June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

MarketStats by ShowingTime

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

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New Listings 24

-14.3% from May 2026: **28**

-25.0% from Jun 2025: **32**

YTD	2026	2025	+/-
	164	**190**	-13.7%

5-year Jun average: **30**

New Pendings 21

-40.0% from May 2026: **35**

-34.4% from Jun 2025: **32**

YTD	2026	2025	+/-
	150	**138**	8.7%

5-year Jun average: **28**

Closed Sales 34

41.7% from May 2026: **24**

25.9% from Jun 2025: **27**

YTD	2026	2025	+/-
	140	**116**	20.7%

5-year Jun average: **30**

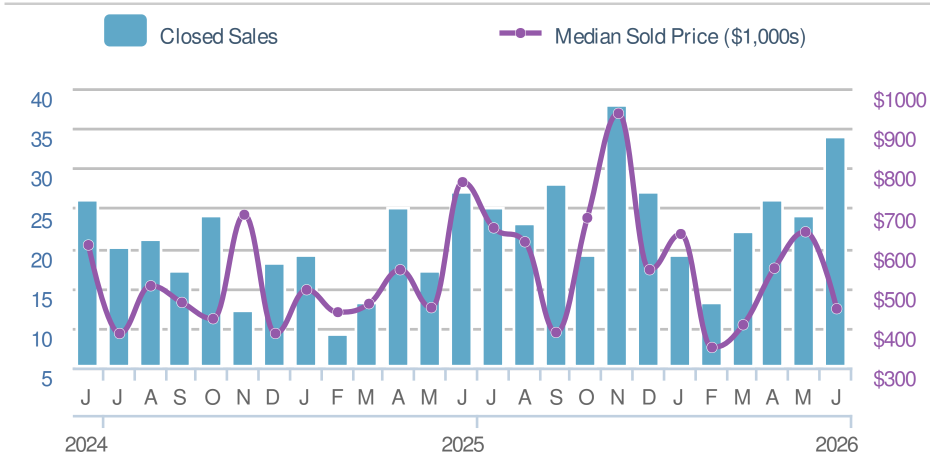
Median Sold Price $447,500

-30.1% from May 2026: **$640,000**

-41.5% from Jun 2025: **$765,000**

YTD	2026	2025	+/-
	$545,000	**$601,250**	-9.4%

5-year Jun average: **$572,200**



Active Listings 39

39

Min 16 | 30 | Max 49

5-year Jun average

May 2026	Jun 2025
39	**49**

Avg DOM 19

19

Min 9 | 15 | Max 19

5-year Jun average

May 2026	Jun 2025	YTD
16	**9**	**38**

Avg Sold to OLP Ratio 99.9%

99.9%

Min 99.9% | 102.8% | Max 105.6%

5-year Jun average

May 2026	Jun 2025	YTD
99.7%	**102.7%**	**98.5%**

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

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New Listings — 17

-10.5% from May 2026: **19**

-10.5% from Jun 2025: **19**

YTD	2026	2025	+/-
	111	**125**	-11.2%

5-year Jun average: **19**

New Pendings — 12

-33.3% from May 2026: **18**

-42.9% from Jun 2025: **21**

YTD	2026	2025	+/-
	85	**94**	-9.6%

5-year Jun average: **18**

Closed Sales — 19

0.0% from May 2026: **19**

-9.5% from Jun 2025: **21**

YTD	2026	2025	+/-
	84	**84**	0.0%

5-year Jun average: **21**

Median Sold Price — $700,000

-10.8% from May 2026: **$785,000**

-22.2% from Jun 2025: **$900,000**

YTD	2026	2025	+/-
	$714,669	**$688,500**	3.8%

5-year Jun average: **$712,475**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for June was $700,000, representing a decrease of 10.8% compared to last month and a decrease of 22.2% from Jun 2025. The average days on market for units sold in June was 13 days, 10% below the 5-year June average of 14 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 34.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 31.8% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 1.05 in May and a decrease from 1.13 in June 2025. The Contract Ratio is 72% lower than the 5-year June average of 1.85. 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 — 29

