

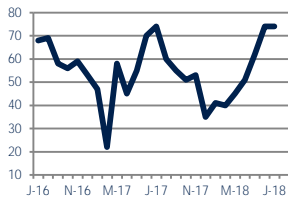
Focus On: Phoenixville Housing Market

July 2018

Zip Code(s): 19460, 19480 and 19442

Units Sold

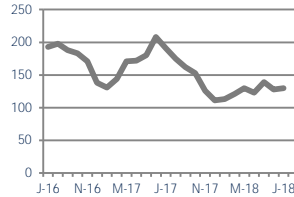
74



No Change
Vs. Year Ago

Active Inventory

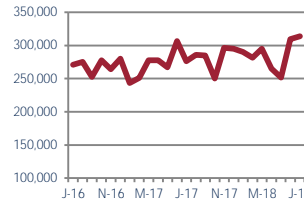
130



Down -32%
Vs. Year Ago

Median Sale Price

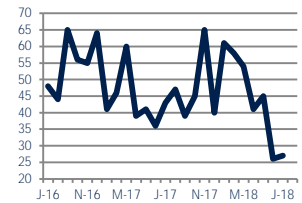
\$313,738



Up 14%
Vs. Year Ago

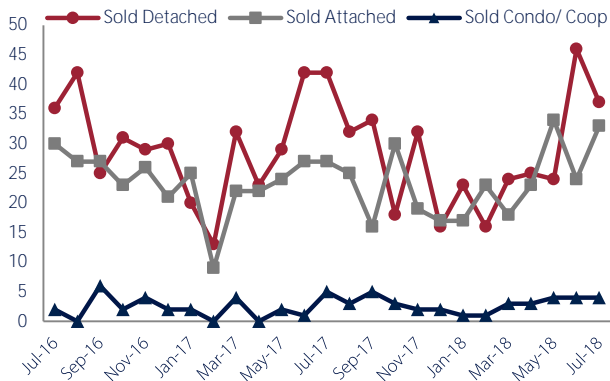
Days On Market

27



Down -37%
Vs. Year Ago

Units Sold*



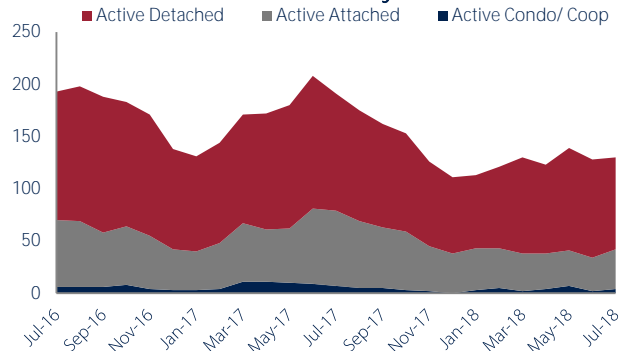
Units Sold

The number of units sold remained stable in July, with 74 sold this month in Phoenixville. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 61 units or 32%. The total number of active inventory this July was 130 compared to 191 in July 2017. This month's total of 130 is higher than the previous month's total supply of available inventory of 128, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Phoenixville Homes was \$276,250. This July, the median sale price was \$313,738, an increase of 14% or \$37,488 compared to last year. The current median sold price is 1% higher than in June.

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



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*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.



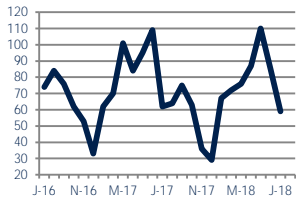
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July 2018

Zip Code(s): 19460, 19480 and 19442

New Listings

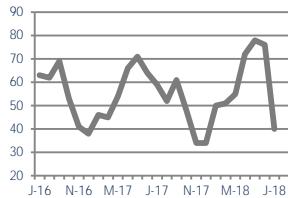
59



Down -5%
Vs. Year Ago

Current Contracts

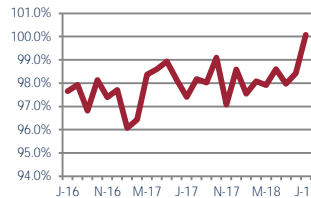
40



Down -32%
Vs. Year Ago

Sold Vs. List Price

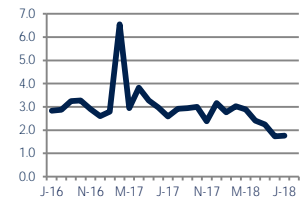
100.1%



Up 2.7%
Vs. Year Ago

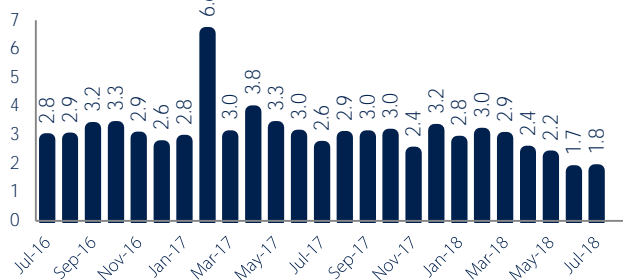
Months of Supply

1.8



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

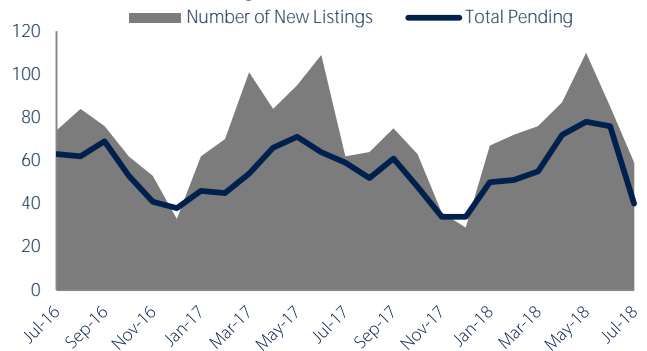
In July, there was 1.8 months of supply available in Phoenixville, compared to 2.6 in July 2017. That is a decrease of 32% versus a year ago.

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.

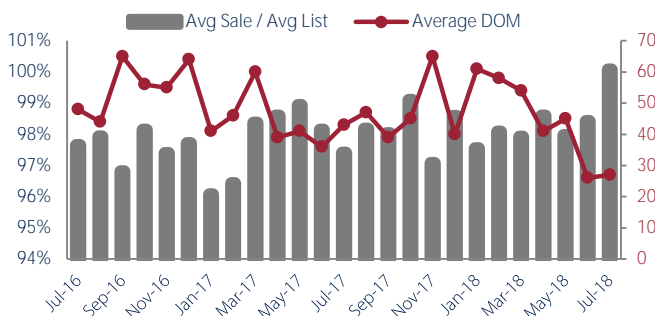
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Phoenixville compared to 62 in July 2017, a decrease of 5%. There were 40 current contracts pending sale this July compared to 59 a year ago. The number of current contracts is 32% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Phoenixville was 100.1% 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 27, lower than the average last year, which was 43, a decrease of 37%.



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