

March 2024

All Home Types
Detached
Attached

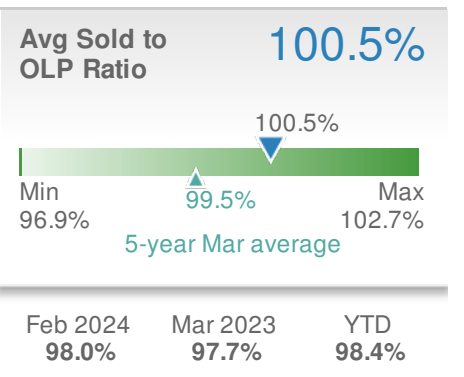
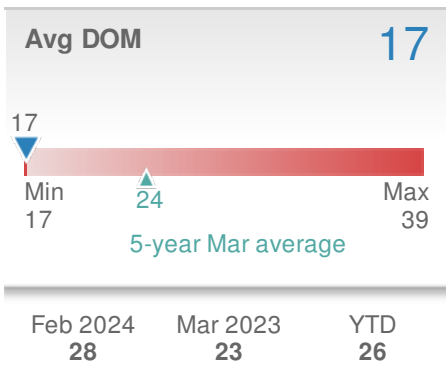
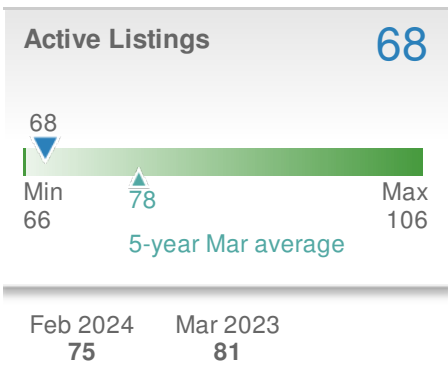
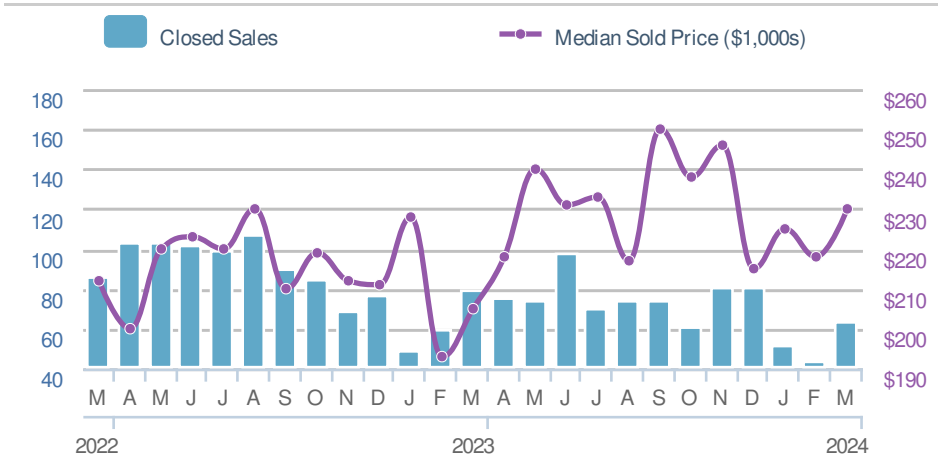
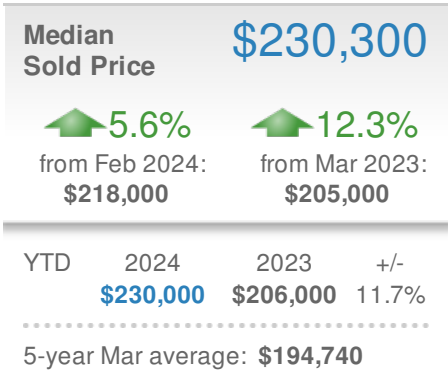
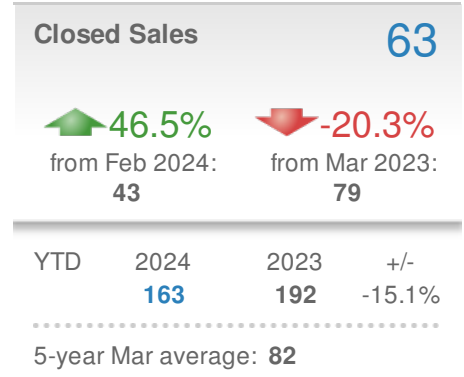
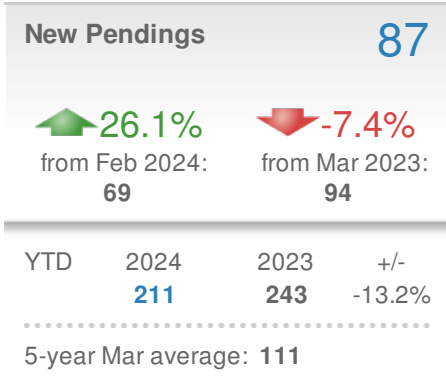
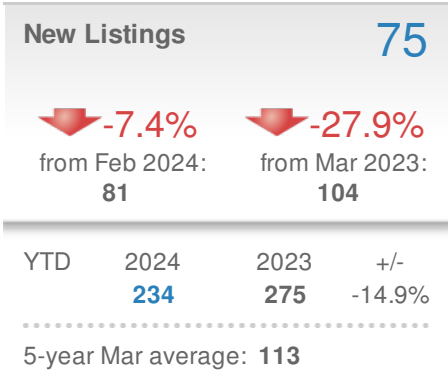
Local Market Insight

