

# March 2025

All Home Types  
Detached  
Attached

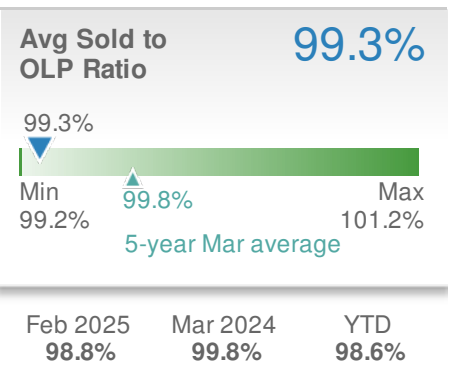
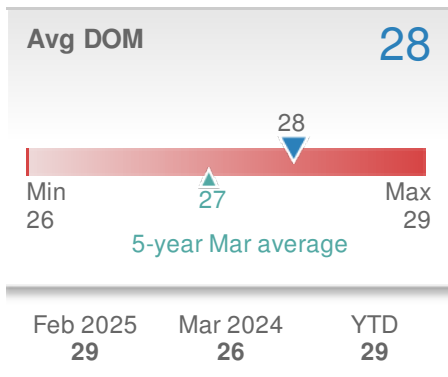
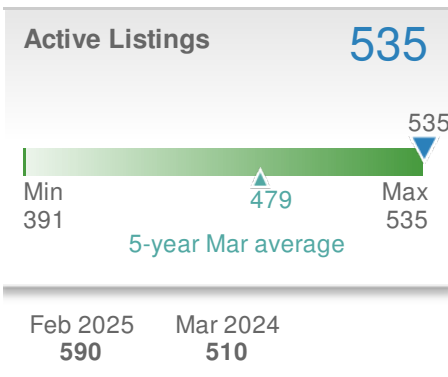
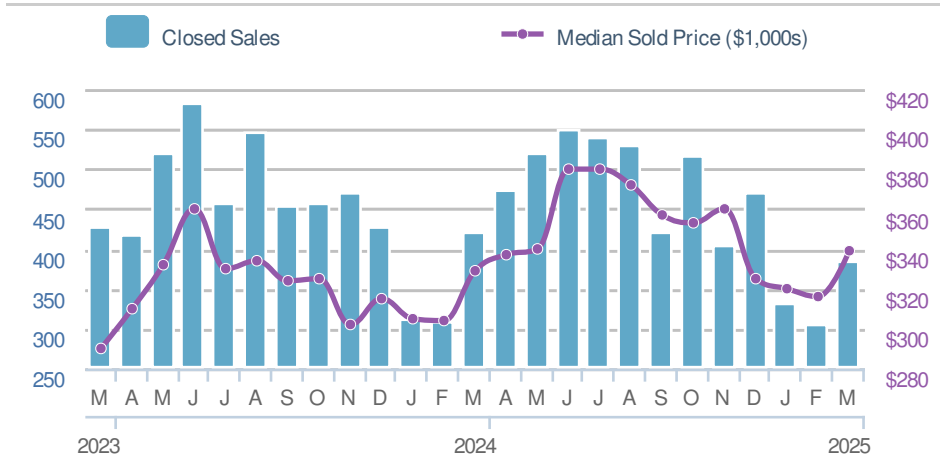
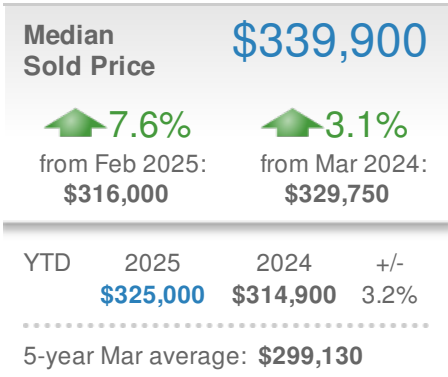
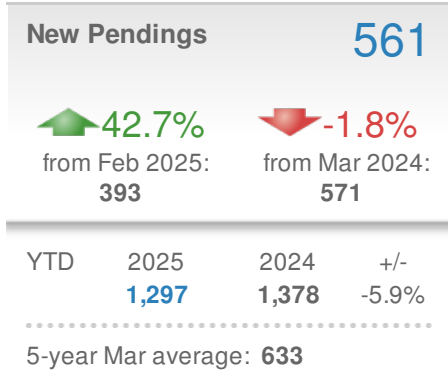
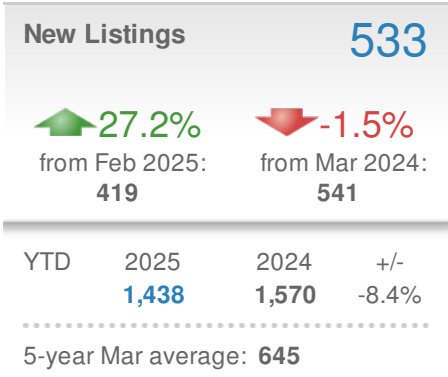
## Local Market Insight

