June 2025

All Home Types
Detached
Attached

Local Market **Insight**

Delaware County, PA

MarketStats by ShowingTime

Presented by
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June 2025

Delaware County, PA

New Listings — 571

-9.7%	-11.2%
from May 2025: **632**	from Jun 2024: **643**

YTD	2025	2024	+/-
	3,499	**3,716**	-5.8%

5-year Jun average: **745**

New Pendings — 558

-7.6%	-4.9%
from May 2025: **604**	from Jun 2024: **587**

YTD	2025	2024	+/-
	2,940	**3,070**	-4.2%

5-year Jun average: **648**

Closed Sales — 549

10.9%	0.0%
from May 2025: **495**	from Jun 2024: **549**

YTD	2025	2024	+/-
	2,590	**2,665**	-2.8%

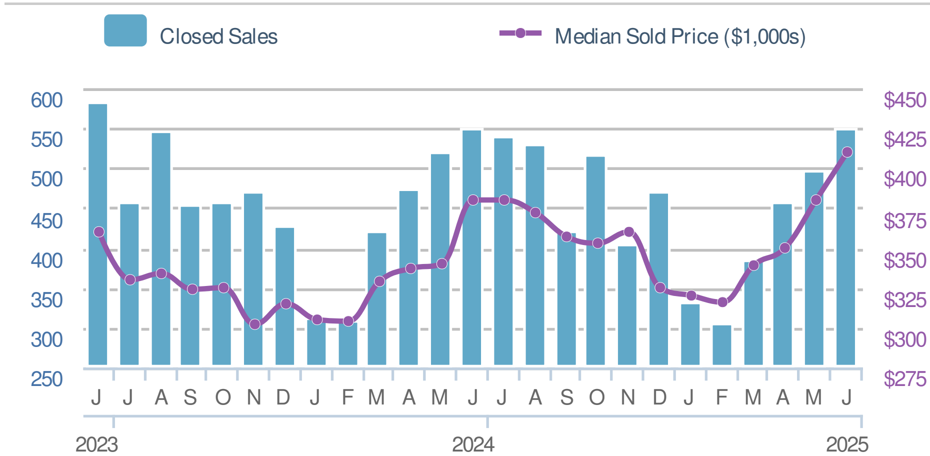
5-year Jun average: **665**

Median Sold Price — $410,000

7.9%	7.9%
from May 2025: **$380,000**	from Jun 2024: **$380,000**

YTD	2025	2024	+/-
	$358,000	**$335,000**	6.9%

5-year Jun average: **$356,000**



Active Listings — 681

681

Min 542 — 637 — Max 681

5-year Jun average

May 2025	Jun 2024
671	**650**

Avg DOM — 17

17

Min 12 — 15 — Max 17

5-year Jun average

May 2025	Jun 2024	YTD
21	**17**	**24**

Avg Sold to OLP Ratio — 101.1%

101.1%

Min 101.1% — 102.1% — Max 103.2%

5-year Jun average

May 2025	Jun 2024	YTD
100.3%	**101.4%**	**99.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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Delaware County, PA - Detached

New Listings — 317

-12.7%	-5.1%
from May 2025: **363**	from Jun 2024: **334**

YTD	2025	2024	+/-
	1,848	**1,914**	-3.4%

5-year Jun average: **390**

New Pendings — 322

-2.4%	2.2%
from May 2025: **330**	from Jun 2024: **315**

YTD	2025	2024	+/-
	1,538	**1,533**	0.3%

5-year Jun average: **341**

Closed Sales — 311

21.5%	1.3%
from May 2025: **256**	from Jun 2024: **307**

YTD	2025	2024	+/-
	1,322	**1,291**	2.4%

5-year Jun average: **366**

Median Sold Price — $530,000

-1.9%	5.5%
from May 2025: **$540,000**	from Jun 2024: **$502,500**

YTD	2025	2024	+/-
	$512,500	**$475,000**	7.9%

5-year Jun average: **$474,350**

Summary

In Delaware County, PA, the median sold price for Detached properties for June was $530,000, representing a decrease of 1.9% compared to last month and an increase of 5.5% from Jun 2024. The average days on market for units sold in June was 13 days, 7% above the 5-year June average of 12 days. There was a 2.4% month over month decrease in new contract activity with 322 New Pendings; a 0.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 479; and a 1.1% decrease in supply to 348 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.37 in May and an increase from 1.23 in June 2024. The Contract Ratio is 12% lower than the 5-year June average of 1.57. 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 — 348

348

Min	5-year Jun average	Max
265	338	380

May 2025	Jun 2024
352	**380**

Avg DOM — 13

13

Min	5-year Jun average	Max
10	12	13

May 2025	Jun 2024	YTD
19	**13**	**23**

Avg Sold to OLP Ratio — 103.1%

103.1%

Min	5-year Jun average	Max
102.0%	103.1%	103.9%

May 2025	Jun 2024	YTD
101.5%	**102.0%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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Delaware County, PA - Attached

New Listings — 253

▼ -5.9% from May 2025: **269**
▼ -17.9% from Jun 2024: **308**

YTD	2025	2024	+/-
	1,649	**1,800**	-8.4%

5-year Jun average: **354**

New Pendings — 235

▼ -14.2% from May 2025: **274**
▼ -13.3% from Jun 2024: **271**

YTD	2025	2024	+/-
	1,398	**1,535**	-8.9%

5-year Jun average: **306**

Closed Sales — 238

▼ -0.4% from May 2025: **239**
▼ -1.7% from Jun 2024: **242**

YTD	2025	2024	+/-
	1,265	**1,373**	-7.9%

5-year Jun average: **298**

Median Sold Price — $255,000

▲ 1.2% from May 2025: **$252,000**
▲ 7.8% from Jun 2024: **$236,500**

YTD	2025	2024	+/-
	$245,000	**$230,000**	6.5%

5-year Jun average: **$225,050**

Summary

In Delaware County, PA, the median sold price for Attached properties for June was $255,000, representing an increase of 1.2% compared to last month and an increase of 7.8% from Jun 2024. The average days on market for units sold in June was 23 days, 22% above the 5-year June average of 19 days. There was a 14.2% month over month decrease in new contract activity with 235 New Pendings; a 5.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 363; and a 4.4% increase in supply to 333 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.21 in May and a decrease from 1.56 in June 2024. The Contract Ratio is 34% lower than the 5-year June average of 1.65. 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 — 333

333
Min 270 — 299 (5-year Jun average) — Max 333

May 2025	Jun 2024
319	**270**

Avg DOM — 23

23
Min 14 — 19 (5-year Jun average) — Max 23

May 2025	Jun 2024	YTD
24	**21**	**26**

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 98.3% — 100.7% (5-year Jun average) — Max 102.3%

May 2025	Jun 2024	YTD
99.0%	**100.7%**	**98.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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