November 2025

All Home Types
Detached
Attached

Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 11

-63.3% from Oct 2025: **30**
-35.3% from Nov 2024: **17**

YTD	2025	2024	+/-
	322	**285**	13.0%

5-year Nov average: **15**

New Pendings — 22

-8.3% from Oct 2025: **24**
29.4% from Nov 2024: **17**

YTD	2025	2024	+/-
	249	**244**	2.0%

5-year Nov average: **19**

Closed Sales — 38

100.0% from Oct 2025: **19**
216.7% from Nov 2024: **12**

YTD	2025	2024	+/-
	251	**218**	15.1%

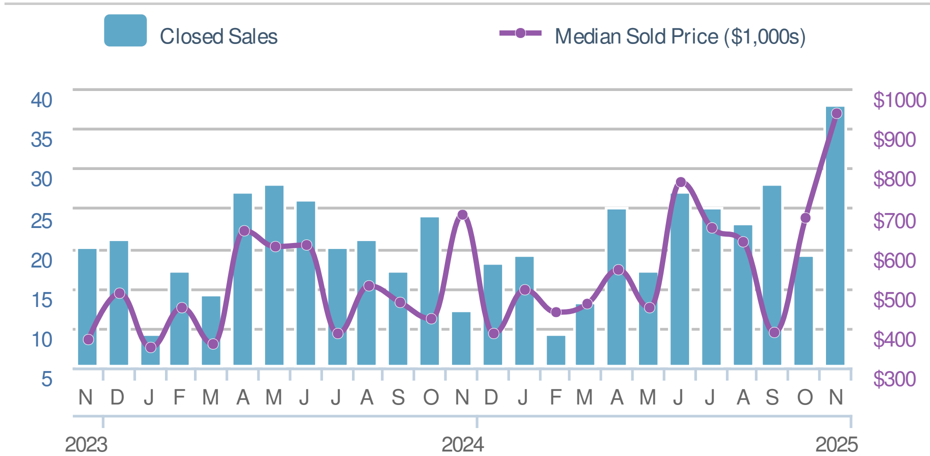
5-year Nov average: **25**

Median Sold Price — $937,500

38.9% from Oct 2025: **$675,000**
37.2% from Nov 2024: **$683,250**

YTD	2025	2024	+/-
	$650,000	**$502,500**	29.4%

5-year Nov average: **$576,540**



Active Listings — 44

44
Min 14 — 26 — Max 44
5-year Nov average

Oct 2025	Nov 2024
51	**29**

Avg DOM — 62

62
Min 14 — 27 — Max 62
5-year Nov average

Oct 2025	Nov 2024	YTD
55	**23**	**25**

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 98.6% — 100.2% — Max 101.5%
5-year Nov average

Oct 2025	Nov 2024	YTD
96.8%	**100.7%**	**99.7%**

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

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Wallingford-Swarthmore (Delaware, PA) - Detached

New Listings — 6

-64.7% from Oct 2025: **17**
-50.0% from Nov 2024: **12**

YTD	2025	2024	+/-
	208	**173**	20.2%

5-year Nov average: **9**

New Pendings — 13

0.0% from Oct 2025: **13**
18.2% from Nov 2024: **11**

YTD	2025	2024	+/-
	164	**153**	7.2%

5-year Nov average: **12**

Closed Sales — 12

9.1% from Oct 2025: **11**
50.0% from Nov 2024: **8**

YTD	2025	2024	+/-
	161	**142**	13.4%

5-year Nov average: **12**

Median Sold Price — $775,000

12.3% from Oct 2025: **$690,000**
-6.1% from Nov 2024: **$825,000**

YTD	2025	2024	+/-
	$700,000	**$643,250**	8.8%

5-year Nov average: **$661,400**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for November was $775,000, representing an increase of 12.3% compared to last month and a decrease of 6.1% from Nov 2024. The average days on market for units sold in November was 13 days, 38% below the 5-year November average of 21 days. There was no month over month change in new contract activity with 13 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 19; and a 33.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.67 in October and a decrease from 1.13 in November 2024. The Contract Ratio is 29% lower than the 5-year November average of 1.49. 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 — 18

18
Min 10 — 14 — Max 18
5-year Nov average

Oct 2025	Nov 2024
27	**15**

Avg DOM — 13

13
Min 13 — 21 — Max 26
5-year Nov average

Oct 2025	Nov 2024	YTD
30	**26**	**16**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 98.5% — 99.9% — Max 101.6%
5-year Nov average

Oct 2025	Nov 2024	YTD
96.4%	**100.0%**	**100.4%**

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

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Wallingford-Swarthmore (Delaware, PA) - Attached

New Listings 5

-61.5% from Oct 2025: **13**

0.0% from Nov 2024: **5**

YTD	2025	2024	+/-
	114	**112**	1.8%

5-year Nov average: **6**

New Pendings 9

-18.2% from Oct 2025: **11**

50.0% from Nov 2024: **6**

YTD	2025	2024	+/-
	85	**91**	-6.6%

5-year Nov average: **7**

Closed Sales 26

225.0% from Oct 2025: **8**

550.0% from Nov 2024: **4**

YTD	2025	2024	+/-
	90	**76**	18.4%

5-year Nov average: **13**

Median Sold Price $975,000

120.8% from Oct 2025: **$441,500**

336.2% from Nov 2024: **$223,500**

YTD	2025	2024	+/-
	$323,500	**$251,000**	28.9%

5-year Nov average: **$413,487**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for November was $975,000, representing an increase of 120.8% compared to last month and an increase of 336.2% from Nov 2024. The average days on market for units sold in November was 84 days, 204% above the 5-year November average of 28 days. There was an 18.2% month over month decrease in new contract activity with 9 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and an 8.3% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.25 in October and a decrease from 1.50 in November 2024. The Contract Ratio is 72% lower than the 5-year November average of 2.08. 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 26

26

Min 4 — 12 — Max 26

5-year Nov average

Oct 2025	Nov 2024
24	**14**

Avg DOM 84

84

Min 4 — 28 — Max 84

5-year Nov average

Oct 2025	Nov 2024	YTD
89	**18**	**42**

Avg Sold to OLP Ratio 99.4%

99.4%

Min 97.0% — 100.7% — Max 105.0%

5-year Nov average

Oct 2025	Nov 2024	YTD
97.2%	**102.0%**	**98.3%**

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