March 2024

All Home Types Detached Attached

Local Market Insight

Wallingford-Swarthmore (Delaware, PA)



Presented by Lauren Davis Tri-County Suburban REALTORS Email: Idavis@tcsr.realtor

Presented by Lauren Davis Tri-County Suburban REALTORS

March 2024

Wallingford-Swarthmore (Delaware, PA)

Email: Idavis@tcsr.realtor







Median Sold Price		\$359,999		
from	-20.0% Feb 2024: 150,000	+25.0% from Mar 2023: \$288,000		
YTD	2024 \$370,000	2023 +/- \$332,000 11.4%		
5-year Mar average: \$364,634				







Mar 2023

36

YTD 30

Feb 2024

42

Avg Sold t OLP Ratio	0	98.3%
98.3%	6	
Min 96.3% 5-:	99.9% year Mar aver	Max 105.2% age
Feb 2024 98.7%	Mar 2023 100.5%	YTD 99.1%



Presented by Lauren Davis

March 2024

Wallingford-Swarthmore (Delaware, PA) - Detached

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

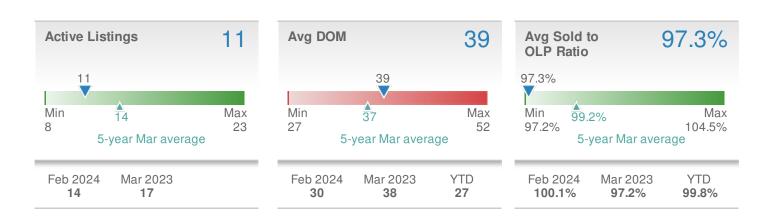
New L	.istings		16	New F	Pendings		18	Close	d Sales		7	
	33.3% Feb 2024: 12	from M	6.7% lar 2023: 5		100.0% Feb 2024: 9	from N	38.5% 1ar 2023: 1 3		-22.2% Feb 2024: 9	from N	30.0% 1ar 2023: 1 0	
YTD	2024 37	2023 40	+/- -7.5%	YTD	2024 39	2023 30	+/- 30.0%	YTD	2024 21	2023 24	+/- -12.5%	
5-year	Mar averag	je: 22		5-year	Mar averag	ge: 21		5-year	· Mar avera	ge: 12		

Median Sold Price		\$575,000		
from	8.5% Feb 2024: 530,000	from Mar 20 \$445,500	023:	
YTD	2024 \$555,000	2020	⊦/- 8%	
5-year Mar average: \$503,550				

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 he market is moving in the buyer's favor.





Presented by Lauren Davis

March 2024

Wallingford-Swarthmore (Delaware, PA) - Attached

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

New L	istings.	16			
	23.1% Feb 2024: 13	from M	28.6% Iar 2023: 7		
YTD	2024 43	2023 22	+/- 95.5%		
5-year Mar average: 11					





Median Sold Price		\$252,000		
from	-14.4% Feb 2024: 294,500	4 7.2% from Mar 2023: \$235,000		
YTD	2024 \$283,561	2023 +/- \$228,000 24.4%		
5-year Mar average: \$256,400				

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 he 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.



