

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

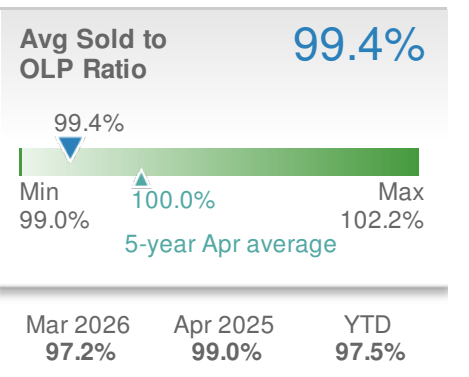
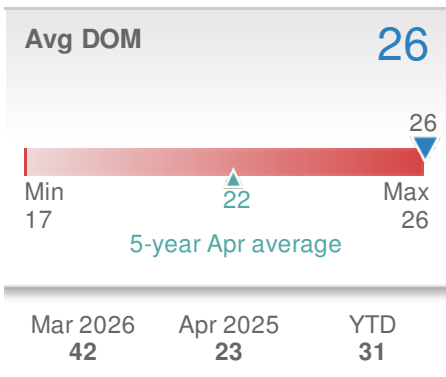
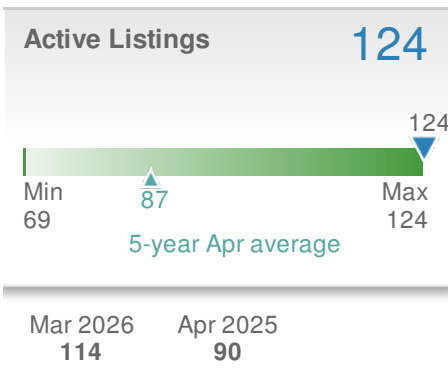
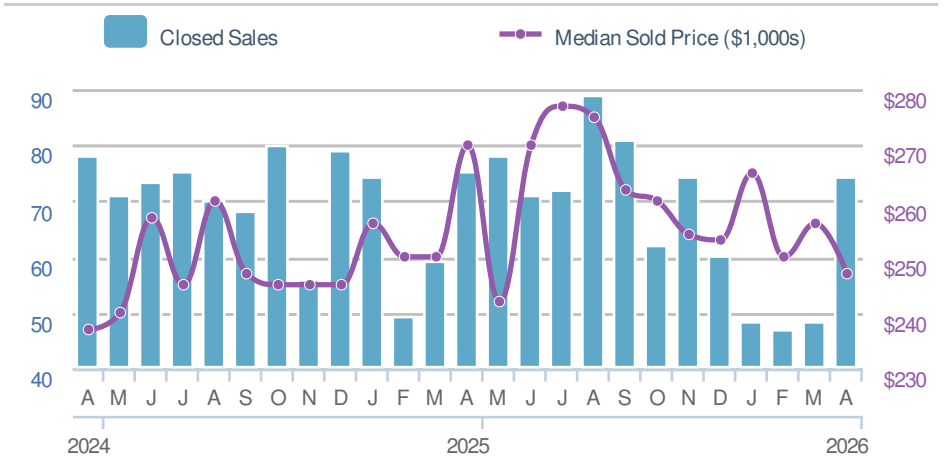
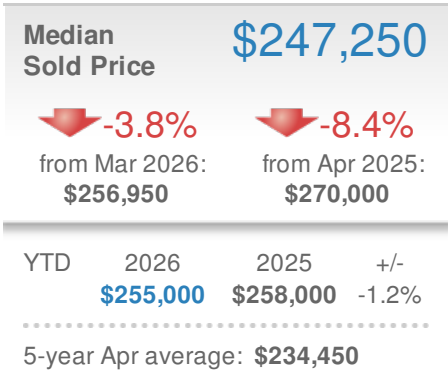
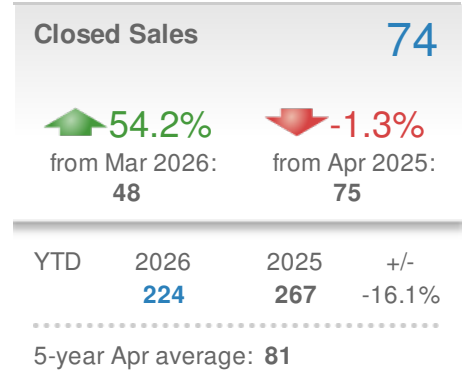
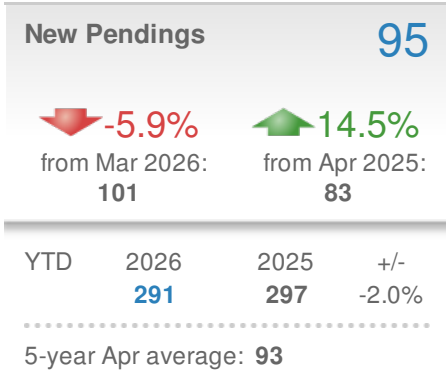
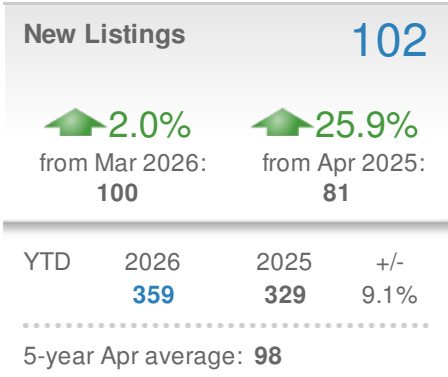
Local Market Insight

