



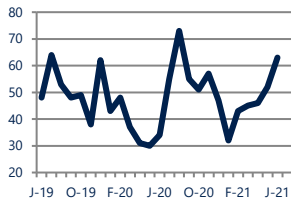
Focus On: Morris Park and Wynnefield Housing Market

June 2021

Zip Code(s): 19151 and 19131

Units Sold

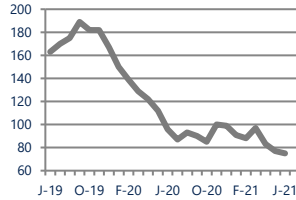
63



Up
Vs. Year Ago

Active Inventory

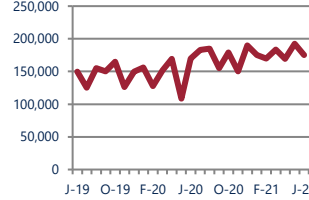
75



Down -22%
Vs. Year Ago

Median Sale Price

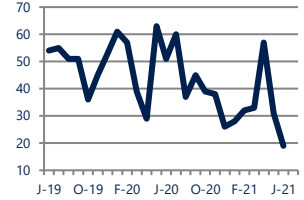
\$175,000



Up 3%
Vs. Year Ago

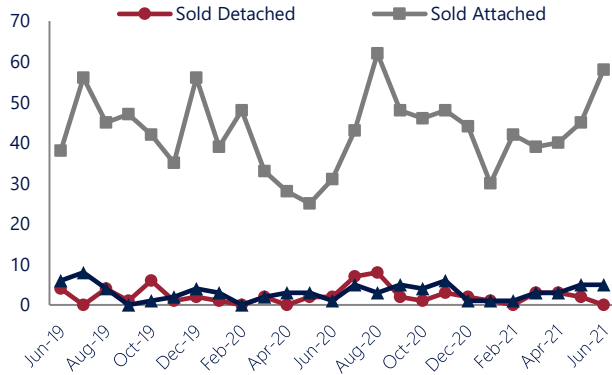
Days On Market

19



Down -63%
Vs. Year Ago

Units Sold*



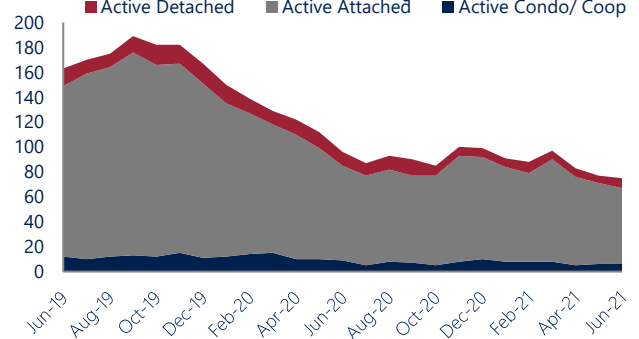
Units Sold

There was an increase in total units sold in June, with 63 sold this month in Morris Park and Wynnefield. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 22%. The total number of active inventory this June was 75 compared to 96 in June 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 77, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Morris Park and Wynnefield Homes was \$170,000. This June, the median sale price was \$175,000, an increase of 3% or \$5,000 compared to last year. The current median sold price is 9% 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 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.





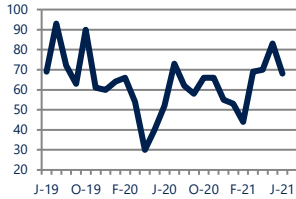
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June 2021

Zip Code(s): 19151 and 19131

New Listings

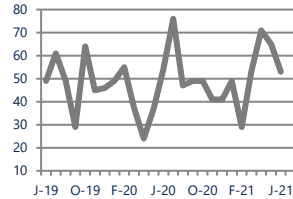
68



Up 31%
Vs. Year Ago

Current Contracts

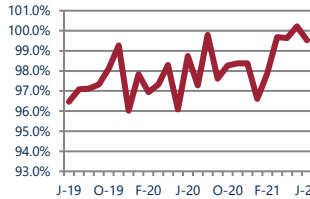
53



Down -2%
Vs. Year Ago

Sold Vs. List Price

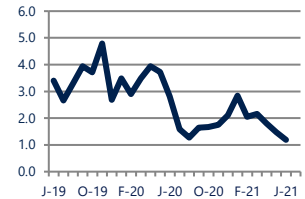
99.5%



Up 0.8%
Vs. Year Ago

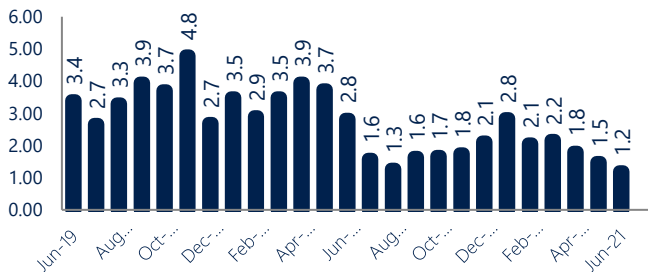
Months of Supply

1.2



Down -58%
Vs. Year Ago

Months Of Supply



Months of Supply

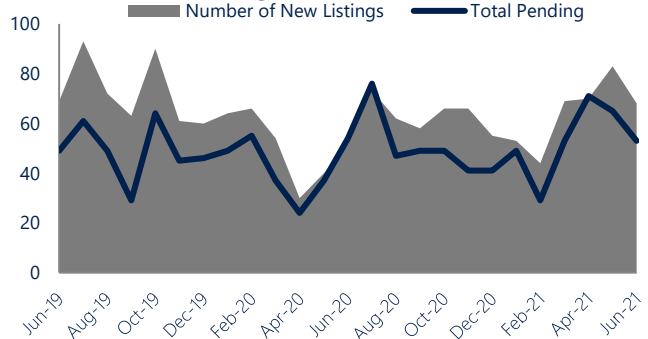
In June, there was 1.2 months of supply available in Morris Park and Wynnefield, compared to 2.8 in June 2020. That is a decrease of 58% versus a year ago.

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.

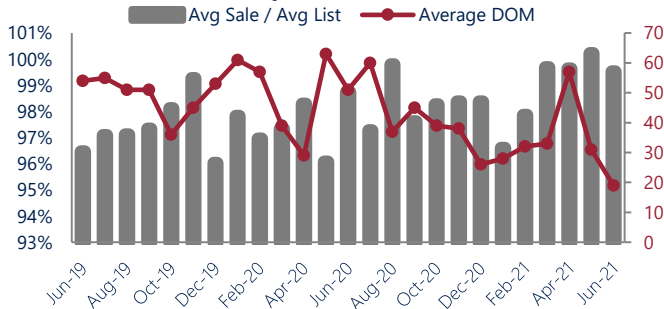
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Morris Park and Wynnefield compared to 52 in June 2020, an increase of 31%. There were 53 current contracts pending sale this June compared to 54 a year ago. The number of current contracts is 2% 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 and Wynnefield was 99.5% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 51, a decrease of 63%.

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