Southeast 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	**29**	21	▲ 38.1%	**236**	245	▼ 3.7%
New Purchase Contracts	**25**	29	▼ 13.8%	**289**	294	▼ 1.7%
Showings	**403**	437	▼ 7.8%	**4,620**	4,648	▼ 0.6%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$232,000**	$225,000	▲ 3.1%	**$230,000**	$225,000	▲ 2.2%
Avg. Sale to Orig. List Price Ratio	**97.2%**	95.2%	▲ 2.1 pp	**98.1%**	97.7%	▲ 0.4 pp
Median Days on Market	**22 days**	22 days	0 days	**14 days**	15 days	▼ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**49**	41	▲ 19.5%	**357**	336	▲ 6.3%
Active Listings	**73**	56	▲ 30.4%	**73**	56	▲ 30.4%
Months of Supply	**3.0**	2.3	▲ 0.7 mos	**3.0**	2.3	▲ 0.7 mos

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Sales Activity

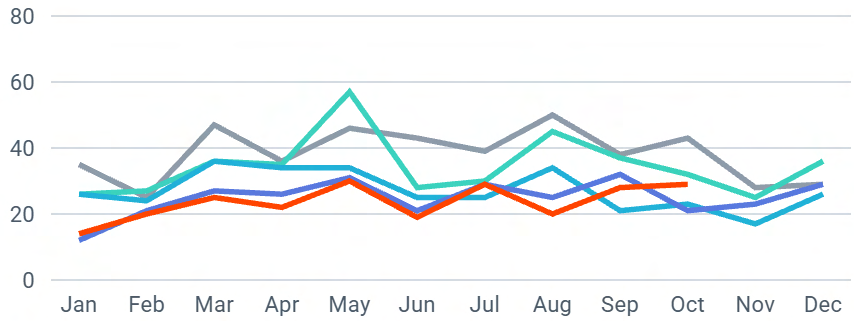
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

29
homes sold

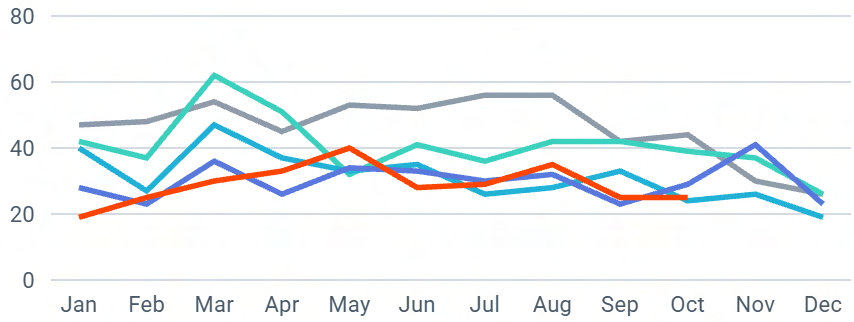
▲ **38.1%** vs. Oct 2025
▲ **3.6%** vs. Sep 2026
▼ **3.7%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

25
homes went under contract

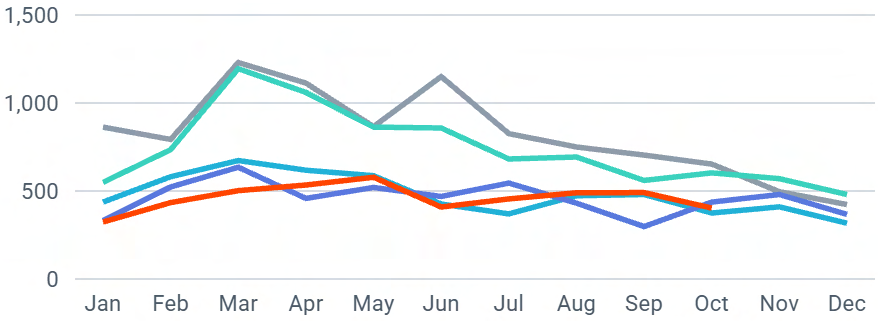
▼ **13.8%** vs. Oct 2025
0.0% vs. Sep 2026
▼ **1.7%** 2026 YTD vs. 2025 YTD



Showings

403
home showings

▼ **7.8%** vs. Oct 2025
▼ **17.9%** vs. Sep 2026
▼ **0.6%** 2026 YTD vs. 2025 YTD



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Price and Pace

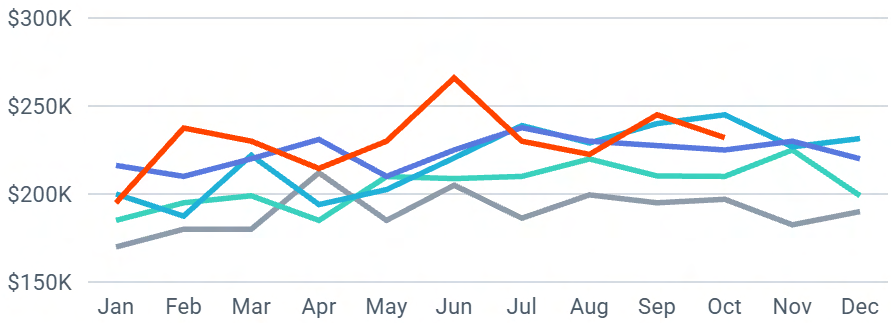
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$232,000
median sale price

