



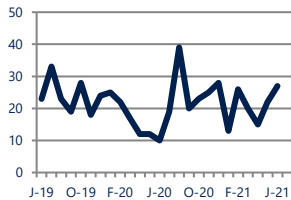
Focus On: Morris Park Housing Market

June 2021

Zip Code(s): 19151

Units Sold

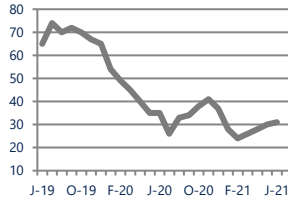
27



Up
Vs. Year Ago

Active Inventory

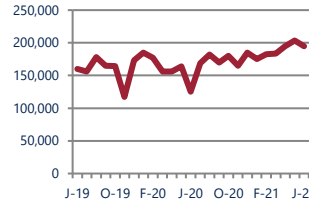
31



Down -11%
Vs. Year Ago

Median Sale Price

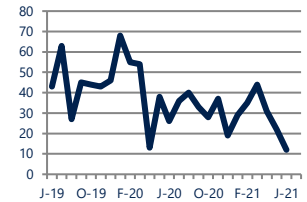
\$195,000



Up
Vs. Year Ago

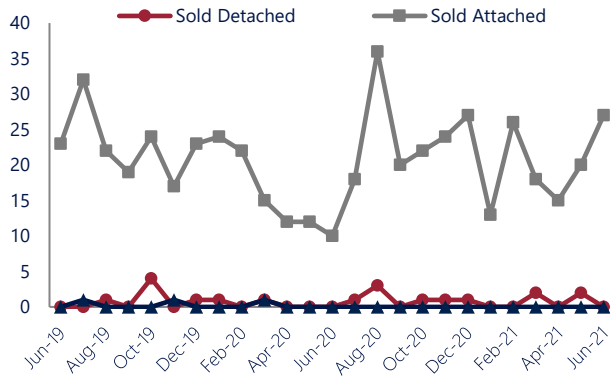
Days On Market

12



Down
Vs. Year Ago

Units Sold*



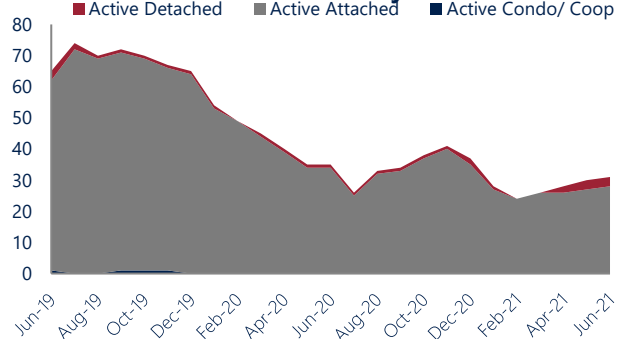
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 27 sold this month in Morris Park. This month's total units sold was higher than at this time last year, an increase from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 11%. The total number of active inventory this June was 31 compared to 35 in June 2020. This month's total of 31 is higher than the previous month's total supply of available inventory of 30, an increase of 3%.

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 June, the median sale price for Morris Park Homes was \$125,250. This June, the median sale price was \$195,000, an increase of \$69,750 compared to last year. The current median sold price is lower than in May. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Morris Park are defined as properties listed in zip code/s 19151.

*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.





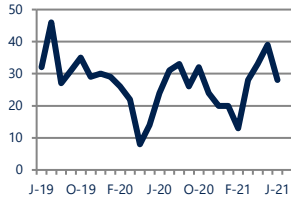
Focus On: Morris Park Housing Market

June 2021

Zip Code(s): 19151

New Listings

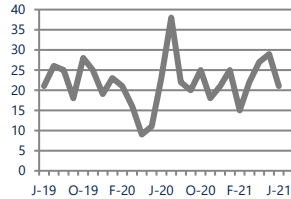
28



Up 17%
Vs. Year Ago

Current Contracts

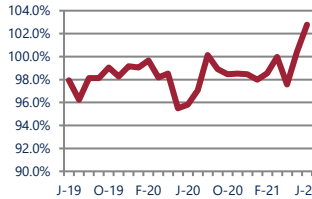
21



Down -9%
Vs. Year Ago

Sold Vs. List Price

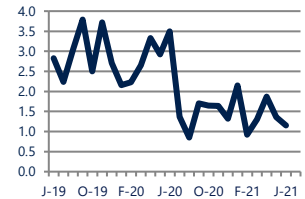
102.8%



Up
Vs. Year Ago

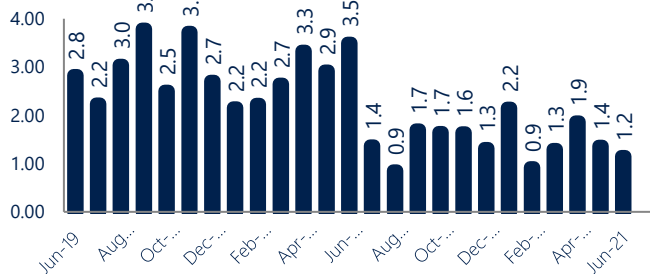
Months of Supply

1.2



Down -67%
Vs. Year Ago

Months Of Supply



Months of Supply

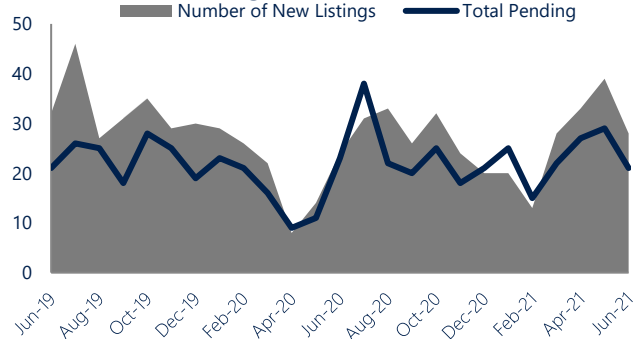
In June, there was 1.1 months of supply available in Morris Park, compared to 3.5 in June 2020. That is a decrease of 67% versus a year ago.

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.

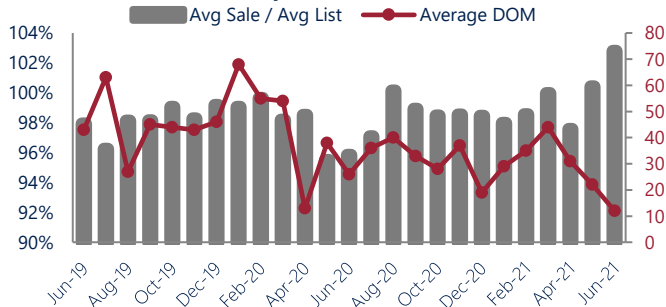
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Morris Park compared to 24 in June 2020, an increase of 17%. There were 21 current contracts pending sale this June compared to 23 a year ago. The number of current contracts is 9% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Morris Park was 102.8% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 26. This decrease was impacted by the limited number of sales.

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