

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

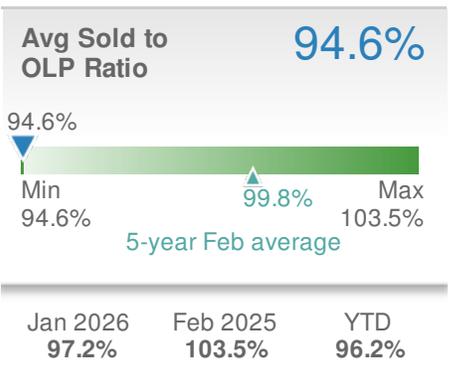
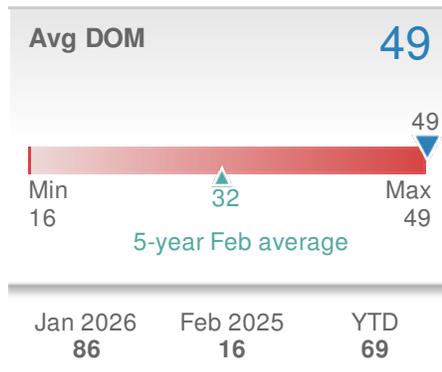
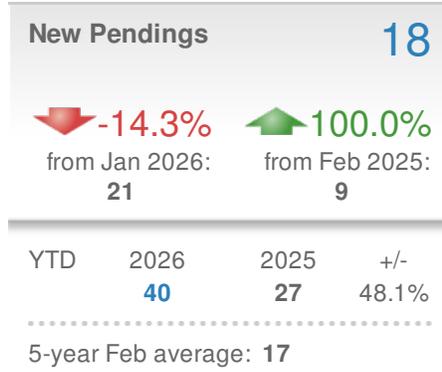
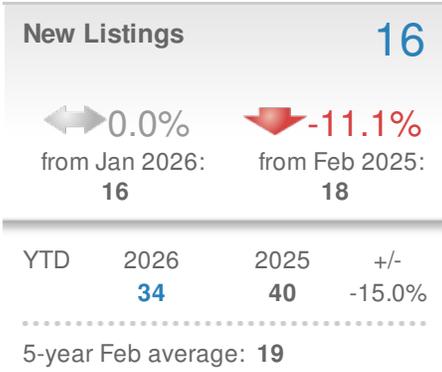
## Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

## February 2026

Wallingford-Swarthmore (Delaware, PA)

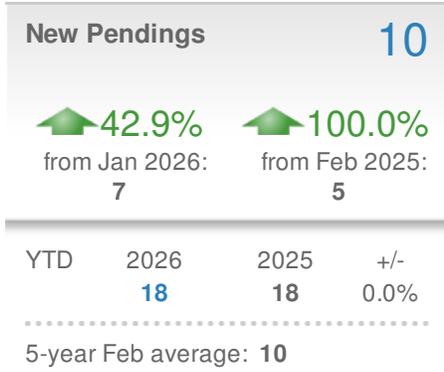
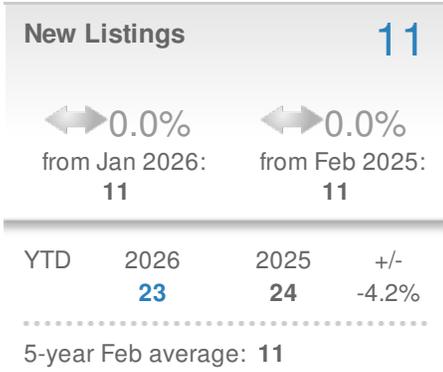
Email: ldavis@tcsr.realtor



## February 2026

### Wallingford-Swarthmore (Delaware, PA) - Detached

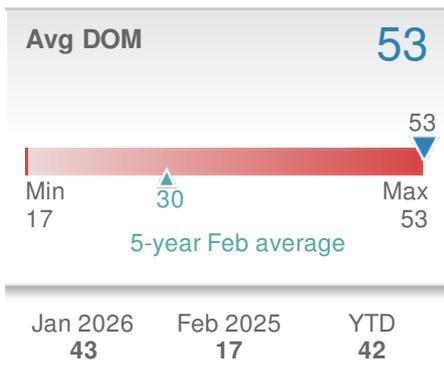
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### Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for February was \$610,450, representing a decrease of 17.5% compared to last month and an increase of 13.8% from Feb 2025. The average days on market for units sold in February was 53 days, 76% above the 5-year February average of 30 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 22.2% decrease in supply to 14 active units.

