July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Upper Darby (Delaware, PA)

Presented by
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July 2026

Upper Darby (Delaware, PA)

New Listings — 89

-9.2% from Jun 2026: **98**
-3.3% from Jul 2025: **92**

YTD	2026	2025	+/-
	677	642	5.5%

5-year Jul average: **101**

New Pendings — 73

-22.3% from Jun 2026: **94**
-26.3% from Jul 2025: **99**

YTD	2026	2025	+/-
	522	537	-2.8%

5-year Jul average: **89**

Closed Sales — 82

12.3% from Jun 2026: **73**
13.9% from Jul 2025: **72**

YTD	2026	2025	+/-
	473	491	-3.7%

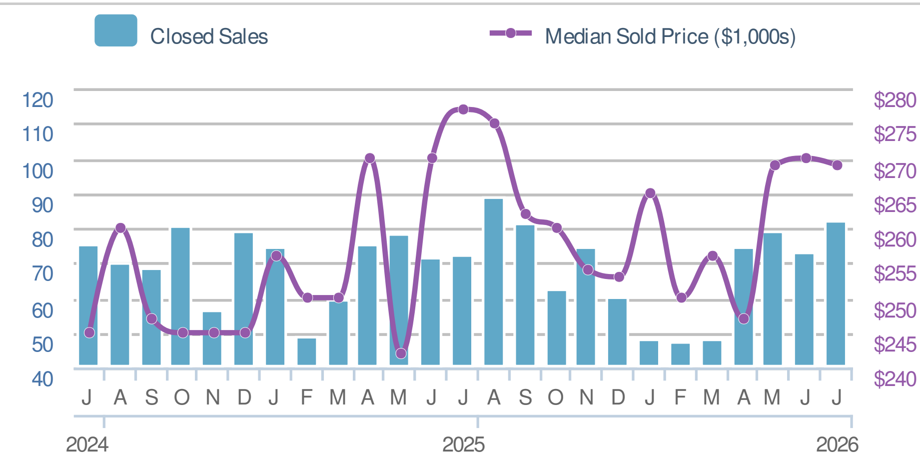
5-year Jul average: **80**

Median Sold Price — $269,950

-0.0% from Jun 2026: **$270,000**
-2.7% from Jul 2025: **$277,500**

YTD	2026	2025	+/-
	$260,000	$259,900	0.0%

5-year Jul average: **$249,130**



Active Listings — 151

151
Min 76 — 108 (5-year Jul average) — Max 151

Jun 2026	Jul 2025
138	104

Avg DOM — 23

23
Min 12 — 16 (5-year Jul average) — Max 23

Jun 2026	Jul 2025	YTD
26	15	27

Avg Sold to OLP Ratio — 99.0%

99.0%
Min 99.0% — 101.4% (5-year Jul average) — Max 103.8%

Jun 2026	Jul 2025	YTD
98.5%	100.0%	98.2%

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Upper Darby (Delaware, PA) - Detached

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New Listings — 26

-23.5%	8.3%
from Jun 2026: **34**	from Jul 2025: **24**

YTD	2026	2025	+/-
	208	182	14.3%

5-year Jul average: **27**

New Pendings — 26

-16.1%	-27.8%
from Jun 2026: **31**	from Jul 2025: **36**

YTD	2026	2025	+/-
	165	164	0.6%

5-year Jul average: **29**

Closed Sales — 25

8.7%	-19.4%
from Jun 2026: **23**	from Jul 2025: **31**

YTD	2026	2025	+/-
	139	145	-4.1%

5-year Jul average: **25**

Median Sold Price — $435,000

8.8%	20.7%
from Jun 2026: **$400,000**	from Jul 2025: **$360,397**

YTD	2026	2025	+/-
	$385,000	$375,000	2.7%

5-year Jul average: **$378,259**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for July was $435,000, representing an increase of 8.8% compared to last month and an increase of 20.7% from Jul 2025. The average days on market for units sold in July was 20 days, 43% above the 5-year July average of 14 days. There was a 16.1% month over month decrease in new contract activity with 26 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 41; and no change in supply with 39 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.15 in June and a decrease from 2.09 in July 2025. The Contract Ratio is 34% lower than the 5-year July average of 1.58. 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

