November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Upper Darby (Delaware, PA)

MarketStats
by ShowingTime

Presented by
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November 2025

Upper Darby (Delaware, PA)

New Listings 76

▼ -17.4% from Oct 2025: **92**

▼ -10.6% from Nov 2024: **85**

YTD	2025	2024	+/-
	1,013	**1,055**	-4.0%

5-year Nov average: **85**

New Pendings 49

▼ -37.2% from Oct 2025: **78**

▼ -37.2% from Nov 2024: **78**

YTD	2025	2024	+/-
	807	**819**	-1.5%

5-year Nov average: **82**

Closed Sales 74

▲ 19.4% from Oct 2025: **62**

▲ 32.1% from Nov 2024: **56**

YTD	2025	2024	+/-
	813	**768**	5.9%

5-year Nov average: **82**

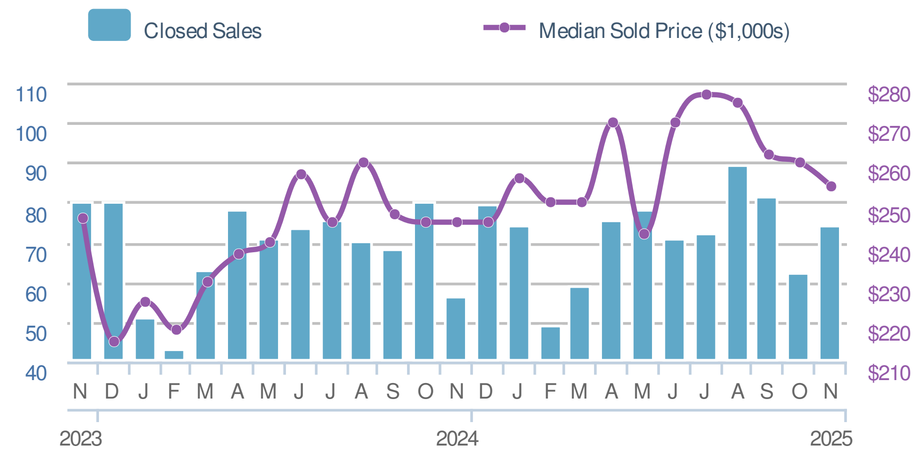
Median Sold Price $254,500

▼ -2.3% from Oct 2025: **$260,388**

▲ 3.9% from Nov 2024: **$245,000**

YTD	2025	2024	+/-
	$260,000	**$242,250**	7.3%

5-year Nov average: **$231,500**



Active Listings 134

Oct 2025	Nov 2024
112	**130**

Avg DOM 26

Oct 2025	Nov 2024	YTD
24	**24**	**26**

Avg Sold to OLP Ratio 97.7%

Oct 2025	Nov 2024	YTD
98.3%	**98.4%**	**98.4%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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Upper Darby (Delaware, PA) - Detached

New Listings 22

▼ -21.4% from Oct 2025: **28**

▲ 29.4% from Nov 2024: **17**

YTD	2025	2024	+/-
	301	**288**	4.5%

5-year Nov average: **22**

New Pendings 11

▼ -59.3% from Oct 2025: **27**

▼ -56.0% from Nov 2024: **25**

YTD	2025	2024	+/-
	250	**238**	5.0%

5-year Nov average: **24**

Closed Sales 26

▲ 52.9% from Oct 2025: **17**

▲ 73.3% from Nov 2024: **15**

YTD	2025	2024	+/-
	253	**213**	18.8%

5-year Nov average: **26**

Median Sold Price $393,500

▼ -15.8% from Oct 2025: **$467,500**

▲ 6.4% from Nov 2024: **$370,000**

YTD	2025	2024	+/-
	$385,000	**$380,000**	1.3%

5-year Nov average: **$354,700**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for November was $393,500, representing a decrease of 15.8% compared to last month and an increase of 6.4% from Nov 2024. The average days on market for units sold in November was 21 days, the same as the 5-year November average of 21 days. There was a 59.3% month over month decrease in new contract activity with 11 New Pendings; a 35% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 26; and a 37% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 1.48 in October and a decrease from 1.56 in November 2024. The Contract Ratio is 49% lower than the 5-year November average of 1.36. 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.

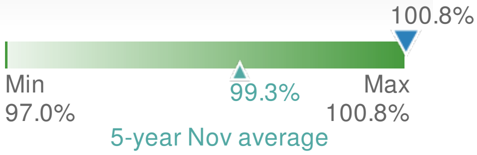
Active Listings 37

Oct 2025	Nov 2024
27	**27**

Avg DOM 21

Oct 2025	Nov 2024	YTD
23	**33**	**24**

Avg Sold to OLP Ratio 100.8%



Oct 2025	Nov 2024	YTD
99.4%	**97.0%**	**99.4%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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Upper Darby (Delaware, PA) - Attached

New Listings 54

▼-15.6%	▼-20.6%
from Oct 2025: **64**	from Nov 2024: **68**

YTD	2025	2024	+/-
	712	**766**	-7.0%

5-year Nov average: **63**

New Pendings 38

▼-25.5%	▼-28.3%
from Oct 2025: **51**	from Nov 2024: **53**

YTD	2025	2024	+/-
	557	**580**	-4.0%

5-year Nov average: **58**

Closed Sales 48

▲6.7%	▲17.1%
from Oct 2025: **45**	from Nov 2024: **41**

YTD	2025	2024	+/-
	560	**554**	1.1%

5-year Nov average: **55**

Median Sold Price $226,500

▼-2.6%	▼-1.5%
from Oct 2025: **$232,500**	from Nov 2024: **$230,000**

YTD	2025	2024	+/-
	$235,000	**$217,750**	7.9%

5-year Nov average: **$204,100**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for November was $226,500, representing a decrease of 2.6% compared to last month and a decrease of 1.5% from Nov 2024. The average days on market for units sold in November was 28 days, 36% above the 5-year November average of 21 days. There was a 25.5% month over month decrease in new contract activity with 38 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 56; and a 14.1% increase in supply to 97 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.84 in October and a decrease from 0.70 in November 2024. The Contract Ratio is 47% lower than the 5-year November 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.

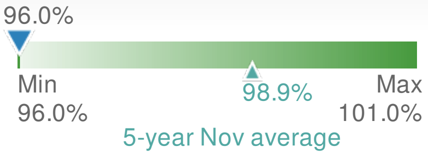
Active Listings 97

Oct 2025	Nov 2024
85	**103**

Avg DOM 28

Oct 2025	Nov 2024	YTD
25	**20**	**26**

Avg Sold to OLP Ratio 96.0%



Oct 2025	Nov 2024	YTD
97.8%	**98.8%**	**97.9%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.