

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

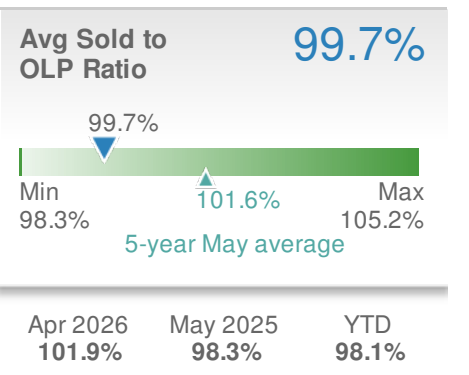
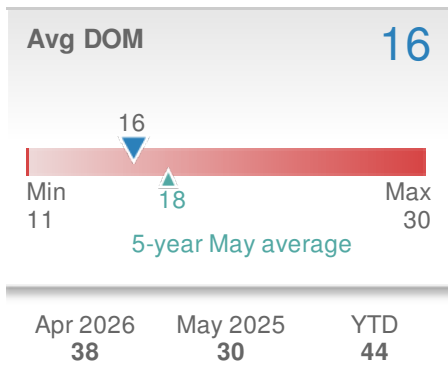
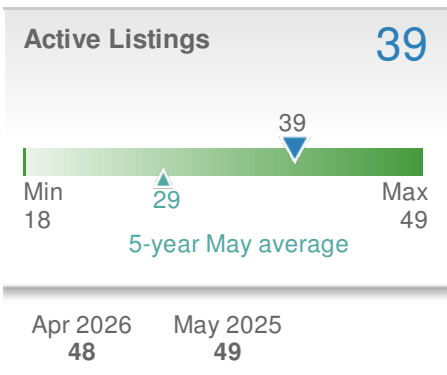
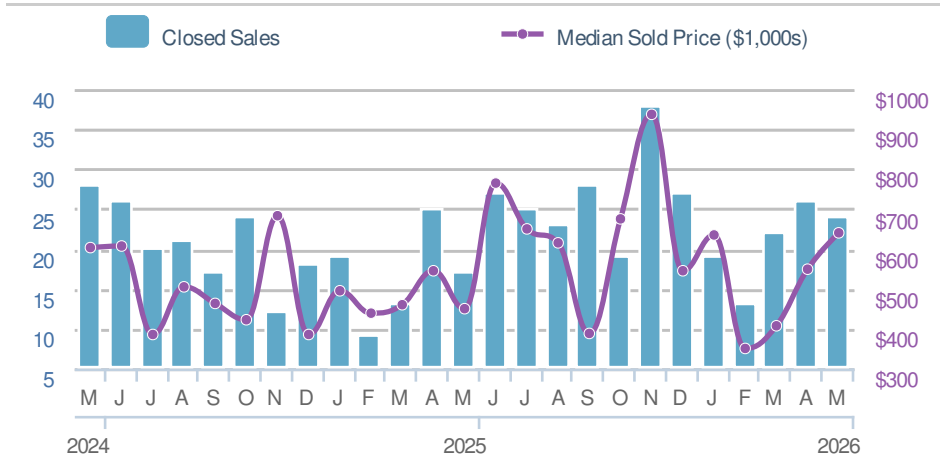
