

October 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Darby (Delaware, PA)

October 2025

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**92** **1.1%**from Sep 2025:
91 **-13.2%**from Oct 2024:
106

YTD	2025	2024	+/-
	925	966	-4.2%

5-year Oct average: **108****New Pendings****78** **-8.2%**from Sep 2025:
85 **0.0%**from Oct 2024:
78

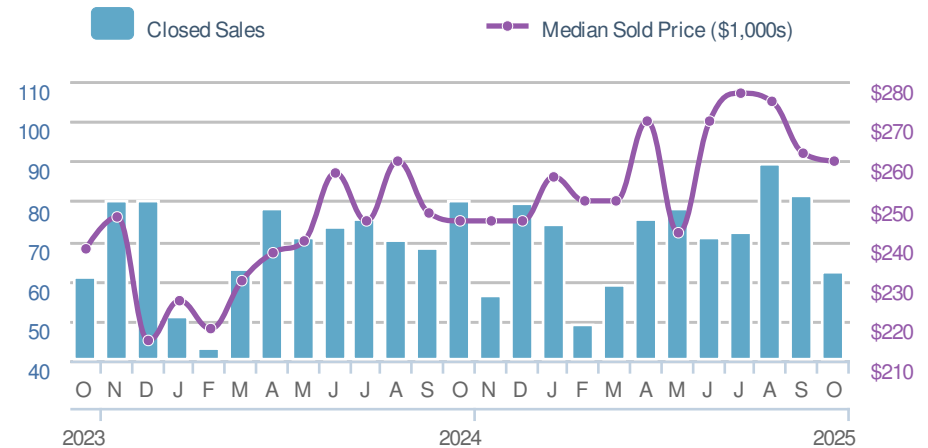
YTD	2025	2024	+/-
	759	743	2.2%

5-year Oct average: **98****Closed Sales****62** **-23.5%**from Sep 2025:
81 **-22.5%**from Oct 2024:
80

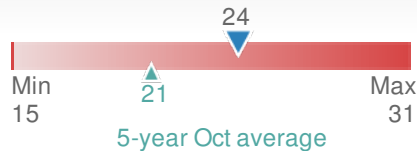
YTD	2025	2024	+/-
	736	708	4.0%

5-year Oct average: **81****Median Sold Price****\$260,388** **-0.8%**from Sep 2025:
\$262,550 **6.3%**from Oct 2024:
\$245,000

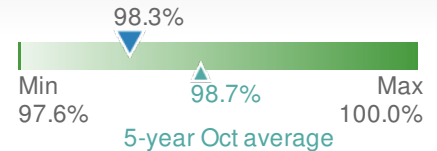
YTD	2025	2024	+/-
	\$260,000	\$240,500	8.1%

5-year Oct average: **\$230,468****Active Listings****112**

Sep 2025	Oct 2024
104	140

Avg DOM**24**

Sep 2025	Oct 2024	YTD
26	31	25

Avg Sold to OLP Ratio**98.3%**

Sep 2025	Oct 2024	YTD
99.6%	97.6%	98.4%

October 2025

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28**

 **-12.5%**
 from Sep 2025: **32**

 **-6.7%**
 from Oct 2024: **30**

YTD	2025	2024	+/-
	273	270	1.1%

5-year Oct average: **32****New Pendings****27**

 **-12.9%**
 from Sep 2025: **31**

 **42.1%**
 from Oct 2024: **19**

YTD	2025	2024	+/-
	238	213	11.7%

5-year Oct average: **28****Closed Sales****17**

 **-22.7%**
 from Sep 2025: **22**

 **-29.2%**
 from Oct 2024: **24**

YTD	2025	2024	+/-
	227	197	15.2%

5-year Oct average: **24****Median Sold Price****\$467,500**

 **16.7%**
 from Sep 2025: **\$400,500**

 **12.9%**
 from Oct 2024: **\$414,000**

YTD	2025	2024	+/-
	\$381,000	\$384,500	-0.9%

5-year Oct average: **\$372,450****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for October was \$467,500, representing an increase of 16.7% compared to last month and an increase of 12.9% from Oct 2024. The average days on market for units sold in October was 23 days, 10% above the 5-year October average of 21 days. There was a 12.9% month over month decrease in new contract activity with 27 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from September) to 40; and a 6.9% decrease in supply to 27 active units.

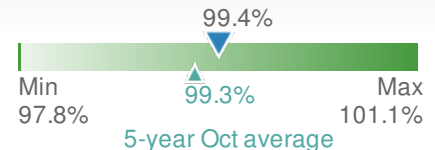
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.10 in September and an increase from 0.80 in October 2024. The Contract Ratio is 16% higher than the 5-year October average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**27**

Sep 2025	Oct 2024
29	41

Avg DOM**23**

Sep 2025	Oct 2024	YTD
24	35	25

Avg Sold to OLP Ratio**99.4%**

Sep 2025	Oct 2024	YTD
100.6%	97.8%	99.2%

October 2025

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****64** **8.5%**from Sep 2025:
59 **-15.8%**from Oct 2024:
76

YTD	2025	2024	+/-
	652	695	-6.2%

5-year Oct average: **76****New Pendings****51** **-5.6%**from Sep 2025:
54 **-13.6%**from Oct 2024:
59

YTD	2025	2024	+/-
	521	529	-1.5%

5-year Oct average: **70****Closed Sales****45** **-23.7%**from Sep 2025:
59 **-19.6%**from Oct 2024:
56

YTD	2025	2024	+/-
	509	510	-0.2%

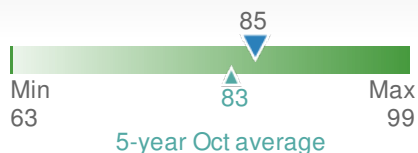
5-year Oct average: **57****Median
Sold Price****\$232,500** **-5.9%**from Sep 2025:
\$247,000 **9.4%**from Oct 2024:
\$212,500

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

5-year Oct average: **\$202,720****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for October was \$232,500, representing a decrease of 5.9% compared to last month and an increase of 9.4% from Oct 2024. The average days on market for units sold in October was 25 days, 20% above the 5-year October average of 21 days. There was a 5.6% month over month decrease in new contract activity with 51 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 71; and a 13.3% increase in supply to 85 active units.

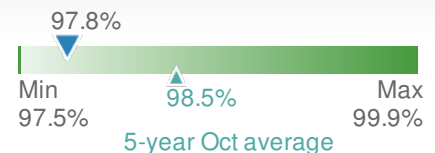
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.95 in September and an increase from 0.66 in October 2024. The Contract Ratio is 25% lower than the 5-year October average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**85**

Sep 2025	Oct 2024
75	99

Avg DOM**25**

Sep 2025	Oct 2024	YTD
27	29	26

**Avg Sold to
OLP Ratio****97.8%**

Sep 2025	Oct 2024	YTD
99.2%	97.5%	98.1%