July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Delaware County, PA

MarketStats by ShowingTime

Presented by
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July 2026

Delaware County, PA

New Listings 566

-12.8% from Jun 2026: **649**

-6.3% from Jul 2025: **604**

YTD	2026	2025	+/-
	4,276	**4,187**	2.1%

5-year Jul average: **606**

New Pendings 479

-18.3% from Jun 2026: **586**

-3.0% from Jul 2025: **494**

YTD	2026	2025	+/-
	3,447	**3,421**	0.8%

5-year Jul average: **537**

Closed Sales 558

1.5% from Jun 2026: **550**

6.7% from Jul 2025: **523**

YTD	2026	2025	+/-
	3,124	**3,139**	-0.5%

5-year Jul average: **541**

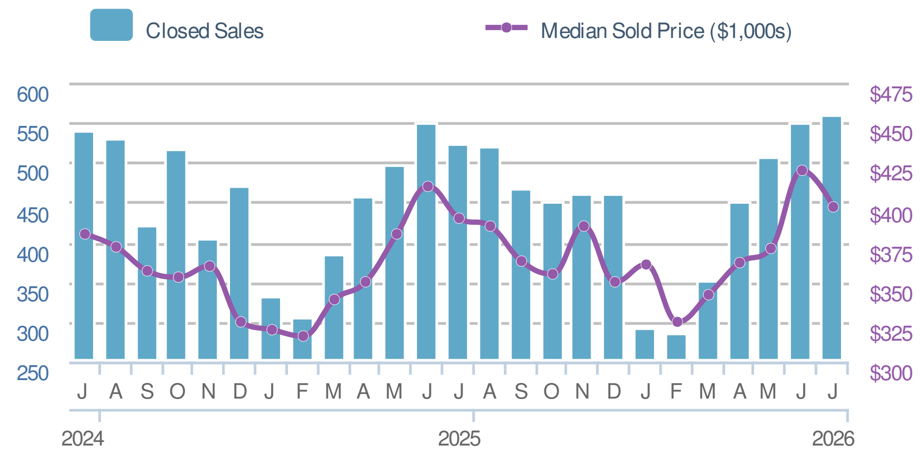
Median Sold Price $397,000

-5.5% from Jun 2026: **$420,000**

1.7% from Jul 2025: **$390,500**

YTD	2026	2025	+/-
	$373,000	**$360,631**	3.4%

5-year Jul average: **$362,600**



Active Listings 898

898

Min	5-year Jul average	Max
504	706	898

Jun 2026	Jul 2025
814	**780**

Avg DOM 19

19

Min	5-year Jul average	Max
12	16	19

Jun 2026	Jul 2025	YTD
21	**18**	**27**

Avg Sold to OLP Ratio 99.9%

99.9%

Min	5-year Jul average	Max
99.8%	101.1%	102.8%

Jun 2026	Jul 2025	YTD
100.6%	**99.8%**	**99.3%**

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July 2026

Delaware County, PA - Detached

New Listings 279

▼ -24.4% from Jun 2026: **369**

▼ -6.1% from Jul 2025: **297**

YTD	2026	2025	+/-
	2,200	**2,195**	0.2%

5-year Jul average: **296**

New Pendings 260

▼ -16.7% from Jun 2026: **312**

▼ -1.1% from Jul 2025: **263**

YTD	2026	2025	+/-
	1,806	**1,796**	0.6%

5-year Jul average: **279**

Closed Sales 317

▲ 3.3% from Jun 2026: **307**

▲ 5.3% from Jul 2025: **301**

YTD	2026	2025	+/-
	1,622	**1,633**	-0.7%

5-year Jul average: **296**

Median Sold Price $550,000

▼ -0.2% from Jun 2026: **$551,000**

▲ 4.8% from Jul 2025: **$525,000**

YTD	2026	2025	+/-
	$539,250	**$517,500**	4.2%

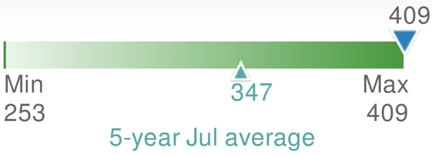
5-year Jul average: **$501,000**

Summary

In Delaware County, PA, the median sold price for Detached properties for July was $550,000, representing a decrease of 0.2% compared to last month and an increase of 4.8% from Jul 2025. The average days on market for units sold in July was 17 days, 20% above the 5-year July average of 14 days. There was a 16.7% month over month decrease in new contract activity with 260 New Pendings; a 14.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 401; and a 6.8% increase in supply to 409 active units.

