

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Darby (Delaware, PA)

September 2026

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**84**

↑ **12.0%**
from Aug 2026:
75

↓ **-7.7%**
from Sep 2025:
91

YTD	2026	2025	+/-
	866	825	5.0%

5-year Sep average: **94****New Pendings****63**

↓ **-14.9%**
from Aug 2026:
74

↓ **-25.9%**
from Sep 2025:
85

YTD	2026	2025	+/-
	650	687	-5.4%

5-year Sep average: **79****Closed Sales****69**

↑ **6.2%**
from Aug 2026:
65

↓ **-14.8%**
from Sep 2025:
81

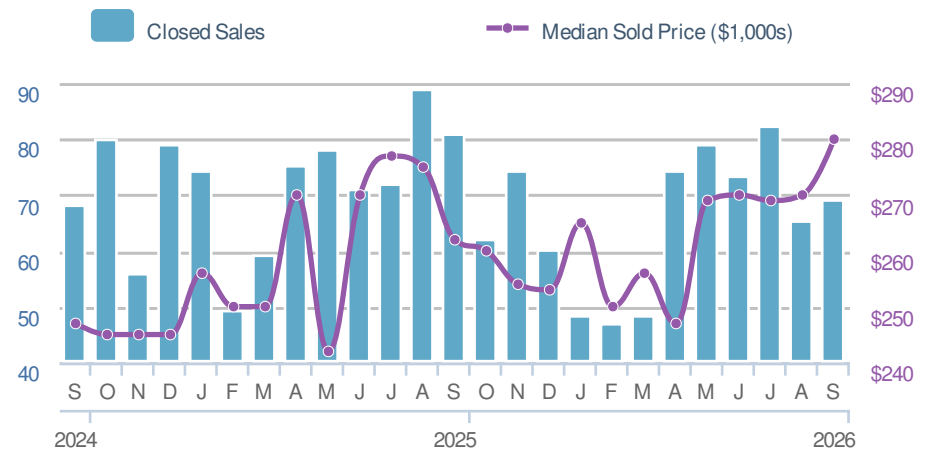
YTD	2026	2025	+/-
	624	672	-7.1%

5-year Sep average: **76****Median Sold Price****\$280,000**

↑ **3.7%**
from Aug 2026:
\$270,000

↑ **6.6%**
from Sep 2025:
\$262,550

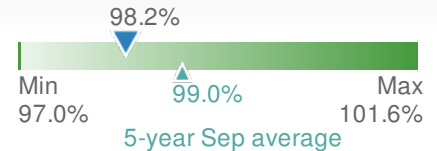
YTD	2026	2025	+/-
	\$265,000	\$260,000	1.9%

5-year Sep average: **\$250,010****Active Listings****169**

Aug 2026	Sep 2025
147	104

Avg DOM**33**

Aug 2026	Sep 2025	YTD
32	26	28

Avg Sold to OLP Ratio**98.2%**

Aug 2026	Sep 2025	YTD
96.8%	99.6%	98.0%

September 2026

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29** **20.8%**from Aug 2026:
24 **-9.4%**from Sep 2025:
32

YTD	2026	2025	+/-
	269	242	11.2%

5-year Sep average: **30****New Pendings****25** **4.2%**from Aug 2026:
24 **-19.4%**from Sep 2025:
31

YTD	2026	2025	+/-
	211	212	-0.5%

5-year Sep average: **26****Closed Sales****27** **8.0%**from Aug 2026:
25 **22.7%**from Sep 2025:
22

YTD	2026	2025	+/-
	197	209	-5.7%

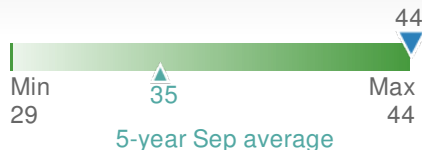
5-year Sep average: **21****Median
Sold Price****\$379,900** **-6.4%**from Aug 2026:
\$406,000 **-5.1%**from Sep 2025:
\$400,500

YTD	2026	2025	+/-
	\$390,000	\$380,000	2.6%

5-year Sep average: **\$380,980****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for September was \$379,900, representing a decrease of 6.4% compared to last month and a decrease of 5.1% from Sep 2025. The average days on market for units sold in September was 27 days, 35% above the 5-year September average of 20 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 9.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 29; and a 10% increase in supply to 44 active units.

