

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

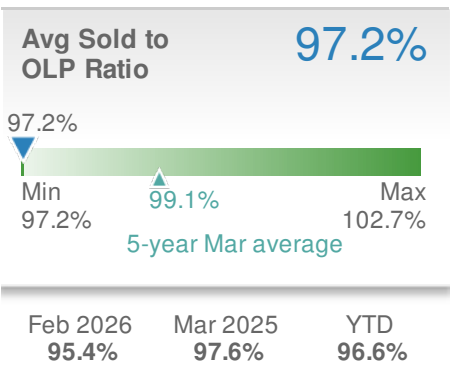
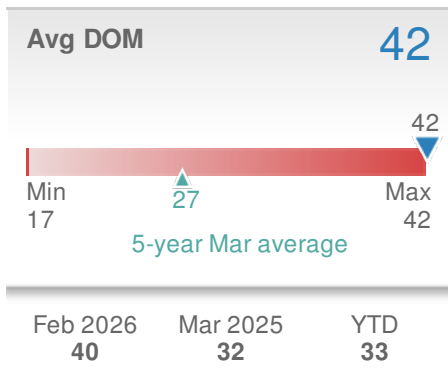
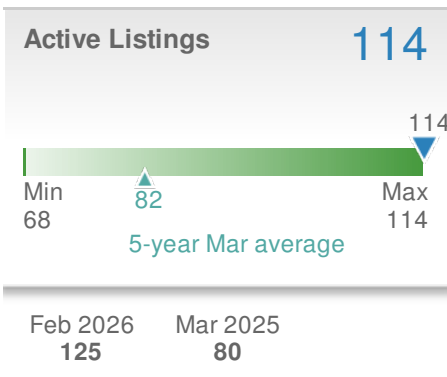
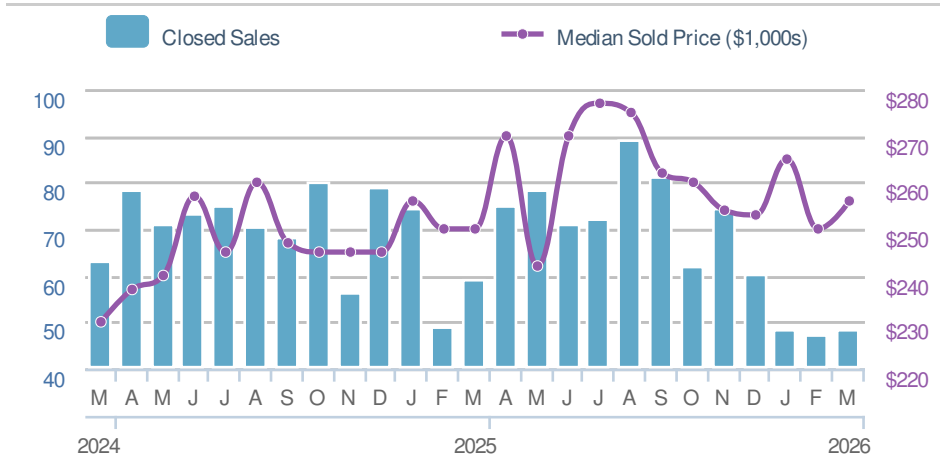
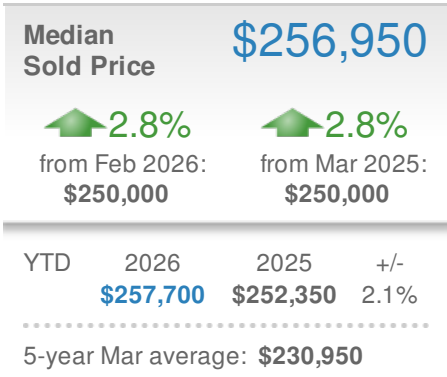
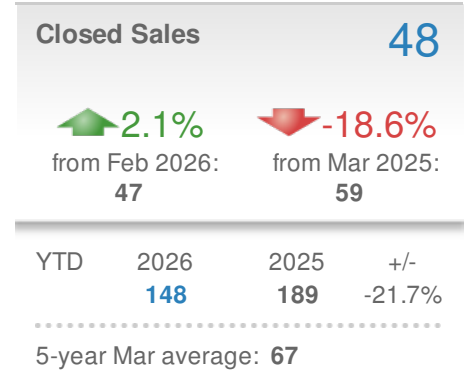
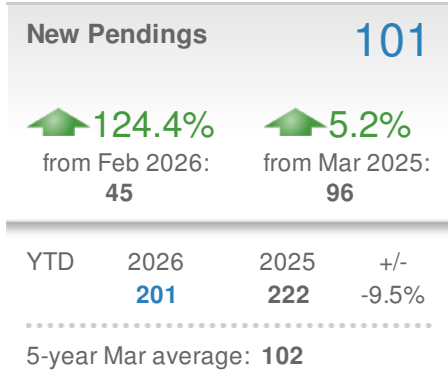
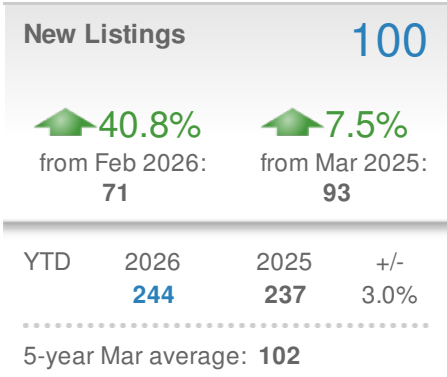
Local Market Insight

