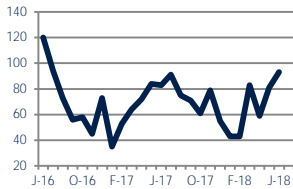


Focus On: Roxborough and Manaunk Housing Market

June 2018

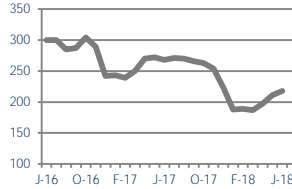
Zip Code(s): 19128 and 19127

Units Sold
93



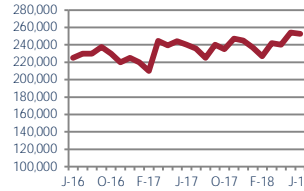
Up 12%
Vs. Year Ago

Active Inventory
218



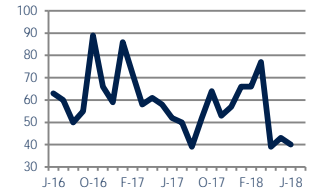
Down -19%
Vs. Year Ago

Median Sale Price
\$252,500



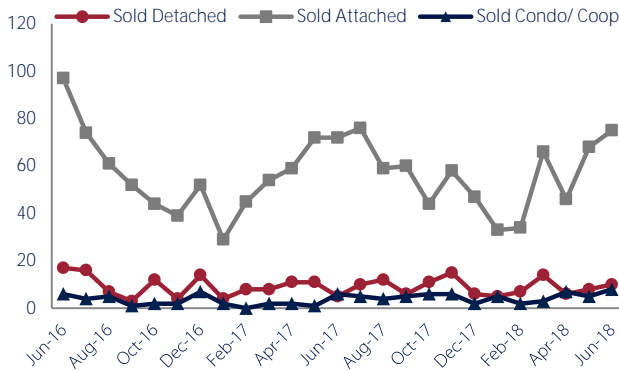
Up 5%
Vs. Year Ago

Days On Market
40



Down -23%
Vs. Year Ago

Units Sold*



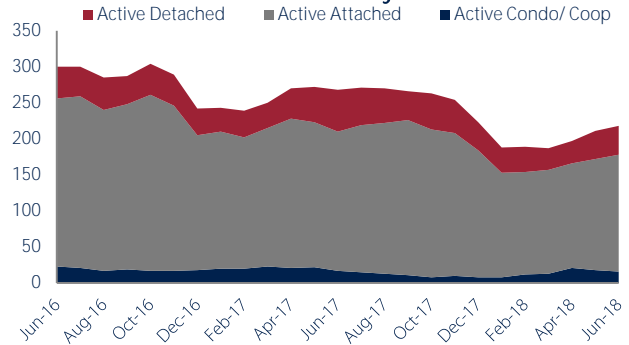
Units Sold

There was an increase in total units sold in June, with 93 sold this month in Roxborough and Manaunk versus 81 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 12% versus June 2017.

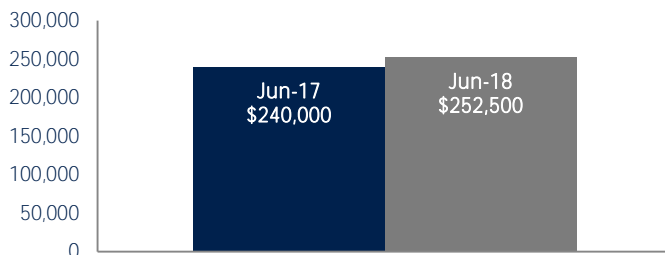
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 19%. The total number of active inventory this June was 218 compared to 268 in June 2017. This month's total of 218 is higher than the previous month's total supply of available inventory of 211, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Roxborough and Manaunk Homes was \$240,000. This June, the median sale price was \$252,500, an increase of 5% or \$12,500 compared to last year. The current median sold price is 1% 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.

Roxborough and Manaunk are defined as properties listed in zip code/s 19128 and 19127.

*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.

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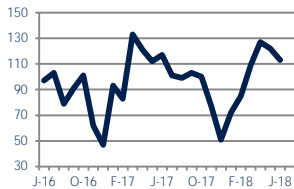
Focus On: Roxborough and Manaunk Housing Market

June 2018

Zip Code(s): 19128 and 19127

New Listings

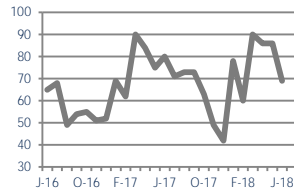
113



Down -3%
Vs. Year Ago

Current Contracts

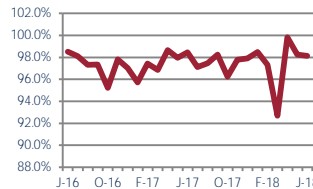
69



Down -14%
Vs. Year Ago

Sold Vs. List Price

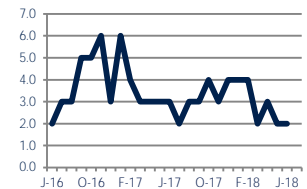
98.2%



No Change
Vs. Year Ago

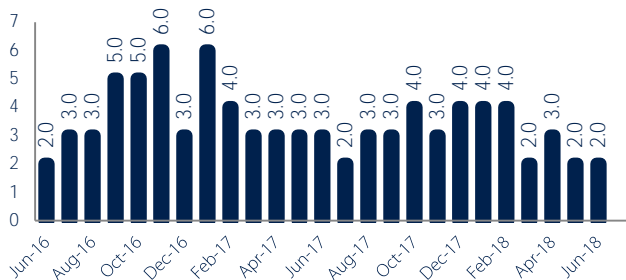
Months of Supply

2.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

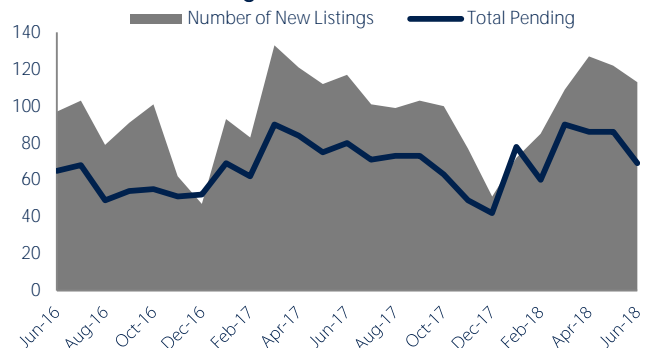
In June, there was 2.3 months of supply available in Roxborough and Manaunk, compared to 3.2 in June 2017. That is a decrease of 27% versus a year ago.

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.

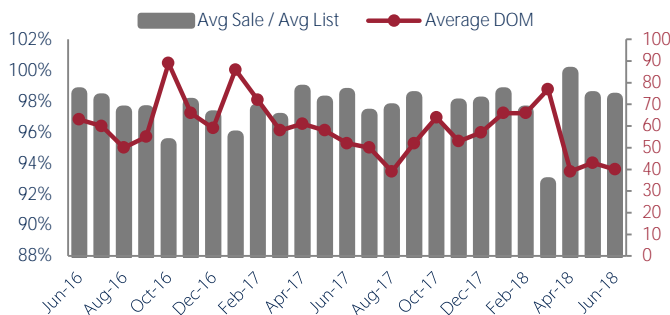
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Roxborough and Manaunk compared to 117 in June 2017, a decrease of 3%. There were 69 current contracts pending sale this June compared to 80 a year ago. The number of current contracts is 14% 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 Roxborough and Manaunk was 98.2% 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 40, lower than the average last year, which was 52, a decrease of 23%.



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