

August 2023

All Home Types
Detached
Attached

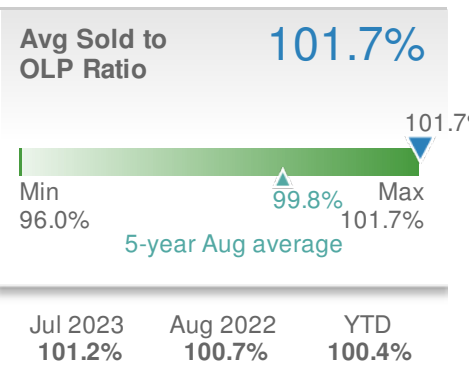
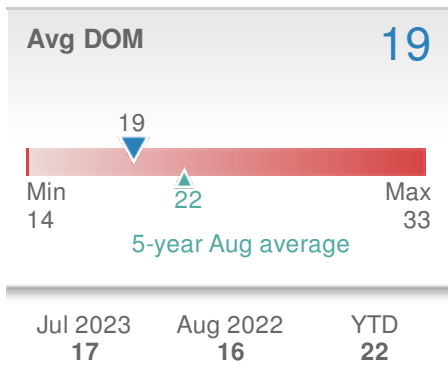
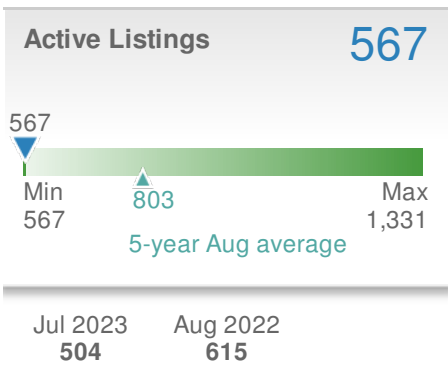
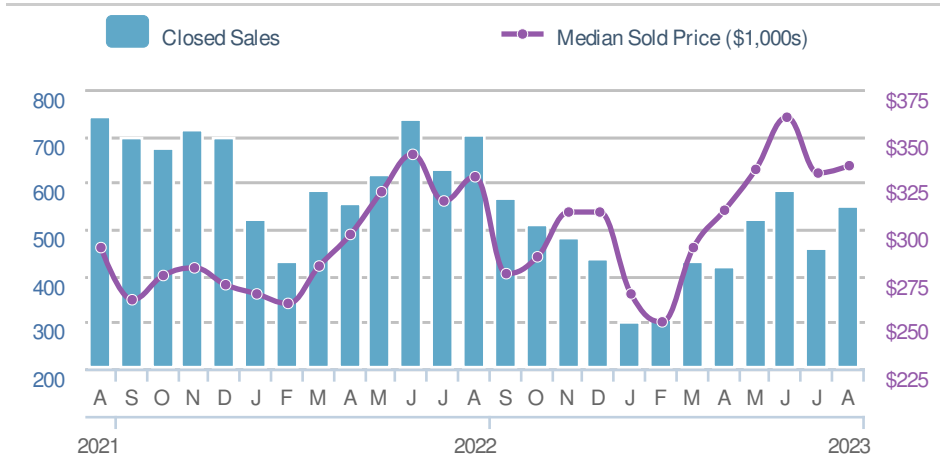
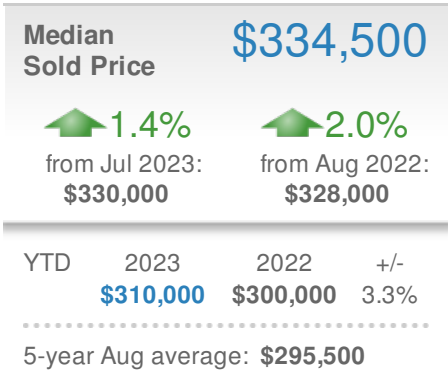
Local Market Insight

Delaware County, PA

August 2023

Delaware County, PA

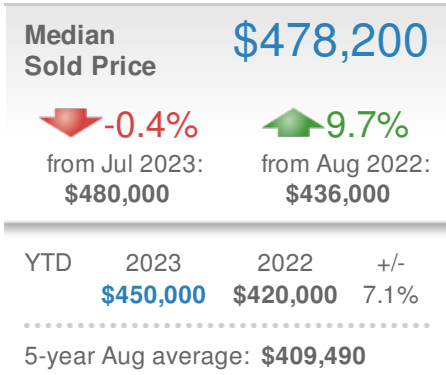
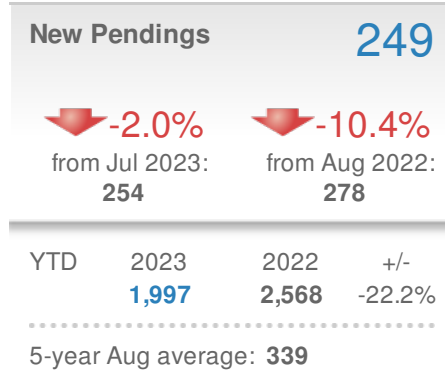
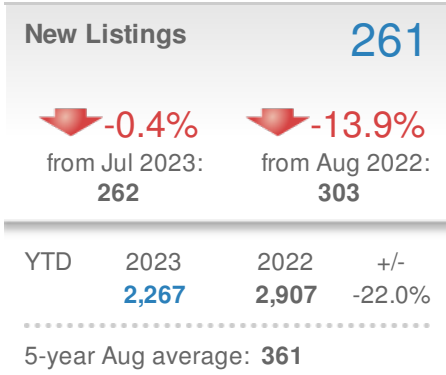
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Delaware County, PA - Detached

