December 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Darby (Delaware, PA)

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

December 2025

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings — 42

-44.7% from Nov 2025: **76**

2.4% from Dec 2024: **41**

YTD	2025	2024	+/-
	1,062	**1,105**	-3.9%

5-year Dec average: **53**

New Pendings — 54

10.2% from Nov 2025: **49**

-14.3% from Dec 2024: **63**

YTD	2025	2024	+/-
	859	**880**	-2.4%

5-year Dec average: **62**

Closed Sales — 60

-18.9% from Nov 2025: **74**

-24.1% from Dec 2024: **79**

YTD	2025	2024	+/-
	877	**848**	3.4%

5-year Dec average: **87**

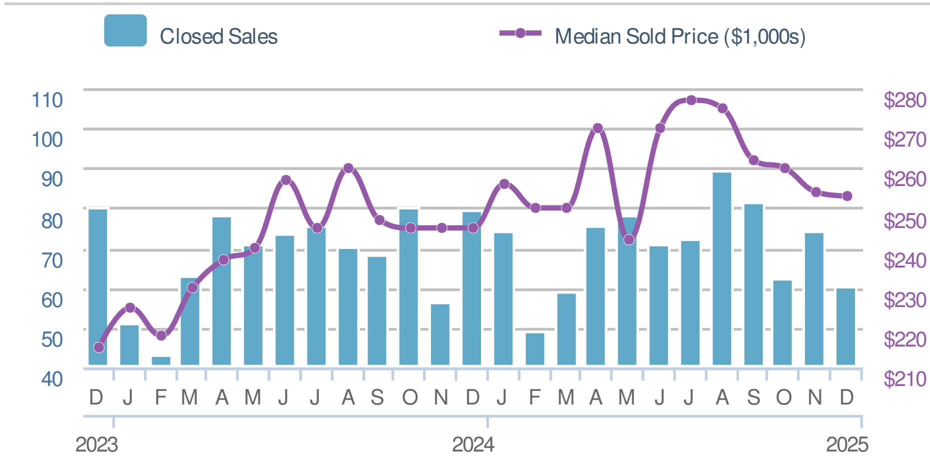
Median Sold Price — $253,250

-0.5% from Nov 2025: **$254,500**

3.4% from Dec 2024: **$245,000**

YTD	2025	2024	+/-
	$259,900	**$242,750**	7.1%

5-year Dec average: **$223,350**



Active Listings — 116

116

Min 75 — 90 — Max 116

5-year Dec average

Nov 2025	Dec 2024
134	**98**

Avg DOM — 31

31

Min 21 — 28 — Max 36

5-year Dec average

Nov 2025	Dec 2024	YTD
26	**36**	**26**

Avg Sold to OLP Ratio — 96.6%

96.6%

Min 95.5% — 97.6% — Max 99.5%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.7%	**95.5%**	**98.2%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

December 2025

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 8

-63.6% from Nov 2025: **22**
-38.5% from Dec 2024: **13**

YTD	2025	2024	+/-
	310	**305**	1.6%

5-year Dec average: **13**

New Pendings 14

27.3% from Nov 2025: **11**
0.0% from Dec 2024: **14**

YTD	2025	2024	+/-
	263	**254**	3.5%

5-year Dec average: **17**

Closed Sales 19

-26.9% from Nov 2025: **26**
-29.6% from Dec 2024: **27**

YTD	2025	2024	+/-
	273	**240**	13.8%

5-year Dec average: **26**

Median Sold Price $350,000

-11.1% from Nov 2025: **$393,500**
12.9% from Dec 2024: **$310,000**

YTD	2025	2024	+/-
	$380,000	**$375,500**	1.2%

5-year Dec average: **$338,900**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for December was $350,000, representing a decrease of 11.1% compared to last month and an increase of 12.9% from Dec 2024. The average days on market for units sold in December was 30 days, 10% above the 5-year December average of 27 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 26.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 24.3% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.70 in November and a decrease from 1.19 in December 2024. The Contract Ratio is 47% lower than the 5-year December average of 1.28. 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

28
Min 17 — 22 (5-year Dec average) — Max 28

Nov 2025	Dec 2024
37	**26**

Avg DOM 30

30
Min 21 — 27 (5-year Dec average) — Max 35

Nov 2025	Dec 2024	YTD
21	**35**	**25**

Avg Sold to OLP Ratio 97.2%

97.2%
Min 95.3% — 97.7% (5-year Dec average) — Max 99.0%

Nov 2025	Dec 2024	YTD
100.8%	**95.3%**	**99.2%**

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

December 2025

Upper Darby (Delaware, PA) - Attached

New Listings: 34

-37.0%	21.4%
from Nov 2025: **54**	from Dec 2024: **28**

YTD	2025	2024	+/-
	752	**799**	-5.9%

5-year Dec average: **40**

New Pendings: 40

5.3%	-18.4%
from Nov 2025: **38**	from Dec 2024: **49**

YTD	2025	2024	+/-
	596	**625**	-4.6%

5-year Dec average: **45**

Closed Sales: 41

-14.6%	-21.2%
from Nov 2025: **48**	from Dec 2024: **52**

YTD	2025	2024	+/-
	604	**607**	-0.5%

5-year Dec average: **61**

Median Sold Price: $225,000

-0.7%	4.7%
from Nov 2025: **$226,500**	from Dec 2024: **$215,000**

YTD	2025	2024	+/-
	$235,000	**$216,500**	8.5%

5-year Dec average: **$200,740**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for December was $225,000, representing a decrease of 0.7% compared to last month and an increase of 4.7% from Dec 2024. The average days on market for units sold in December was 31 days, 8% above the 5-year December average of 29 days. There was a 5.3% month over month increase in new contract activity with 40 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 51; and a 9.3% decrease in supply to 88 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, no change from November and a decrease from 0.89 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 1.04. 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: 88

Min	5-year Dec average	Max
56	67	88

Nov 2025	Dec 2024
97	**72**

Avg DOM: 31

Min	5-year Dec average	Max
20	29	36

Nov 2025	Dec 2024	YTD
28	**36**	**27**

Avg Sold to OLP Ratio: 96.4%

Min	5-year Dec average	Max
95.6%	97.6%	100.1%

Nov 2025	Dec 2024	YTD
96.0%	**95.6%**	**97.7%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.