

# March 2024

All Home Types  
Detached  
Attached

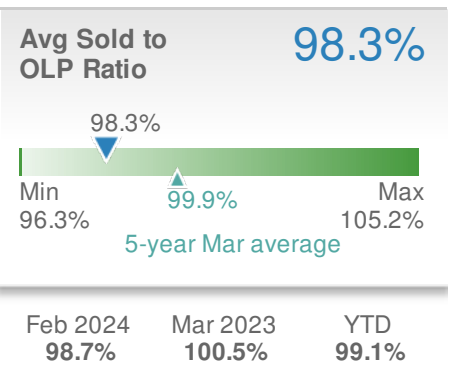
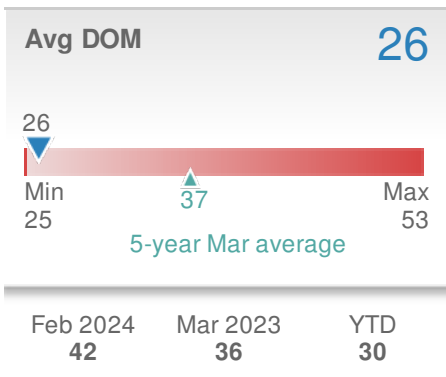
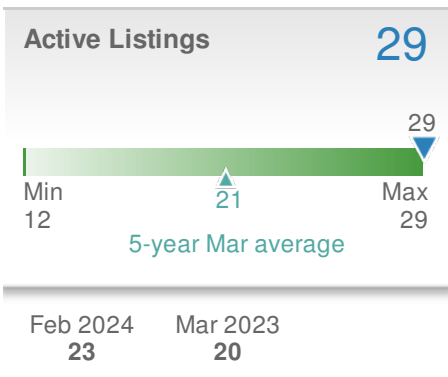
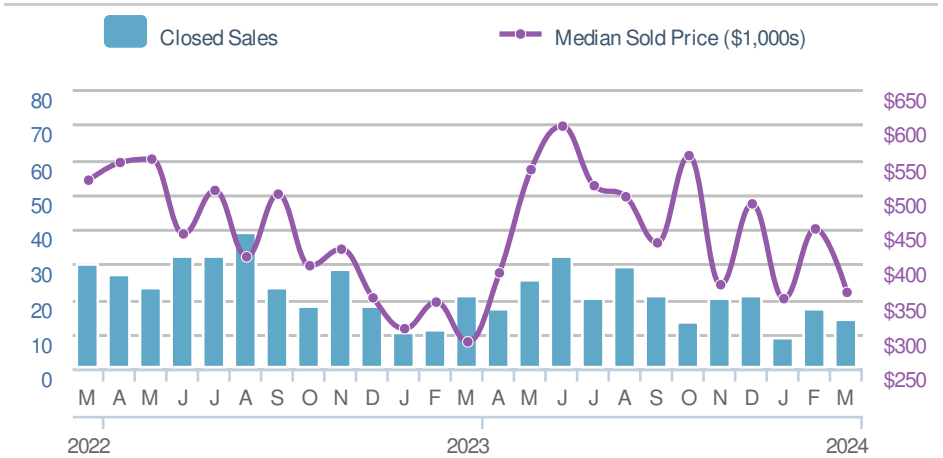
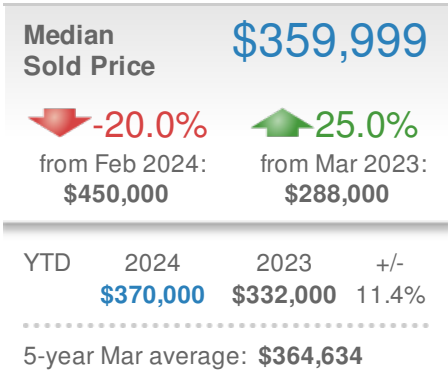
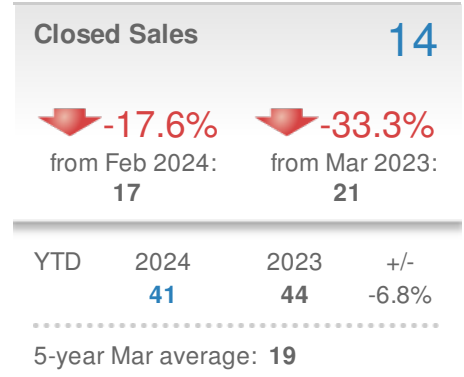
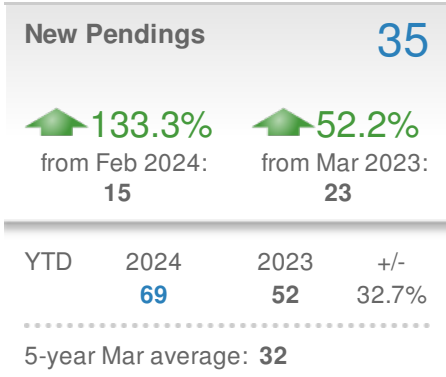
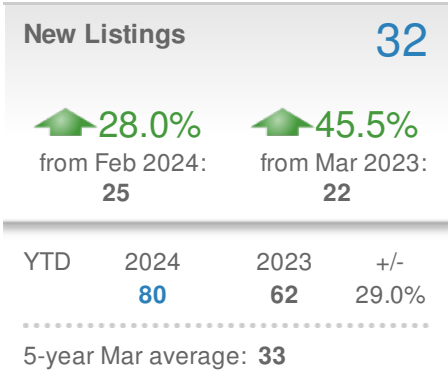
## Local Market Insight