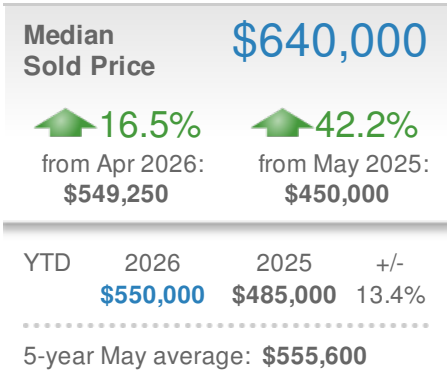
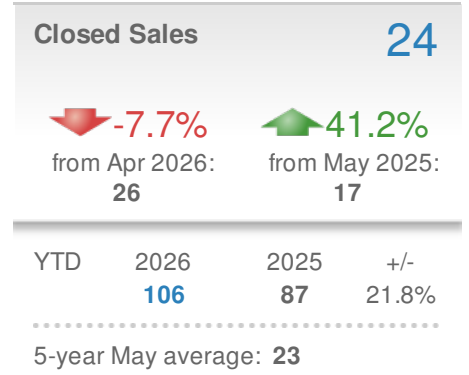
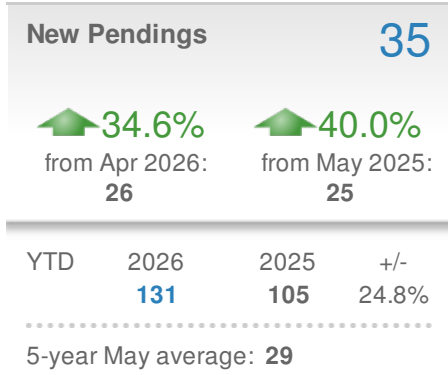
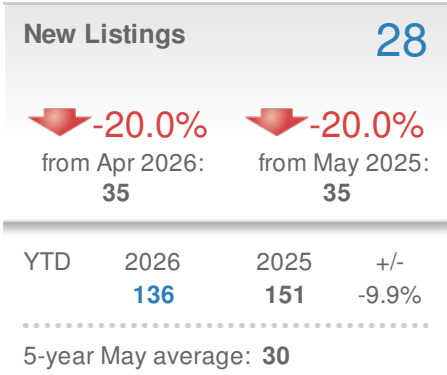
Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

