

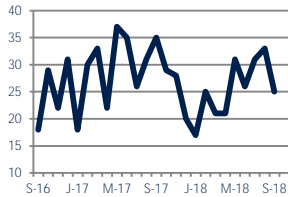
Focus On: Upper Darby Housing Market

September 2018

Zip Code(s): 19082

Units Sold

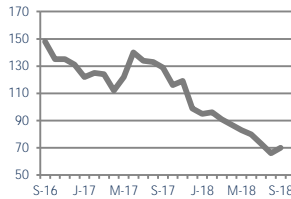
25



Down -29%
Vs. Year Ago

Active Inventory

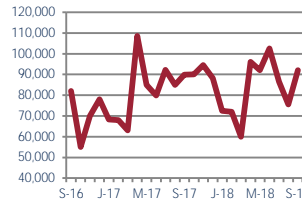
70



Down -46%
Vs. Year Ago

Median Sale Price

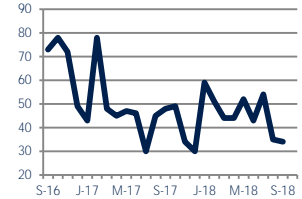
\$92,100



Up 2%
Vs. Year Ago

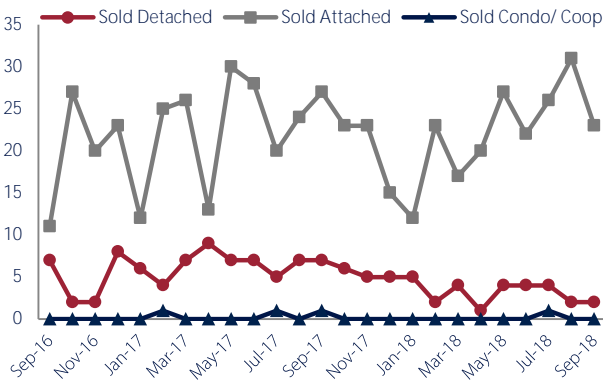
Days On Market

34



Down -29%
Vs. Year Ago

Units Sold*



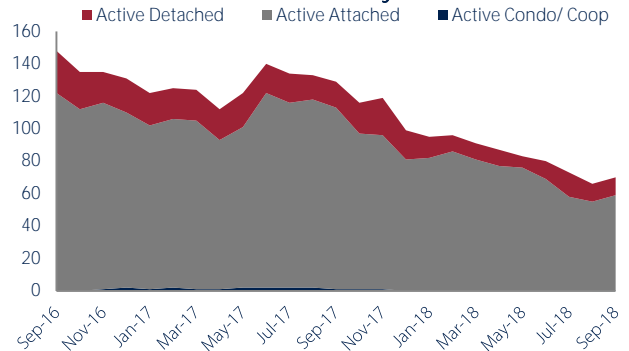
Units Sold

There was a decrease in total units sold in September, with 25 sold this month in Upper Darby versus 33 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 29% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 46%. The total number of active inventory this September was 70 compared to 129 in September 2017. This month's total of 70 is higher than the previous month's total supply of available inventory of 66, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Upper Darby Homes was \$89,900. This September, the median sale price was \$92,100, an increase of 2% or \$2,200 compared to last year. The current median sold price is 22% higher than in August.

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.





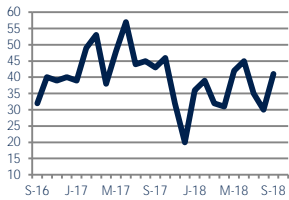
Focus On: Upper Darby Housing Market

September 2018

Zip Code(s): 19082

New Listings

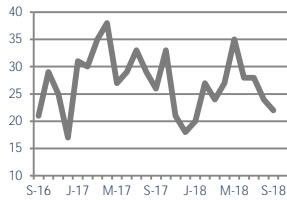
41



Down -5%
Vs. Year Ago

Current Contracts

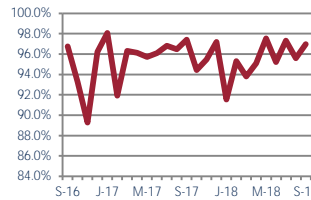
22



Down -15%
Vs. Year Ago

Sold Vs. List Price

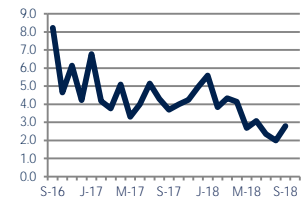
97.0%



No Change
Vs. Year Ago

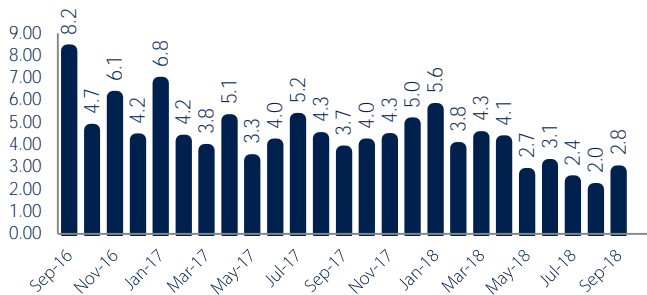
Months of Supply

2.8



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

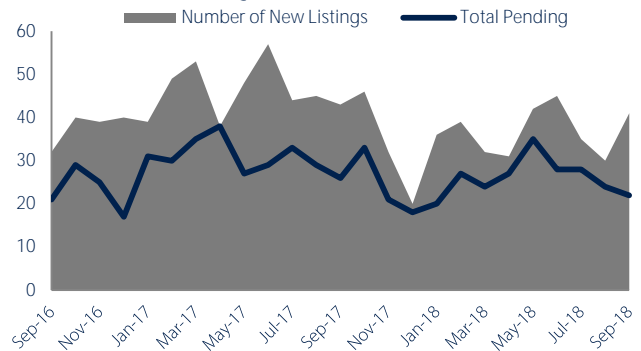
In September, there was 2.8 months of supply available in Upper Darby, compared to 3.7 in September 2017. That is a decrease of 24% versus a year ago.

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.

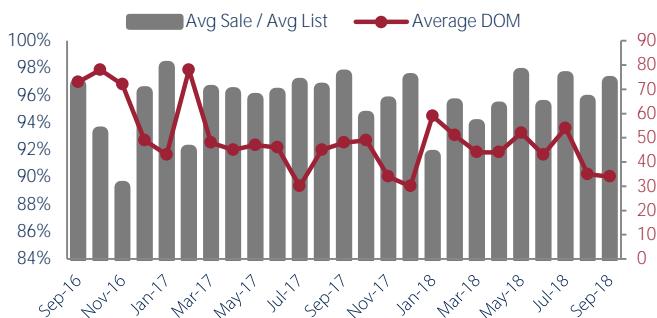
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Upper Darby compared to 43 in September 2017, a decrease of 5%. There were 22 current contracts pending sale this September compared to 26 a year ago. The number of current contracts is 15% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Upper Darby was 97.0% 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 34, lower than the average last year, which was 48, a decrease of 29%.



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