

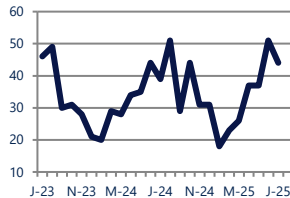
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WAYNE HOUSING MARKET**

JULY 2025

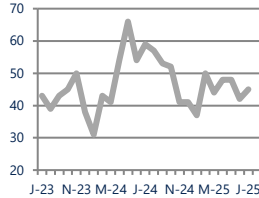
Zip Code(s): 19087

Units Sold
44



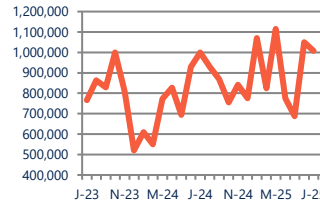
Up 13%
Vs. Year Ago

Active Inventory
45



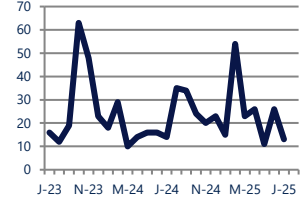
Down -24%
Vs. Year Ago

Median Sale Price
\$1,007,500

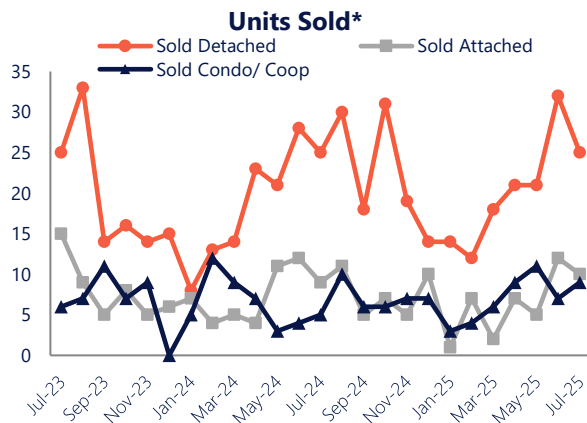


Up 1%
Vs. Year Ago

Days On Market
13

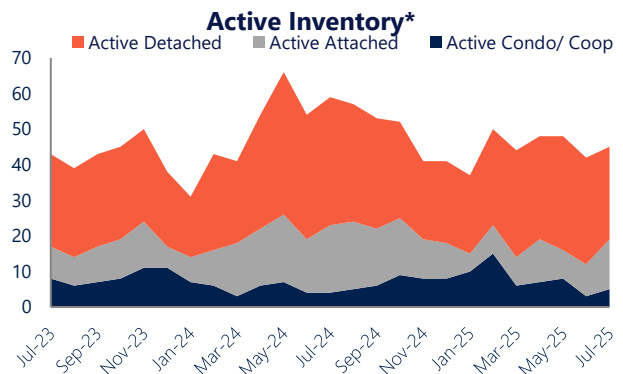


Down -7%
Vs. Year Ago



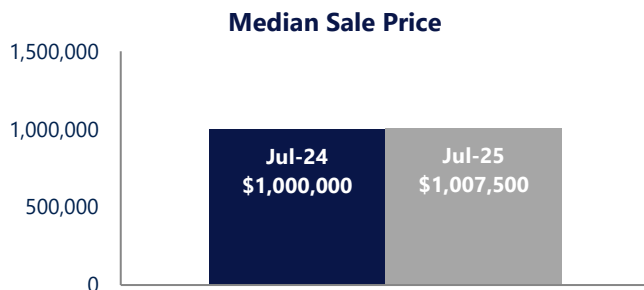
Units Sold

There was a decrease in total units sold in July, with 44 sold this month in Wayne versus 51 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 13% versus July 2024.



Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 24%. The total number of active inventory this July was 45 compared to 59 in July 2024. This month's total of 45 is higher than the previous month's total supply of available inventory of 42, an increase of 7%.



Median Sale Price

Last July, the median sale price for Wayne Homes was \$1,000,000. This July, the median sale price was \$1,007,500, an increase of 1% or \$7,500 compared to last year. The current median sold price is 4% 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 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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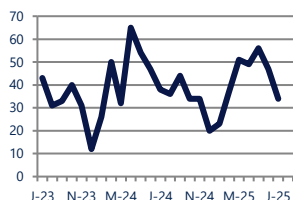
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JULY 2025

Zip Code(s): 19087

New Listings

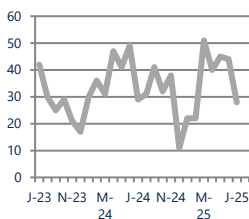
34



Down -11%
Vs. Year Ago

Current Contracts

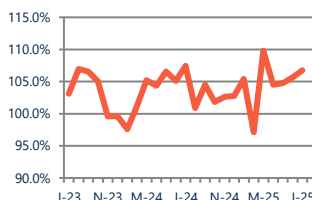
28



Down -3%
Vs. Year Ago

Sold Vs. List Price

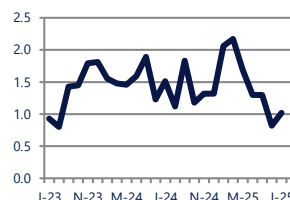
106.8%



Down -0.6%
Vs. Year Ago

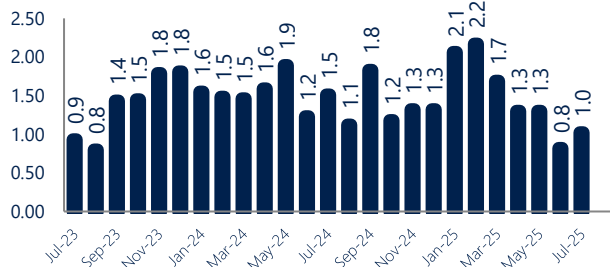
Months of Supply

1.0



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

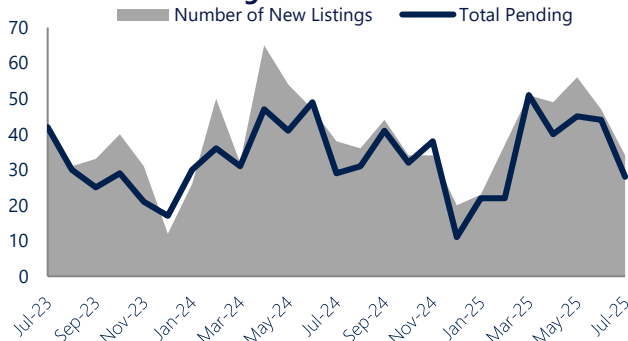
In July, there was 1.0 months of supply available in Wayne, compared to 1.5 in July 2024. That is a decrease of 32% versus a year ago.

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.

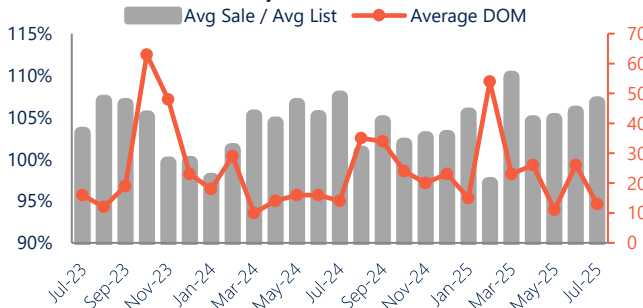
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Wayne compared to 38 in July 2024, a decrease of 11%. There were 28 current contracts pending sale this July compared to 29 a year ago. The number of current contracts is 3% lower 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 106.8% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 14, a decrease of 7%.

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