

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

William Penn (Delaware, PA)

September 2026

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40**

↓ -9.1%
from Aug 2026:
44

↓ -9.1%
from Sep 2025:
44

YTD	2026	2025	+/-
	367	372	-1.3%

5-year Sep average: **42****New Pendings****25**

↓ -26.5%
from Aug 2026:
34

↓ -37.5%
from Sep 2025:
40

YTD	2026	2025	+/-
	254	291	-12.7%

5-year Sep average: **36****Closed Sales****27**

↓ -3.6%
from Aug 2026:
28

↔ 0.0%
from Sep 2025:
27

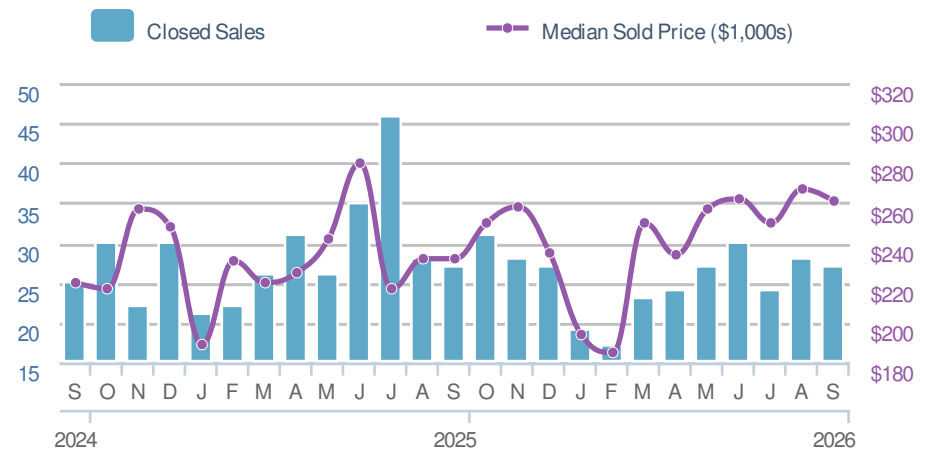
YTD	2026	2025	+/-
	236	270	-12.6%

5-year Sep average: **31****Median Sold Price****\$261,470**

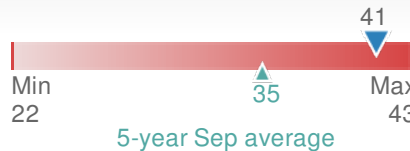
↓ -2.2%
from Aug 2026:
\$267,450

↑ 12.5%
from Sep 2025:
\$232,500

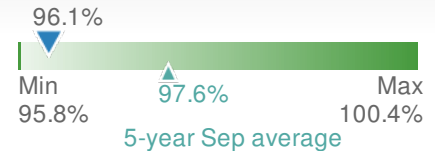
YTD	2026	2025	+/-
	\$249,000	\$235,000	6.0%

5-year Sep average: **\$233,894****Active Listings****102**

Aug 2026	Sep 2025
95	74

Avg DOM**41**

Aug 2026	Sep 2025	YTD
33	43	42

Avg Sold to OLP Ratio**96.1%**

Aug 2026	Sep 2025	YTD
96.9%	95.8%	96.7%

September 2026

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**10** **11.1%**from Aug 2026:
9 **-9.1%**from Sep 2025:
11

YTD	2026	2025	+/-
	102	102	0.0%

5-year Sep average: **12****New Pendings****8** **-46.7%**from Aug 2026:
15 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	75	95	-21.1%

5-year Sep average: **11****Closed Sales****9** **0.0%**from Aug 2026:
9 **28.6%**from Sep 2025:
7

YTD	2026	2025	+/-
	63	85	-25.9%

5-year Sep average: **10****Median
Sold Price****\$325,000** **-4.4%**from Aug 2026:
\$340,000 **3.2%**from Sep 2025:
\$314,950

YTD	2026	2025	+/-
	\$340,000	\$318,000	6.9%

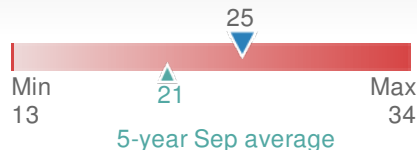
5-year Sep average: **\$311,010****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for September was \$325,000, representing a decrease of 4.4% compared to last month and an increase of 3.2% from Sep 2025. The average days on market for units sold in September was 25 days, 17% above the 5-year September average of 21 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 10.5% increase in supply to 21 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 1.80 in September 2025. The Contract Ratio is 50% lower than the 5-year September average of 1.34. 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**21**