Upper Darby (Delaware, PA)

April 2026

Upper Darby (Delaware, PA)

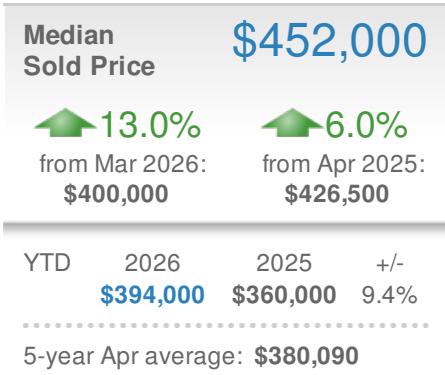
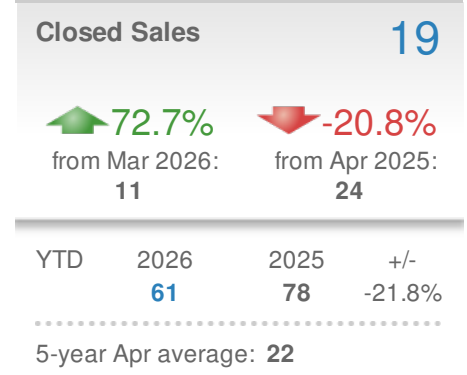
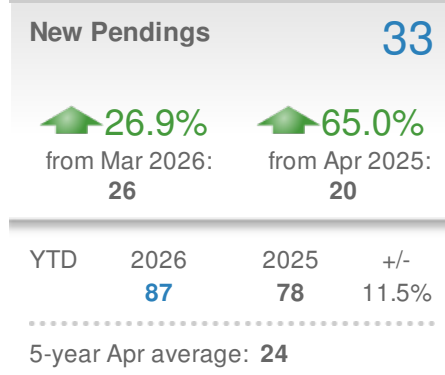
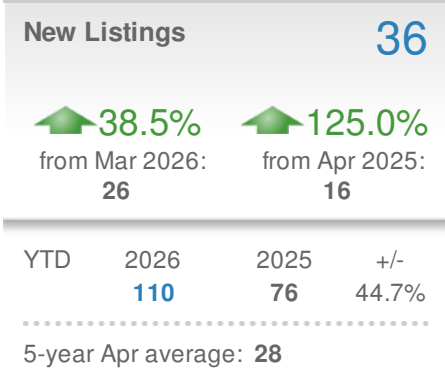
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Upper Darby (Delaware, PA) - Detached

