December 2025

All Home Types
Detached
Attached

Local Market **Insight**

Delaware County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

December 2025

Delaware County, PA

New Listings — 246

-35.3% from Nov 2025: **380**

-12.1% from Dec 2024: **280**

YTD	2025	2024	+/-
	6,779	**6,938**	-2.3%

5-year Dec average: **306**

New Pendings — 287

-29.0% from Nov 2025: **404**

-5.9% from Dec 2024: **305**

YTD	2025	2024	+/-
	5,562	**5,727**	-2.9%

5-year Dec average: **335**

Closed Sales — 460

-0.2% from Nov 2025: **461**

-1.9% from Dec 2024: **469**

YTD	2025	2024	+/-
	5,583	**5,668**	-1.5%

5-year Dec average: **497**

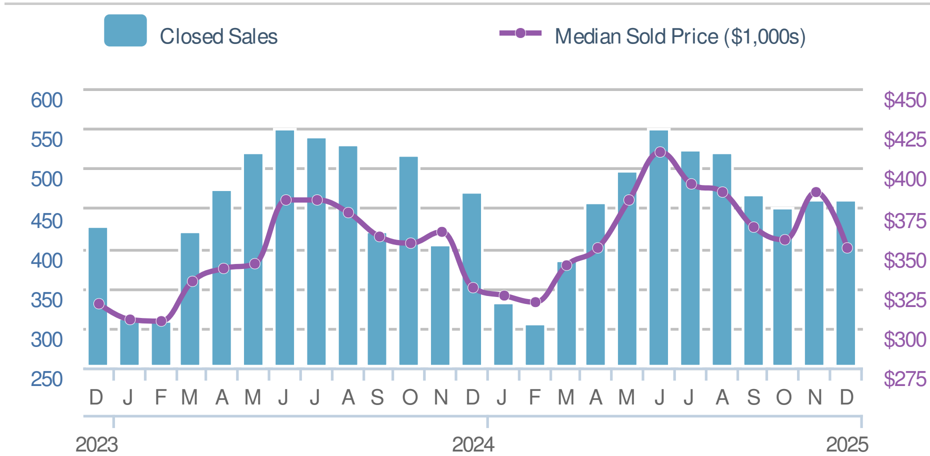
Median Sold Price — $350,000

-9.1% from Nov 2025: **$385,000**

7.7% from Dec 2024: **$325,000**

YTD	2025	2024	+/-
	$365,000	**$349,000**	4.6%

5-year Dec average: **$313,900**



Active Listings — 613

613

Min	5-year Dec average	Max
467	536	613

Nov 2025	Dec 2024
739	**557**

Avg DOM — 29

29

Min	5-year Dec average	Max
24	27	29

Nov 2025	Dec 2024	YTD
27	**28**	**24**

Avg Sold to OLP Ratio — 97.4%

97.4%

Min	5-year Dec average	Max
97.2%	97.7%	98.6%

Nov 2025	Dec 2024	YTD
98.3%	**97.2%**	**99.1%**

Local Market **Insight**

Presented by
Lauren Davis

December 2025

Delaware County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 95

-42.1% from Nov 2025: **164**

-27.5% from Dec 2024: **131**

YTD	2025	2024	+/-
	3,451	**3,497**	-1.3%

5-year Dec average: **131**

New Pendings 126

-36.0% from Nov 2025: **197**

-10.0% from Dec 2024: **140**

YTD	2025	2024	+/-
	2,871	**2,918**	-1.6%

5-year Dec average: **151**

Closed Sales 236

2.2% from Nov 2025: **231**

-1.3% from Dec 2024: **239**

YTD	2025	2024	+/-
	2,896	**2,865**	1.1%

5-year Dec average: **250**

Median Sold Price $458,000

-13.0% from Nov 2025: **$526,500**

4.1% from Dec 2024: **$440,000**

YTD	2025	2024	+/-
	$510,000	**$480,000**	6.3%

5-year Dec average: **$426,500**

Summary

In Delaware County, PA, the median sold price for Detached properties for December was $458,000, representing a decrease of 13% compared to last month and an increase of 4.1% from Dec 2024. The average days on market for units sold in December was 25 days, the same as the 5-year December average of 25 days. There was a 36% month over month decrease in new contract activity with 126 New Pendings; a 32.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 231; and a 24% decrease in supply to 244 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.07 in November and a decrease from 1.06 in December 2024. The Contract Ratio is 19% lower than the 5-year December average of 1.18. 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 244

244

Min 230 | 240 | Max 263

5-year Dec average

Nov 2025	Dec 2024
321	**263**

Avg DOM 25

25

Min 22 | 25 | Max 27

5-year Dec average

Nov 2025	Dec 2024	YTD
20	**27**	**21**

Avg Sold to OLP Ratio 97.3%

97.3%

Min 97.3% | 97.6% | Max 97.8%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.7%	**97.5%**	**100.2%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

December 2025

Delaware County, PA - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 151

-30.1% from Nov 2025: **216**

1.3% from Dec 2024: **149**

YTD	2025	2024	+/-
	3,324	**3,435**	-3.2%

5-year Dec average: **176**

New Pendings 161

-21.8% from Nov 2025: **206**

-2.4% from Dec 2024: **165**

YTD	2025	2024	+/-
	2,685	**2,805**	-4.3%

5-year Dec average: **184**

Closed Sales 224

-2.2% from Nov 2025: **229**

-2.6% from Dec 2024: **230**

YTD	2025	2024	+/-
	2,681	**2,799**	-4.2%

5-year Dec average: **246**

Median Sold Price $265,000

-1.9% from Nov 2025: **$270,000**

10.4% from Dec 2024: **$240,000**

YTD	2025	2024	+/-
	$250,000	**$239,000**	4.6%

5-year Dec average: **$223,380**

Summary

In Delaware County, PA, the median sold price for Attached properties for December was $265,000, representing a decrease of 1.9% compared to last month and an increase of 10.4% from Dec 2024. The average days on market for units sold in December was 32 days, 14% above the 5-year December average of 28 days. There was a 21.8% month over month decrease in new contract activity with 161 New Pendings; a 27.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 231; and an 11.7% decrease in supply to 369 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.76 in November and a decrease from 0.88 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 1.13. 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 369

369

Min 236 — 296 (5-year Dec average) — Max 369

Nov 2025	Dec 2024
418	**294**

Avg DOM 32

32

Min 23 — 28 (5-year Dec average) — Max 32

Nov 2025	Dec 2024	YTD
35	**30**	**27**

Avg Sold to OLP Ratio 97.5%

97.5%

Min 96.9% — 97.9% (5-year Dec average) — Max 99.6%

Nov 2025	Dec 2024	YTD
96.9%	**96.9%**	**98.0%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

MarketStats by ShowingTime