February 2022

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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New L	istings.	585				
from	10.8% Jan 2022: 528	from Fe	eb 2021:			
YTD	2022 1,113	2021 1,068	+/- 4.2%			
5-year	Feb average	e: 648				

New F	Pendings		574
from	3.1% Jan 2022: 557	from Fe 50	eb 2021:
YTD	2022 1,105	2021 1,066	+/- 3.7%
5-year	Feb average	e: 550	



Medi Sold	an Price	\$260,000				
from	-1.9% 1 Jan 2022: 265,000	49 from Fel \$237,	o 2021:			
YTD	2022 \$265,000	2021 \$239,900	+/- 10.5%			
5-yea	r Feb avera	ge: \$220,00	0			







Feb 2021

28

	Max 67	Min 93.3%	96.0%	
age	07	90.076	5-year Feb a	average
	TD 26	Jan 202 99.2%		

Avg Sold to OLP Ratio

Jan 2022

26



99.7%

99.7%

Max

99.7%

YTD

99.5%

February 2022

Delaware County, PA - Detached

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New L	istings.	ings 274		New F	New Pendings 282		Close	d Sales	215		
from	12.8% Jan 2022: 243	from F	5.0% eb 2021: 61	from	4.4% Jan 2022: 270	from F	2.4% eb 2021: 51	+-14.0% from Jan 2022: 250		8.0% from Feb 2021 199	
YTD	2022 517	2021 518	+/- -0.2%	YTD	2022 536	2021 525	+/- 2.1%	YTD	2022 475	2021 477	+/- -0.4%
5-year	Feb averag	e: 336		5-year	Feb averag	ge: 282		5-year	Feb averag	e: 186	

Medi Sold	an Price	\$370,000				
from	4.2% Jan 2022: 355,000	48 from Fel \$340,	o 2021:			
YTD	2022 \$361,000	2021 \$350,000	+/- 3.1%			
5-yea	r Feb avera	ge: \$320,60	0			

Summary

In Delaware County, PA, the median sold price for Detached properties for February was \$370,000, representing an increase of 4.2% compared to last month and an increase of 8.8% from Feb 2021. The average days on market for units sold in February was 32 days, 36% below the 5-year February average of 50 days. There was a 4.4% month over month increase in new contract activity with 282 New Pendings; a 9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 450; and a 3.7% decrease in supply to 183 active units.

This activity resulted in a Contract Ratio of 2.46 pendings per active listing, up from 2.17 in January and an increase from 2.15 in February 2021. The Contract Ratio is 86% higher than the 5-year February average of 1.32. 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 market is moving in the seller's favor.

Active Lis	stings	183	Avg DOM		32	Avg Sold f OLP Ratio	to	99.7%
183			32					99.7
Min 183	531	Max 931	Min 29	50	Max 71	Min 93.5%	95.9%	Max 99.7%
5	-year Feb avera	age	5-	year Feb avera	age	5-	year Feb aver	age
Jan 2022 190	Feb 2021 225		Jan 2022 32	Feb 2021 29	YTD 31	Jan 2022 97.7%	Feb 2021 97.7%	YTD 98.7%



February 2022

Delaware County, PA - Attached

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New L	istings.		311	New F	Pendings		292	Close	Closed Sales		212	
9.1% from Jan 2022: 285		14.8% from Feb 2021: 271		from			from Jan 2022:		from Jan 2022:		from F	2.8% eb 2021: 18
YTD	2022 596	2021 550	+/- 8.4%	YTD	2022 569	2021 541	+/- 5.2%	YTD	2022 487	2021 490	+/- -0.6%	
5-year	Feb averag	e: 312		5-year	Feb averag	ge: 268		5-year	Feb averag	e: 177		

Medi Sold	an Price	\$185,000				
from	-7.5% 1 Jan 2022: 200,000	6.5% from Feb 2021: \$173,750				
YTD	2022 \$191,000	2021 +/- \$166,000 15.1%				
5-yea	r Feb averag	ge: \$143,840				

Summary

In Delaware County, PA, the median sold price for Attached properties for February was \$185,000, representing a decrease of 7.5% compared to last month and an increase of 6.5% from Feb 2021. The average days on market for units sold in February was 22 days, 49% below the 5-year February average of 43 days. There was a 1.7% month over month increase in new contract activity with 292 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 525; and no change in supply with 212 active units.

This activity resulted in a Contract Ratio of 2.48 pendings per active listing, up from 2.28 in January and an increase from 2.26 in February 2021. The Contract Ratio is 78% higher than the 5-year February average of 1.40. 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 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	212	Avg DOM		22	Avg Sold to OLP Ratio	to	99.8%
212		22					99.89
Min 464	Max 871	Min 22	43	Max 63	Min 93.1%	▲ 96.0%	Max 99.8%
5-year Feb av		year Feb avera			year Feb ave		
Jan 2022 Feb 2021 212 219		Jan 2022 21	Feb 2021 28	YTD 21	Jan 2022 100.5%	Feb 2021 98.4%	YTD 100.3%

