



# The Long & Foster Market Minute™

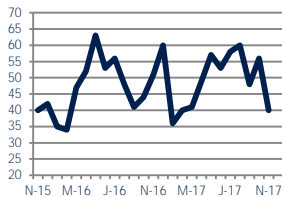
## Focus On: Morris Park and Wynnefield Housing Market

November 2017

Zip Code(s): 19151 and 19131

### Units Sold

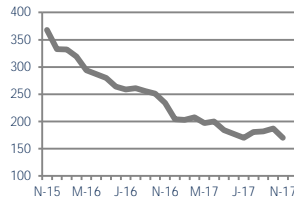
40



Down -22%  
Vs. Year Ago

### Active Inventory

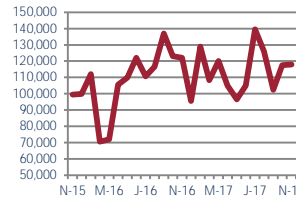
170



Down -27%  
Vs. Year Ago

### Median Sale Price

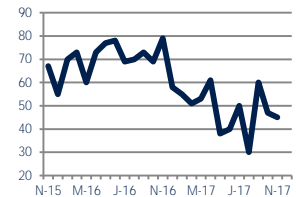
\$118,000



Down -3%  
Vs. Year Ago

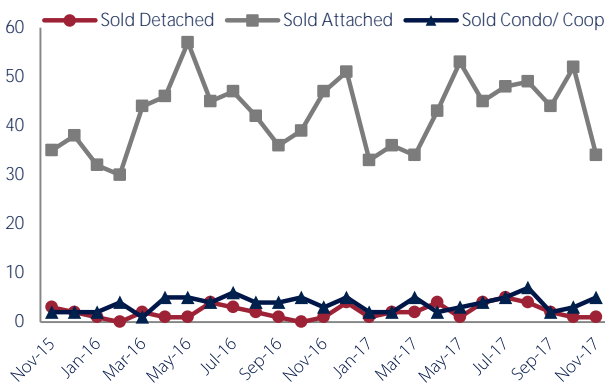
### Days On Market

45



Down -43%  
Vs. Year Ago

### Units Sold\*



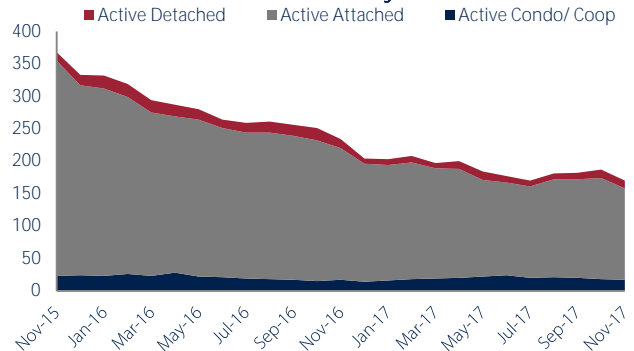
### Units Sold

There was a decrease in total units sold in November, with 40 sold this month in Morris Park and Wynnefield versus 56 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 22% versus November 2016.

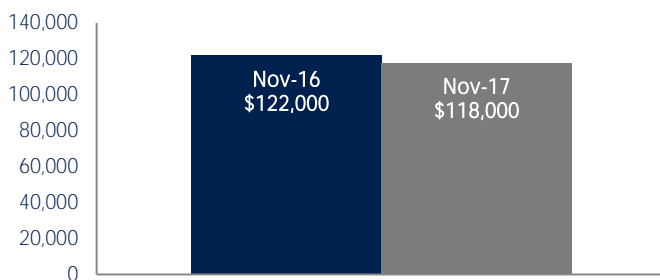
### Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 27%. The total number of active inventory this November was 170 compared to 234 in November 2016. This month's total of 170 is lower than the previous month's total supply of available inventory of 187, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last November, the median sale price for Morris Park and Wynnefield Homes was \$122,000. This November, the median sale price was \$118,000, a decrease of 3% or \$4,000 compared to last year. The current median sold price is approximately the same as the median price in October.

