

February 2021

All Home Types
Detached
Attached

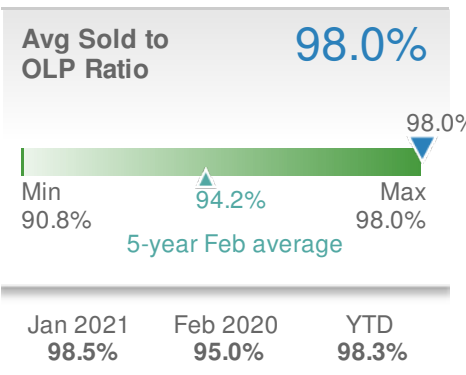
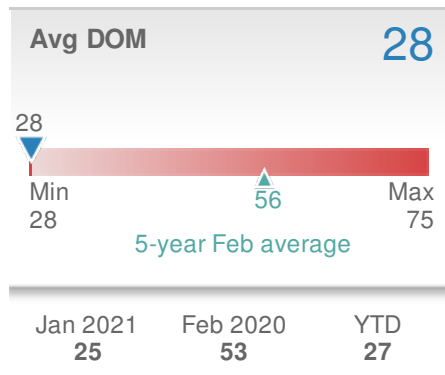
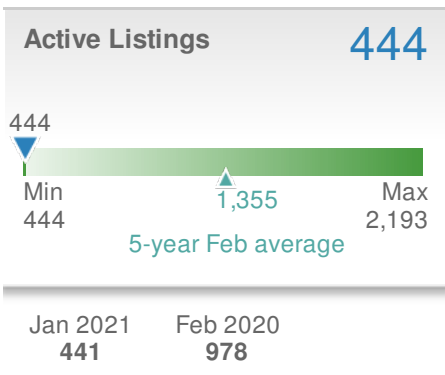
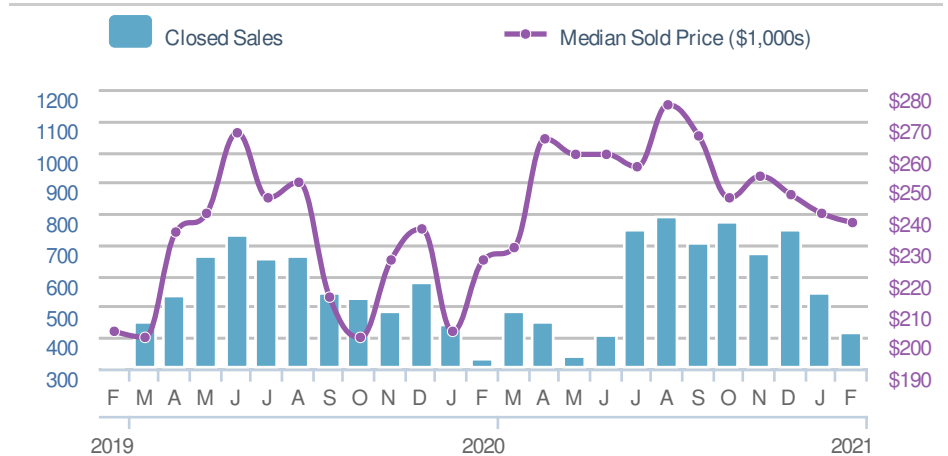
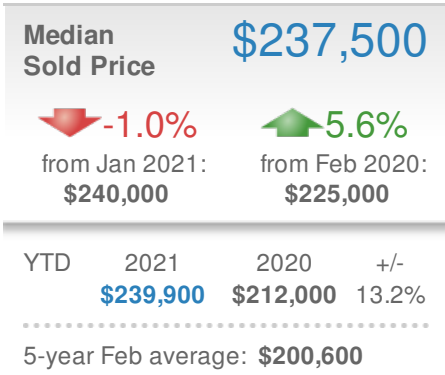
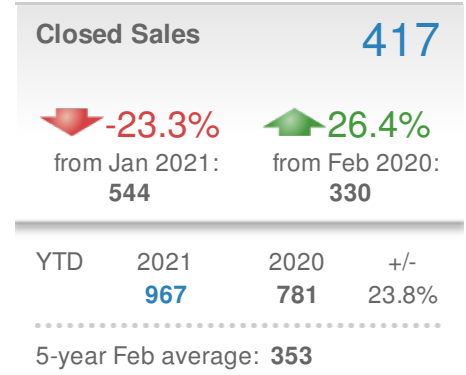
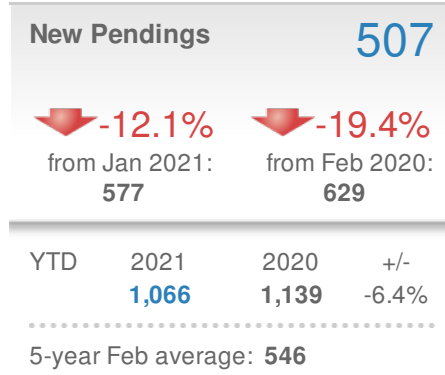
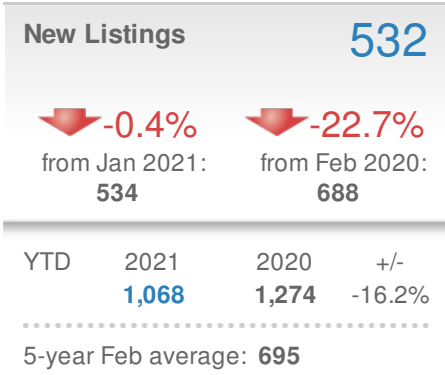
Local Market Insight

