Upper Darby - Delaware, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**54**	65	▼ 16.9%	**654**	729	▼ 10.3%
New Purchase Contracts	**71**	81	▼ 12.3%	**822**	851	▼ 3.4%
Showings	**1,146**	1,136	▲ 0.9%	**13,554**	14,152	▼ 4.2%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$273,850**	$265,000	▲ 3.3%	**$265,000**	$260,000	▲ 1.9%
Avg. Sale to Orig. List Price Ratio	**95.8%**	98.1%	▼ 2.3 pp	**97.9%**	98.2%	▼ 0.3 pp
Median Days on Market	**15 days**	14 days	▲ 1 day	**12 days**	12 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**91**	109	▼ 16.5%	**948**	920	▲ 3.0%
Active Listings	**172**	119	▲ 44.5%	**172**	119	▲ 44.5%
Months of Supply	**2.6**	1.7	▲ 1.0 mos	**2.6**	1.7	▲ 1.0 mos

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Sales Activity

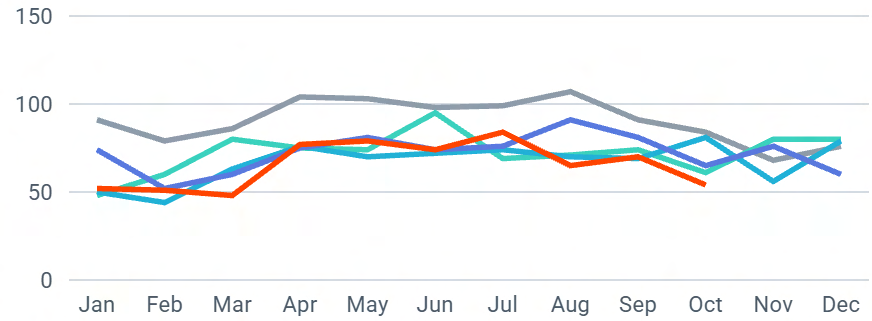
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

54
homes sold

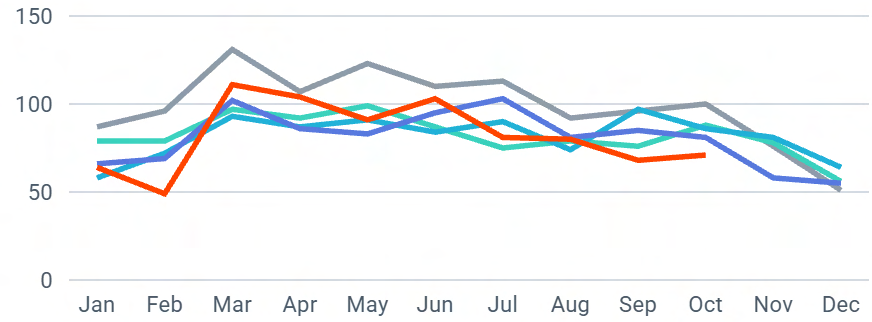
▼ **16.9%** vs. Oct 2025
▼ **22.9%** vs. Sep 2026
▼ **10.3%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

71
homes went under contract

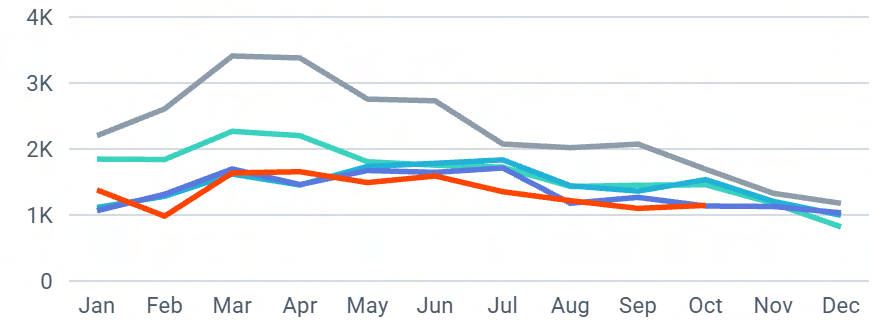
▼ **12.3%** vs. Oct 2025
▲ **4.4%** vs. Sep 2026
▼ **3.4%** 2026 YTD vs. 2025 YTD



Showings

1,146
home showings

▲ **0.9%** vs. Oct 2025
▲ **4.2%** vs. Sep 2026
▼ **4.2%** 2026 YTD vs. 2025 YTD



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Price and Pace

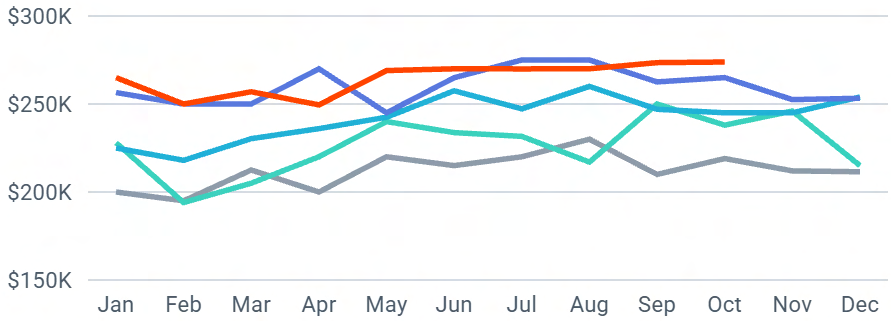
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$273,850
median sale price