39

Min	5-year Jul average	Max
21	28	39

Jun 2026	Jul 2025
39	**23**

Avg DOM — 20

20

Min	5-year Jul average	Max
11	14	20

Jun 2026	Jul 2025	YTD
8	**12**	**22**

Avg Sold to OLP Ratio — 99.7%

99.7%

Min	5-year Jul average	Max
99.7%	101.8%	103.0%

Jun 2026	Jul 2025	YTD
102.1%	**102.4%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Upper Darby (Delaware, PA) - Attached

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New Listings 63

-1.6% from Jun 2026: **64**

-7.4% from Jul 2025: **68**

YTD	2026	2025	+/-
	469	**460**	2.0%

5-year Jul average: **74**

New Pendings 47

-25.4% from Jun 2026: **63**

-25.4% from Jul 2025: **63**

YTD	2026	2025	+/-
	357	**373**	-4.3%

5-year Jul average: **60**

Closed Sales 57

14.0% from Jun 2026: **50**

39.0% from Jul 2025: **41**

YTD	2026	2025	+/-
	334	**346**	-3.5%

5-year Jul average: **55**

Median Sold Price $236,500

-1.7% from Jun 2026: **$240,500**

-3.5% from Jul 2025: **$245,000**

YTD	2026	2025	+/-
	$235,000	**$235,000**	0.0%

5-year Jul average: **$219,885**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for July was $236,500, representing a decrease of 1.7% compared to last month and a decrease of 3.5% from Jul 2025. The average days on market for units sold in July was 24 days, 38% above the 5-year July average of 17 days. There was a 25.4% month over month decrease in new contract activity with 47 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 67; and a 13.1% increase in supply to 112 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.86 in June and a decrease from 1.06 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 1.14. 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 112

112

Min 55 | 80 | Max 112

5-year Jul average

Jun 2026	Jul 2025
99	**81**

Avg DOM 24

24

Min 12 | 17 | Max 24

5-year Jul average

Jun 2026	Jul 2025	YTD
34	**18**	**29**

Avg Sold to OLP Ratio 98.7%

98.7%

Min 98.2% | 100.9% | Max 104.1%

5-year Jul average

Jun 2026	Jul 2025	YTD
96.8%	**98.2%**	**97.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

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July 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

New Listings 62

-3.1% from Jun 2026: **64**

-8.8% from Jul 2025: **68**

YTD	2026	2025	+/-
	466	**456**	2.2%

5-year Jul average: **73**

New Pendings 45

-27.4% from Jun 2026: **62**

-28.6% from Jul 2025: **63**

YTD	2026	2025	+/-
	354	**369**	-4.1%

5-year Jul average: **60**

Closed Sales 57

14.0% from Jun 2026: **50**

42.5% from Jul 2025: **40**

YTD	2026	2025	+/-
	333	**341**	-2.3%

5-year Jul average: **55**

Median Sold Price $236,500

-1.7% from Jun 2026: **$240,500**

-4.4% from Jul 2025: **$247,500**

YTD	2026	2025	+/-
	$235,000	**$235,000**	0.0%

5-year Jul average: **$220,385**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $236,500, representing a decrease of 1.7% compared to last month and a decrease of 4.4% from Jul 2025. The average days on market for units sold in July was 24 days, 38% above the 5-year July average of 17 days. There was a 27.4% month over month decrease in new contract activity with 45 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 65; and a 13.3% increase in supply to 111 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.85 in June and a decrease from 1.04 in July 2025. The Contract Ratio is 49% lower than the 5-year July average of 1.15. 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 111

111

Min 52 — 79 (5-year Jul average) — Max 111

Jun 2026	Jul 2025
98	**81**

Avg DOM 24

24

Min 12 — 17 (5-year Jul average) — Max 24

Jun 2026	Jul 2025	YTD
34	**18**	**28**

Avg Sold to OLP Ratio 98.7%

98.7%

Min 98.1% — 100.9% (5-year Jul average) — Max 104.1%

Jun 2026	Jul 2025	YTD
96.8%	**98.1%**	**97.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.