

October 2021

All Home Types
Detached
Attached

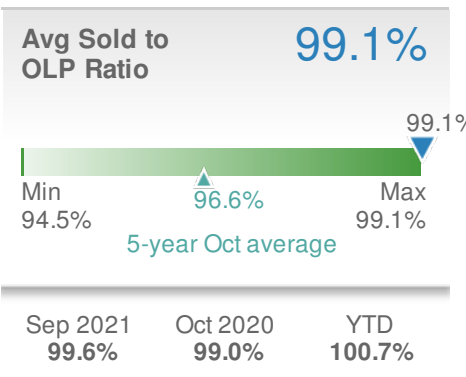
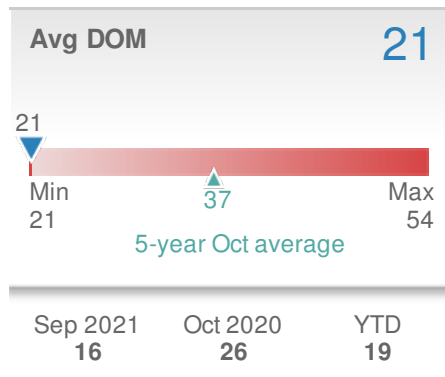
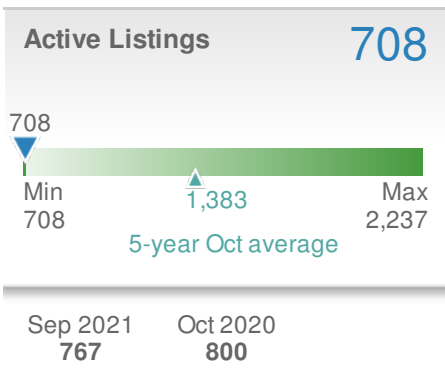
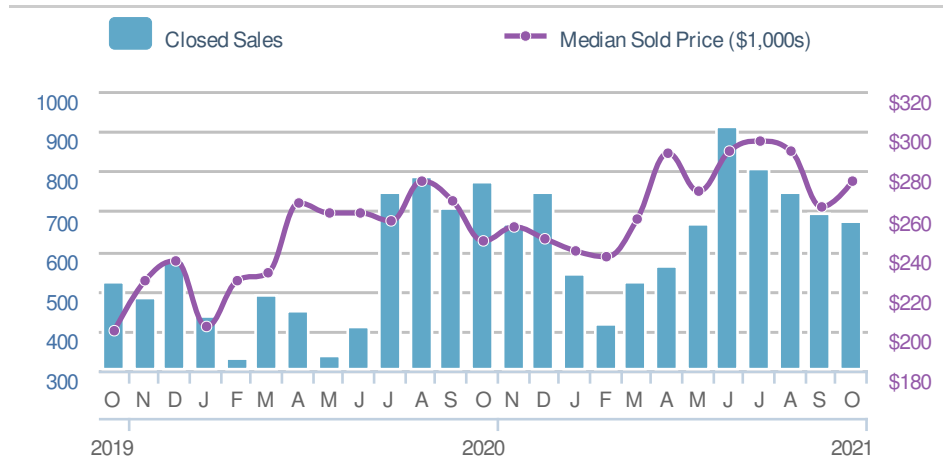
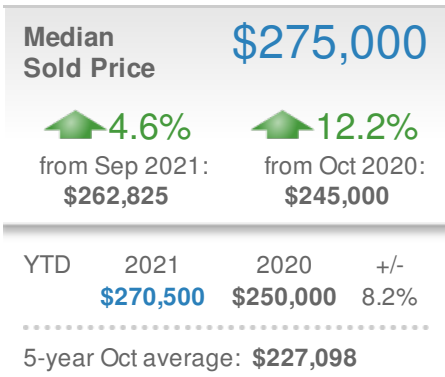
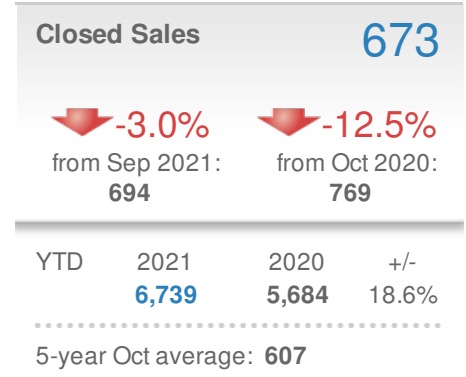
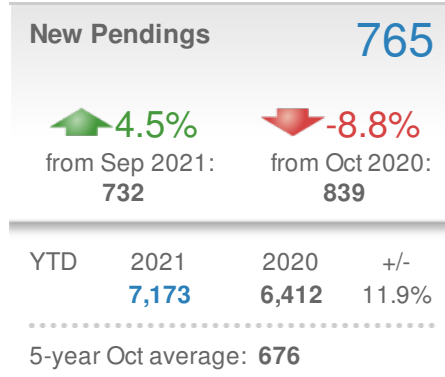
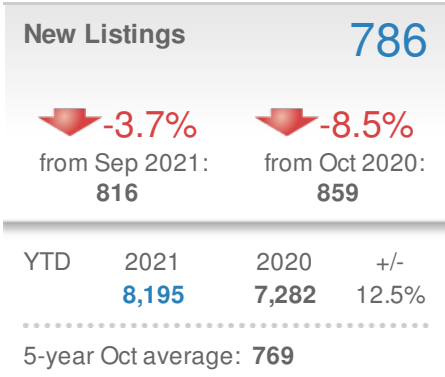
Local Market Insight

