Rose Tree Media - 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	**31**	30	▲ 3.3%	**278**	278	0.0%
New Purchase Contracts	**25**	35	▼ 28.6%	**303**	318	▼ 4.7%
Showings	**456**	398	▲ 14.6%	**4,638**	4,864	▼ 4.6%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$605,000**	$632,500	▼ 4.3%	**$665,000**	$650,500	▲ 2.2%
Avg. Sale to Orig. List Price Ratio	**98.7%**	95.5%	▲ 3.2 pp	**100.4%**	100.7%	▼ 0.4 pp
Median Days on Market	**8 days**	24 days	▼ 16 days	**8 days**	6 days	▲ 2 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**37**	39	▼ 5.1%	**370**	395	▼ 6.3%
Active Listings	**68**	52	▲ 30.8%	**68**	52	▲ 30.8%
Months of Supply	**2.4**	1.9	▲ 0.6 mos	**2.4**	1.9	▲ 0.6 mos

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Sales Activity

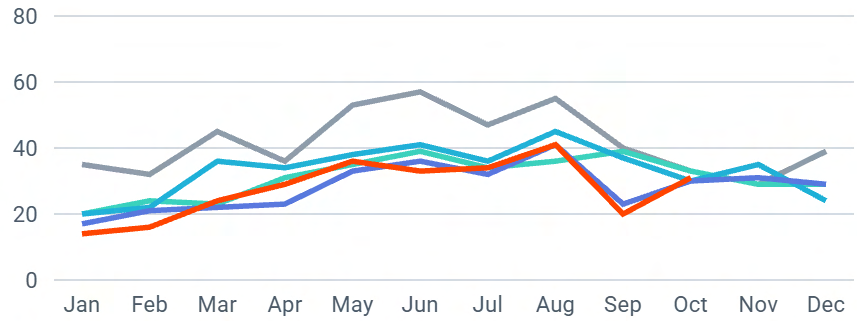
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

31
homes sold

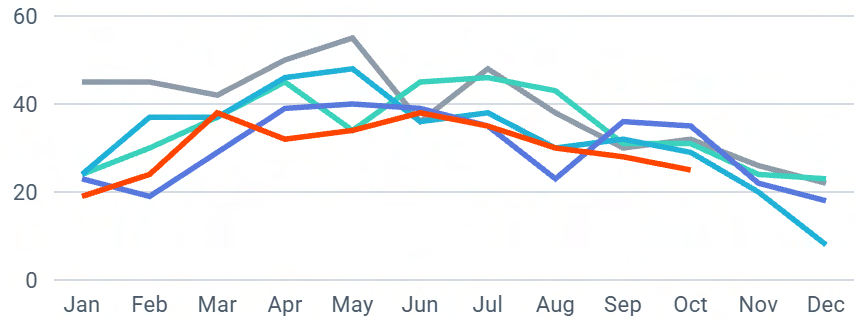
▲ **3.3%** vs. Oct 2025
▲ **55.0%** vs. Sep 2026
0.0% 2026 YTD vs. 2025 YTD



New Purchase Contracts

25
homes went under contract

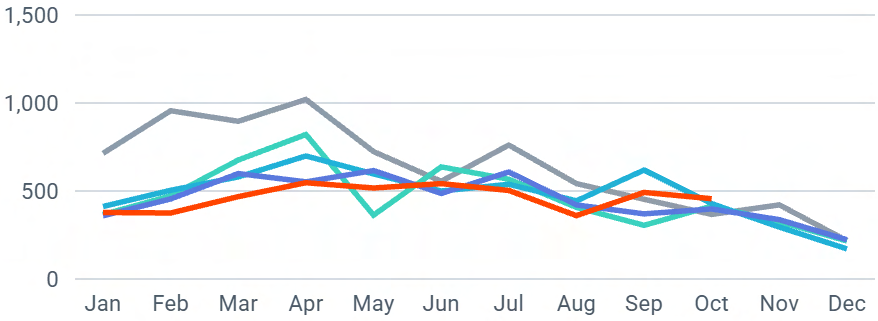
▼ **28.6%** vs. Oct 2025
▼ **10.7%** vs. Sep 2026
▼ **4.7%** 2026 YTD vs. 2025 YTD



Showings

456
home showings

▲ **14.6%** vs. Oct 2025
▼ **7.3%** vs. Sep 2026
▼ **4.6%** 2026 YTD vs. 2025 YTD



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Price and Pace

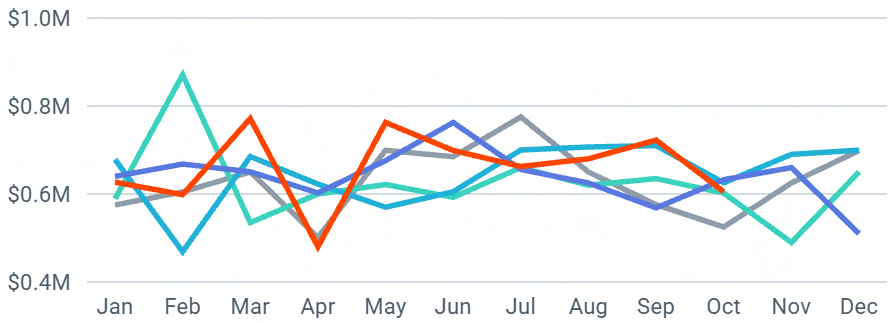
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$605,000
median sale price

