



# The Long & Foster Market Minute™

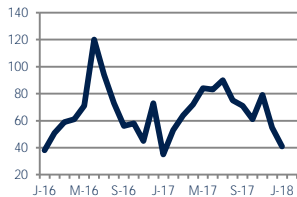
Focus On: Roxborough and Manaunk Housing Market

January 2018

Zip Code(s): 19128 and 19127

## Units Sold

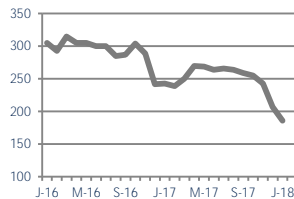
41



Up 17%  
Vs. Year Ago

## Active Inventory

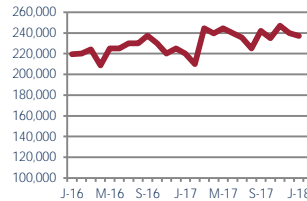
186



Down -23%  
Vs. Year Ago

## Median Sale Price

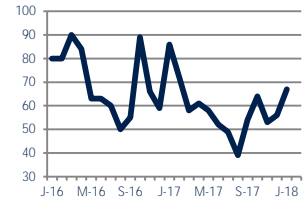
\$237,000



Up 8%  
Vs. Year Ago

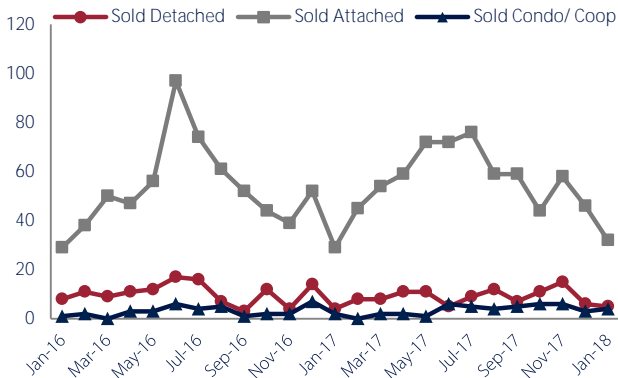
## Days On Market

67



Down -22%  
Vs. Year Ago

## Units Sold\*



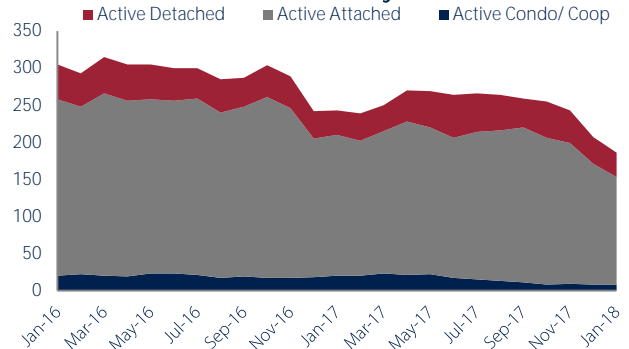
## Units Sold

There was a decrease in total units sold in January, with 41 sold this month in Roxborough and Manaunk versus 55 last month, a decrease of 25%. This month's total units sold was higher than at this time last year, an increase of 17% versus January 2017.

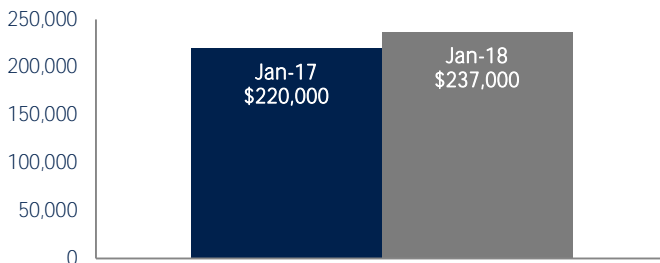
## Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 23%. The total number of active inventory this January was 186 compared to 243 in January 2017. This month's total of 186 is lower than the previous month's total supply of available inventory of 207, a decrease of 10%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Roxborough and Manaunk Homes was \$220,000. This January, the median sale price was \$237,000, an increase of 8% or \$17,000 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.

