August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Darby (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Upper Darby (Delaware, PA)

New Listings 75

-15.7% from Jul 2026: **89**

2.7% from Aug 2025: **73**

YTD	2026	2025	+/-
	763	726	5.1%

5-year Aug average: **87**

New Pendings 74

1.4% from Jul 2026: **73**

-3.9% from Aug 2025: **77**

YTD	2026	2025	+/-
	592	606	-2.3%

5-year Aug average: **77**

Closed Sales 65

-20.7% from Jul 2026: **82**

-27.0% from Aug 2025: **89**

YTD	2026	2025	+/-
	547	585	-6.5%

5-year Aug average: **81**

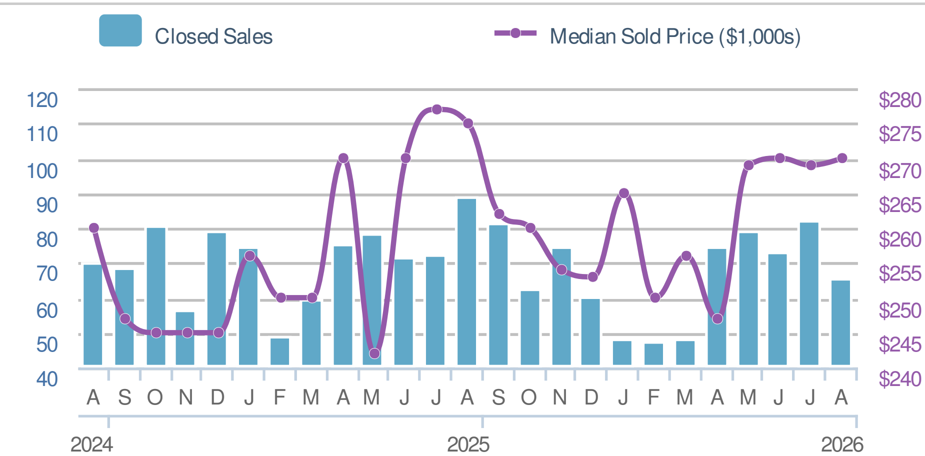
Median Sold Price $270,000

0.0% from Jul 2026: **$269,950**

-1.8% from Aug 2025: **$275,000**

YTD	2026	2025	+/-
	$262,000	**$260,000**	0.8%

5-year Aug average: **$250,400**



Active Listings 147

147

Min 89 — 116 — Max 147

5-year Aug average

Jul 2026	Aug 2025
151	**96**

Avg DOM 32

32

Min 15 — 21 — Max 32

5-year Aug average

Jul 2026	Aug 2025	YTD
23	**23**	**27**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 96.8% — 99.4% — Max 101.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.0%	**96.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Upper Darby (Delaware, PA) - Detached

New Listings — 24

-7.7%	33.3%
from Jul 2026: **26**	from Aug 2025: **18**

YTD	2026	2025	+/-
	234	**206**	13.6%

5-year Aug average: **27**

New Pendings — 24

-7.7%	26.3%
from Jul 2026: **26**	from Aug 2025: **19**

YTD	2026	2025	+/-
	186	**183**	1.6%

5-year Aug average: **23**

Closed Sales — 25

0.0%	-35.9%
from Jul 2026: **25**	from Aug 2025: **39**

YTD	2026	2025	+/-
	169	**185**	-8.6%

5-year Aug average: **30**

Median Sold Price — $406,000

-6.7%	12.8%
from Jul 2026: **$435,000**	from Aug 2025: **$360,000**

YTD	2026	2025	+/-
	$390,000	**$372,500**	4.7%

5-year Aug average: **$370,550**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for August was $406,000, representing a decrease of 6.7% compared to last month and an increase of 12.8% from Aug 2025. The average days on market for units sold in August was 37 days, 68% above the 5-year August average of 22 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 22% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 32; and a 2.6% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.05 in July and a decrease from 1.13 in August 2025. The Contract Ratio is 22% lower than the 5-year August average of 1.03. 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 — 40