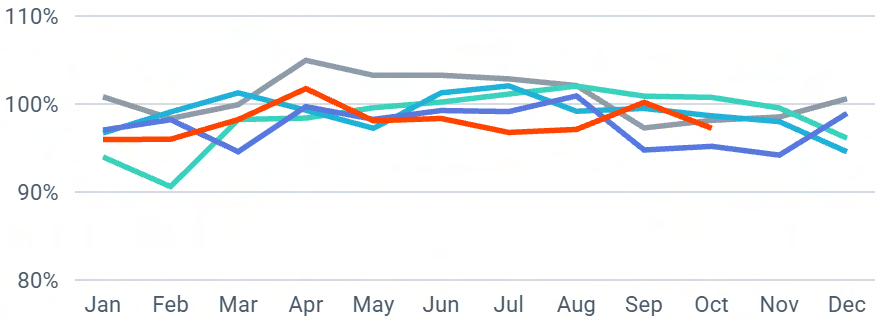
▲ **3.1%** vs. Oct 2025
▼ **5.3%** vs. Sep 2026
▲ **2.2%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.2%
of original list price, on average

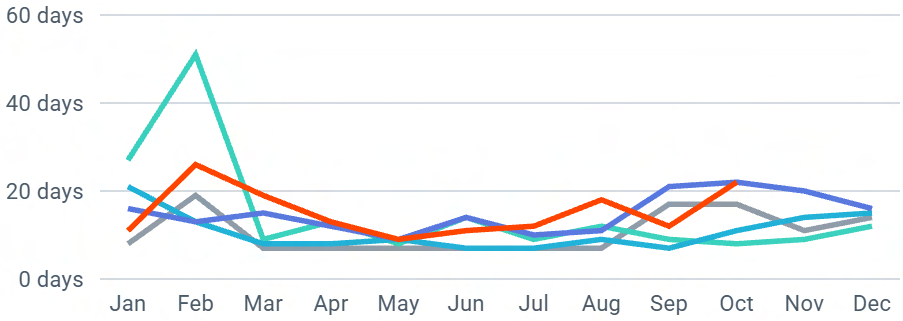
▲ **2.1 pp** vs. Oct 2025
▼ **2.9 pp** vs. Sep 2026
▲ **0.4 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

22 days
median days on market

0 days vs. Oct 2025
▲ **10 days** vs. Sep 2026
▼ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

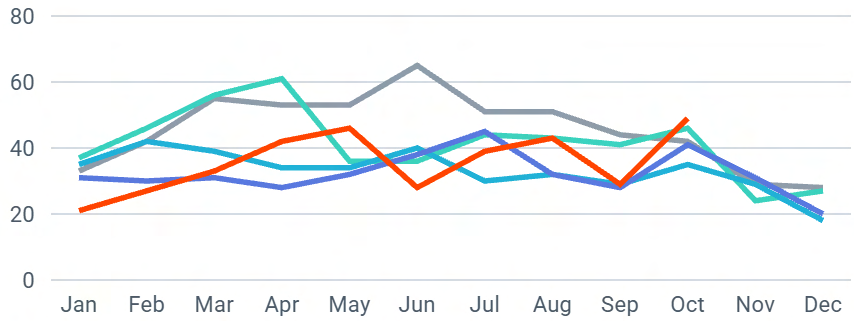
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

49
homes newly listed

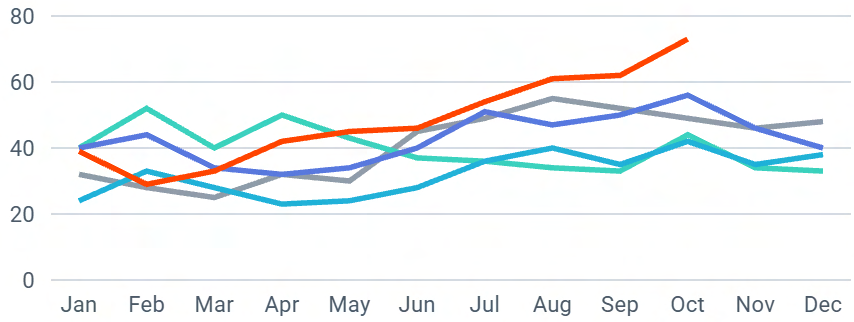
▲ **19.5%** vs. Oct 2025
▲ **69.0%** vs. Sep 2026
▲ **6.3%** 2026 YTD vs. 2025 YTD



Active Listings

73
homes for sale at month end

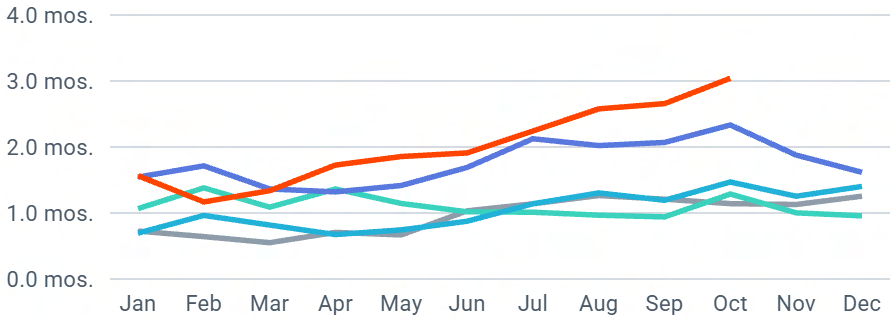
▲ **30.4%** vs. Oct 2025
▲ **17.7%** vs. Sep 2026
▲ **30.4%** 2026 YTD vs. 2025 YTD



Months of Supply

3.0
months of supply at the current sales pace

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



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