

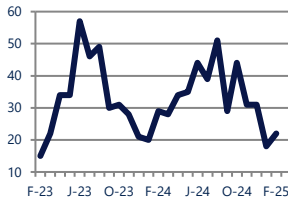
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WAYNE HOUSING MARKET**

FEBRUARY 2025

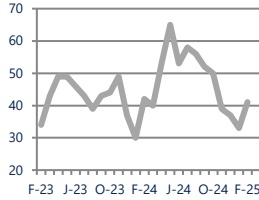
Zip Code(s): 19087

Units Sold
22



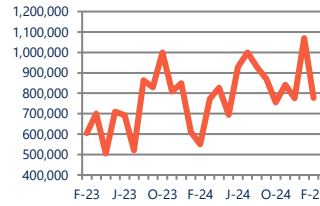
Down -24%
Vs. Year Ago

Active Inventory
41



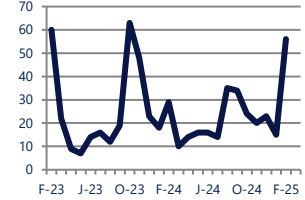
Down -2%
Vs. Year Ago

Median Sale Price
\$777,500



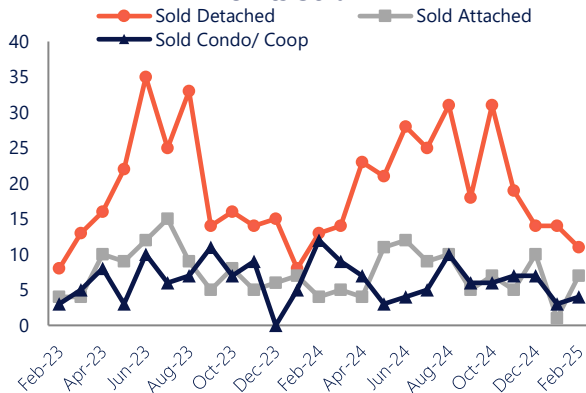
Up
Vs. Year Ago

Days On Market
56



Up
Vs. Year Ago

Units Sold*



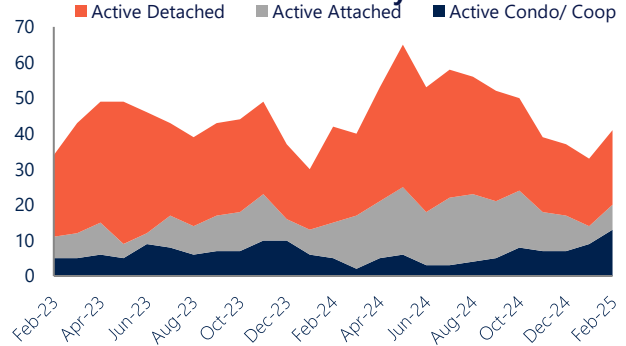
Units Sold

There was an increase in total units sold in February, with 22 sold this month in Wayne versus 18 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 24% versus February 2024.

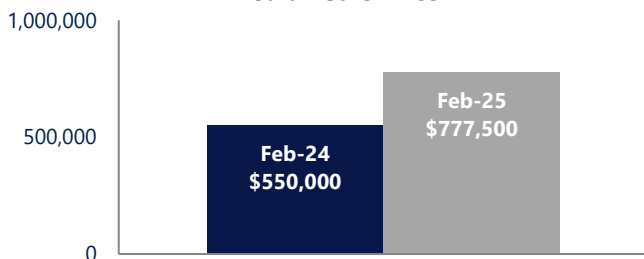
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this February was 41 compared to 42 in February 2024. This month's total of 41 is higher than the previous month's total supply of available inventory of 33, an increase of 24%.

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 February, the median sale price for Wayne Homes was \$550,000. This February, the median sale price was \$777,500, an increase of \$227,500 compared to last year. The current median sold price is lower than in January.

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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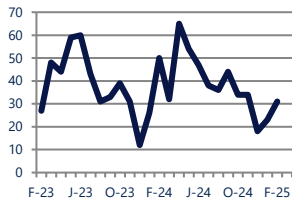
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Zip Code(s): 19087

New Listings

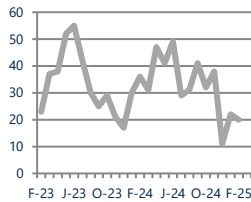
31



Down -38%
Vs. Year Ago

Current Contracts

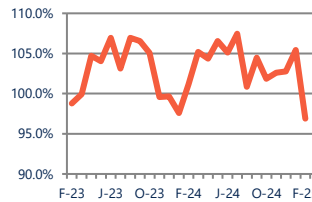
20



Down -44%
Vs. Year Ago

Sold Vs. List Price

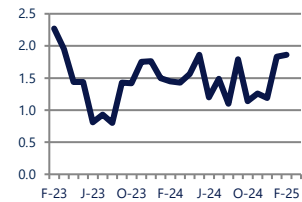
96.9%



Down -4.2%
Vs. Year Ago

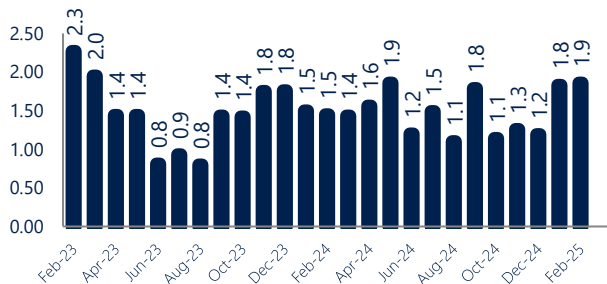
Months of Supply

1.9



Up 28%
Vs. Year Ago

Months Of Supply



Months of Supply

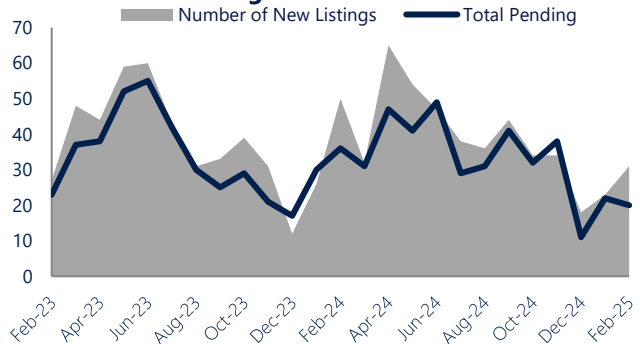
In February, there was 1.9 months of supply available in Wayne, compared to 1.4 in February 2024. That is an increase of 29% versus a year ago.

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.

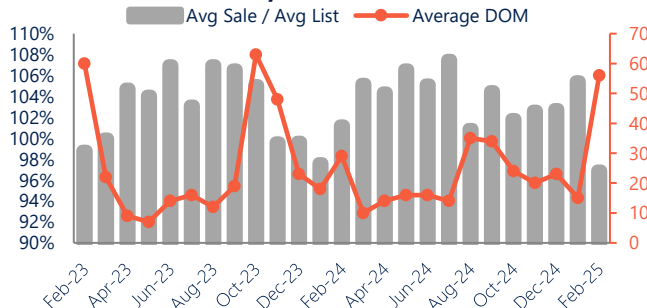
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Wayne compared to 50 in February 2024, a decrease of 38%. There were 20 current contracts pending sale this February compared to 36 a year ago. The number of current contracts is 44% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Wayne was 96.9% of the average list price, which is 4.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 29. This increase was impacted by the limited number of sales.

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