Delaware County, PA

February 2021

Delaware County, PA

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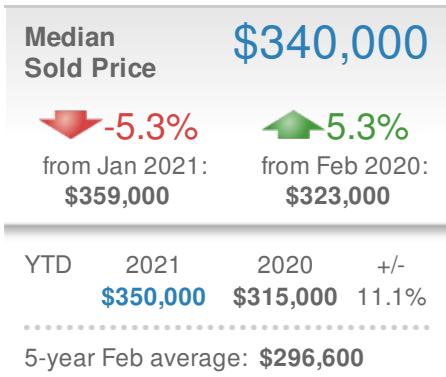
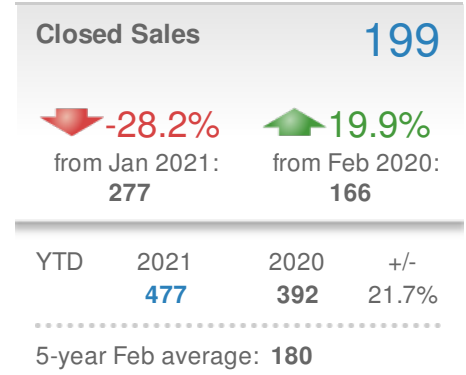
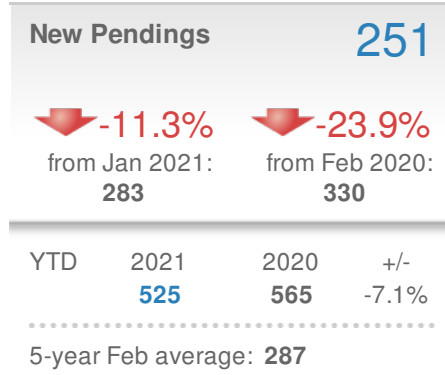
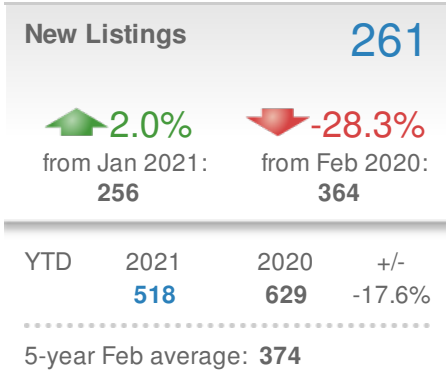


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Delaware County, PA - Detached

