

THE LONG & FOSTER MARKET MINUTE™

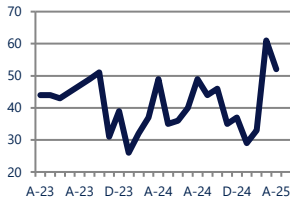
FOCUS ON: **MORRIS PARK AND WYNNEFIELD HOUSING MARKET**

APRIL 2025

Zip Code(s): 19151 and 19131

Units Sold

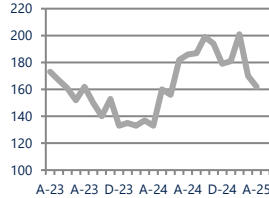
52



Up 6%
Vs. Year Ago

Active Inventory

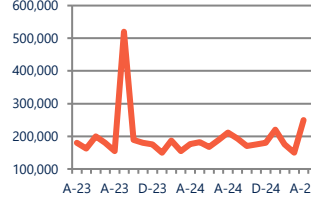
162



Up 22%
Vs. Year Ago

Median Sale Price

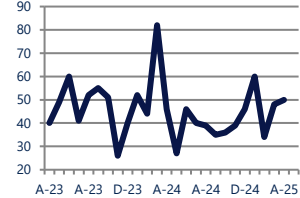
\$250,000



Up
Vs. Year Ago

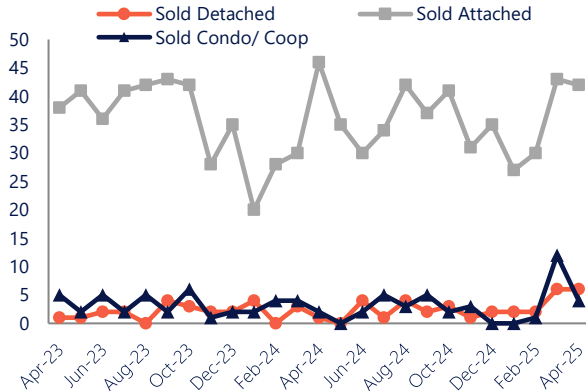
Days On Market

50



Up 9%
Vs. Year Ago

Units Sold*



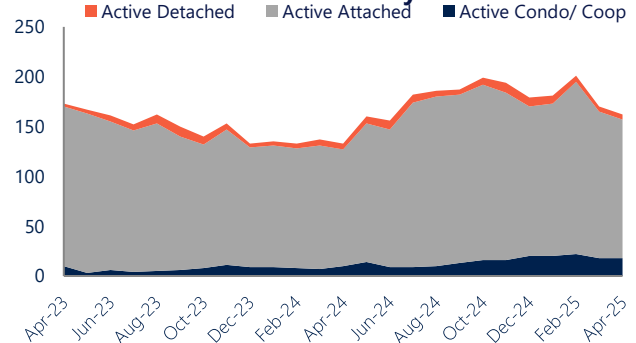
Units Sold

There was a decrease in total units sold in April, with 52 sold this month in Morris Park and Wynnefield versus 61 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

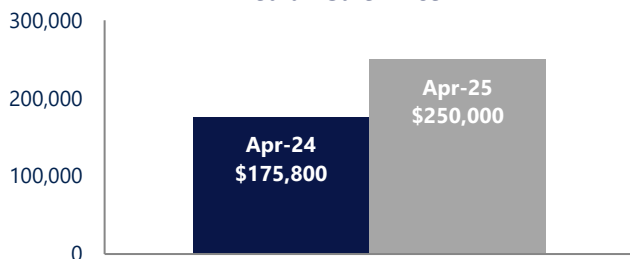
Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 22%. The total number of active inventory this April was 162 compared to 133 in April 2024. This month's total of 162 is lower than the previous month's total supply of available inventory of 170, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Morris Park and Wynnefield Homes was \$175,800. This April, the median sale price was \$250,000, an increase of \$74,200 compared to last year. The current median sold price is higher than in March.

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.

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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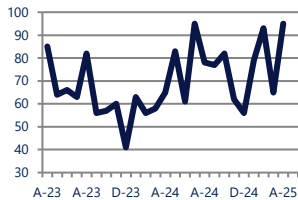
FOCUS ON: **MORRIS PARK AND WYNNEFIELD HOUSING MARKET**

APRIL 2025

Zip Code(s): 19151 and 19131

New Listings

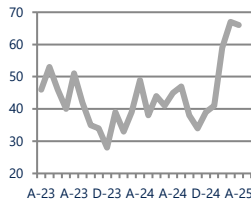
95



Up 46%
Vs. Year Ago

Current Contracts

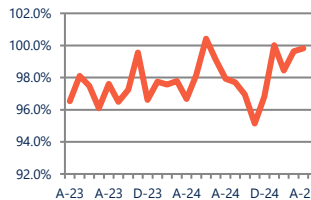
66



Up 35%
Vs. Year Ago

Sold Vs. List Price

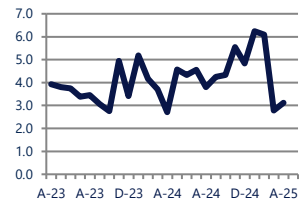
99.8%



Up 3.3%
Vs. Year Ago

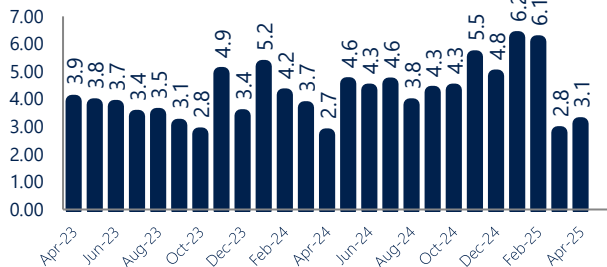
Months of Supply

3.1



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

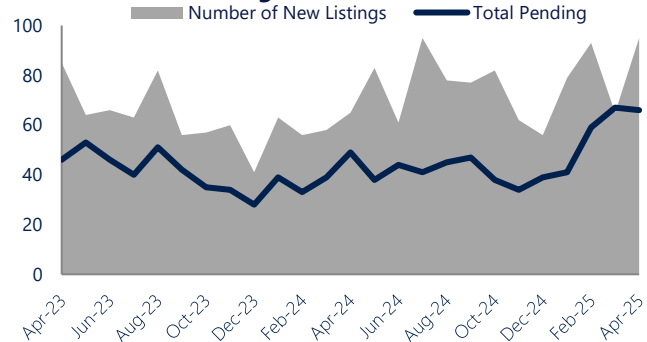
In April, there was 3.1 months of supply available in Morris Park and Wynnefield, compared to 2.7 in April 2024. That is an increase of 15% versus a year ago.

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.

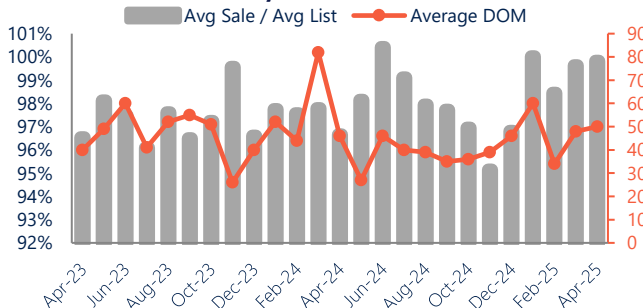
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Morris Park and Wynnefield compared to 65 in April 2024, an increase of 46%. There were 66 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 35% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Morris Park and Wynnefield was 99.8% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 46, an increase of 9%.

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