



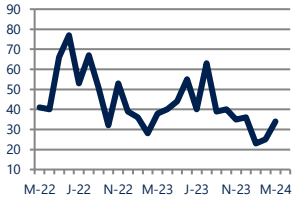
## Focus On: Phoenixville Housing Market

March 2024

Zip Code(s): 19460, 19480 and 19442

### Units Sold

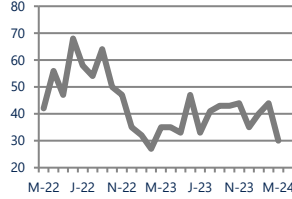
34



**Down**  
Vs. Year Ago

### Active Inventory

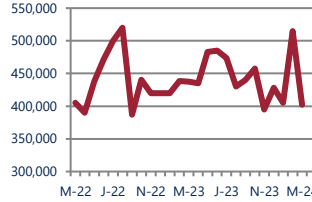
30



**Down -14%**  
Vs. Year Ago

### Median Sale Price

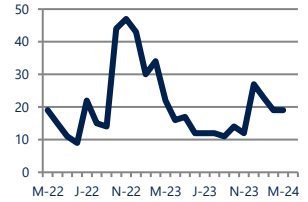
\$402,000



**Down -8%**  
Vs. Year Ago

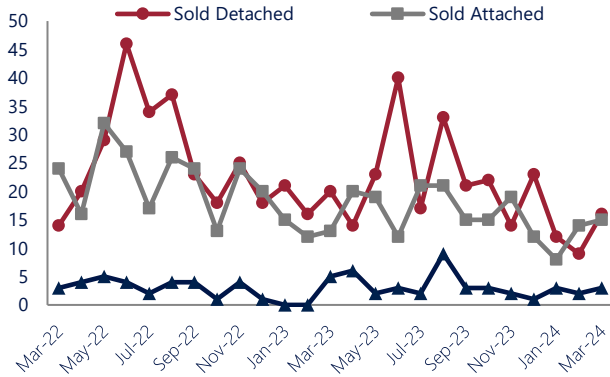
### Days On Market

19



**Down -14%**  
Vs. Year Ago

### Units Sold\*



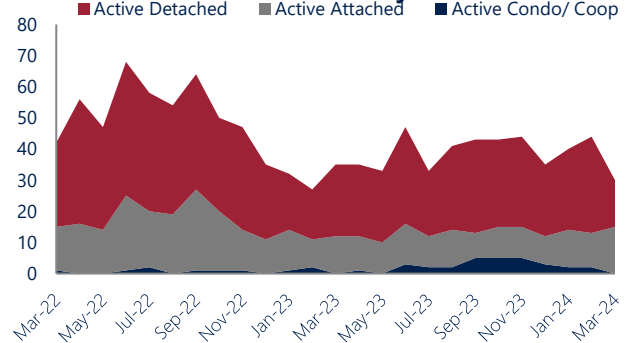
### Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 34 sold this month in Phoenixville. This month's total units sold was lower than at this time last year, a decrease from March 2023.

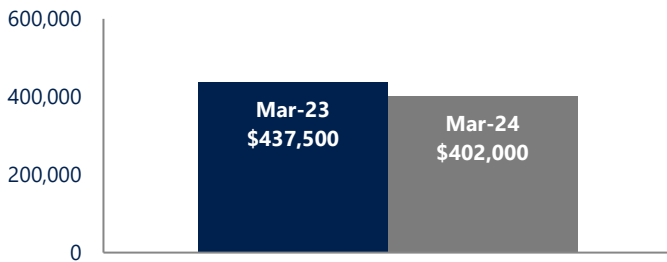
### Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 14%. The total number of active inventory this March was 30 compared to 35 in March 2023. This month's total of 30 is lower than the previous month's total supply of available inventory of 44, a decrease of 32%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Phoenixville Homes was \$437,500. This March, the median sale price was \$402,000, a decrease of 8% or \$35,500 compared to last year. The current median sold price is 22% lower 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.

