



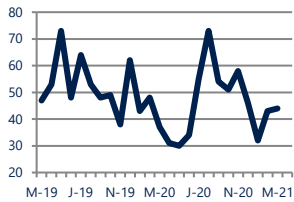
Focus On: Morris Park and Wynnefield Housing Market

March 2021

Zip Code(s): 19151 and 19131

Units Sold

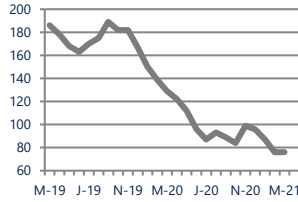
44



Up 19%
Vs. Year Ago

Active Inventory

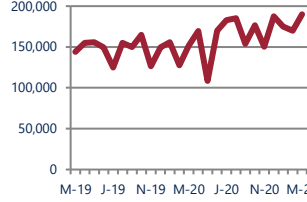
76



Down -41%
Vs. Year Ago

Median Sale Price

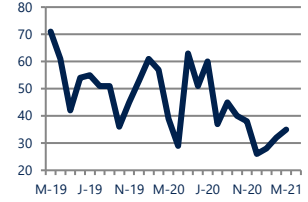
\$190,000



Up 25%
Vs. Year Ago

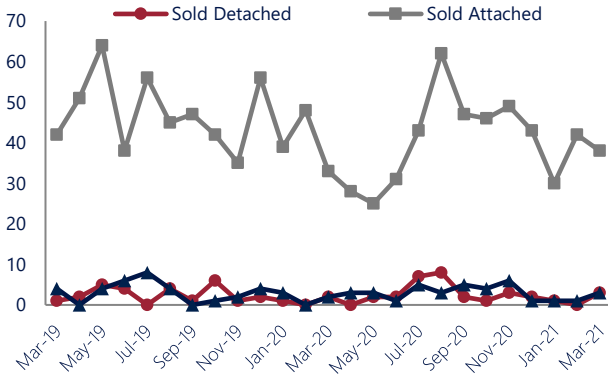
Days On Market

35



Down -10%
Vs. Year Ago

Units Sold*



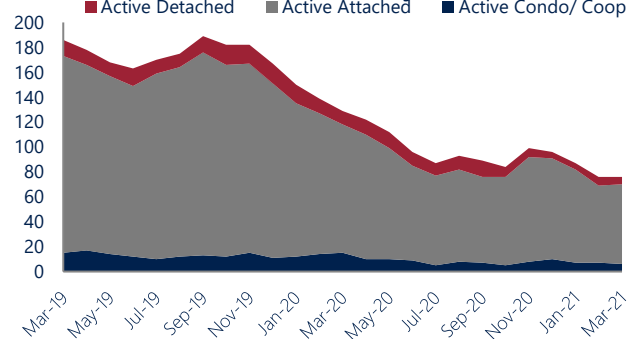
Units Sold

There was an increase in total units sold in March, with 44 sold this month in Morris Park and Wynnefield versus 43 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 19% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 41%. The total number of active inventory this March was 76 compared to 129 in March 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Morris Park and Wynnefield Homes was \$151,500. This March, the median sale price was \$190,000, an increase of \$38,500 compared to last year. The current median sold price is higher than in February.

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.

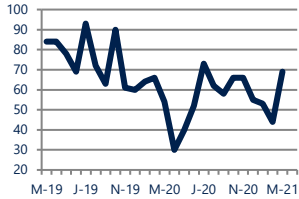




Zip Code(s): 19151 and 19131

New Listings

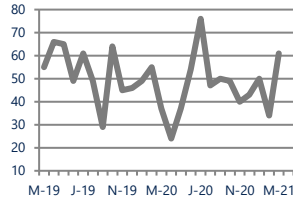
69



Up 28%
Vs. Year Ago

Current Contracts

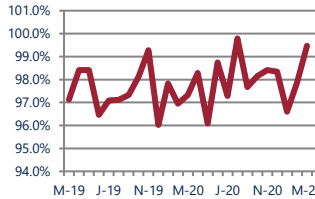
61



Up 65%
Vs. Year Ago

Sold Vs. List Price

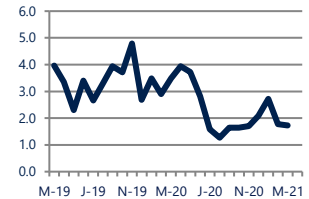
99.5%



Up 2.2%
Vs. Year Ago

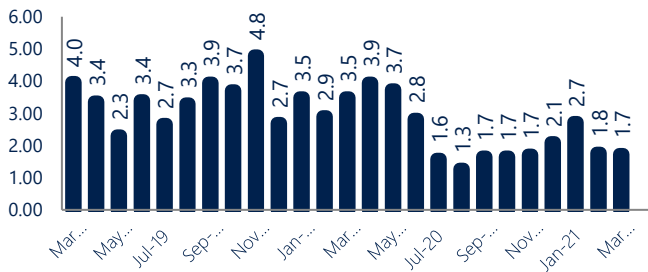
Months of Supply

1.7



Down -50%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

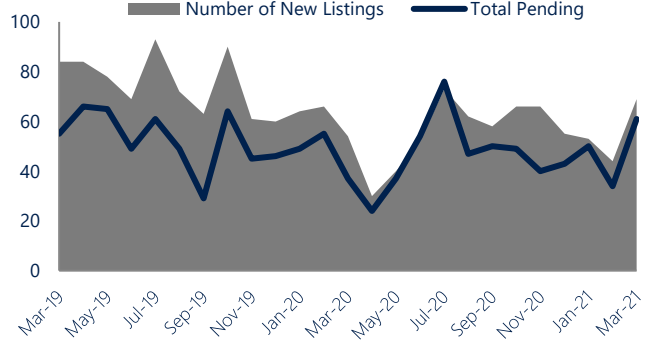
This month there were 69 homes newly listed for sale in Morris Park and Wynnefield compared to 54 in March 2020, an increase of 28%. There were 61 current contracts pending sale this March compared to 37 a year ago. The number of current contracts is 65% higher than last March.

Months of Supply

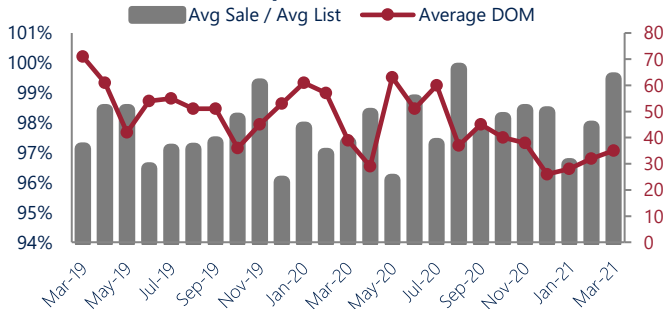
In March, there was 1.7 months of supply available in Morris Park and Wynnefield, compared to 3.5 in March 2020. That is a decrease of 50% versus a year ago.

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 March, the average sale price in Morris Park and Wynnefield was 99.5% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 39, a decrease of 10%.



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