

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

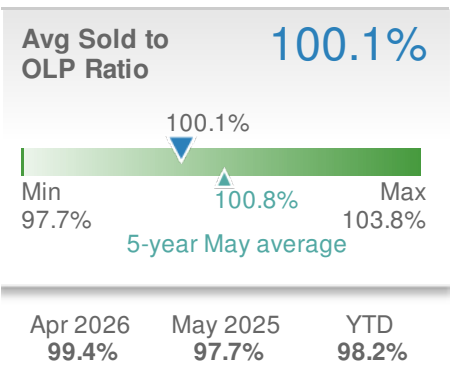
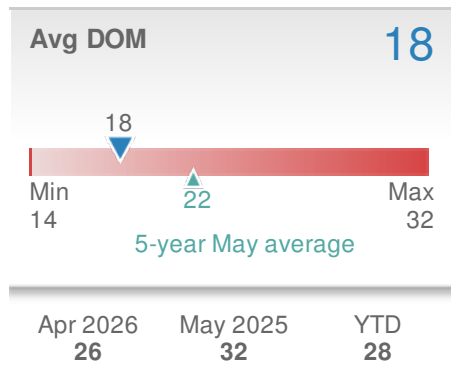
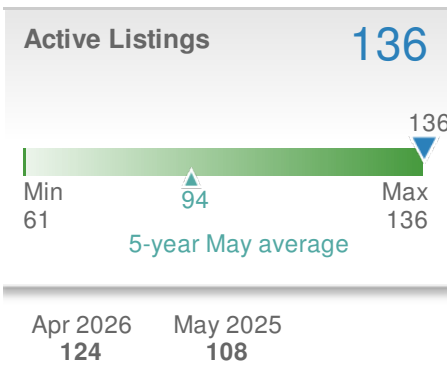
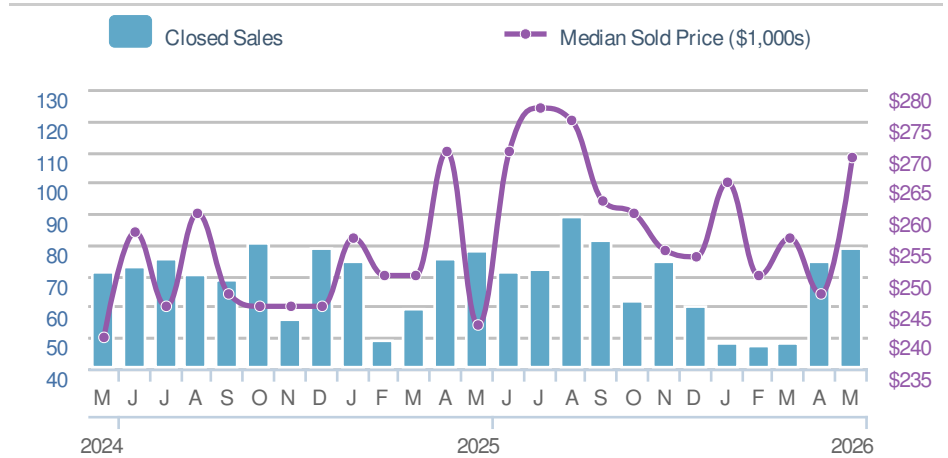
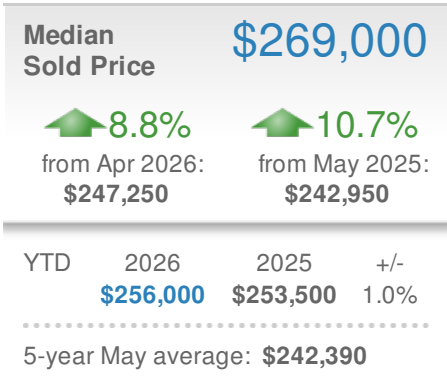
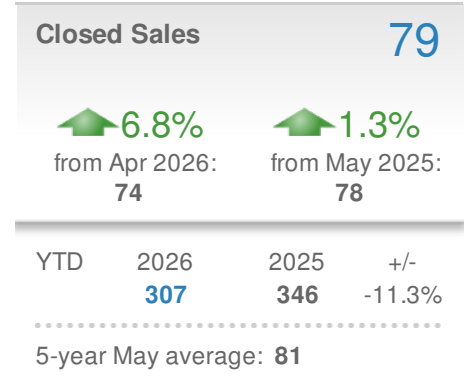
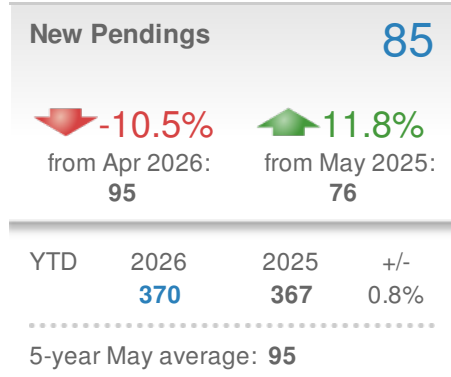
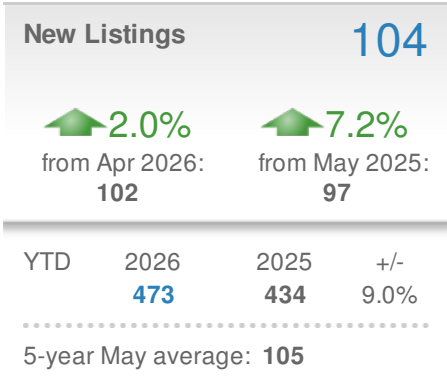
Local Market Insight

