

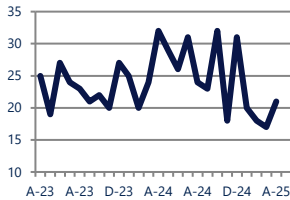
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **UPPER DARBY HOUSING MARKET**

APRIL 2025

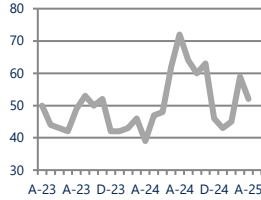
Zip Code(s): 19082

Units Sold
21



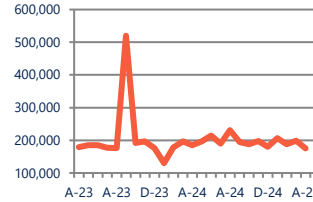
Down -34%
Vs. Year Ago

Active Inventory
52



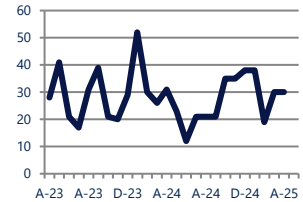
Up 33%
Vs. Year Ago

Median Sale Price
\$175,000



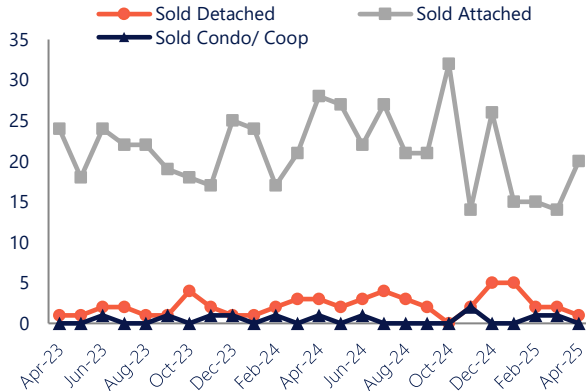
Down -5%
Vs. Year Ago

Days On Market
30



Down -3%
Vs. Year Ago

Units Sold*



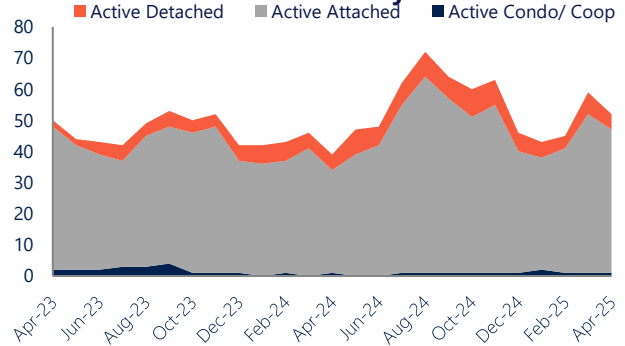
Units Sold

There was an increase in total units sold in April, with 21 sold this month in Upper Darby versus 17 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 34% versus April 2024.

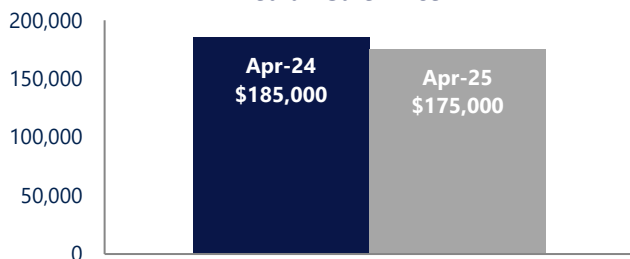
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 33%. The total number of active inventory this April was 52 compared to 39 in April 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 59, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Upper Darby Homes was \$185,000. This April, the median sale price was \$175,000, a decrease of 5% or \$10,000 compared to last year. The current median sold price is 12% lower 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.

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.

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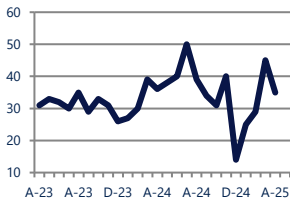
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APRIL 2025

Zip Code(s): 19082

New Listings

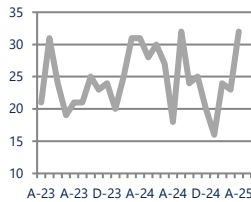
35



Down -3%
Vs. Year Ago

Current Contracts

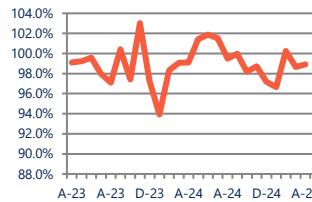
32



Up 3%
Vs. Year Ago

Sold Vs. List Price

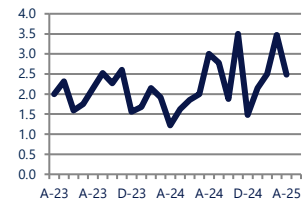
98.9%



No Change
Vs. Year Ago

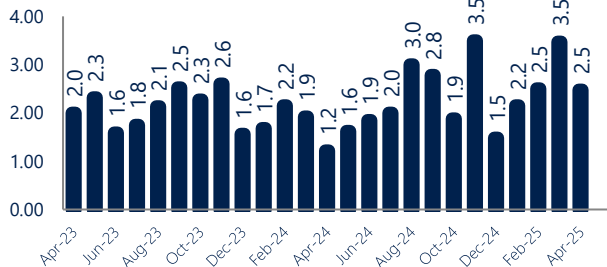
Months of Supply

2.5



Up 103%
Vs. Year Ago

Months Of Supply



Months of Supply

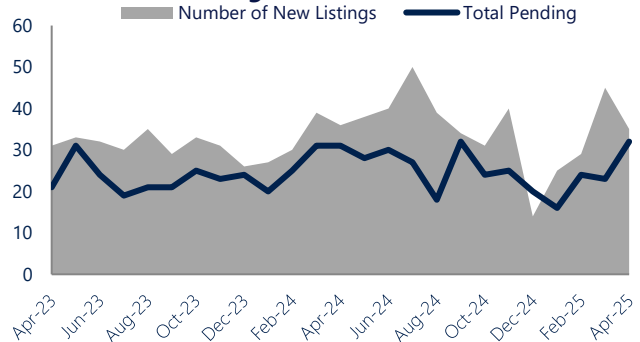
In April, there was 2.5 months of supply available in Upper Darby, compared to 1.2 in April 2024. That is an increase of 103% versus a year ago.

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.

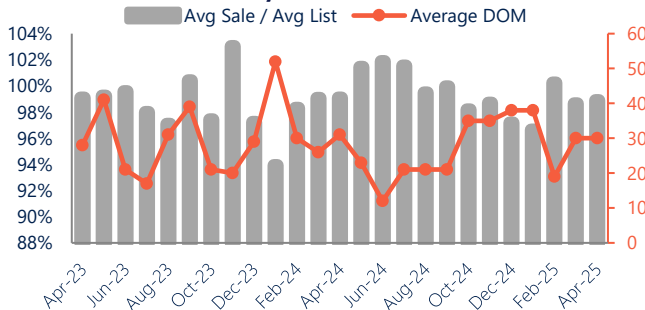
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Upper Darby compared to 36 in April 2024, a decrease of 3%. There were 32 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 3% higher 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 Upper Darby was 98.9% 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 30, lower than the average last year, which was 31, a decrease of 3%.

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