Local Market **Insight**

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February 2026

Delaware County, PA

New Listings 379

from Jan 2026:	from Feb 2025:
▲5.6%	▼-9.5%
359	**419**

YTD	2026	2025	+/-
	776	**848**	-8.5%

5-year Feb average: **464**

New Pendings 342

from Jan 2026:	from Feb 2025:
▼-3.7%	▼-13.0%
355	**393**

YTD	2026	2025	+/-
	690	**743**	-7.1%

5-year Feb average: **433**

Closed Sales 284

from Jan 2026:	from Feb 2025:
▼-2.4%	▼-6.6%
291	**304**

YTD	2026	2025	+/-
	591	**640**	-7.7%

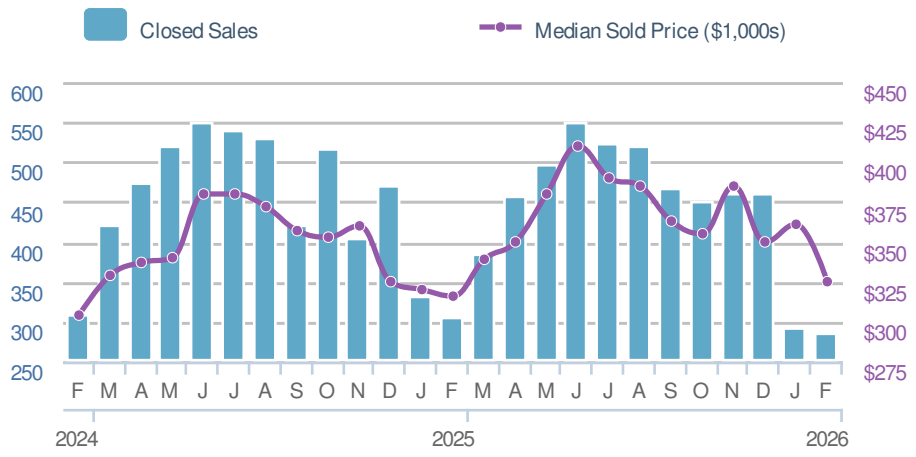
5-year Feb average: **325**

Median Sold Price $325,000

from Jan 2026:	from Feb 2025:
▼-10.0%	▲2.8%
$361,250	**$316,000**

YTD	2026	2025	+/-
	$350,000	**$319,500**	9.5%

5-year Feb average: **$291,190**



Active Listings 627

627
Min 395 | 527 | Max 627
5-year Feb average

Jan 2026	Feb 2025
588	**590**

Avg DOM 43

43
Min 27 | 33 | Max 43
5-year Feb average

Jan 2026	Feb 2025	YTD
37	**29**	**40**

Avg Sold to OLP Ratio 96.9%

96.9%
Min 96.9% | 98.4% | Max 99.7%
5-year Feb average

Jan 2026	Feb 2025	YTD
96.6%	**98.8%**	**96.7%**

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