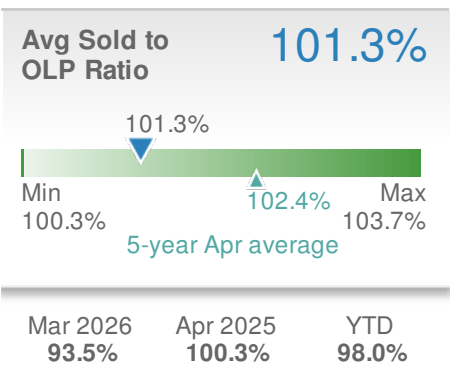
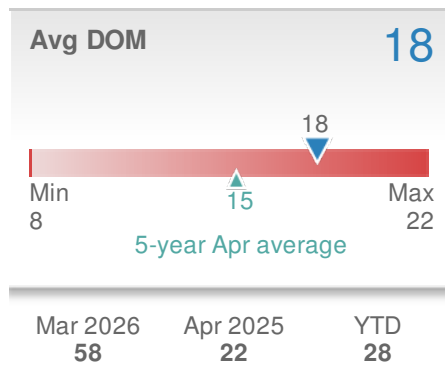
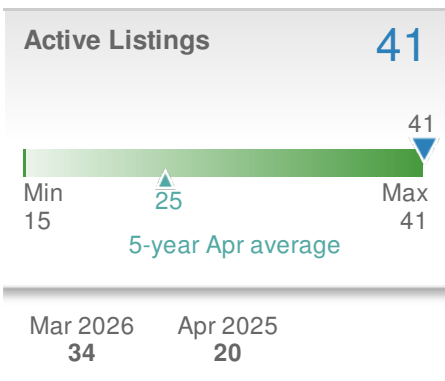
Tri-County Suburban REALTORS
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Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for April was \$452,000, representing an increase of 13% compared to last month and an increase of 6% from Apr 2025. The average days on market for units sold in April was 18 days, 17% above the 5-year April average of 15 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 41; and a 20.6% increase in supply to 41 active units.

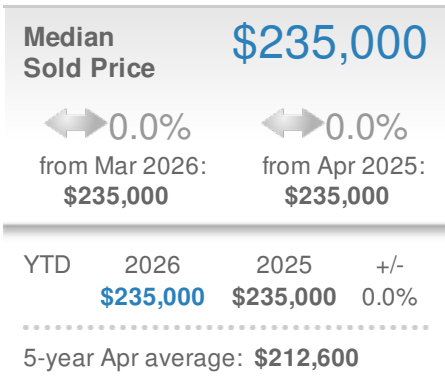
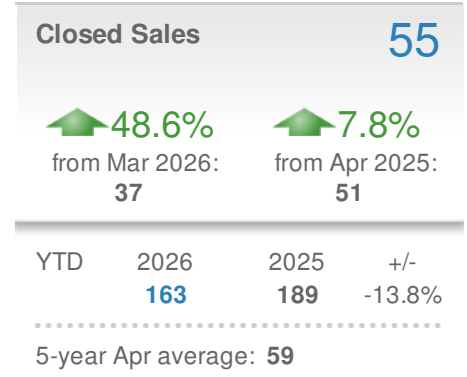
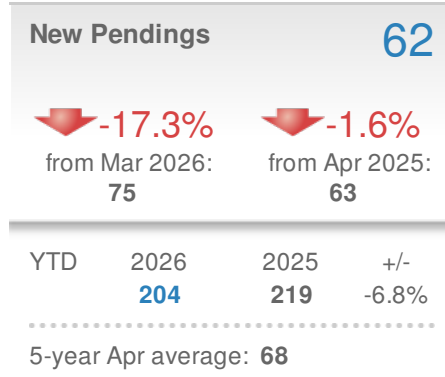
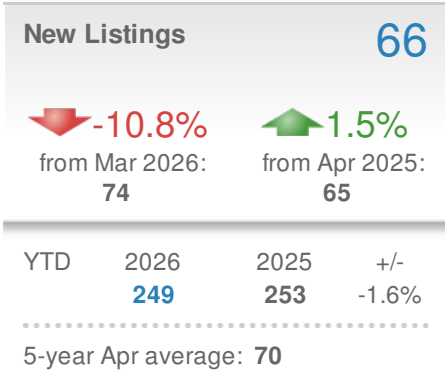
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.85 in March and a decrease from 1.45 in April 2025. The Contract Ratio is 39% lower than the 5-year April average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Upper Darby (Delaware, PA) - Attached

