

# LuxInsight

LUXURY HOUSING MARKET REPORT

Delaware County, Pennsylvania

**DECEMBER 2024**

Luxury Summary



**LONG & FOSTER**  
REAL ESTATE

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Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

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Global Partnerships

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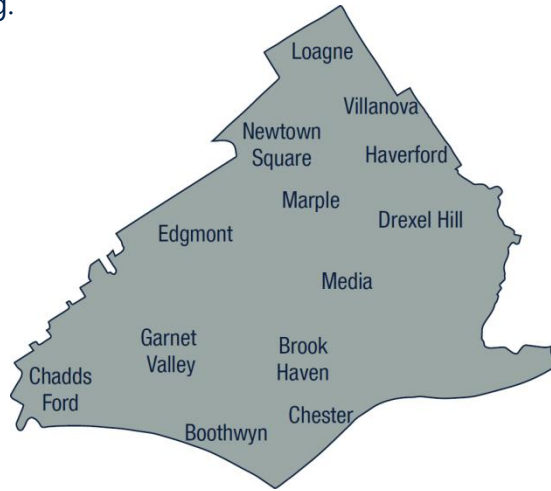
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## DELAWARE COUNTY, PENNSYLVANIA - DECEMBER 2024

The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping.

That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with a broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.



Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.

### AT A GLANCE HOMES \$1 MILLION+



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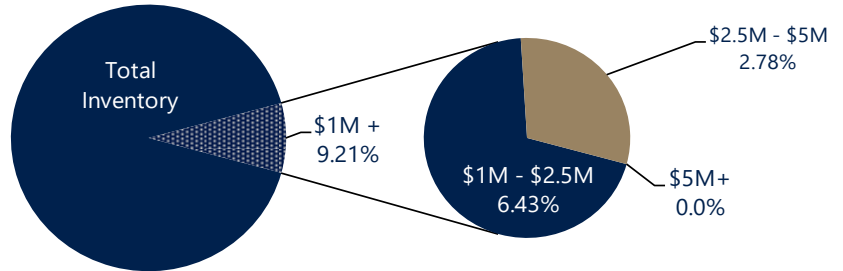
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Compared to last December, the total number of homes more than \$1 Million available this month was lower by 6.5% and higher by 31.6% compared to December 2022.

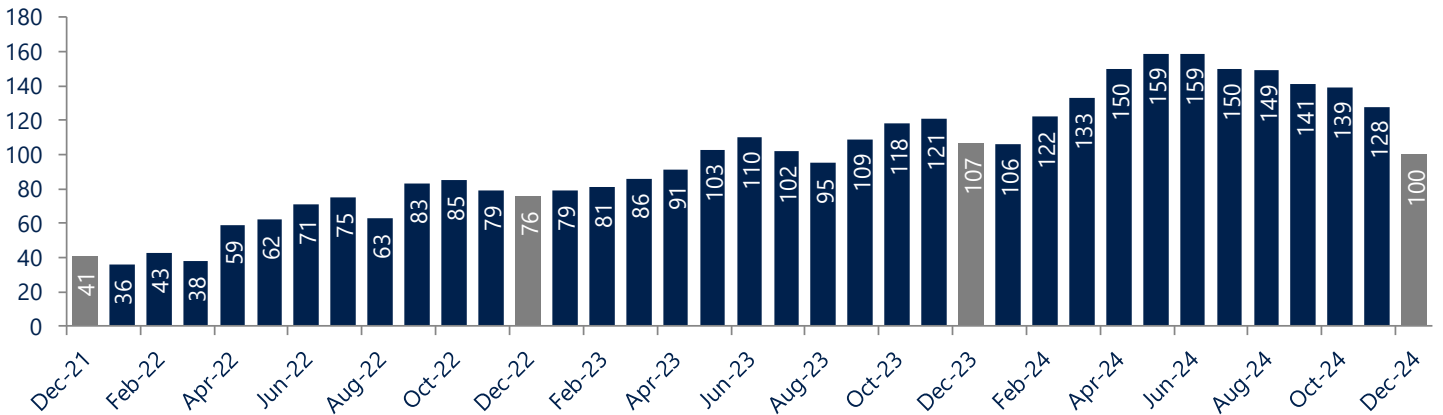
Active inventory this December was 21.9% lower than the previous month's supply of available inventory.

