



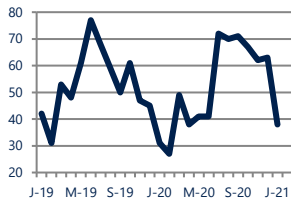
Focus On: Phoenixville Housing Market

January 2021

Zip Code(s): 19460, 19480 and 19442

Units Sold

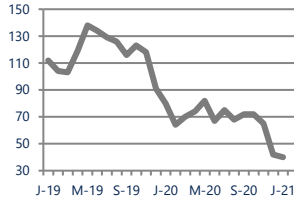
38



Up
Vs. Year Ago

Active Inventory

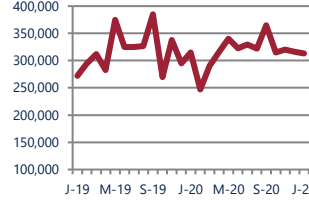
40



Down -50%
Vs. Year Ago

Median Sale Price

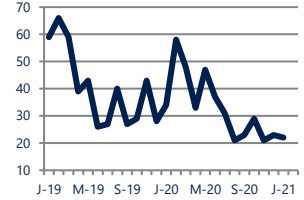
\$313,000



Down -1%
Vs. Year Ago

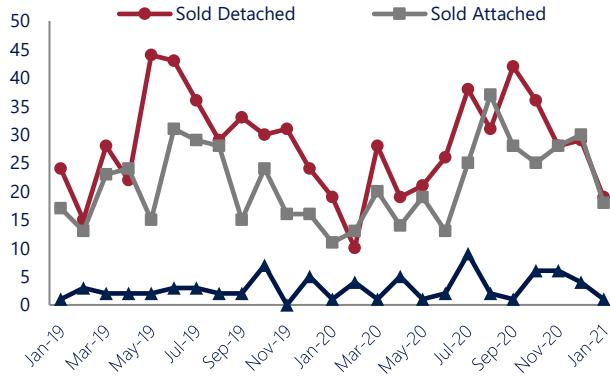
Days On Market

22



Down -35%
Vs. Year Ago

Units Sold*



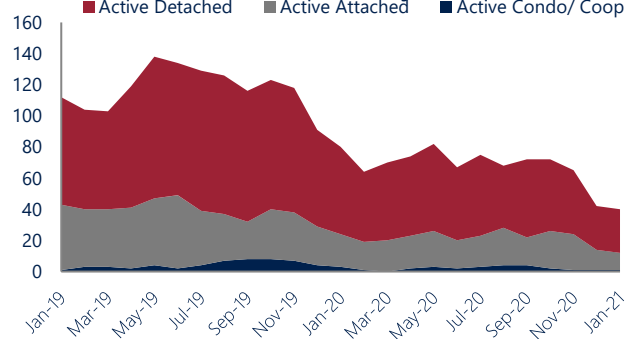
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 38 sold this month in Phoenixville. This month's total units sold was higher than at this time last year, an increase from January 2020.

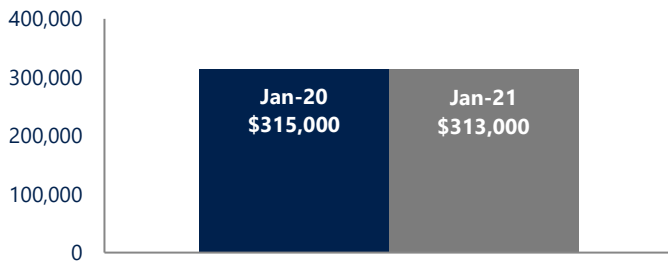
Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 50%. The total number of active inventory this January was 40 compared to 80 in January 2020. This month's total of 40 is lower than the previous month's total supply of available inventory of 42, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Phoenixville Homes was \$315,000. This January, the median sale price was \$313,000, a decrease of 1% or \$2,000 compared to last year. The current median sold price is 1% lower than in December.

