June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Darby (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

June 2026

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 98

-5.8% from May 2026: **104**

3.2% from Jun 2025: **95**

YTD	2026	2025	+/-
	580	**542**	7.0%

5-year Jun average: **104**

New Pendings 94

10.6% from May 2026: **85**

4.4% from Jun 2025: **90**

YTD	2026	2025	+/-
	455	**451**	0.9%

5-year Jun average: **92**

Closed Sales 73

-7.6% from May 2026: **79**

2.8% from Jun 2025: **71**

YTD	2026	2025	+/-
	384	**416**	-7.7%

5-year Jun average: **83**

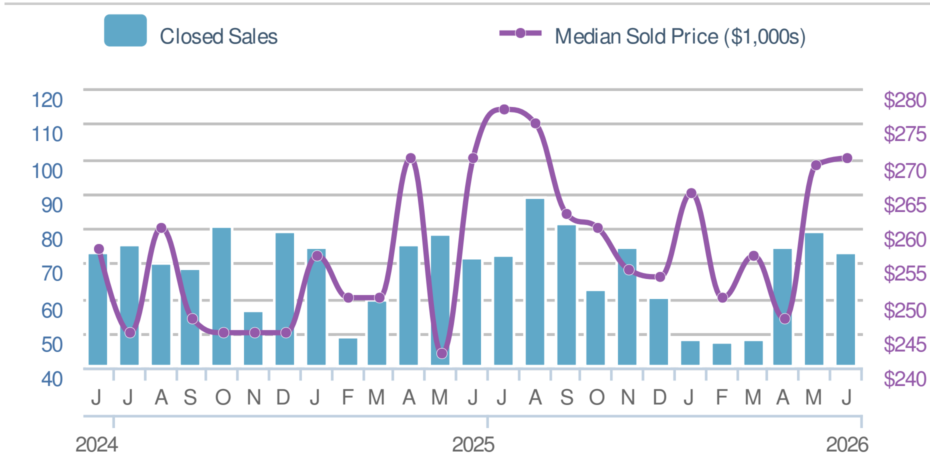
Median Sold Price $270,000

0.4% from May 2026: **$269,000**

0.0% from Jun 2025: **$270,000**

YTD	2026	2025	+/-
	$259,000	**$255,000**	1.6%

5-year Jun average: **$250,350**



Active Listings 138

138

Min	5-year Jun average	Max
58	101	138

May 2026	Jun 2025
136	**109**

Avg DOM 26

26

Min	5-year Jun average	Max
13	18	26

May 2026	Jun 2025	YTD
18	**21**	**28**

Avg Sold to OLP Ratio 98.5%

98.5%

Min	5-year Jun average	Max
98.5%	100.7%	102.7%

May 2026	Jun 2025	YTD
100.1%	**99.0%**	**98.1%**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Upper Darby (Delaware, PA) - Detached

New Listings — 34

- ▲ 21.4% from May 2026: **28**
- ▼ -2.9% from Jun 2025: **35**

YTD	2026	2025	+/-
	178	**155**	14.8%

5-year Jun average: **33**

New Pendings — 31

- ▲ 14.8% from May 2026: **27**
- ▼ -13.9% from Jun 2025: **36**

YTD	2026	2025	+/-
	142	**130**	9.2%

5-year Jun average: **29**

Closed Sales — 23

- ▼ -14.8% from May 2026: **27**
- ▲ 15.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	112	**113**	-0.9%

5-year Jun average: **27**

Median Sold Price — $400,000

- ▲ 13.8% from May 2026: **$351,500**
- ▼ -10.6% from Jun 2025: **$447,500**

YTD	2026	2025	+/-
	$375,000	**$385,000**	-2.6%

5-year Jun average: **$381,100**

Summary

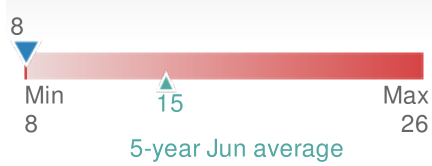
In Upper Darby (Delaware, PA), the median sold price for Detached properties for June was $400,000, representing an increase of 13.8% compared to last month and a decrease of 10.6% from Jun 2025. The average days on market for units sold in June was 8 days, 45% below the 5-year June average of 15 days. There was a 14.8% month over month increase in new contract activity with 31 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 45; and a 2.6% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.03 in May and a decrease from 1.31 in June 2025. The Contract Ratio is 28% lower than the 5-year June average of 1.60. 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 — 39

