August 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Darby (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2025
Upper Darby (Delaware, PA)

New Listings — 73

-20.7% from Jul 2025: **92**	-22.3% from Aug 2024: **94**

YTD	2025	2024	+/-
	726	**762**	-4.7%

5-year Aug average: **102**

New Pendings — 77

-22.2% from Jul 2025: **99**	22.2% from Aug 2024: **63**

YTD	2025	2024	+/-
	606	**586**	3.4%

5-year Aug average: **92**

Closed Sales — 89

23.6% from Jul 2025: **72**	27.1% from Aug 2024: **70**

YTD	2025	2024	+/-
	585	**552**	6.0%

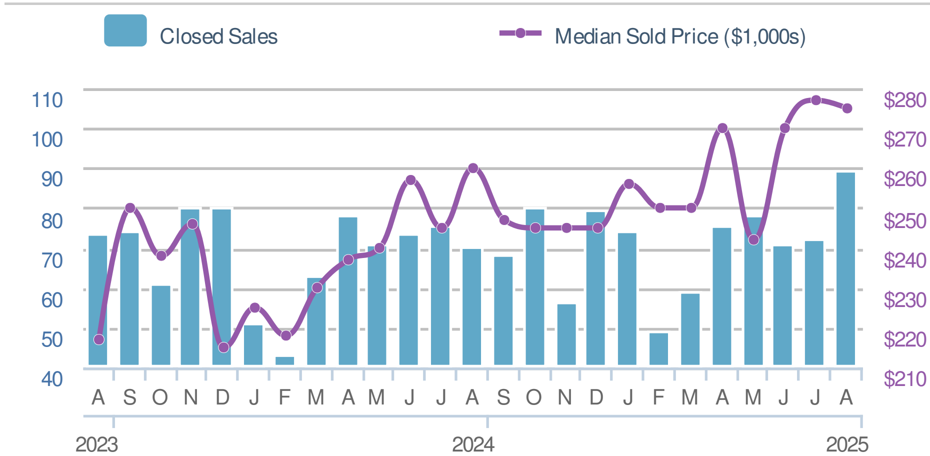
5-year Aug average: **94**

Median Sold Price — $275,000

-0.9% from Jul 2025: **$277,500**	5.8% from Aug 2024: **$260,000**

YTD	2025	2024	+/-
	$260,000	**$240,000**	8.3%

5-year Aug average: **$237,400**



Active Listings — 96

96
Min 89 | 110 | Max 132
5-year Aug average

Jul 2025	Aug 2024
104	**132**

Avg DOM — 23

23
Min 11 | 17 | Max 23
5-year Aug average

Jul 2025	Aug 2024	YTD
15	**16**	**26**

Avg Sold to OLP Ratio — 96.9%

96.9%
Min 96.9% | 100.5% | Max 102.6%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.0%	**101.6%**	**98.3%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.
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Upper Darby (Delaware, PA) - Detached

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New Listings — 18

-25.0% from Jul 2025: **24**

-43.8% from Aug 2024: **32**

YTD	2025	2024	+/-
	206	**214**	-3.7%

5-year Aug average: **32**

New Pendings — 19

-47.2% from Jul 2025: **36**

-5.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	183	**169**	8.3%

5-year Aug average: **27**

Closed Sales — 39

25.8% from Jul 2025: **31**

77.3% from Aug 2024: **22**

YTD	2025	2024	+/-
	185	**154**	20.1%

5-year Aug average: **34**

Median Sold Price — $360,000

-0.1% from Jul 2025: **$360,397**

-10.4% from Aug 2024: **$401,750**

YTD	2025	2024	+/-
	$372,500	**$375,000**	-0.7%

5-year Aug average: **$350,350**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for August was $360,000, representing a decrease of 0.1% compared to last month and a decrease of 10.4% from Aug 2024. The average days on market for units sold in August was 27 days, 59% above the 5-year August average of 17 days. There was a 47.2% month over month decrease in new contract activity with 19 New Pendings; a 43.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 4.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 2.09 in July and an increase from 0.89 in August 2024. The Contract Ratio is 3% lower than the 5-year August average of 1.16. 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.

Active Listings — 24

24

Min 24 | 33 | Max 44

5-year Aug average

Jul 2025	Aug 2024
23	**36**

Avg DOM — 27

27

Min 12 | 17 | Max 27

5-year Aug average

Jul 2025	Aug 2024	YTD
12	**14**	**25**

Avg Sold to OLP Ratio — 97.3%

97.3%

Min 97.3% | 100.6% | Max 102.8%

5-year Aug average

Jul 2025	Aug 2024	YTD
102.4%	**101.3%**	**99.1%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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August 2025

Upper Darby (Delaware, PA) - Attached

New Listings — 55

-19.1% from Jul 2025:	-11.3% from Aug 2024:
68	**62**

YTD	2025	2024	+/-
	520	**547**	-4.9%

5-year Aug average: **71**

New Pendings — 58

-7.9% from Jul 2025:	34.9% from Aug 2024:
63	**43**

YTD	2025	2024	+/-
	423	**416**	1.7%

5-year Aug average: **65**

Closed Sales — 50

22.0% from Jul 2025:	4.2% from Aug 2024:
41	**48**

YTD	2025	2024	+/-
	400	**397**	0.8%

5-year Aug average: **60**

Median Sold Price — $239,950

-2.1% from Jul 2025:	0.8% from Aug 2024:
$245,000	**$238,000**

YTD	2025	2024	+/-
	$235,000	**$215,000**	9.3%

5-year Aug average: **$211,640**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for August was $239,950, representing a decrease of 2.1% compared to last month and an increase of 0.8% from Aug 2024. The average days on market for units sold in August was 20 days, 25% above the 5-year August average of 16 days. There was a 7.9% month over month decrease in new contract activity with 58 New Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 82; and an 11.1% decrease in supply to 72 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.06 in July and an increase from 0.68 in August 2024. The Contract Ratio is 13% lower than the 5-year August average of 1.31. 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.

Active Listings — 72

72
Min 64 — 77 (5-year Aug average) — Max 96

Jul 2025	Aug 2024
81	**96**

Avg DOM — 20

20
Min 11 — 16 (5-year Aug average) — Max 20

Jul 2025	Aug 2024	YTD
18	**17**	**26**

Avg Sold to OLP Ratio — 96.6%

96.6%
Min 96.6% — 100.5% (5-year Aug average) — Max 102.4%

Jul 2025	Aug 2024	YTD
98.2%	**101.8%**	**98.0%**