

July 2021

All Home Types
Detached
Attached

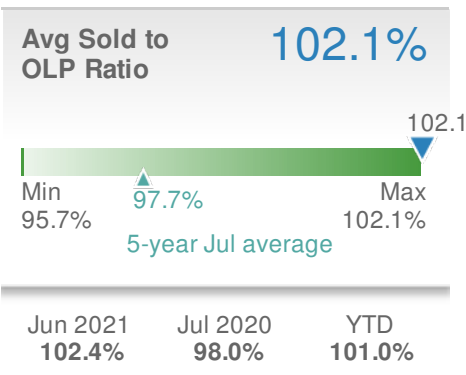
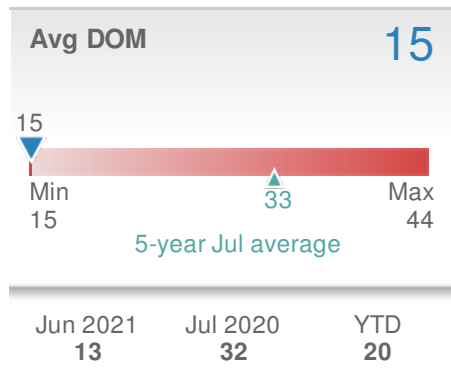
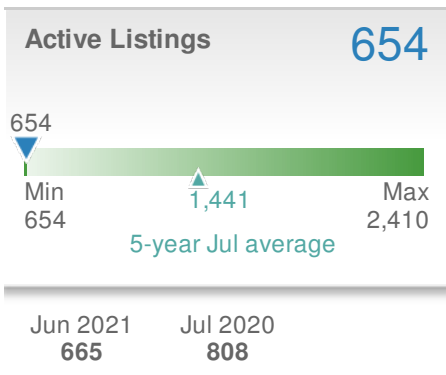
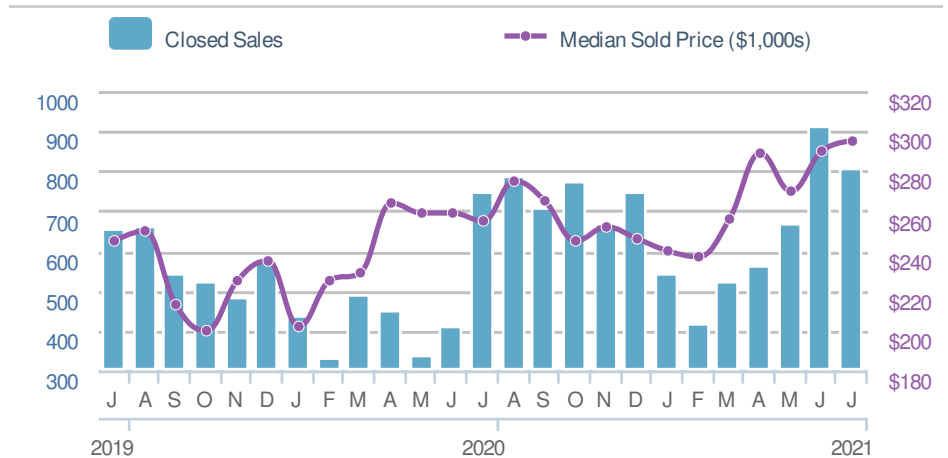
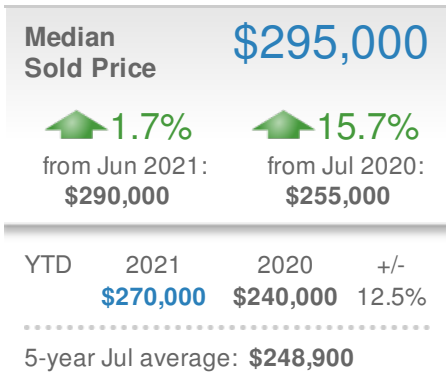
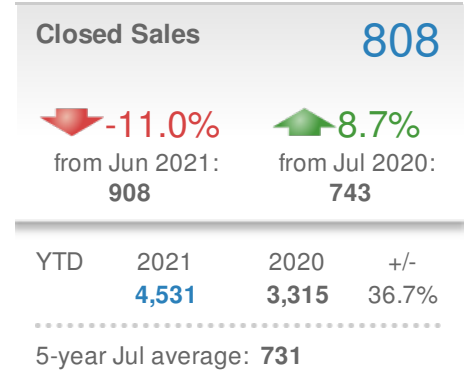
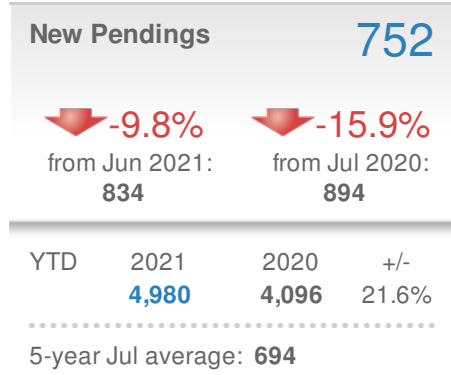
Local Market Insight

