

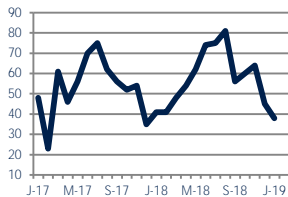
Focus On: Phoenixville Housing Market

January 2019

Zip Code(s): 19460, 19480 and 19442

Units Sold

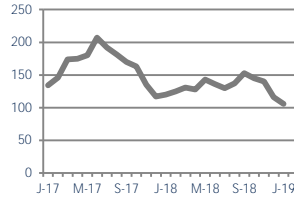
38



Down -7%
Vs. Year Ago

Active Inventory

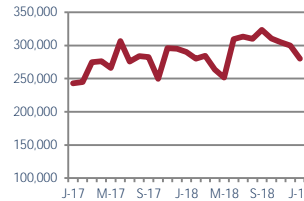
106



Down -12%
Vs. Year Ago

Median Sale Price

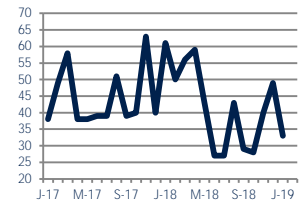
\$280,000



Down -3%
Vs. Year Ago

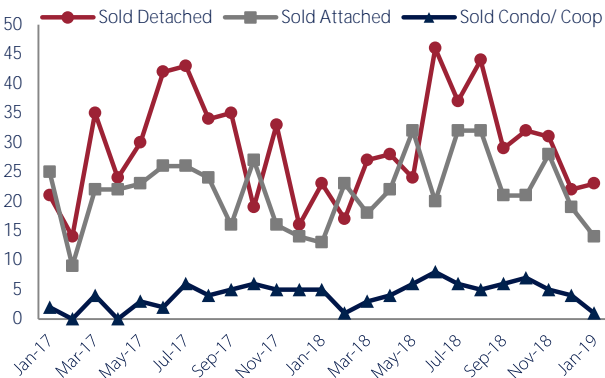
Days On Market

33



Down -46%
Vs. Year Ago

Units Sold*



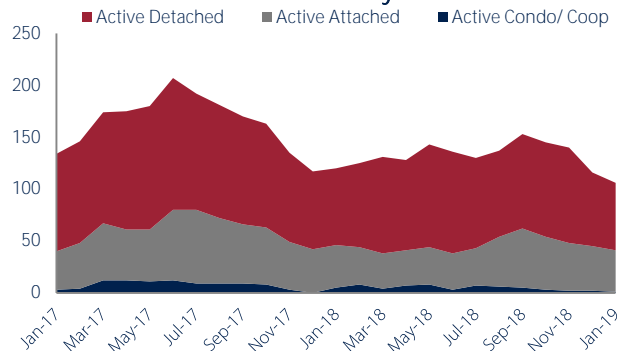
Units Sold

There was a decrease in total units sold in January, with 38 sold this month in Phoenixville versus 45 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 7% versus January 2018.

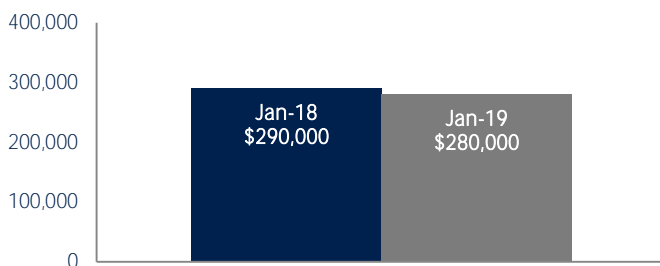
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 12%. The total number of active inventory this January was 106 compared to 120 in January 2018. This month's total of 106 is lower than the previous month's total supply of available inventory of 116, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Phoenixville Homes was \$290,000. This January, the median sale price was \$280,000, a decrease of 3% or \$10,000 compared to last year. The current median sold price is 7% 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.

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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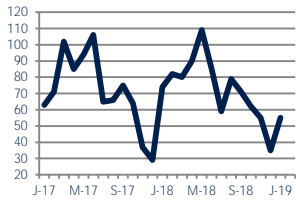
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January 2019

Zip Code(s): 19460, 19480 and 19442

New Listings

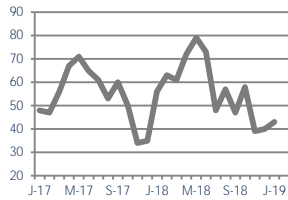
55



Down -26%
Vs. Year Ago

Current Contracts

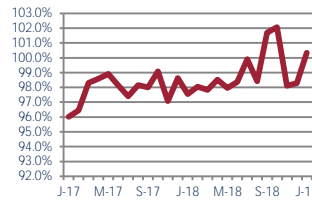
43



Down -23%
Vs. Year Ago

Sold Vs. List Price

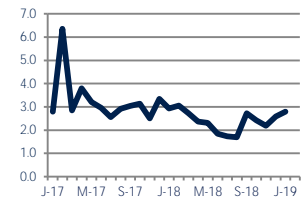
100.3%



Up 2.8%
Vs. Year Ago

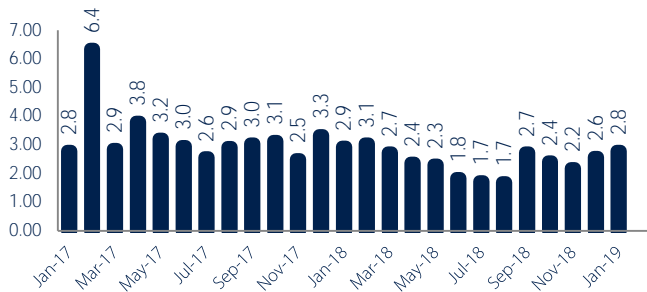
Months of Supply

2.8



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

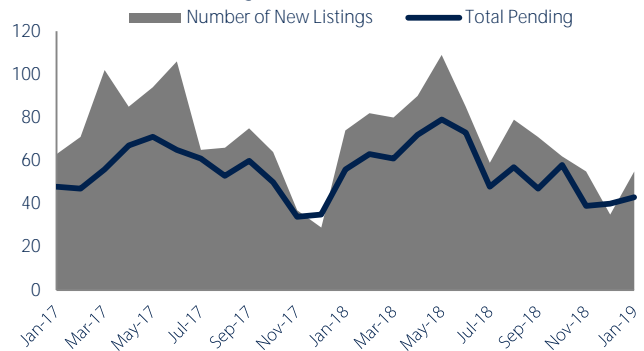
In January, there was 2.8 months of supply available in Phoenixville, compared to 2.9 in January 2018. That is a decrease of 5% versus a year ago.

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.

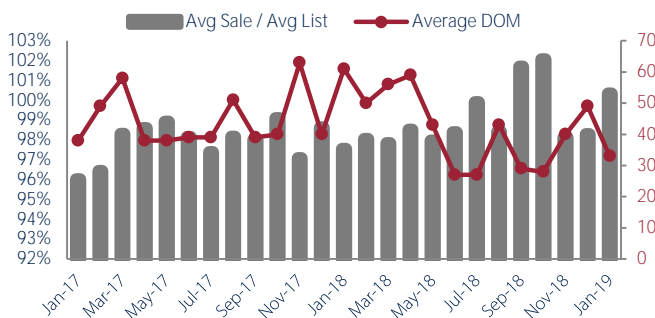
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Phoenixville compared to 74 in January 2018, a decrease of 26%. There were 43 current contracts pending sale this January compared to 56 a year ago. The number of current contracts is 23% 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 Phoenixville was 100.3% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 61, a decrease of 46%.



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