

May 2021

All Home Types
Detached
Attached

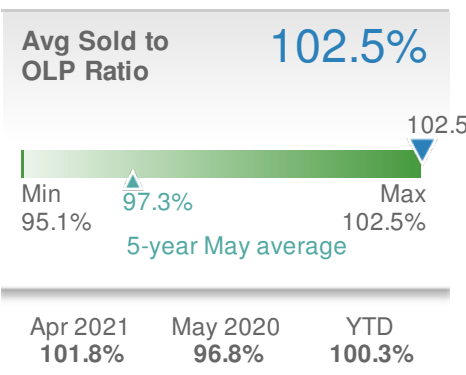
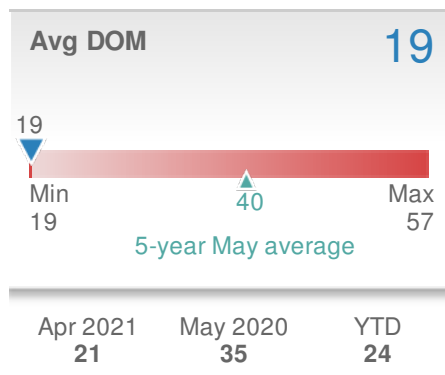
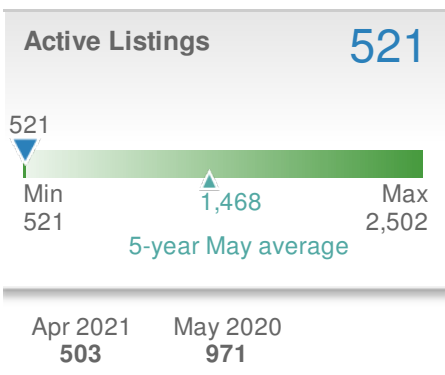
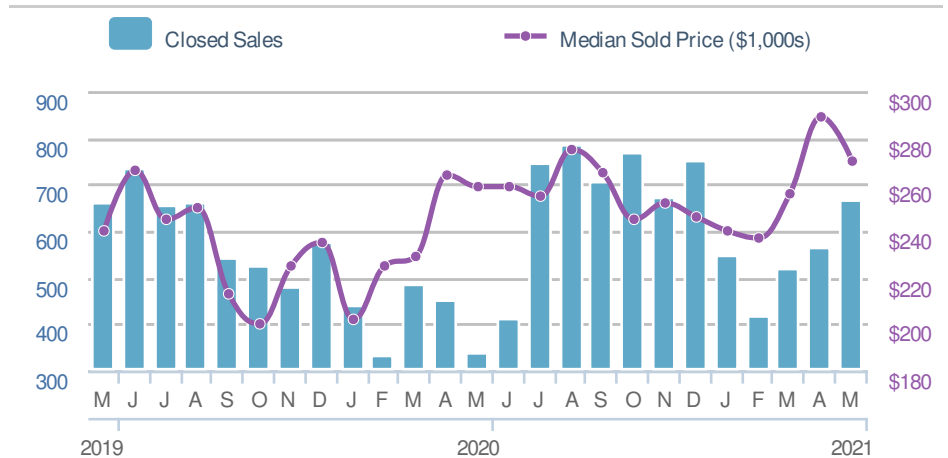
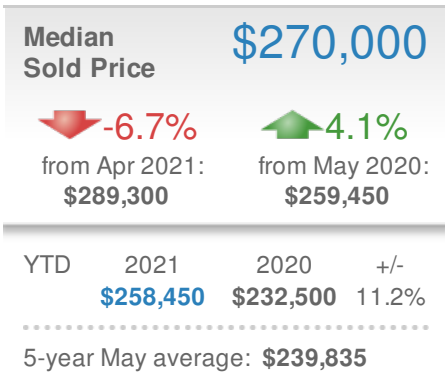
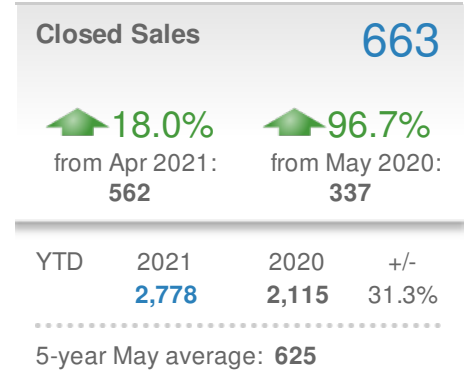
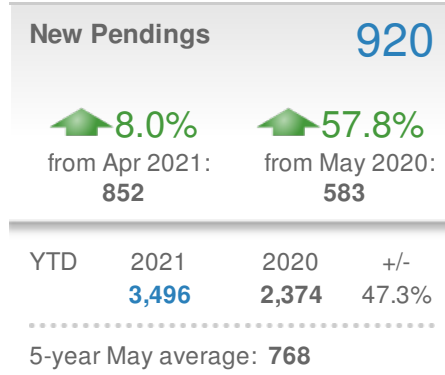
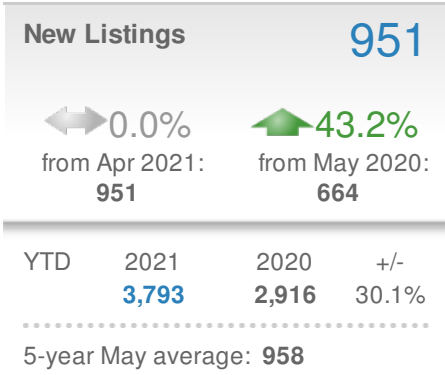
Local Market Insight