### Wallingford-Swarthmore (Delaware, PA)

**March 2024**

Wallingford-Swarthmore (Delaware, PA)

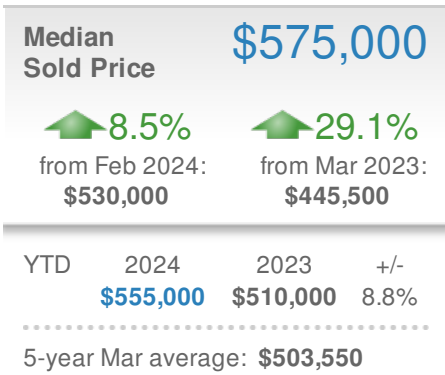
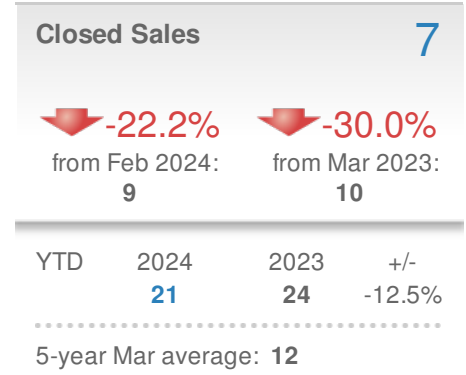
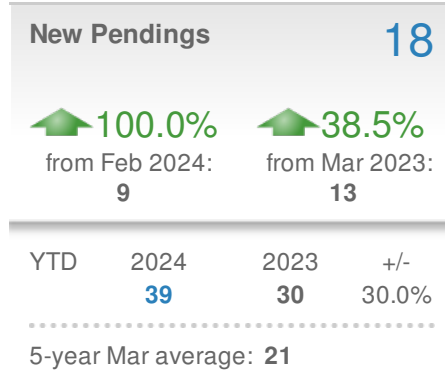
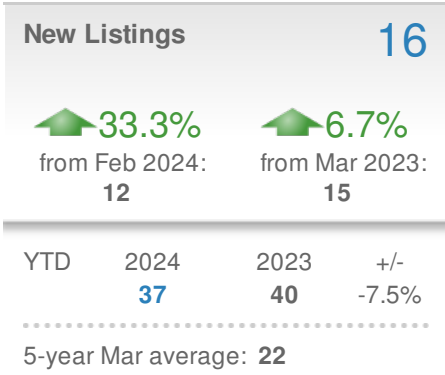
Email: ldavis@tcsr.realtor



