

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

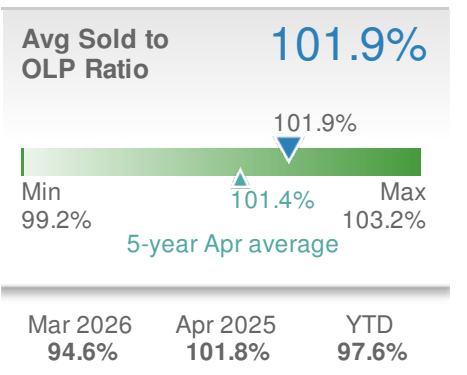
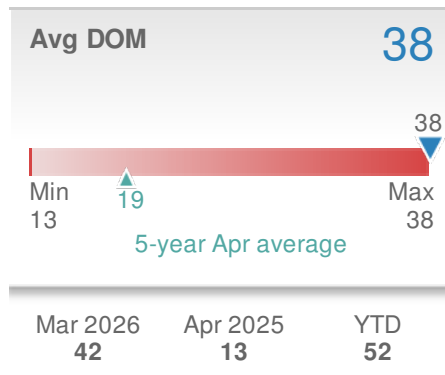
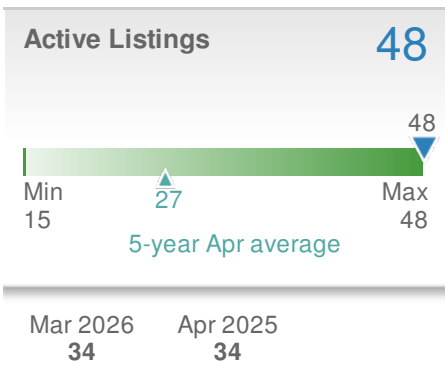
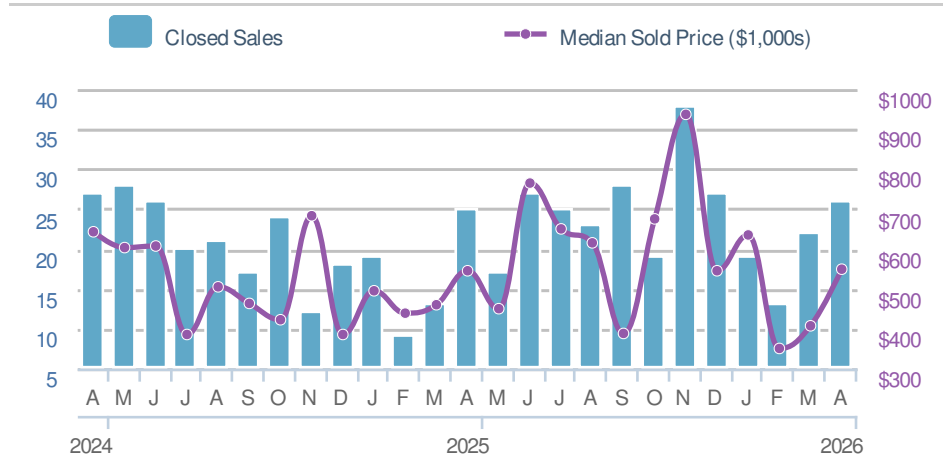
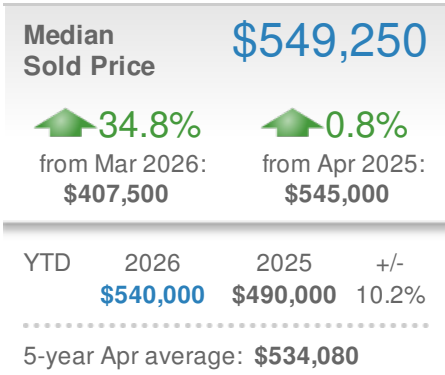
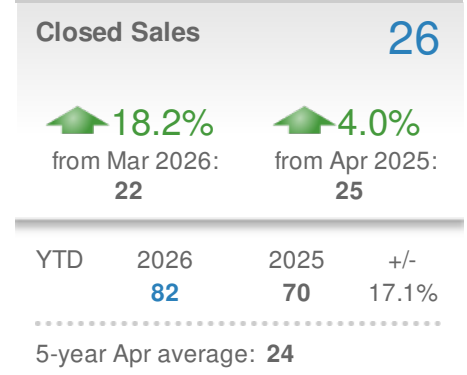
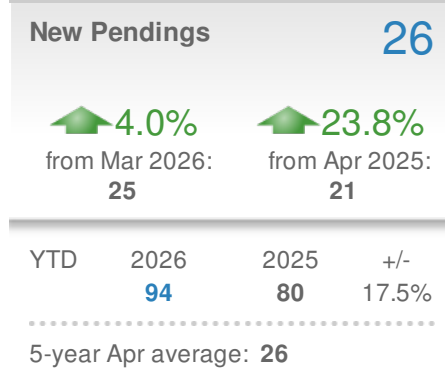
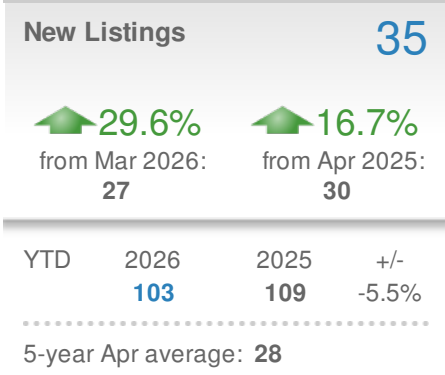
Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

