August 2023

All Home Types
Detached
Attached

Local Market Insight

Upper Darby (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

August 2023

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 81

-21.4% from Jul 2023: **103**

-27.0% from Aug 2022: **111**

YTD	2023	2022	+/-
	750	**954**	-21.4%

5-year Aug average: **126**

New Pendings 79

6.8% from Jul 2023: **74**

-14.1% from Aug 2022: **92**

YTD	2023	2022	+/-
	644	**806**	-20.1%

5-year Aug average: **113**

Closed Sales 73

4.3% from Jul 2023: **70**

-31.8% from Aug 2022: **107**

YTD	2023	2022	+/-
	605	**791**	-23.5%

5-year Aug average: **110**

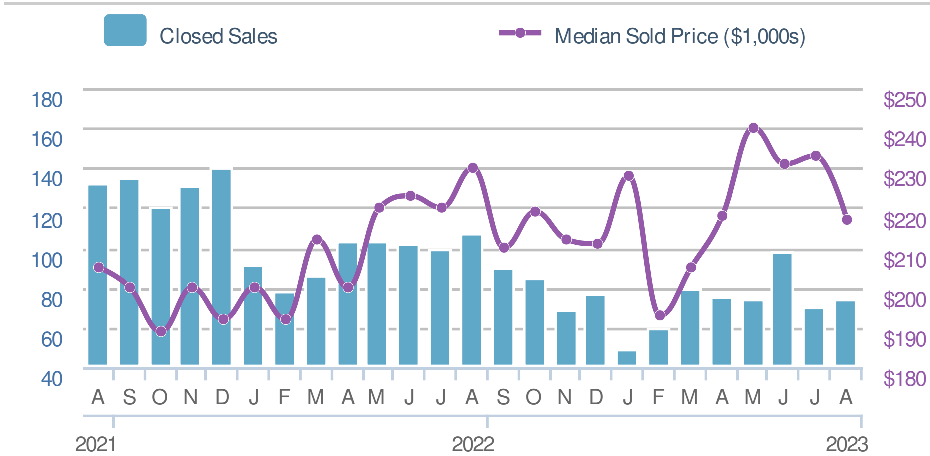
Median Sold Price $217,000

-6.9% from Jul 2023: **$233,200**

-5.7% from Aug 2022: **$230,000**

YTD	2023	2022	+/-
	$220,000	**$210,000**	4.8%

5-year Aug average: **$196,580**



Active Listings 89

89

Min 89 — 133 — Max 235

5-year Aug average

Jul 2023	Aug 2022
76	**114**

Avg DOM 18

18

Min 11 — 20 — Max 35

5-year Aug average

Jul 2023	Aug 2022	YTD
14	**15**	**22**

Avg Sold to OLP Ratio 100.6%

100.6%

Min 95.4% — 99.8% — Max 102.6%

5-year Aug average

Jul 2023	Aug 2022	YTD
101.3%	**101.0%**	**99.9%**

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2023

Upper Darby (Delaware, PA) - Detached

New Listings 24

-22.6% from Jul 2023: **31**

-36.8% from Aug 2022: **38**

YTD	2023	2022	+/-
	227	**289**	-21.5%

5-year Aug average: **40**

New Pendings 26

44.4% from Jul 2023: **18**

0.0% from Aug 2022: **26**

YTD	2023	2022	+/-
	193	**238**	-18.9%

5-year Aug average: **35**

Closed Sales 19

-24.0% from Jul 2023: **25**

-55.8% from Aug 2022: **43**

YTD	2023	2022	+/-
	189	**237**	-20.3%

5-year Aug average: **39**

Median Sold Price $380,000

4.1% from Jul 2023: **$365,000**

24.6% from Aug 2022: **$305,000**

YTD	2023	2022	+/-
	$340,000	**$320,000**	6.3%

5-year Aug average: **$293,500**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for August was $380,000, representing an increase of 4.1% compared to last month and an increase of 24.6% from Aug 2022. The average days on market for units sold in August was 14 days, 31% below the 5-year August average of 20 days. There was a 44.4% month over month increase in new contract activity with 26 New Pendings; a 26.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 29; and a 19% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 1.10 in July and a decrease from 1.17 in August 2022. The Contract Ratio is 21% lower than the 5-year August average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 25

25

Min 25 | 43 | Max 87

5-year Aug average

Jul 2023	Aug 2022
21	**36**

Avg DOM 14

14

Min 12 | 20 | Max 38

5-year Aug average

Jul 2023	Aug 2022	YTD
14	**18**	**17**

Avg Sold to OLP Ratio 101.6%

101.6%

Min 95.5% | 100.0% | Max 102.8%

5-year Aug average

Jul 2023	Aug 2022	YTD
102.5%	**100.2%**	**101.5%**

Data Source: Bright MLS. Statistics calculated September 07, 2023.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2023

Upper Darby (Delaware, PA) - Attached

New Listings — 57

-20.8%	-21.9%
from Jul 2023: **72**	from Aug 2022: **73**

YTD	2023	2022	+/-
	523	**665**	-21.4%

5-year Aug average: **86**

New Pendings — 53

-5.4%	-19.7%
from Jul 2023: **56**	from Aug 2022: **66**

YTD	2023	2022	+/-
	451	**568**	-20.6%

5-year Aug average: **78**

Closed Sales — 54

20.0%	-15.6%
from Jul 2023: **45**	from Aug 2022: **64**

YTD	2023	2022	+/-
	416	**554**	-24.9%

5-year Aug average: **71**

Median Sold Price — $203,500

1.5%	4.9%
from Jul 2023: **$200,425**	from Aug 2022: **$194,000**

YTD	2023	2022	+/-
	$195,000	**$190,000**	2.6%

5-year Aug average: **$174,850**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for August was $203,500, representing an increase of 1.5% compared to last month and an increase of 4.9% from Aug 2022. The average days on market for units sold in August was 19 days, the same as the 5-year August average of 19 days. There was a 5.4% month over month decrease in new contract activity with 53 New Pendings; a 14.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 73; and a 16.4% increase in supply to 64 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.55 in July and a decrease from 1.27 in August 2022. The Contract Ratio is 23% lower than the 5-year August average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 64

64

Min 64 — 89 5-year Aug average — Max 148

Jul 2023	Aug 2022
55	**78**

Avg DOM — 19

19

Min 11 — 19 5-year Aug average — Max 33

Jul 2023	Aug 2022	YTD
14	**13**	**24**

Avg Sold to OLP Ratio — 100.2%

100.2%

Min 95.3% — 99.8% 5-year Aug average — Max 102.4%

Jul 2023	Aug 2022	YTD
100.7%	**101.6%**	**99.2%**

Data Source: Bright MLS. Statistics calculated September 07, 2023.