

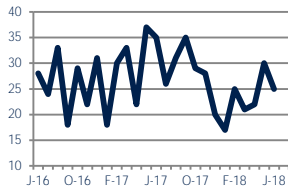


## Focus On: Upper Darby Housing Market

June 2018

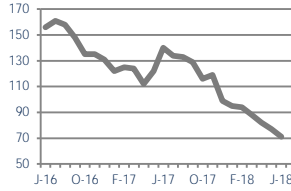
Zip Code(s): 19082

**Units Sold**  
25



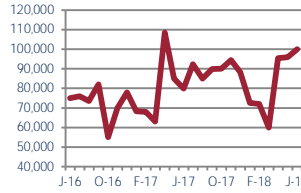
**Down -29%**  
Vs. Year Ago

**Active Inventory**  
71



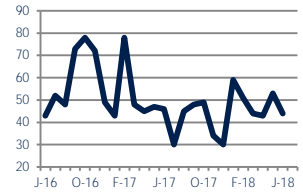
**Down -49%**  
Vs. Year Ago

**Median Sale Price**  
\$100,000



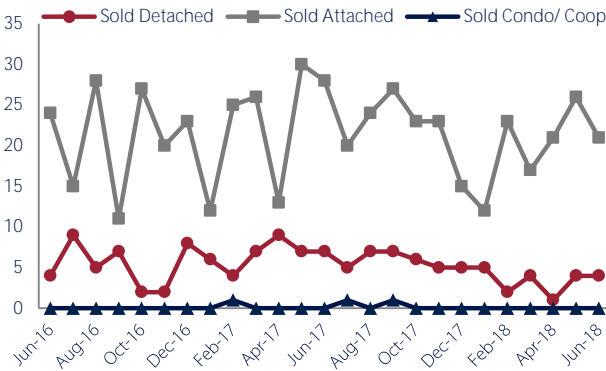
**Up**  
Vs. Year Ago

**Days On Market**  
44



**Down -4%**  
Vs. Year Ago

### Units Sold\*



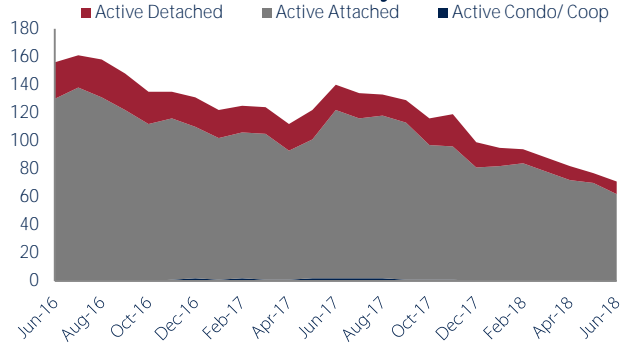
### Units Sold

There was a decrease in total units sold in June, with 25 sold this month in Upper Darby versus 30 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 29% versus June 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 49%. The total number of active inventory this June was 71 compared to 140 in June 2017. This month's total of 71 is lower than the previous month's total supply of available inventory of 77, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Upper Darby Homes was \$79,900. This June, the median sale price was \$100,000, an increase of \$20,100 compared to last year. The current median sold price is higher than in May.

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.

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE





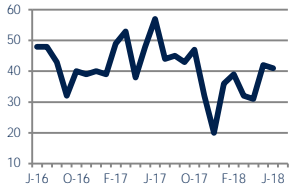
## Focus On: Upper Darby Housing Market

June 2018

Zip Code(s): 19082

### New Listings

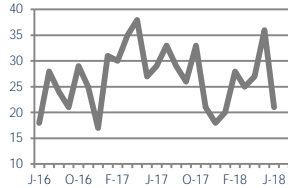
41



Down -28%  
Vs. Year Ago

### Current Contracts

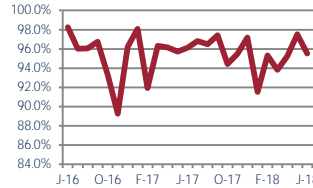
21



Down -28%  
Vs. Year Ago

### Sold Vs. List Price

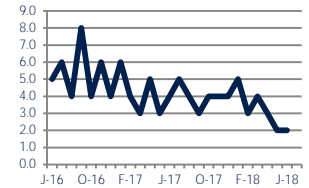
95.5%



Down -0.6%  
Vs. Year Ago

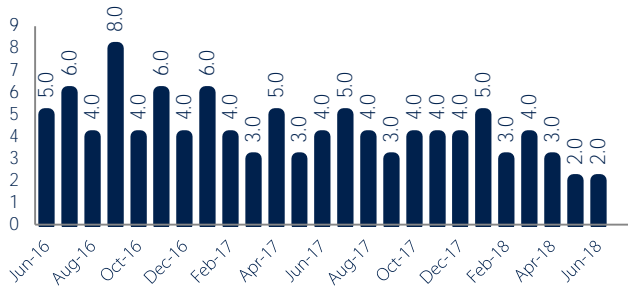
### Months of Supply

2.0



Down -50%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

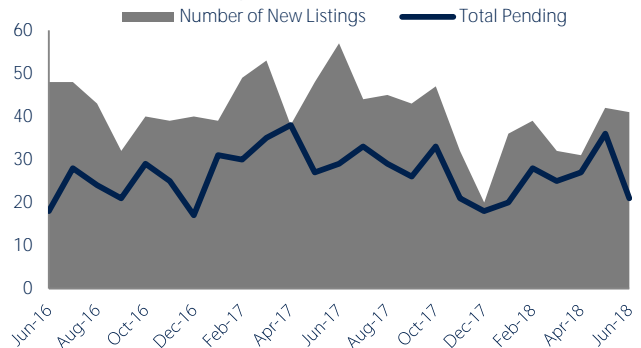
In June, there was 2.8 months of supply available in Upper Darby, compared to 4.0 in June 2017. That is a decrease of 29% versus a year ago.

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.

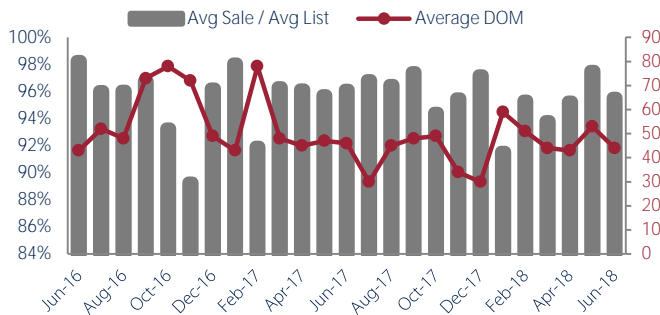
### New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Upper Darby compared to 57 in June 2017, a decrease of 28%. There were 21 current contracts pending sale this June compared to 29 a year ago. The number of current contracts is 28% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Upper Darby was 95.5% of the average list price, which is 0.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 46, a decrease of 4%.



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