Upper Darby (Delaware, PA)

March 2026

Upper Darby (Delaware, PA)

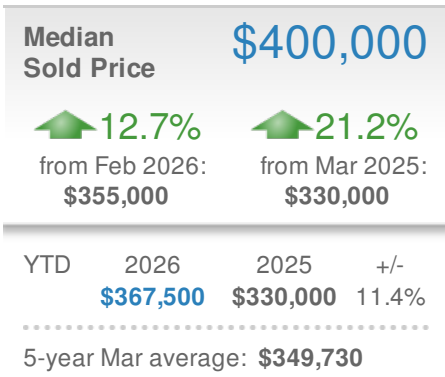
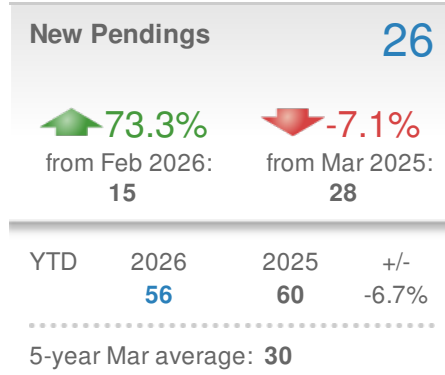
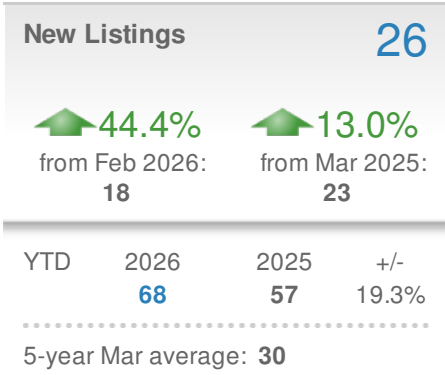
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March 2026