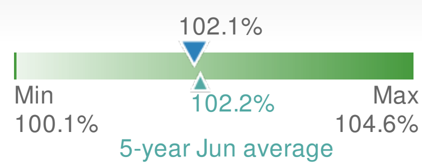
May 2026	Jun 2025
38	**35**

Avg DOM — 8



May 2026	Jun 2025	YTD
19	**26**	**23**

Avg Sold to OLP Ratio — 102.1%



May 2026	Jun 2025	YTD
100.4%	**100.1%**	**99.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Upper Darby (Delaware, PA) - Attached

New Listings — 64

-15.8% from May 2026: **76**
6.7% from Jun 2025: **60**

YTD	2026	2025	+/-
	402	**387**	3.9%

5-year Jun average: **71**

New Pendings — 63

8.6% from May 2026: **58**
16.7% from Jun 2025: **54**

YTD	2026	2025	+/-
	313	**321**	-2.5%

5-year Jun average: **62**

Closed Sales — 50

-3.8% from May 2026: **52**
-2.0% from Jun 2025: **51**

YTD	2026	2025	+/-
	272	**303**	-10.2%

5-year Jun average: **56**

Median Sold Price — $240,500

1.3% from May 2026: **$237,500**
-0.6% from Jun 2025: **$242,000**

YTD	2026	2025	+/-
	$235,500	**$235,000**	0.2%

5-year Jun average: **$221,990**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for June was $240,500, representing an increase of 1.3% compared to last month and a decrease of 0.6% from Jun 2025. The average days on market for units sold in June was 34 days, 67% above the 5-year June average of 20 days. There was an 8.6% month over month increase in new contract activity with 63 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 85; and a 1% increase in supply to 99 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.85 in May and a decrease from 1.04 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 1.33. 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 — 99

99
Min 47 — 70 — Max 99
5-year Jun average

May 2026	Jun 2025
98	**74**

Avg DOM — 34

34
Min 13 — 20 — Max 34
5-year Jun average

May 2026	Jun 2025	YTD
17	**19**	**30**

Avg Sold to OLP Ratio — 96.8%

96.8%
Min 96.8% — 100.1% — Max 103.2%
5-year Jun average

May 2026	Jun 2025	YTD
99.9%	**98.6%**	**97.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

New Listings — 64

-15.8% from May 2026: **76**
6.7% from Jun 2025: **60**

YTD	2026	2025	+/-
	400	**383**	4.4%

5-year Jun average: **71**

New Pendings — 62

6.9% from May 2026: **58**
17.0% from Jun 2025: **53**

YTD	2026	2025	+/-
	311	**317**	-1.9%

5-year Jun average: **61**

Closed Sales — 50

-3.8% from May 2026: **52**
-2.0% from Jun 2025: **51**

YTD	2026	2025	+/-
	272	**299**	-9.0%

5-year Jun average: **56**

Median Sold Price — $240,500

1.3% from May 2026: **$237,500**
-0.6% from Jun 2025: **$242,000**

YTD	2026	2025	+/-
	$235,500	**$235,000**	0.2%

5-year Jun average: **$222,580**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $240,500, representing an increase of 1.3% compared to last month and a decrease of 0.6% from Jun 2025. The average days on market for units sold in June was 34 days, 67% above the 5-year June average of 20 days. There was a 6.9% month over month increase in new contract activity with 62 New Pendings; a 1.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 83; and a 2.1% increase in supply to 98 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, no change from May and a decrease from 1.00 in June 2025. The Contract Ratio is 36% lower than the 5-year June average of 1.33. 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 — 98

98
Min 46 — 70 (5-year Jun average) — Max 98

May 2026	Jun 2025
96	**74**

Avg DOM — 34

34
Min 13 — 20 (5-year Jun average) — Max 34

May 2026	Jun 2025	YTD
17	**19**	**30**

Avg Sold to OLP Ratio — 96.8%

96.8%
Min 96.8% — 100.1% (5-year Jun average) — Max 103.2%

May 2026	Jun 2025	YTD
99.9%	**98.6%**	**97.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.