Upper Darby (Delaware, PA)

May 2026

Upper Darby (Delaware, PA)

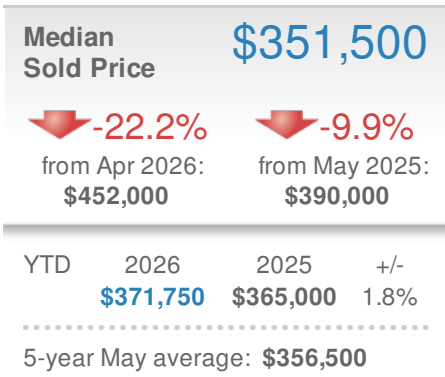
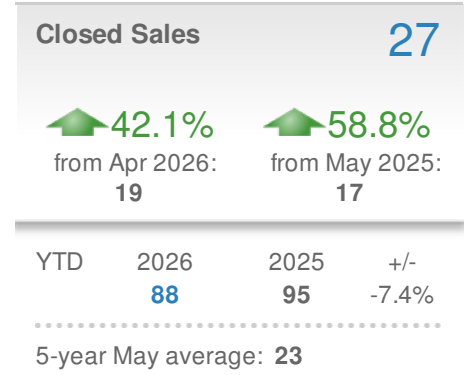
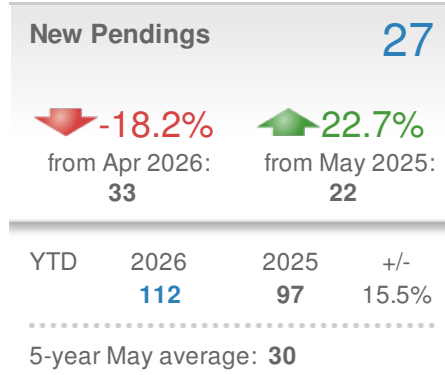
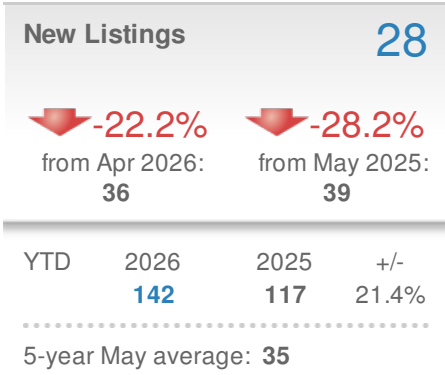
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Upper Darby (Delaware, PA) - Detached

