August 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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August 2026

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 24

▼ -31.4% from Jul 2026: **35**

▲ 50.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	233	**231**	0.9%

5-year Aug average: **24**

New Pendings 25

▼ -13.8% from Jul 2026: **29**

▲ 4.2% from Aug 2025: **24**

YTD	2026	2025	+/-
	205	**182**	12.6%

5-year Aug average: **22**

Closed Sales 24

▼ -14.3% from Jul 2026: **28**

▲ 4.3% from Aug 2025: **23**

YTD	2026	2025	+/-
	193	**167**	15.6%

5-year Aug average: **27**

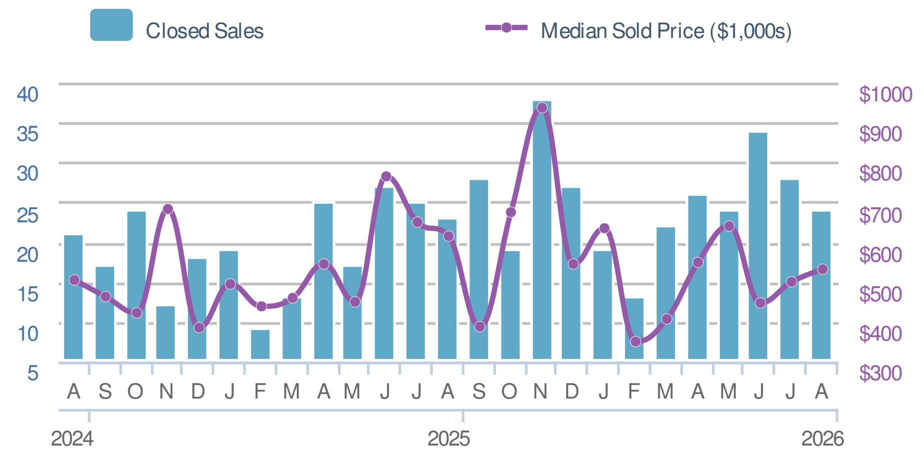
Median Sold Price $532,500

▲ 6.5% from Jul 2026: **$500,000**

▼ -13.4% from Aug 2025: **$615,000**

YTD	2026	2025	+/-
	$540,000	**$615,000**	-12.2%

5-year Aug average: **$511,750**



Active Listings 42

42

Min 20 | 32 | Max 42

5-year Aug average

Jul 2026	Aug 2025
47	**38**

Avg DOM 26

26

Min 15 | 20 | Max 26

5-year Aug average

Jul 2026	Aug 2025	YTD
31	**24**	**35**

Avg Sold to OLP Ratio 97.4%

97.4%

Min 97.4% | 100.2% | Max 104.8%

5-year Aug average

Jul 2026	Aug 2025	YTD
98.1%	**98.0%**	**98.3%**

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

Local Market **Insight**

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August 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

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Email: ldavis@tcsr.realtor

New Listings 9

▼ -35.7% from Jul 2026: **14**

▲ 12.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	140	**151**	-7.3%

5-year Aug average: **14**

New Pendings 9

▼ -55.0% from Jul 2026: **20**

▼ -25.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	115	**122**	-5.7%

5-year Aug average: **11**

Closed Sales 16

▲ 6.7% from Jul 2026: **15**

◆ 0.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	116	**120**	-3.3%

5-year Aug average: **17**

Median Sold Price $605,000

▼ -13.9% from Jul 2026: **$703,000**

▼ -15.7% from Aug 2025: **$717,500**

YTD	2026	2025	+/-
	$701,500	**$700,000**	0.2%

5-year Aug average: **$640,500**

Summary

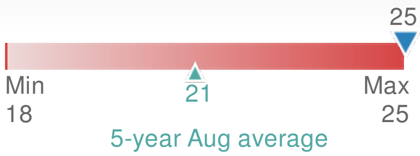
In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for August was $605,000, representing a decrease of 13.9% compared to last month and a decrease of 15.7% from Aug 2025. The average days on market for units sold in August was 25 days, 17% above the 5-year August average of 21 days. There was a 55% 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 July) to 13; and a 20.8% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.83 in July and a decrease from 1.06 in August 2025. The Contract Ratio is 25% lower than the 5-year August average of 0.91. 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 19