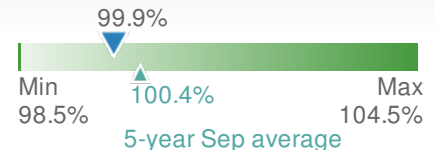
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.80 in August and a decrease from 1.10 in September 2025. The Contract Ratio is 36% lower than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**44**

Aug 2026	Sep 2025
40	29

Avg DOM**27**

Aug 2026	Sep 2025	YTD
37	24	25

**Avg Sold to
OLP Ratio****99.9%**

Aug 2026	Sep 2025	YTD
98.5%	100.6%	99.3%

September 2026

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**55** **7.8%**from Aug 2026:
51 **-6.8%**from Sep 2025:
59

YTD	2026	2025	+/-
	597	583	2.4%

5-year Sep average: **64****New Pendings****38** **-24.0%**from Aug 2026:
50 **-29.6%**from Sep 2025:
54

YTD	2026	2025	+/-
	439	475	-7.6%

5-year Sep average: **53****Closed Sales****42** **5.0%**from Aug 2026:
40 **-28.8%**from Sep 2025:
59

YTD	2026	2025	+/-
	427	463	-7.8%

5-year Sep average: **55****Median
Sold Price****\$232,500** **-0.6%**from Aug 2026:
\$234,000 **-5.9%**from Sep 2025:
\$247,000

YTD	2026	2025	+/-
	\$235,000	\$238,500	-1.5%

5-year Sep average: **\$223,300****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for September was \$232,500, representing a decrease of 0.6% compared to last month and a decrease of 5.9% from Sep 2025. The average days on market for units sold in September was 36 days, 37% above the 5-year September average of 26 days. There was a 24% month over month decrease in new contract activity with 38 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 56; and a 16.8% increase in supply to 125 active units.

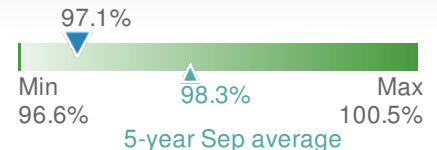
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.67 in August and a decrease from 0.95 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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**125**

Aug 2026	Sep 2025
107	75

Avg DOM**36**

Aug 2026	Sep 2025	YTD
29	27	30

**Avg Sold to
OLP Ratio****97.1%**

Aug 2026	Sep 2025	YTD
95.8%	99.2%	97.4%

September 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****55**
 **10.0%**
from Aug 2026:
50
 **-6.8%**
from Sep 2025:
59

YTD	2026	2025	+/-
	593	579	2.4%

5-year Sep average: **64****New Pendings****38**
 **-22.4%**
from Aug 2026:
49
 **-29.6%**
from Sep 2025:
54

YTD	2026	2025	+/-
	435	471	-7.6%

5-year Sep average: **52****Closed Sales****40**
 **2.6%**
from Aug 2026:
39
 **-32.2%**
from Sep 2025:
59

YTD	2026	2025	+/-
	423	456	-7.2%

5-year Sep average: **55****Median Sold Price****\$235,000**
 **-0.4%**
from Aug 2026:
\$236,000
 **-4.9%**
from Sep 2025:
\$247,000

YTD	2026	2025	+/-
	\$236,000	\$239,000	-1.3%

5-year Sep average: **\$223,800****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$235,000, representing a decrease of 0.4% compared to last month and a decrease of 4.9% from Sep 2025. The average days on market for units sold in September was 34 days, 32% above the 5-year September average of 26 days. There was a 22.4% month over month decrease in new contract activity with 38 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 56; and a 17% increase in supply to 124 active units.

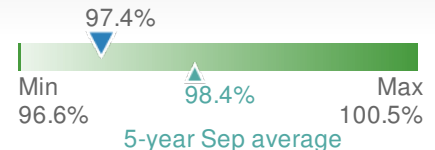
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.66 in August and a decrease from 0.95 in September 2025. The Contract Ratio is 46% lower than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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**124**

Aug 2026	Sep 2025
106	75

Avg DOM**34**

Aug 2026	Sep 2025	YTD
27	27	29

Avg Sold to OLP Ratio**97.4%**

Aug 2026	Sep 2025	YTD
96.3%	99.2%	97.6%