May 2026

Wallingford-Swarthmore (Delaware, PA)

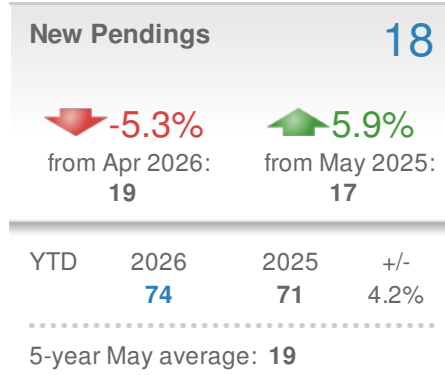
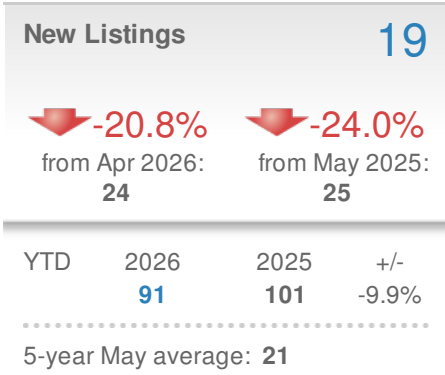
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May 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

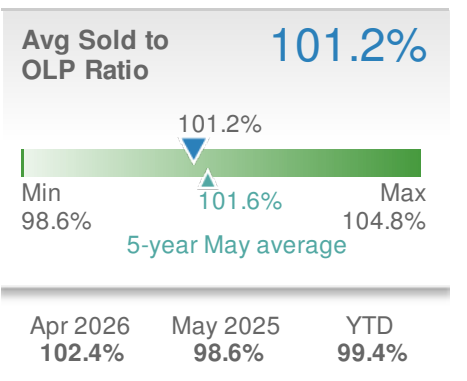
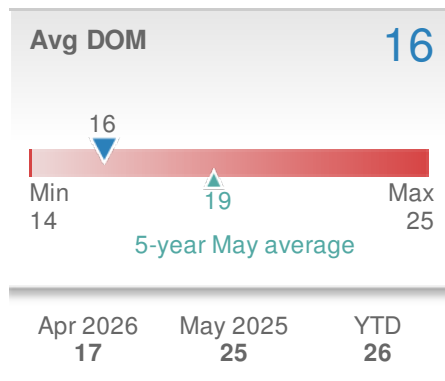
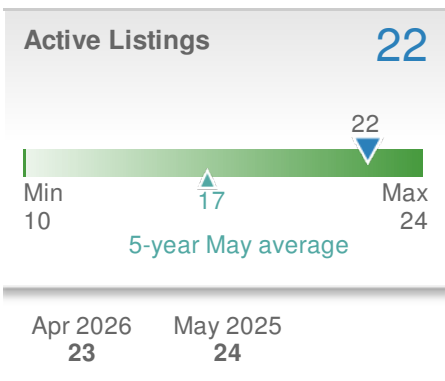
Tri-County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for May was \$785,000, representing an increase of 12.2% compared to last month and an increase of 13.4% from May 2025. The average days on market for units sold in May was 16 days, 17% below the 5-year May average of 19 days. There was a 5.3% month over month decrease in new contract activity with 18 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 23; and a 4.3% decrease in supply to 22 active units.

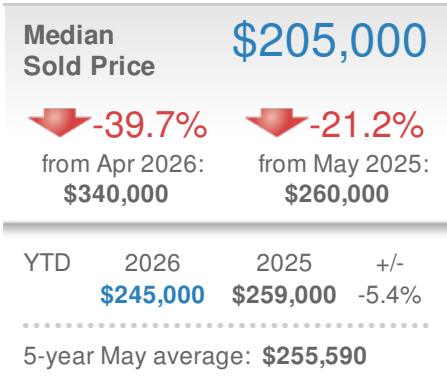
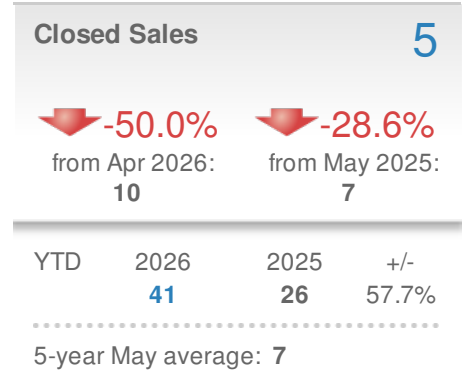
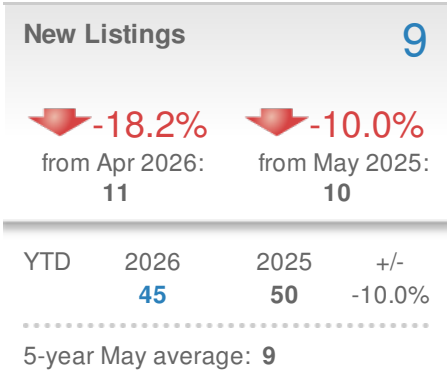
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.96 in April and a decrease from 1.08 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Wallingford-Swarthmore (Delaware, PA) - Attached

