Springfield - 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	**19**	23	▼ 17.4%	**217**	191	▲ 13.6%
New Purchase Contracts	**31**	32	▼ 3.1%	**248**	221	▲ 12.2%
Showings	**470**	408	▲ 15.2%	**3,908**	3,508	▲ 11.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$500,000**	$530,000	▼ 5.7%	**$507,500**	$496,000	▲ 2.3%
Avg. Sale to Orig. List Price Ratio	**98.4%**	100.0%	▼ 1.6 pp	**101.7%**	101.2%	▲ 0.6 pp
Median Days on Market	**10 days**	6 days	▲ 4 days	**6 days**	7 days	▼ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**28**	27	▲ 3.7%	**265**	243	▲ 9.1%
Active Listings	**30**	23	▲ 30.4%	**30**	23	▲ 30.4%
Months of Supply	**1.4**	1.2	▲ 0.1 mos	**1.4**	1.2	▲ 0.1 mos

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Sales Activity

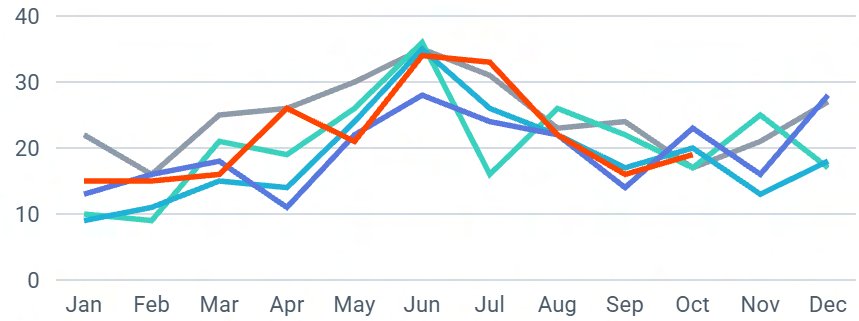
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

19
homes sold

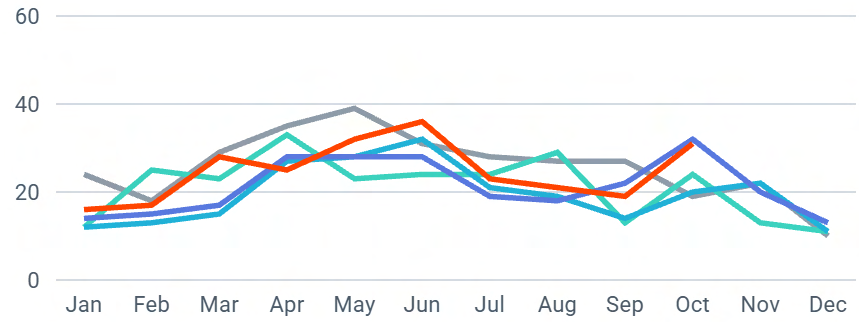
▼ **17.4%** vs. Oct 2025
▲ **18.8%** vs. Sep 2026
▲ **13.6%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

31
homes went under contract

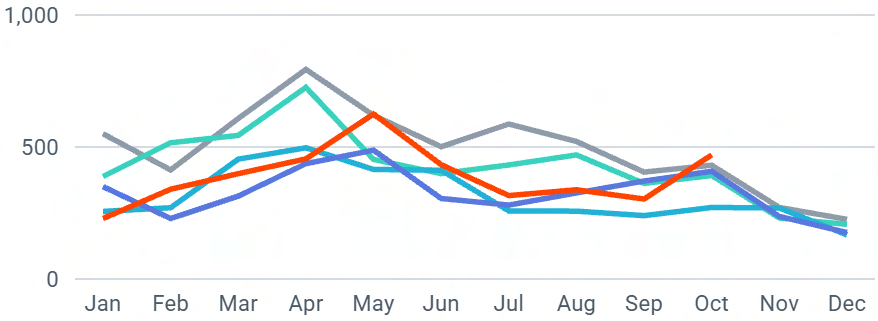
▼ **3.1%** vs. Oct 2025
▲ **63.2%** vs. Sep 2026
▲ **12.2%** 2026 YTD vs. 2025 YTD



Showings

470
home showings

▲ **15.2%** vs. Oct 2025
▲ **55.1%** vs. Sep 2026
▲ **11.4%** 2026 YTD vs. 2025 YTD



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Price and Pace

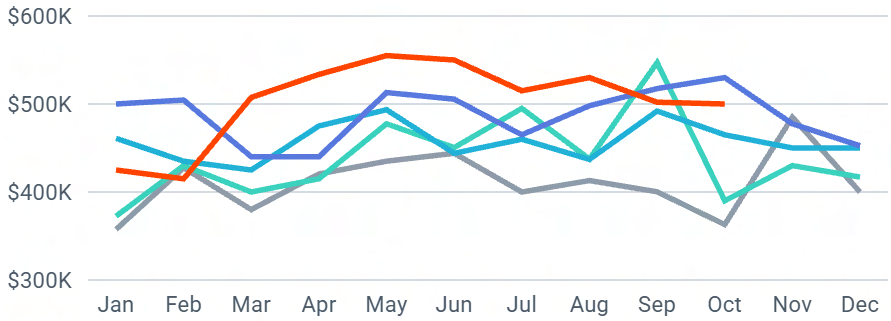
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$500,000
median sale price

