November 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

MarketStats
by ShowingTime

Local Market **Insight**

November 2025

Delaware County, PA

New Listings 380

-34.8% from Oct 2025: 583	-11.0% from Nov 2024: 427

YTD	2025	2024	+/-
	6,476	**6,621**	-2.2%

5-year Nov average: **461**

New Pendings 404

-24.2% from Oct 2025: 533	-11.0% from Nov 2024: 454

YTD	2025	2024	+/-
	5,279	**5,435**	-2.9%

5-year Nov average: **476**

Closed Sales 461

2.7% from Oct 2025: 449	14.1% from Nov 2024: 404

YTD	2025	2024	+/-
	5,102	**5,186**	-1.6%

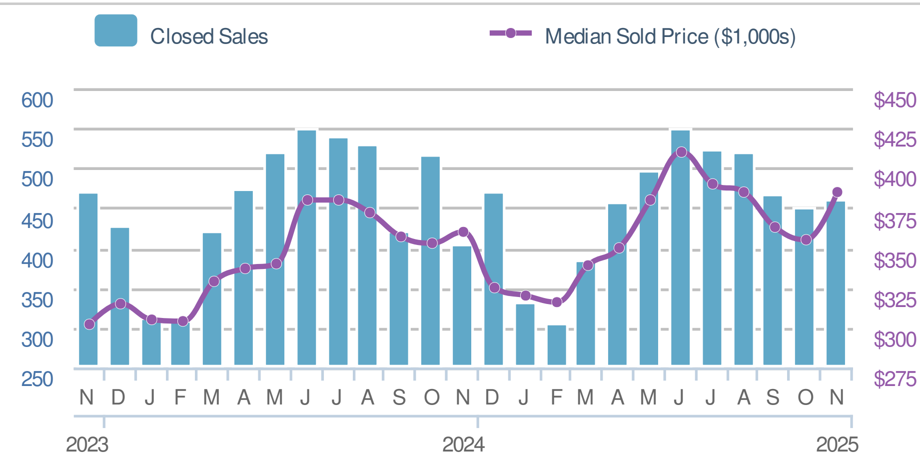
5-year Nov average: **505**

Median Sold Price $385,000

8.5% from Oct 2025: $355,000	6.9% from Nov 2024: $360,000

YTD	2025	2024	+/-
	$365,000	**$350,000**	4.3%

5-year Nov average: **$327,395**



Active Listings 739

739

Min 588 | 643 | Max 739

5-year Nov average

Oct 2025	Nov 2024
775	**671**

Avg DOM 27

27

Min 20 | 22 | Max 27

5-year Nov average

Oct 2025	Nov 2024	YTD
26	**23**	**24**

Avg Sold to OLP Ratio 98.3%

98.3%

Min 98.3% | 98.9% | Max 99.5%

5-year Nov average

Oct 2025	Nov 2024	YTD
98.5%	**98.7%**	**99.3%**

MarketStats by ShowingTime

Local Market **Insight**

November 2025

Delaware County, PA - Detached

New Listings 164

-46.1% from Oct 2025: **304**

-13.2% from Nov 2024: **189**

YTD	2025	2024	+/-
	3,330	**3,349**	-0.6%

5-year Nov average: **198**

New Pendings 197

-29.6% from Oct 2025: **280**

-15.8% from Nov 2024: **234**

YTD	2025	2024	+/-
	2,743	**2,776**	-1.2%

5-year Nov average: **232**

Closed Sales 231

-0.9% from Oct 2025: **233**

14.4% from Nov 2024: **202**

YTD	2025	2024	+/-
	2,656	**2,623**	1.3%

5-year Nov average: **253**

Median Sold Price $526,500

5.3% from Oct 2025: **$500,000**

7.6% from Nov 2024: **$489,500**

YTD	2025	2024	+/-
	$515,000	**$485,000**	6.2%

5-year Nov average: **$448,400**

Summary

In Delaware County, PA, the median sold price for Detached properties for November was $526,500, representing an increase of 5.3% compared to last month and an increase of 7.6% from Nov 2024. The average days on market for units sold in November was 20 days, 3% below the 5-year November average of 21 days. There was a 29.6% month over month decrease in new contract activity with 197 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 343; and a 12.1% decrease in supply to 321 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.10 in October and a decrease from 1.18 in November 2024. The Contract Ratio is 17% lower than the 5-year November average of 1.29. 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 321

321

Min 276 | 301 | Max 321

5-year Nov average

Oct 2025	Nov 2024
365	**320**

Avg DOM 20

20

Min 16 | 21 | Max 23

5-year Nov average

Oct 2025	Nov 2024	YTD
25	**23**	**21**

Avg Sold to OLP Ratio 99.7%

99.7%

Min 99.0% | 99.4% | Max 99.7%

5-year Nov average

Oct 2025	Nov 2024	YTD
98.9%	**99.5%**	**100.5%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

MarketStats by ShowingTime

November 2025

Delaware County, PA - Attached

New Listings 216

-22.3% from Oct 2025: **278**

-8.9% from Nov 2024: **237**

YTD	2025	2024	+/-
	3,142	**3,266**	-3.8%

5-year Nov average: **262**

New Pendings 206

-18.6% from Oct 2025: **253**

-6.4% from Nov 2024: **220**

YTD	2025	2024	+/-
	2,530	**2,655**	-4.7%

5-year Nov average: **244**

Closed Sales 229

6.0% from Oct 2025: **216**

13.4% from Nov 2024: **202**

YTD	2025	2024	+/-
	2,440	**2,559**	-4.7%

5-year Nov average: **251**

Median Sold Price $270,000

1.9% from Oct 2025: **$265,000**

8.1% from Nov 2024: **$249,750**

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

5-year Nov average: **$228,290**

Summary

In Delaware County, PA, the median sold price for Attached properties for November was $270,000, representing an increase of 1.9% compared to last month and an increase of 8.1% from Nov 2024. The average days on market for units sold in November was 35 days, 47% above the 5-year November average of 24 days. There was an 18.6% month over month decrease in new contract activity with 206 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 317; and a 2% increase in supply to 418 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.86 in October and a decrease from 1.01 in November 2024. The Contract Ratio is 37% lower than the 5-year November average of 1.21. 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 418

418

Min 304 | 342 5-year Nov average | Max 418

Oct 2025	Nov 2024
410	**351**

Avg DOM 35

35

Min 18 | 24 5-year Nov average | Max 35

Oct 2025	Nov 2024	YTD
28	**23**	**26**

Avg Sold to OLP Ratio 96.9%

96.9%

Min 96.9% | 98.4% 5-year Nov average | Max 99.4%

Oct 2025	Nov 2024	YTD
98.0%	**97.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.