### INVENTORY PRICE RANGES



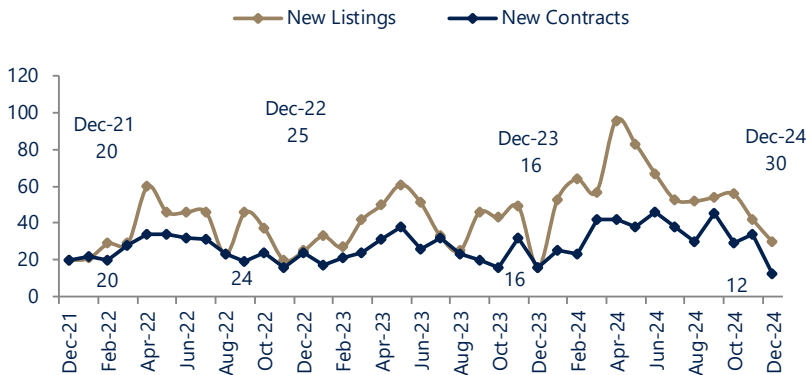
### ACTIVE INVENTORY

HOMES \$1 MILLION+



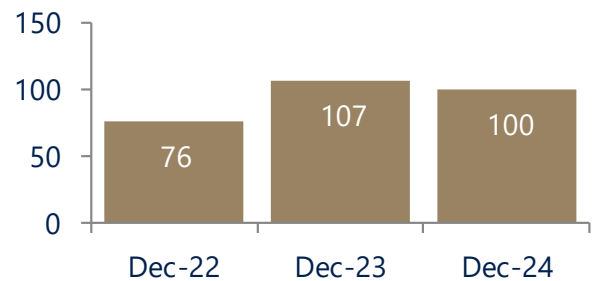
### NEW LISTINGS & NEW CONTRACTS

HOMES \$1 MILLION+



### ACTIVE INVENTORY

VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+

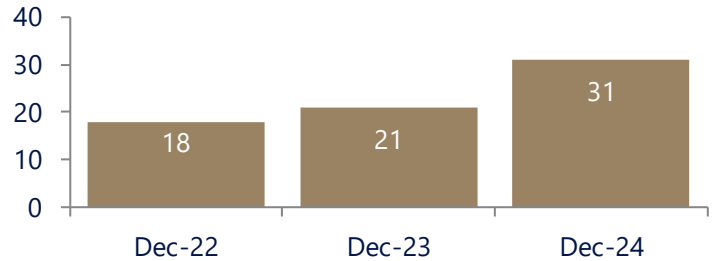


## DELAWARE COUNTY, PENNSYLVANIA - DECEMBER 2024

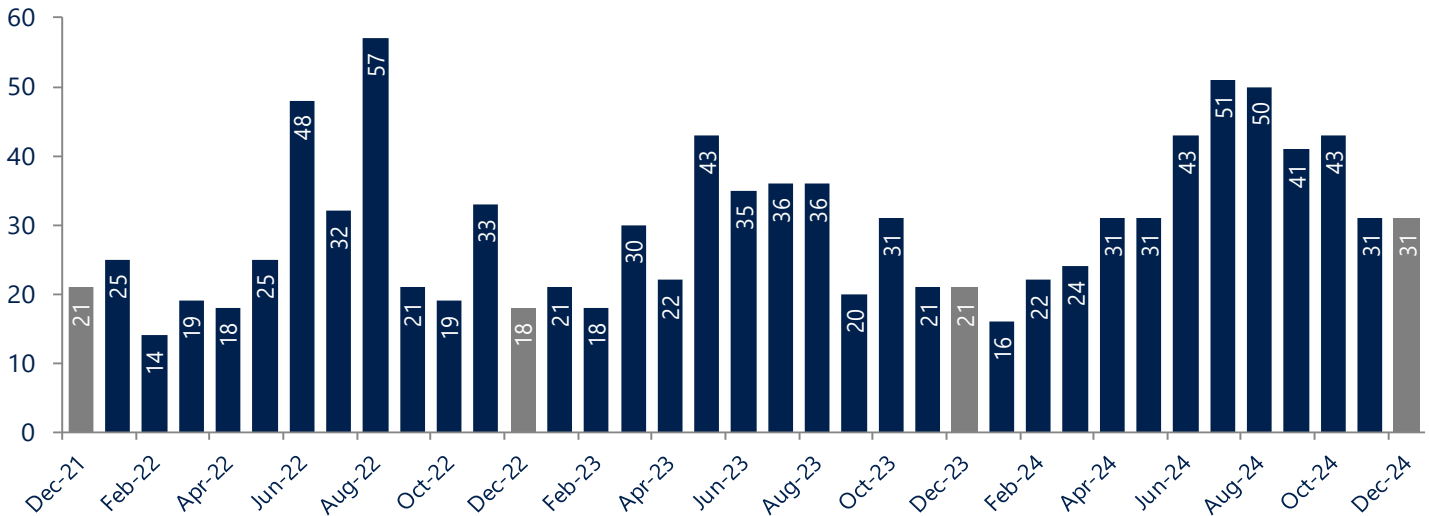
This month's units sold for homes more than \$1 Million was higher than at this time last year, an increase of 47.6% versus December of 2023 and an increase of 72.2% versus December of 2022.

