

September 2022

All Home Types
Detached
Attached

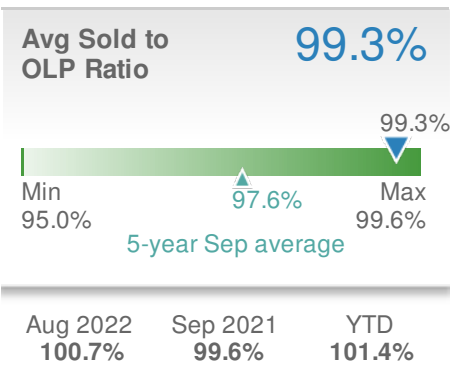
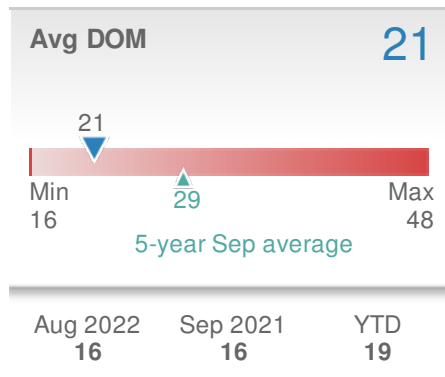
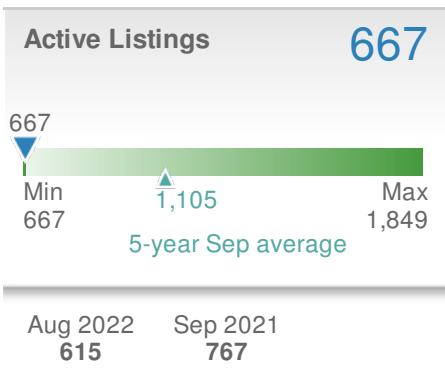
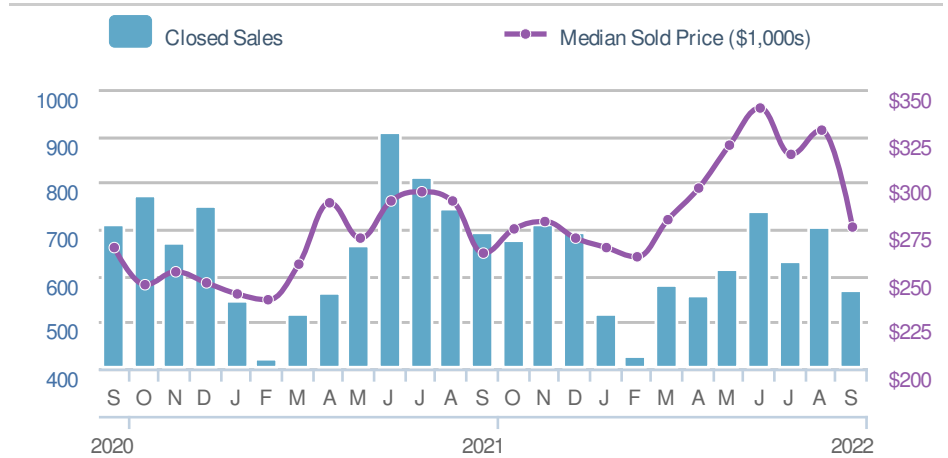
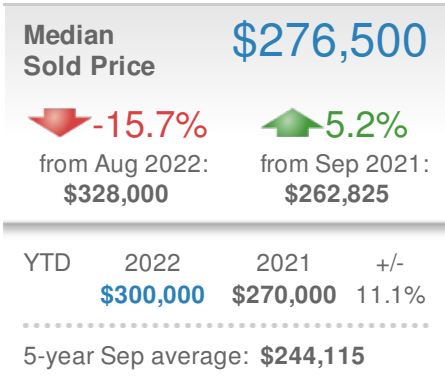
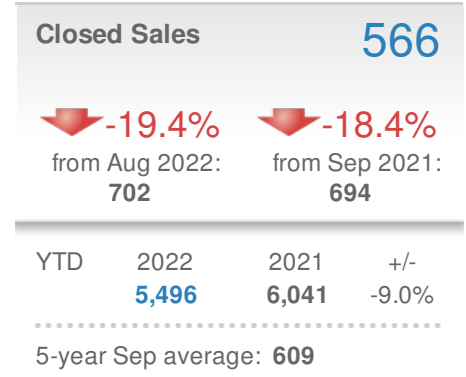
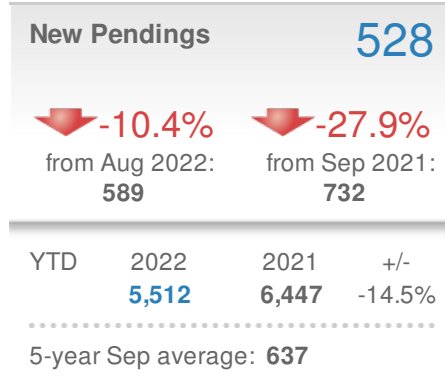
Local Market Insight

