$490,000	4.1%

5-year Sep average: **\$491,750****Active Listings****32**

Aug 2026	Sep 2025
21	28

Avg DOM**27**

Aug 2026	Sep 2025	YTD
16	11	15

Avg Sold to OLP Ratio**98.1%**

Aug 2026	Sep 2025	YTD
99.8%	101.9%	102.1%

September 2026

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**

-10.0%
 from Aug 2026:
20

-25.0%
 from Sep 2025:
24

YTD	2026	2025	+/-
	205	179	14.5%

5-year Sep average: **18****New Pendings****11**

-31.3%
 from Aug 2026:
16

-31.3%
 from Sep 2025:
16

YTD	2026	2025	+/-
	169	154	9.7%

5-year Sep average: **15****Closed Sales****14**

-17.6%
 from Aug 2026:
17

0.0%
 from Sep 2025:
14

YTD	2026	2025	+/-
	167	148	12.8%

5-year Sep average: **17****Median Sold Price****\$507,000**

-9.5%
 from Aug 2026:
\$560,000

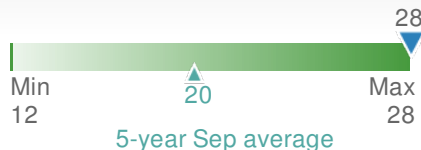
-2.0%
 from Sep 2025:
\$517,500

YTD	2026	2025	+/-
	\$530,000	\$510,000	3.9%

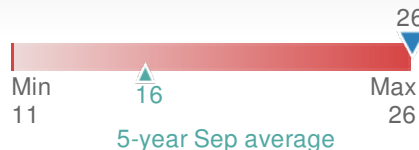
5-year Sep average: **\$498,650****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for September was \$507,000, representing a decrease of 9.5% compared to last month and a decrease of 2% from Sep 2025. The average days on market for units sold in September was 26 days, 61% above the 5-year September average of 16 days. There was a 31.3% month over month decrease in new contract activity with 11 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 33.3% increase in supply to 28 active units.

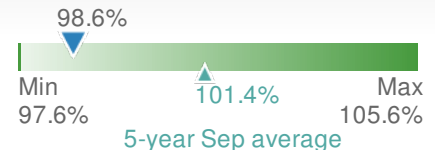
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.90 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 49% lower than the 5-year September average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Aug 2026	Sep 2025
21	21

Avg DOM**26**

Aug 2026	Sep 2025	YTD
12	11	14

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
101.6%	101.9%	102.5%

September 2026

Springfield (Delaware, PA) - Attached

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New Listings**6**

 **500.0%**  **100.0%**
 from Aug 2026: 1 from Sep 2025: 3

YTD	2026	2025	+/-
	37	34	8.8%

5-year Sep average: **4****New Pendings****4**

 **100.0%**  **33.3%**
 from Aug 2026: 2 from Sep 2025: 3

YTD	2026	2025	+/-
	34	29	17.2%

5-year Sep average: **3****Closed Sales****2**

 **-60.0%**  **0.0%**
 from Aug 2026: 5 from Sep 2025: 0

YTD	2026	2025	+/-
	34	27	25.9%

5-year Sep average: **2****Median Sold Price****\$357,500**

 **-0.7%**  **0.0%**
 from Aug 2026: **\$360,000** from Sep 2025: **\$0**

YTD	2026	2025	+/-
	\$395,000	\$400,000	-1.3%

5-year Sep average: **\$262,490****Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for September was \$357,500, representing a decrease of 0.7% compared to last month and an increase of 0% from Sep 2025. The average days on market for units sold in September was 37 days, 110% above the 5-year September average of 18 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from August) to 5; and a 0% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.00 in August and an increase from 0.43 in September 2025. The Contract Ratio is 24% lower than the 5-year September average of 1.64. 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**4**

Aug 2026	Sep 2025
0	7

Avg DOM**37**

Aug 2026	Sep 2025	YTD
31	0	20

Avg Sold to OLP Ratio**94.3%**

Aug 2026	Sep 2025	YTD
93.6%	0.0%	99.8%

September 2026

Springfield (Delaware, PA) - Attached/Townhouse

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↔ 0.0%

from Aug 2026:
0

↑ 100.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	32	26	23.1%

5-year Sep average: **4****New Pendings****3**

↑ 200.0%

from Aug 2026:
1

↔ 0.0%

from Sep 2025:
3

YTD	2026	2025	+/-
	30	24	25.0%

5-year Sep average: **3****Closed Sales****1**

↓ -80.0%

from Aug 2026:
5

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	30	22	36.4%

5-year Sep average: **1****Median
Sold Price****\$265,000**

↓ -26.4%

from Aug 2026:
\$360,000

↔ 0.0%

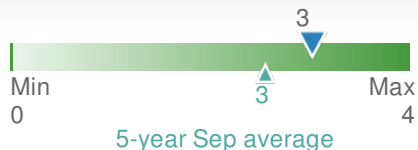
from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$387,500	\$400,000	-3.1%

5-year Sep average: **\$223,990****Summary**

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$265,000, representing a decrease of 26.4% compared to last month and an increase of 0% from Sep 2025. The average days on market for units sold in September was 56 days, 162% above the 5-year September average of 21 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 0% increase in supply to 3 active units.

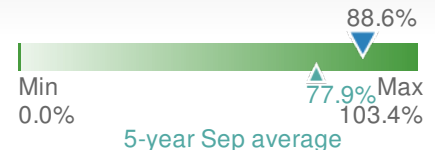
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.00 in August and an increase from 0.75 in September 2025. The Contract Ratio is 45% higher than the 5-year September average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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**3**

Aug 2026	Sep 2025
0	4

Avg DOM**56**

Aug 2026	Sep 2025	YTD
31	0	19

**Avg Sold to
OLP Ratio****88.6%**

Aug 2026	Sep 2025	YTD
93.6%	0.0%	100.2%