The number of luxury units sold in December remained stable compared to November of this year.

**UNITS SOLD**  
VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+



**UNITS SOLD**  
HOMES \$1 MILLION+



## RECENT SELECTED LUXURY SALES

HOMES \$1 MILLION+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
December 6, 2024	Wayne	19087	\$1,250,000	\$1,250,000	100.0%	8	✓	
December 19, 2024	Glen Mills	19342	\$1,089,000	\$1,089,000	100.0%	9		✓
November 25, 2024	Wayne	19087	\$1,275,000	\$1,375,000	107.8%	3		✓
November 26, 2024	Garnet Valley	19060	\$1,355,000	\$1,300,000	95.9%	9		✓
November 18, 2024	Wayne	19087	\$1,129,000	\$1,200,000	106.3%	5		✓
October 22, 2024	Glen Mills	19342	\$1,675,000	\$1,600,000	95.5%	223		✓
October 15, 2024	Newtown Square	19073	\$1,175,000	\$1,075,000	91.5%	138		✓
September 12, 2024	Newtown Square	19073	\$1,690,000	\$1,798,678	106.4%	1	✓	
September 13, 2024	Media	19063	\$1,350,000	\$1,325,000	98.1%	302	✓	
September 18, 2024	Cheyney	19319	\$1,141,875	\$1,147,000	100.4%	47		✓

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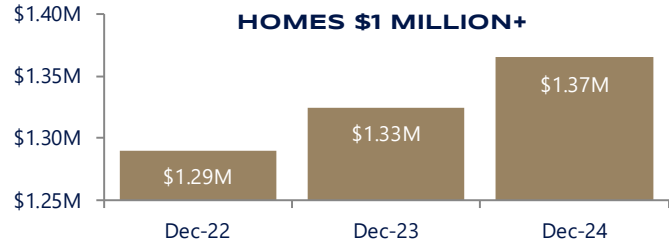
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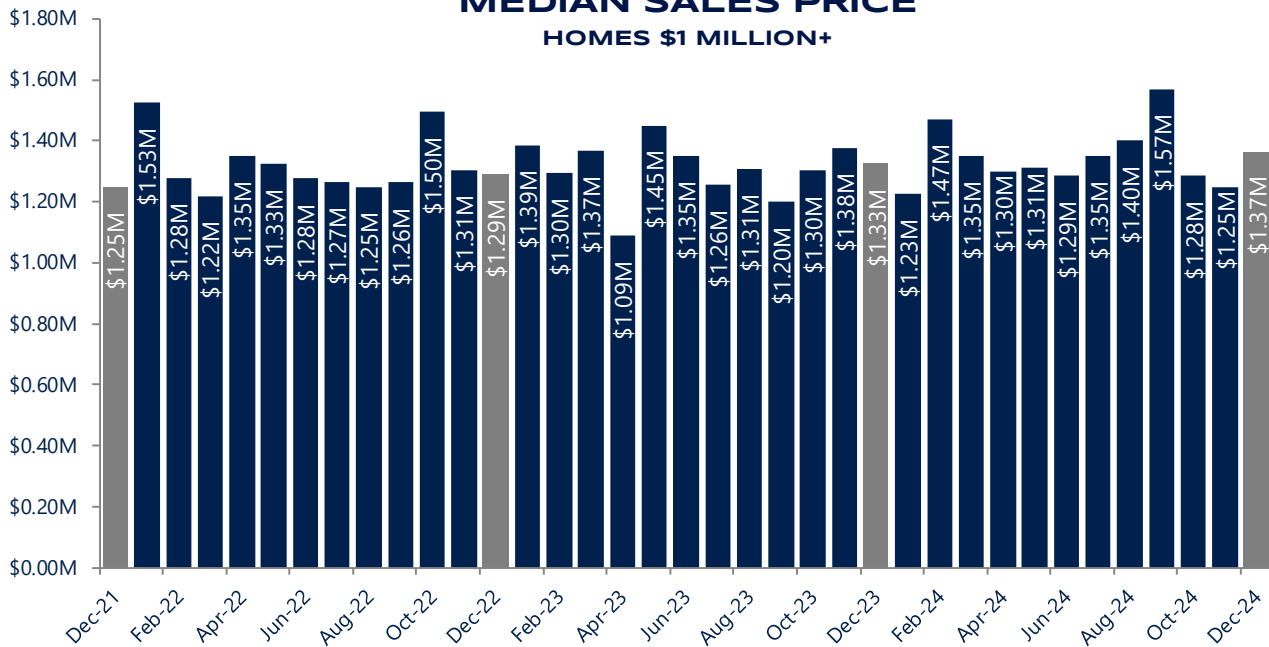
In December, the median sales price for homes more than \$1 Million was \$1,365,000, an increase of 3.0% compared to last year.