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 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.





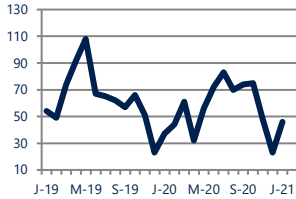
Focus On: Phoenixville Housing Market

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Zip Code(s): 19460, 19480 and 19442

New Listings

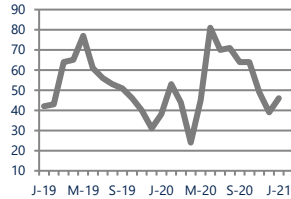
46



Up 24%
Vs. Year Ago

Current Contracts

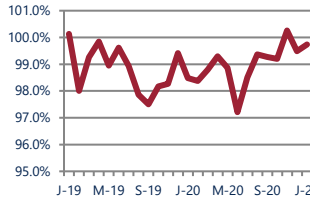
46



Up 21%
Vs. Year Ago

Sold Vs. List Price

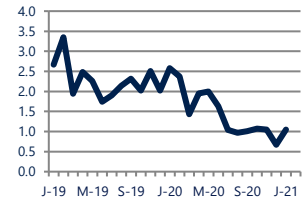
99.7%



Up 1.3%
Vs. Year Ago

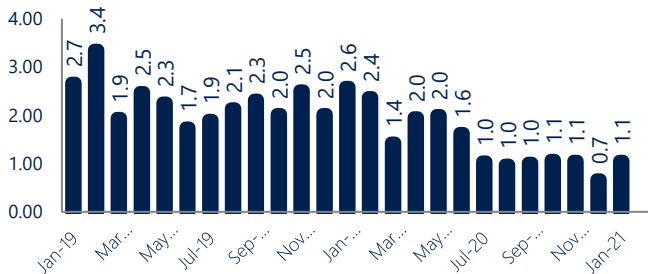
Months of Supply

1.1



Down -59%
Vs. Year Ago

Months of Supply



Months of Supply

In January, there was 1.1 months of supply available in Phoenixville, compared to 2.6 in January 2020. That is a decrease of 59% versus a year ago.

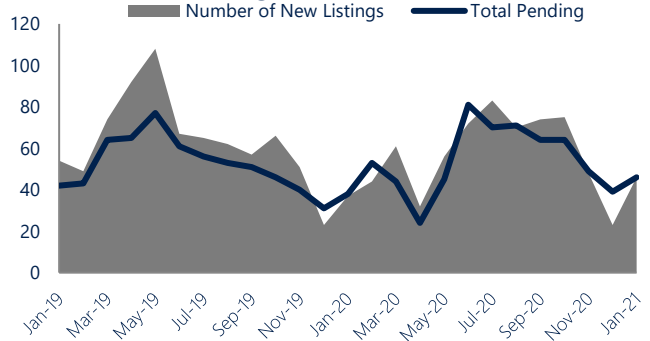
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

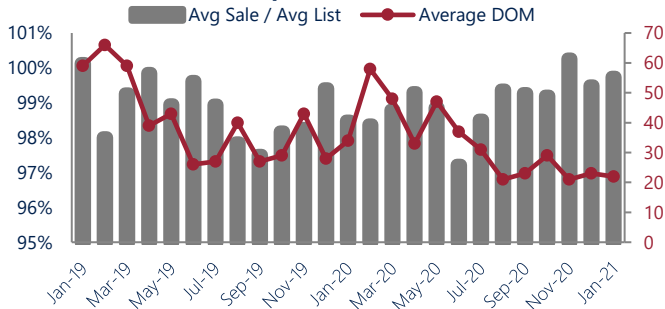
This month there were 46 homes newly listed for sale in Phoenixville compared to 37 in January 2020, an increase of 24%.

There were 46 current contracts pending sale this January compared to 38 a year ago. The number of current contracts is 21% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Phoenixville was 99.7% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 34, a decrease of 35%.

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