



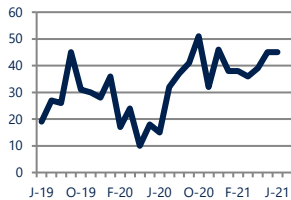
## Focus On: Upper Darby Housing Market

June 2021

Zip Code(s): 19082

### Units Sold

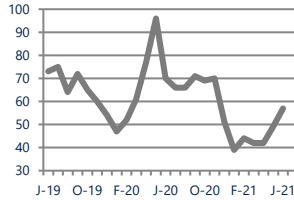
45



Up 200%  
Vs. Year Ago

### Active Inventory

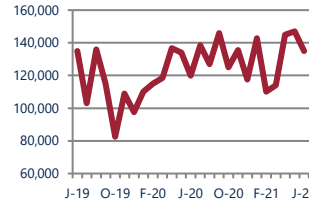
57



Down -19%  
Vs. Year Ago

### Median Sale Price

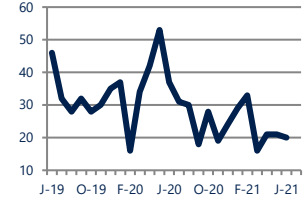
\$135,000



Up 13%  
Vs. Year Ago

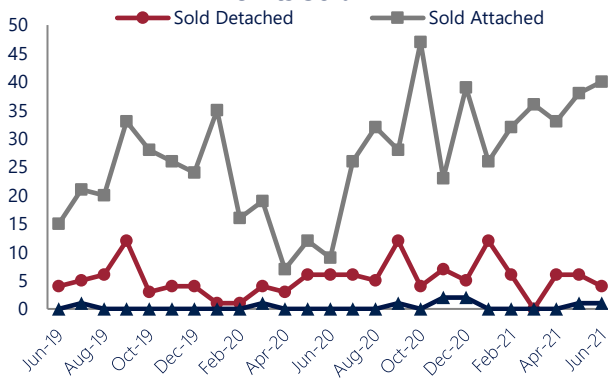
### Days On Market

20



Down -46%  
Vs. Year Ago

### Units Sold\*



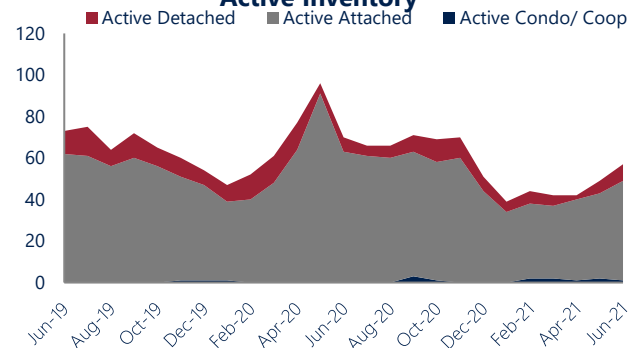
### Units Sold

The number of units sold remained stable in June, with 45 sold this month in Upper Darby. This month's total units sold was higher than at this time last year, an increase of 200% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 19%. The total number of active inventory this June was 57 compared to 70 in June 2020. This month's total of 57 is higher than the previous month's total supply of available inventory of 49, an increase of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Upper Darby Homes was \$119,900. This June, the median sale price was \$135,000, an increase of 13% or \$15,100 compared to last year. The current median sold price is 8% lower 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.

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.





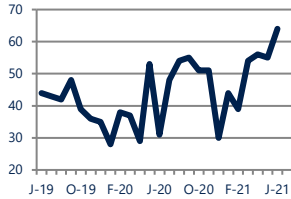
**Focus On: Upper Darby Housing Market**

June 2021

Zip Code(s): 19082

**New Listings**

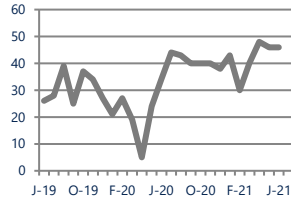
64



**Up 106%**  
Vs. Year Ago

**Current Contracts**

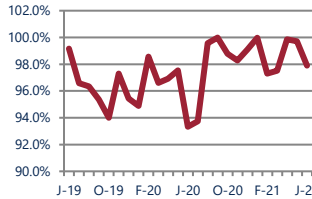
46



**Up 35%**  
Vs. Year Ago

**Sold Vs. List Price**

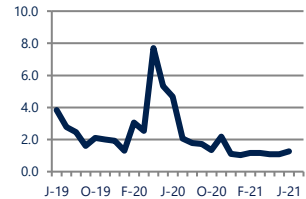
97.9%



**Up 4.9%**  
Vs. Year Ago

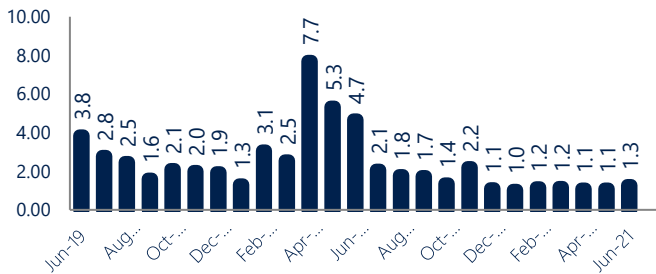
**Months of Supply**

1.3



**Down -73%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

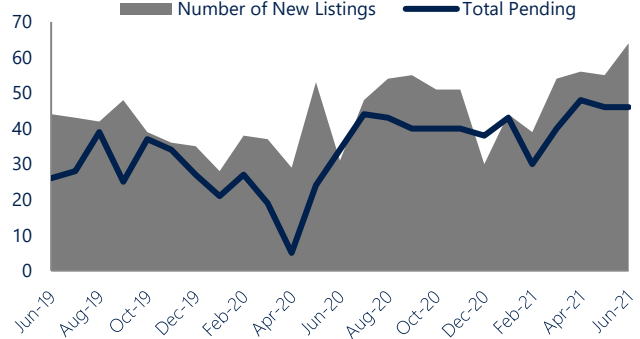
In June, there was 1.3 months of supply available in Upper Darby, compared to 4.7 in June 2020. That is a decrease of 73% versus a year ago.

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.

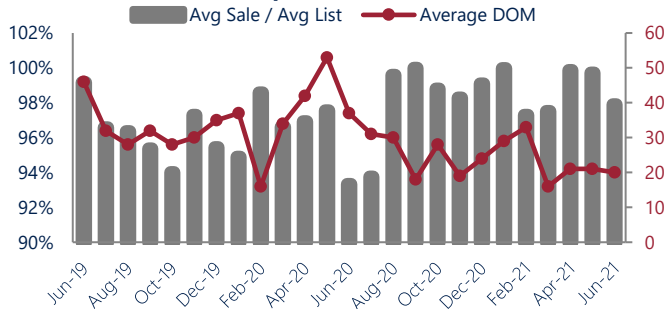
**New Listings & Current Contracts**

This month there were 64 homes newly listed for sale in Upper Darby compared to 31 in June 2020, an increase of 106%. There were 46 current contracts pending sale this June compared to 34 a year ago. The number of current contracts remained stable as compared to last June.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Upper Darby was 97.9% of the average list price, which is 4.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 20, lower than the average last year, which was 37, a decrease of 46%.



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