



# The Long & Foster Market Minute™

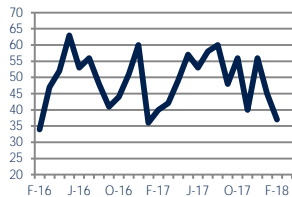
Focus On: Morris Park and Wynnefield Housing Market

February 2018

Zip Code(s): 19151 and 19131

## Units Sold

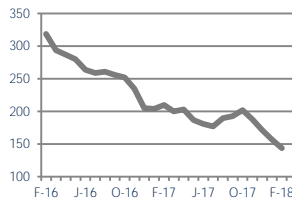
37



Down -7%  
Vs. Year Ago

## Active Inventory

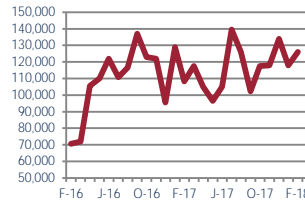
144



Down -31%  
Vs. Year Ago

## Median Sale Price

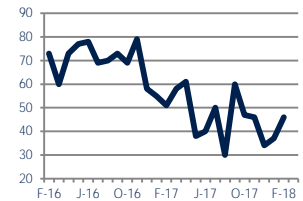
\$126,000



Up 16%  
Vs. Year Ago

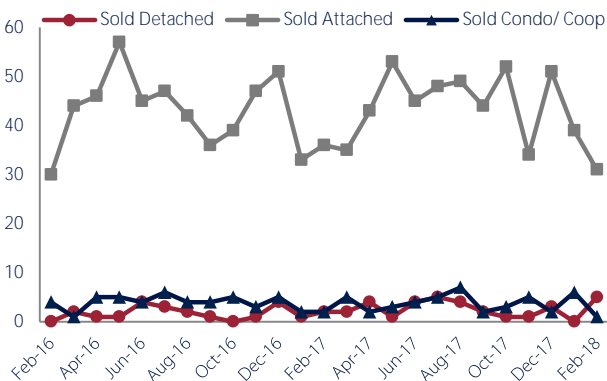
## Days On Market

46



Down -10%  
Vs. Year Ago

## Units Sold\*



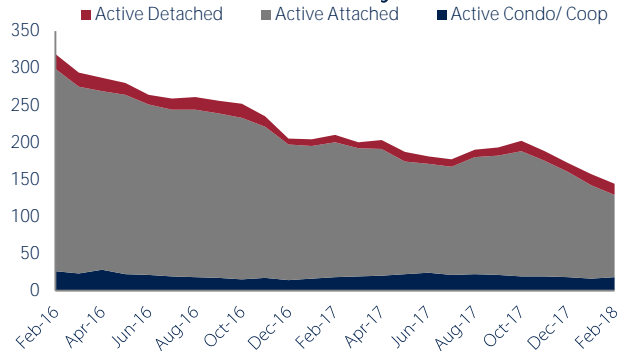
## Units Sold

There was a decrease in total units sold in February, with 37 sold this month in Morris Park and Wynnefield versus 45 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 8% versus February 2017.

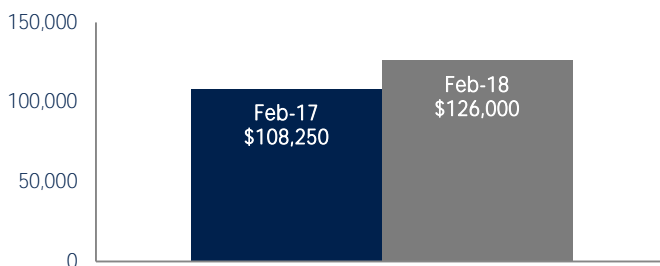
## Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 31%. The total number of active inventory this February was 144 compared to 210 in February 2017. This month's total of 144 is lower than the previous month's total supply of available inventory of 157, a decrease of 8%.