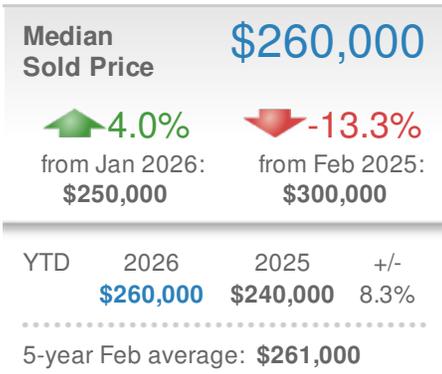
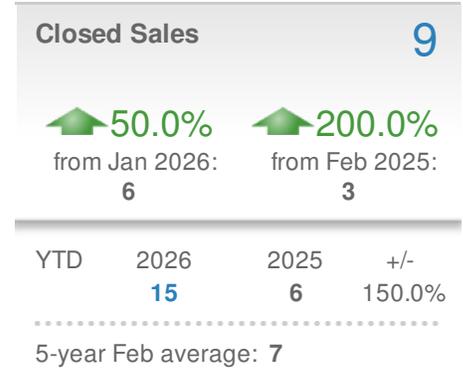
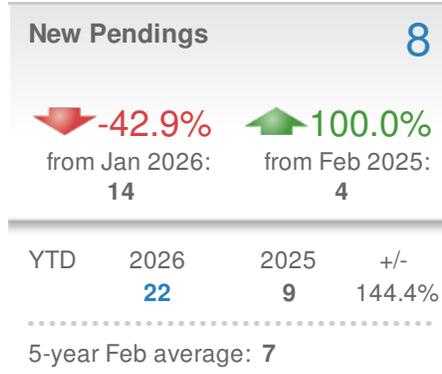
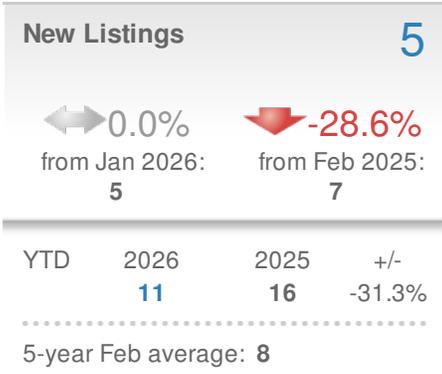
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.39 in January and a decrease from 1.20 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Wallingford-Swarthmore (Delaware, PA) - Attached

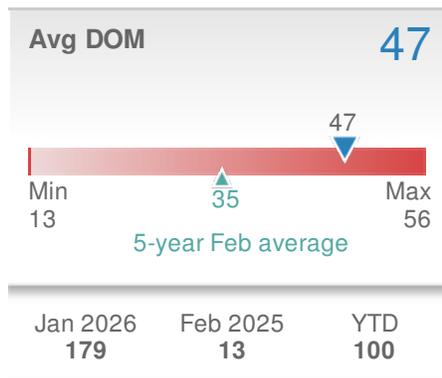
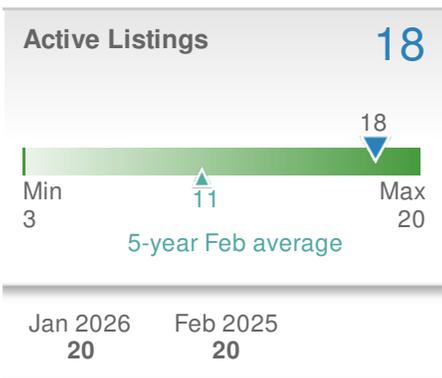
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**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for February was \$260,000, representing an increase of 4% compared to last month and a decrease of 13.3% from Feb 2025. The average days on market for units sold in February was 47 days, 36% above the 5-year February average of 35 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 10% decrease in supply to 18 active units.

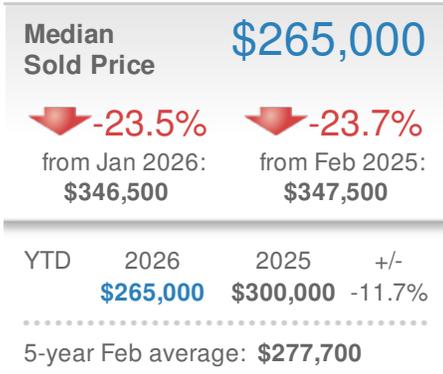
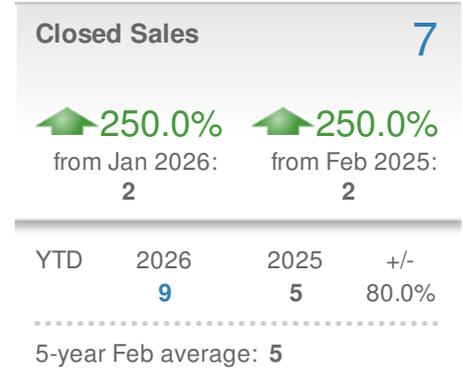
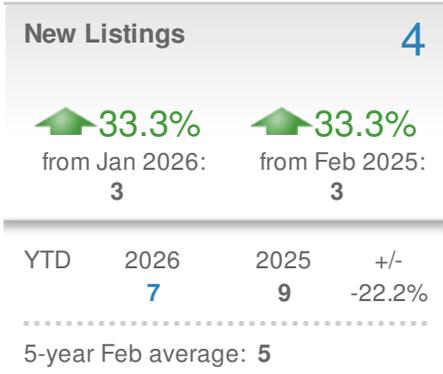
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.65 in January and a decrease from 1.25 in February 2025. The Contract Ratio is 77% lower than the 5-year February average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## February 2026

### 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 February was \$265,000, representing a decrease of 23.5% compared to last month and a decrease of 23.7% from Feb 2025. The average days on market for units sold in February was 44 days, 22% above the 5-year February average of 36 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 6; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.29 in January and a decrease from 1.67 in February 2025. The Contract Ratio is 70% lower than the 5-year February average of 3.30. 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.

