August 2025

All Home Types
Detached
Attached

Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

MarketStats by ShowingTime

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

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New Listings — 16

-5.9% from Jul 2025: **17**
-46.7% from Aug 2024: **30**

YTD	2025	2024	+/-
	231	**218**	6.0%

5-year Aug average: **26**

New Pendings — 24

26.3% from Jul 2025: **19**
50.0% from Aug 2024: **16**

YTD	2025	2024	+/-
	182	**187**	-2.7%

5-year Aug average: **23**

Closed Sales — 23

-8.0% from Jul 2025: **25**
9.5% from Aug 2024: **21**

YTD	2025	2024	+/-
	167	**164**	1.8%

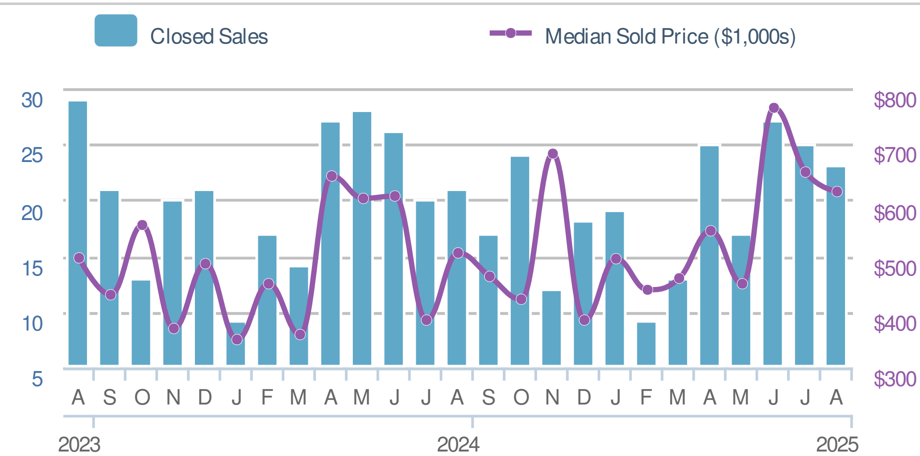
5-year Aug average: **29**

Median Sold Price — $615,000

-5.4% from Jul 2025: **$650,000**
21.8% from Aug 2024: **$505,000**

YTD	2025	2024	+/-
	$615,000	**$527,500**	16.6%

5-year Aug average: **$500,750**



Active Listings — 38

Min 20 — 5-year Aug average 30 — Max 38 (current: 38)

Jul 2025	Aug 2024
46	**38**

Avg DOM — 24

Min 7 — 5-year Aug average 16 — Max 24 (current: 24)

Jul 2025	Aug 2024	YTD
18	**18**	**18**

Avg Sold to OLP Ratio — 98.0%

Min 98.0% — 5-year Aug average 101.4% — Max 104.8% (current: 98.0%)

Jul 2025	Aug 2024	YTD
98.7%	**99.3%**	**100.2%**

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

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New Listings — 8

-33.3% from Jul 2025: **12**
-60.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	151	**128**	18.0%

5-year Aug average: **16**

New Pendings — 12

-20.0% from Jul 2025: **15**
9.1% from Aug 2024: **11**

YTD	2025	2024	+/-
	122	**114**	7.0%

5-year Aug average: **13**

Closed Sales — 16

-5.9% from Jul 2025: **17**
14.3% from Aug 2024: **14**

YTD	2025	2024	+/-
	120	**105**	14.3%

5-year Aug average: **19**

Median Sold Price — $717,500

-2.6% from Jul 2025: **$737,000**
15.6% from Aug 2024: **$620,500**

YTD	2025	2024	+/-
	$700,000	**$643,500**	8.8%

5-year Aug average: **$636,607**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for August was $717,500, representing a decrease of 2.6% compared to last month and an increase of 15.6% from Aug 2024. The average days on market for units sold in August was 21 days, 19% above the 5-year August average of 18 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 15% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.15 in July and an increase from 0.71 in August 2024. The Contract Ratio is 2% lower than the 5-year August average of 1.09. 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 — 17

17
Min 13 — 18 — Max 21
5-year Aug average

Jul 2025	Aug 2024
20	**21**

Avg DOM — 21

21
Min 6 — 18 — Max 24
5-year Aug average

Jul 2025	Aug 2024	YTD
8	**24**	**16**

Avg Sold to OLP Ratio — 98.4%

98.4%
Min 97.0% — 102.1% — Max 105.8%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.9%	**97.0%**	**100.6%**

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

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New Listings — 8

60.0% from Jul 2025: **5**

-20.0% from Aug 2024: **10**

YTD	2025	2024	+/-
	80	**90**	-11.1%

5-year Aug average: **10**

New Pendings — 12

200.0% from Jul 2025: **4**

140.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	60	**73**	-17.8%

5-year Aug average: **10**

Closed Sales — 7

-12.5% from Jul 2025: **8**

0.0% from Aug 2024: **7**

YTD	2025	2024	+/-
	47	**59**	-20.3%

5-year Aug average: **10**

Median Sold Price — $385,000

28.3% from Jul 2025: **$300,000**

54.0% from Aug 2024: **$250,000**

YTD	2025	2024	+/-
	$295,000	**$257,000**	14.8%

5-year Aug average: **$262,440**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for August was $385,000, representing an increase of 28.3% compared to last month and an increase of 54% from Aug 2024. The average days on market for units sold in August was 29 days, 96% above the 5-year August average of 15 days. There was a 200% month over month increase in new contract activity with 12 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 34; and a 19.2% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 1.08 in July and an increase from 1.18 in August 2024. The Contract Ratio is 19% lower than the 5-year August average of 2.01. 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 — 21

21

Min 5 — 12 (5-year Aug average) — Max 21

Jul 2025	Aug 2024
26	**17**

Avg DOM — 29

29

Min 5 — 15 (5-year Aug average) — Max 29

Jul 2025	Aug 2024	YTD
37	**5**	**25**

Avg Sold to OLP Ratio — 97.0%

97.0%

Min 97.0% — 100.2% (5-year Aug average) — Max 104.0%

Jul 2025	Aug 2024	YTD
96.1%	**104.0%**	**99.0%**

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

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