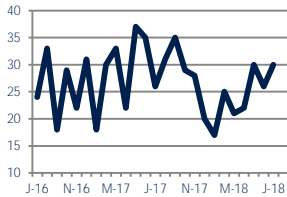


## Focus On: Upper Darby Housing Market

July 2018

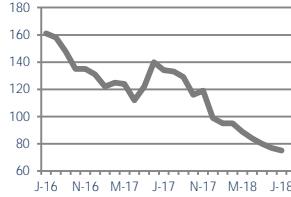
Zip Code(s): 19082

**Units Sold**  
30



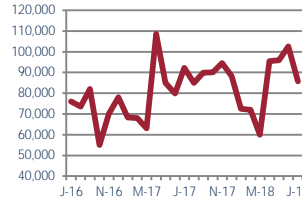
**Up 15%**  
Vs. Year Ago

**Active Inventory**  
75



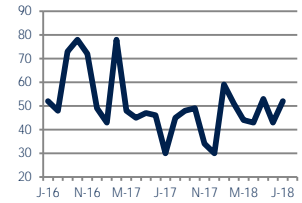
**Down -44%**  
Vs. Year Ago

**Median Sale Price**  
\$85,750



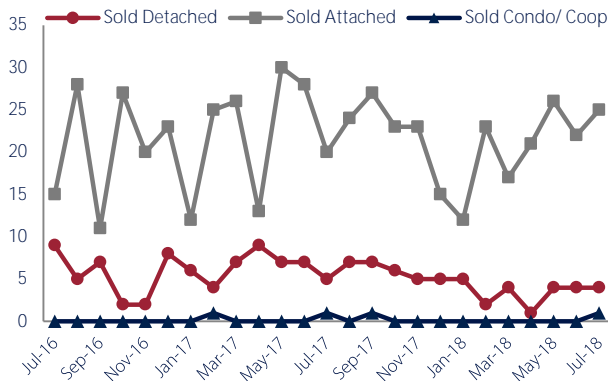
**Down -7%**  
Vs. Year Ago

**Days On Market**  
52



**Up**  
Vs. Year Ago

### Units Sold\*



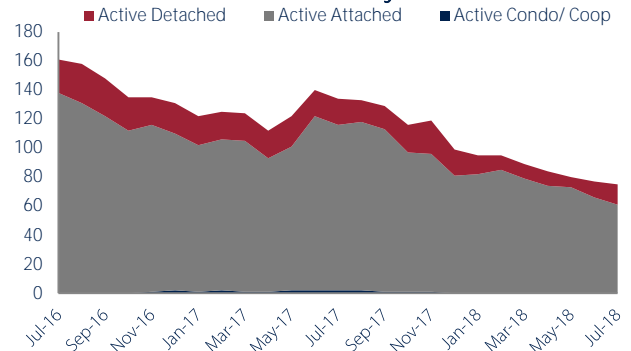
### Units Sold

There was an increase in total units sold in July, with 30 sold this month in Upper Darby versus 26 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 15% versus July 2017.

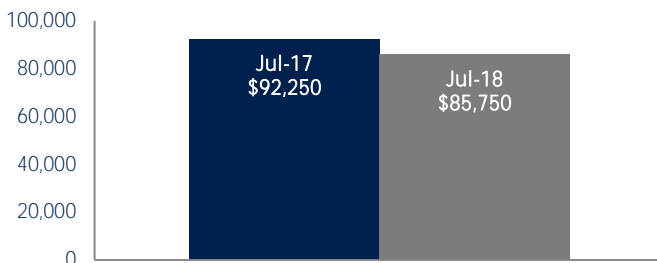
### Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 44%. The total number of active inventory this July was 75 compared to 134 in July 2017. This month's total of 75 is lower than the previous month's total supply of available inventory of 77, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Upper Darby Homes was \$92,250. This July, the median sale price was \$85,750, a decrease of 7% or \$6,500 compared to last year. The current median sold price is 16% lower than in June.

