

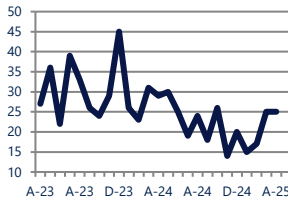
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DARBY, COLLINGDALE, AND SHARON HILL HOUSING MARKET**

APRIL 2025

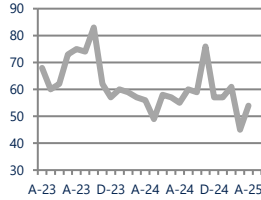
Zip Code(s): 19023 and 19079

Units Sold 25



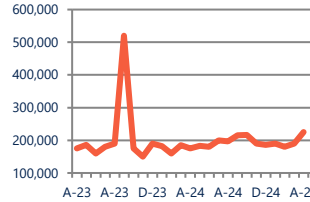
Down -14%
Vs. Year Ago

Active Inventory 54



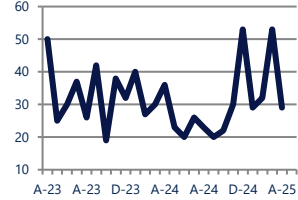
Down -4%
Vs. Year Ago

Median Sale Price \$225,000



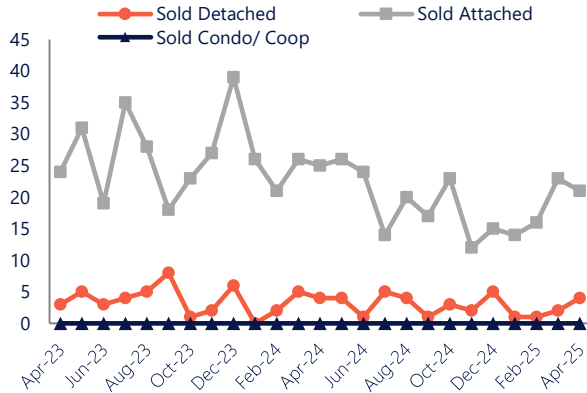
Up
Vs. Year Ago

Days On Market 29



Down -19%
Vs. Year Ago

Units Sold*



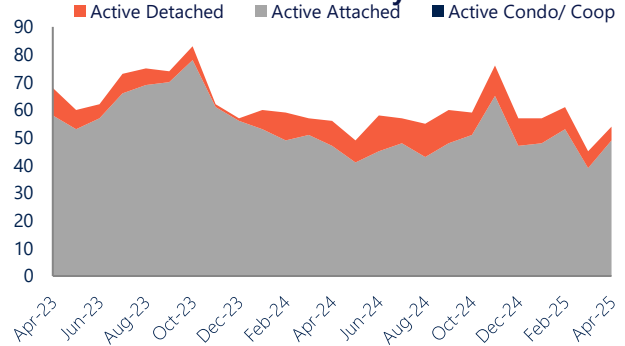
Units Sold

The number of units sold remained stable in April, with 25 sold this month in Darby, Collingdale, and Sharon Hill. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

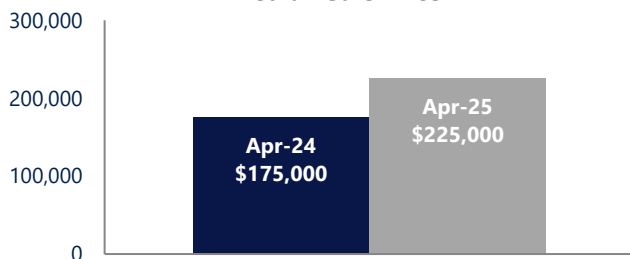
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 4%. The total number of active inventory this April was 54 compared to 56 in April 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 45, an increase of 20%.

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 April, the median sale price for Darby, Collingdale, and Sharon Hill Homes was \$175,000. This April, the median sale price was \$225,000, an increase of \$50,000 compared to last year. The current median sold price is higher than in March.

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.

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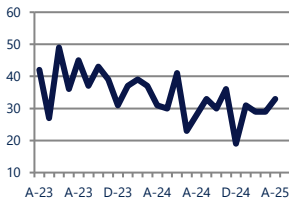
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APRIL 2025

Zip Code(s): 19023 and 19079

New Listings

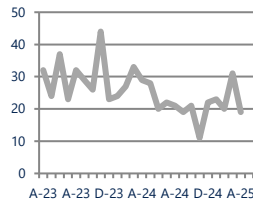
33



Up 6%
Vs. Year Ago

Current Contracts

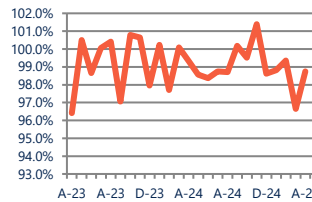
19



Down -34%
Vs. Year Ago

Sold Vs. List Price

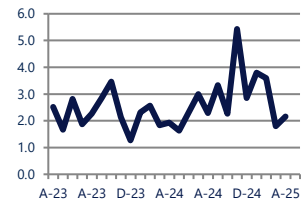
98.7%



Down -0.6%
Vs. Year Ago

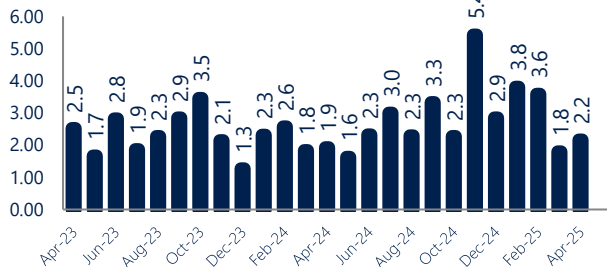
Months of Supply

2.2



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

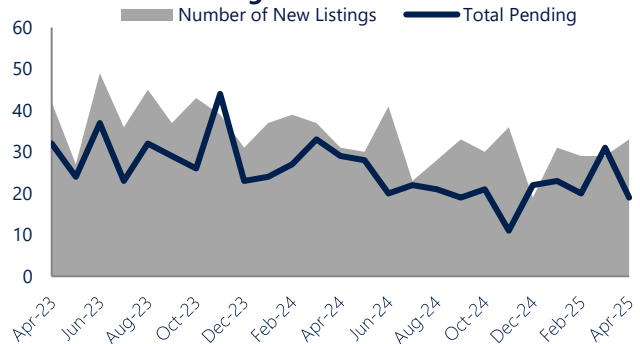
In April, there was 2.2 months of supply available in Darby, Collingdale, and Sharon Hill, compared to 1.9 in April 2024. That is an increase of 12% versus a year ago.

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.

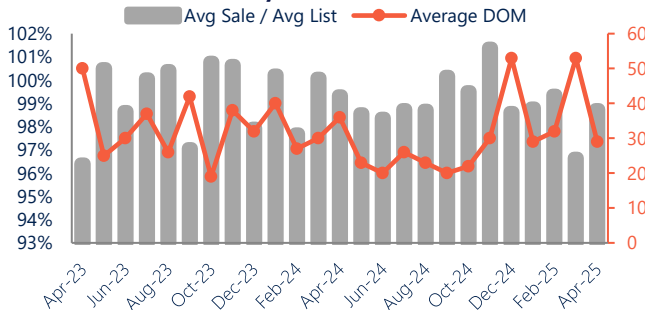
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Darby, Collingdale, and Sharon Hill compared to 31 in April 2024, an increase of 6%. There were 19 current contracts pending sale this April compared to 29 a year ago. The number of current contracts is 34% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Darby, Collingdale, and Sharon Hill was 98.7% 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 29, lower than the average last year, which was 36, a decrease of 19%.

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