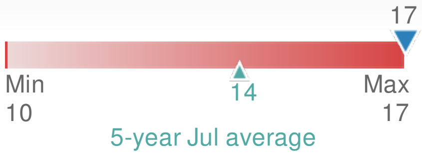
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.23 in June and a decrease from 1.10 in July 2025. The Contract Ratio is 26% lower than the 5-year July average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 409



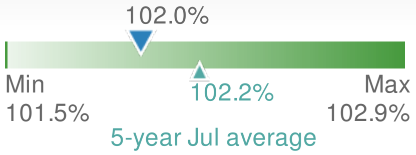
Jun 2026	Jul 2025
383	**386**

Avg DOM 17



Jun 2026	Jul 2025	YTD
16	**14**	**22**

Avg Sold to OLP Ratio 102.0%



Jun 2026	Jul 2025	YTD
102.6%	**101.5%**	**100.9%**

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July 2026

Delaware County, PA - Attached

New Listings 287

▲ 2.5% from Jun 2026: **280**

▼ -6.5% from Jul 2025: **307**

YTD	2026	2025	+/-
	2,076	**1,989**	4.4%

5-year Jul average: **310**

New Pendings 219

▼ -20.1% from Jun 2026: **274**

▼ -5.2% from Jul 2025: **231**

YTD	2026	2025	+/-
	1,641	**1,620**	1.3%

5-year Jul average: **258**

Closed Sales 241

▼ -0.8% from Jun 2026: **243**

▲ 9.0% from Jul 2025: **221**

YTD	2026	2025	+/-
	1,502	**1,501**	0.1%

5-year Jul average: **244**

Median Sold Price $247,950

▼ -8.2% from Jun 2026: **$270,000**

▼ -0.4% from Jul 2025: **$249,000**

YTD	2026	2025	+/-
	$250,000	**$245,000**	2.0%

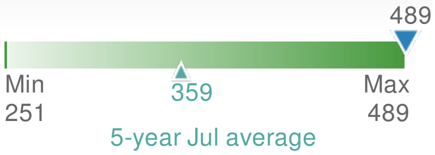
5-year Jul average: **$237,460**

Summary

In Delaware County, PA, the median sold price for Attached properties for July was $247,950, representing a decrease of 8.2% compared to last month and a decrease of 0.4% from Jul 2025. The average days on market for units sold in July was 22 days, 17% above the 5-year July average of 19 days. There was a 20.1% month over month decrease in new contract activity with 219 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 335; and a 13.5% increase in supply to 489 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.89 in June and a decrease from 0.88 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 1.24. 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 489

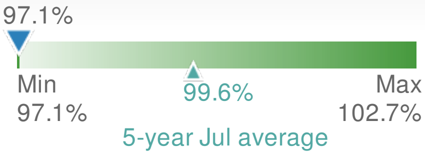


Jun 2026	Jul 2025
431	**394**

Avg DOM 22

Jun 2026	Jul 2025	YTD
29	**24**	**33**

Avg Sold to OLP Ratio 97.1%



Jun 2026	Jul 2025	YTD
98.1%	**97.4%**	**97.5%**

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New Listings 251

↔ 0.0% from Jun 2026: **251**

▼ -8.1% from Jul 2025: **273**

YTD	2026	2025	+/-
	1,845	**1,776**	3.9%

5-year Jul average: **276**

New Pendings 188

▼ -23.9% from Jun 2026: **247**

▼ -11.3% from Jul 2025: **212**

YTD	2026	2025	+/-
	1,435	**1,453**	-1.2%

5-year Jul average: **225**

Closed Sales 209

▼ -1.9% from Jun 2026: **213**

▲ 8.9% from Jul 2025: **192**

YTD	2026	2025	+/-
	1,311	**1,341**	-2.2%

5-year Jul average: **215**

Median Sold Price $254,000

▼ -5.9% from Jun 2026: **$270,000**

▲ 3.7% from Jul 2025: **$245,000**

YTD	2026	2025	+/-
	$255,000	**$245,000**	4.1%

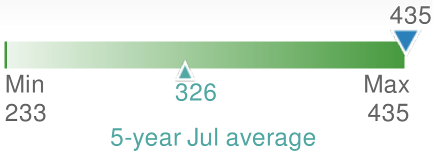
5-year Jul average: **$239,180**

Summary

In Delaware County, PA, the median sold price for Attached/Townhouse properties for July was $254,000, representing a decrease of 5.9% compared to last month and an increase of 3.7% from Jul 2025. The average days on market for units sold in July was 19 days, 6% above the 5-year July average of 18 days. There was a 23.9% month over month decrease in new contract activity with 188 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 294; and a 13% increase in supply to 435 active units.

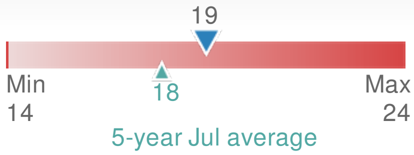
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.88 in June and a decrease from 0.92 in July 2025. The Contract Ratio is 43% lower than the 5-year July average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 435



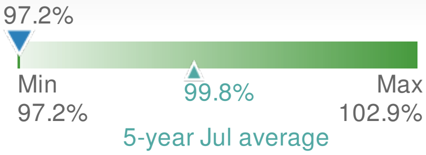
Jun 2026	Jul 2025
385	**340**

Avg DOM 19



Jun 2026	Jul 2025	YTD
29	**24**	**30**

Avg Sold to OLP Ratio 97.2%



Jun 2026	Jul 2025	YTD
98.2%	**97.2%**	**97.8%**

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