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.

Information included in this report is based on data supplied by TRiND 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 TRiND or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE



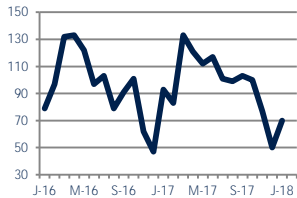
# Focus On: Roxborough and Manaunk Housing Market

January 2018

Zip Code(s): 19128 and 19127

## New Listings

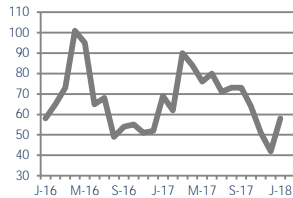
70



Down -25%  
Vs. Year Ago

## Current Contracts

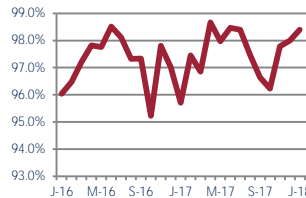
58



Down -16%  
Vs. Year Ago

## Sold Vs. List Price

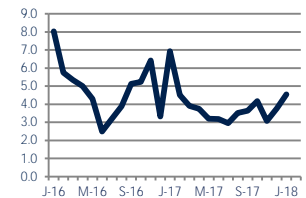
98.4%



Up 2.8%  
Vs. Year Ago

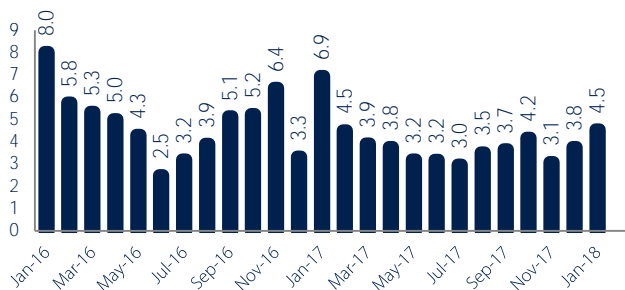
## Months of Supply

4.5



Down -35%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

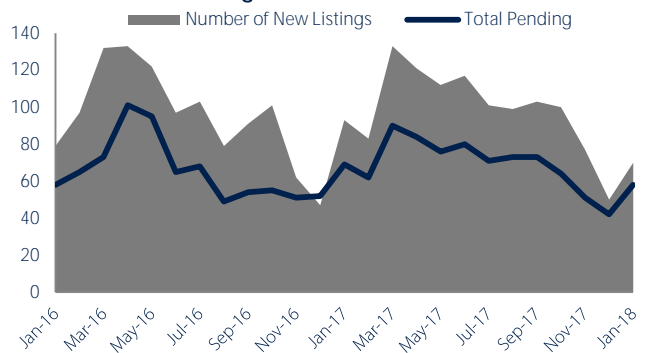
In January, there was 4.5 months of supply available in Roxborough and Manaunk, compared to 6.9 in January 2017. That is a decrease of 35% versus a year ago.

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.

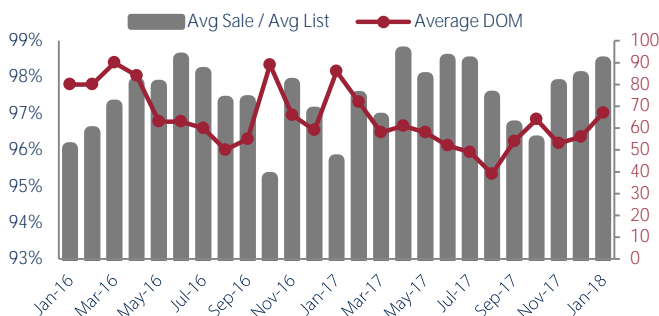
## New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Roxborough and Manaunk compared to 93 in January 2017, a decrease of 25%. There were 58 current contracts pending sale this January compared to 69 a year ago. The number of current contracts is 16% lower 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 Roxborough and Manaunk was 98.4% of the average list price, which is 2.7% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 67, lower than the average last year, which was 86, a decrease of 22%.



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