September 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Darby (Delaware, PA)

MarketStats by ShowingTime

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

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New Listings 91

24.7% from Aug 2025: **73**

-2.2% from Sep 2024: **93**

YTD	2025	2024	+/-
	825	**856**	-3.6%

5-year Sep average: **111**

New Pendings 85

10.4% from Aug 2025: **77**

3.7% from Sep 2024: **82**

YTD	2025	2024	+/-
	687	**669**	2.7%

5-year Sep average: **94**

Closed Sales 81

-9.0% from Aug 2025: **89**

19.1% from Sep 2024: **68**

YTD	2025	2024	+/-
	672	**625**	7.5%

5-year Sep average: **90**

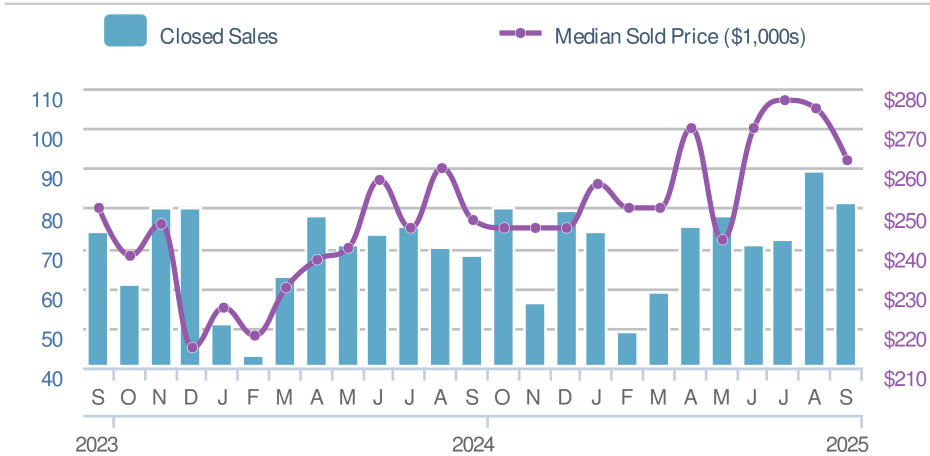
Median Sold Price $262,550

-4.5% from Aug 2025: **$275,000**

6.1% from Sep 2024: **$247,500**

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

5-year Sep average: **$234,010**



Active Listings 104

104

Min 104 | 119 | Max 146

5-year Sep average

Aug 2025	Sep 2024
96	**122**

Avg DOM 26

26

Min 16 | 21 | Max 27

5-year Sep average

Aug 2025	Sep 2024	YTD
23	**17**	**25**

Avg Sold to OLP Ratio 99.6%

99.6%

Min 97.0% | 99.6% | Max 101.6%

5-year Sep average

Aug 2025	Sep 2024	YTD
96.9%	**98.3%**	**98.5%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Upper Darby (Delaware, PA) - Detached

New Listings — 32

77.8%	28.0%
from Aug 2025: **18**	from Sep 2024: **25**

YTD	2025	2024	+/-
	242	**239**	1.3%

5-year Sep average: **33**

New Pendings — 31

63.2%	14.8%
from Aug 2025: **19**	from Sep 2024: **27**

YTD	2025	2024	+/-
	212	**194**	9.3%

5-year Sep average: **30**

Closed Sales — 22

-43.6%	15.8%
from Aug 2025: **39**	from Sep 2024: **19**

YTD	2025	2024	+/-
	209	**172**	21.5%

5-year Sep average: **24**

Median Sold Price — $400,500

11.3%	2.2%
from Aug 2025: **$360,000**	from Sep 2024: **$392,000**

YTD	2025	2024	+/-
	$380,000	**$379,900**	0.0%

5-year Sep average: **$368,750**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for September was $400,500, representing an increase of 11.3% compared to last month and an increase of 2.2% from Sep 2024. The average days on market for units sold in September was 24 days, 32% above the 5-year September average of 18 days. There was a 63.2% month over month increase in new contract activity with 31 New Pendings; an 18.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 32; and a 20.8% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.13 in August and a decrease from 1.22 in September 2024. The Contract Ratio is 9% lower than the 5-year September average of 1.20. 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 — 29

29

Min	34	Max
29	5-year Sep average	41

Aug 2025	Sep 2024
24	**32**

Avg DOM — 24

24

Min	18	Max
7	5-year Sep average	30

Aug 2025	Sep 2024	YTD
27	**12**	**25**

Avg Sold to OLP Ratio — 100.6%

100.6%

Min	100.7%	Max
98.5%	5-year Sep average	104.5%

Aug 2025	Sep 2024	YTD
97.3%	**98.6%**	**99.2%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Upper Darby (Delaware, PA) - Attached

New Listings 59

7.3%	-13.2%
from Aug 2025: **55**	from Sep 2024: **68**

YTD	2025	2024	+/-
	583	**616**	-5.4%

5-year Sep average: **78**

New Pendings 54

-6.9%	-1.8%
from Aug 2025: **58**	from Sep 2024: **55**

YTD	2025	2024	+/-
	475	**474**	0.2%

5-year Sep average: **64**

Closed Sales 59

18.0%	20.4%
from Aug 2025: **50**	from Sep 2024: **49**

YTD	2025	2024	+/-
	463	**452**	2.4%

5-year Sep average: **65**

Median Sold Price $247,000

2.9%	7.4%
from Aug 2025: **$239,950**	from Sep 2024: **$230,000**

YTD	2025	2024	+/-
	$238,500	**$216,000**	10.4%

5-year Sep average: **$212,800**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for September was $247,000, representing an increase of 2.9% compared to last month and an increase of 7.4% from Sep 2024. The average days on market for units sold in September was 27 days, 23% above the 5-year September average of 22 days. There was a 6.9% month over month decrease in new contract activity with 54 New Pendings; a 13.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 71; and a 4.2% increase in supply to 75 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.14 in August and an increase from 0.76 in September 2024. The Contract Ratio is 7% lower than the 5-year September average of 1.02. 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 75

75

Min 74 | 85 | Max 105

5-year Sep average

Aug 2025	Sep 2024
72	**90**

Avg DOM 27

27

Min 15 | 22 | Max 27

5-year Sep average

Aug 2025	Sep 2024	YTD
20	**19**	**26**

Avg Sold to OLP Ratio 99.2%

99.2%

Min 96.6% | 99.2% | Max 101.3%

5-year Sep average

Aug 2025	Sep 2024	YTD
96.6%	**98.2%**	**98.1%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.