Penn-Delco - 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	**28**	32	▼ 12.5%	**287**	271	▲ 5.9%
New Purchase Contracts	**25**	36	▼ 30.6%	**331**	309	▲ 7.1%
Showings	**322**	348	▼ 7.5%	**4,052**	3,676	▲ 10.2%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$325,000**	$321,500	▲ 1.1%	**$331,500**	$335,000	▼ 1.0%
Avg. Sale to Orig. List Price Ratio	**95.4%**	98.5%	▼ 3.2 pp	**98.3%**	98.8%	▼ 0.5 pp
Median Days on Market	**23 days**	8 days	▲ 15 days	**9 days**	8 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**22**	40	▼ 45.0%	**332**	306	▲ 8.5%
Active Listings	**38**	31	▲ 22.6%	**38**	31	▲ 22.6%
Months of Supply	**1.3**	1.1	▲ 0.2 mos	**1.3**	1.1	▲ 0.2 mos

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Sales Activity

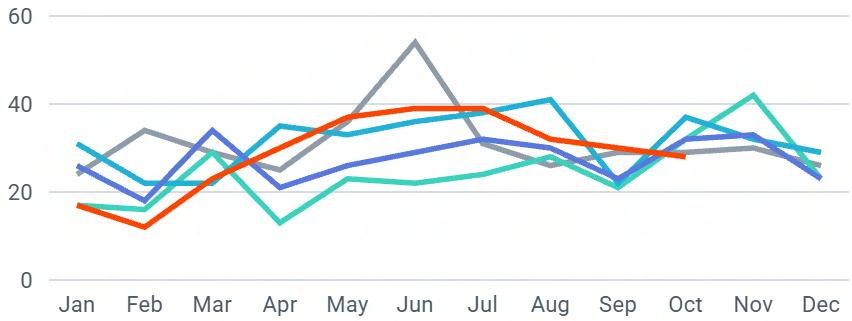
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

28
homes sold

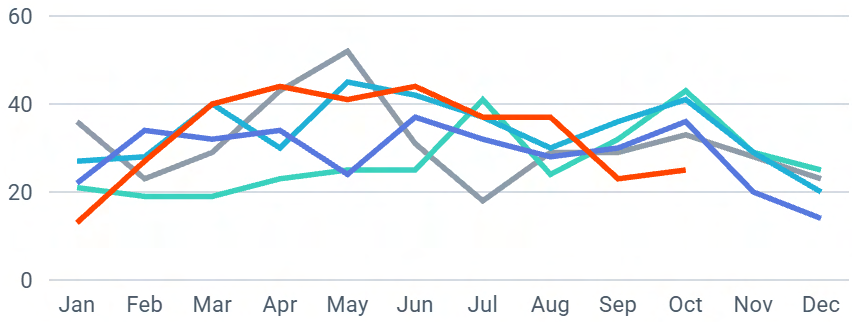
▼ **12.5%** vs. Oct 2025
▼ **6.7%** vs. Sep 2026
▲ **5.9%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

25
homes went under contract

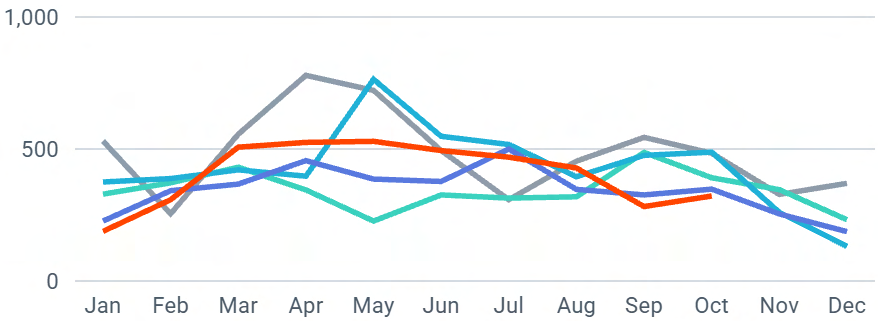
▼ **30.6%** vs. Oct 2025
▲ **8.7%** vs. Sep 2026
▲ **7.1%** 2026 YTD vs. 2025 YTD



Showings

322
home showings

▼ **7.5%** vs. Oct 2025
▲ **14.2%** vs. Sep 2026
▲ **10.2%** 2026 YTD vs. 2025 YTD



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Price and Pace

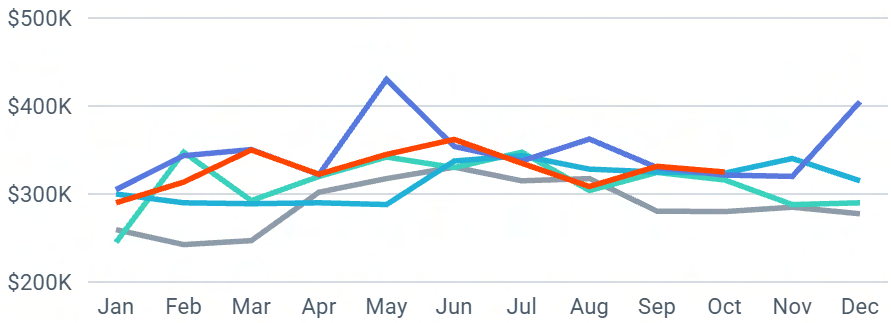
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$325,000
median sale price