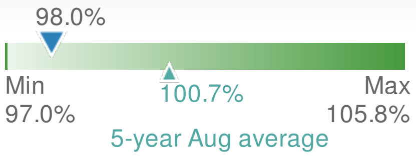
Jul 2026	Aug 2025
24	**17**

Avg DOM 25



Jul 2026	Aug 2025	YTD
20	**21**	**23**

Avg Sold to OLP Ratio 98.0%



Jul 2026	Aug 2025	YTD
99.6%	**98.4%**	**100.0%**

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

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August 2026

Wallingford-Swarthmore (Delaware, PA) - Attached

New Listings 15

▼-28.6%	▲87.5%
from Jul 2026: **21**	from Aug 2025: **8**

YTD	2026	2025	+/-
	93	**80**	16.3%

5-year Aug average: **10**

New Pendings 16

▲77.8%	▲33.3%
from Jul 2026: **9**	from Aug 2025: **12**

YTD	2026	2025	+/-
	90	**60**	50.0%

5-year Aug average: **10**

Closed Sales 8

▼-38.5%	▲14.3%
from Jul 2026: **13**	from Aug 2025: **7**

YTD	2026	2025	+/-
	77	**47**	63.8%

5-year Aug average: **10**

Median Sold Price $259,950

▲23.8%	▼-32.5%
from Jul 2026: **$210,000**	from Aug 2025: **$385,000**

YTD	2026	2025	+/-
	$240,000	**$295,000**	-18.6%

5-year Aug average: **$271,440**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for August was $259,950, representing an increase of 23.8% compared to last month and a decrease of 32.5% from Aug 2025. The average days on market for units sold in August was 27 days, 52% above the 5-year August average of 18 days. There was a 77.8% month over month increase in new contract activity with 16 New Pendings; a 70% MoM increase in All Pendings (new contracts + contracts carried over from July) to 17; and no change in supply with 23 active units.

This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.43 in July and a decrease from 1.62 in August 2025. The Contract Ratio is 56% lower than the 5-year August average of 1.70. 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.

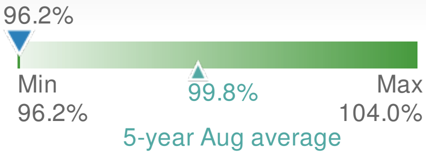
Active Listings 23

Jul 2026	Aug 2025
23	**21**

Avg DOM 27

Jul 2026	Aug 2025	YTD
44	**29**	**54**

Avg Sold to OLP Ratio 96.2%



Jul 2026	Aug 2025	YTD
96.4%	**97.0%**	**95.8%**

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

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August 2026

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

New Listings 6

▼-53.8% from Jul 2026: **13**

▲200.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	49	**41**	19.5%

5-year Aug average: **5**

New Pendings 8

▲166.7% from Jul 2026: **3**

▲14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	45	**38**	18.4%

5-year Aug average: **5**

Closed Sales 3

▼-62.5% from Jul 2026: **8**

▼-40.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	39	**31**	25.8%

5-year Aug average: **5**

Median Sold Price $265,000

▲15.2% from Jul 2026: **$230,000**

▼-35.7% from Aug 2025: **$412,000**

YTD	2026	2025	+/-
	$240,000	**$385,000**	-37.7%

5-year Aug average: **$299,800**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $265,000, representing an increase of 15.2% compared to last month and a decrease of 35.7% from Aug 2025. The average days on market for units sold in August was 7 days, 49% below the 5-year August average of 14 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 166.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 8; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.25 in July and a decrease from 5.25 in August 2025. The Contract Ratio is 66% lower than the 5-year August average of 2.35. 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.

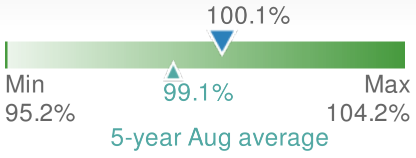
Active Listings 10

Jul 2026	Aug 2025
12	**4**

Avg DOM 7

Jul 2026	Aug 2025	YTD
22	**18**	**27**

Avg Sold to OLP Ratio 100.1%



Jul 2026	Aug 2025	YTD
98.0%	**97.6%**	**97.3%**

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