Marple Newtown - 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	**32**	32	0.0%	**284**	315	▼ 9.8%
New Purchase Contracts	**36**	47	▼ 23.4%	**321**	360	▼ 10.8%
Showings	**489**	622	▼ 21.4%	**5,115**	4,958	▲ 3.2%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$655,000**	$665,000	▼ 1.5%	**$680,000**	$650,000	▲ 4.6%
Avg. Sale to Orig. List Price Ratio	**99.3%**	102.8%	▼ 3.6 pp	**100.9%**	101.6%	▼ 0.8 pp
Median Days on Market	**7 days**	9 days	▼ 2 days	**7 days**	6 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**31**	48	▼ 35.4%	**375**	411	▼ 8.8%
Active Listings	**61**	52	▲ 17.3%	**61**	52	▲ 17.3%
Months of Supply	**2.0**	1.6	▲ 0.4 mos	**2.0**	1.6	▲ 0.4 mos

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Sales Activity

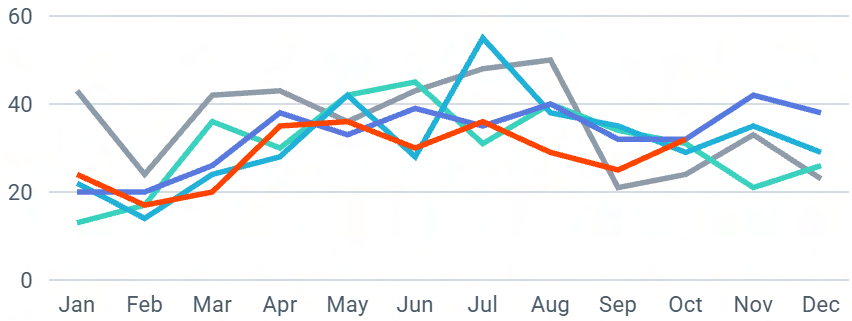
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

32
homes sold

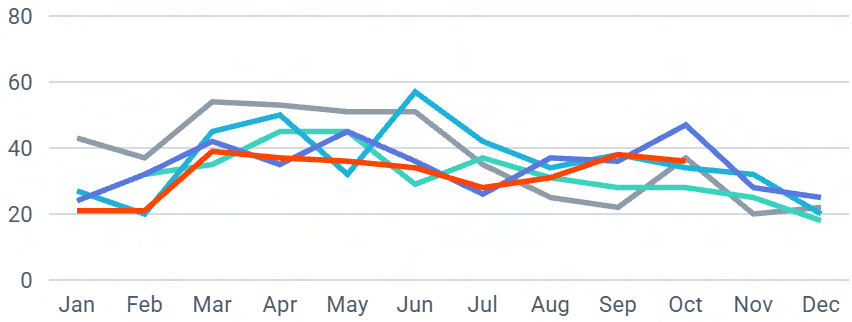
0.0% vs. Oct 2025
▲ 28.0% vs. Sep 2026
▼ 9.8% 2026 YTD vs. 2025 YTD



New Purchase Contracts

36
homes went under contract

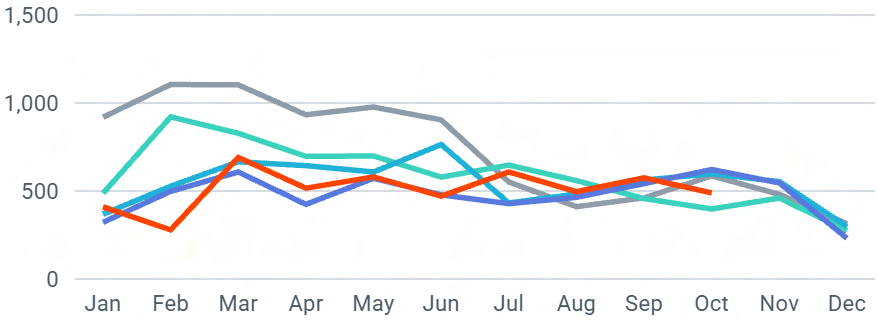
▼ 23.4% vs. Oct 2025
▼ 5.3% vs. Sep 2026
▼ 10.8% 2026 YTD vs. 2025 YTD



Showings

489
home showings

▼ 21.4% vs. Oct 2025
▼ 15.0% vs. Sep 2026
▲ 3.2% 2026 YTD vs. 2025 YTD



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Price and Pace

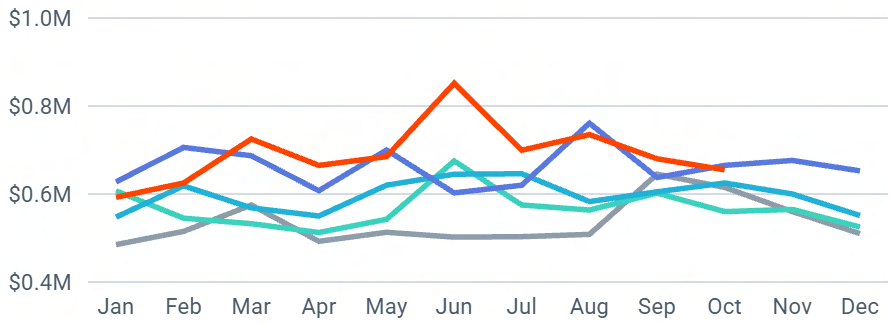
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$655,000
median sale price