Tri-County Suburban REALTORS

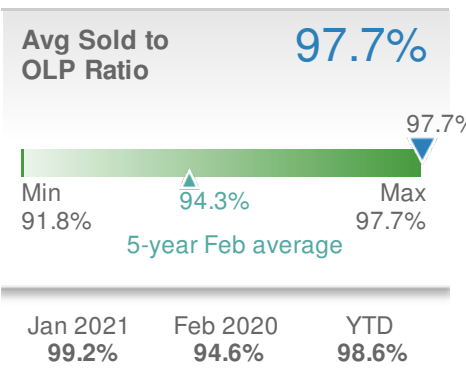
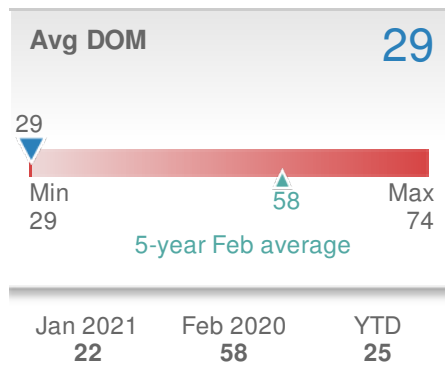
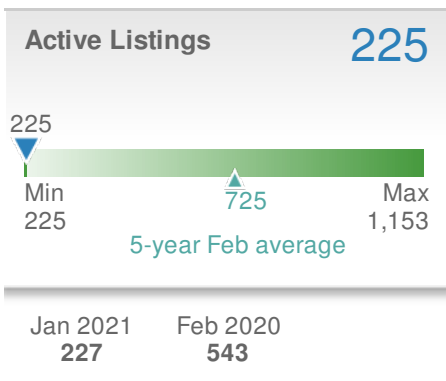
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Summary

In Delaware County, PA, the median sold price for Detached properties for February was \$340,000, representing a decrease of 5.3% compared to last month and an increase of 5.3% from Feb 2020. The average days on market for units sold in February was 29 days, 50% below the 5-year February average of 58 days. There was an 11.3% month over month decrease in new contract activity with 251 New Pendings; an 8.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 483; and a 0.9% decrease in supply to 225 active units.

This activity resulted in a Contract Ratio of 2.15 pendings per active listing, up from 1.96 in January and an increase from 0.93 in February 2020. The Contract Ratio is 135% higher than the 5-year February average of 0.91. 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.

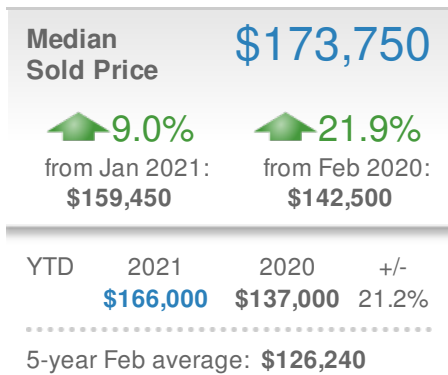
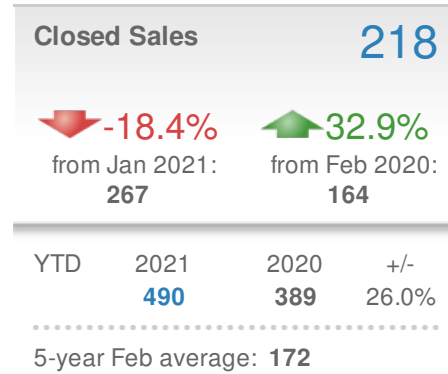
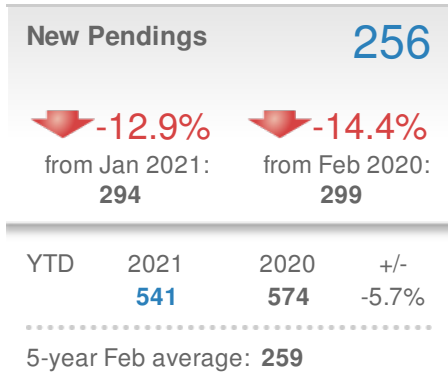
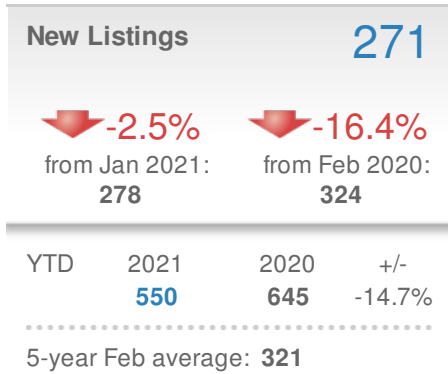


February 2021

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 February was \$173,750, representing an increase of 9% compared to last month and an increase of 21.9% from Feb 2020. The average days on market for units sold in February was 28 days, 48% below the 5-year February average of 54 days. There was a 12.9% month over month decrease in new contract activity with 256 New Pendings; a 4.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 494; and a 2.3% increase in supply to 219 active units.

This activity resulted in a Contract Ratio of 2.26 pendings per active listing, up from 2.21 in January and an increase from 1.14 in February 2020. The Contract Ratio is 132% higher than the 5-year February average of 0.98. 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.

