

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

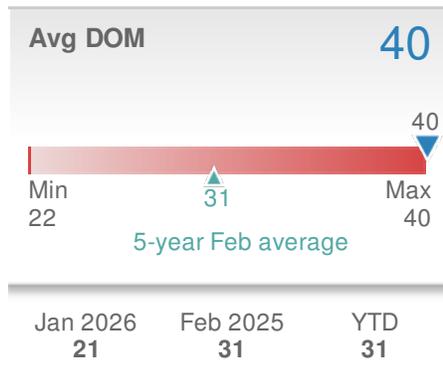
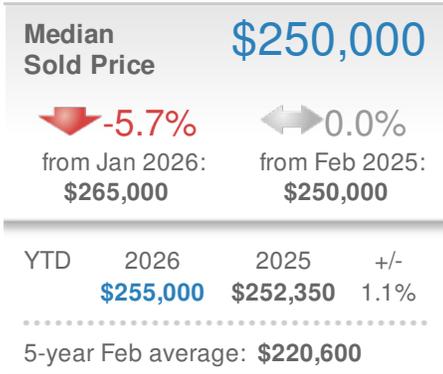
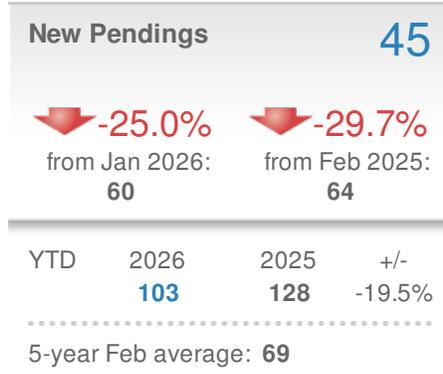
Local Market Insight

Upper Darby (Delaware, PA)

February 2026

Upper Darby (Delaware, PA)

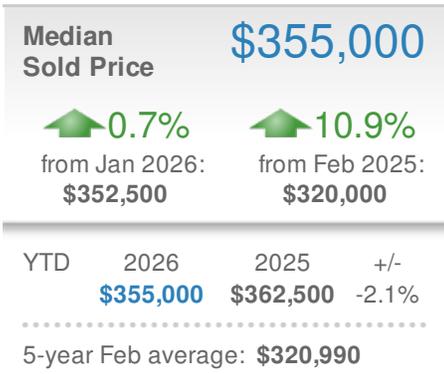
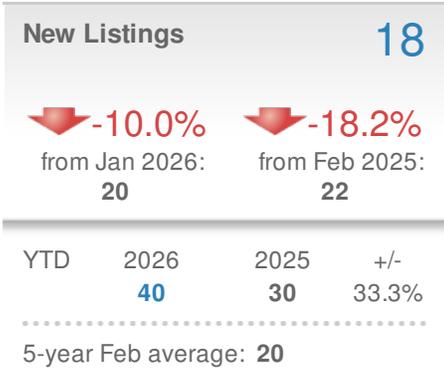
Email: ldavis@tcsr.realtor



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Upper Darby (Delaware, PA) - Detached

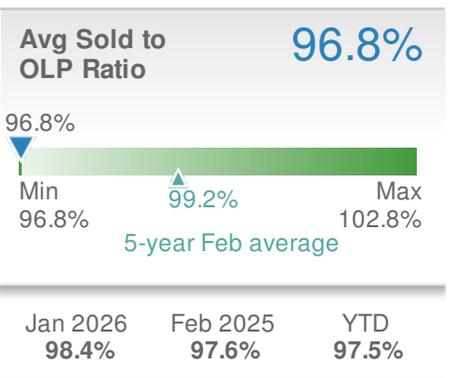
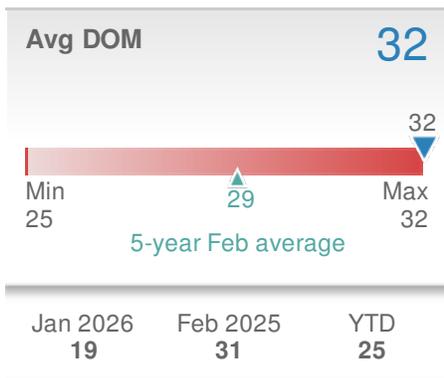
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Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for February was \$355,000, representing an increase of 0.7% compared to last month and an increase of 10.9% from Feb 2025. The average days on market for units sold in February was 32 days, 11% above the 5-year February average of 29 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 17; and a 10.7% increase in supply to 31 active units.

