



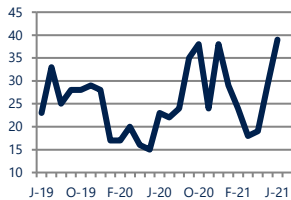
Focus On: Darby, Collingdale, and Sharon Hill Housing Market

June 2021

Zip Code(s): 19023 and 19079

Units Sold

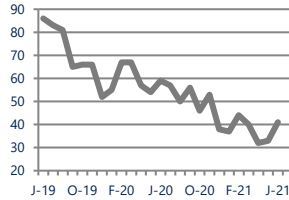
39



Up
Vs. Year Ago

Active Inventory

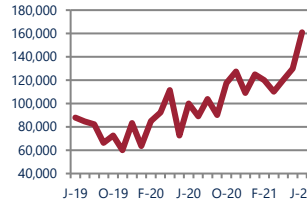
41



Down -31%
Vs. Year Ago

Median Sale Price

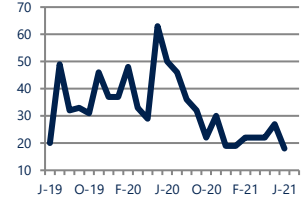
\$161,000



Up
Vs. Year Ago

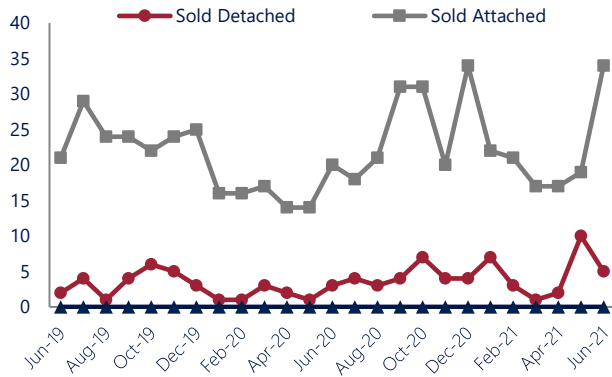
Days On Market

18



Down
Vs. Year Ago

Units Sold*



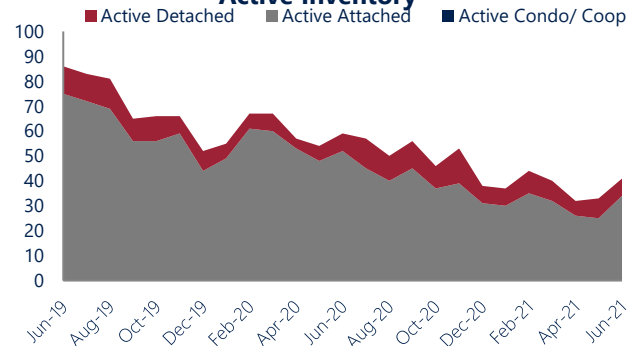
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 39 sold this month in Darby, Collingdale, and Sharon Hill. This month's total units sold was higher than at this time last year, an increase from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 31%. The total number of active inventory this June was 41 compared to 59 in June 2020. This month's total of 41 is higher than the previous month's total supply of available inventory of 33, an increase of 24%.

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 June, the median sale price for Darby, Collingdale, and Sharon Hill Homes was \$100,000. This June, the median sale price was \$161,000, an increase of \$61,000 compared to last year. The current median sold price is higher than in May. 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.





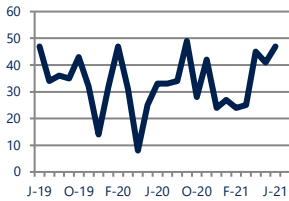
Focus On: Darby, Collingdale, and Sharon Hill Housing Market

June 2021

Zip Code(s): 19023 and 19079

New Listings

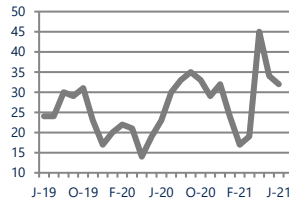
47



Up 42%
Vs. Year Ago

Current Contracts

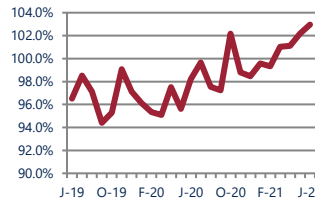
32



Up 39%
Vs. Year Ago

Sold Vs. List Price

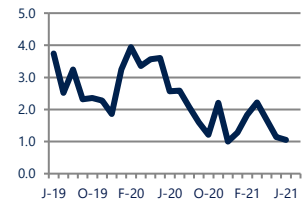
103.0%



Up 4.8%
Vs. Year Ago

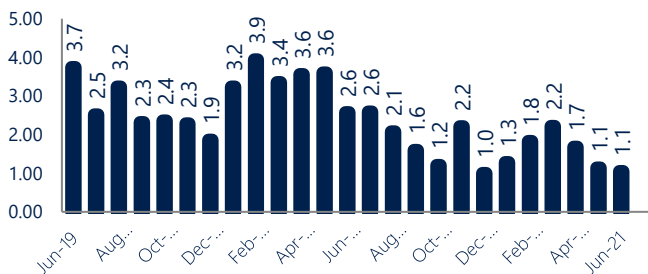
Months of Supply

1.1



Down -59%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

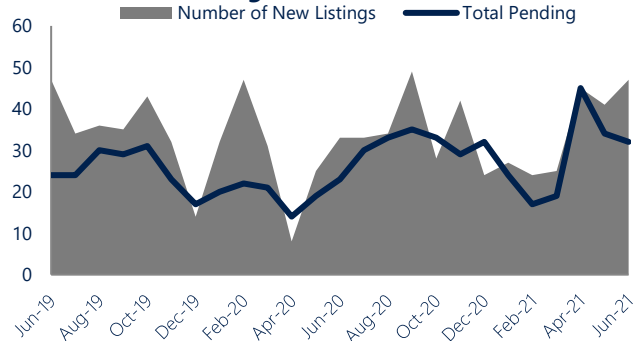
This month there were 47 homes newly listed for sale in Darby, Collingdale, and Sharon Hill compared to 33 in June 2020, an increase of 42%. There were 32 current contracts pending sale this June compared to 23 a year ago. The number of current contracts is 39% higher than last June.

Months of Supply

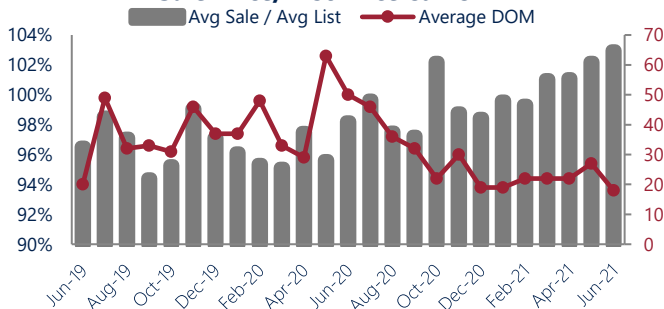
In June, there was 1.1 months of supply available in Darby, Collingdale, and Sharon Hill, compared to 2.6 in June 2020. That is a decrease of 59% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Darby, Collingdale, and Sharon Hill was 103.0% of the average list price, which is 4.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 50. This decrease was impacted by the limited number of sales.



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