Delaware County, PA

September 2022

Delaware County, PA

Email: adevice@tcsr.realtor



September 2022

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: adevice@tcsr.realtor

New Listings **336**

▲ 10.9% ▼ -15.6%
 from Aug 2022: **303** from Sep 2021: **398**

YTD	2022	2021	+/-
	3,243	3,774	-14.1%

5-year Sep average: **412**

New Pendings **258**

▼ -7.2% ▼ -28.1%
 from Aug 2022: **278** from Sep 2021: **359**

YTD	2022	2021	+/-
	2,816	3,285	-14.3%

5-year Sep average: **323**

Closed Sales **281**

▼ -29.0% ▼ -19.7%
 from Aug 2022: **396** from Sep 2021: **350**

YTD	2022	2021	+/-
	2,816	3,130	-10.0%

5-year Sep average: **312**

Median Sold Price **\$386,000**

▼ -11.5% ▲ 0.3%
 from Aug 2022: **\$436,000** from Sep 2021: **\$385,000**

YTD	2022	2021	+/-
	\$415,000	\$390,000	6.4%

5-year Sep average: **\$351,050**

Summary

In Delaware County, PA, the median sold price for Detached properties for September was \$386,000, representing a decrease of 11.5% compared to last month and an increase of 0.3% from Sep 2021. The average days on market for units sold in September was 21 days, 30% below the 5-year September average of 30 days. There was a 7.2% month over month decrease in new contract activity with 258 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 391; and a 13.9% increase in supply to 345 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.43 in August and a decrease from 1.34 in September 2021. The Contract Ratio is 8% higher than the 5-year September 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 **345**

Aug 2022	Sep 2021
303	435

Avg DOM **21**

Aug 2022	Sep 2021	YTD
19	17	20

Avg Sold to OLP Ratio **99.9%**

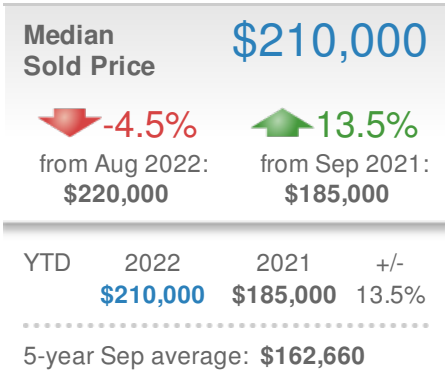
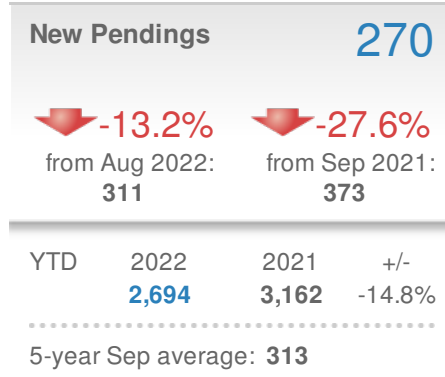
Aug 2022	Sep 2021	YTD
100.7%	99.4%	101.6%

September 2022

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 September was \$210,000, representing a decrease of 4.5% compared to last month and an increase of 13.5% from Sep 2021. The average days on market for units sold in September was 21 days, 25% below the 5-year September average of 28 days. There was a 13.2% month over month decrease in new contract activity with 270 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 444; and a 3.2% increase in supply to 322 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.55 in August and a decrease from 2.04 in September 2021. The Contract Ratio is 10% higher than the 5-year September average of 1.25. 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.