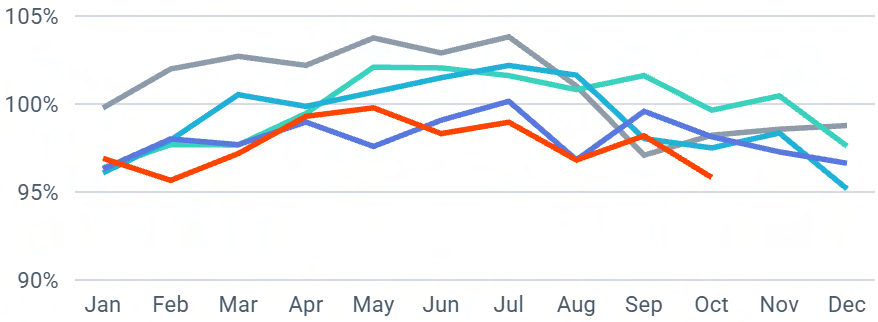
▲ **3.3%** vs. Oct 2025
▲ **0.1%** vs. Sep 2026
▲ **1.9%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

95.8%
of original list price, on average

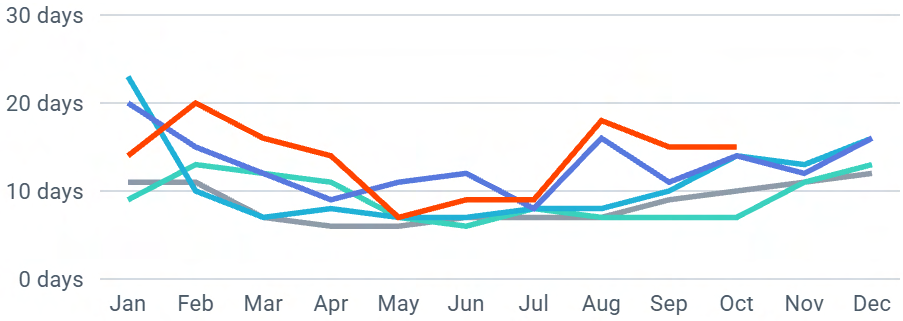
▼ **2.3 pp** vs. Oct 2025
▼ **2.4 pp** vs. Sep 2026
▼ **0.3 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

15 days
median days on market

▲ **1 day** vs. Oct 2025
0 days vs. Sep 2026
0 days 2026 YTD vs. 2025 YTD



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Inventory

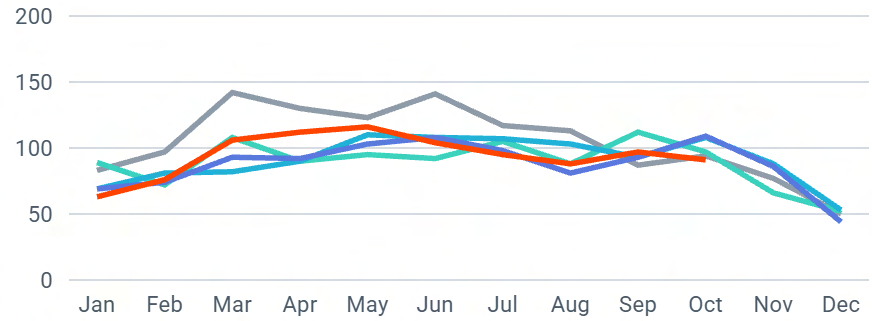
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

91
homes newly listed

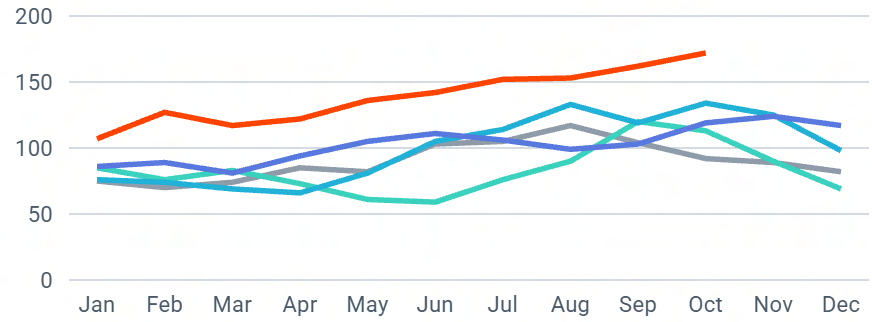
▼ **16.5%** vs. Oct 2025
▼ **6.2%** vs. Sep 2026
▲ **3.0%** 2026 YTD vs. 2025 YTD



Active Listings

172
homes for sale at month end

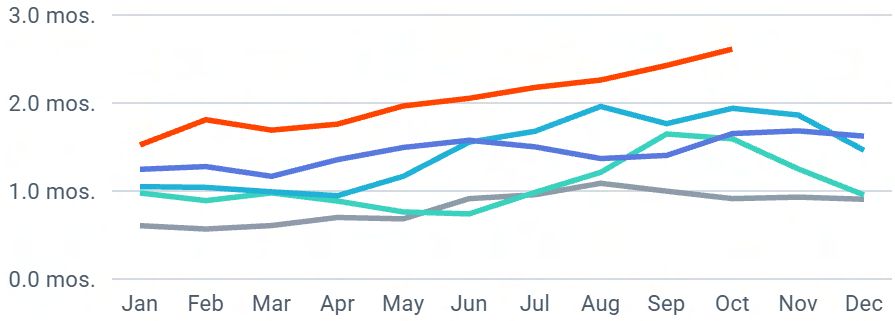
▲ **44.5%** vs. Oct 2025
▲ **6.2%** vs. Sep 2026
▲ **44.5%** 2026 YTD vs. 2025 YTD



Months of Supply

2.6
months of supply at the current sales pace

▲ **1.0 mos** vs. Oct 2025
▲ **0.2 mos** vs. Sep 2026
▲ **1.0 mos** 2026 YTD vs. 2025 YTD



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