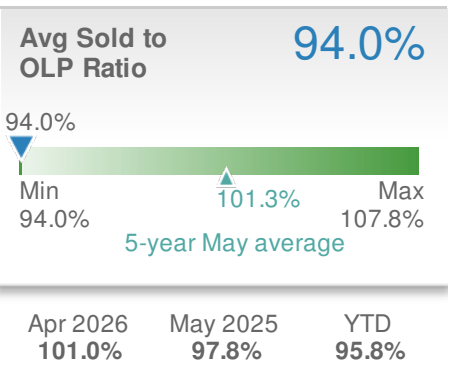
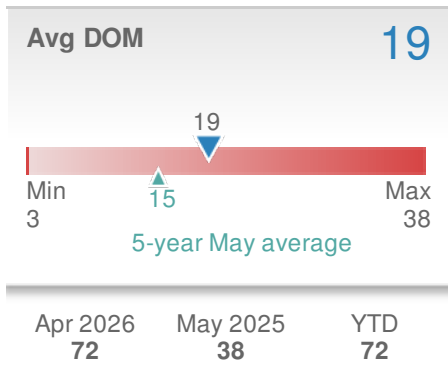
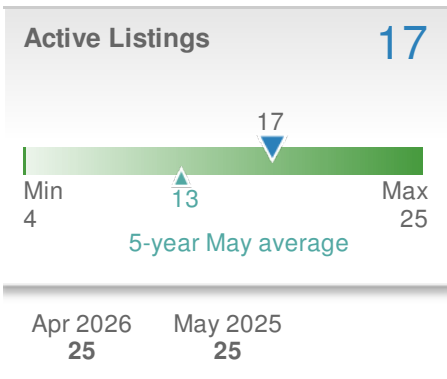
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for May was \$205,000, representing a decrease of 39.7% compared to last month and a decrease of 21.2% from May 2025. The average days on market for units sold in May was 19 days, 27% above the 5-year May average of 15 days. There was a 142.9% month over month increase in new contract activity with 17 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from April) to 20; and a 32% decrease in supply to 17 active units.

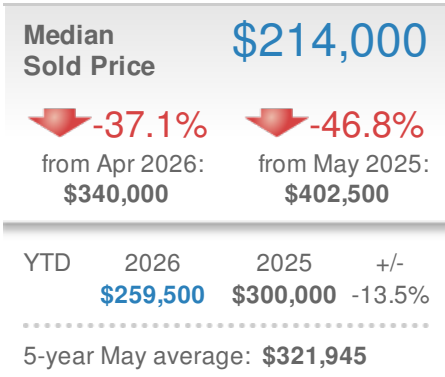
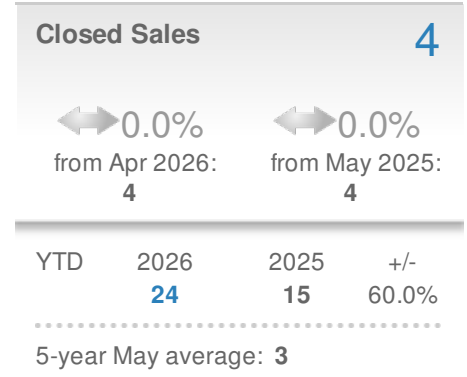
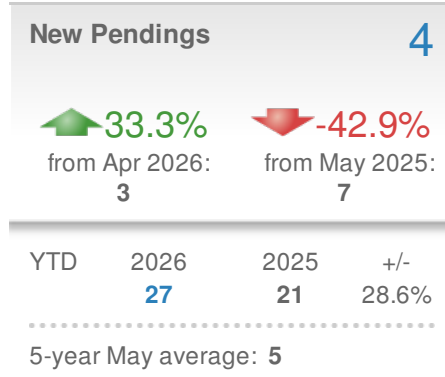
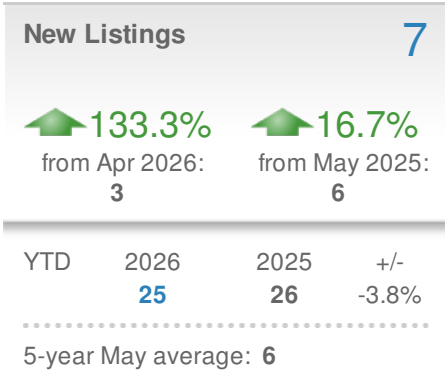
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.32 in April and an increase from 1.16 in May 2025. The Contract Ratio is 46% lower than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

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

The County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$214,000, representing a decrease of 37.1% compared to last month and a decrease of 46.8% from May 2025. The average days on market for units sold in May was 16 days, 46% above the 5-year May average of 11 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 5; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.83 in April and a decrease from 2.22 in May 2025. The Contract Ratio is 88% lower than the 5-year May average of 4.69. 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.

