

November 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

November 2025

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Email: ldavis@tcsr.realtor

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

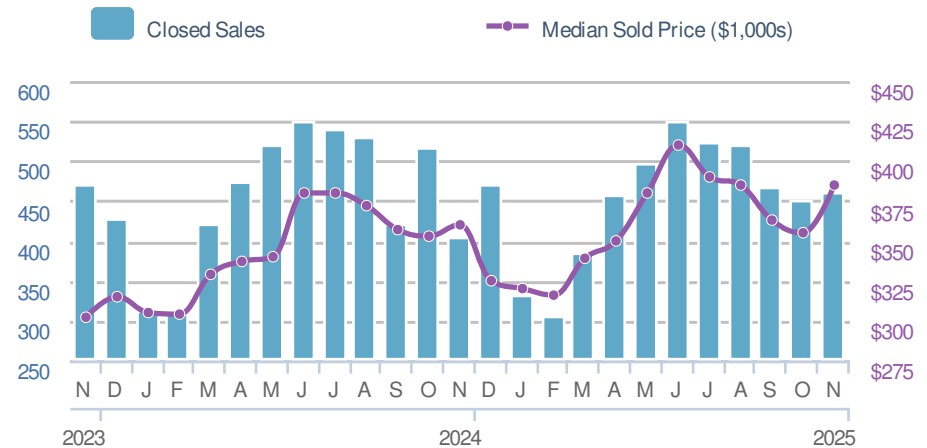
YTD	2025	2024	+/-
	5,279	5,435	-2.9%

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

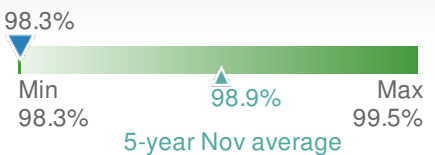
YTD	2025	2024	+/-
	\$365,000	\$350,000	4.3%

5-year Nov average: **\$327,395****Active Listings****739**

Oct 2025	Nov 2024
775	671

Avg DOM**27**

Oct 2025	Nov 2024	YTD
26	23	24

Avg Sold to OLP Ratio**98.3%**

Oct 2025	Nov 2024	YTD
98.5%	98.7%	99.3%

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Delaware County, PA - Detached

Tri-County Suburban REALTORS

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New Listings**164**

 **-46.1%**  **-13.2%**
 from Oct 2025: **304** from Nov 2024: **189**

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

5-year Nov average: **198****New Pendings****197**

 **-29.6%**  **-15.8%**
 from Oct 2025: **280** from Nov 2024: **234**

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

5-year Nov average: **232****Closed Sales****231**

 **-0.9%**  **14.4%**
 from Oct 2025: **233** from Nov 2024: **202**

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

5-year Nov average: **253****Median Sold Price****\$526,500**

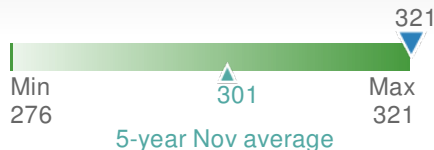
 **5.3%**  **7.6%**
 from Oct 2025: **\$500,000** from Nov 2024: **\$489,500**

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

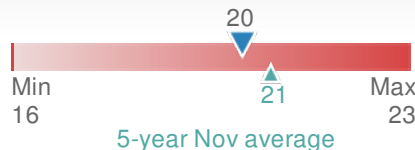
5-year Nov average: **\$448,400****Summary**

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.

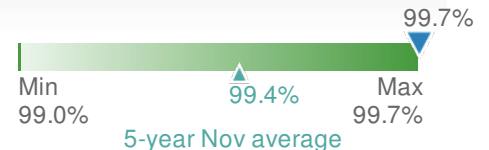
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.10 in October and a decrease from 1.18 in November 2024. The Contract Ratio is 17% lower than the 5-year November average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared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

Oct 2025	Nov 2024
365	320

Avg DOM**20**

Oct 2025	Nov 2024	YTD
25	23	21

Avg Sold to OLP Ratio**99.7%**

Oct 2025	Nov 2024	YTD
98.9%	99.5%	100.5%

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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**

Oct 2025	Nov 2024
410	351

Avg DOM**35**

Oct 2025	Nov 2024	YTD
28	23	26

**Avg Sold to
OLP Ratio****96.9%**

Oct 2025	Nov 2024	YTD
98.0%	97.9%	98.1%