

THE LONG & FOSTER MARKET MINUTE™

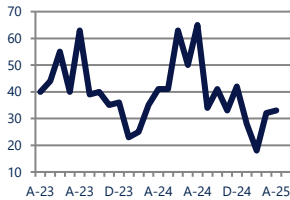
FOCUS ON: **PHOENIXVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19460, 19480 and 19442

Units Sold

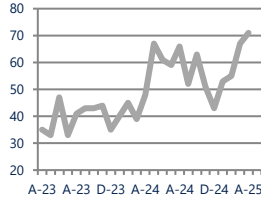
33



Down -20%
Vs. Year Ago

Active Inventory

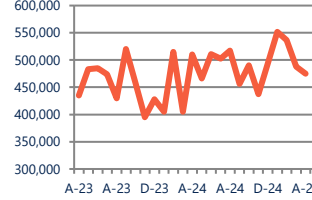
71



Up 48%
Vs. Year Ago

Median Sale Price

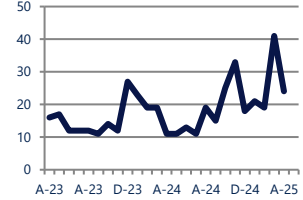
\$475,000



Down -7%
Vs. Year Ago

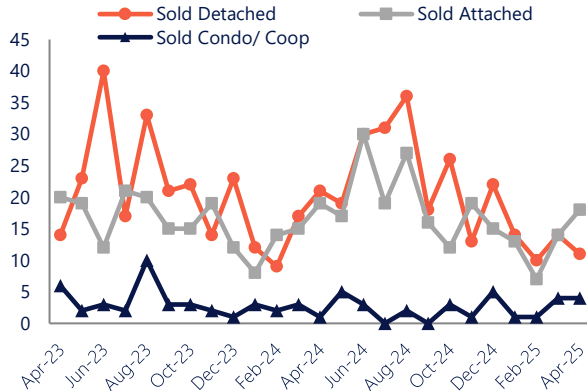
Days On Market

24



Up
Vs. Year Ago

Units Sold*



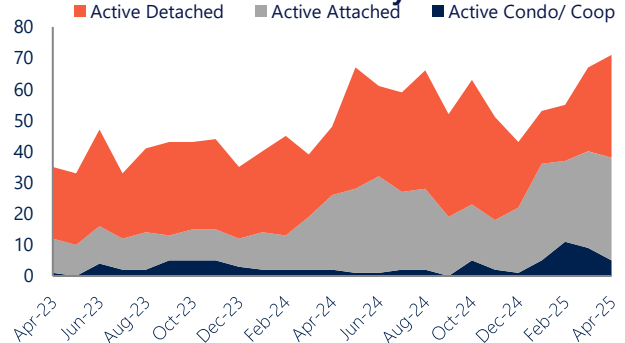
Units Sold

There was an increase in total units sold in April, with 33 sold this month in Phoenixville versus 32 sold last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 20% versus April 2024.

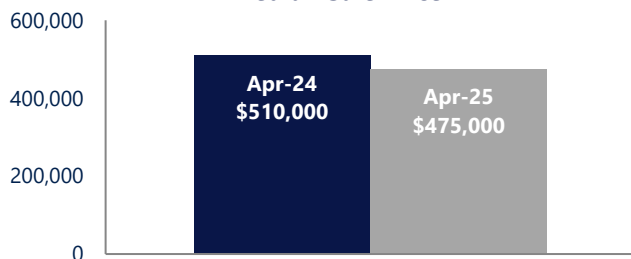
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 48%. The total number of active inventory this April was 71 compared to 48 in April 2024. This month's total of 71 is higher than the previous month's total supply of available inventory of 67, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Phoenixville Homes was \$510,000. This April, the median sale price was \$475,000, a decrease of 7% or \$35,000 compared to last year. The current median sold price is 3% lower 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.

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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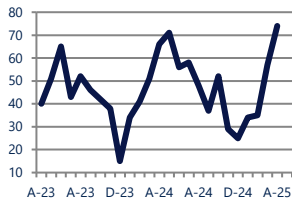
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APRIL 2025

Zip Code(s): 19460, 19480 and 19442

New Listings

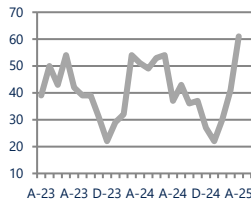
74



Up 12%
Vs. Year Ago

Current Contracts

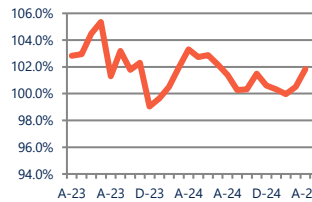
61



Up 20%
Vs. Year Ago

Sold Vs. List Price

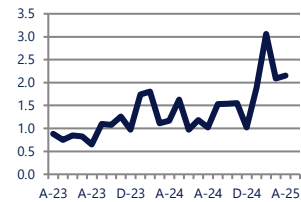
101.8%



Down -1.5%
Vs. Year Ago

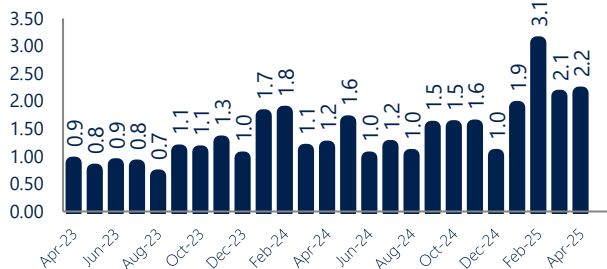
Months of Supply

2.2



Up 84%
Vs. Year Ago

Months Of Supply



Months of Supply

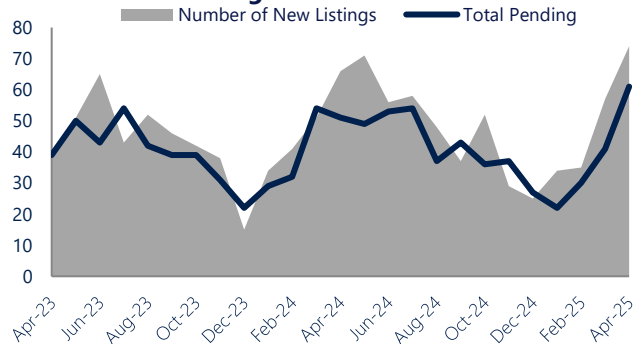
In April, there was 2.2 months of supply available in Phoenixville, compared to 1.2 in April 2024. That is an increase of 84% versus a year ago.

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.

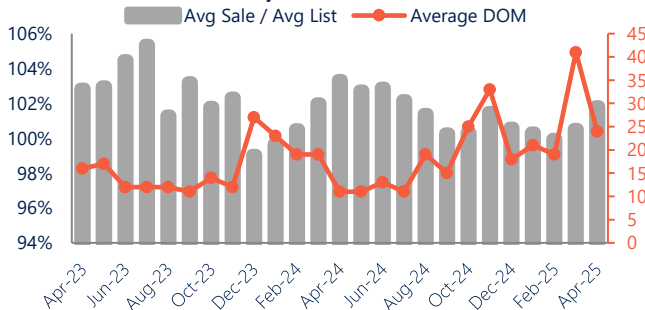
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Phoenixville compared to 66 in April 2024, an increase of 12%. There were 61 current contracts pending sale this April compared to 51 a year ago. The number of current contracts is 20% 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 Phoenixville was 101.8% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 11. This increase was impacted by the limited number of sales.

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