April 2026

Wallingford-Swarthmore (Delaware, PA)

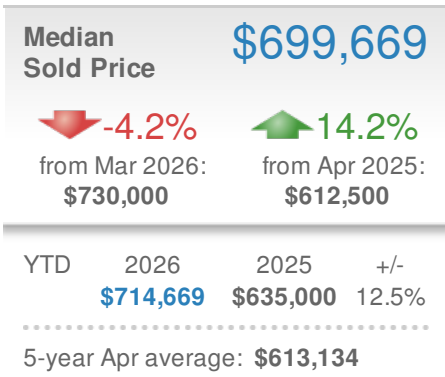
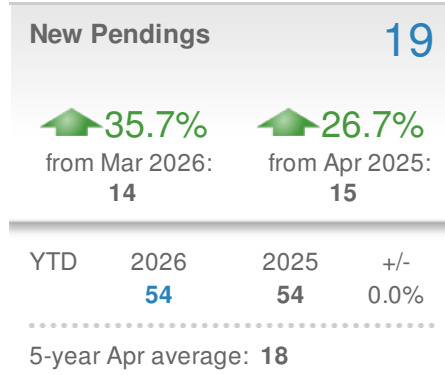
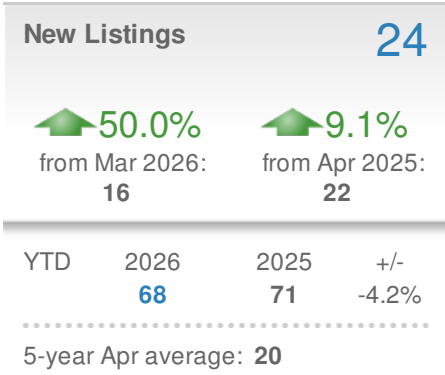
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April 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

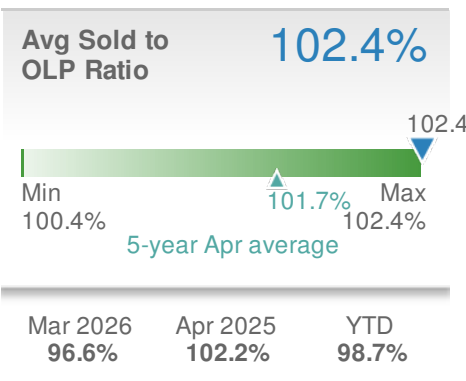
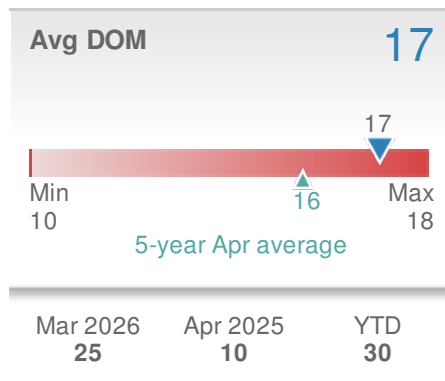
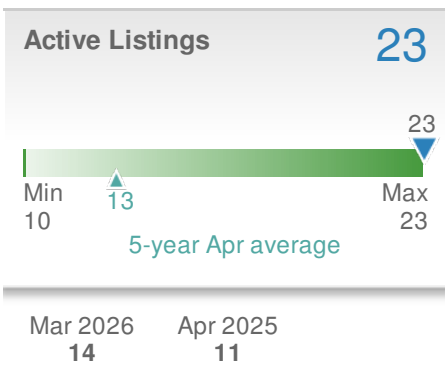
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for April was \$699,669, representing a decrease of 4.2% compared to last month and an increase of 14.2% from Apr 2025. The average days on market for units sold in April was 17 days, 9% above the 5-year April average of 16 days. There was a 35.7% month over month increase in new contract activity with 19 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 64.3% increase in supply to 23 active units.