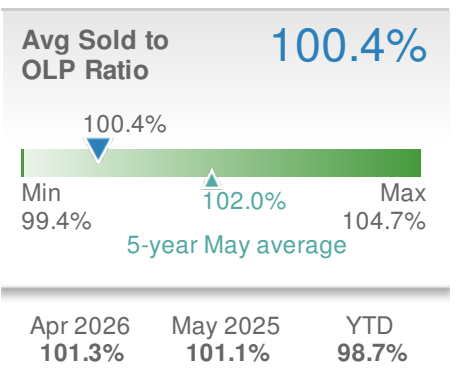
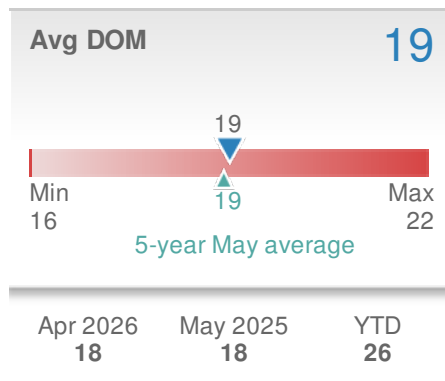
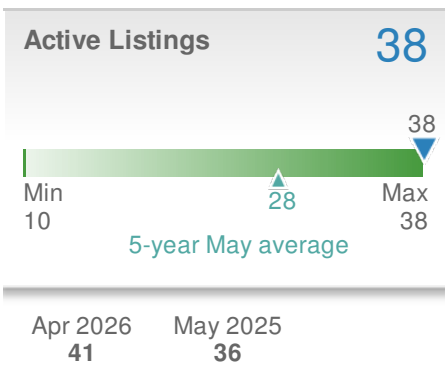
Tri-County Suburban REALTORS
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Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for May was \$351,500, representing a decrease of 22.2% compared to last month and a decrease of 9.9% from May 2025. The average days on market for units sold in May was 19 days, the same as the 5-year May average of 19 days. There was an 18.2% month over month decrease in new contract activity with 27 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 39; and a 7.3% decrease in supply to 38 active units.

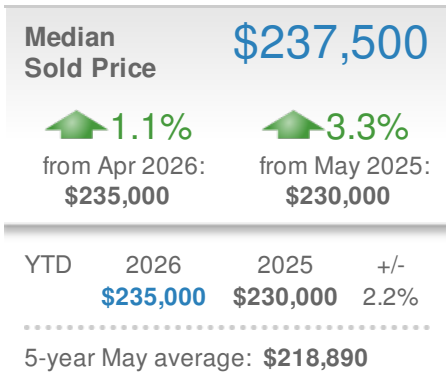
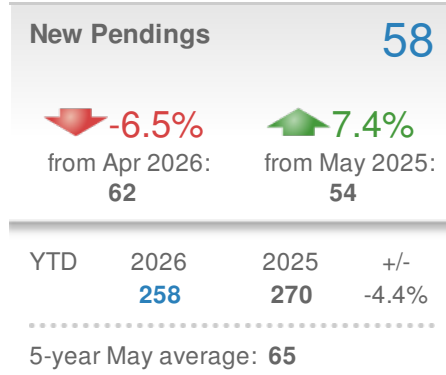
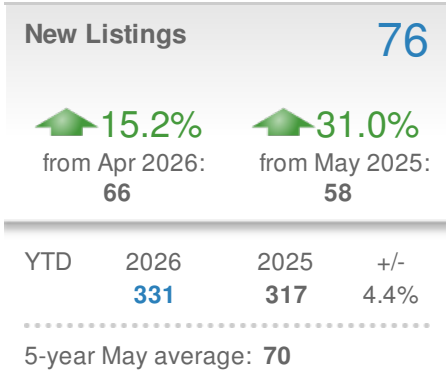
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.00 in April and an increase from 0.86 in May 2025. The Contract Ratio is 47% lower than the 5-year May average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Darby (Delaware, PA) - Attached

