

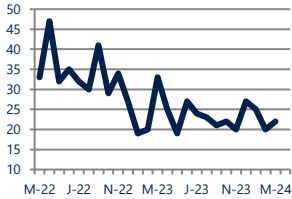


Focus On: Upper Darby Housing Market

March 2024

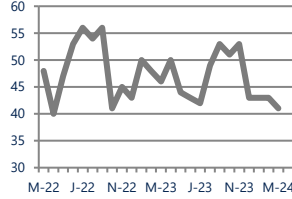
Zip Code(s): 19082

Units Sold
22



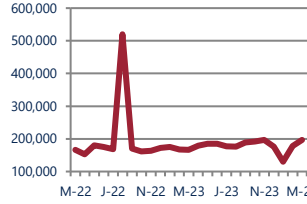
Down -33%
Vs. Year Ago

Active Inventory
41



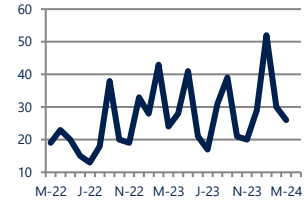
Down -11%
Vs. Year Ago

Median Sale Price
\$196,500



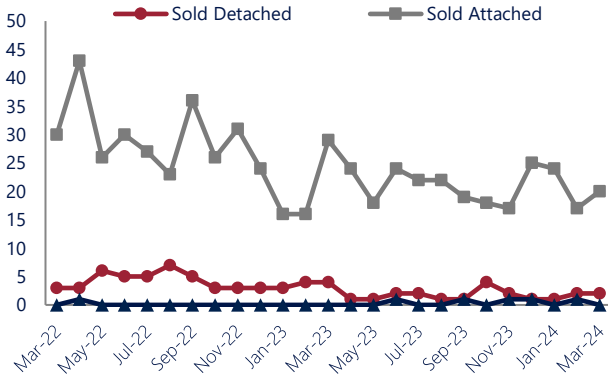
Up 18%
Vs. Year Ago

Days On Market
26



Up 8%
Vs. Year Ago

Units Sold*



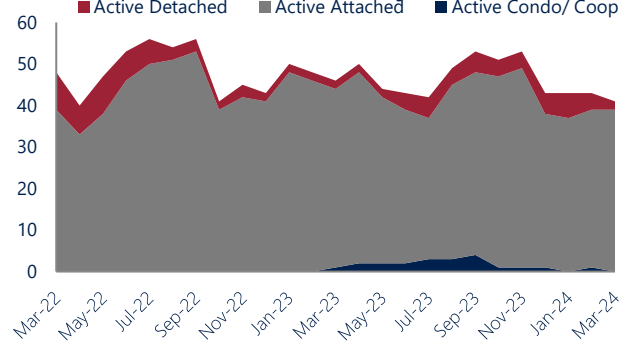
Units Sold

There was an increase in total units sold in March, with 22 sold this month in Upper Darby versus 20 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 33% versus March 2023.

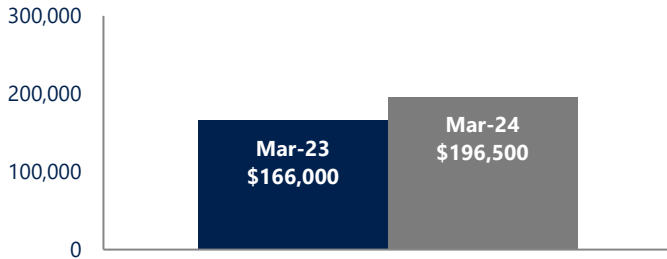
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 11%. The total number of active inventory this March was 41 compared to 46 in March 2023. This month's total of 41 is lower than the previous month's total supply of available inventory of 43, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Upper Darby Homes was \$166,000. This March, the median sale price was \$196,500, an increase of 18% or \$30,500 compared to last year. The current median sold price is 10% higher 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 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.



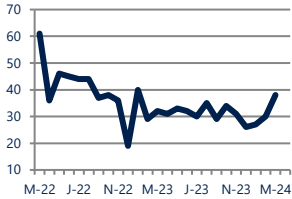
Focus On: Upper Darby Housing Market

March 2024

Zip Code(s): 19082

New Listings

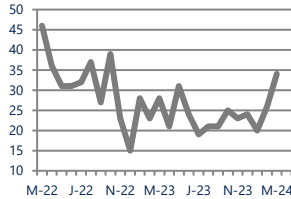
38



Up 19%
Vs. Year Ago

Current Contracts

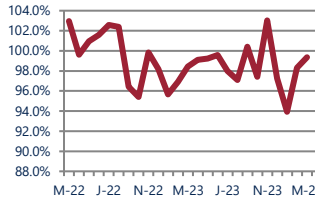
34



Up 21%
Vs. Year Ago

Sold Vs. List Price

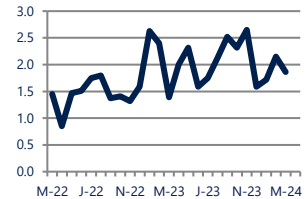
99.4%



Up 0.9%
Vs. Year Ago

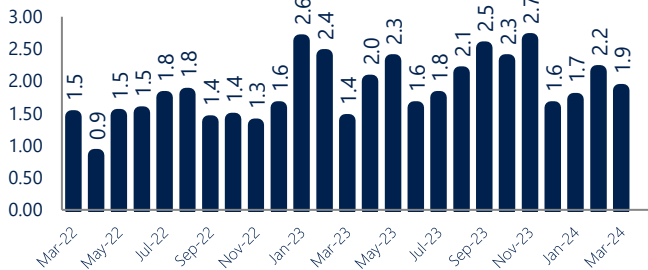
Months of Supply

1.9



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

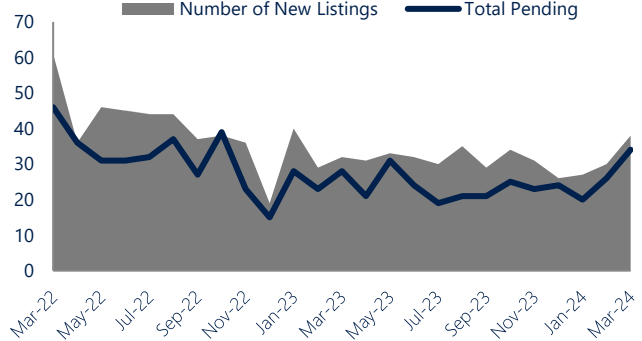
In March, there was 1.9 months of supply available in Upper Darby, compared to 1.4 in March 2023. That is an increase of 34% versus a year ago.

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.

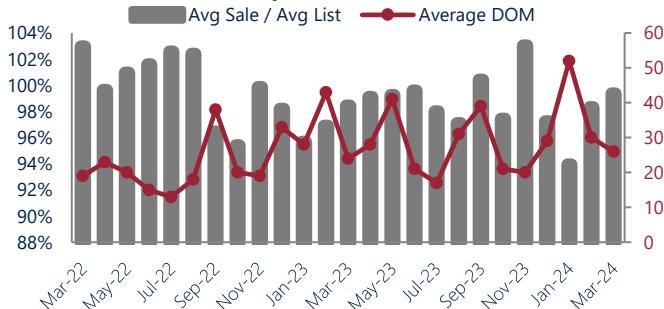
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Upper Darby compared to 32 in March 2023, an increase of 19%. There were 34 current contracts pending sale this March compared to 28 a year ago. The number of current contracts is 21% higher 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 99.4% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 24, an increase of 8%.

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