

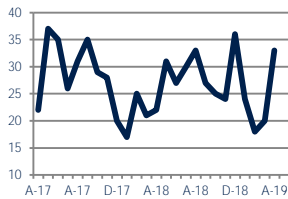
Focus On: Upper Darby Housing Market

April 2019

Zip Code(s): 19082

Units Sold

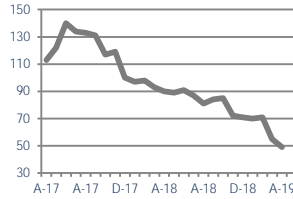
33



Up
Vs. Year Ago

Active Inventory

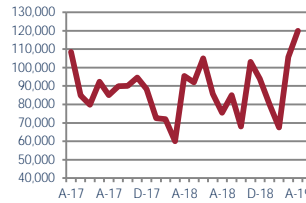
49



Down -46%
Vs. Year Ago

Median Sale Price

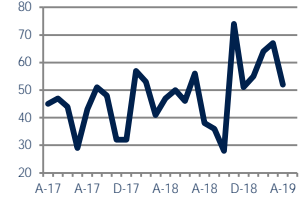
\$120,000



Up
Vs. Year Ago

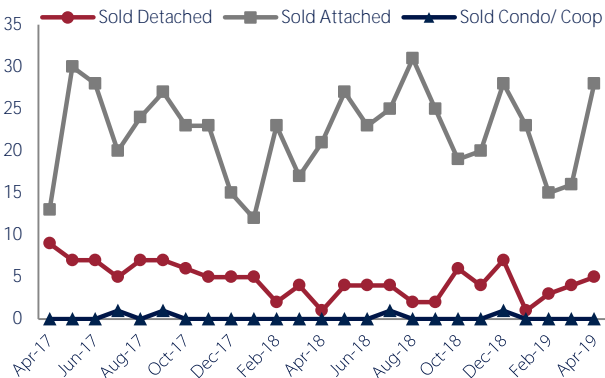
Days On Market

52



Up 11%
Vs. Year Ago

Units Sold*



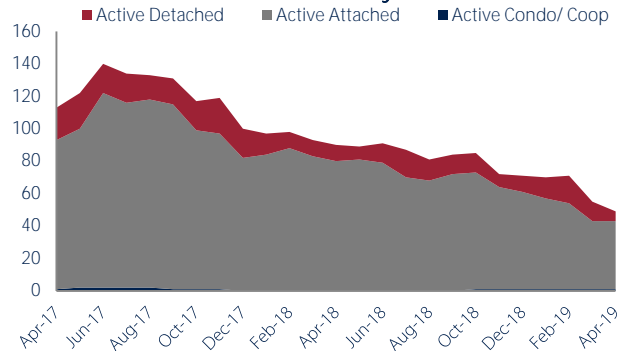
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 33 sold this month in Upper Darby. This month's total units sold was higher than at this time last year, an increase from April 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 46%. The total number of active inventory this April was 49 compared to 90 in April 2018. This month's total of 49 is lower than the previous month's total supply of available inventory of 55, 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 April, the median sale price for Upper Darby Homes was \$95,500. This April, the median sale price was \$120,000, an increase of \$24,500 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.

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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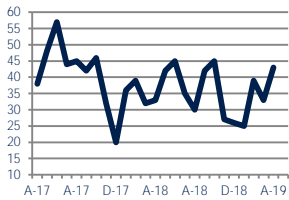
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April 2019

Zip Code(s): 19082

New Listings

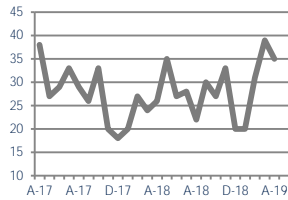
43



Up 30%
Vs. Year Ago

Current Contracts

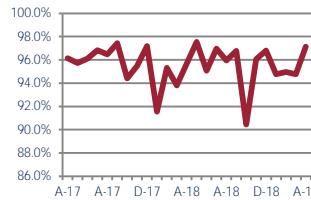
35



Up 35%
Vs. Year Ago

Sold Vs. List Price

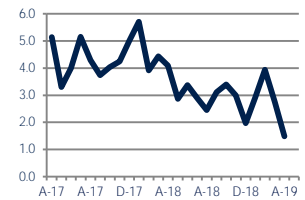
97.1%



Up 1.5%
Vs. Year Ago

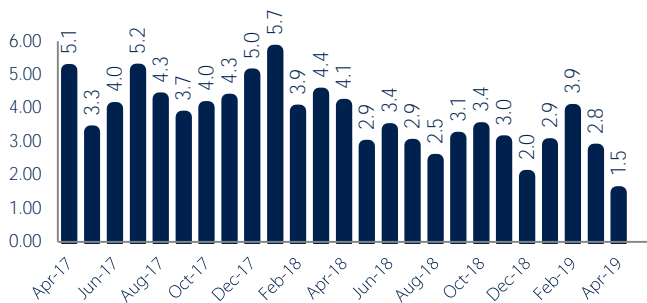
Months of Supply

1.5



Down -64%
Vs. Year Ago

Months Of Supply



Months of Supply

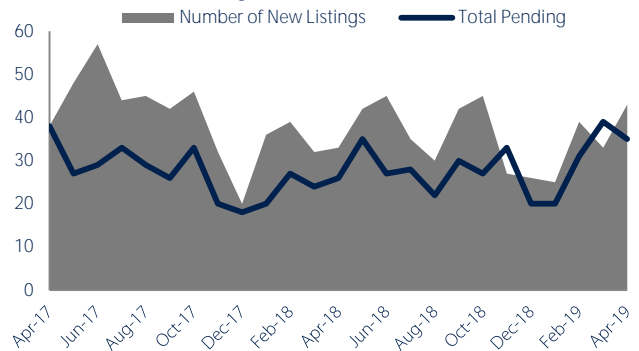
In April, there was 1.5 months of supply available in Upper Darby, compared to 4.1 in April 2018. That is a decrease of 64% versus a year ago.

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.

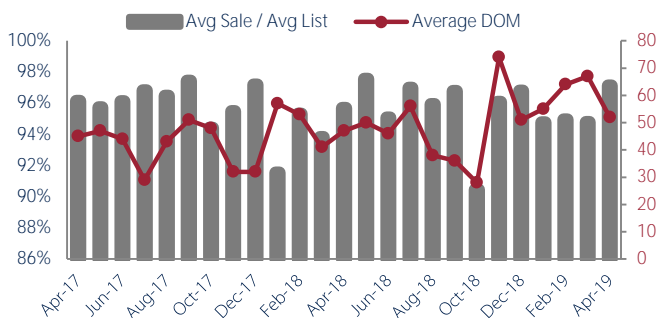
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Upper Darby compared to 33 in April 2018, an increase of 30%. There were 35 current contracts pending sale this April compared to 26 a year ago. The number of current contracts is 35% 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 97.1% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 47, an increase of 11%.



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