**March 2024**

Wallingford-Swarthmore (Delaware, PA) - Detached

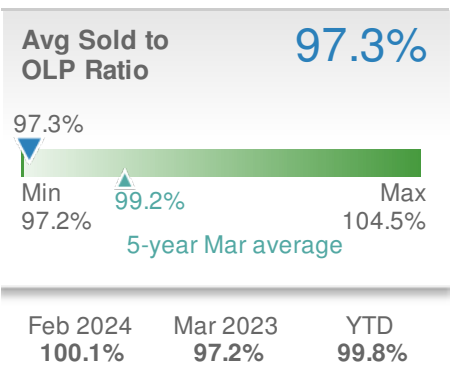
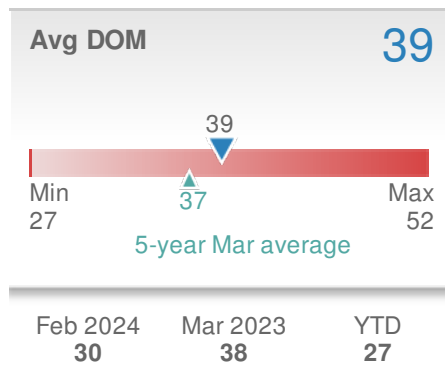
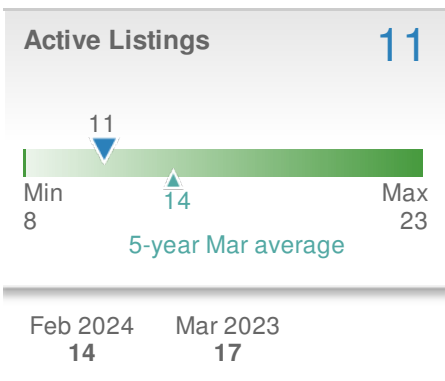
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for March was \$575,000, representing an increase of 8.5% compared to last month and an increase of 29.1% from Mar 2023. The average days on market for units sold in March was 39 days, 4% above the 5-year March average of 37 days. There was a 100% month over month increase in new contract activity with 18 New Pendings; an 84.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 21.4% decrease in supply to 11 active units.

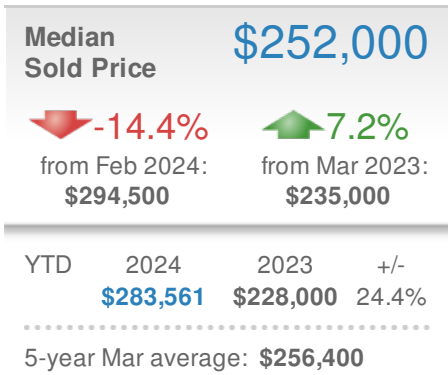
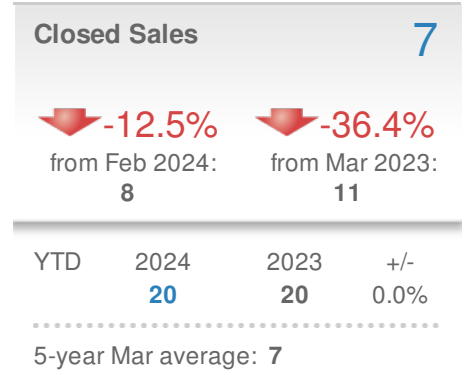
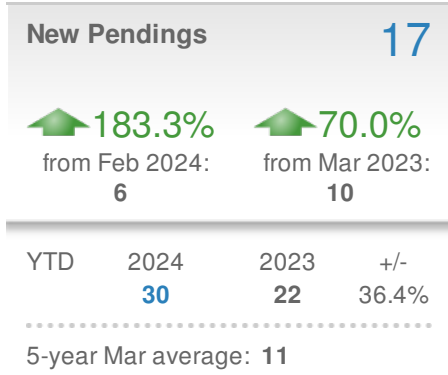
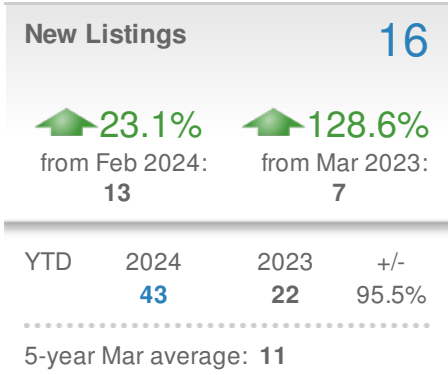
This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 0.93 in February and an increase from 0.94 in March 2023. The Contract Ratio is 14% lower than the 5-year March average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for March was \$252,000, representing a decrease of 14.4% compared to last month and an increase of 7.2% from Mar 2023. The average days on market for units sold in March was 14 days, 66% below the 5-year March average of 41 days. There was a 183.3% month over month increase in new contract activity with 17 New Pendings; a 128.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 100% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.78 in February and a decrease from 4.00 in March 2023. The Contract Ratio is 77% lower than the 5-year March average of 3.91. 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.

