September 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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September 2025
Wallingford-Swarthmore (Delaware, PA)

New Listings: 37

131.3%	from Aug 2025: **16**
85.0%	from Sep 2024: **20**

YTD	2025	2024	+/-
	273	**241**	13.3%

5-year Sep average: **27**

New Pendings: 19

-20.8%	from Aug 2025: **24**
-20.8%	from Sep 2024: **24**

YTD	2025	2024	+/-
	202	**210**	-3.8%

5-year Sep average: **22**

Closed Sales: 28

21.7%	from Aug 2025: **23**
64.7%	from Sep 2024: **17**

YTD	2025	2024	+/-
	195	**181**	7.7%

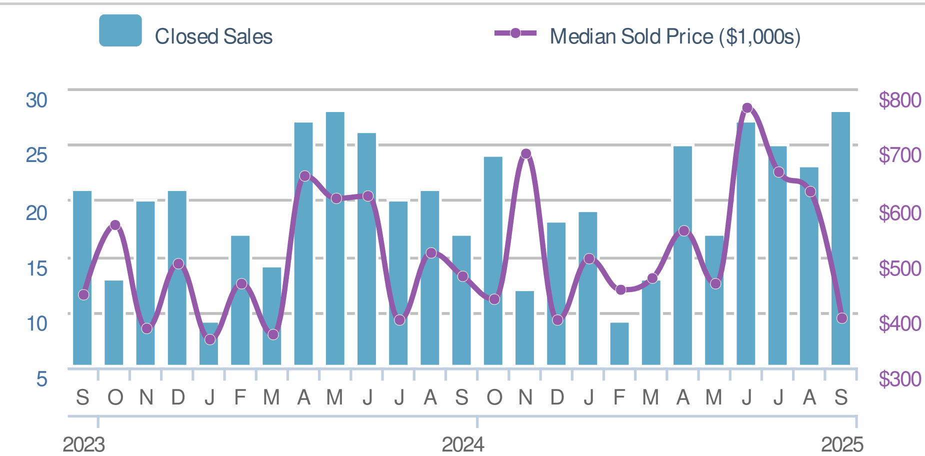
5-year Sep average: **22**

Median Sold Price: $388,150

-36.9%	from Aug 2025: **$615,000**
-16.2%	from Sep 2024: **$463,100**

YTD	2025	2024	+/-
	$602,500	**$510,000**	18.1%

5-year Sep average: **$441,250**



Active Listings: 58

Min 26 | 5-year Sep average 36 | Max 58 | Current 58

Aug 2025	Sep 2024
38	**35**

Avg DOM: 16

Min 10 | 5-year Sep average 13 | Max 17 | Current 16

Aug 2025	Sep 2024	YTD
24	**14**	**18**

Avg Sold to OLP Ratio: 98.8%

Min 96.9% | 5-year Sep average 100.6% | Max 104.1% | Current 98.8%

Aug 2025	Sep 2024	YTD
98.0%	**103.4%**	**100.0%**

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

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September 2025

Wallingford-Swarthmore (Delaware, PA) - Detached

New Listings — 23

187.5% from Aug 2025: **8**

155.6% from Sep 2024: **9**

YTD	2025	2024	+/-
	178	**140**	27.1%

5-year Sep average: **14**

New Pendings — 14

16.7% from Aug 2025: **12**

-6.7% from Sep 2024: **15**

YTD	2025	2024	+/-
	136	**129**	5.4%

5-year Sep average: **12**

Closed Sales — 16

0.0% from Aug 2025: **16**

23.1% from Sep 2024: **13**

YTD	2025	2024	+/-
	136	**118**	15.3%

5-year Sep average: **14**

Median Sold Price — $687,500

-4.2% from Aug 2025: **$717,500**

14.6% from Sep 2024: **$600,000**

YTD	2025	2024	+/-
	$700,000	**$642,000**	9.0%

5-year Sep average: **$573,500**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for September was $687,500, representing a decrease of 4.2% compared to last month and an increase of 14.6% from Sep 2024. The average days on market for units sold in September was 12 days, 10% below the 5-year September average of 13 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 76.5% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 1.06 in August and a decrease from 1.00 in September 2024. The Contract Ratio is 35% lower than the 5-year September average of 0.82. 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 — 30

30

Min 16 — 21 (5-year Sep average) — Max 30

Aug 2025	Sep 2024
17	**17**

Avg DOM — 12

12

Min 11 — 13 (5-year Sep average) — Max 17

Aug 2025	Sep 2024	YTD
21	**16**	**15**

Avg Sold to OLP Ratio — 101.9%

101.9%

Min 96.3% — 100.9% (5-year Sep average) — Max 104.5%

Aug 2025	Sep 2024	YTD
98.4%	**104.3%**	**100.8%**

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

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September 2025

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New Listings — 14

75.0% from Aug 2025: **8**	27.3% from Sep 2024: **11**

YTD	2025	2024	+/-
	95	**101**	-5.9%

5-year Sep average: **12**

New Pendings — 5

-58.3% from Aug 2025: **12**	-44.4% from Sep 2024: **9**

YTD	2025	2024	+/-
	66	**81**	-18.5%

5-year Sep average: **9**

Closed Sales — 12

71.4% from Aug 2025: **7**	200.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	59	**63**	-6.3%

5-year Sep average: **8**

Median Sold Price — $211,250

-45.1% from Aug 2025: **$385,000**	-17.2% from Sep 2024: **$255,000**

YTD	2025	2024	+/-
	$265,000	**$257,000**	3.1%

5-year Sep average: **$242,450**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for September was $211,250, representing a decrease of 45.1% compared to last month and a decrease of 17.2% from Sep 2024. The average days on market for units sold in September was 23 days, 83% above the 5-year September average of 13 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 28; and a 33.3% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.62 in August and a decrease from 1.33 in September 2024. The Contract Ratio is 46% lower than the 5-year September average of 1.84. 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.

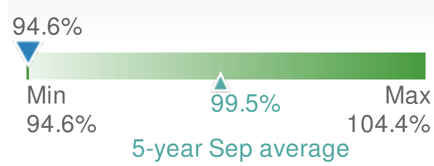
Active Listings — 28

Aug 2025	Sep 2024
21	**18**

Avg DOM — 23

Aug 2025	Sep 2024	YTD
29	**7**	**24**

Avg Sold to OLP Ratio — 94.6%



Aug 2025	Sep 2024	YTD
97.0%	**100.4%**	**98.1%**

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