# August 2026

All Home Types
Detached
Attached
Attached/Townhouse

# Local Market Insight

## Delaware County, PA

MarketStats by ShowingTime

Presented by
**Lauren Davis**
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# August 2026

## Delaware County, PA

### New Listings — 490

-13.4% from Jul 2026: **566**

0.2% from Aug 2025: **489**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **4,821** | **4,731** | 1.9% |

5-year Aug average: **539**

### New Pendings — 437

-8.8% from Jul 2026: **479**

-9.3% from Aug 2025: **482**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **3,867** | **3,878** | -0.3% |

5-year Aug average: **496**

### Closed Sales — 514

-7.9% from Jul 2026: **558**

-1.2% from Aug 2025: **520**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **3,663** | **3,682** | -0.5% |

5-year Aug average: **562**

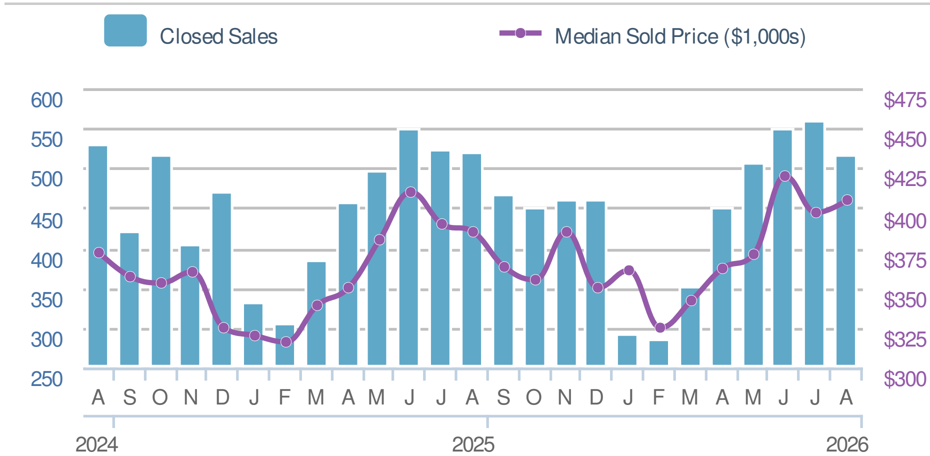
### Median Sold Price — $405,500

2.1% from Jul 2026: **$397,000**

5.3% from Aug 2025: **$385,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$375,000** | **$365,000** | 2.7% |

5-year Aug average: **$365,100**




### Active Listings — 899

899

Min 567 — 713 — Max 899

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **898** | **733** |

### Avg DOM — 26

26

Min 16 — 20 — Max 26

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **19** | **21** | **27** |

### Avg Sold to OLP Ratio — 97.6%

97.6%

Min 97.6% — 99.9% — Max 101.7%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.9%** | **99.5%** | **99.0%** |


Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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# August 2026

## Delaware County, PA - Detached

### New Listings 233

-16.5% from Jul 2026: **279**

9.4% from Aug 2025: **213**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,463** | **2,441** | 0.9% |

5-year Aug average: **259**

### New Pendings 227

-12.7% from Jul 2026: **260**

-3.0% from Aug 2025: **234**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,026** | **2,021** | 0.2% |

5-year Aug average: **245**

### Closed Sales 285

-10.1% from Jul 2026: **317**

-4.4% from Aug 2025: **298**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,920** | **1,941** | -1.1% |

5-year Aug average: **308**

### Median Sold Price $560,000

1.8% from Jul 2026: **$550,000**

10.2% from Aug 2025: **$508,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$540,000** | **$516,000** | 4.7% |

5-year Aug average: **$498,440**

## Summary

In Delaware County, PA, the median sold price for Detached properties for August was $560,000, representing an increase of 1.8% compared to last month and an increase of 10.2% from Aug 2025. The average days on market for units sold in August was 20 days, 11% above the 5-year August average of 18 days. There was a 12.7% month over month decrease in new contract activity with 227 New Pendings; a 19.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 323; and a 3.2% decrease in supply to 396 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.98 in July and a decrease from 1.04 in August 2025. The Contract Ratio is 26% lower than the 5-year August average of 1.10. 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 396