Upper Darby (Delaware, PA)

March 2024

Upper Darby (Delaware, PA)

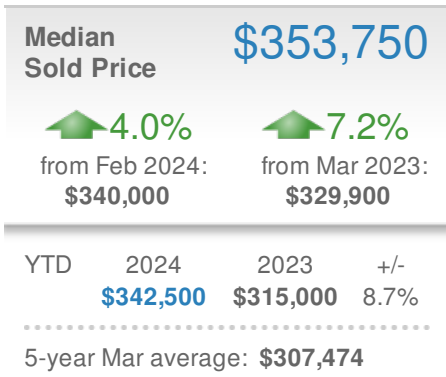
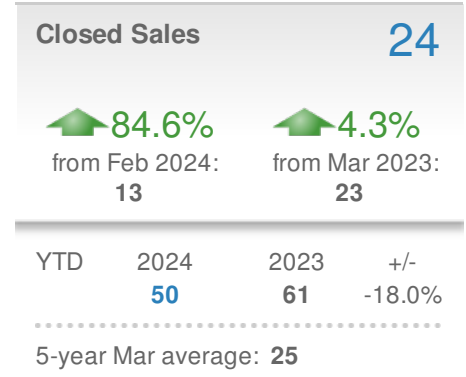
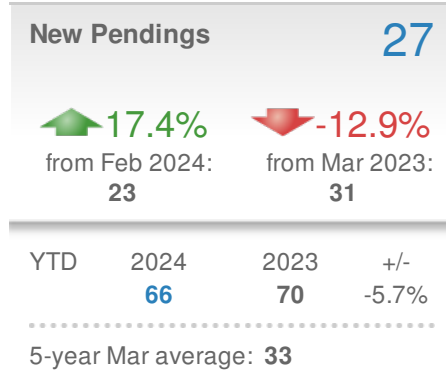
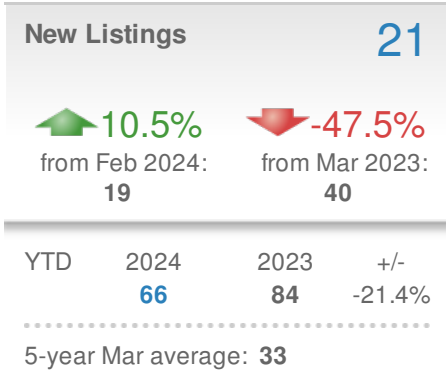
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Upper Darby (Delaware, PA) - Detached