Delaware County, PA

May 2021

Delaware County, PA

Email: info@tcsr.realtor

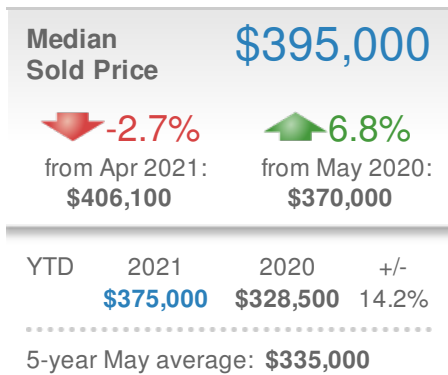


May 2021

Delaware County, PA - Detached

Tri-County Suburban REALTORS

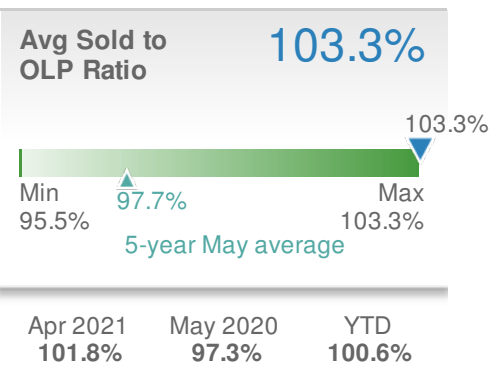
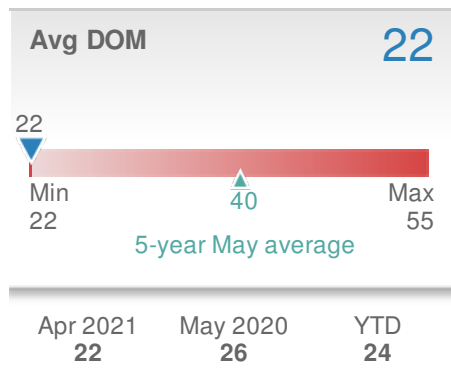
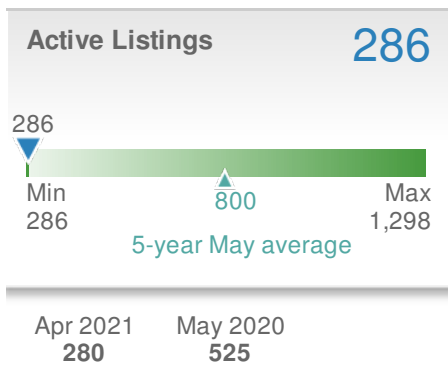
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Summary

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 buyer's favor.

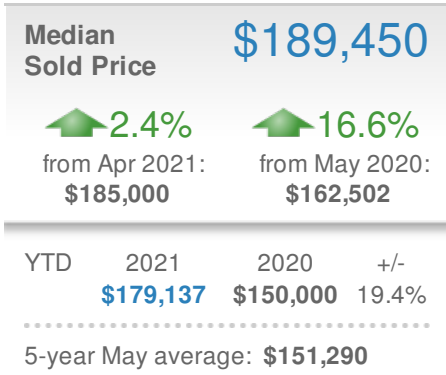
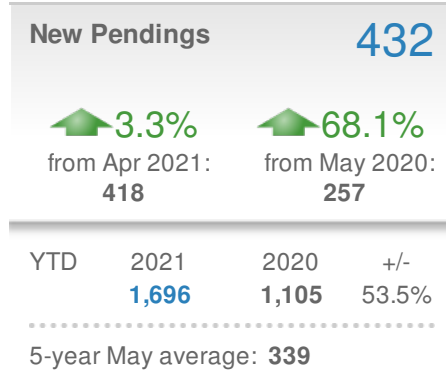
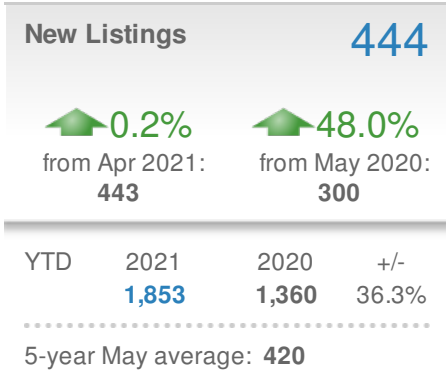


May 2021

Delaware County, PA - Attached

Tri-County Suburban REALTORS

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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 buyer's favor.

