Haverford Township - Delaware, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**42**	37	▲ 13.5%	**390**	401	▼ 2.7%
New Purchase Contracts	**46**	51	▼ 9.8%	**433**	450	▼ 3.8%
Showings	**674**	711	▼ 5.2%	**7,371**	6,863	▲ 7.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$560,000**	$465,900	▲ 20.2%	**$555,000**	$537,500	▲ 3.3%
Avg. Sale to Orig. List Price Ratio	**97.5%**	99.8%	▼ 2.3 pp	**101.4%**	101.6%	▼ 0.2 pp
Median Days on Market	**12 days**	7 days	▲ 5 days	**6 days**	5 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**50**	49	▲ 2.0%	**488**	479	▲ 1.9%
Active Listings	**60**	40	▲ 50.0%	**60**	40	▲ 50.0%
Months of Supply	**1.6**	1.0	▲ 0.6 mos	**1.6**	1.0	▲ 0.6 mos

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Sales Activity

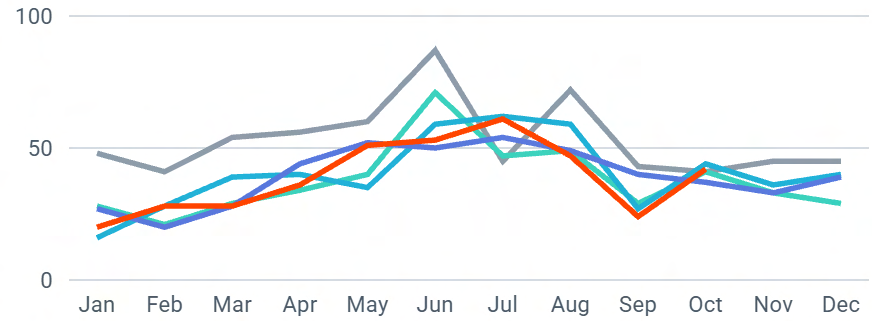
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

42
homes sold

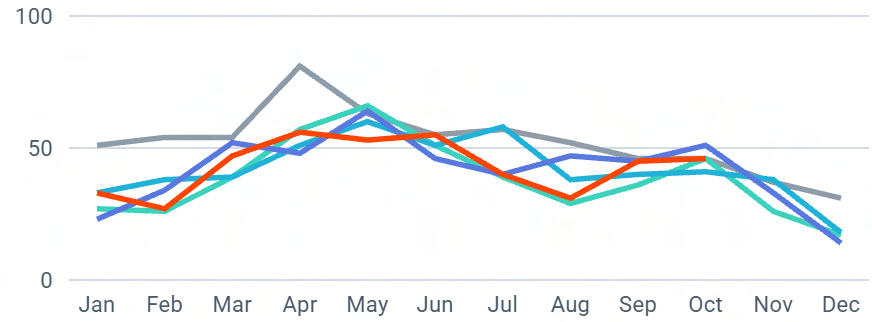
▲ **13.5%** vs. Oct 2025
▲ **75.0%** vs. Sep 2026
▼ **2.7%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

46
homes went under contract

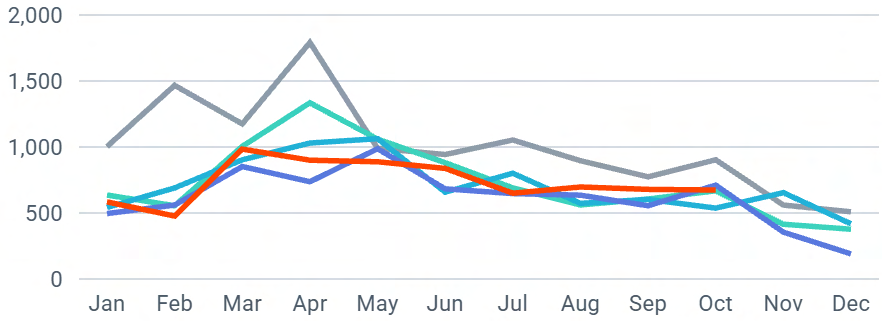
▼ **9.8%** vs. Oct 2025
▲ **2.2%** vs. Sep 2026
▼ **3.8%** 2026 YTD vs. 2025 YTD



Showings

674
home showings

▼ **5.2%** vs. Oct 2025
▼ **0.7%** vs. Sep 2026
▲ **7.4%** 2026 YTD vs. 2025 YTD



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Price and Pace

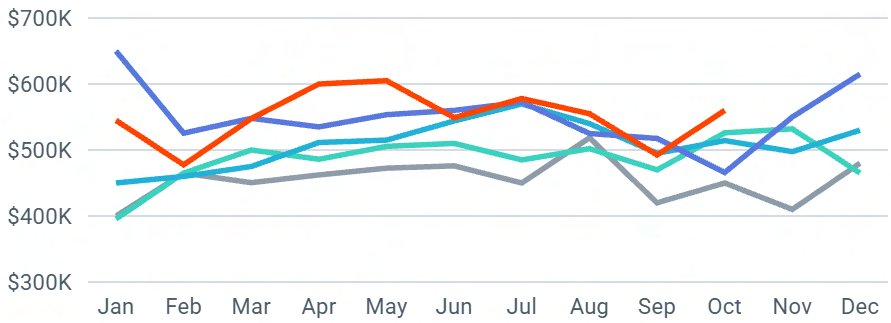
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$560,000
median sale price

