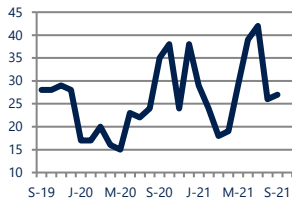




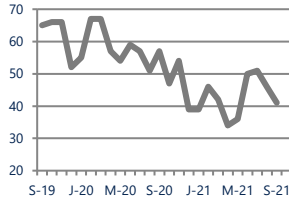
Zip Code(s): 19023 and 19079

Units Sold
27



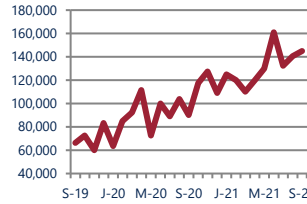
Down -23%
Vs. Year Ago

Active Inventory
41



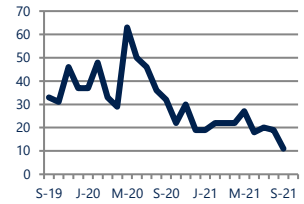
Down -28%
Vs. Year Ago

Median Sale Price
\$145,000



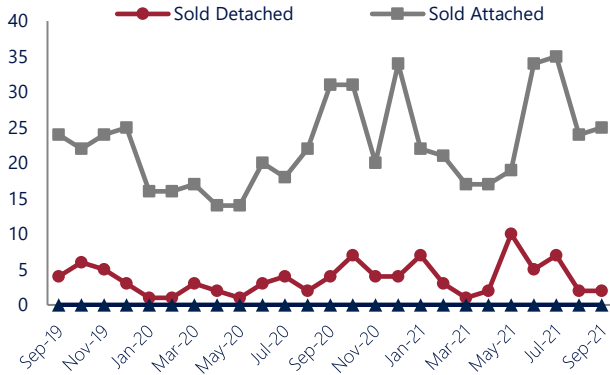
Up
Vs. Year Ago

Days On Market
11



Down
Vs. Year Ago

Units Sold*



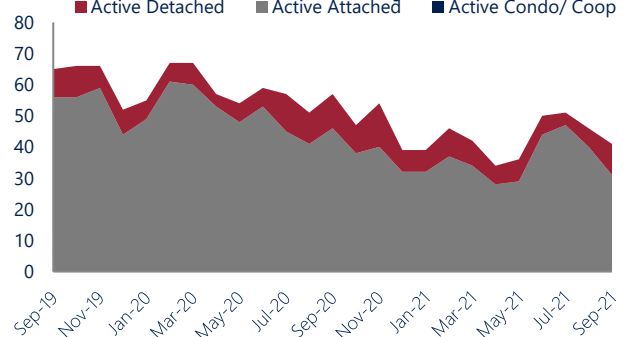
Units Sold

There was an increase in total units sold in September, with 27 sold this month in Darby, Collingdale, and Sharon Hill versus 26 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 23% versus September 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 28%. The total number of active inventory this September was 41 compared to 57 in September 2020. This month's total of 41 is lower than the previous month's total supply of available inventory of 46, a decrease of 11%.

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 September, the median sale price for Darby, Collingdale, and Sharon Hill Homes was \$90,000. This September, the median sale price was \$145,000, an increase of \$55,000 compared to last year. The current median sold price is 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.

Darby, Collingdale, and Sharon Hill are defined as properties listed in zip code/s 19023 and 19079.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

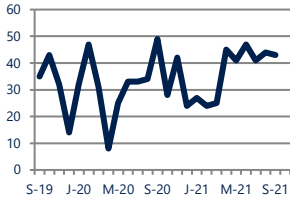




Zip Code(s): 19023 and 19079

New Listings

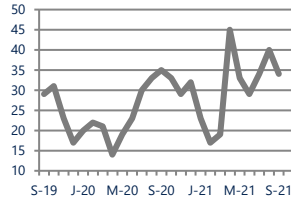
43



Down -12%
Vs. Year Ago

Current Contracts

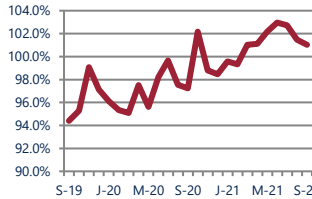
34



Down -3%
Vs. Year Ago

Sold Vs. List Price

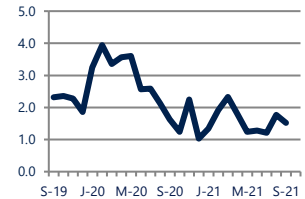
101.0%



Up 3.9%
Vs. Year Ago

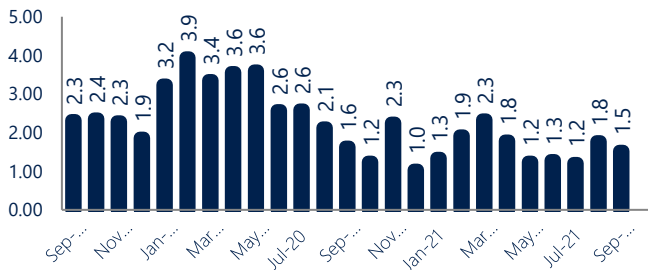
Months of Supply

1.5



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

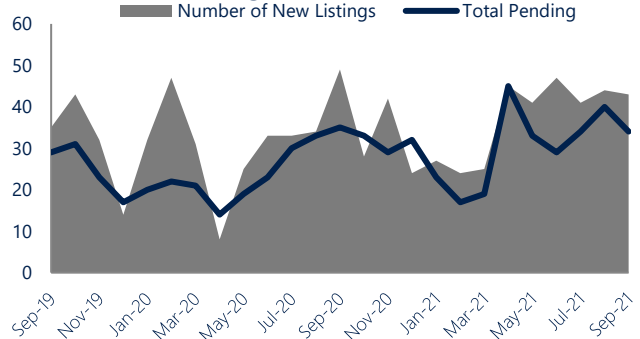
In September, there was 1.5 months of supply available in Darby, Collingdale, and Sharon Hill, compared to 1.6 in September 2020. That is a decrease of 7% versus a year ago.

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.

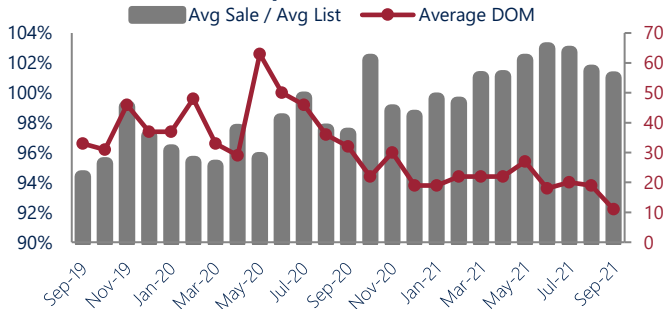
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Darby, Collingdale, and Sharon Hill compared to 49 in September 2020, a decrease of 12%. There were 34 current contracts pending sale this September compared to 35 a year ago. The number of current contracts is 3% 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 Darby, Collingdale, and Sharon Hill was 101.0% of the average list price, which is 3.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 32. This decrease was impacted by the limited number of sales.



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