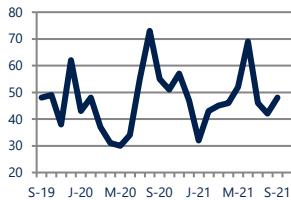




Zip Code(s): 19151 and 19131

### Units Sold

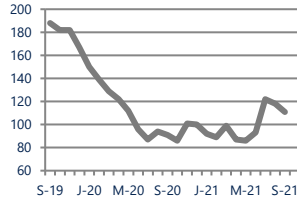
48



**Down -13%**  
Vs. Year Ago

### Active Inventory

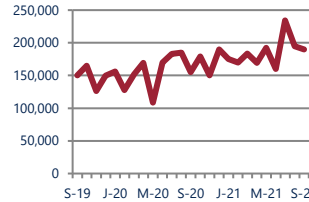
111



**Up 22%**  
Vs. Year Ago

### Median Sale Price

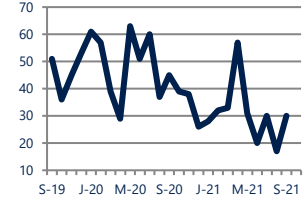
\$190,000



**Up 23%**  
Vs. Year Ago

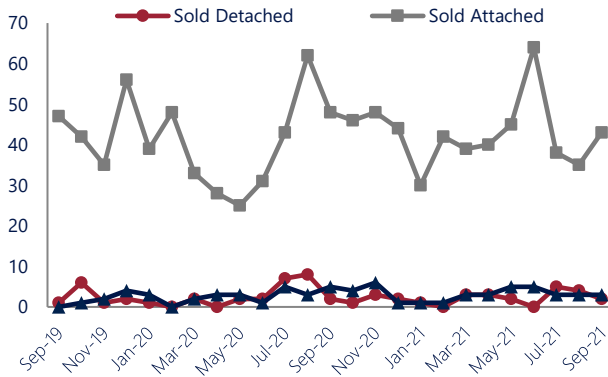
### Days On Market

30



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

### Units Sold\*



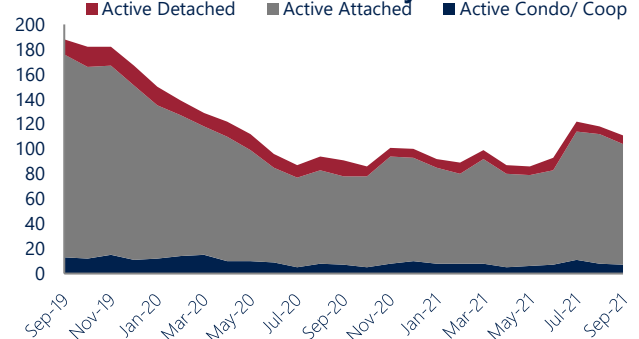
### Units Sold

There was an increase in total units sold in September, with 48 sold this month in Morris Park and Wynnefield versus 42 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 13% versus September 2020.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 22%. The total number of active inventory this September was 111 compared to 91 in September 2020. This month's total of 111 is lower than the previous month's total supply of available inventory of 118, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Morris Park and Wynnefield Homes was \$155,000. This September, the median sale price was \$190,000, an increase of 23% or \$35,000 compared to last year. The current median sold price is 3% 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 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.  
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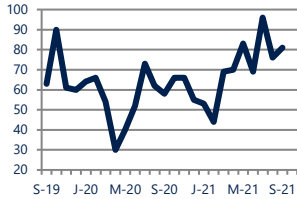




Zip Code(s): 19151 and 19131

**New Listings**

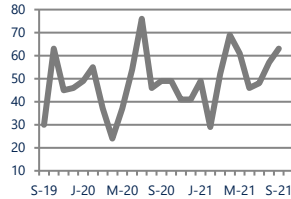
81



**Up 40%**  
Vs. Year Ago

**Current Contracts**

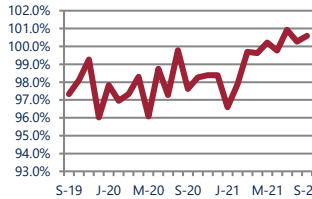
63



**Up 29%**  
Vs. Year Ago

**Sold Vs. List Price**

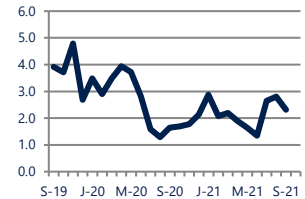
100.6%



**Up 3.1%**  
Vs. Year Ago

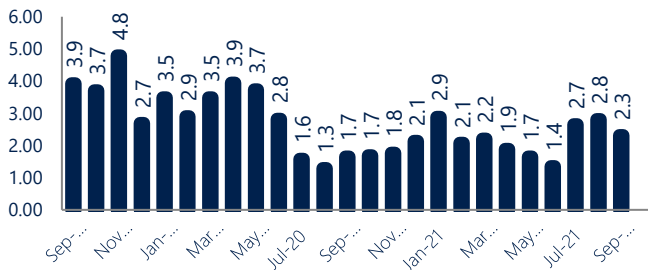
**Months of Supply**

2.3



**Up 40%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

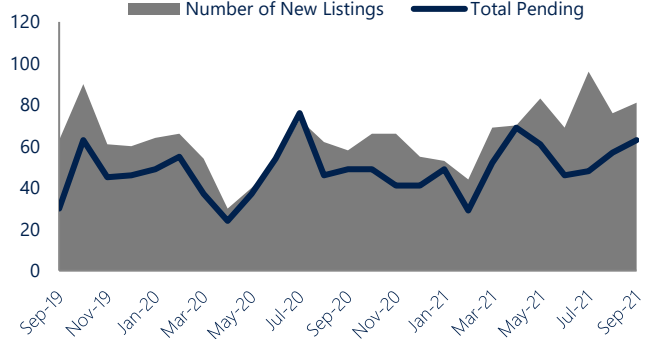
In September, there was 2.3 months of supply available in Morris Park and Wynnefield, compared to 1.7 in September 2020. That is an increase of 40% versus a year ago.

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.

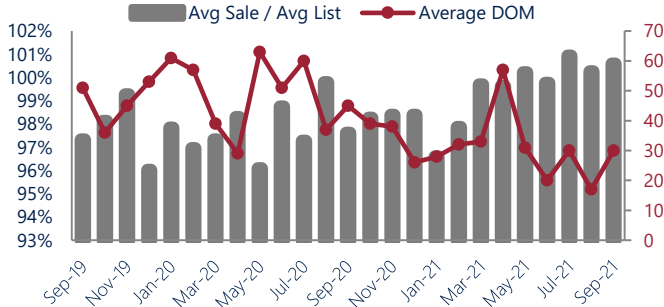
**New Listings & Current Contracts**

This month there were 81 homes newly listed for sale in Morris Park and Wynnefield compared to 58 in September 2020, an increase of 40%. There were 63 current contracts pending sale this September compared to 49 a year ago. The number of current contracts is 29% higher 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 100.6% of the average list price, which is 3.0% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 30, lower than the average last year, which was 45, a decrease of 33%.



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