Delaware County, PA

July 2021

Delaware County, PA

Email: info@tcsr.realtor



July 2021

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings **402**

↓ **-24.7%** ↓ **-11.3%**
 from Jun 2021: **534** from Jul 2020: **453**

YTD	2021	2020	+/-
	2,877	2,530	13.7%

5-year Jul average: **417**

New Pendings **364**

↓ **-15.0%** ↓ **-24.0%**
 from Jun 2021: **428** from Jul 2020: **479**

YTD	2021	2020	+/-
	2,550	2,256	13.0%

5-year Jul average: **365**

Closed Sales **425**

↓ **-13.1%** ↓ **-3.0%**
 from Jun 2021: **489** from Jul 2020: **438**

YTD	2021	2020	+/-
	2,339	1,818	28.7%

5-year Jul average: **410**

Median Sold Price **\$425,000**

↑ **3.7%** ↑ **19.7%**
 from Jun 2021: **\$410,000** from Jul 2020: **\$355,000**

YTD	2021	2020	+/-
	\$390,000	\$337,000	15.7%

5-year Jul average: **\$356,000**

Summary

In Delaware County, PA, the median sold price for Detached properties for July was \$425,000, representing an increase of 3.7% compared to last month and an increase of 19.7% from Jul 2020. The average days on market for units sold in July was 15 days, 52% below the 5-year July average of 31 days. There was a 15% month over month decrease in new contract activity with 364 New Pendings; a 12.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 637; and a 2.5% increase in supply to 374 active units.

This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 1.99 in June and a decrease from 1.73 in July 2020. The Contract Ratio is 64% higher than the 5-year July average of 1.04. 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 **374**

Jun 2021	Jul 2020
365	436

Avg DOM **15**

Jun 2021	Jul 2020	YTD
13	30	20

Avg Sold to OLP Ratio **102.1%**

Jun 2021	Jul 2020	YTD
102.7%	98.5%	101.3%

July 2021

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings **389**

↓ -17.1% ↓ -3.7%
 from Jun 2021: 469 from Jul 2020: 404

YTD	2021	2020	+/-
	2,718	2,132	27.5%

5-year Jul average: **375**

New Pendings **388**

↓ -4.4% ↓ -6.5%
 from Jun 2021: 406 from Jul 2020: 415

YTD	2021	2020	+/-
	2,430	1,840	32.1%

5-year Jul average: **329**

Closed Sales **383**

↓ -8.6% ↑ 25.6%
 from Jun 2021: 419 from Jul 2020: 305

YTD	2021	2020	+/-
	2,192	1,497	46.4%

5-year Jul average: **321**

Median Sold Price **\$189,250**

↓ -0.4% ↑ 15.4%
 from Jun 2021: \$190,000 from Jul 2020: \$164,000

YTD	2021	2020	+/-
	\$182,000	\$154,000	18.2%

5-year Jul average: **\$153,220**

Summary

In Delaware County, PA, the median sold price for Attached properties for July was \$189,250, representing a decrease of 0.4% compared to last month and an increase of 15.4% from Jul 2020. The average days on market for units sold in July was 16 days, 55% below the 5-year July average of 36 days. There was a 4.4% month over month decrease in new contract activity with 388 New Pendings; a 4.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 667; and a 6.7% decrease in supply to 280 active units.

This activity resulted in a Contract Ratio of 2.38 pendings per active listing, up from 2.33 in June and an increase from 1.70 in July 2020. The Contract Ratio is 104% higher than the 5-year July average of 1.17. 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 **280**

Jun 2021	Jul 2020
300	372

Avg DOM **16**

Jun 2021	Jul 2020	YTD
14	35	20

Avg Sold to OLP Ratio **102.1%**

Jun 2021	Jul 2020	YTD
102.0%	97.2%	100.7%