July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 35

45.8% from Jun 2026: 24	105.9% from Jul 2025: 17

YTD	2026	2025	+/-
	208	**209**	-0.5%

5-year Jul average: **26**

New Pendings — 29

38.1% from Jun 2026: 21	52.6% from Jul 2025: 19

YTD	2026	2025	+/-
	180	**157**	14.6%

5-year Jul average: **24**

Closed Sales — 28

-17.6% from Jun 2026: 34	12.0% from Jul 2025: 25

YTD	2026	2025	+/-
	168	**143**	17.5%

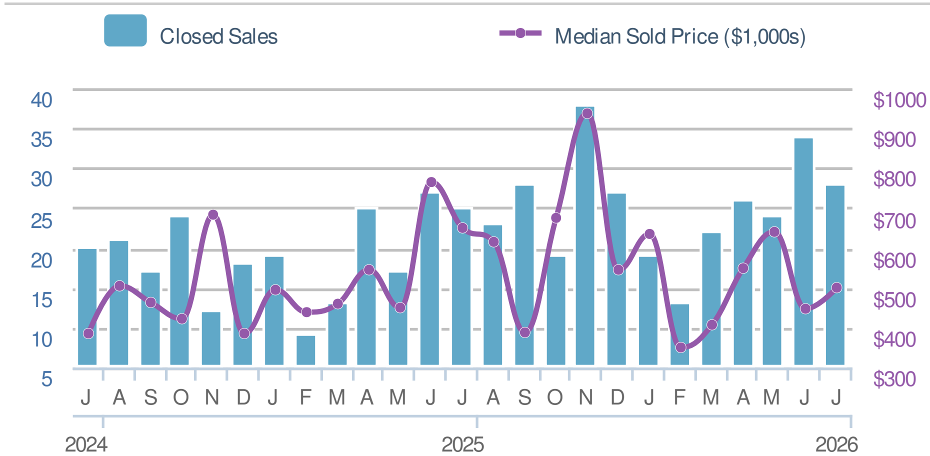
5-year Jul average: **25**

Median Sold Price — $500,000

11.7% from Jun 2026: $447,500	-23.1% from Jul 2025: $650,000

YTD	2026	2025	+/-
	$545,000	**$605,000**	-9.9%

5-year Jul average: **$510,432**



Active Listings — 47

47
Min 16 — 30 (5-year Jul average) — Max 47

Jun 2026	Jul 2025
39	**46**

Avg DOM — 31

31
Min 10 — 19 (5-year Jul average) — Max 31

Jun 2026	Jul 2025	YTD
19	**18**	**37**

Avg Sold to OLP Ratio — 98.1%

98.1%
Min 98.1% — 100.9% (5-year Jul average) — Max 105.5%

Jun 2026	Jul 2025	YTD
99.9%	**98.7%**	**98.4%**

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Wallingford-Swarthmore (Delaware, PA) - Detached

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New Listings — 14

-17.6%	16.7%
from Jun 2026: **17**	from Jul 2025: **12**

YTD	2026	2025	+/-
	128	**139**	-7.9%

5-year Jul average: **14**

New Pendings — 20

66.7%	33.3%
from Jun 2026: **12**	from Jul 2025: **15**

YTD	2026	2025	+/-
	105	**110**	-4.5%

5-year Jul average: **14**

Closed Sales — 15

-21.1%	-11.8%
from Jun 2026: **19**	from Jul 2025: **17**

YTD	2026	2025	+/-
	99	**103**	-3.9%

5-year Jul average: **16**

Median Sold Price — $703,000

0.4%	-4.6%
from Jun 2026: **$700,000**	from Jul 2025: **$737,000**

YTD	2026	2025	+/-
	$714,338	**$695,000**	2.8%

5-year Jul average: **$655,000**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for July was $703,000, representing an increase of 0.4% compared to last month and a decrease of 4.6% from Jul 2025. The average days on market for units sold in July was 20 days, 61% above the 5-year July average of 12 days. There was a 66.7% month over month increase in new contract activity with 20 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 20; and a 17.2% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.52 in June and a decrease from 1.15 in July 2025. The Contract Ratio is 47% lower than the 5-year July average of 1.57. 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 — 24