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.

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



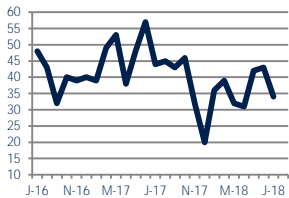
## Focus On: Upper Darby Housing Market

July 2018

Zip Code(s): 19082

### New Listings

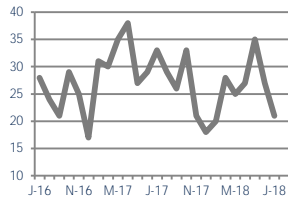
34



Down -23%  
Vs. Year Ago

### Current Contracts

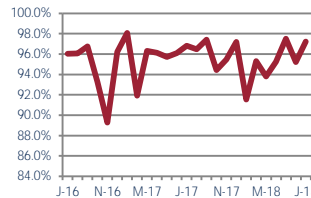
21



Down -36%  
Vs. Year Ago

### Sold Vs. List Price

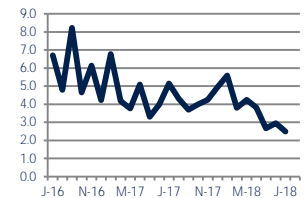
97.2%



No Change  
Vs. Year Ago

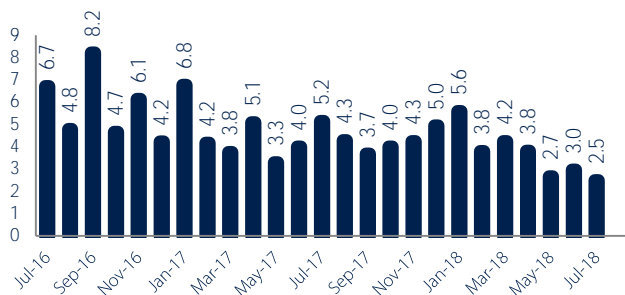
### Months of Supply

2.5



Down -51%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

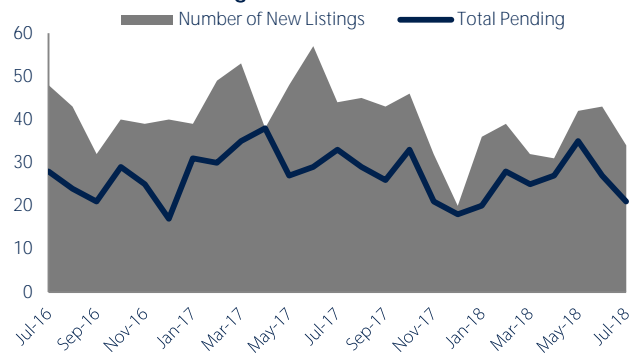
In July, there was 2.5 months of supply available in Upper Darby, compared to 5.2 in July 2017. That is a decrease of 51% versus a year ago.

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.

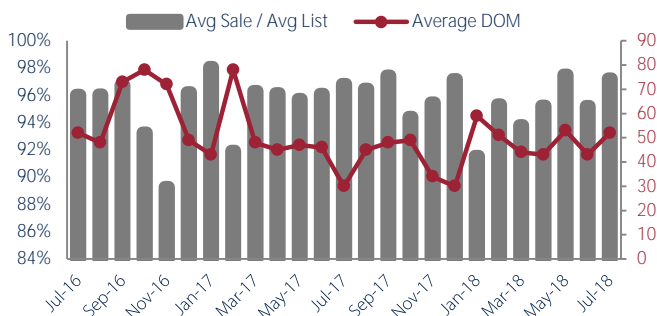
### New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Upper Darby compared to 44 in July 2017, a decrease of 23%. There were 21 current contracts pending sale this July compared to 33 a year ago. The number of current contracts is 36% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Upper Darby was 97.2% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 30. This increase was impacted by the limited number of sales.



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