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

**LONG & FOSTER**  
REAL ESTATE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.

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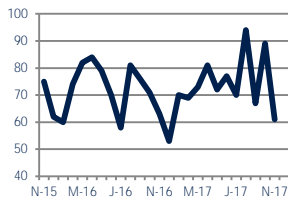
**Focus On:** Morris Park and Wynnefield Housing Market

November 2017

Zip Code(s): 19151 and 19131

**New Listings**

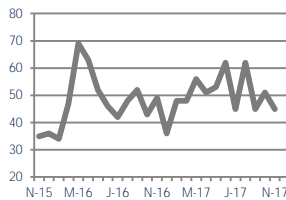
61



**Down -3%**  
Vs. Year Ago

**Current Contracts**

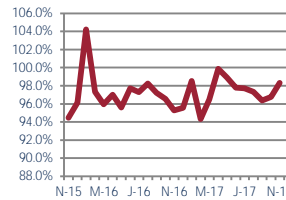
45



**Down -8%**  
Vs. Year Ago

**Sold Vs. List Price**

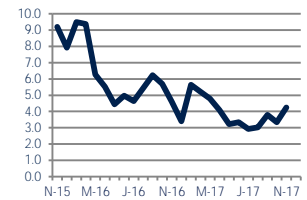
98.3%



**Up 3.2%**  
Vs. Year Ago

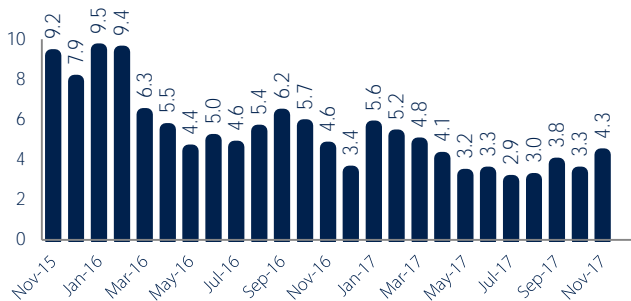
**Months of Supply**

4.3



**Down -7%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

In November, there was 4.3 months of supply available in Morris Park and Wynnefield, compared to 4.6 in November 2016. That is a decrease of 7% versus a year ago.

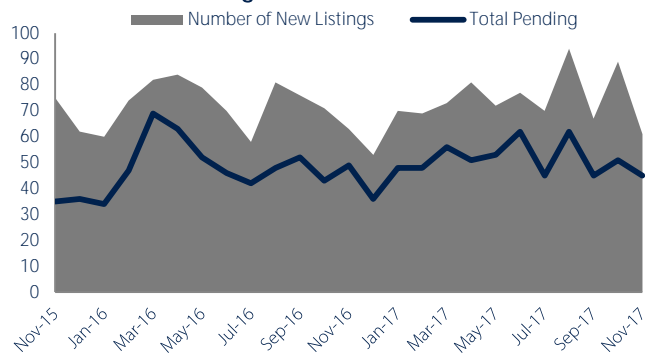
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

**New Listings & Current Contracts**

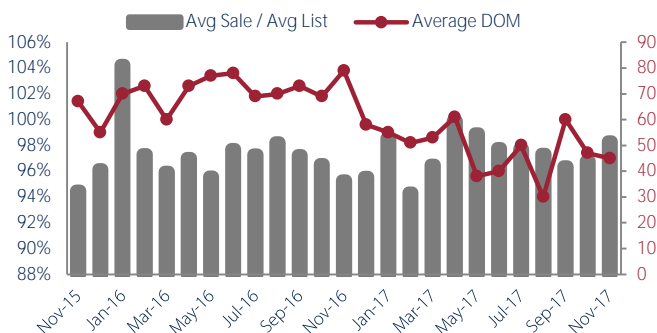
This month there were 61 homes newly listed for sale in Morris Park and Wynnefield compared to 63 in November 2016, a decrease of 3%.

There were 45 current contracts pending sale this November compared to 49 a year ago. The number of current contracts is 8% lower than last November.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In November, the average sale price in Morris Park and Wynnefield was 98.3% of the average list price, which is 3.0% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 45, lower than the average last year, which was 79, a decrease of 43%.