Upper Darby (Delaware, PA) - Detached

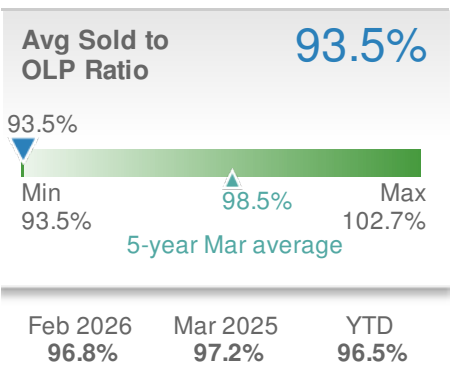
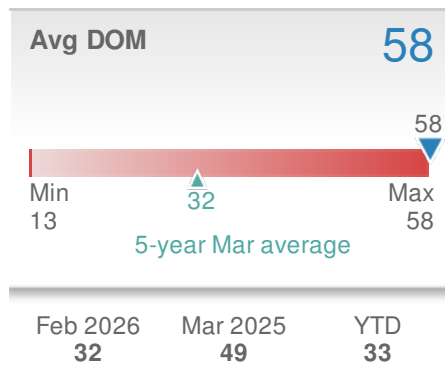
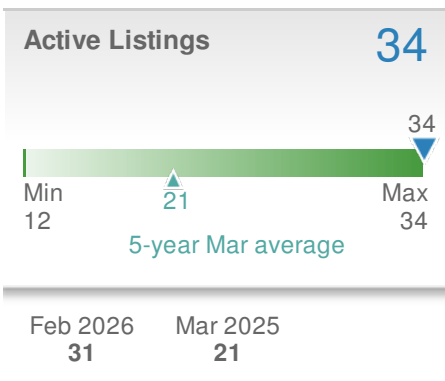
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Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for March was \$400,000, representing an increase of 12.7% compared to last month and an increase of 21.2% from Mar 2025. The average days on market for units sold in March was 58 days, 79% above the 5-year March average of 32 days. There was a 73.3% month over month increase in new contract activity with 26 New Pendings; a 70.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 29; and a 9.7% increase in supply to 34 active units.

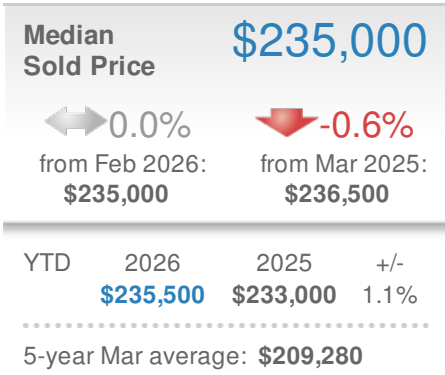
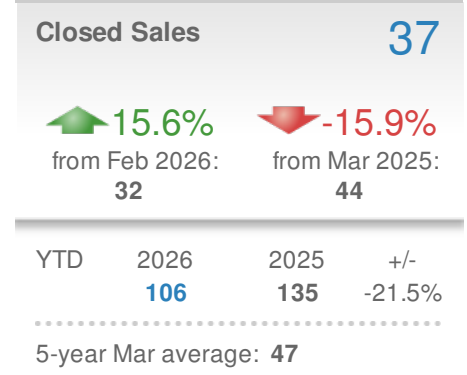
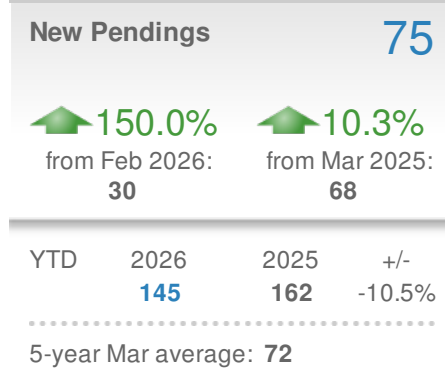
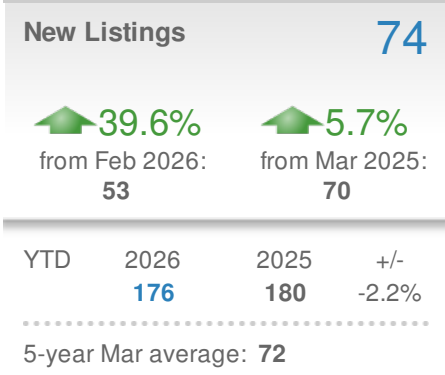
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.55 in February and a decrease from 1.67 in March 2025. The Contract Ratio is 58% lower than the 5-year March average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Upper Darby (Delaware, PA) - Attached

