

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

September 2026

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**27**

↑ **12.5%**
from Aug 2026:
24

↓ **-27.0%**
from Sep 2025:
37

YTD	2026	2025	+/-
	264	273	-3.3%

5-year Sep average: **26****New Pendings****17**

↓ **-32.0%**
from Aug 2026:
25

↓ **-10.5%**
from Sep 2025:
19

YTD	2026	2025	+/-
	222	202	9.9%

5-year Sep average: **20****Closed Sales****25**

↑ **4.2%**
from Aug 2026:
24

↓ **-10.7%**
from Sep 2025:
28

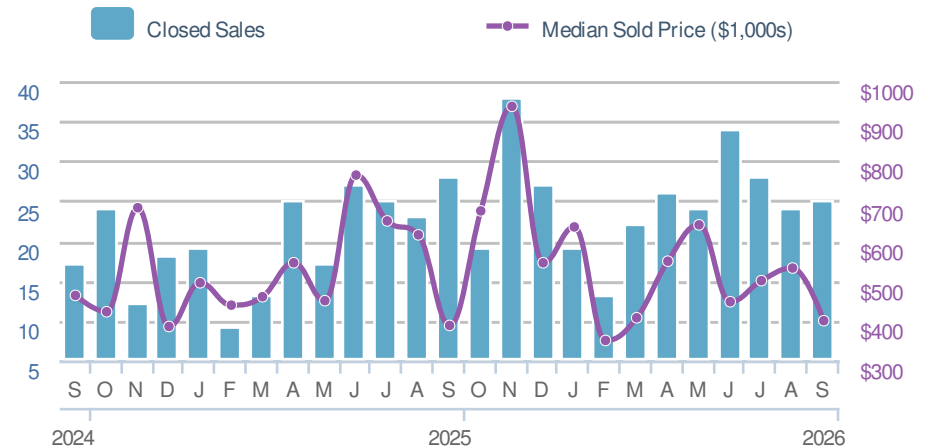
YTD	2026	2025	+/-
	219	195	12.3%

5-year Sep average: **23****Median Sold Price****\$400,000**

↓ **-24.9%**
from Aug 2026:
\$532,500

↑ **3.1%**
from Sep 2025:
\$388,150

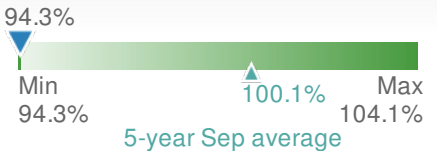
YTD	2026	2025	+/-
	\$540,000	\$602,500	-10.4%

5-year Sep average: **\$436,250****Active Listings****53**

Aug 2026	Sep 2025
42	58

Avg DOM**29**

Aug 2026	Sep 2025	YTD
26	16	34

Avg Sold to OLP Ratio**94.3%**

Aug 2026	Sep 2025	YTD
97.4%	98.8%	97.9%

September 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **77.8%**from Aug 2026:
9 **-30.4%**from Sep 2025:
23

YTD	2026	2025	+/-
	159	178	-10.7%

5-year Sep average: **14****New Pendings****12** **33.3%**from Aug 2026:
9 **-14.3%**from Sep 2025:
14

YTD	2026	2025	+/-
	127	136	-6.6%

5-year Sep average: **13****Closed Sales****11** **-31.3%**from Aug 2026:
16 **-31.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	127	136	-6.6%

5-year Sep average: **13****Median
Sold Price****\$585,000** **-3.3%**from Aug 2026:
\$605,000 **-14.9%**from Sep 2025:
\$687,500

YTD	2026	2025	+/-
	\$690,000	\$700,000	-1.4%

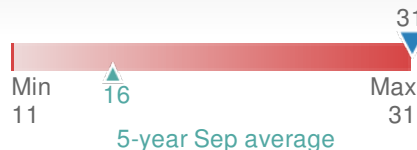
5-year Sep average: **\$605,000****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for September was \$585,000, representing a decrease of 3.3% compared to last month and a decrease of 14.9% from Sep 2025. The average days on market for units sold in September was 31 days, 91% above the 5-year September average of 16 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 26.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.68 in August and an increase from 0.53 in September 2025. The Contract Ratio is 20% lower than the 5-year September average of 0.72. 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**

