



The Long & Foster Market Minute™

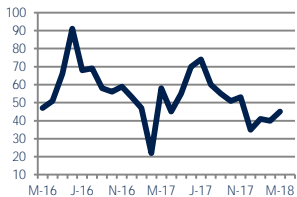
Focus On: **Phoenixville Housing Market**

March 2018

Zip Code(s): 19460, 19480 and 19442

Units Sold

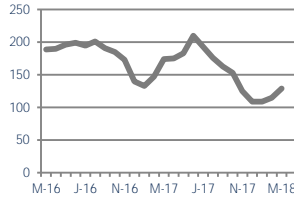
45



Down -22%
Vs. Year Ago

Active Inventory

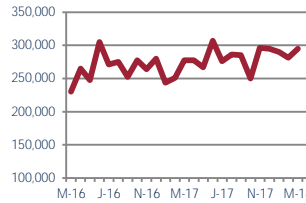
129



Down -26%
Vs. Year Ago

Median Sale Price

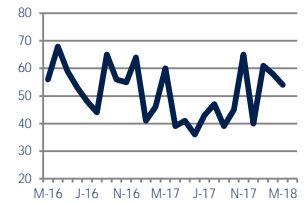
\$294,965



Up 6%
Vs. Year Ago

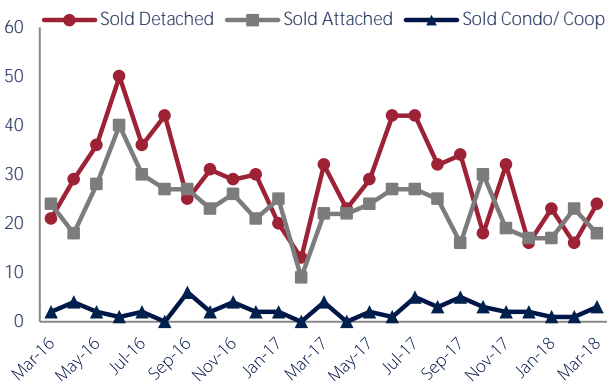
Days On Market

54



Down -10%
Vs. Year Ago

Units Sold*



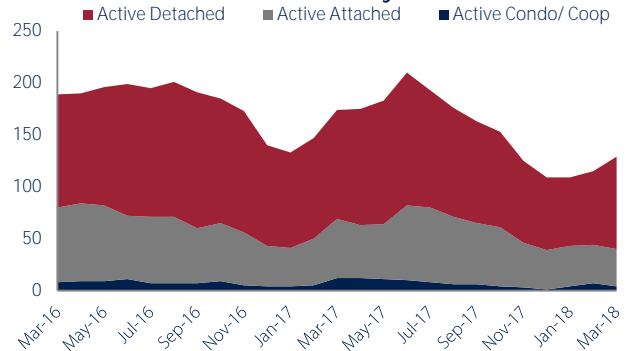
Units Sold

There was an increase in total units sold in March, with 45 sold this month in Phoenixville versus 40 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 22% versus March 2017.

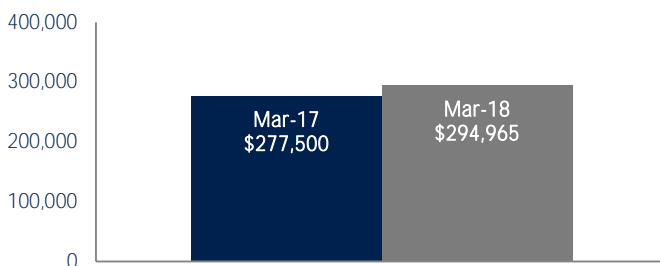
Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 26%. The total number of active inventory this March was 129 compared to 174 in March 2017. This month's total of 129 is higher than the previous month's total supply of available inventory of 115, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Phoenixville Homes was \$277,500. This March, the median sale price was \$294,965, an increase of 6% or \$17,465 compared to last year. The current median sold price is 5% 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.