Delaware County, PA

October 2021

Delaware County, PA

Email: info@tcsr.realtor

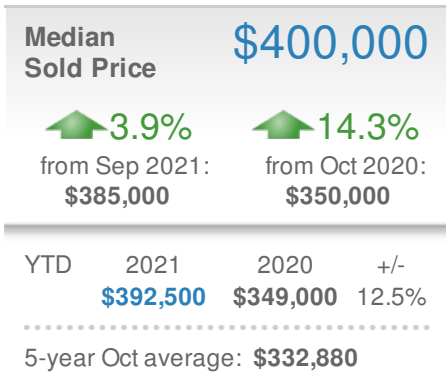
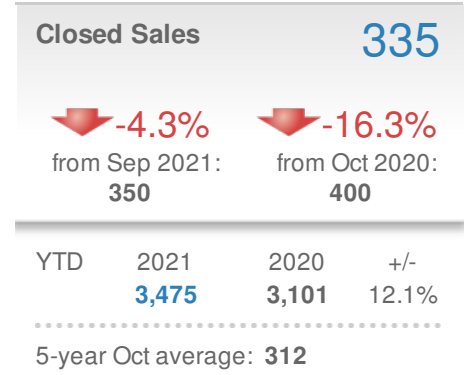
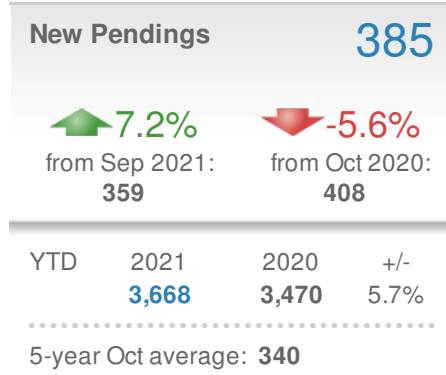
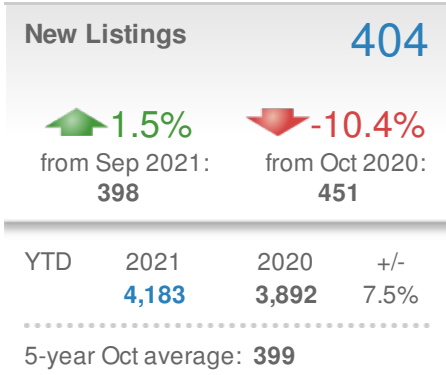


