



The Long & Foster Market Minute™

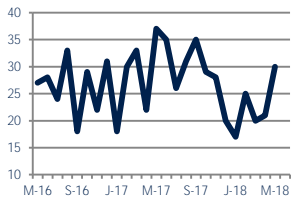
Focus On: Upper Darby Housing Market

May 2018

Zip Code(s): 19082

Units Sold

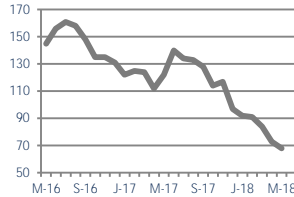
30



Down
Vs. Year Ago

Active Inventory

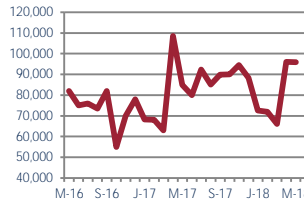
68



Down -44%
Vs. Year Ago

Median Sale Price

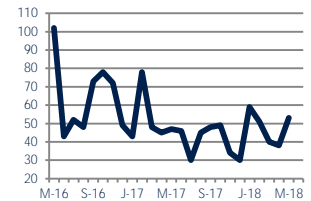
\$95,950



Up 13%
Vs. Year Ago

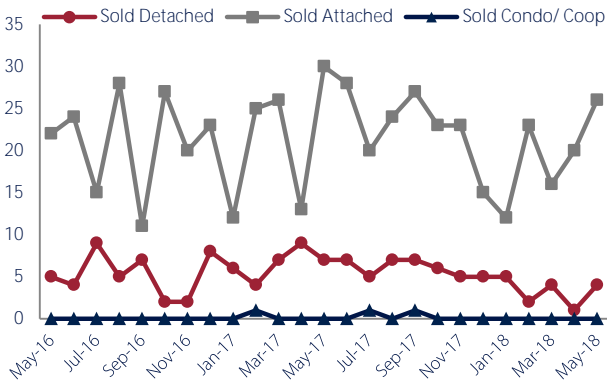
Days On Market

53



Up 13%
Vs. Year Ago

Units Sold*



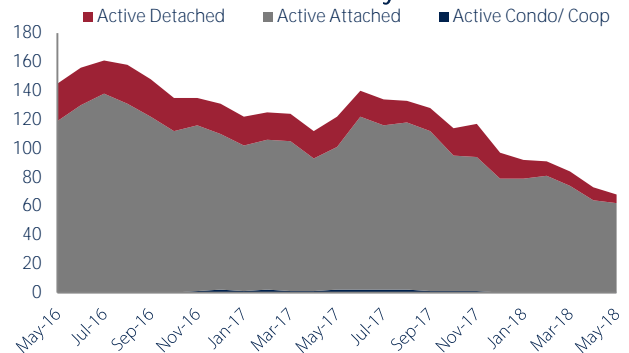
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 30 sold this month in Upper Darby. This month's total units sold was lower than at this time last year, a decrease from May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 44%. The total number of active inventory this May was 68 compared to 122 in May 2017. This month's total of 68 is lower than the previous month's total supply of available inventory of 73, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Upper Darby Homes was \$84,944. This May, the median sale price was \$95,950, an increase of 13% or \$11,006 compared to last year. The current median sold price is approximately the same as the median price in April.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.



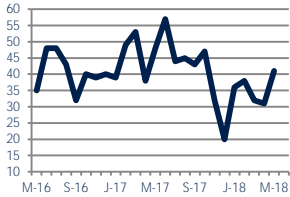
Focus On: Upper Darby Housing Market

May 2018

Zip Code(s): 19082

New Listings

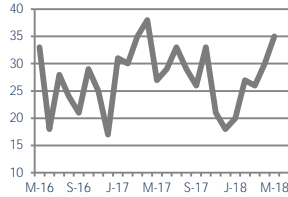
41



Down -15%
Vs. Year Ago

Current Contracts

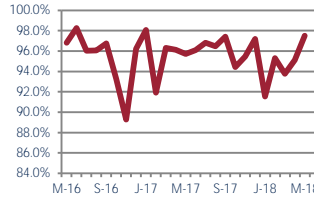
35



Up 30%
Vs. Year Ago

Sold Vs. List Price

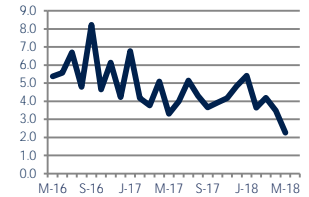
97.5%



Up 1.9%
Vs. Year Ago

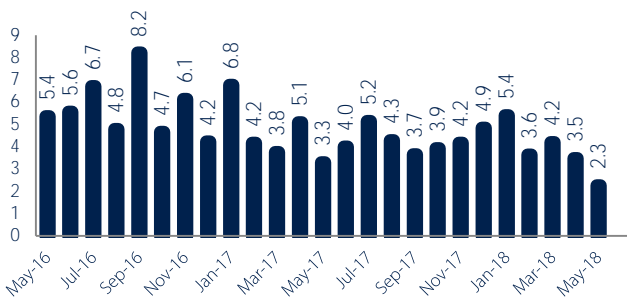
Months of Supply

2.3



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

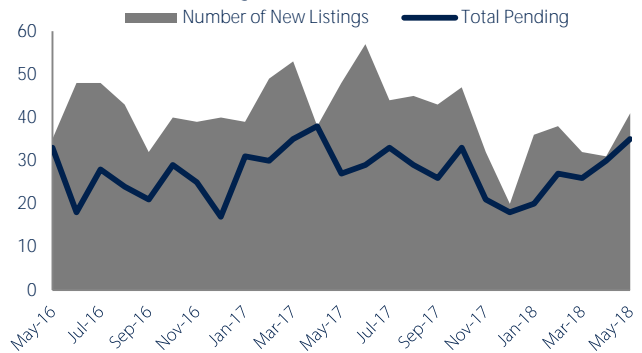
In May, there was 2.3 months of supply available in Upper Darby, compared to 3.3 in May 2017. That is a decrease of 31% versus a year ago.

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.

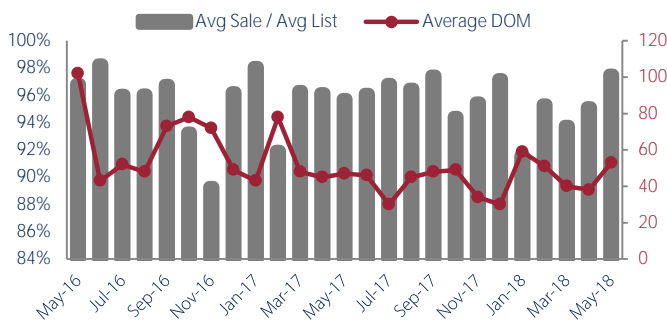
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Upper Darby compared to 48 in May 2017, a decrease of 15%. There were 35 current contracts pending sale this May compared to 27 a year ago. The number of current contracts is 30% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Upper Darby was 97.5% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 47, an increase of 13%.



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