## Active Inventory\*



## Median Sale Price



Last February, the median sale price for Morris Park and Wynnefield Homes was \$108,250. This February, the median sale price was \$126,000, an increase of 16% or \$17,750 compared to last year. The current median sold price is 7% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Morris Park and Wynnefield are defined as properties listed in zip code/s 19151 and 19131.

\*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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

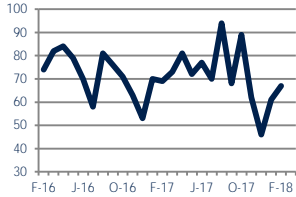




Zip Code(s): 19151 and 19131

### New Listings

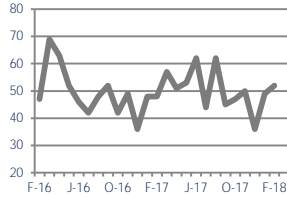
67



Down -3%  
Vs. Year Ago

### Current Contracts

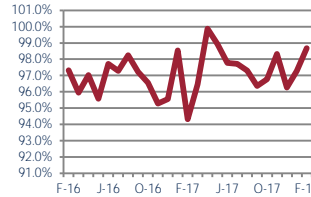
52



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

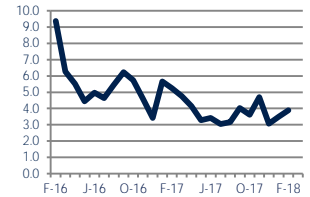
98.7%



Up 4.6%  
Vs. Year Ago

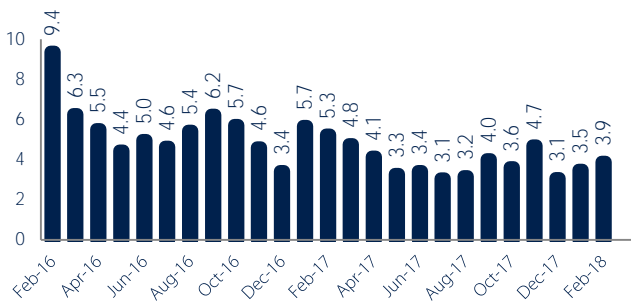
### Months of Supply

3.9



Down -26%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

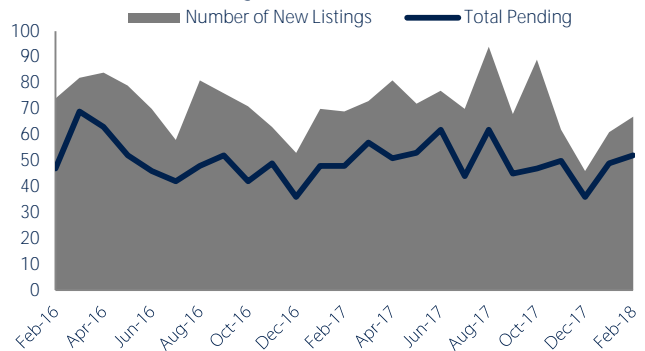
In February, there was 3.9 months of supply available in Morris Park and Wynnefield, compared to 5.3 in February 2017. That is a decrease of 26% versus a year ago.

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.

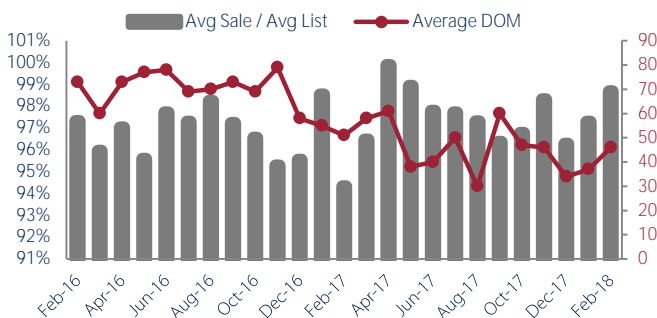
### New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Morris Park and Wynnefield compared to 69 in February 2017, a decrease of 3%. There were 52 current contracts pending sale this February compared to 48 a year ago. The number of current contracts is 8% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Morris Park and Wynnefield was 98.7% of the average list price, which is 4.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 51, a decrease of 10%.



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