October 2021

Delaware County, PA - Detached

Tri-County Suburban REALTORS

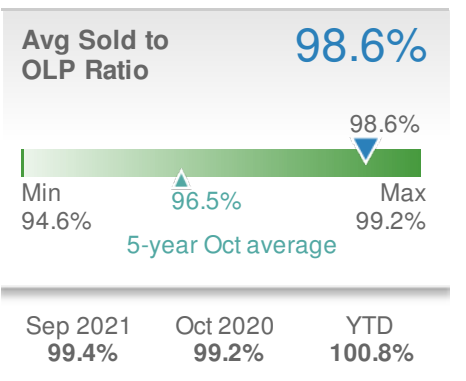
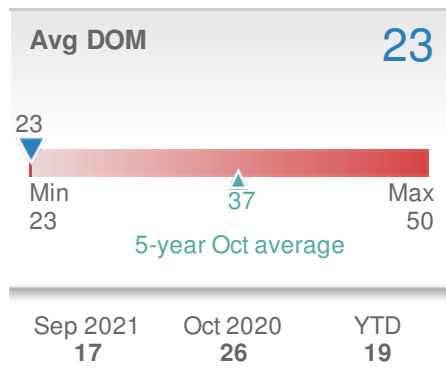
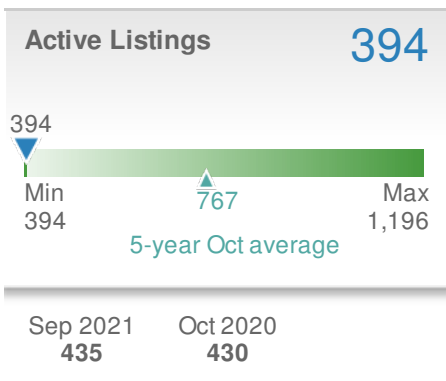
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Summary

In Delaware County, PA, the median sold price for Detached properties for October was \$400,000, representing an increase of 3.9% compared to last month and an increase of 14.3% from Oct 2020. The average days on market for units sold in October was 23 days, 39% below the 5-year October average of 37 days. There was a 7.2% month over month increase in new contract activity with 385 New Pendings; a 6.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 623; and a 9.4% decrease in supply to 394 active units.

This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 1.34 in September and a decrease from 1.59 in October 2020. The Contract Ratio is 68% higher than the 5-year October average of 0.94. 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.

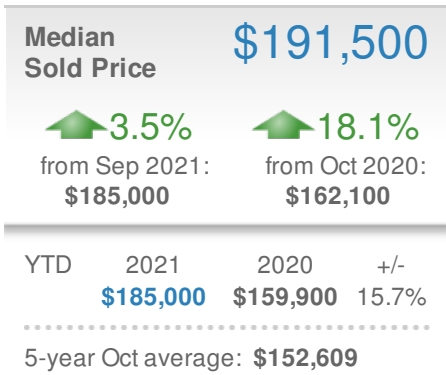
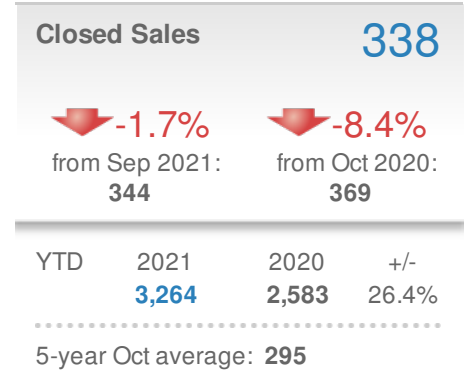
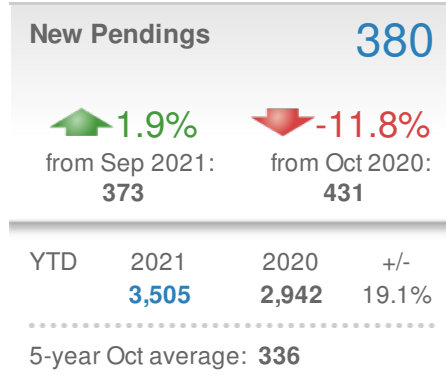
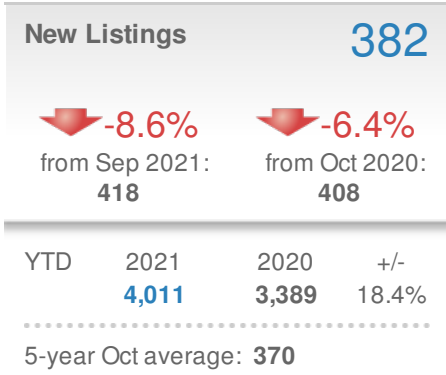


October 2021

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 October was \$191,500, representing an increase of 3.5% compared to last month and an increase of 18.1% from Oct 2020. The average days on market for units sold in October was 19 days, 47% below the 5-year October average of 36 days. There was a 1.9% month over month increase in new contract activity with 380 New Pendings; a 1.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 667; and a 5.4% decrease in supply to 314 active units.

This activity resulted in a Contract Ratio of 2.12 pendings per active listing, up from 2.04 in September and an increase from 1.75 in October 2020. The Contract Ratio is 92% higher than the 5-year October average of 1.11. 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.

