



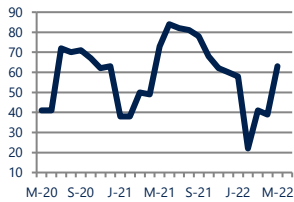
Focus On: Phoenixville Housing Market

May 2022

Zip Code(s): 19460, 19480 and 19442

Units Sold

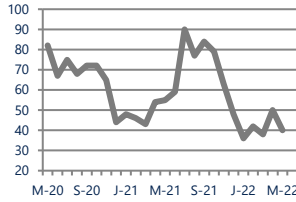
63



Down -14%
Vs. Year Ago

Active Inventory

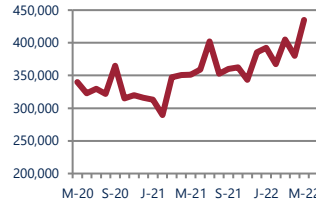
40



Down -27%
Vs. Year Ago

Median Sale Price

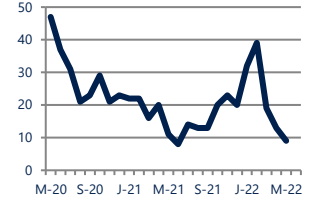
\$435,000



Up 24%
Vs. Year Ago

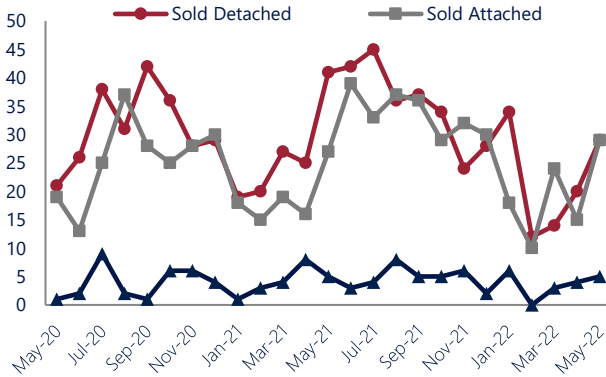
Days On Market

9



Down -18%
Vs. Year Ago

Units Sold*



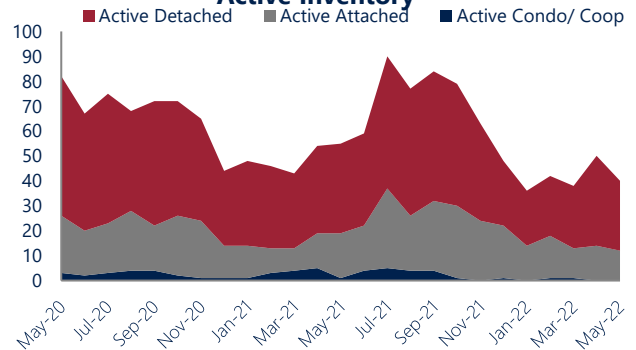
Units Sold

There was an increase in total units sold in May, with 63 sold this month in Phoenixville. This month's total units sold was lower than at this time last year.

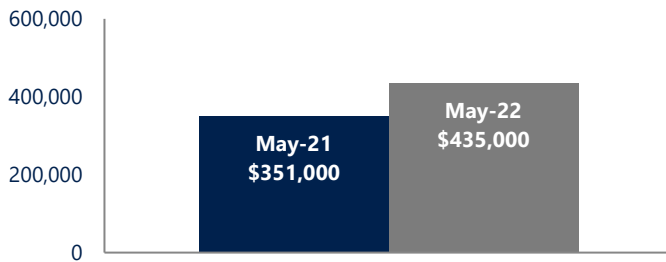
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 27%. The total number of active inventory this May was 40 compared to 55 in May 2021. This month's total of 40 is lower than the previous month's total supply of available inventory of 50, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Phoenixville Homes was \$351,000. This May, the median sale price was \$435,000, an increase of 24% or \$84,000 compared to last year. The current median sold price is 14% higher than in April.