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.



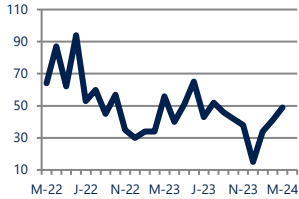
## Focus On: Phoenixville Housing Market

March 2024

Zip Code(s): 19460, 19480 and 19442

### New Listings

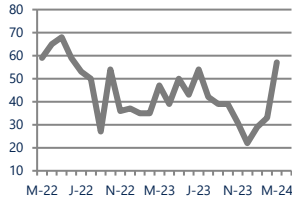
49



Down -13%  
Vs. Year Ago

### Current Contracts

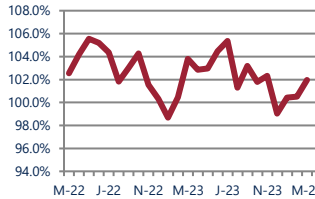
57



Up 21%  
Vs. Year Ago

### Sold Vs. List Price

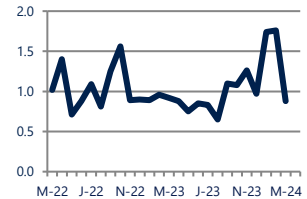
102.0%



Down -1.8%  
Vs. Year Ago

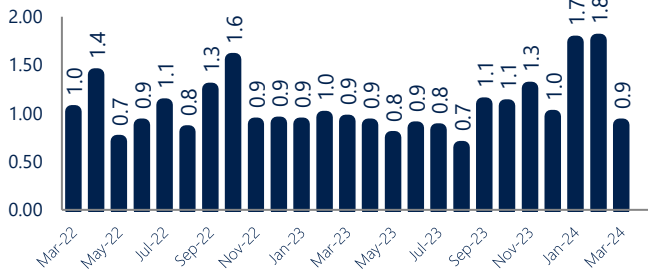
### Months of Supply

0.9



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In March, there was 0.9 months of supply available in Phoenixville. The amount of supply is similar compared to a year ago.

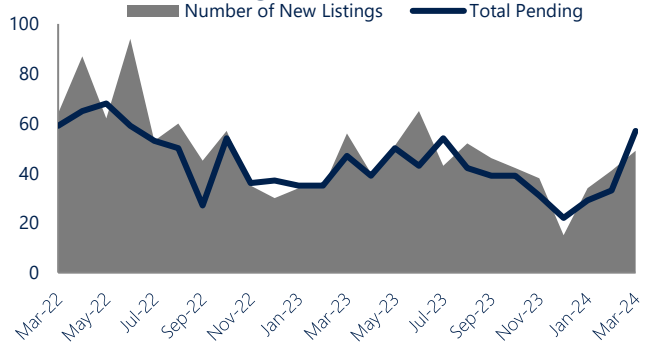
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

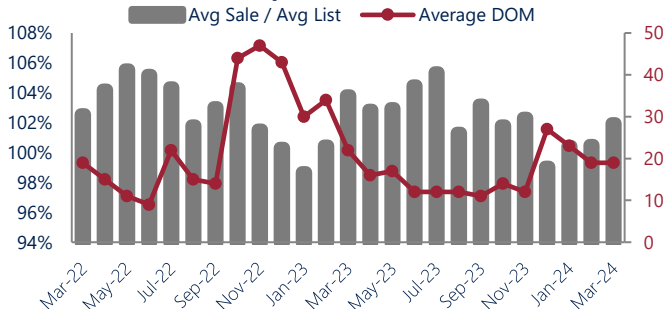
This month there were 49 homes newly listed for sale in Phoenixville compared to 56 in March 2023, a decrease of 13%.

There were 57 current contracts pending sale this March compared to 47 a year ago. The number of current contracts is 21% higher 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 Phoenixville was 102.0% of the average list price, which is 1.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 22, a decrease of 14%.

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