The current median sales price was higher by 9.2% than in November.

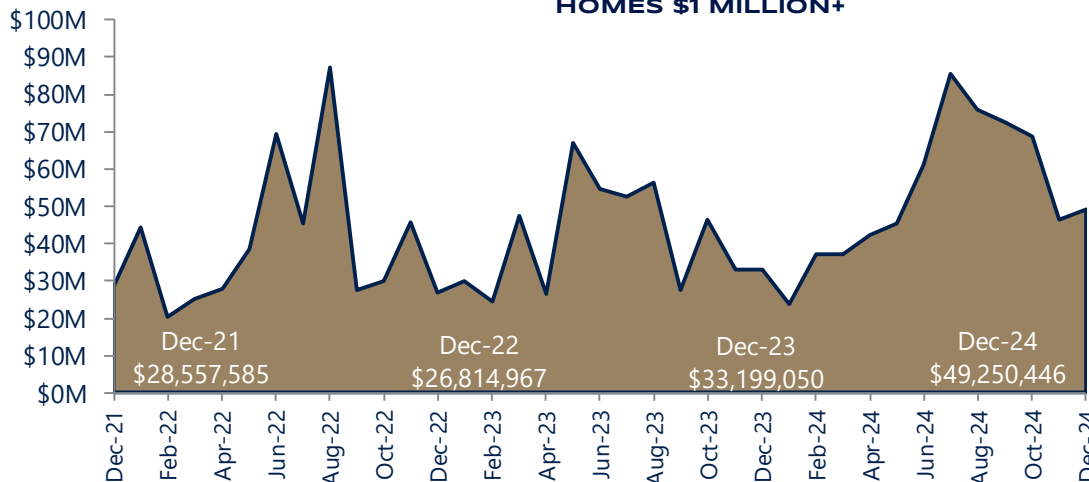
**MEDIAN SALES PRICE  
VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+**



**MEDIAN SALES PRICE  
HOMES \$1 MILLION+**



**TOTAL DOLLAR VOLUME SOLD  
HOMES \$1 MILLION+**



Total volume sold this December was 48.3% higher than the same month one year ago.