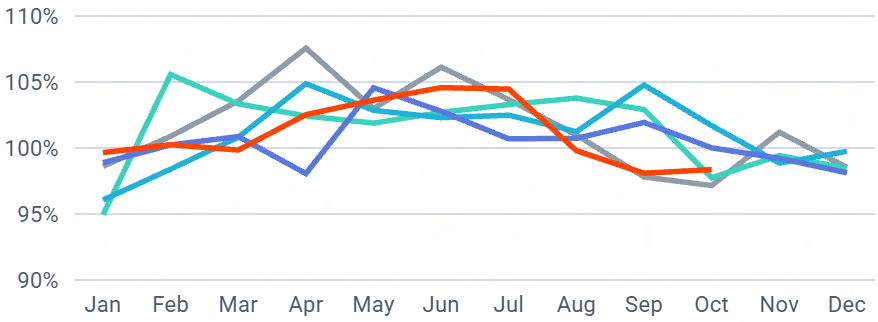
- ▼ **5.7%** vs. Oct 2025
- ▼ **0.4%** vs. Sep 2026
- ▲ **2.3%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

98.4%
of original list price, on average

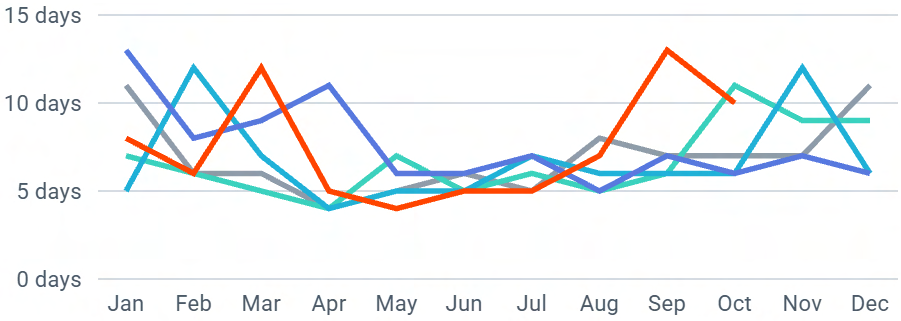
- ▼ **1.6 pp** vs. Oct 2025
- ▲ **0.3 pp** vs. Sep 2026
- ▲ **0.6 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

10 days
median days on market

- ▲ **4 days** vs. Oct 2025
- ▼ **3 days** vs. Sep 2026
- ▼ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

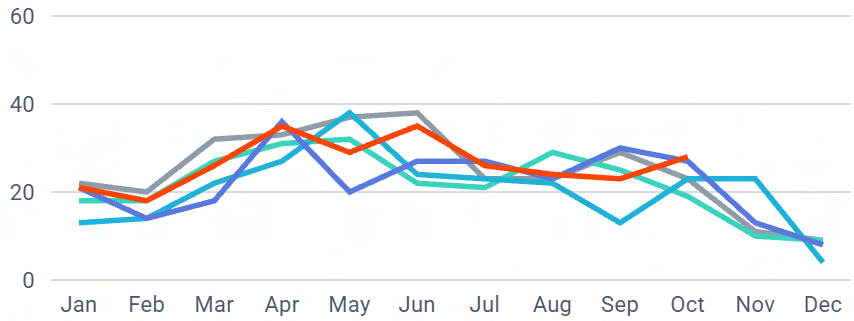
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

28
homes newly listed

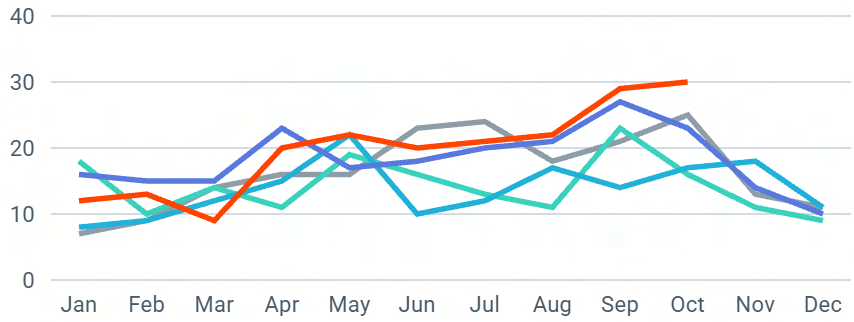
▲ **3.7%** vs. Oct 2025
▲ **21.7%** vs. Sep 2026
▲ **9.1%** 2026 YTD vs. 2025 YTD



Active Listings

30
homes for sale at month end

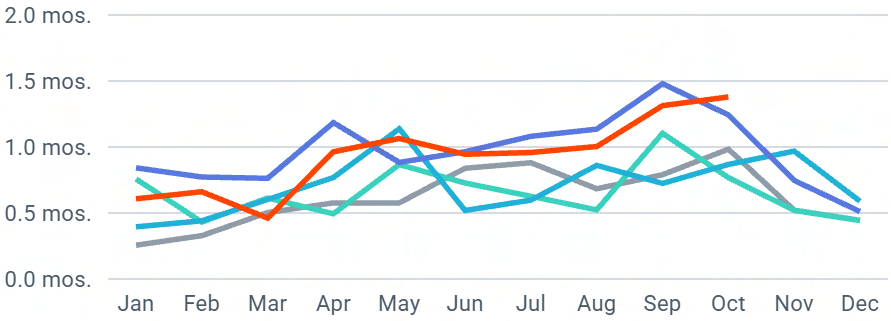
▲ **30.4%** vs. Oct 2025
▲ **3.4%** vs. Sep 2026
▲ **30.4%** 2026 YTD vs. 2025 YTD



Months of Supply

1.4
months of supply at the current sales pace

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



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