

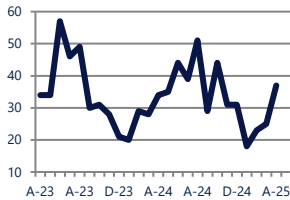
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WAYNE HOUSING MARKET**

APRIL 2025

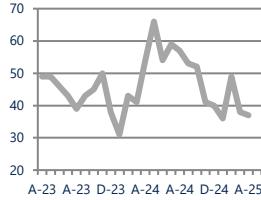
Zip Code(s): 19087

Units Sold
37



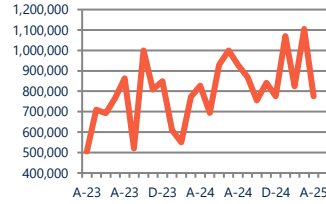
Up
Vs. Year Ago

Active Inventory
37



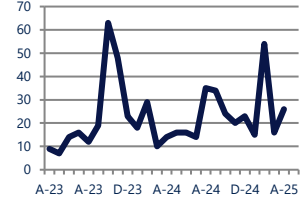
Down -31%
Vs. Year Ago

Median Sale Price
\$775,000



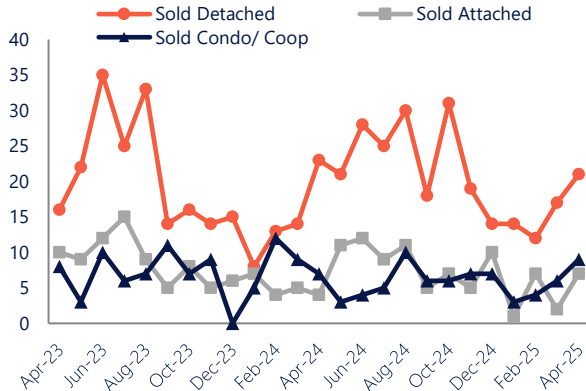
Down
Vs. Year Ago

Days On Market
26



Up
Vs. Year Ago

Units Sold*



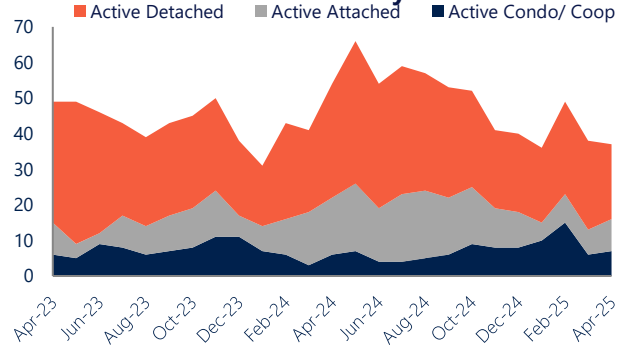
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 37 sold this month in Wayne. This month's total units sold was higher than at this time last year, an increase from April 2024.

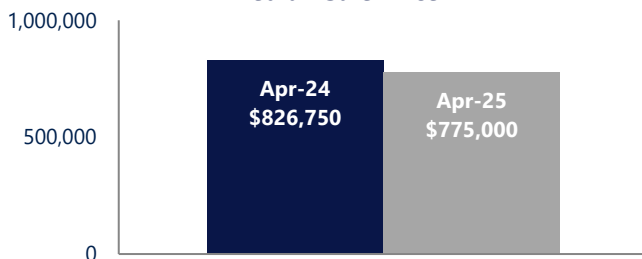
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 31%. The total number of active inventory this April was 37 compared to 54 in April 2024. This month's total of 37 is lower than the previous month's total supply of available inventory of 38, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Wayne Homes was \$826,750. This April, the median sale price was \$775,000, a decrease of \$51,750 compared to last year. The current median sold price is lower than in March.

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

Wayne are defined as properties listed in zip code/s 19087.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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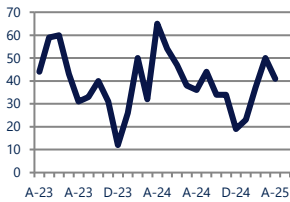
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APRIL 2025

Zip Code(s): 19087

New Listings

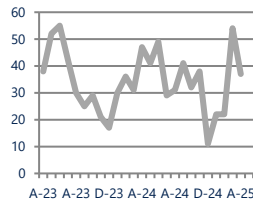
41



Down -37%
Vs. Year Ago

Current Contracts

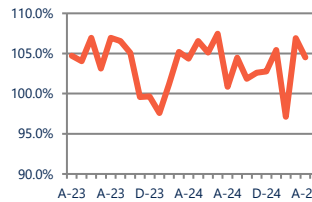
37



Down -21%
Vs. Year Ago

Sold Vs. List Price

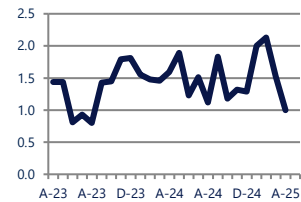
104.5%



No Change
Vs. Year Ago

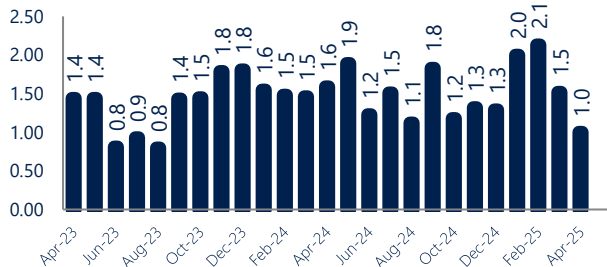
Months of Supply

1.0



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

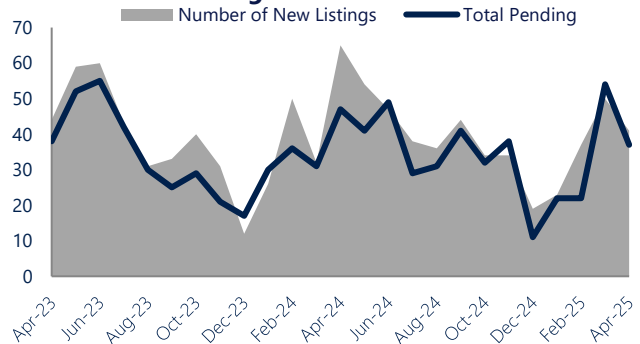
In April, there was 1.0 months of supply available in Wayne, compared to 1.6 in April 2024. That is a decrease of 37% versus a year ago.

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.

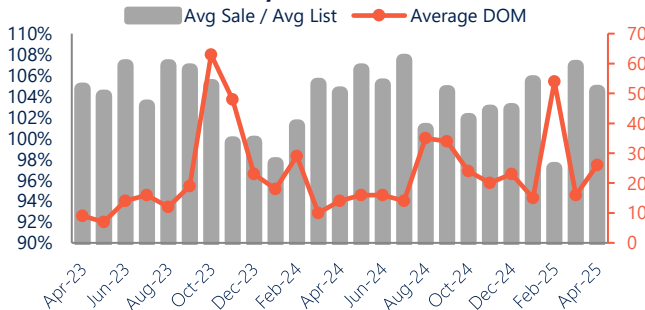
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Wayne compared to 65 in April 2024, a decrease of 37%. There were 37 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 21% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Wayne was 104.5% 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 26, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

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