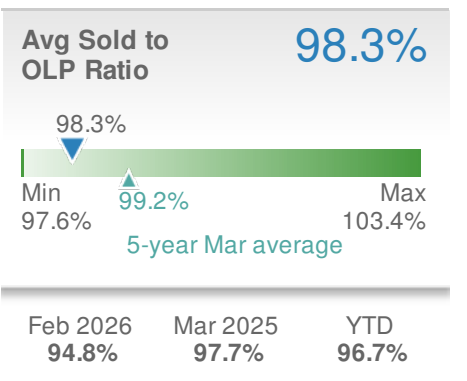
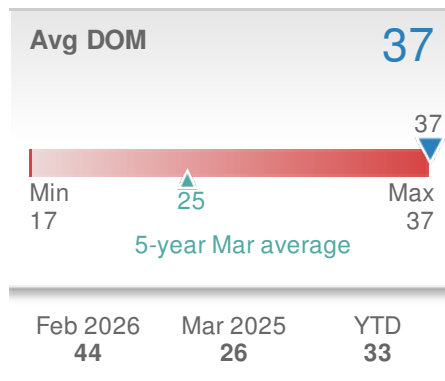
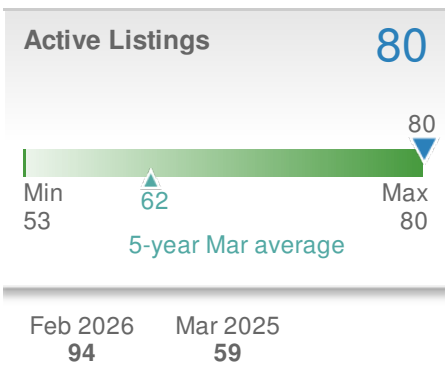
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for March was \$235,000, representing no change compared to last month and a decrease of 0.6% from Mar 2025. The average days on market for units sold in March was 37 days, 47% above the 5-year March average of 25 days. There was a 150% month over month increase in new contract activity with 75 New Pendings; a 76.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 83; and a 14.9% decrease in supply to 80 active units.

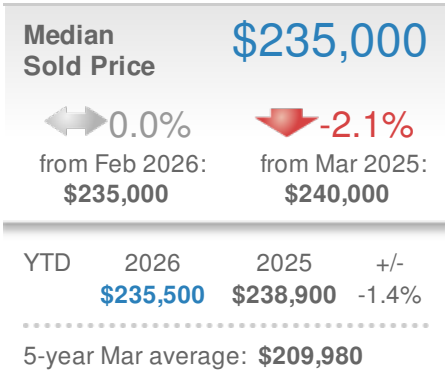
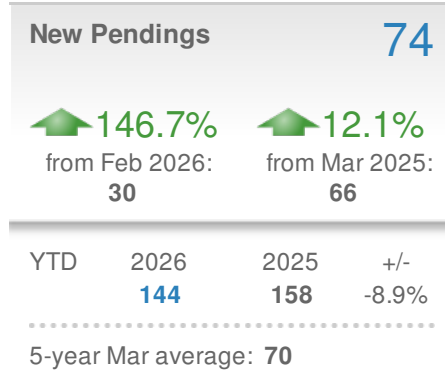
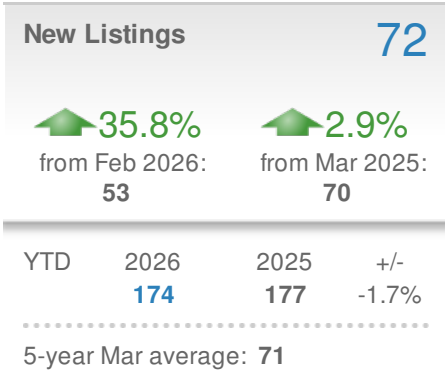
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.50 in February and a decrease from 1.47 in March 2025. The Contract Ratio is 30% lower than the 5-year March average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$235,000, representing no change compared to last month and a decrease of 2.1% from Mar 2025. The average days on market for units sold in March was 37 days, 48% above the 5-year March average of 25 days. There was a 146.7% month over month increase in new contract activity with 74 New Pendings; a 74.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 82; and a 16.1% decrease in supply to 78 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.51 in February and a decrease from 1.42 in March 2025. The Contract Ratio is 29% lower than the 5-year March average of 1.47. 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.

