



# The Long & Foster Market Minute™

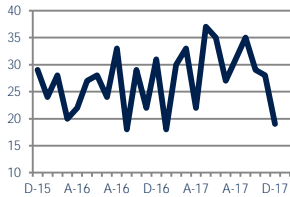
Focus On: Upper Darby Housing Market

December 2017

Zip Code(s): 19082

## Units Sold

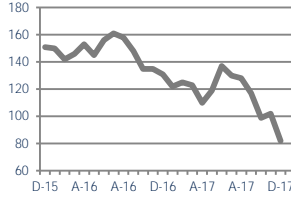
19



Down  
Vs. Year Ago

## Active Inventory

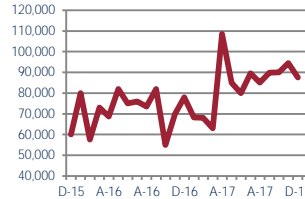
82



Down -37%  
Vs. Year Ago

## Median Sale Price

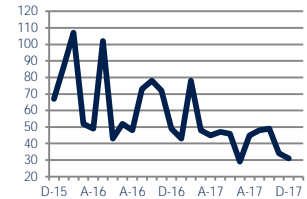
\$87,500



Up 12%  
Vs. Year Ago

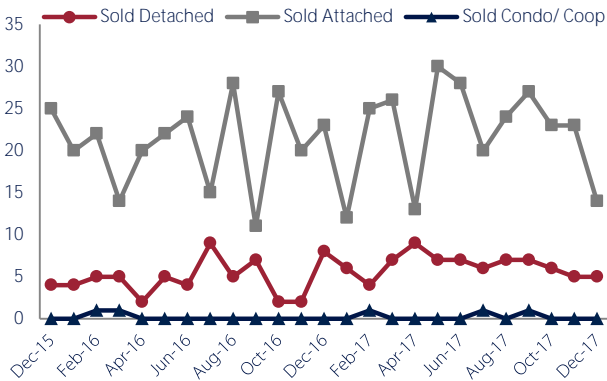
## Days On Market

31



Down -37%  
Vs. Year Ago

## Units Sold\*



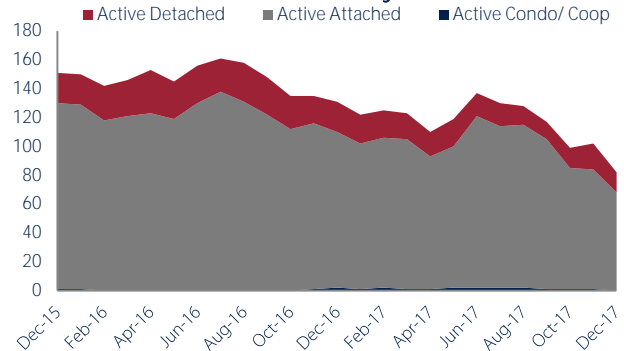
## Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 19 sold this month in Upper Darby. This month's total units sold was lower than at this time last year, a decrease from December 2016.

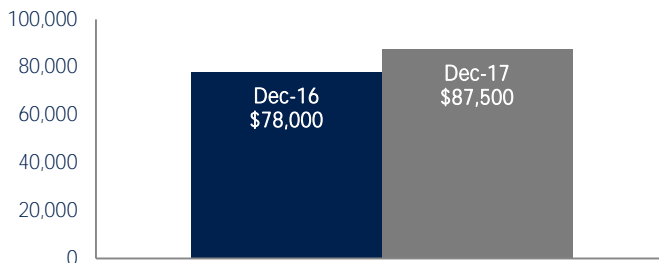
## Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 37%. The total number of active inventory this December was 82 compared to 131 in December 2016. This month's total of 82 is lower than the previous month's total supply of available inventory of 102, a decrease of 20%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Upper Darby Homes was \$78,000. This December, the median sale price was \$87,500, an increase of 12% or \$9,500 compared to last year. The current median sold price is 7% lower than in November.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.





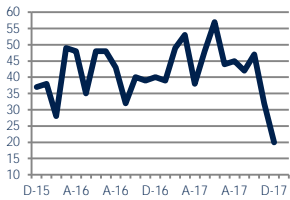
## Focus On: Upper Darby Housing Market

December 2017

Zip Code(s): 19082

### New Listings

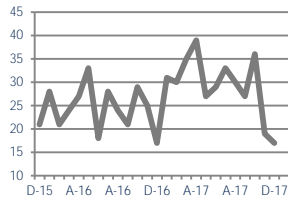
20



Down -50%  
Vs. Year Ago

### Current Contracts

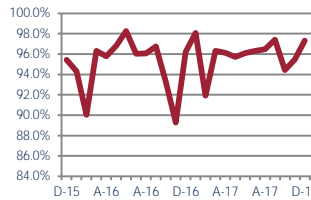
17



No Change  
Vs. Year Ago

### Sold Vs. List Price

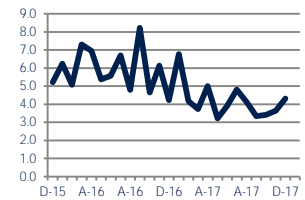
97.3%



Up 1.1%  
Vs. Year Ago

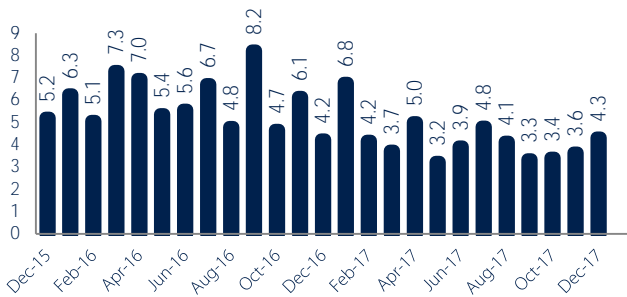
### Months of Supply

4.3



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

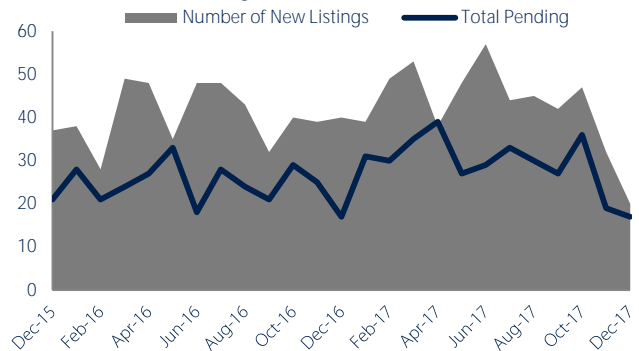
In December, there was 4.3 months of supply available in Upper Darby. The amount of supply is similar compared to a year ago.

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.

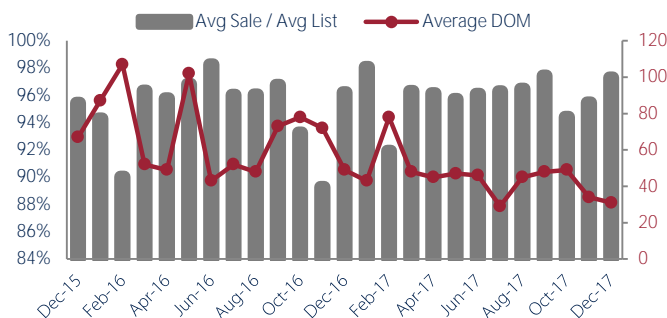
### New Listings & Current Contracts

This month there were 20 homes newly listed for sale in Upper Darby compared to 40 in December 2016, a decrease of 50%. There were 17 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 11% lower than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Upper Darby was 97.3% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 49, a decrease of 37%.



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