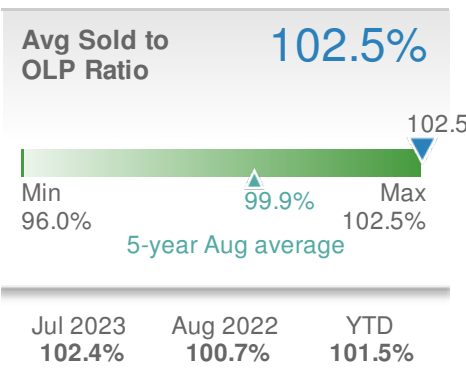
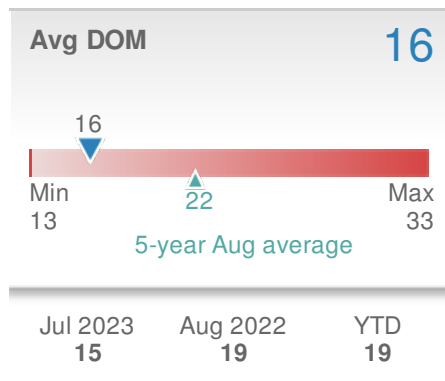
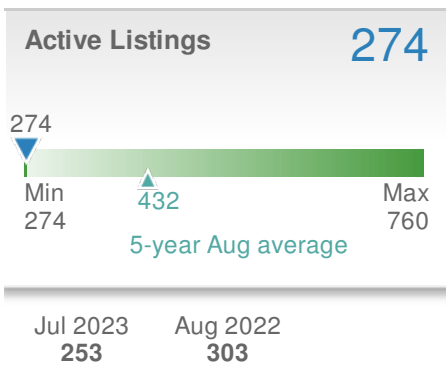
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Summary

In Delaware County, PA, the median sold price for Detached properties for August was \$478,200, representing a decrease of 0.4% compared to last month and an increase of 9.7% from Aug 2022. The average days on market for units sold in August was 16 days, 26% below the 5-year August average of 22 days. There was a 2% month over month decrease in new contract activity with 249 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 363; and an 8.3% increase in supply to 274 active units.

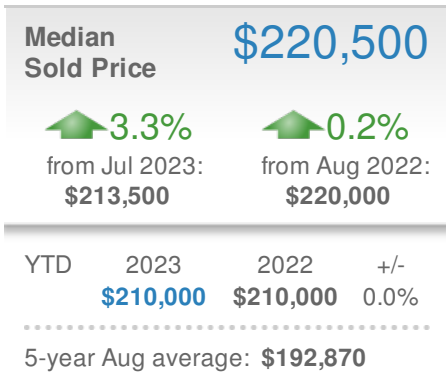
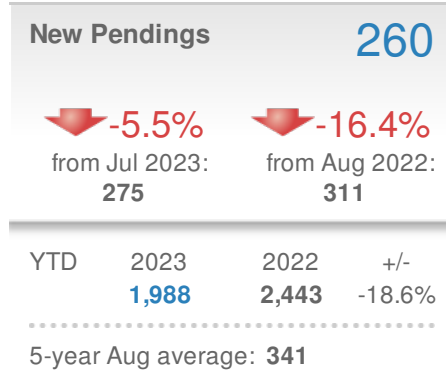
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.58 in July and a decrease from 1.43 in August 2022. The Contract Ratio is the same as the 5-year August average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



August 2023

Delaware County, PA - Attached

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Summary

In Delaware County, PA, the median sold price for Attached properties for August was \$220,500, representing an increase of 3.3% compared to last month and an increase of 0.2% from Aug 2022. The average days on market for units sold in August was 21 days, 2% below the 5-year August average of 21 days. There was a 5.5% month over month decrease in new contract activity with 260 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 396; and a 16.7% increase in supply to 293 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.82 in July and a decrease from 1.55 in August 2022. The Contract Ratio is 13% lower than the 5-year August average of 1.55. 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.