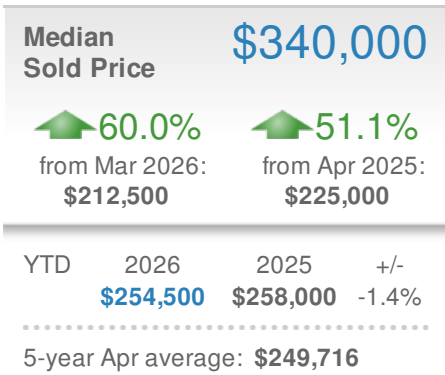
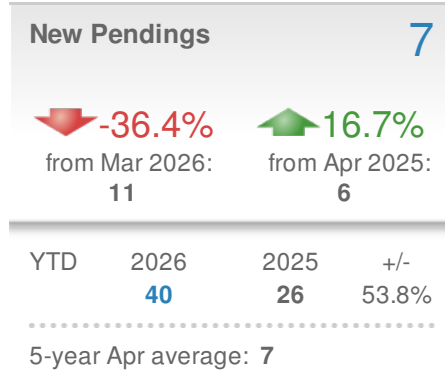
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.36 in March and a decrease from 1.73 in April 2025. The Contract Ratio is 55% lower than the 5-year April average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Wallingford-Swarthmore (Delaware, PA) - Attached

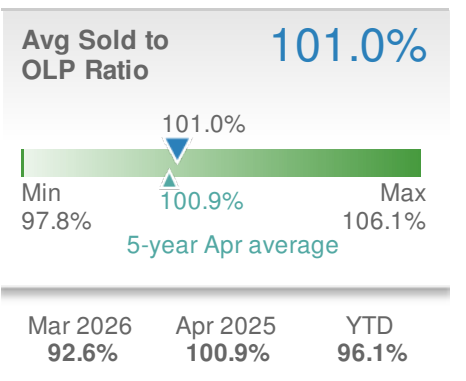
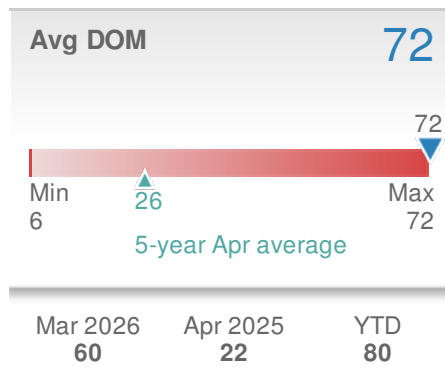
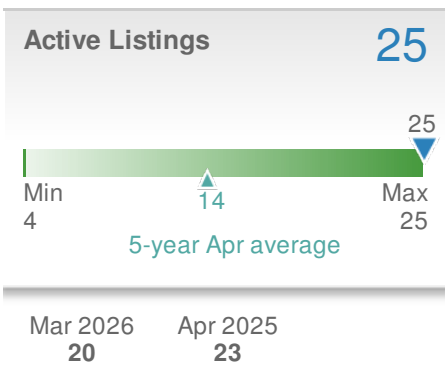
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for April was \$340,000, representing an increase of 60% compared to last month and an increase of 51.1% from Apr 2025. The average days on market for units sold in April was 72 days, 179% above the 5-year April average of 26 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 8; and a 25% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.32 pendings per active listing, down from 0.55 in March and a decrease from 1.22 in April 2025. The Contract Ratio is 82% lower than the 5-year April average of 1.82. 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

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

The County Suburban REALTORS
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New Listings 3

↓ -40.0% ↓ -25.0%
 from Mar 2026: 5 from Apr 2025: 4

YTD	2026	2025	+/-
	17	18	-5.6%

5-year Apr average: 3

New Pendings 3

↓ -57.1% ↓ -25.0%
 from Mar 2026: 7 from Apr 2025: 4

YTD	2026	2025	+/-
	23	14	64.3%

5-year Apr average: 4

Closed Sales 4

↓ -42.9% ↑ 33.3%
 from Mar 2026: 7 from Apr 2025: 3

YTD	2026	2025	+/-
	20	11	81.8%

5-year Apr average: 5

Median Sold Price \$340,000

↑ 31.3% ↑ 28.3%
 from Mar 2026: \$259,000 from Apr 2025: \$265,000

YTD	2026	2025	+/-
	\$262,500	\$265,000	-0.9%

5-year Apr average: \$260,795

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$340,000, representing an increase of 31.3% compared to last month and an increase of 28.3% from Apr 2025. The average days on market for units sold in April was 7 days, 44% below the 5-year April average of 12 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 5; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.83 pendencies per active listing, down from 1.20 in March and a decrease from 1.89 in April 2025. The Contract Ratio is 66% lower than the 5-year April average of 2.41. 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.

Active Listings 6

Mar 2026	Apr 2025
5	9

Avg DOM 7

Mar 2026	Apr 2025	YTD
35	6	34

Avg Sold to OLP Ratio 100.7%

Mar 2026	Apr 2025	YTD
98.3%	102.2%	98.5%