

THE LONG & FOSTER MARKET MINUTE™

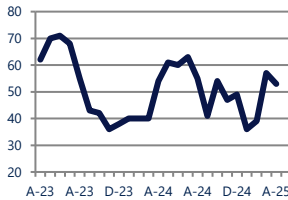
FOCUS ON: **ROXBOROUGH AND MANAYUNK HOUSING MARKET**

APRIL 2025

Zip Code(s): 19128 and 19127

Units Sold

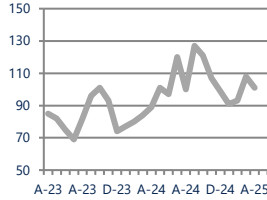
53



Down -2%
Vs. Year Ago

Active Inventory

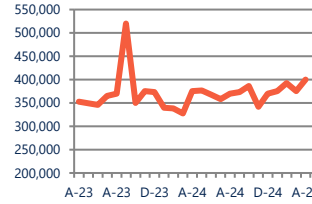
101



Up 13%
Vs. Year Ago

Median Sale Price

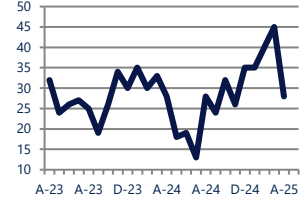
\$400,000



Up 7%
Vs. Year Ago

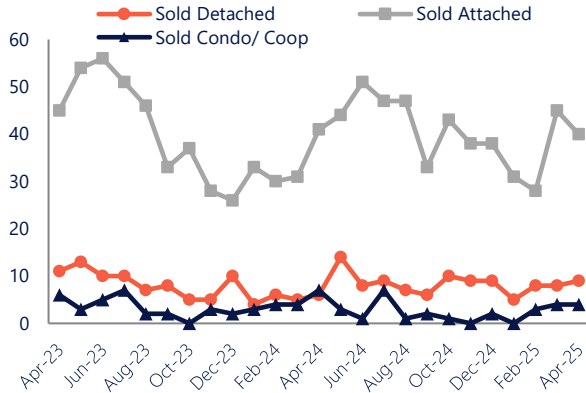
Days On Market

28



No Change
Vs. Year Ago

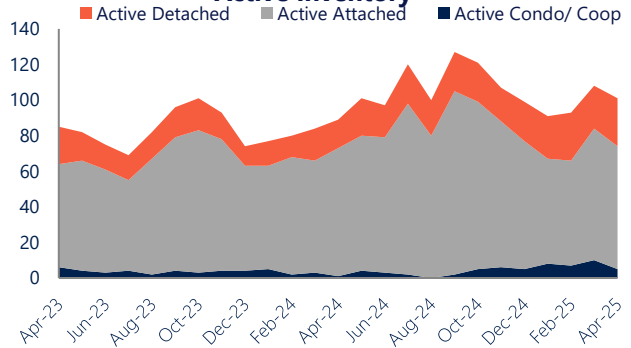
Units Sold*



Units Sold

There was a decrease in total units sold in April, with 53 sold this month in Roxborough and Manayunk versus 57 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2024.

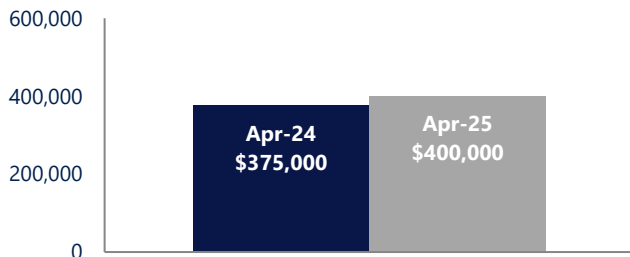
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 13%. The total number of active inventory this April was 101 compared to 89 in April 2024. This month's total of 101 is lower than the previous month's total supply of available inventory of 108, a decrease of 6%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Roxborough and Manayunk Homes was \$375,000. This April, the median sale price was \$400,000, an increase of 7% or \$25,000 compared to last year. The current median sold price is 7% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Roxborough and Manayunk 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 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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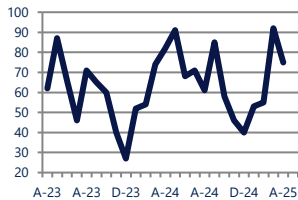
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APRIL 2025

Zip Code(s): 19128 and 19127

New Listings

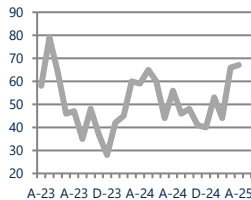
75



Down -9%
Vs. Year Ago

Current Contracts

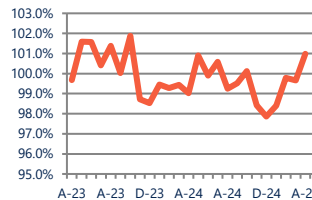
67



Up 14%
Vs. Year Ago

Sold Vs. List Price

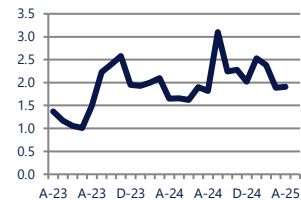
101.0%



Up 2%
Vs. Year Ago

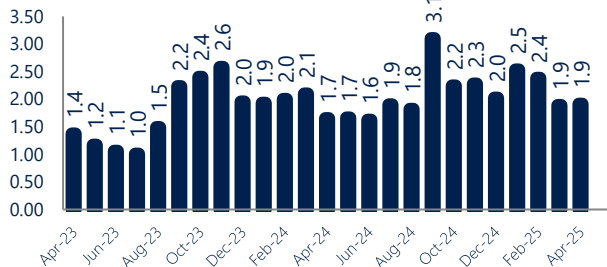
Months of Supply

1.9



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

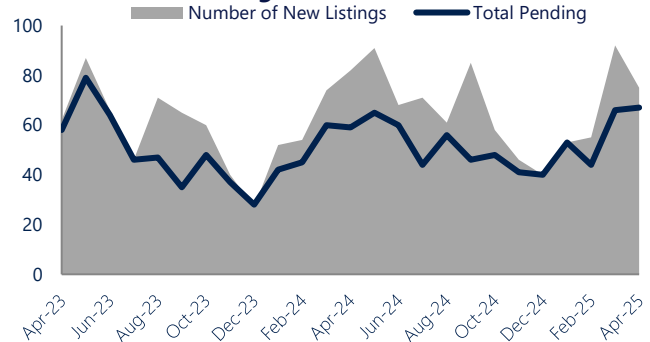
In April, there was 1.9 months of supply available in Roxborough and Manayunk, compared to 1.6 in April 2024. That is an increase of 16% versus a year ago.

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.

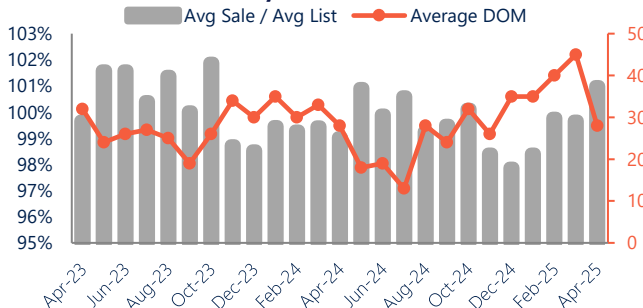
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Roxborough and Manayunk compared to 82 in April 2024, a decrease of 9%. There were 67 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 14% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Roxborough and Manayunk was 101.0% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, which is similar compared to a year ago.

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