



The Long & Foster Market Minute™

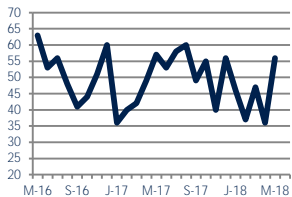
Focus On: Morris Park and Wynnefield Housing Market

May 2018

Zip Code(s): 19151 and 19131

Units Sold

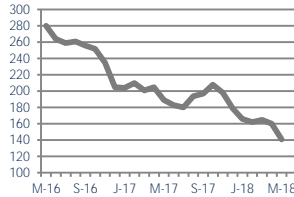
56



Down -2%
Vs. Year Ago

Active Inventory

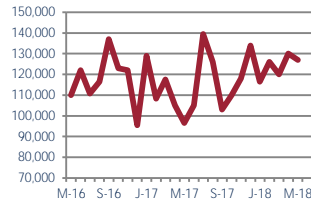
141



Down -25%
Vs. Year Ago

Median Sale Price

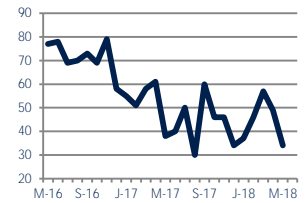
\$127,000



Up 32%
Vs. Year Ago

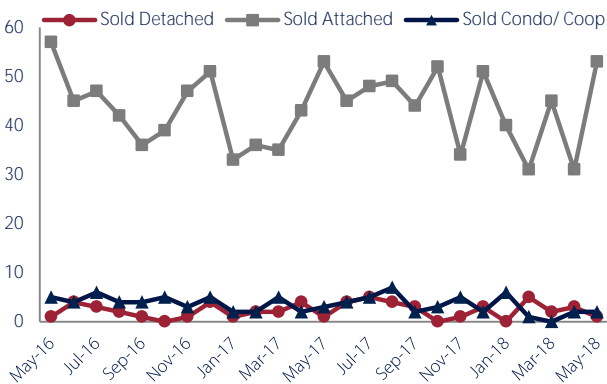
Days On Market

34



Down -11%
Vs. Year Ago

Units Sold*



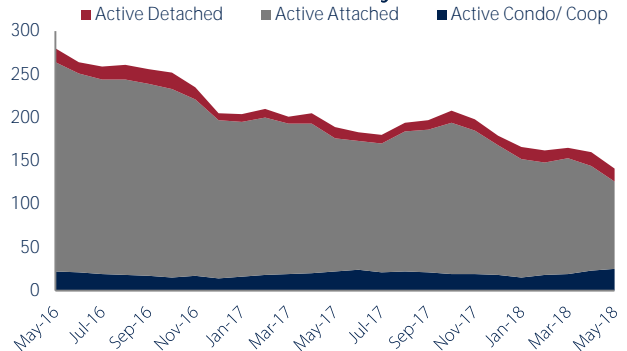
Units Sold

There was an increase in total units sold in May, with 56 sold this month in Morris Park and Wynnefield. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 25%. The total number of active inventory this May was 141 compared to 189 in May 2017. This month's total of 141 is lower than the previous month's total supply of available inventory of 160, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Morris Park and Wynnefield Homes was \$96,500. This May, the median sale price was \$127,000, an increase of \$30,500 compared to last year. The current median sold price is lower than in April.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



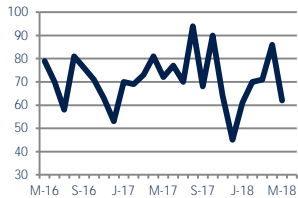
Focus On: Morris Park and Wynnefield Housing Market

May 2018

Zip Code(s): 19151 and 19131

New Listings

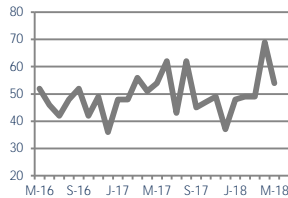
62



Down -14%
Vs. Year Ago

Current Contracts

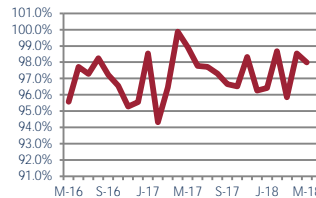
54



No Change
Vs. Year Ago

Sold Vs. List Price

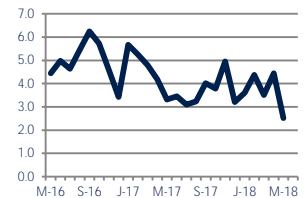
98.0%



Down -1%
Vs. Year Ago

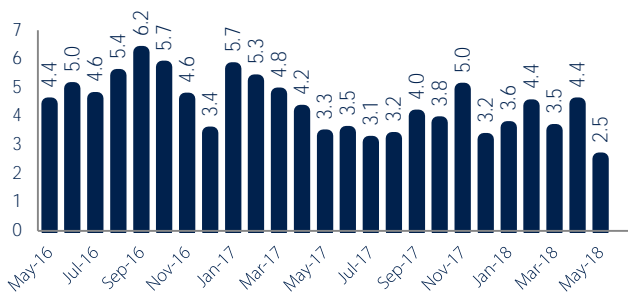
Months of Supply

2.5



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

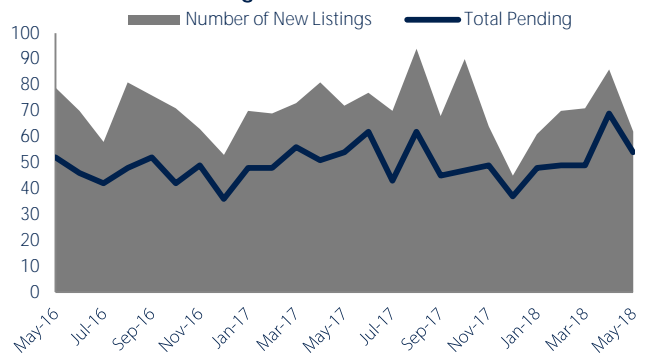
In May, there was 2.5 months of supply available in Morris Park and Wynnefield, compared to 3.3 in May 2017. That is a decrease of 24% versus a year ago.

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.

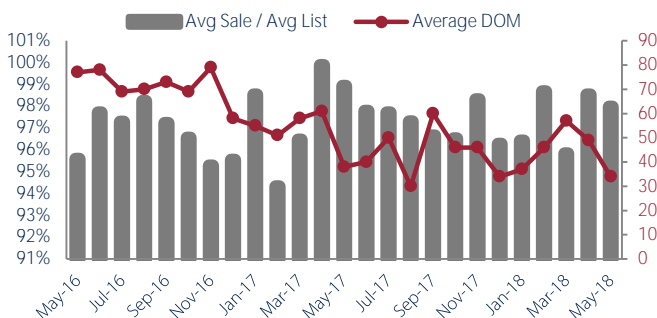
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Morris Park and Wynnefield compared to 72 in May 2017, a decrease of 14%. There were 54 current contracts pending sale this May, consistent with the volume a year ago. The number of current contracts is 22% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Morris Park and Wynnefield was 98.0% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 38, a decrease of 11%.



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