40

Min 24 — 32 — Max 40

5-year Aug average

Jul 2026	Aug 2025
39	**24**

Avg DOM — 37

37

Min 14 — 22 — Max 37

5-year Aug average

Jul 2026	Aug 2025	YTD
20	**27**	**24**

Avg Sold to OLP Ratio — 98.5%

98.5%

Min 97.3% — 99.8% — Max 101.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.7%	**97.3%**	**99.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Upper Darby (Delaware, PA) - Attached

New Listings: 51

-19.0%	-7.3%
from Jul 2026: **63**	from Aug 2025: **55**

YTD	2026	2025	+/-
	529	**520**	1.7%

5-year Aug average: **60**

New Pendings: 50

6.4%	-13.8%
from Jul 2026: **47**	from Aug 2025: **58**

YTD	2026	2025	+/-
	406	**423**	-4.0%

5-year Aug average: **54**

Closed Sales: 40

-29.8%	-20.0%
from Jul 2026: **57**	from Aug 2025: **50**

YTD	2026	2025	+/-
	378	**400**	-5.5%

5-year Aug average: **51**

Median Sold Price: $234,000

-1.1%	-2.5%
from Jul 2026: **$236,500**	from Aug 2025: **$239,950**

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

5-year Aug average: **$221,890**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for August was $234,000, representing a decrease of 1.1% compared to last month and a decrease of 2.5% from Aug 2025. The average days on market for units sold in August was 29 days, 48% above the 5-year August average of 20 days. There was a 6.4% month over month increase in new contract activity with 50 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 72; and a 4.5% decrease in supply to 107 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.60 in July and a decrease from 1.14 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 0.98. 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: 107

107

Min	5-year Aug average	Max
64	83	107

Jul 2026	Aug 2025
112	**72**

Avg DOM: 29

29

Min	5-year Aug average	Max
13	20	29

Jul 2026	Aug 2025	YTD
24	**20**	**29**

Avg Sold to OLP Ratio: 95.8%

95.8%

Min	5-year Aug average	Max
95.8%	99.2%	101.8%

Jul 2026	Aug 2025	YTD
98.7%	**96.6%**	**97.5%**

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August 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

New Listings — 50

-19.4% from Jul 2026: **62**
-9.1% from Aug 2025: **55**

YTD	2026	2025	+/-
	525	**516**	1.7%

5-year Aug average: **59**

New Pendings — 49

8.9% from Jul 2026: **45**
-15.5% from Aug 2025: **58**

YTD	2026	2025	+/-
	402	**419**	-4.1%

5-year Aug average: **54**

Closed Sales — 39

-31.6% from Jul 2026: **57**
-22.0% from Aug 2025: **50**

YTD	2026	2025	+/-
	376	**393**	-4.3%

5-year Aug average: **51**

Median Sold Price — $236,000

-0.2% from Jul 2026: **$236,500**
-1.6% from Aug 2025: **$239,950**

YTD	2026	2025	+/-
	$235,500	**$238,500**	-1.3%

5-year Aug average: **$222,290**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $236,000, representing a decrease of 0.2% compared to last month and a decrease of 1.6% from Aug 2025. The average days on market for units sold in August was 27 days, 41% above the 5-year August average of 19 days. There was an 8.9% month over month increase in new contract activity with 49 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 70; and a 4.5% decrease in supply to 106 active units.

This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.59 in July and a decrease from 1.14 in August 2025. The Contract Ratio is 34% lower than the 5-year August average of 1.00. 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 — 106

106

Min 59 — 82 — Max 106
5-year Aug average

Jul 2026	Aug 2025
111	**72**

Avg DOM — 27

27

Min 13 — 19 — Max 27
5-year Aug average

Jul 2026	Aug 2025	YTD
24	**20**	**28**

Avg Sold to OLP Ratio — 96.3%

96.3%

Min 96.3% — 99.3% — Max 101.8%
5-year Aug average

Jul 2026	Aug 2025	YTD
98.7%	**96.6%**	**97.7%**

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