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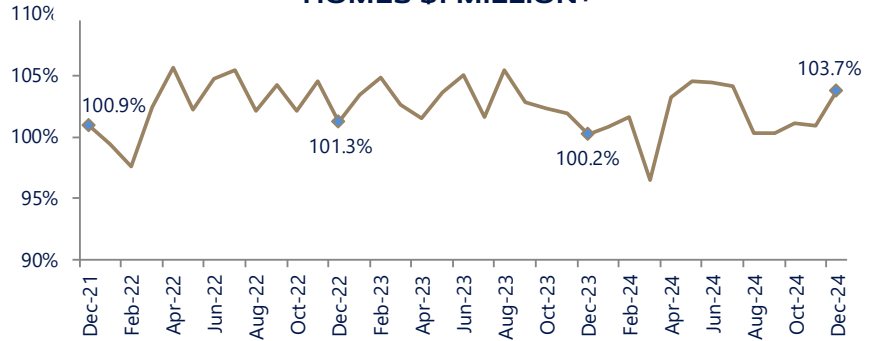
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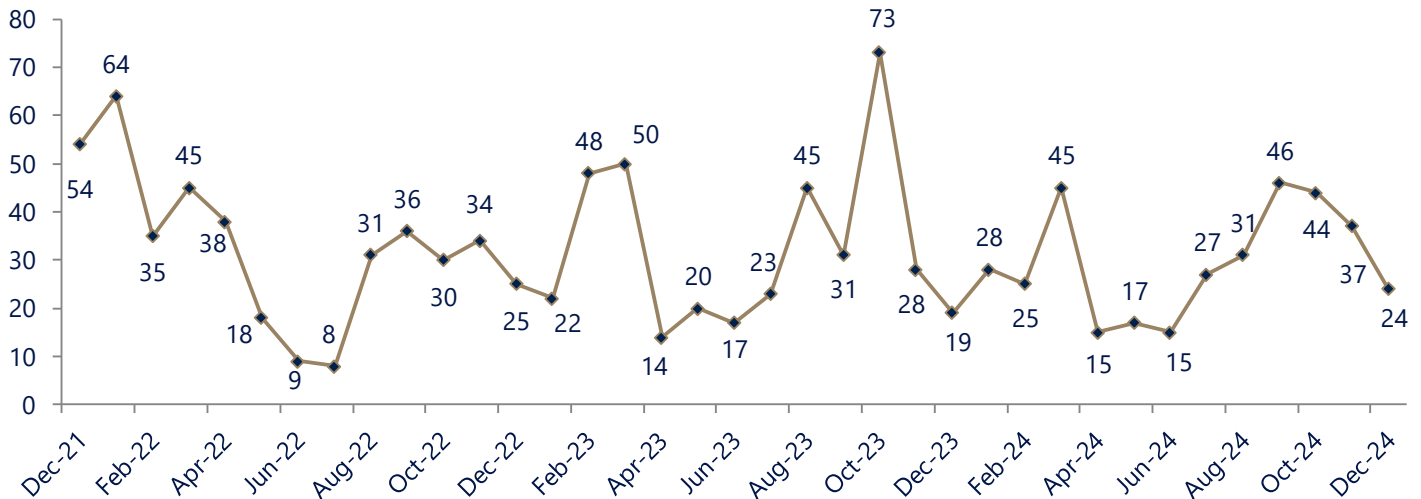
## DELAWARE COUNTY, PENNSYLVANIA - DECEMBER 2024

In December, the average sale price for homes more than \$1 Million was 103.7% of the average list price, which is 3.5% higher than at this time last year. This month, the average number of days on market was 24, higher than the average last year, which was 19, an increase of 26.3%.

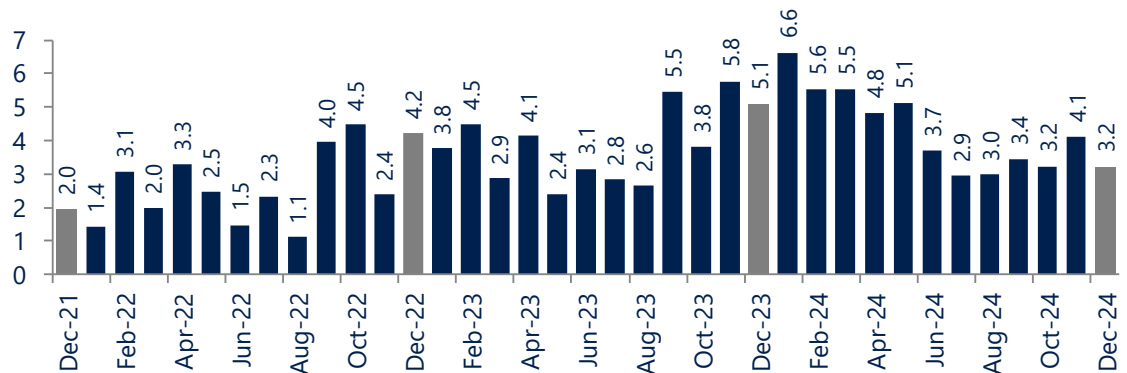
### SALE PRICE AS % OF LIST PRICE HOMES \$1 MILLION+



### DAYS ON MARKET HOMES \$1 MILLION+



### MONTHS OF SUPPLY HOMES \$1 MILLION+



In December, there were 3.2 months of supply available, compared to 5.1 in December of 2023. That is a decrease of 37.3% versus a year ago.

## DELAWARE COUNTY, PENNSYLVANIA - DECEMBER 2024

### References & Definitions

#### DELAWARE, PA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Delaware, Pennsylvania only.

Analysis dates for all regions are December 1, 2021 through December 31, 2024.

### Contacts & Disclaimers

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