

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

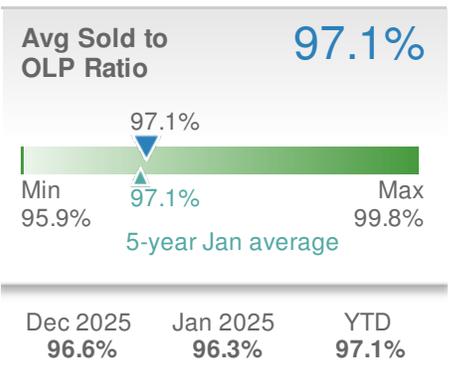
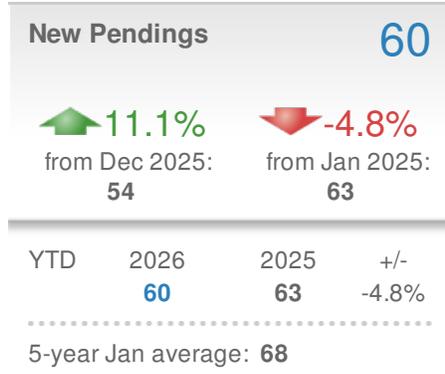
Local Market Insight

Upper Darby (Delaware, PA)

January 2026

Upper Darby (Delaware, PA)

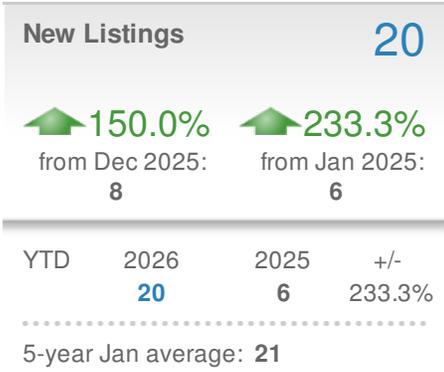
Email: ldavis@tcsr.realtor



January 2026

Upper Darby (Delaware, PA) - Detached

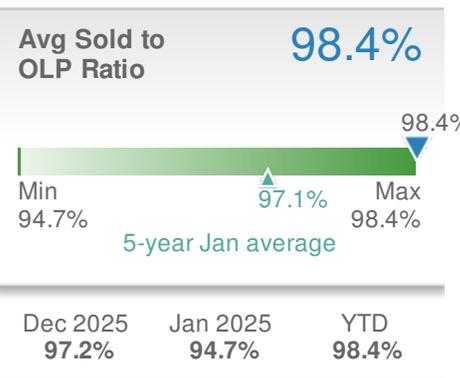
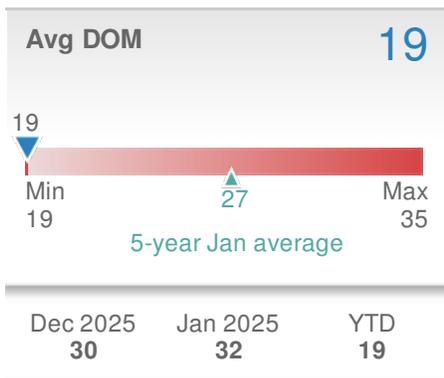
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for January was \$352,500, representing an increase of 0.7% compared to last month and a decrease of 3.4% from Jan 2025. The average days on market for units sold in January was 19 days, 31% below the 5-year January average of 27 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 22; and no change in supply with 28 active units.

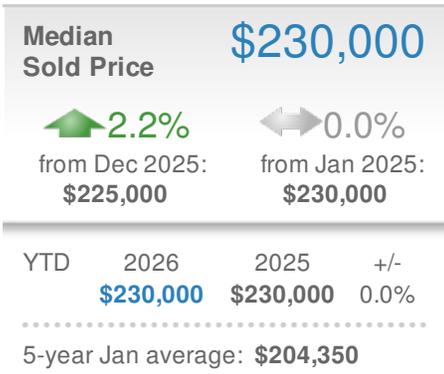
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.68 in December and a decrease from 1.31 in January 2025. The Contract Ratio is 41% lower than the 5-year January average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Upper Darby (Delaware, PA) - Attached

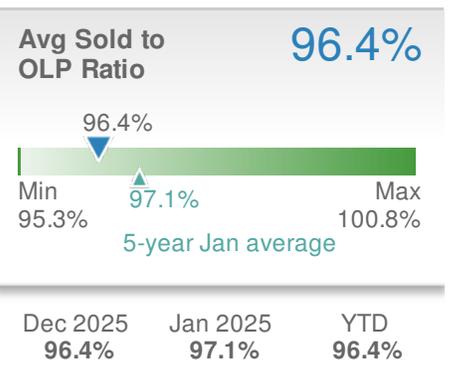
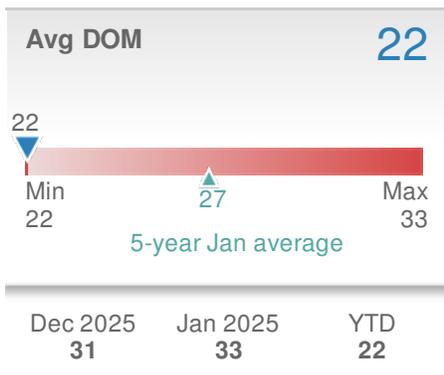
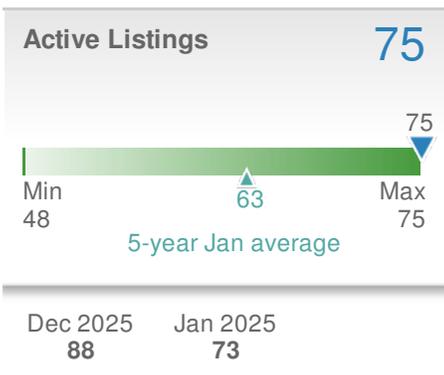
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for January was \$230,000, representing an increase of 2.2% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 22 days, 19% below the 5-year January average of 27 days. There was no month over month change in new contract activity with 40 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 54; and a 14.8% decrease in supply to 75 active units.

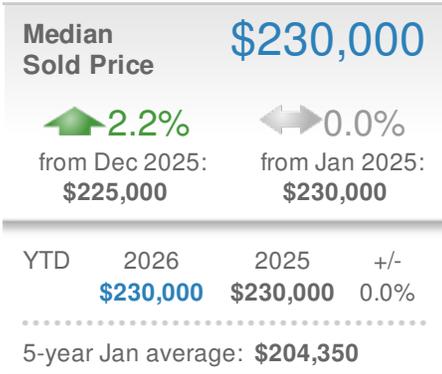
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.58 in December and a decrease from 0.79 in January 2025. The Contract Ratio is 33% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

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



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$230,000, representing an increase of 2.2% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 22 days, 19% below the 5-year January average of 27 days. There was no month over month change in new contract activity with 40 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 54; and a 14.9% decrease in supply to 74 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.59 in December and a decrease from 0.79 in January 2025. The Contract Ratio is 32% lower than the 5-year January average of 1.08. 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.

