



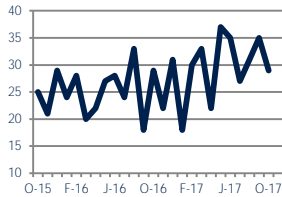
Focus On: Upper Darby Housing Market

October 2017

Zip Code(s): 19082

Units Sold

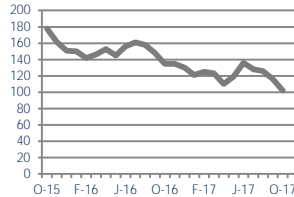
29



No Change
Vs. Year Ago

Active Inventory

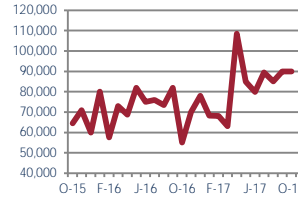
102



Down -24%
Vs. Year Ago

Median Sale Price

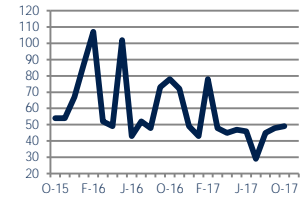
\$90,000



Up 64%
Vs. Year Ago

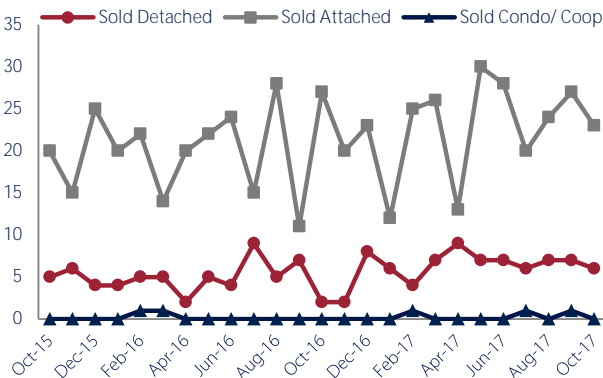
Days On Market

49



Down -37%
Vs. Year Ago

Units Sold*



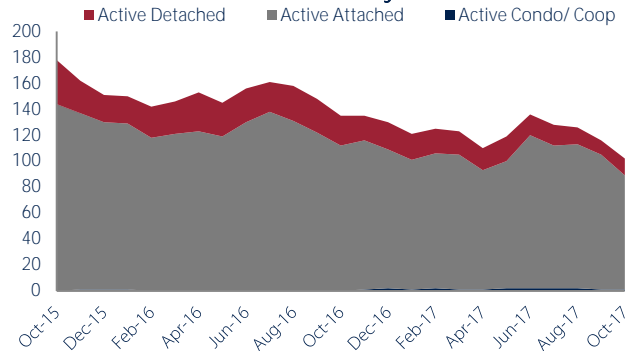
Units Sold

There was a decrease in total units sold in October, with 29 sold this month in Upper Darby, a decrease of 17%. This month's total units sold is similar compared to a year ago.

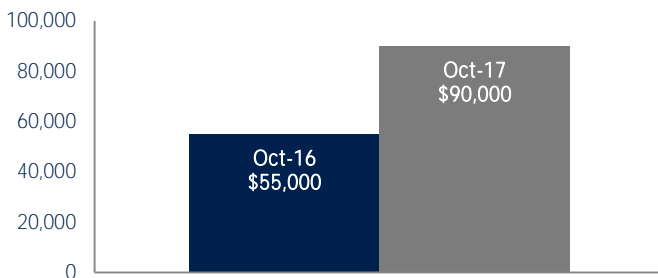
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 24%. The total number of active inventory this October was 102 compared to 135 in October 2016. This month's total of 102 is lower than the previous month's total supply of available inventory of 116, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Upper Darby Homes was \$55,000. This October, the median sale price was \$90,000, an increase of 64% or \$35,000 compared to last year. The current median sold price is approximately the same as the median price in September.

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

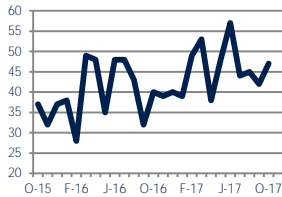
Focus On: Upper Darby Housing Market

October 2017

Zip Code(s): 19082

New Listings

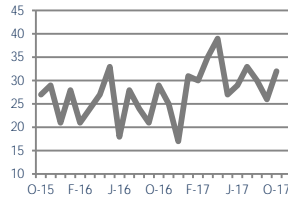
47



Up 18%
Vs. Year Ago

Current Contracts

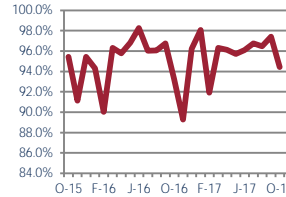
32



Up 10%
Vs. Year Ago

Sold Vs. List Price

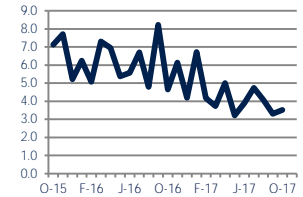
94.4%



Up 1.2%
Vs. Year Ago

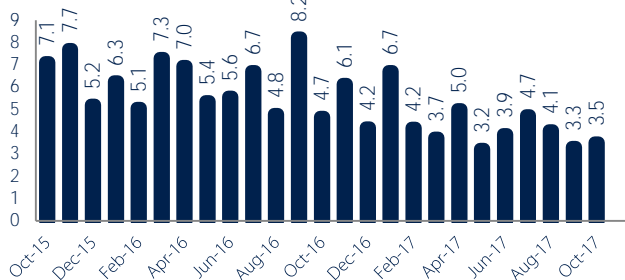
Months of Supply

3.5



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

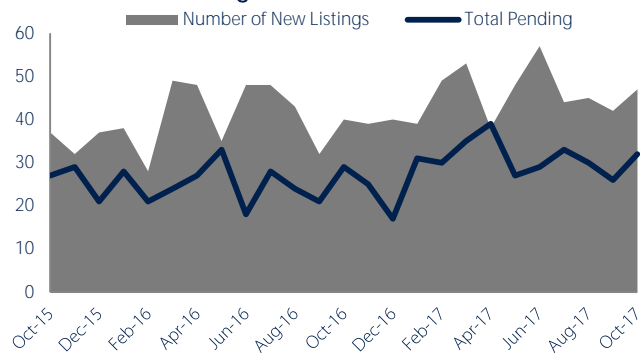
In October, there was 3.5 months of supply available in Upper Darby, compared to 4.7 in October 2016. That is a decrease of 24% versus a year ago.

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.

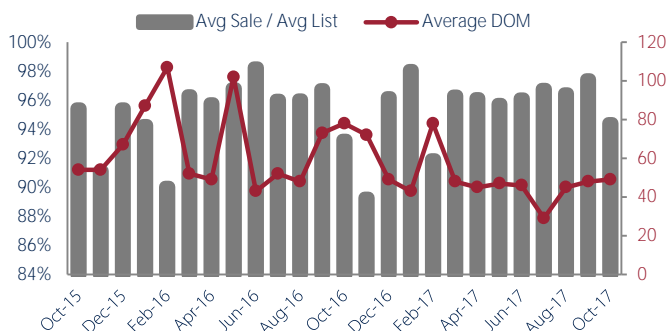
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Upper Darby compared to 40 in October 2016, an increase of 18%. There were 32 current contracts pending sale this October compared to 29 a year ago. The number of current contracts is 10% 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 94.4% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 78, a decrease of 37%.