



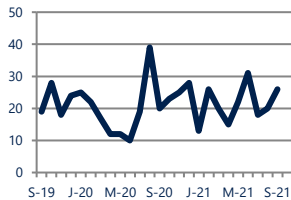
**Focus On: Morris Park Housing Market**

September 2021

Zip Code(s): 19151

**Units Sold**

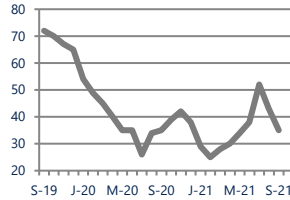
26



**Up 30%**  
Vs. Year Ago

**Active Inventory**

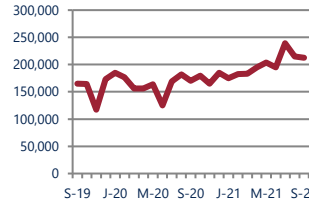
35



**No Change**  
Vs. Year Ago

**Median Sale Price**

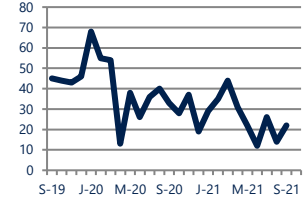
\$212,500



**Up**  
Vs. Year Ago

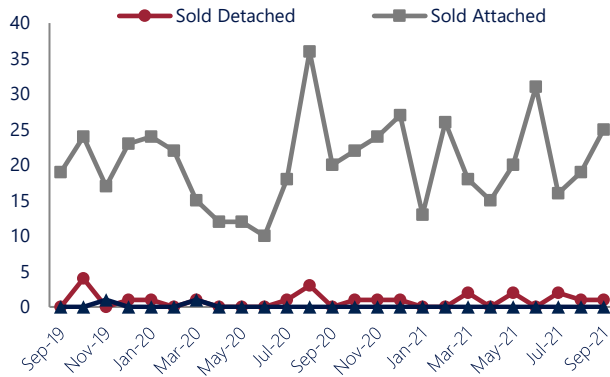
**Days On Market**

22



**Down -33%**  
Vs. Year Ago

**Units Sold\***



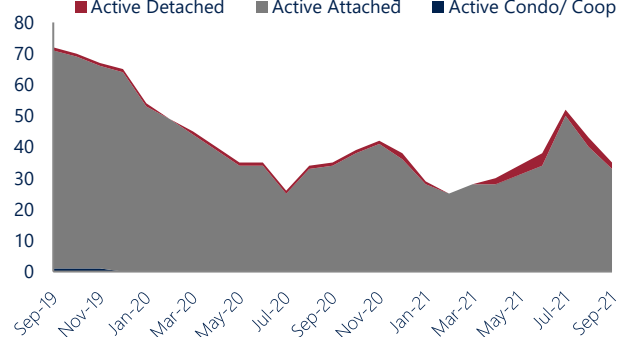
**Units Sold**

There was an increase in total units sold in September, with 26 sold this month in Morris Park versus 20 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 30% versus September 2020.

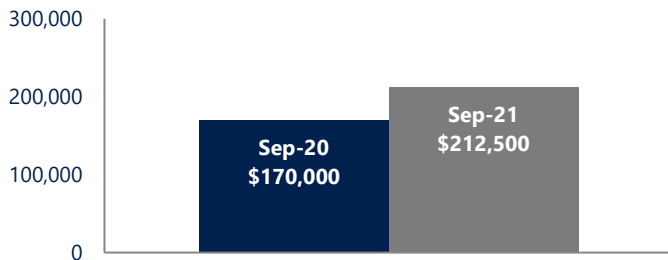
**Active Inventory**

The total number of homes available this month is 35 units, which is similar compared to a year ago. This month's total of 35 is lower than the previous month's total supply of available inventory of 43, a decrease of 19%.