### Delaware County, PA

## March 2025

Delaware County, PA

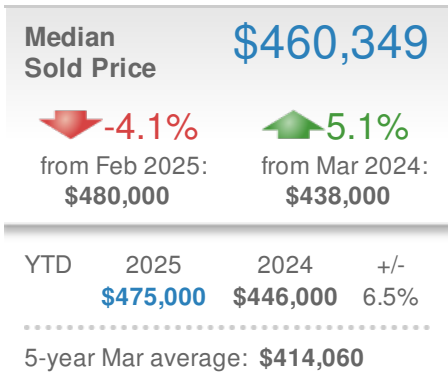
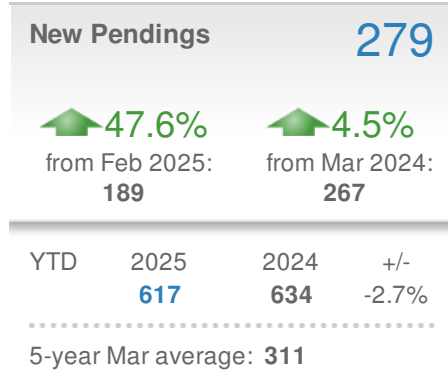
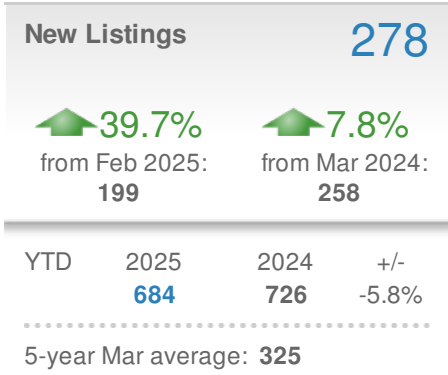
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**March 2025**

Delaware County, PA - Detached

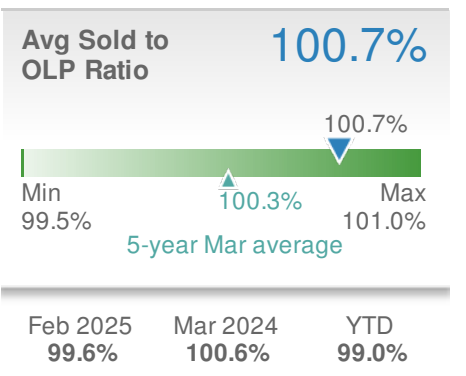
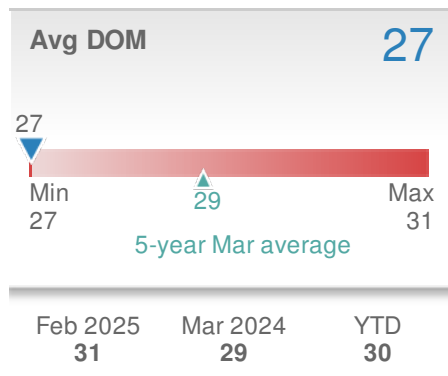
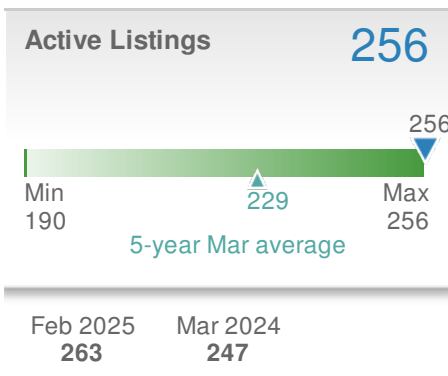
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**Summary**

In Delaware County, PA, the median sold price for Detached properties for March was \$460,349, representing a decrease of 4.1% compared to last month and an increase of 5.1% from Mar 2024. The average days on market for units sold in March was 27 days, 6% below the 5-year March average of 29 days. There was a 47.6% month over month increase in new contract activity with 279 New Pendings; a 29.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 378; and a 2.7% decrease in supply to 256 active units.

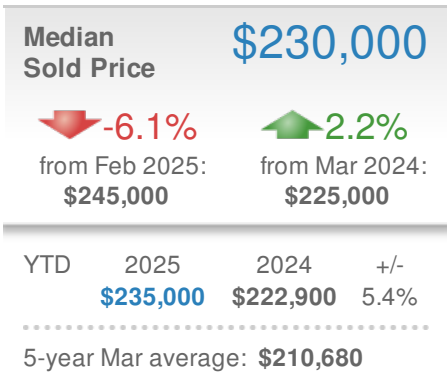
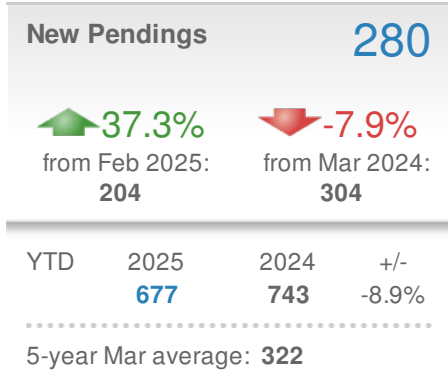
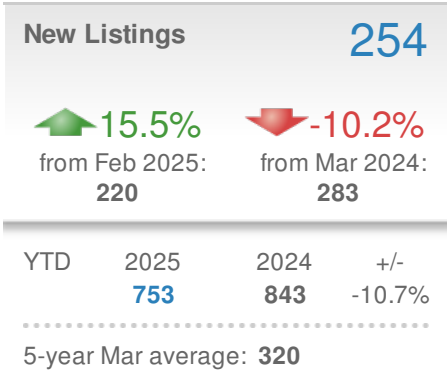
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.11 in February and a decrease from 1.57 in March 2024. The Contract Ratio is 25% lower than the 5-year March average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2025**

Delaware County, PA - Attached

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**Summary**

In Delaware County, PA, the median sold price for Attached properties for March was \$230,000, representing a decrease of 6.1% compared to last month and an increase of 2.2% from Mar 2024. The average days on market for units sold in March was 30 days, 15% above the 5-year March average of 26 days. There was a 37.3% month over month increase in new contract activity with 280 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 370; and a 14.7% decrease in supply to 279 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.97 in February and a decrease from 1.59 in March 2024. The Contract Ratio is 31% lower than the 5-year March average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

