

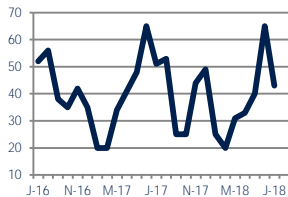
Focus On: Wayne Housing Market

July 2018

Zip Code(s): 19087

Units Sold

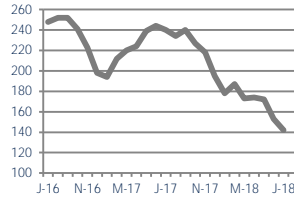
43



Down -16%
Vs. Year Ago

Active Inventory

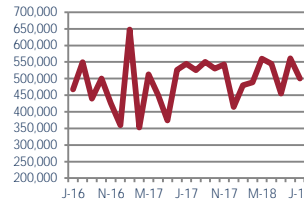
142



Down -41%
Vs. Year Ago

Median Sale Price

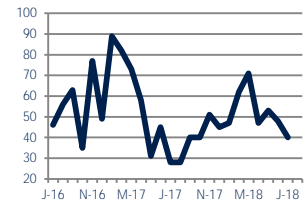
\$499,900



Down -8%
Vs. Year Ago

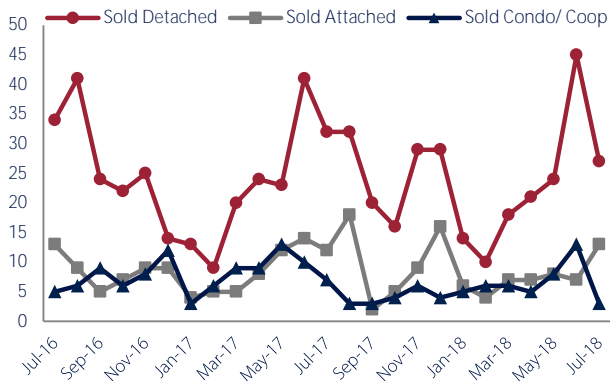
Days On Market

40



Up 43%
Vs. Year Ago

Units Sold*



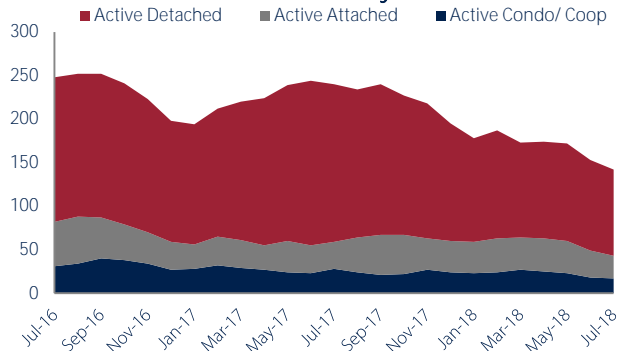
Units Sold

There was a decrease in total units sold in July, with 43 sold this month in Wayne versus 65 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 16% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 98 units or 41%. The total number of active inventory this July was 142 compared to 240 in July 2017. This month's total of 142 is lower than the previous month's total supply of available inventory of 153, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Wayne Homes was \$545,000. This July, the median sale price was \$499,900, a decrease of 8% or \$45,100 compared to last year. The current median sold price is 11% lower than in June.

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 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.



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INTERNATIONAL REAL ESTATE



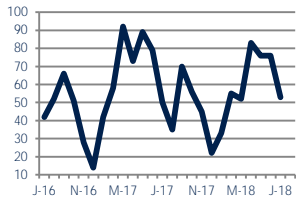
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July 2018

Zip Code(s): 19087

New Listings

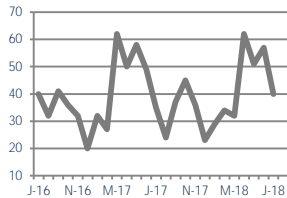
53



Up 6%
Vs. Year Ago

Current Contracts

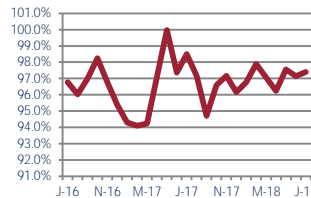
40



Up 14%
Vs. Year Ago

Sold Vs. List Price

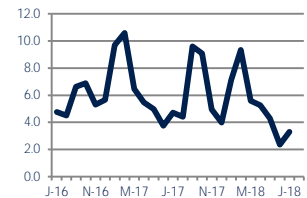
97.4%



Down -1.1%
Vs. Year Ago

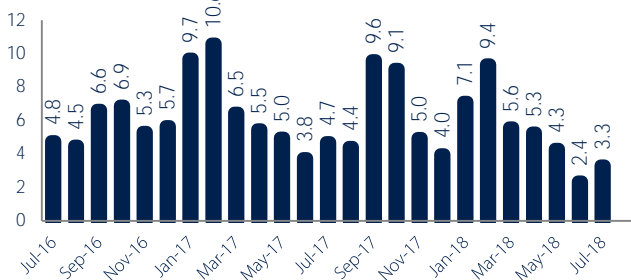
Months of Supply

3.3



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

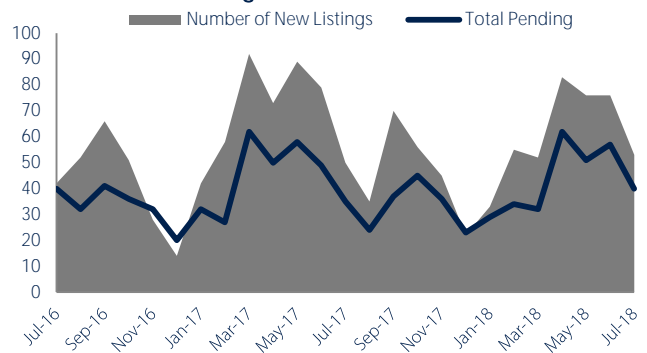
In July, there was 3.3 months of supply available in Wayne, compared to 4.7 in July 2017. That is a decrease of 30% versus a year ago.

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.

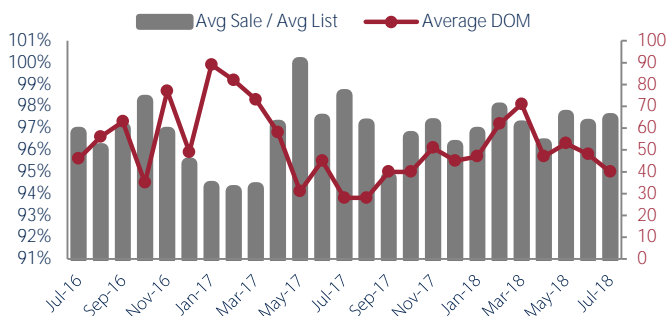
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Wayne compared to 50 in July 2017, an increase of 6%. There were 40 current contracts pending sale this July compared to 35 a year ago. The number of current contracts is 14% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Wayne was 97.4% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 28, an increase of 43%.



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