



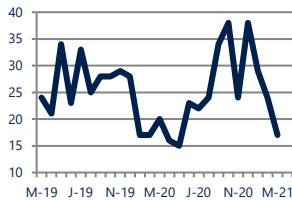
**Focus On: Darby, Collingdale, and Sharon Hill Housing Market**

March 2021

Zip Code(s): 19023 and 19079

**Units Sold**

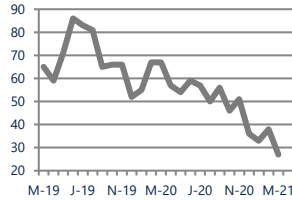
17



**Down -15%**  
Vs. Year Ago

**Active Inventory**

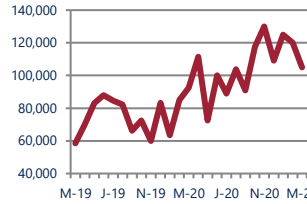
27



**Down -60%**  
Vs. Year Ago

**Median Sale Price**

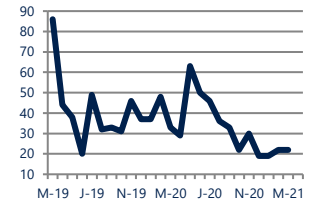
\$105,000



**Up 14%**  
Vs. Year Ago

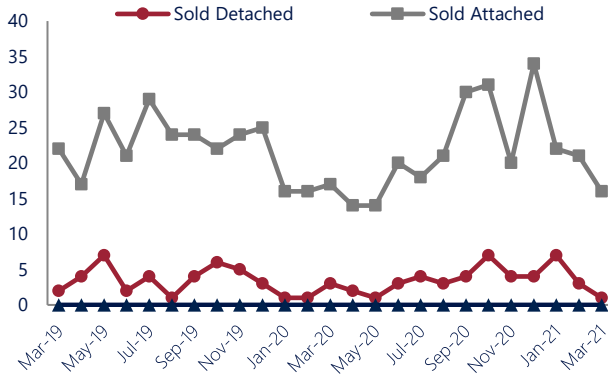
**Days On Market**

22



**Down -33%**  
Vs. Year Ago

**Units Sold\***



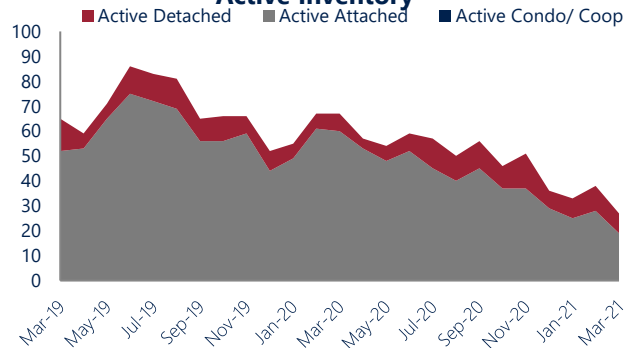
**Units Sold**

There was a decrease in total units sold in March, with 17 sold this month in Darby, Collingdale, and Sharon Hill versus 24 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 15% versus March 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 40 units or 60%. The total number of active inventory this March was 27 compared to 67 in March 2020. This month's total of 27 is lower than the previous month's total supply of available inventory of 38, a decrease of 29%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Darby, Collingdale, and Sharon Hill Homes was \$92,450. This March, the median sale price was \$105,000, an increase of 14% or \$12,550 compared to last year. The current median sold price is 13% lower 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.

Darby, Collingdale, and Sharon Hill are defined as properties listed in zip code/s 19023 and 19079.

\*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.

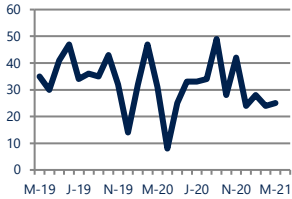




Zip Code(s): 19023 and 19079

### New Listings

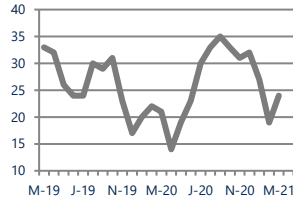
25



**Down -19%**  
Vs. Year Ago

### Current Contracts

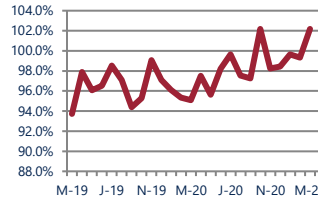
24



**Up 14%**  
Vs. Year Ago

### Sold Vs. List Price

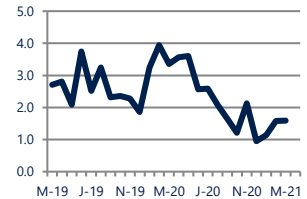
102.2%



**Up**  
Vs. Year Ago

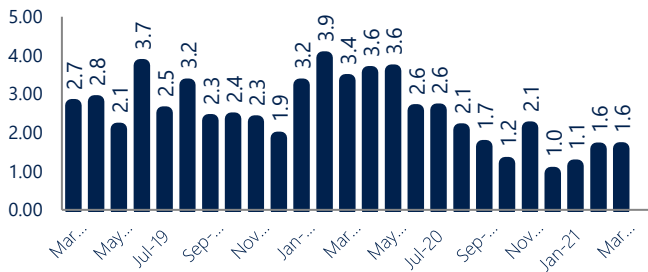
### Months of Supply

1.6



**Down -53%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

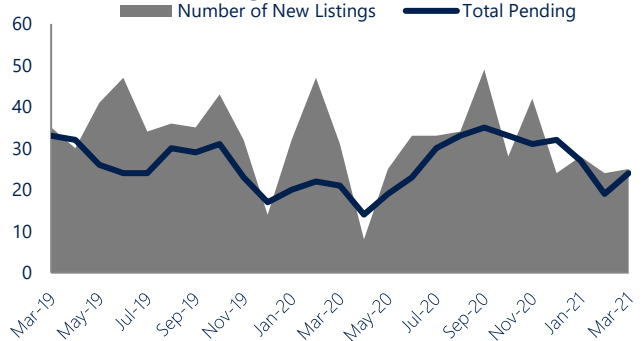
In March, there was 1.6 months of supply available in Darby, Collingdale, and Sharon Hill, compared to 3.4 in March 2020. That is a decrease of 53% versus a year ago.

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.

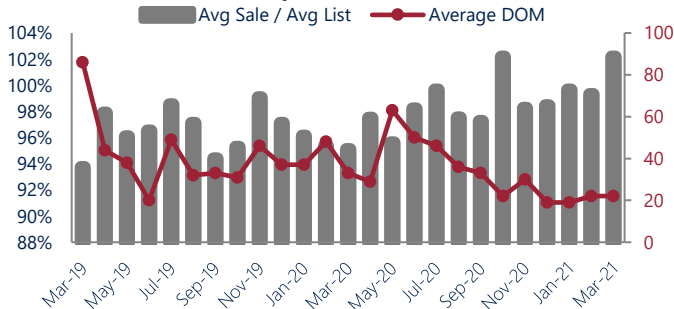
### New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Darby, Collingdale, and Sharon Hill compared to 31 in March 2020, a decrease of 19%. There were 24 current contracts pending sale this March compared to 21 a year ago. The number of current contracts is 14% 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 Darby, Collingdale, and Sharon Hill was 102.2% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 33, a decrease of 33%.



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