



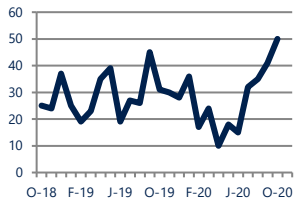
Focus On: Upper Darby Housing Market

October 2020

Zip Code(s): 19082

Units Sold

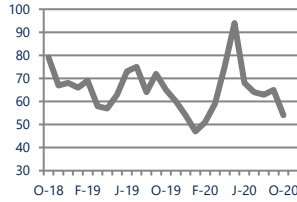
50



Up
Vs. Year Ago

Active Inventory

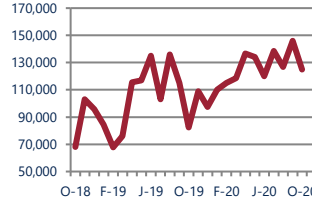
54



Down -17%
Vs. Year Ago

Median Sale Price

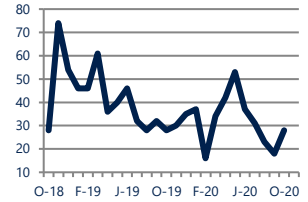
\$125,000



Up
Vs. Year Ago

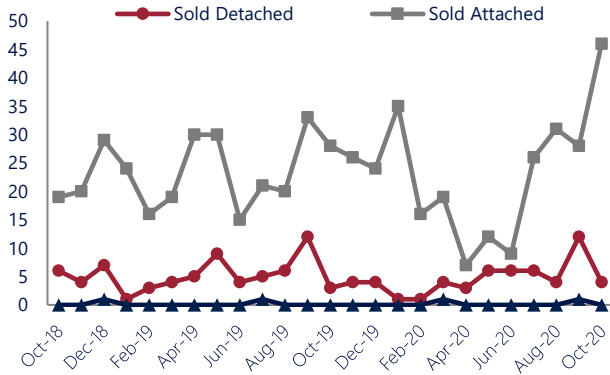
Days On Market

28



No Change
Vs. Year Ago

Units Sold*



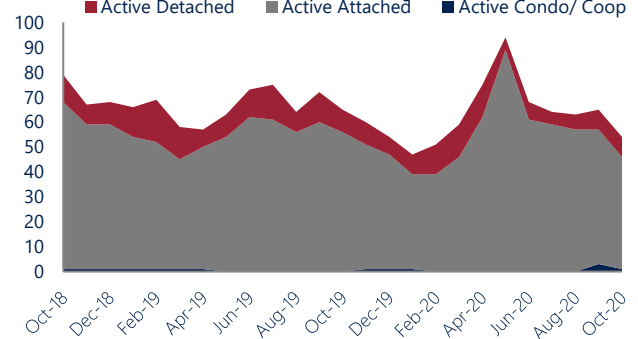
Units Sold

There was an increase in total units sold in October, with 50 sold this month in Upper Darby. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 17%. The total number of active inventory this October was 54 compared to 65 in October 2019. This month's total of 54 is lower than the previous month's total supply of available inventory of 65, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Upper Darby Homes was \$82,500. This October, the median sale price was \$125,000, an increase of \$42,500 compared to last year. The current median sold price is lower than in September.

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

Upper Darby are defined as properties listed in zip code/s 19082.

*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.

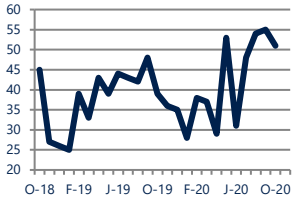




Zip Code(s): 19082

New Listings

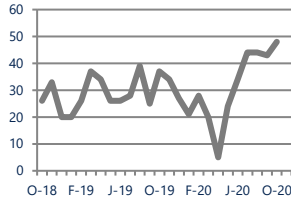
51



Up 31%
Vs. Year Ago

Current Contracts

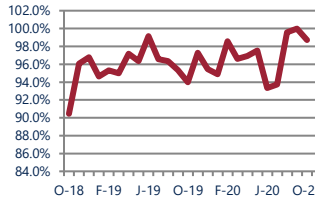
48



Up 30%
Vs. Year Ago

Sold Vs. List Price

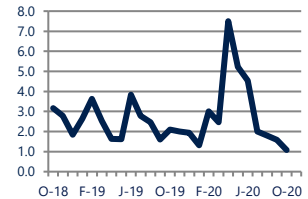
98.7%



Up
Vs. Year Ago

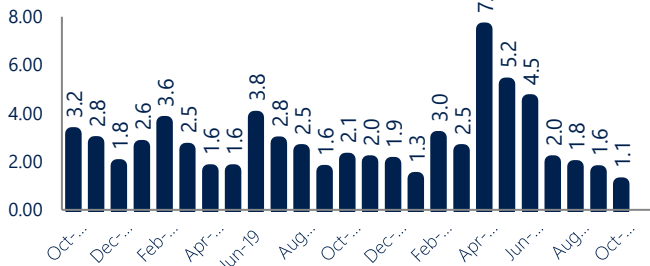
Months of Supply

1.1



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

In October, there was 1.1 months of supply available in Upper Darby, compared to 2.1 in October 2019. That is a decrease of 48% versus a year ago.

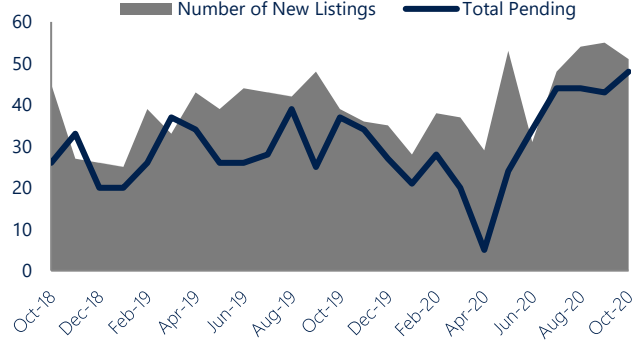
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

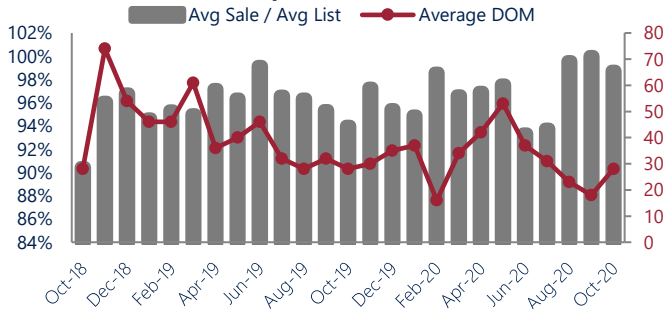
This month there were 51 homes newly listed for sale in Upper Darby compared to 39 in October 2019, an increase of 31%.

There were 48 current contracts pending sale this October compared to 37 a year ago. The number of current contracts is 30% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Upper Darby was 98.7% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, which is similar compared to a year ago.



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