Aug 2026	Sep 2025
19	10

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	15	20

**Avg Sold to
OLP Ratio****96.7%**

Aug 2026	Sep 2025	YTD
100.3%	99.9%	99.4%

September 2026

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

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New Listings**30** **-14.3%**from Aug 2026:
35 **-9.1%**from Sep 2025:
33

YTD	2026	2025	+/-
	265	270	-1.9%

5-year Sep average: **30****New Pendings****17** **-10.5%**from Aug 2026:
19 **-37.0%**from Sep 2025:
27

YTD	2026	2025	+/-
	179	196	-8.7%

5-year Sep average: **26****Closed Sales****18** **-5.3%**from Aug 2026:
19 **-10.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	173	185	-6.5%

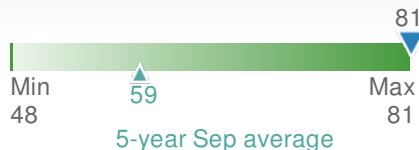
5-year Sep average: **21****Median Sold Price****\$217,000** **-7.7%**from Aug 2026:
\$235,000 **-0.2%**from Sep 2025:
\$217,500

YTD	2026	2025	+/-
	\$212,000	\$205,000	3.4%

5-year Sep average: **\$207,100****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for September was \$217,000, representing a decrease of 7.7% compared to last month and a decrease of 0.2% from Sep 2025. The average days on market for units sold in September was 49 days, 18% above the 5-year September average of 42 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 25; and a 6.6% increase in supply to 81 active units.

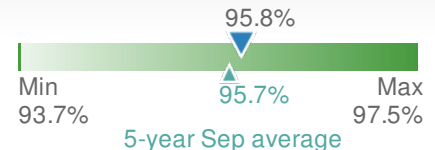
This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.39 in August and a decrease from 0.47 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**81**

Aug 2026	Sep 2025
76	64

Avg DOM**49**

Aug 2026	Sep 2025	YTD
42	52	50

Avg Sold to OLP Ratio**95.8%**

Aug 2026	Sep 2025	YTD
95.3%	94.5%	95.7%

September 2026

William Penn (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29**

-17.1%
 from Aug 2026:
35

-12.1%
 from Sep 2025:
33

YTD	2026	2025	+/-
	258	263	-1.9%

5-year Sep average: **30****New Pendings****16**

-5.9%
 from Aug 2026:
17

-40.7%
 from Sep 2025:
27

YTD	2026	2025	+/-
	173	190	-8.9%

5-year Sep average: **24****Closed Sales****18**

0.0%
 from Aug 2026:
18

-10.0%
 from Sep 2025:
20

YTD	2026	2025	+/-
	169	178	-5.1%

5-year Sep average: **21****Median Sold Price****\$217,000**

-7.1%
 from Aug 2026:
\$233,500

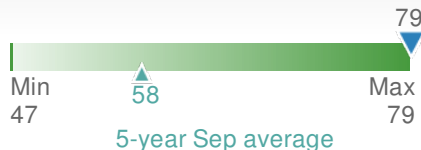
-0.2%
 from Sep 2025:
\$217,500

YTD	2026	2025	+/-
	\$217,000	\$207,750	4.5%

5-year Sep average: **\$207,200****Summary**

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$217,000, representing a decrease of 7.1% compared to last month and a decrease of 0.2% from Sep 2025. The average days on market for units sold in September was 49 days, 19% above the 5-year September average of 41 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and an 8.2% increase in supply to 79 active units.

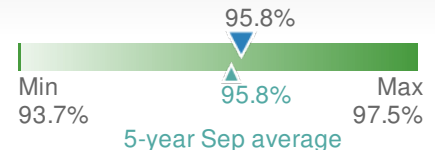
This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.40 in August and a decrease from 0.47 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 0.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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**79**

Aug 2026	Sep 2025
73	64

Avg DOM**49**

Aug 2026	Sep 2025	YTD
39	52	50

Avg Sold to OLP Ratio**95.8%**

Aug 2026	Sep 2025	YTD
95.4%	94.5%	95.8%