Aug 2026	Sep 2025
19	30

Avg DOM**31**

Aug 2026	Sep 2025	YTD
25	12	24

**Avg Sold to
OLP Ratio****91.4%**

Aug 2026	Sep 2025	YTD
98.0%	101.9%	99.2%

September 2026

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

 **-26.7%**
 from Aug 2026:
 15

 **-21.4%**
 from Sep 2025:
 14

YTD	2026	2025	+/-
	105	95	10.5%

5-year Sep average: **12****New Pendings****5**

 **-68.8%**
 from Aug 2026:
 16

 **0.0%**
 from Sep 2025:
 5

YTD	2026	2025	+/-
	95	66	43.9%

5-year Sep average: **7****Closed Sales****14**

 **75.0%**
 from Aug 2026:
 8

 **16.7%**
 from Sep 2025:
 12

YTD	2026	2025	+/-
	92	59	55.9%

5-year Sep average: **10****Median Sold Price****\$316,000**

 **21.6%**
 from Aug 2026:
 \$259,950

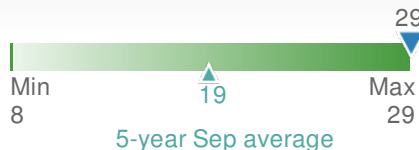
 **49.6%**
 from Sep 2025:
 \$211,250

YTD	2026	2025	+/-
	\$251,500	\$265,000	-5.1%

5-year Sep average: **\$277,950****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for September was \$316,000, representing an increase of 21.6% compared to last month and an increase of 49.6% from Sep 2025. The average days on market for units sold in September was 27 days, 85% above the 5-year September average of 15 days. There was a 68.8% month over month decrease in new contract activity with 5 New Pendings; a 58.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 26.1% increase in supply to 29 active units.

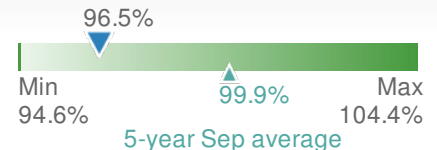
This activity resulted in a Contract Ratio of 0.24 pendings per active listing, down from 0.74 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 78% lower than the 5-year September average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2026	Sep 2025
23	28

Avg DOM**27**

Aug 2026	Sep 2025	YTD
27	23	49

Avg Sold to OLP Ratio**96.5%**

Aug 2026	Sep 2025	YTD
96.2%	94.6%	96.0%

September 2026**Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse**

The County Suburban REALTORS

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New Listings**7**
 **16.7%**
from Aug 2026:
6

 **16.7%**
from Sep 2025:
6

YTD	2026	2025	+/-
	57	48	18.8%

5-year Sep average: 7

New Pendings**1**
 **-87.5%**
from Aug 2026:
8

 **-50.0%**
from Sep 2025:
2

YTD	2026	2025	+/-
	46	41	12.2%

5-year Sep average: 4

Closed Sales**6**
 **100.0%**
from Aug 2026:
3

 **0.0%**
from Sep 2025:
6

YTD	2026	2025	+/-
	45	37	21.6%

5-year Sep average: 5

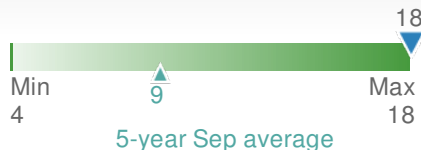
**Median
Sold Price****\$485,000**
 **83.0%**
from Aug 2026:
\$265,000
 **102.9%**
from Sep 2025:
\$239,000

YTD	2026	2025	+/-
	\$260,000	\$339,000	-23.3%

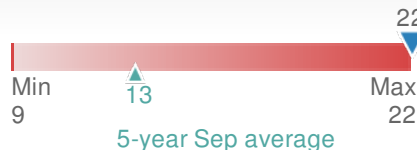
5-year Sep average: **\$379,660****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$485,000, representing an increase of 83% compared to last month and an increase of 102.9% from Sep 2025. The average days on market for units sold in September was 22 days, 67% above the 5-year September average of 13 days. There was an 87.5% month over month decrease in new contract activity with 1 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 3; and an 80% increase in supply to 18 active units.

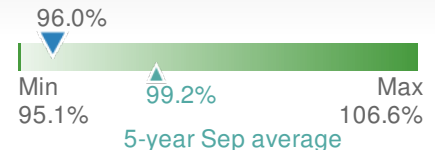
This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.80 in August and a decrease from 2.25 in September 2025. The Contract Ratio is 89% lower than the 5-year September average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2026	Sep 2025
10	8

Avg DOM**22**

Aug 2026	Sep 2025	YTD
7	13	27

**Avg Sold to
OLP Ratio****96.0%**

Aug 2026	Sep 2025	YTD
100.1%	95.1%	97.2%