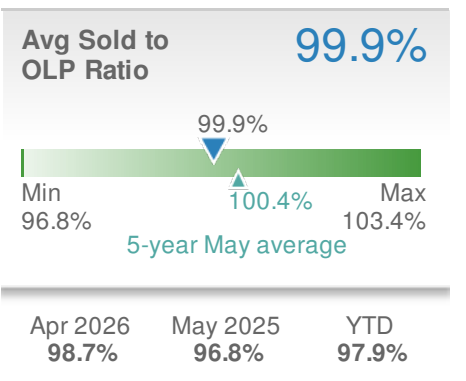
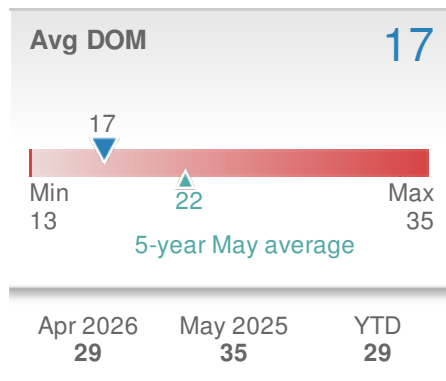
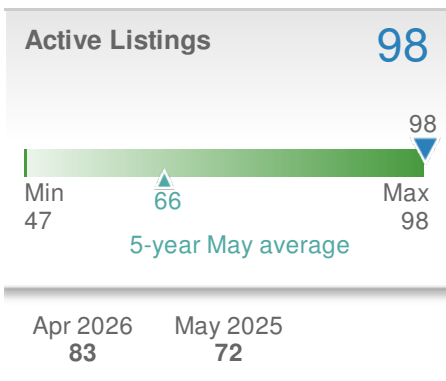
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for May was \$237,500, representing an increase of 1.1% compared to last month and an increase of 3.3% from May 2025. The average days on market for units sold in May was 17 days, 22% below the 5-year May average of 22 days. There was a 6.5% month over month decrease in new contract activity with 58 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 83; and an 18.1% increase in supply to 98 active units.

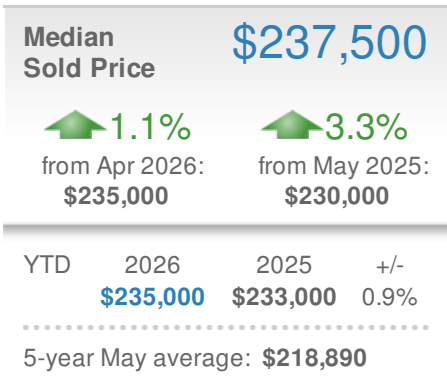
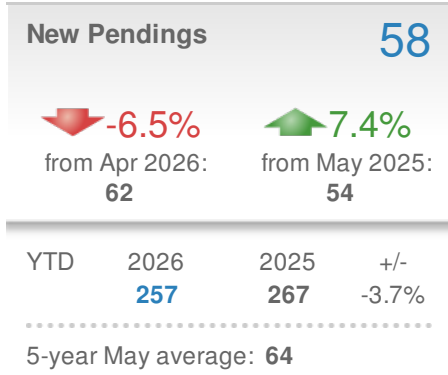
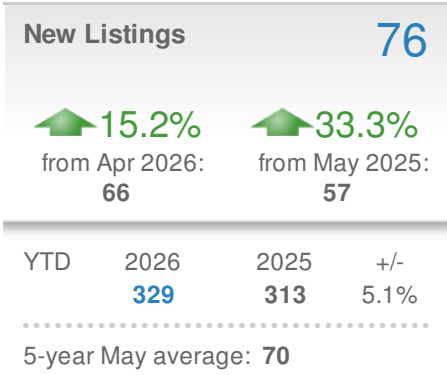
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.02 in April and a decrease from 1.08 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 May was \$237,500, representing an increase of 1.1% compared to last month and an increase of 3.3% from May 2025. The average days on market for units sold in May was 17 days, 23% below the 5-year May average of 22 days. There was a 6.5% month over month decrease in new contract activity with 58 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 82; and an 18.5% increase in supply to 96 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.04 in April and a decrease from 1.07 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 1.53. 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.