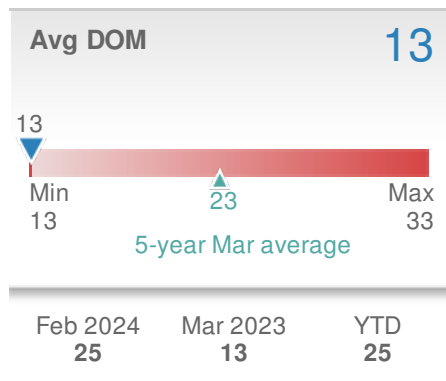
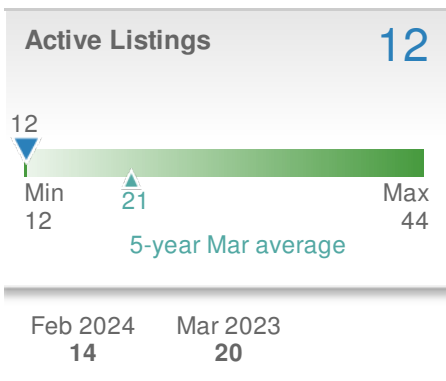
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Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for March was \$353,750, representing an increase of 4% compared to last month and an increase of 7.2% from Mar 2023. The average days on market for units sold in March was 13 days, 43% below the 5-year March average of 23 days. There was a 17.4% month over month increase in new contract activity with 27 New Pendings; a 3.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 33; and a 14.3% decrease in supply to 12 active units.

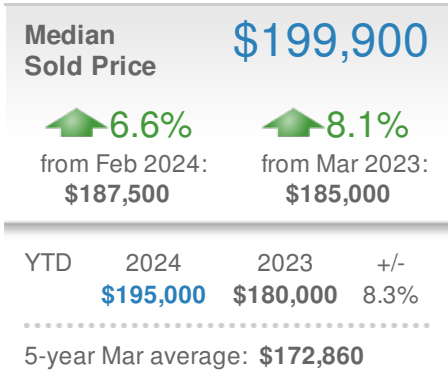
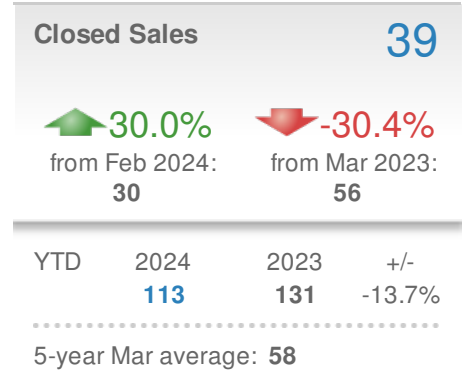
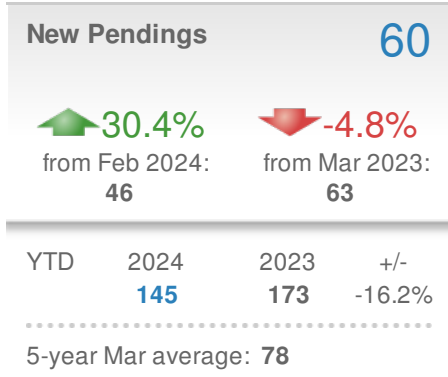
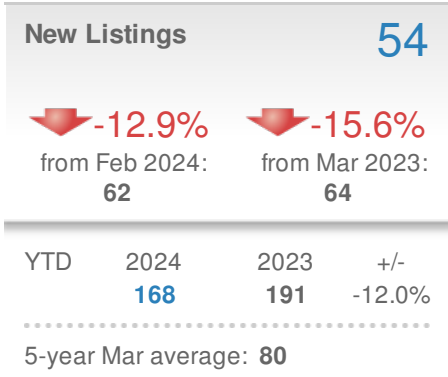
This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 2.29 in February and an increase from 1.75 in March 2023. The Contract Ratio is 6% higher than the 5-year March average of 2.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Upper Darby (Delaware, PA) - Attached

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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for March was \$199,900, representing an increase of 6.6% compared to last month and an increase of 8.1% from Mar 2023. The average days on market for units sold in March was 20 days, 19% below the 5-year March average of 25 days. There was a 30.4% month over month increase in new contract activity with 60 New Pendings; a 27.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 78; and an 8.2% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.00 in February and an increase from 1.33 in March 2023. The Contract Ratio is 24% lower than the 5-year March average of 1.82. 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.