396

Min 274 — 340 — Max 398

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **409** | **328** |

### Avg DOM 20

20

Min 16 — 18 — Max 20

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **17** | **18** | **22** |

### Avg Sold to OLP Ratio 100.3%

100.3%

Min 100.3% — 100.9% — Max 102.5%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **102.0%** | **100.5%** | **100.8%** |


Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Presented by
Lauren Davis

## August 2026

Delaware County, PA - Attached

Tri-County Suburban REALTORS
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### New Listings 257

-10.5% from Jul 2026: **287**

-6.9% from Aug 2025: **276**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,357** | **2,287** | 3.1% |

5-year Aug average: **280**

### New Pendings 210

-4.1% from Jul 2026: **219**

-15.3% from Aug 2025: **248**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,841** | **1,852** | -0.6% |

5-year Aug average: **250**

### Closed Sales 229

-5.0% from Jul 2026: **241**

3.2% from Aug 2025: **222**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,743** | **1,736** | 0.4% |

5-year Aug average: **254**

### Median Sold Price $240,000

-3.2% from Jul 2026: **$247,950**

-7.0% from Aug 2025: **$258,000**

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

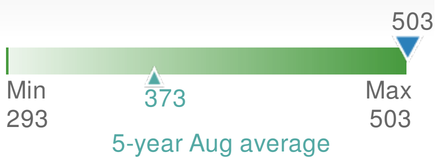
5-year Aug average: **$237,400**

## Summary

In Delaware County, PA, the median sold price for Attached properties for August was $240,000, representing a decrease of 3.2% compared to last month and a decrease of 7% from Aug 2025. The average days on market for units sold in August was 34 days, 53% above the 5-year August average of 22 days. There was a 4.1% month over month decrease in new contract activity with 210 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 293; and a 2.9% increase in supply to 503 active units.

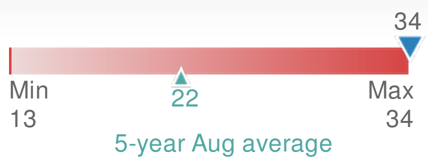
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.69 in July and a decrease from 0.85 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 503




| Jul 2026 | Aug 2025 |
|---|---|
| **489** | **405** |

### Avg DOM 34




| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **22** | **24** | **33** |

### Avg Sold to OLP Ratio 94.1%


| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.1%** | **98.1%** | **97.1%** |


Data Source: Bright MLS. Statistics calculated September 04, 2026.

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## August 2026

Delaware County, PA - Attached/Townhouse

### New Listings 223

-11.2% from Jul 2026: **251**

-9.0% from Aug 2025: **245**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,089** | **2,041** | 2.4% |

5-year Aug average: **250**

### New Pendings 179

-4.8% from Jul 2026: **188**

-18.6% from Aug 2025: **220**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,606** | **1,657** | -3.1% |

5-year Aug average: **224**

### Closed Sales 202

-3.3% from Jul 2026: **209**

0.5% from Aug 2025: **201**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,524** | **1,552** | -1.8% |

5-year Aug average: **222**

### Median Sold Price $241,000

-5.1% from Jul 2026: **$254,000**

-7.3% from Aug 2025: **$260,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$250,000** | **$247,000** | 1.2% |

5-year Aug average: **$238,300**

## Summary

In Delaware County, PA, the median sold price for Attached/Townhouse properties for August was $241,000, representing a decrease of 5.1% compared to last month and a decrease of 7.3% from Aug 2025. The average days on market for units sold in August was 32 days, 46% above the 5-year August average of 22 days. There was a 4.8% month over month decrease in new contract activity with 179 New Pendings; a 14.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 251; and a 1.6% increase in supply to 442 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.68 in July and a decrease from 0.87 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.05. 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 442

442

Min 267 — 335 — Max 442

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **435** | **349** |

### Avg DOM 32

32

Min 14 — 22 — Max 32

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **19** | **23** | **31** |

### Avg Sold to OLP Ratio 93.8%

93.8%

Min 93.8% — 98.7% — Max 100.8%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.2%** | **98.0%** | **97.3%** |


Data Source: Bright MLS. Statistics calculated September 04, 2026.