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.





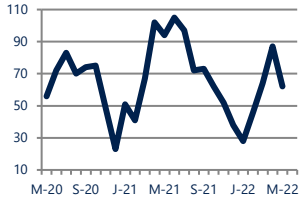
Focus On: Phoenixville Housing Market

May 2022

Zip Code(s): 19460, 19480 and 19442

New Listings

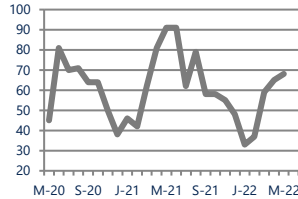
62



Down -34%
Vs. Year Ago

Current Contracts

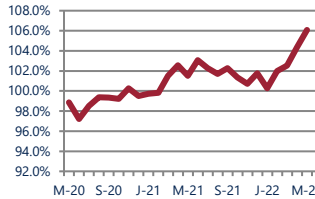
68



Down -25%
Vs. Year Ago

Sold Vs. List Price

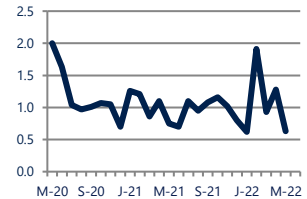
106.1%



Up 4.5%
Vs. Year Ago

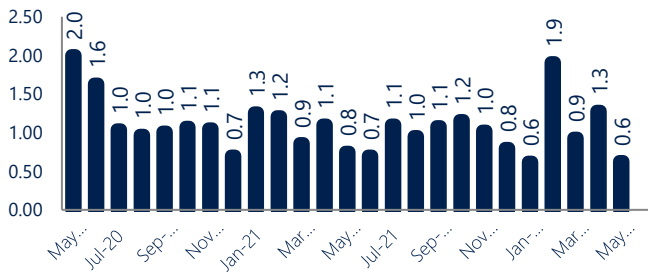
Months of Supply

0.6



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

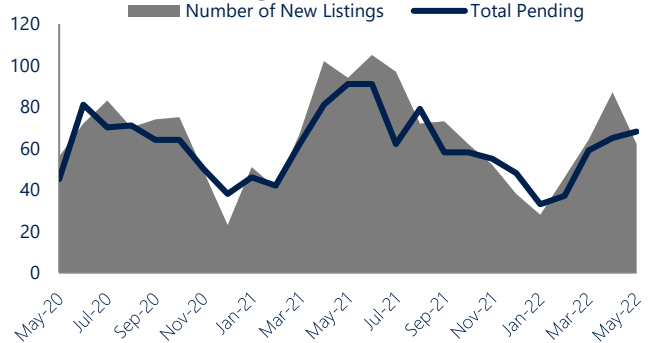
In May, there was 0.6 months of supply available in Phoenixville, compared to 0.8 in May 2021. That is a decrease of 16% versus a year ago.

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.

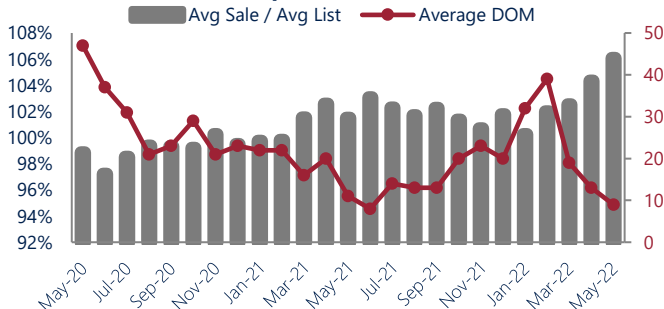
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Phoenixville compared to 94 in May 2021, a decrease of 34%. There were 68 current contracts pending sale this May compared to 91 a year ago. The number of current contracts is 25% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Phoenixville was 106.1% of the average list price, which is 4.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 11, a decrease of 18%.



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