

THE LONG & FOSTER MARKET MINUTE™

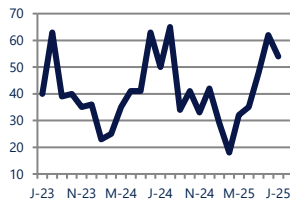
FOCUS ON: **PHOENIXVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 19460, 19480 and 19442

Units Sold

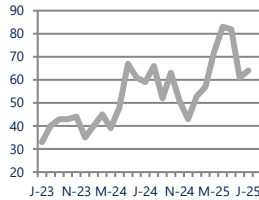
54



Up 8%
Vs. Year Ago

Active Inventory

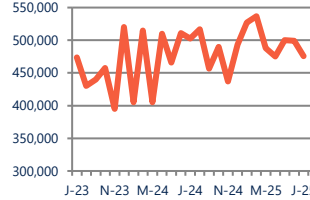
64



Up 8%
Vs. Year Ago

Median Sale Price

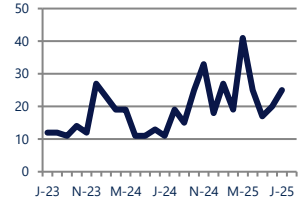
\$475,500



Down -5%
Vs. Year Ago

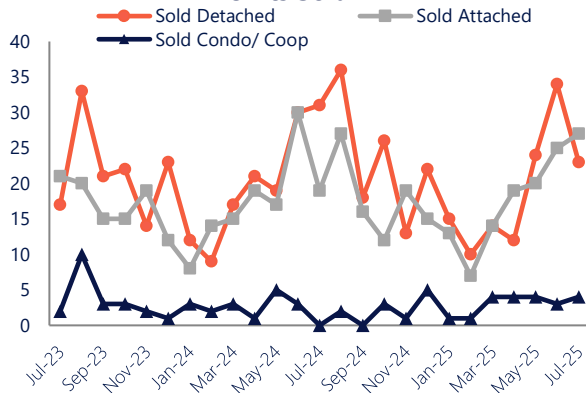
Days On Market

25



Up 127%
Vs. Year Ago

Units Sold*



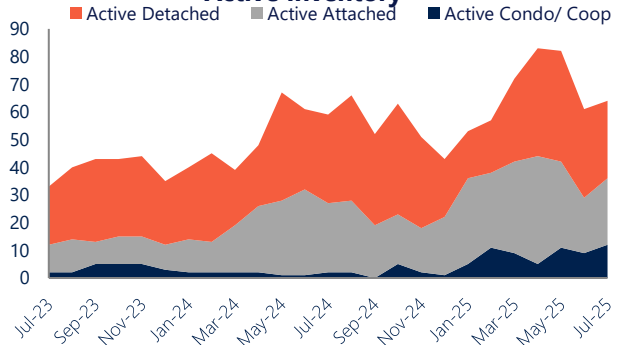
Units Sold

There was a decrease in total units sold in July, with 54 sold this month in Phoenixville versus 62 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 8% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 8%. The total number of active inventory this July was 64 compared to 59 in July 2024. This month's total of 64 is higher than the previous month's total supply of available inventory of 61, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Phoenixville Homes was \$502,500. This July, the median sale price was \$475,500, a decrease of 5% or \$27,000 compared to last year. The current median sold price is 5% lower than in June.

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.

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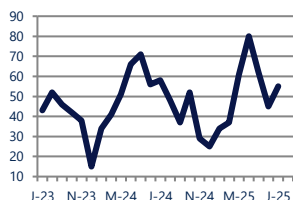
FOCUS ON: **PHOENIXVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 19460, 19480 and 19442

New Listings

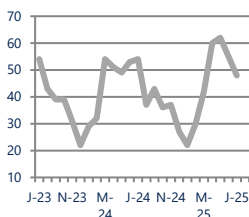
55



Down -5%
Vs. Year Ago

Current Contracts

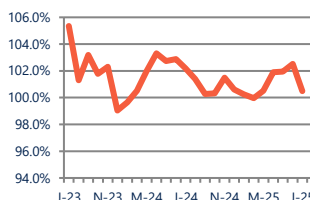
48



Down -11%
Vs. Year Ago

Sold Vs. List Price

100.5%



Down -1.7%
Vs. Year Ago

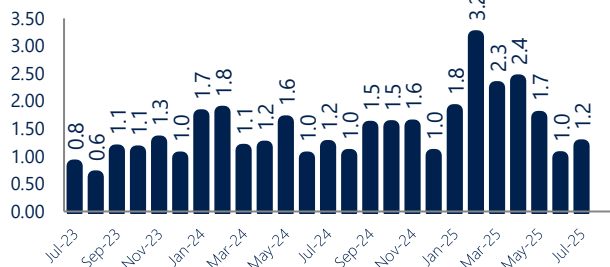
Months of Supply

1.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 1.2 months of supply available in Phoenixville. The amount of supply is similar compared to a year ago.

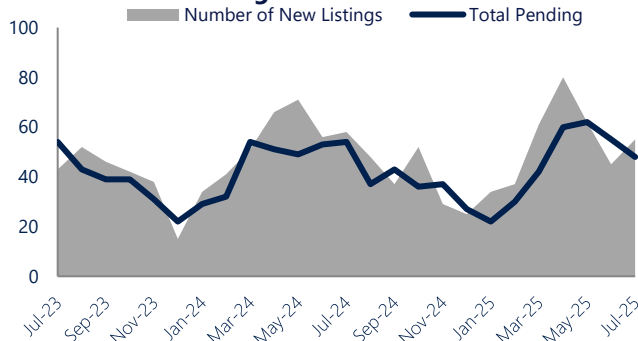
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

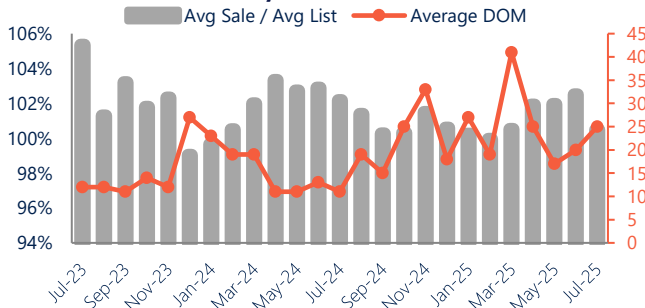
This month there were 55 homes newly listed for sale in Phoenixville compared to 58 in July 2024, a decrease of 5%.

There were 48 current contracts pending sale this July compared to 54 a year ago. The number of current contracts is 11% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Phoenixville was 100.5% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 11, an increase of 127%.

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