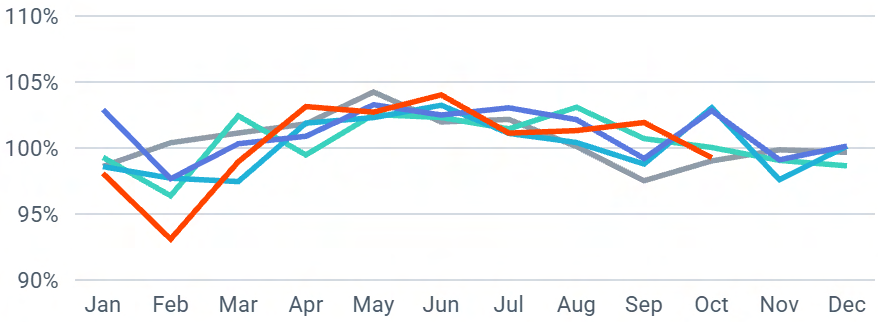
- ▼ 1.5% vs. Oct 2025
- ▼ 3.7% vs. Sep 2026
- ▲ 4.6% 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.3%
of original list price, on average

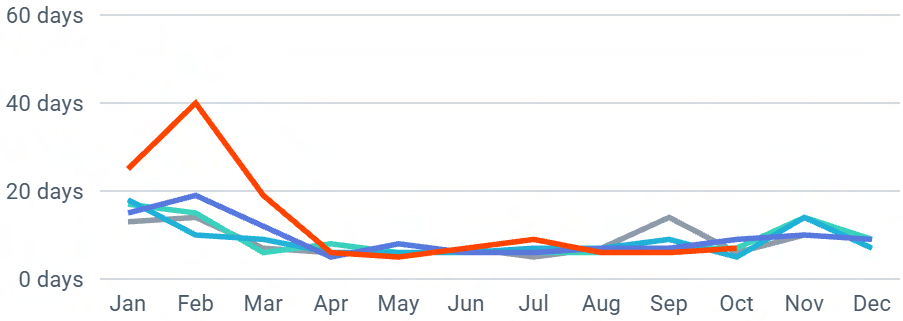
- ▼ 3.6 pp vs. Oct 2025
- ▼ 2.7 pp vs. Sep 2026
- ▼ 0.8 pp 2026 YTD vs. 2025 YTD



Median Days on Market

7 days
median days on market

- ▼ 2 days vs. Oct 2025
- ▲ 1 day vs. Sep 2026
- ▲ 1 day 2026 YTD vs. 2025 YTD



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Inventory

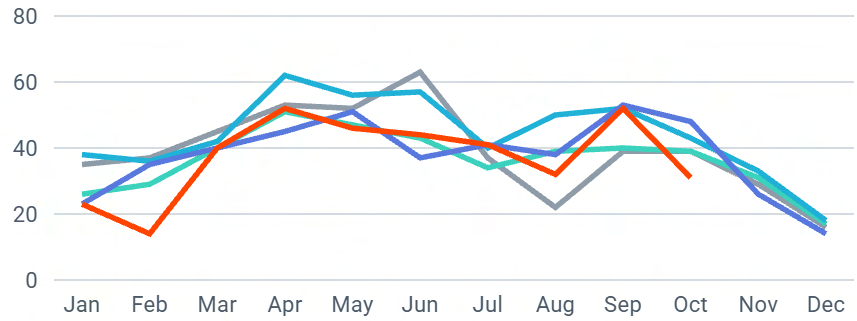
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

31
homes newly listed

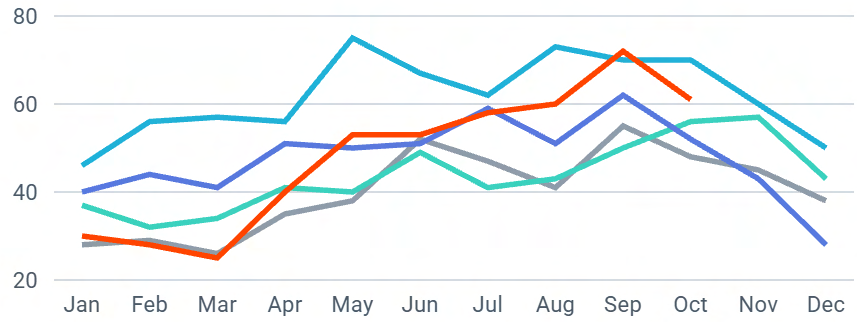
▼ **35.4%** vs. Oct 2025
▼ **40.4%** vs. Sep 2026
▼ **8.8%** 2026 YTD vs. 2025 YTD



Active Listings

61
homes for sale at month end

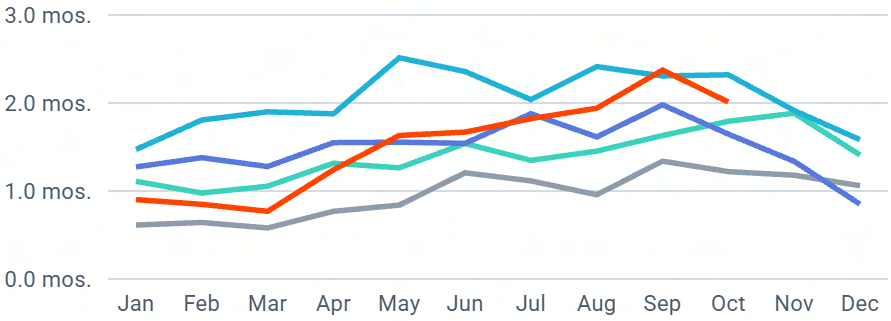
▲ **17.3%** vs. Oct 2025
▼ **15.3%** vs. Sep 2026
▲ **17.3%** 2026 YTD vs. 2025 YTD



Months of Supply

2.0
months of supply at the current sales pace

▲ **0.4 mos** vs. Oct 2025
▼ **0.4 mos** vs. Sep 2026
▲ **0.4 mos** 2026 YTD vs. 2025 YTD



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