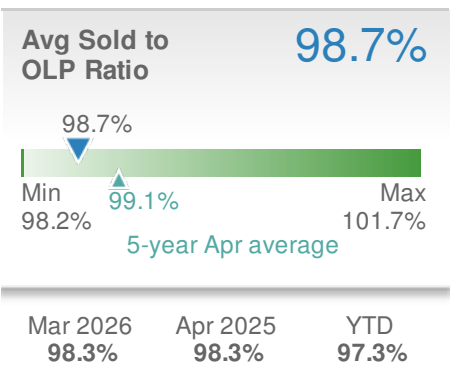
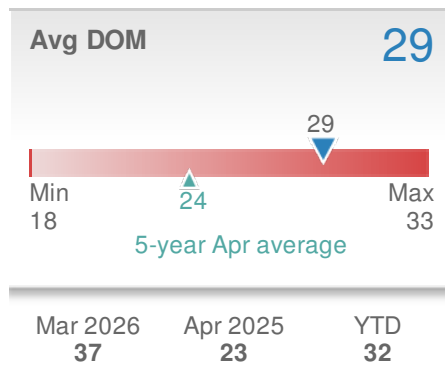
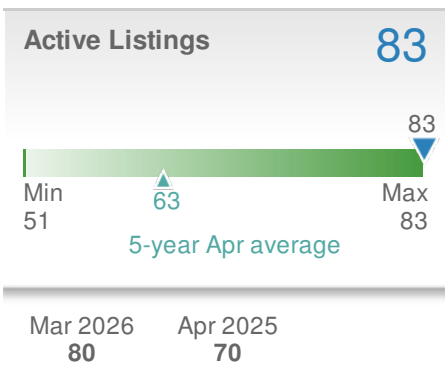
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for April was \$235,000, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 29 days, 20% above the 5-year April average of 24 days. There was a 17.3% month over month decrease in new contract activity with 62 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 85; and a 3.8% increase in supply to 83 active units.

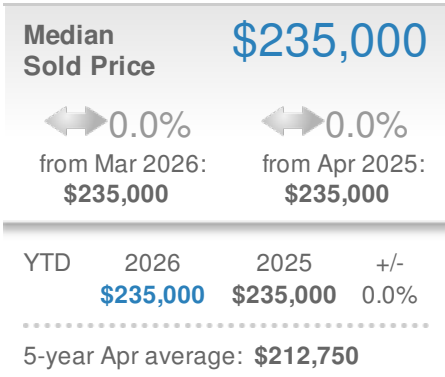
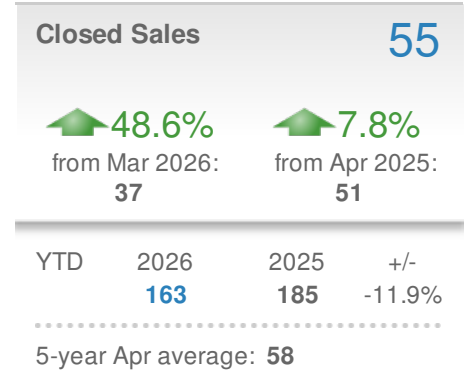
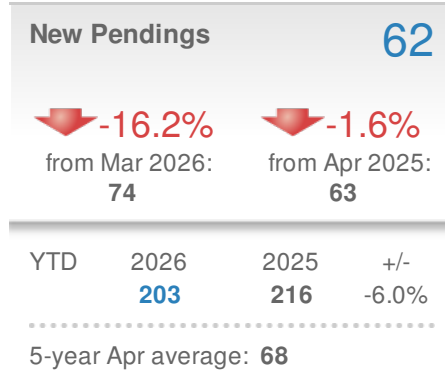
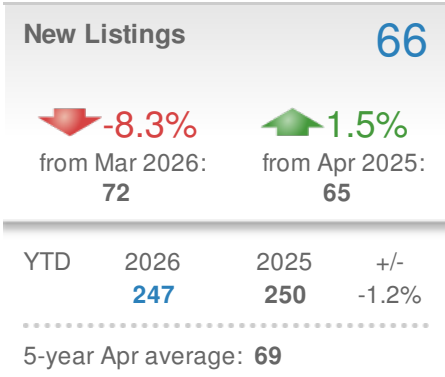
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.04 in March and a decrease from 1.27 in April 2025. The Contract Ratio is 34% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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/Townhouse

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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$235,000, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 29 days, 20% above the 5-year April average of 24 days. There was a 16.2% month over month decrease in new contract activity with 62 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 84; and a 3.8% increase in supply to 81 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.05 in March and a decrease from 1.26 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 1.55. 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.

