May 2021

All Home Types Detached Attached

Local Market Insight

Delaware County, PA



Presented by Tri-County Suburban REALTORS Email: info@tcsr.realtor

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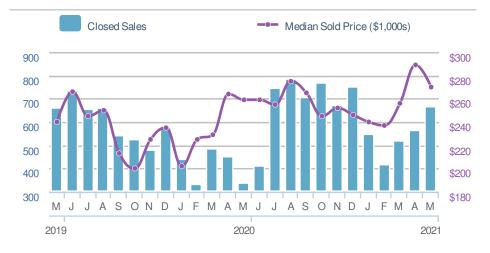
Delaware County, PA

New L	istings.		951			
from	▶0.0% Apr 2021: 951	from M	3.2% ay 2020: 64			
YTD	2021 3,793	2020 2,916	+/- 30.1%			
5-year May average: 958						

New F	Pendings		920
from	8.0% Apr 2021: 852	from M	7.8% ay 2020: 83
YTD	2021 3,496	2020 2,374	+/- 47.3%
5-year	e: 768		



Medi Sold	an Price	\$270,000					
from	-6.7% Apr 2021: 289,300	4.1% from May 2020: \$259,450					
YTD	2021 \$258,450	2020 +/- \$232,500 11.2%					
5-year May average: \$239,835							







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May 2021

Delaware County, PA - Detached

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New L	istings.		507	New Pendings		488		Close	d Sales	339		
from	-0.2% Apr 2021: 508	from M	9.3% ay 2020: 64	from	12.4% Apr 2021: 434	from M	9.7% ay 2020: 26	from	16.9% Apr 2021: 290		3.8% ay 2020: 95	
YTD	2021 1,940	2020 1,556	+/- 24.7%	YTD	2021 1,800	2020 1,269	+/- 41.8%	YTD	2021 1,407	2020 1,120	+/- 25.6%	
5-year May average: 537			5-year	5-year May average: 429			5-year May average: 352					

Medi Sold	an Price	\$395,000						
fron	-2.7% Apr 2021: 406,100	6.8% from May 2020: \$370,000						
YTD	2021 \$375,000	2020 +/- \$328,500 14.2%						
5-yea	5-year May average: \$335,000							

Summary

In Delaware County, PA, the median sold price for Detached properties for May was \$395,000, representing a decrease of 2.7% compared to last month and an increase of 6.8% from May 2020. The average days on market for units sold in May was 22 days, 45% below the 5-year May average of 40 days. There was a 12.4% month over month increase in new contract activity with 488 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 819; and a 2.1% increase in supply to 286 active units.

This activity resulted in a Contract Ratio of 2.86 pendings per active listing, up from 2.54 in April and an increase from 0.90 in May 2020. The Contract Ratio is 133% higher than the 5-year May average of 1.23. 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 source to supply, and indicates the market is moving in the buyer's favor.

Active L	_istings	286	Avg DOM		22	Avg Sold OLP Ratio	to 10	03.3%
86			22					103.:
Min 286	800	Max 1,298	Min 22	4 0	Max 55	Min 97 95.5%	' .7%	Max 103.3%
	5-year May aver	age	5-	-year May avera	age	5	-year May avei	rage
Apr 202 280	1 May 2020 525		Apr 2021 22	May 2020 26	YTD 24	Apr 2021 101.8%	May 2020 97.3%	YTD 100.6%

May 2021

Delaware County, PA - Attached

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New L	istings.		444	44New Pendings432Closed Sale				d Sales	324		
from	-0.2% Apr 2021: 443	from M	8.0% ay 2020: 00	from	-3.3% Apr 2021: 418	from M	8.1% ay 2020: 57	from	19.1% Apr 2021: 272		28.2% lay 2020: 42
YTD	2021 1,853	2020 1,360	+/- 36.3%	YTD	2021 1,696	2020 1,105	+/- 53.5%	YTD	2021 1,371	2020 995	+/- 37.8%
5-year May average: 420			5-year	5-year May average: 339			5-year May average: 273				

Medi Sold	an Price	\$189,450
fron	• 2.4% • Apr 2021: 185,000	16.6% from May 2020: \$162,502
YTD	2021 \$179,137	2020 +/- \$150,000 19.4%
5-yea	ır May avera	ge: \$151,290

Summary

In Delaware County, PA, the median sold price for Attached properties for May was \$189,450, representing an increase of 2.4% compared to last month and an increase of 16.6% from May 2020. The average days on market for units sold in May was 16 days, 61% below the 5-year May average of 41 days. There was a 3.3% month over month increase in new contract activity with 432 New Pendings; a 6.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 756; and a 5.4% increase in supply to 235 active units.

This activity resulted in a Contract Ratio of 3.22 pendings per active listing, up from 3.18 in April and an increase from 0.90 in May 2020. The Contract Ratio is 156% higher than the 5-year May average of 1.26. 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 source to supply, and indicates the market is moving in the buyer's favor.



