



# The Long & Foster Market Minute™

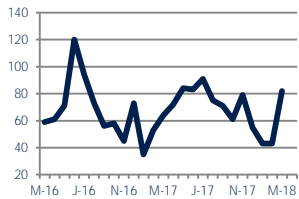
Focus On: Roxborough and Manaunk Housing Market

March 2018

Zip Code(s): 19128 and 19127

## Units Sold

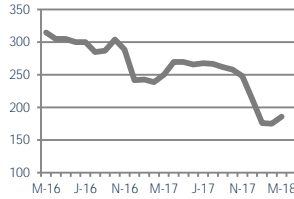
82



Up 28%  
Vs. Year Ago

## Active Inventory

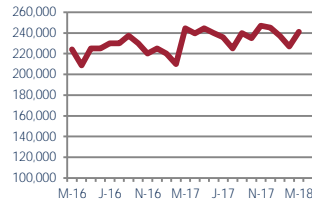
186



Down -26%  
Vs. Year Ago

## Median Sale Price

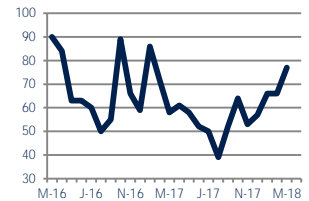
\$241,000



Down -1%  
Vs. Year Ago

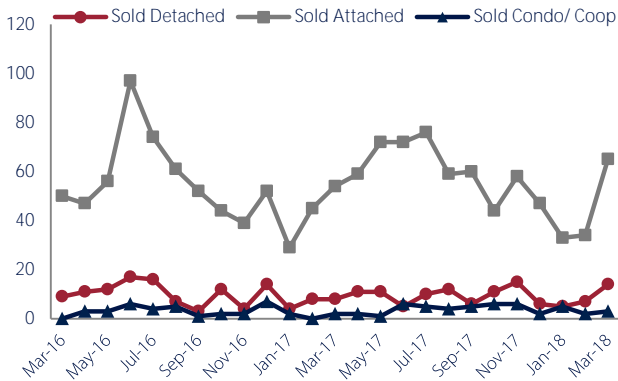
## Days On Market

77



Up 33%  
Vs. Year Ago

## Units Sold\*



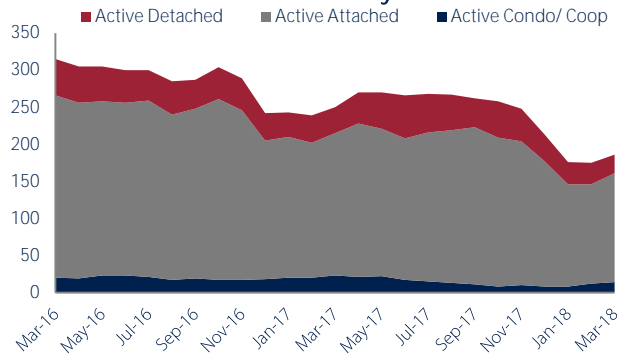
## Units Sold

There was an increase in total units sold in March, with 82 sold this month in Roxborough and Manaunk. This month's total units sold was higher than at this time last year.

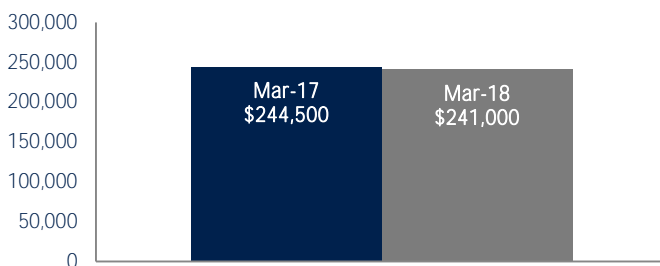
## Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 26%. The total number of active inventory this March was 186 compared to 250 in March 2017. This month's total of 186 is higher than the previous month's total supply of available inventory of 175, an increase of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Roxborough and Manaunk Homes was \$244,500. This March, the median sale price was \$241,000, a decrease of 1% or \$3,500 compared to last year. The current median sold price is 6% 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.