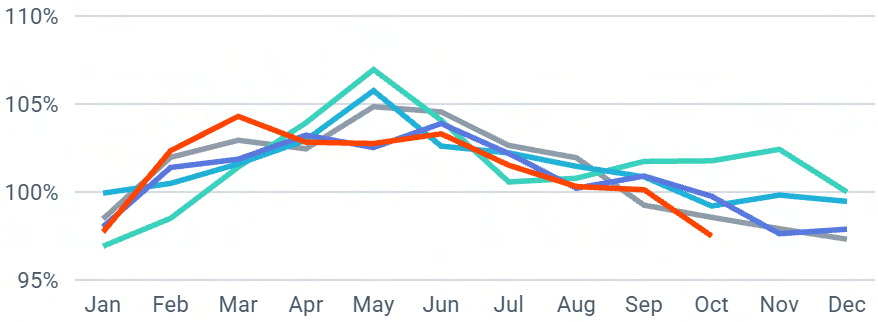
▲ **20.2%** vs. Oct 2025
▲ **13.7%** vs. Sep 2026
▲ **3.3%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.5%
of original list price, on average

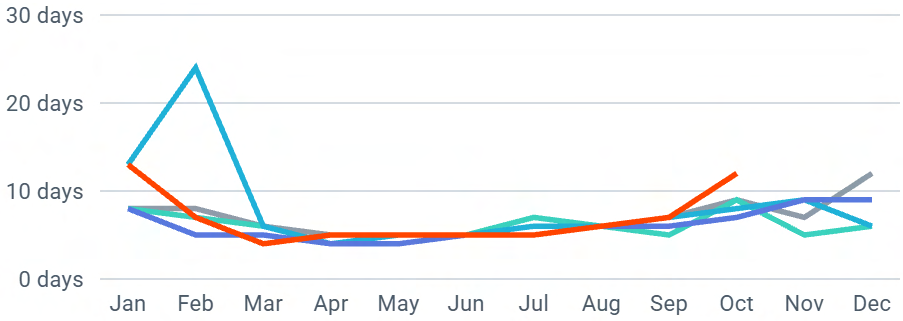
▼ **2.3 pp** vs. Oct 2025
▼ **2.6 pp** vs. Sep 2026
▼ **0.2 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

12 days
median days on market

▲ **5 days** vs. Oct 2025
▲ **5 days** vs. Sep 2026
▲ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

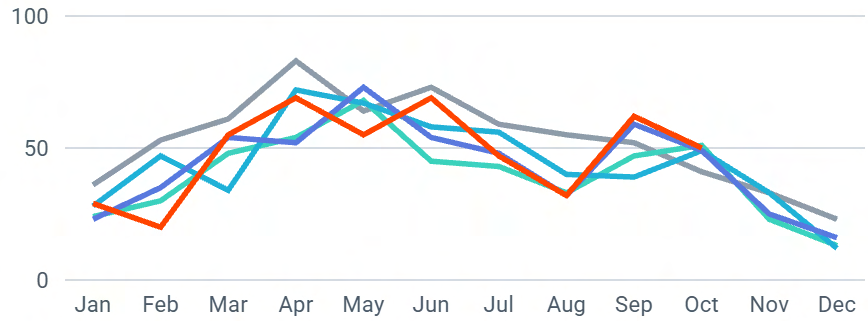
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

50
homes newly listed

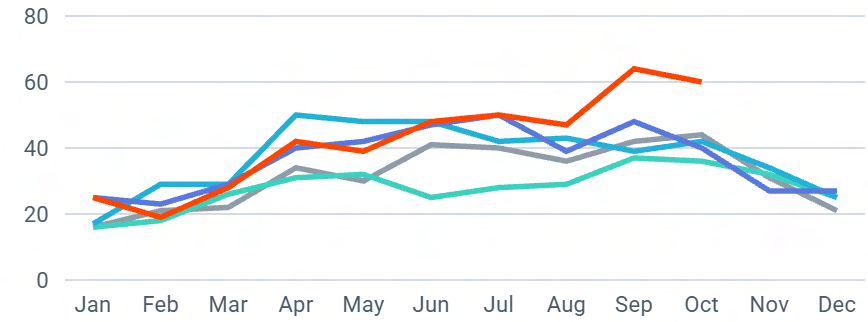
▲ **2.0%** vs. Oct 2025
▼ **19.4%** vs. Sep 2026
▲ **1.9%** 2026 YTD vs. 2025 YTD



Active Listings

60
homes for sale at month end

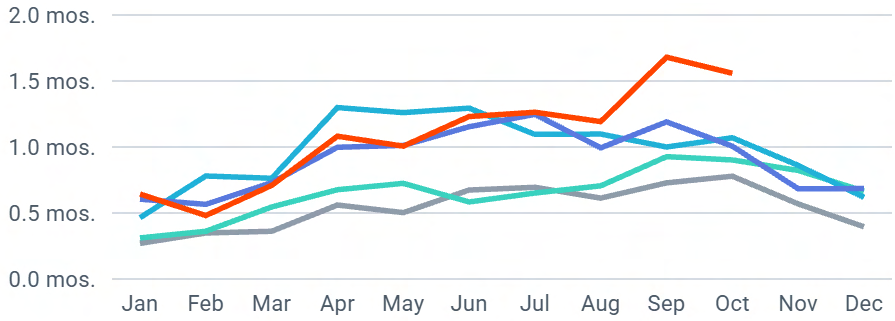
▲ **50.0%** vs. Oct 2025
▼ **6.2%** vs. Sep 2026
▲ **50.0%** 2026 YTD vs. 2025 YTD



Months of Supply

1.6
months of supply at the current sales pace

▲ **0.6 mos** vs. Oct 2025
▼ **0.1 mos** vs. Sep 2026
▲ **0.6 mos** 2026 YTD vs. 2025 YTD



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