Phoenixville are defined as properties listed in zip code/s 19460, 19480 and 19442.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



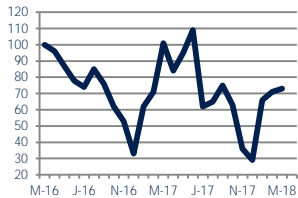
Focus On: Phoenixville Housing Market

March 2018

Zip Code(s): 19460, 19480 and 19442

New Listings

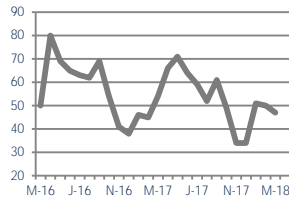
73



Down -28%
Vs. Year Ago

Current Contracts

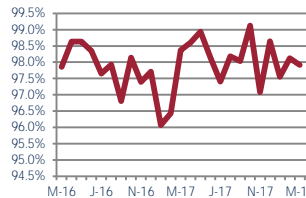
47



Down -13%
Vs. Year Ago

Sold Vs. List Price

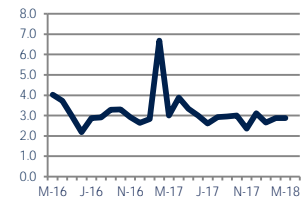
97.9%



No Change
Vs. Year Ago

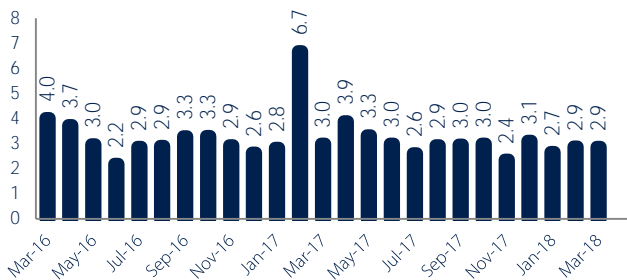
Months of Supply

2.9



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

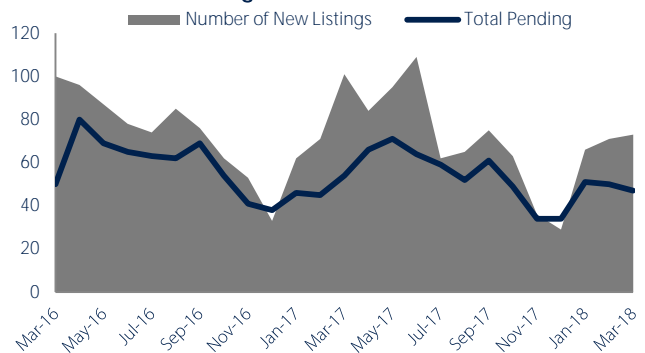
In March, there was 2.9 months of supply available in Phoenixville, compared to 3.0 in March 2017. That is a decrease of 4% versus a year ago.

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.

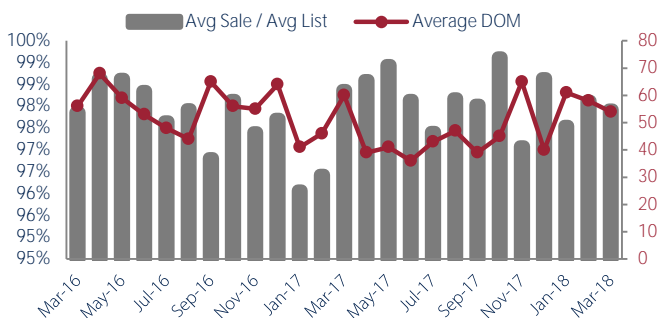
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Phoenixville compared to 101 in March 2017, a decrease of 28%. There were 47 current contracts pending sale this March compared to 54 a year ago. The number of current contracts is 13% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Phoenixville was 97.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 60, a decrease of 10%.



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