



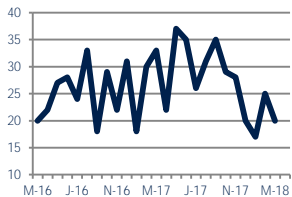
Focus On: Upper Darby Housing Market

March 2018

Zip Code(s): 19082

Units Sold

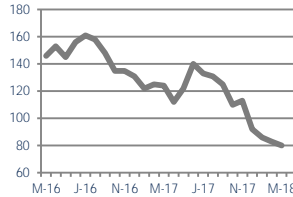
20



Down
Vs. Year Ago

Active Inventory

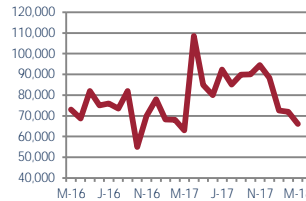
80



Down -35%
Vs. Year Ago

Median Sale Price

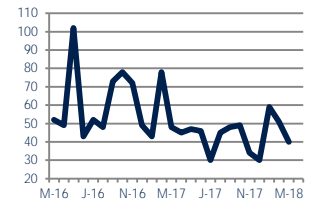
\$66,000



Up 5%
Vs. Year Ago

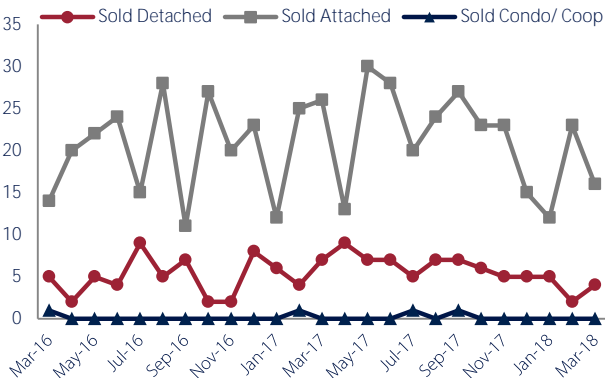
Days On Market

40



Down -17%
Vs. Year Ago

Units Sold*



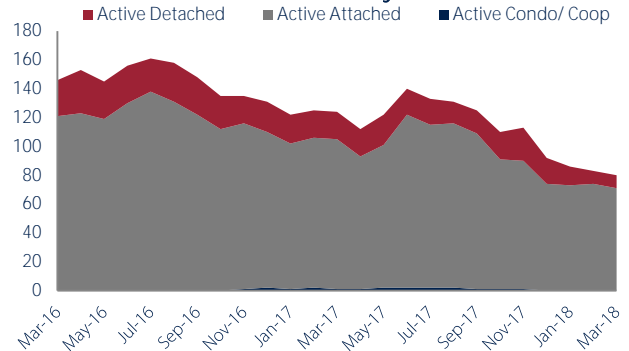
Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 20 sold this month in Upper Darby. This month's total units sold was lower than at this time last year, a decrease from March 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 35%. The total number of active inventory this March was 80 compared to 124 in March 2017. This month's total of 80 is lower than the previous month's total supply of available inventory of 83, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Upper Darby Homes was \$63,000. This March, the median sale price was \$66,000, an increase of 5% or \$3,000 compared to last year. The current median sold price is 8% lower than in February.

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.





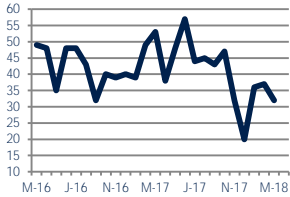
Focus On: Upper Darby Housing Market

March 2018

Zip Code(s): 19082

New Listings

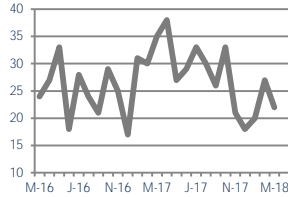
32



Down -40%
Vs. Year Ago

Current Contracts

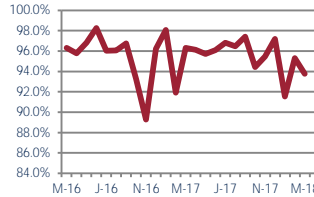
22



Down -37%
Vs. Year Ago

Sold Vs. List Price

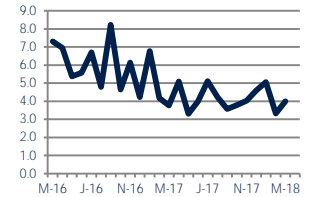
93.8%



Down -2.7%
Vs. Year Ago

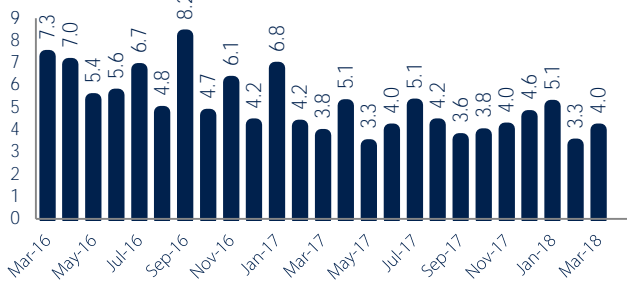
Months of Supply

4.0



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

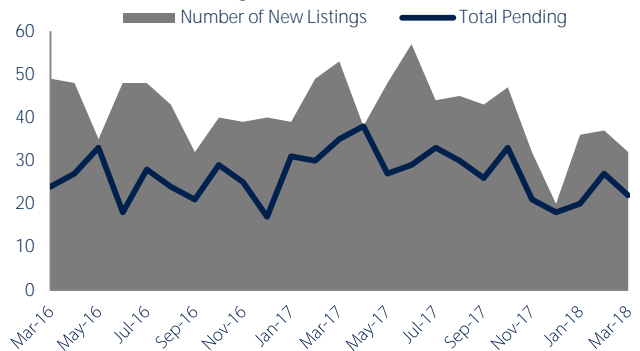
In March, there was 4.0 months of supply available in Upper Darby, compared to 3.8 in March 2017. That is an increase of 6% versus a year ago.

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.

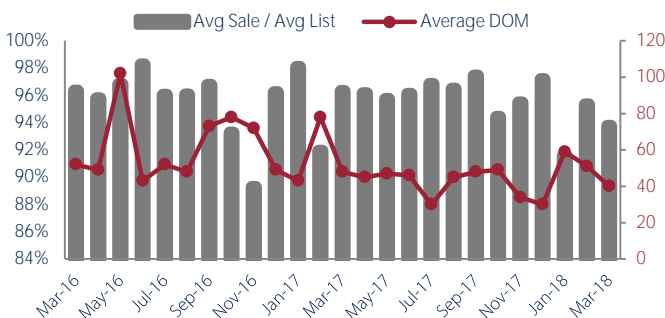
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Upper Darby compared to 53 in March 2017, a decrease of 40%. There were 22 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 37% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Upper Darby was 93.8% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 48, a decrease of 17%.



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