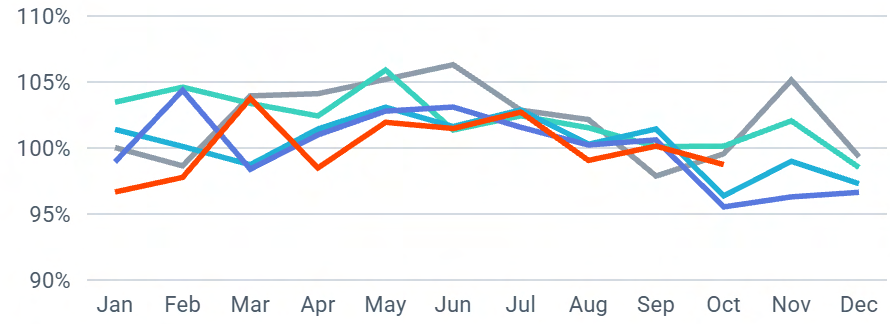
- ▼ **4.3%** vs. Oct 2025
- ▼ **16.3%** vs. Sep 2026
- ▲ **2.2%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

98.7%
of original list price, on average

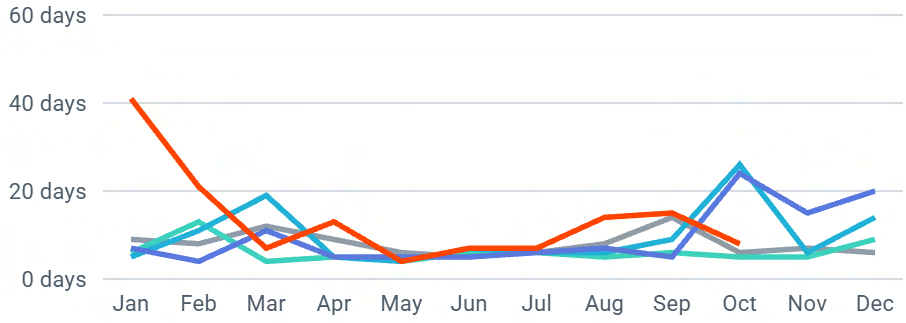
- ▲ **3.2 pp** vs. Oct 2025
- ▼ **1.4 pp** vs. Sep 2026
- ▼ **0.4 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

8 days
median days on market

- ▼ **16 days** vs. Oct 2025
- ▼ **7 days** vs. Sep 2026
- ▲ **2 days** 2026 YTD vs. 2025 YTD



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Inventory

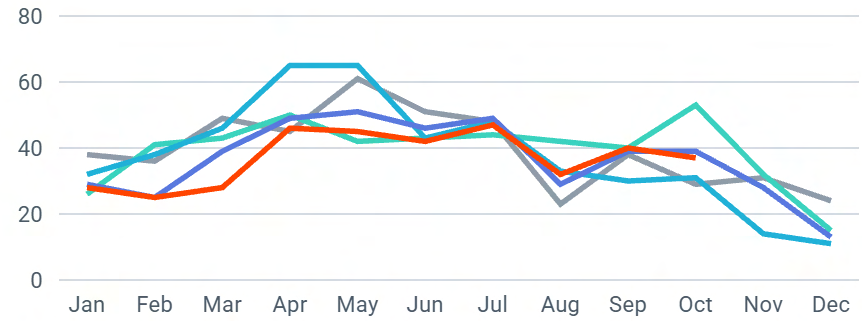
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

37
homes newly listed

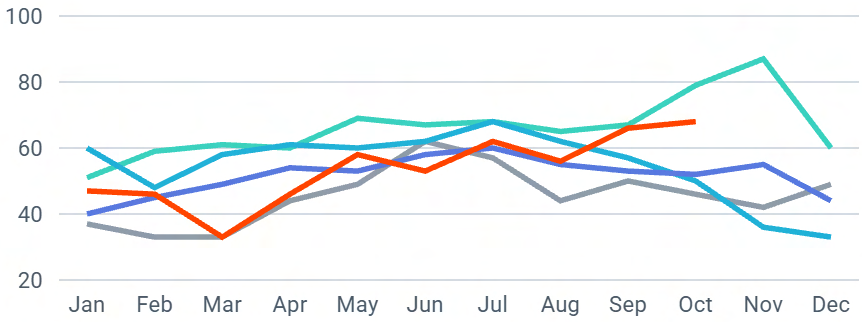
▼ **5.1%** vs. Oct 2025
▼ **7.5%** vs. Sep 2026
▼ **6.3%** 2026 YTD vs. 2025 YTD



Active Listings

68
homes for sale at month end

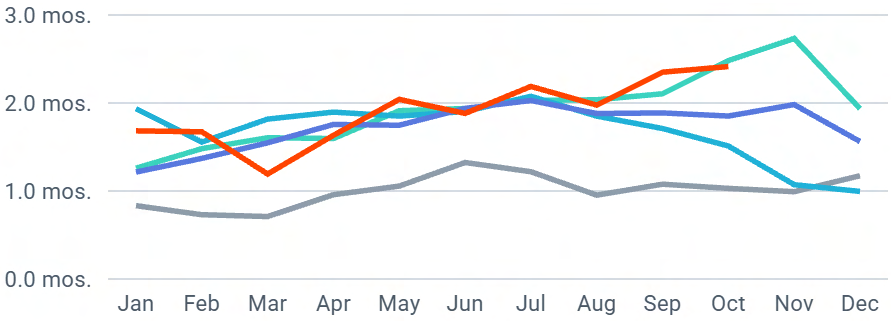
▲ **30.8%** vs. Oct 2025
▲ **3.0%** vs. Sep 2026
▲ **30.8%** 2026 YTD vs. 2025 YTD



Months of Supply

2.4
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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