29

Min 9 — 17 — Max 29

5-year Jun average

May 2026	Jun 2025
22	**23**

Avg DOM — 13

13

Min 6 — 14 — Max 22

5-year Jun average

May 2026	Jun 2025	YTD
16	**6**	**23**

Avg Sold to OLP Ratio — 103.8%

103.8%

Min 101.7% — 103.8% — Max 105.8%

5-year Jun average

May 2026	Jun 2025	YTD
101.2%	**103.8%**	**100.4%**

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

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Wallingford-Swarthmore (Delaware, PA) - Attached

New Listings — 7

-22.2% from May 2026: **9**
-46.2% from Jun 2025: **13**

YTD	2026	2025	+/-
	53	**65**	-18.5%

5-year Jun average: **11**

New Pendings — 9

-47.1% from May 2026: **17**
-18.2% from Jun 2025: **11**

YTD	2026	2025	+/-
	65	**44**	47.7%

5-year Jun average: **10**

Closed Sales — 15

200.0% from May 2026: **5**
150.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	56	**32**	75.0%

5-year Jun average: **9**

Median Sold Price — $253,000

23.4% from May 2026: **$205,000**
-59.5% from Jun 2025: **$625,000**

YTD	2026	2025	+/-
	$247,500	**$265,000**	-6.6%

5-year Jun average: **$332,600**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for June was $253,000, representing an increase of 23.4% compared to last month and a decrease of 59.5% from Jun 2025. The average days on market for units sold in June was 25 days, 79% above the 5-year June average of 14 days. There was a 47.1% month over month decrease in new contract activity with 9 New Pendings; a 35% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13; and a 41.2% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.18 in May and an increase from 1.27 in June 2025. The Contract Ratio is 28% lower than the 5-year June average of 1.81. 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 — 10

10
Min 6 — 13 (5-year Jun average) — Max 26

May 2026	Jun 2025
17	**26**

Avg DOM — 25

25
Min 4 — 14 (5-year Jun average) — Max 25

May 2026	Jun 2025	YTD
19	**18**	**60**

Avg Sold to OLP Ratio — 94.9%

94.9%
Min 94.9% — 101.0% (5-year Jun average) — Max 104.6%

May 2026	Jun 2025	YTD
94.0%	**98.8%**	**95.6%**

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June 2026

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

New Listings — 2

-71.4% from May 2026: **7** | -71.4% from Jun 2025: **7**

YTD	2026	2025	+/-
	28	**34**	-17.6%

5-year Jun average: **5**

New Pendings — 6

50.0% from May 2026: **4** | 0.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	33	**28**	17.9%

5-year Jun average: **5**

Closed Sales — 4

0.0% from May 2026: **4** | -33.3% from Jun 2025: **6**

YTD	2026	2025	+/-
	28	**21**	33.3%

5-year Jun average: **5**

Median Sold Price — $225,000

5.1% from May 2026: **$214,000** | -64.0% from Jun 2025: **$625,000**

YTD	2026	2025	+/-
	$249,500	**$335,000**	-25.5%

5-year Jun average: **$372,800**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $225,000, representing an increase of 5.1% compared to last month and a decrease of 64% from Jun 2025. The average days on market for units sold in June was 34 days, 130% above the 5-year June average of 15 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from May) to 7; and a 55.6% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.56 in May and a decrease from 3.00 in June 2025. The Contract Ratio is 44% lower than the 5-year June average of 3.10. 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 — 4

4
Min 2 | 5 (5-year Jun average) | Max 7

May 2026	Jun 2025
9	**7**

Avg DOM — 34

34
Min 3 | 15 (5-year Jun average) | Max 34

May 2026	Jun 2025	YTD
16	**18**	**31**

Avg Sold to OLP Ratio — 91.3%

91.3%
Min 91.3% | 99.7% (5-year Jun average) | Max 106.4%

May 2026	Jun 2025	YTD
94.0%	**98.8%**	**96.9%**

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

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