**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 September, the median sale price for Morris Park Homes was \$170,000. This September, the median sale price was \$212,500, an increase of \$42,500 compared to last year. The current median sold price is lower 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 are defined as properties listed in zip code/s 19151.

\*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.





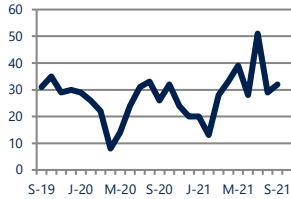
## Focus On: Morris Park Housing Market

September 2021

Zip Code(s): 19151

### New Listings

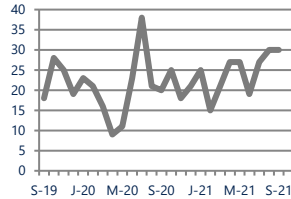
32



Up 23%  
Vs. Year Ago

### Current Contracts

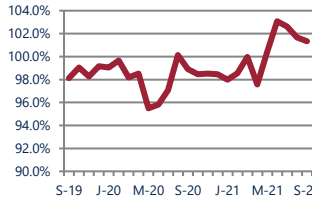
30



Up 50%  
Vs. Year Ago

### Sold Vs. List Price

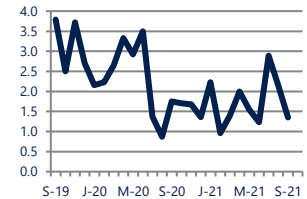
101.3%



Up 2.4%  
Vs. Year Ago

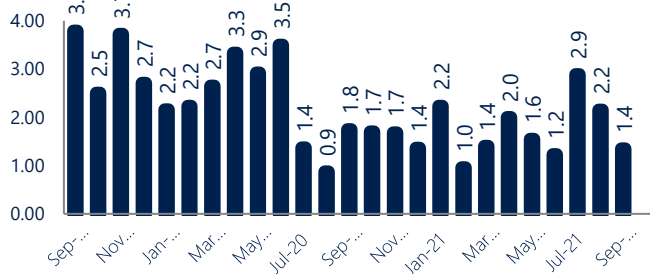
### Months of Supply

1.4



Down -23%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

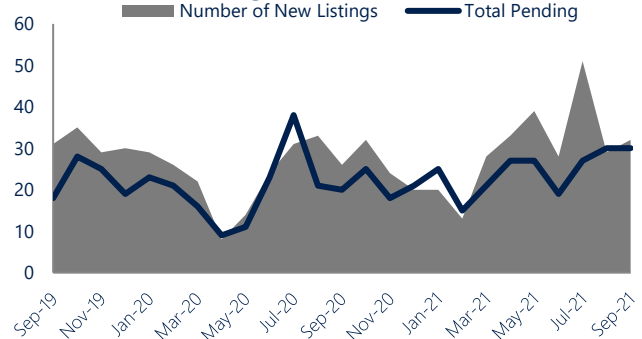
This month there were 32 homes newly listed for sale in Morris Park compared to 26 in September 2020, an increase of 23%. There were 30 current contracts pending sale this September compared to 20 a year ago. The number of current contracts remained stable as compared to last September.

### Months of Supply

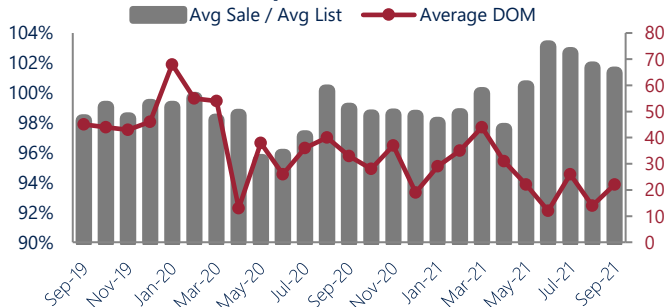
In September, there was 1.3 months of supply available in Morris Park, compared to 1.8 in September 2020. That is a decrease of 23% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Morris Park was 101.3% of the average list price, which is 2.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 33, a decrease of 33%.

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