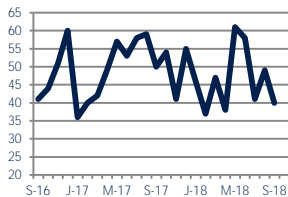


Zip Code(s): 19151 and 19131

Units Sold

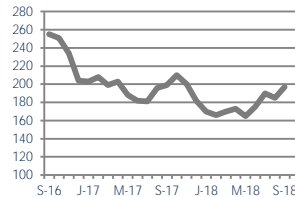
40



Down -20%
Vs. Year Ago

Active Inventory

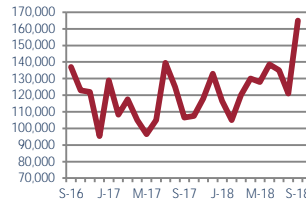
197



Down -1%
Vs. Year Ago

Median Sale Price

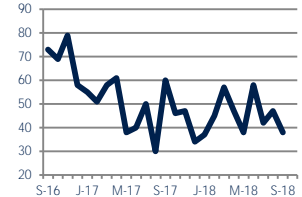
\$164,950



Up
Vs. Year Ago

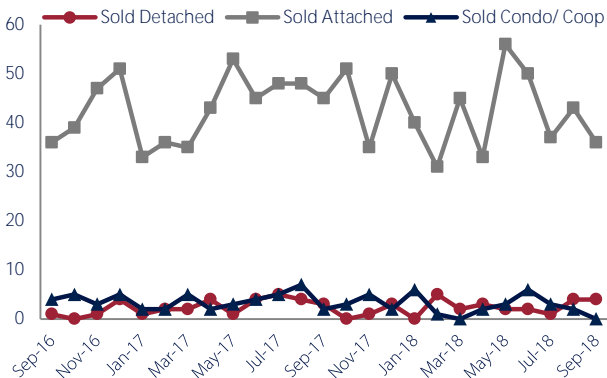
Days On Market

38



Down -37%
Vs. Year Ago

Units Sold*



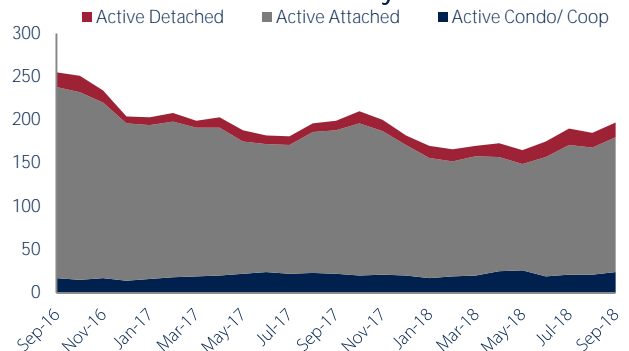
Units Sold

There was a decrease in total units sold in September, with 40 sold this month in Morris Park and Wynnefield versus 49 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 20% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 1%. The total number of active inventory this September was 197 compared to 199 in September 2017. This month's total of 197 is higher than the previous month's total supply of available inventory of 185, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Morris Park and Wynnefield Homes was \$106,500. This September, the median sale price was \$164,950, an increase of \$58,450 compared to last year. The current median sold price is higher than in August.

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.



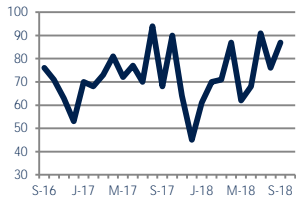
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19151 and 19131

New Listings

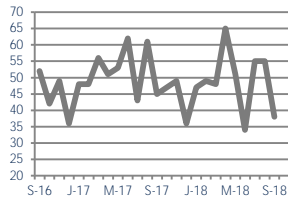
87



Up 28%
Vs. Year Ago

Current Contracts

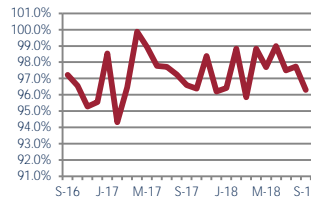
38



Down -16%
Vs. Year Ago

Sold Vs. List Price

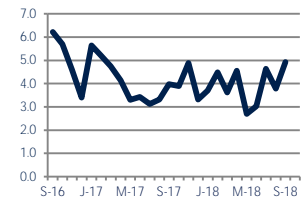
96.3%



No Change
Vs. Year Ago

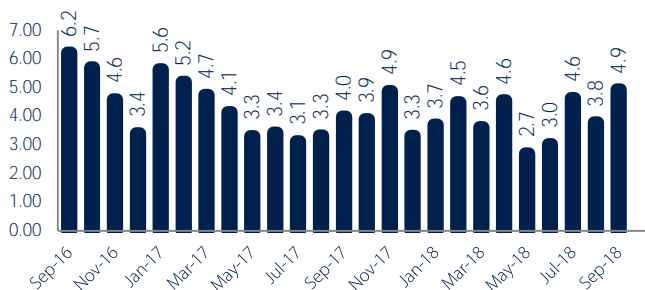
Months of Supply

4.9



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

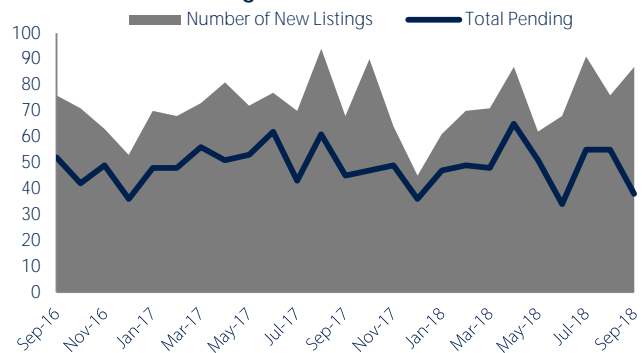
In September, there was 4.9 months of supply available in Morris Park and Wynnefield, compared to 4.0 in September 2017. That is an increase of 24% versus a year ago.

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.

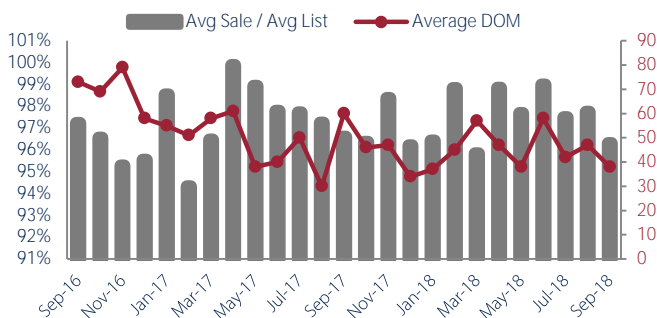
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Morris Park and Wynnefield compared to 68 in September 2017, an increase of 28%. There were 38 current contracts pending sale this September compared to 45 a year ago. The number of current contracts is 16% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Morris Park and Wynnefield was 96.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 60, a decrease of 37%.



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