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 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



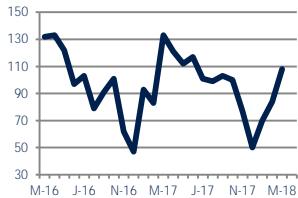
## Focus On: Roxborough and Manaunk Housing Market

March 2018

Zip Code(s): 19128 and 19127

### New Listings

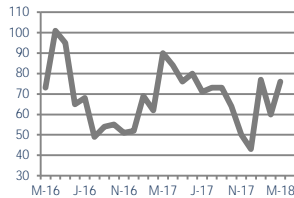
108



Down -19%  
Vs. Year Ago

### Current Contracts

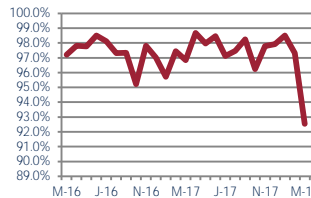
76



Down -16%  
Vs. Year Ago

### Sold Vs. List Price

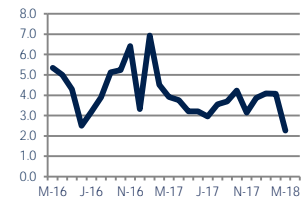
92.5%



Down -4.5%  
Vs. Year Ago

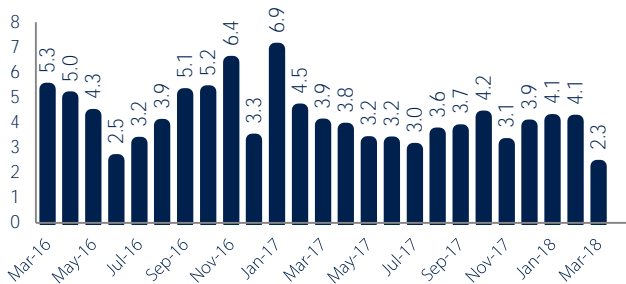
### Months of Supply

2.3



Down -42%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

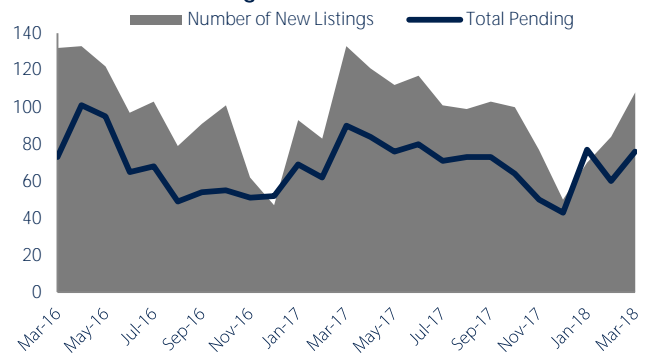
In March, there was 2.3 months of supply available in Roxborough and Manaunk, compared to 3.9 in March 2017. That is a decrease of 42% versus a year ago.

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.

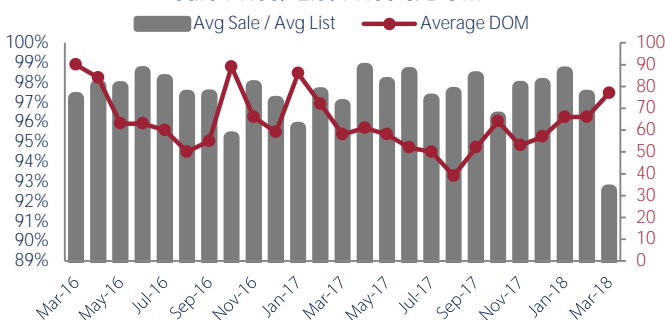
### New Listings & Current Contracts

This month there were 108 homes newly listed for sale in Roxborough and Manaunk compared to 133 in March 2017, a decrease of 19%. There were 76 current contracts pending sale this March compared to 90 a year ago. The number of current contracts is 16% 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 Roxborough and Manaunk was 92.5% of the average list price, which is 4.3% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 77, higher than the average last year, which was 58, an increase of 33%.



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