

THE LONG & FOSTER MARKET MINUTE™

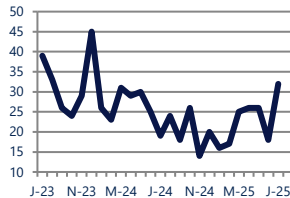
FOCUS ON: **DARBY, COLLINGDALE, AND SHARON HILL HOUSING MARKET**

JULY 2025

Zip Code(s): 19023 and 19079

Units Sold

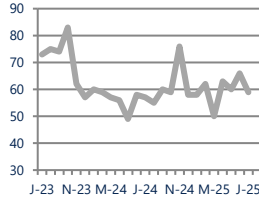
32



Up
Vs. Year Ago

Active Inventory

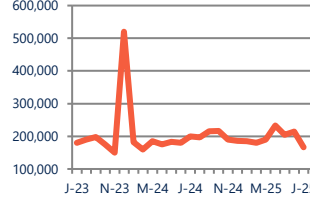
59



Up 4%
Vs. Year Ago

Median Sale Price

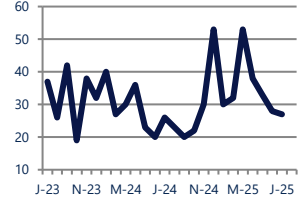
\$166,500



Down -17%
Vs. Year Ago

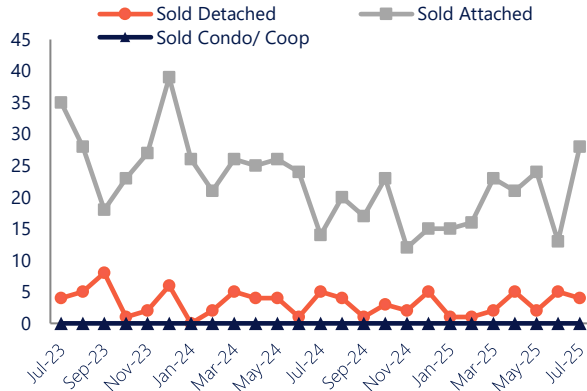
Days On Market

27



Up 4%
Vs. Year Ago

Units Sold*



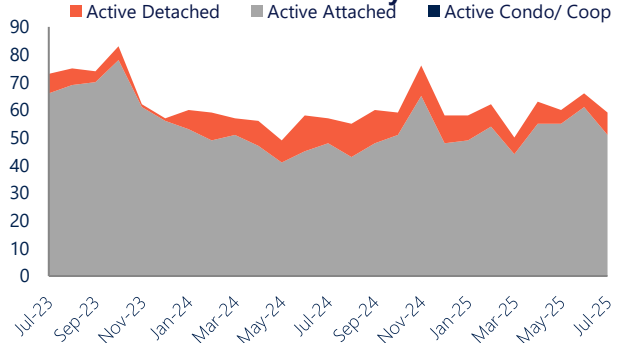
Units Sold

With relatively few transactions, there was an increase in total units sold in July, with 32 sold this month in Darby, Collingdale, and Sharon Hill. This month's total units sold was higher than at this time last year, an increase from July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 4%. The total number of active inventory this July was 59 compared to 57 in July 2024. This month's total of 59 is lower than the previous month's total supply of available inventory of 66, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Darby, Collingdale, and Sharon Hill Homes was \$200,000. This July, the median sale price was \$166,500, a decrease of 17% or \$33,500 compared to last year. The current median sold price is 22% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Darby, Collingdale, and Sharon Hill are defined as properties listed in zip code/s 19023 and 19079.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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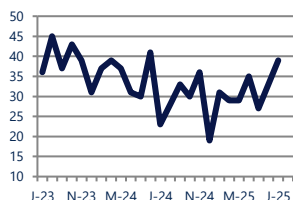
FOCUS ON: **DARBY, COLLINGDALE, AND SHARON HILL HOUSING MARKET**

JULY 2025

Zip Code(s): 19023 and 19079

New Listings

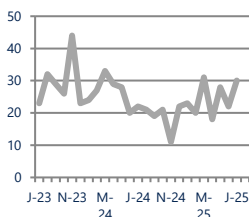
39



Up 70%
Vs. Year Ago

Current Contracts

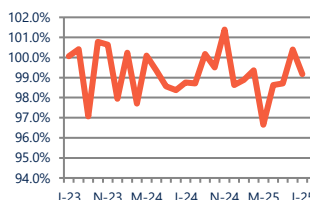
30



Up 36%
Vs. Year Ago

Sold Vs. List Price

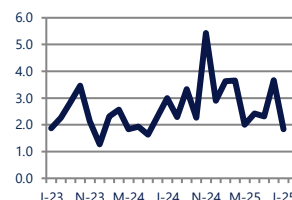
99.2%



No Change
Vs. Year Ago

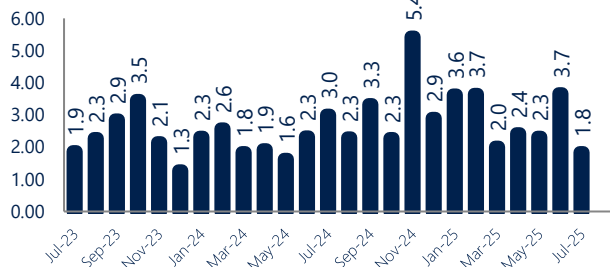
Months of Supply

1.8



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

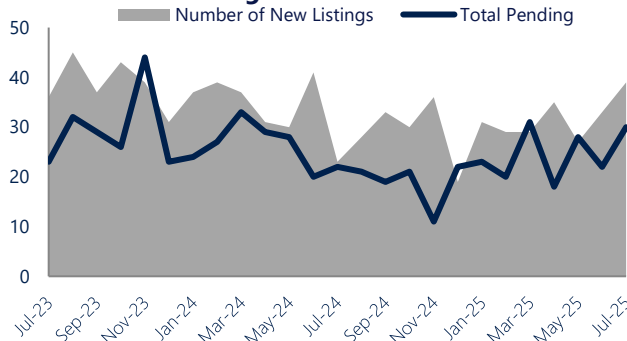
In July, there was 1.8 months of supply available in Darby, Collingdale, and Sharon Hill, compared to 3.0 in July 2024. That is a decrease of 39% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

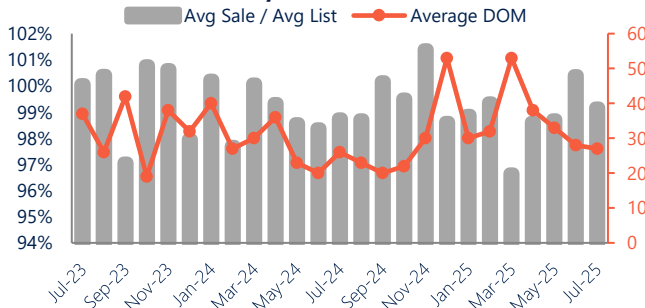
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Darby, Collingdale, and Sharon Hill compared to 23 in July 2024, an increase of 70%. There were 30 current contracts pending sale this July compared to 22 a year ago. The number of current contracts is 36% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Darby, Collingdale, and Sharon Hill was 99.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 26, an increase of 4%.

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