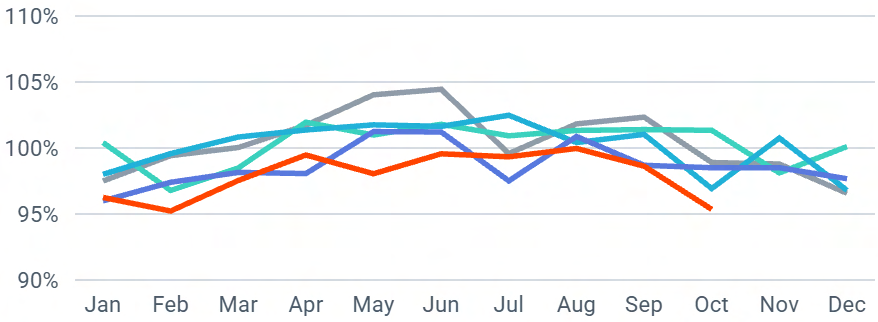
▲ **1.1%** vs. Oct 2025
▼ **1.9%** vs. Sep 2026
▼ **1.0%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

95.4%
of original list price, on average

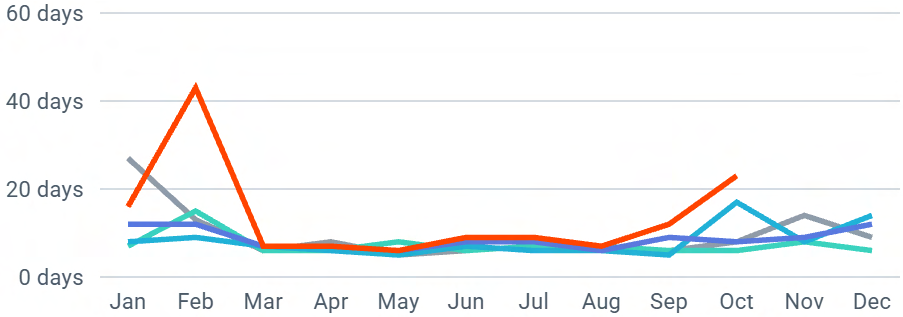
▼ **3.2 pp** vs. Oct 2025
▼ **3.3 pp** vs. Sep 2026
▼ **0.5 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

23 days
median days on market

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



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Inventory

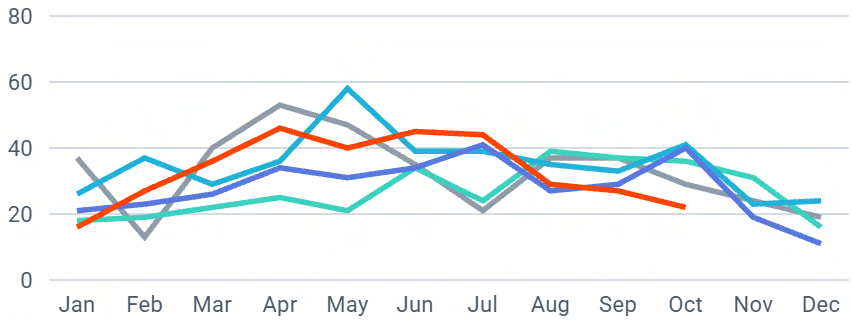
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

22
homes newly listed

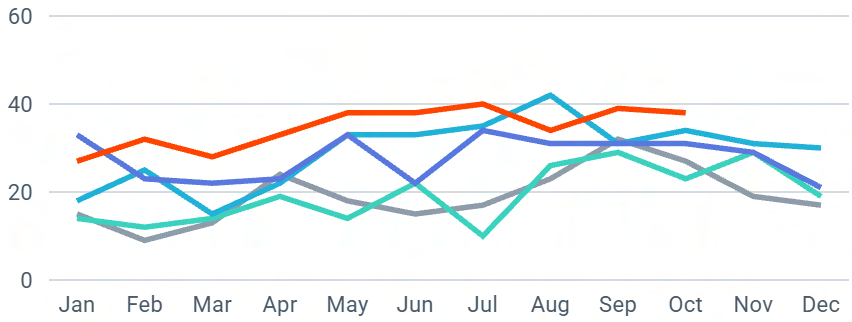
▼ **45.0%** vs. Oct 2025
▼ **18.5%** vs. Sep 2026
▲ **8.5%** 2026 YTD vs. 2025 YTD



Active Listings

38
homes for sale at month end

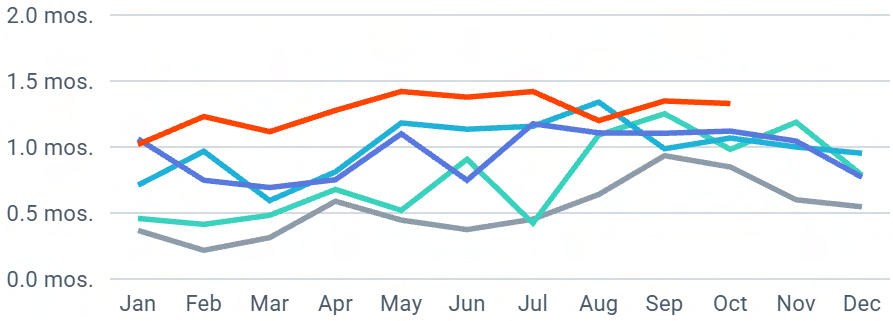
▲ **22.6%** vs. Oct 2025
▼ **2.6%** vs. Sep 2026
▲ **22.6%** 2026 YTD vs. 2025 YTD



Months of Supply

1.3
months of supply at the current sales pace

▲ **0.2 mos** vs. Oct 2025
0.0 mos vs. Sep 2026
▲ **0.2 mos** 2026 YTD vs. 2025 YTD



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