July 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 604

▲ 5.8% from Jun 2025: **571**
▲ 0.8% from Jul 2024: **599**

YTD	2025	2024	+/-
	4,187	**4,367**	-4.1%

5-year Jul average: **652**

New Pendings — 494

▼ -11.5% from Jun 2025: **558**
▼ -7.7% from Jul 2024: **535**

YTD	2025	2024	+/-
	3,421	**3,570**	-4.2%

5-year Jul average: **592**

Closed Sales — 523

▼ -4.7% from Jun 2025: **549**
▼ -2.8% from Jul 2024: **538**

YTD	2025	2024	+/-
	3,139	**3,232**	-2.9%

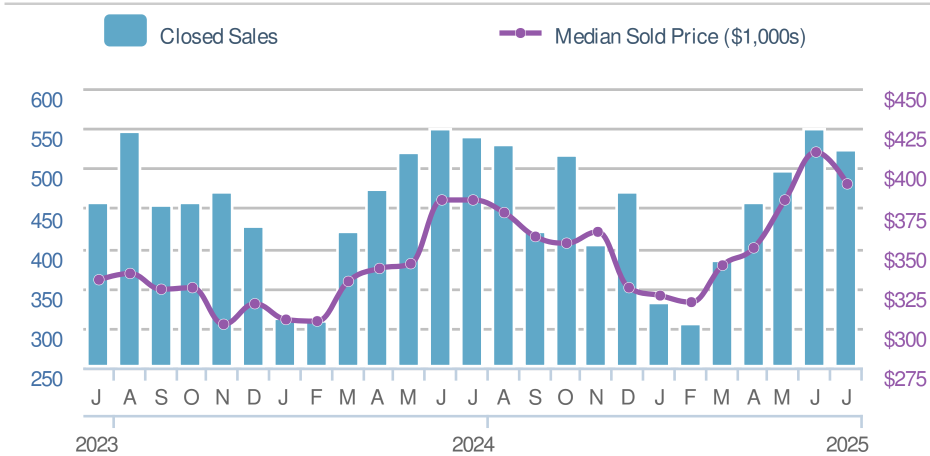
5-year Jul average: **591**

Median Sold Price — $390,500

▼ -4.8% from Jun 2025: **$410,000**
▲ 2.8% from Jul 2024: **$380,000**

YTD	2025	2024	+/-
	$360,631	**$342,500**	5.3%

5-year Jul average: **$342,200**



Active Listings — 780

780
Min 504 — 658 — Max 780
5-year Jul average

Jun 2025	Jul 2024
681	**711**

Avg DOM — 18

18
Min 12 — 15 — Max 18
5-year Jul average

Jun 2025	Jul 2024	YTD
17	**15**	**23**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 99.8% — 101.5% — Max 102.8%
5-year Jul average

Jun 2025	Jul 2024	YTD
101.1%	**101.8%**	**99.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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New Listings 297

-6.3%	4.9%
from Jun 2025: **317**	from Jul 2024: **283**

YTD	2025	2024	+/-
	2,195	**2,223**	-1.3%

5-year Jul average: **321**

New Pendings 263

-18.3%	-4.4%
from Jun 2025: **322**	from Jul 2024: **275**

YTD	2025	2024	+/-
	1,796	**1,798**	-0.1%

5-year Jul average: **300**

Closed Sales 301

-3.2%	-1.0%
from Jun 2025: **311**	from Jul 2024: **304**

YTD	2025	2024	+/-
	1,633	**1,605**	1.7%

5-year Jul average: **318**

Median Sold Price $525,000

-0.9%	0.0%
from Jun 2025: **$530,000**	from Jul 2024: **$525,000**

YTD	2025	2024	+/-
	$517,500	**$480,000**	7.8%

5-year Jul average: **$476,000**

Summary

In Delaware County, PA, the median sold price for Detached properties for July was $525,000, representing a decrease of 0.9% compared to last month and no change from Jul 2024. The average days on market for units sold in July was 14 days, 1% above the 5-year July average of 14 days. There was an 18.3% month over month decrease in new contract activity with 263 New Pendings; an 11.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 423; and a 10.9% increase in supply to 386 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.38 in June and no change from July 2024. The Contract Ratio is 25% lower than the 5-year July average of 1.47. 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.

Active Listings 386

386

Min 253 — 340 — Max 386

5-year Jul average

Jun 2025	Jul 2024
348	**380**

Avg DOM 14

14

Min 10 — 14 — Max 15

5-year Jul average

Jun 2025	Jul 2024	YTD
13	**15**	**21**

Avg Sold to OLP Ratio 101.5%

101.5%

Min 101.5% — 102.2% — Max 102.9%

5-year Jul average

Jun 2025	Jul 2024	YTD
103.1%	**102.3%**	**101.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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Delaware County, PA - Attached

New Listings — 307

21.3%	-2.8%
from Jun 2025: **253**	from Jul 2024: **316**

YTD	2025	2024	+/-
	1,989	**2,142**	-7.1%

5-year Jul average: **331**

New Pendings — 231

-1.7%	-11.2%
from Jun 2025: **235**	from Jul 2024: **260**

YTD	2025	2024	+/-
	1,620	**1,770**	-8.5%

5-year Jul average: **292**

Closed Sales — 221

-7.1%	-5.2%
from Jun 2025: **238**	from Jul 2024: **233**

YTD	2025	2024	+/-
	1,501	**1,625**	-7.6%

5-year Jul average: **272**

Median Sold Price — $249,000

-2.4%	-4.2%
from Jun 2025: **$255,000**	from Jul 2024: **$259,850**

YTD	2025	2024	+/-
	$245,000	**$235,000**	4.3%

5-year Jul average: **$225,720**

Summary

In Delaware County, PA, the median sold price for Attached properties for July was $249,000, representing a decrease of 2.4% compared to last month and a decrease of 4.2% from Jul 2024. The average days on market for units sold in July was 24 days, 36% above the 5-year July average of 18 days. There was a 1.7% month over month decrease in new contract activity with 231 New Pendings; a 4.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 348; and an 18.3% increase in supply to 394 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.09 in June and a decrease from 1.22 in July 2024. The Contract Ratio is 44% lower than the 5-year July average of 1.57. 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.

Active Listings — 394

394

Min	5-year Jul average	Max
251	318	394

Jun 2025	Jul 2024
333	**331**

Avg DOM — 24

24

Min	5-year Jul average	Max
14	18	24

Jun 2025	Jul 2024	YTD
23	**15**	**26**

Avg Sold to OLP Ratio — 97.4%

97.4%

Min	5-year Jul average	Max
97.4%	100.6%	102.7%

Jun 2025	Jul 2024	YTD
98.3%	**101.1%**	**98.3%**