24

Min	16	Max
10	5-year Jul average	24

Jun 2026	Jul 2025
29	**20**

Avg DOM — 20

20

Min	12	Max
8	5-year Jul average	20

Jun 2026	Jul 2025	YTD
13	**8**	**23**

Avg Sold to OLP Ratio — 99.6%

99.6%

Min	102.7%	Max
99.6%	5-year Jul average	107.4%

Jun 2026	Jul 2025	YTD
103.8%	**99.9%**	**100.3%**

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

Local Market **Insight**

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Wallingford-Swarthmore (Delaware, PA) - Attached

New Listings — 21

200.0% from Jun 2026: **7**

320.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	80	**70**	14.3%

5-year Jul average: **12**

New Pendings — 9

0.0% from Jun 2026: **9**

125.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	75	**47**	59.6%

5-year Jul average: **10**

Closed Sales — 13

-13.3% from Jun 2026: **15**

62.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	69	**40**	72.5%

5-year Jul average: **9**

Median Sold Price — $210,000

-17.0% from Jun 2026: **$253,000**

-30.0% from Jul 2025: **$300,000**

YTD	2026	2025	+/-
	$240,000	**$279,750**	-14.2%

5-year Jul average: **$261,980**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for July was $210,000, representing a decrease of 17% compared to last month and a decrease of 30% from Jul 2025. The average days on market for units sold in July was 44 days, 45% above the 5-year July average of 30 days. There was no month over month change in new contract activity with 9 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 130% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 1.30 in June and a decrease from 1.08 in July 2025. The Contract Ratio is 78% lower than the 5-year July average of 1.99. 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 — 23

23

Min 6 — 15 (5-year Jul average) — Max 26

Jun 2026	Jul 2025
10	**26**

Avg DOM — 44

44

Min 13 — 30 (5-year Jul average) — Max 45

Jun 2026	Jul 2025	YTD
25	**37**	**57**

Avg Sold to OLP Ratio — 96.4%

96.4%

Min 93.6% — 97.5% (5-year Jul average) — Max 101.5%

Jun 2026	Jul 2025	YTD
94.9%	**96.1%**	**95.7%**

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

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New Listings 13

550.0% from Jun 2026: **2**
333.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	44	**37**	18.9%

5-year Jul average: **5**

New Pendings 3

-50.0% from Jun 2026: **6**
0.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	37	**31**	19.4%

5-year Jul average: **4**

Closed Sales 8

100.0% from Jun 2026: **4**
60.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	36	**26**	38.5%

5-year Jul average: **4**

Median Sold Price $230,000

2.2% from Jun 2026: **$225,000**
-27.9% from Jul 2025: **$319,000**

YTD	2026	2025	+/-
	$240,000	**$327,000**	-26.6%

5-year Jul average: **$335,867**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $230,000, representing an increase of 2.2% compared to last month and a decrease of 27.9% from Jul 2025. The average days on market for units sold in July was 22 days, 86% above the 5-year July average of 12 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 200% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.75 in June and a decrease from 2.71 in July 2025. The Contract Ratio is 92% lower than the 5-year July average of 2.95. 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 12

12
Min 2 — 6 (5-year Jul average) — Max 12

Jun 2026	Jul 2025
4	**7**

Avg DOM 22

22
Min 1 — 12 (5-year Jul average) — Max 30

Jun 2026	Jul 2025	YTD
34	**30**	**29**

Avg Sold to OLP Ratio 98.0%

98.0%
Min 96.6% — 104.6% (5-year Jul average) — Max 116.4%

Jun 2026	Jul 2025	YTD
91.3%	**96.6%**	**97.1%**

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