

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

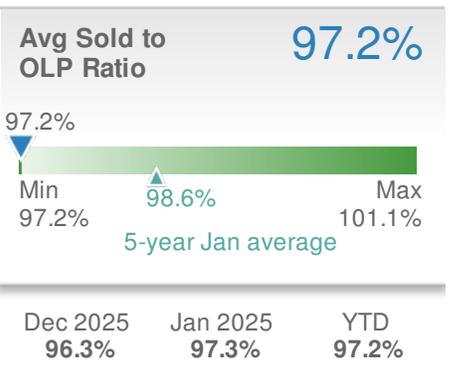
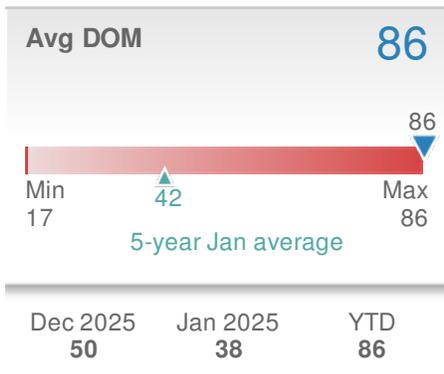
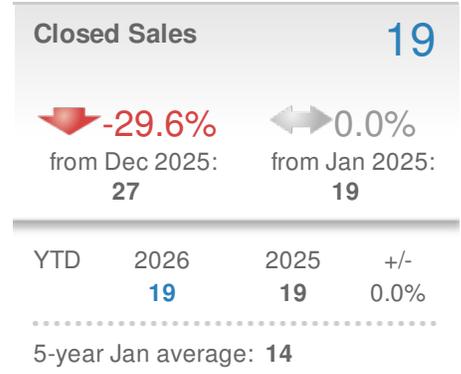
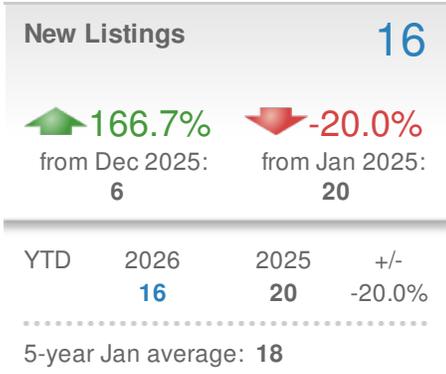
Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

January 2026

Wallingford-Swarthmore (Delaware, PA)

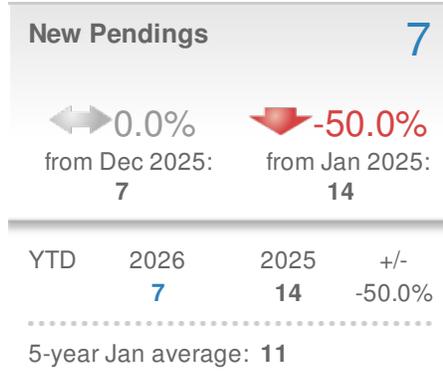
Email: ldavis@tcsr.realtor



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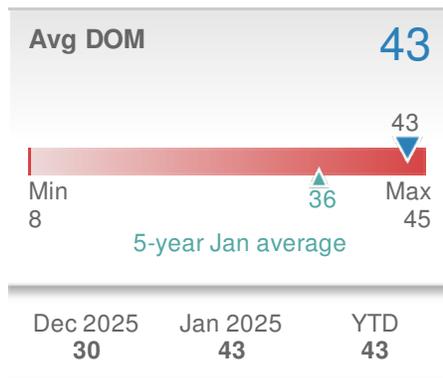
Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS
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Summary

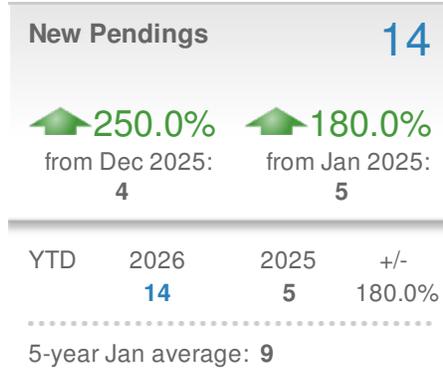
In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for January was \$740,000, representing an increase of 12.1% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 43 days, 21% above the 5-year January average of 36 days. There was no month over month change in new contract activity with 7 New Pendencies; a 36.4% MoM decrease in All Pendencies (new contracts + contracts carried over from December) to 7; and an 80% increase in supply to 18 active units. This activity resulted in a Contract Ratio of 0.39 pendencies per active listing, down from 1.10 in December and a decrease from 1.75 in January 2025. The Contract Ratio is 76% lower than the 5-year January average of 1.60. 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.



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Wallingford-Swarthmore (Delaware, PA) - Attached

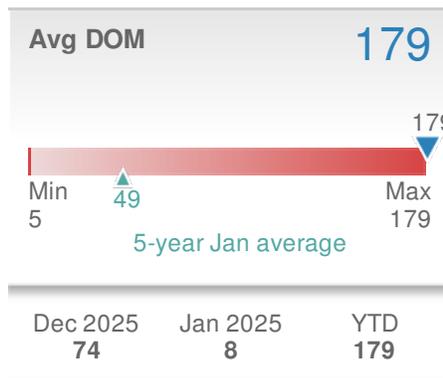
Tri-County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for January was \$250,000, representing a decrease of 7.9% compared to last month and an increase of 60.8% from Jan 2025. The average days on market for units sold in January was 179 days, 268% above the 5-year January average of 49 days. There was a 250% month over month increase in new contract activity with 14 New Pendings; a 116.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 23.1% decrease in supply to 20 active units.

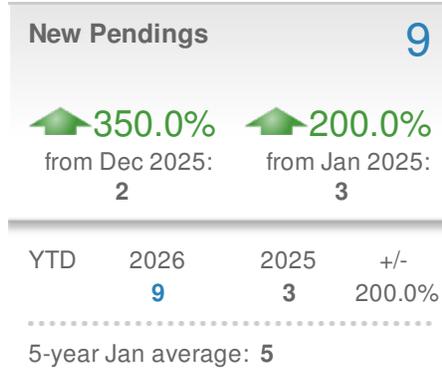
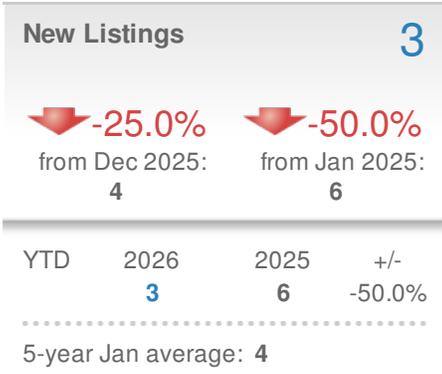
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.23 in December and a decrease from 1.60 in January 2025. The Contract Ratio is 85% lower than the 5-year January average of 4.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$346,500, representing a decrease of 50.7% compared to last month and an increase of 122.8% from Jan 2025. The average days on market for units sold in January was 47 days, 103% above the 5-year January average of 23 days. There was a 350% month over month increase in new contract activity with 9 New Pendings; a 350% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 30% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.20 in December and a decrease from 1.56 in January 2025. The Contract Ratio is 79% lower than the 5-year January average of 6.20. 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.