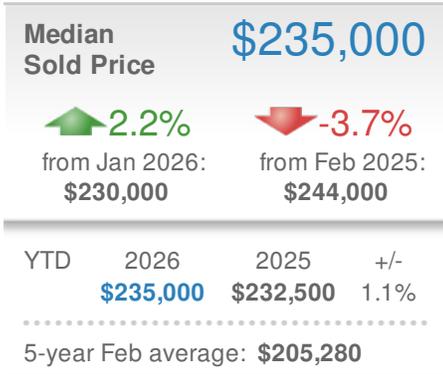
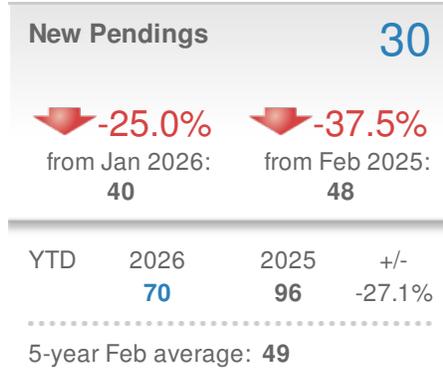
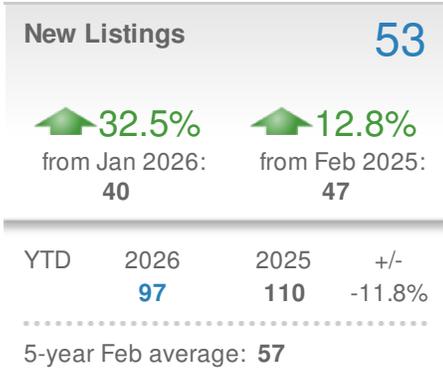
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.79 in January and a decrease from 0.96 in February 2025. The Contract Ratio is 66% lower than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Upper Darby (Delaware, PA) - Attached

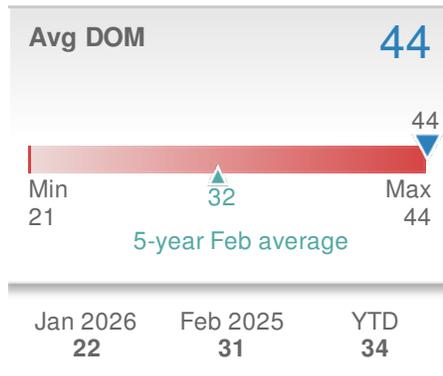
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for February was \$235,000, representing an increase of 2.2% compared to last month and a decrease of 3.7% from Feb 2025. The average days on market for units sold in February was 44 days, 37% above the 5-year February average of 32 days. There was a 25% month over month decrease in new contract activity with 30 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 47; and a 25.3% increase in supply to 94 active units.

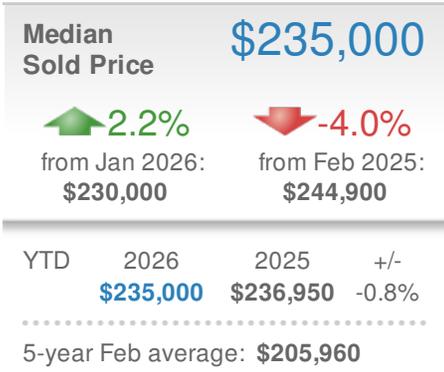
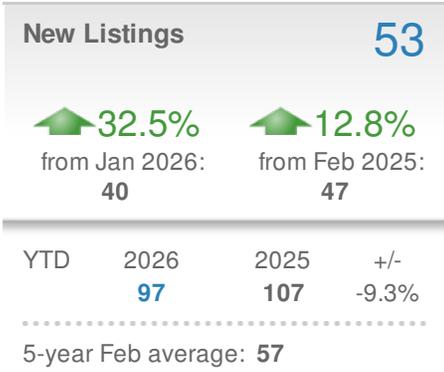
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.72 in January and a decrease from 1.08 in February 2025. The Contract Ratio is 58% lower than the 5-year February average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$235,000, representing an increase of 2.2% compared to last month and a decrease of 4% from Feb 2025. The average days on market for units sold in February was 44 days, 38% above the 5-year February average of 32 days. There was a 25% month over month decrease in new contract activity with 30 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 47; and a 25.7% increase in supply to 93 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, down from 0.73 in January and a decrease from 1.08 in February 2025. The Contract Ratio is 57% lower than the 5-year February average of 1.19. 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.

