

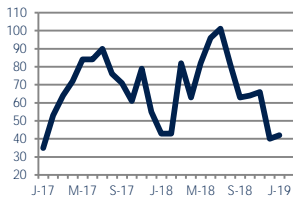
Focus On: Roxborough and Manaunk Housing Market

January 2019

Zip Code(s): 19128 and 19127

Units Sold

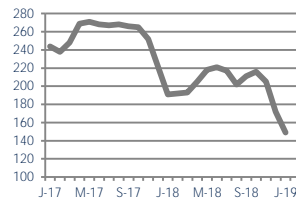
42



Down -2%
Vs. Year Ago

Active Inventory

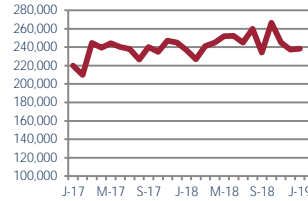
149



Down -22%
Vs. Year Ago

Median Sale Price

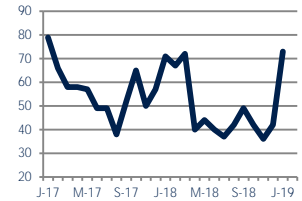
\$238,250



Up 1%
Vs. Year Ago

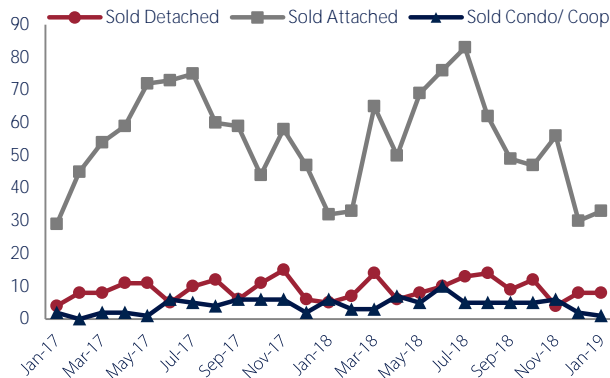
Days On Market

73



Up 3%
Vs. Year Ago

Units Sold*



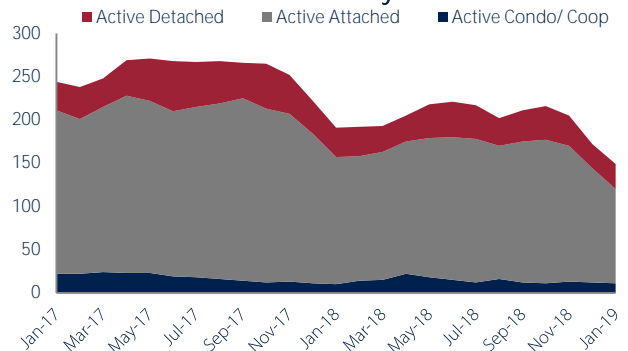
Units Sold

There was an increase in total units sold in January, with 42 sold this month in Roxborough and Manaunk versus 40 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 2% versus January 2018.

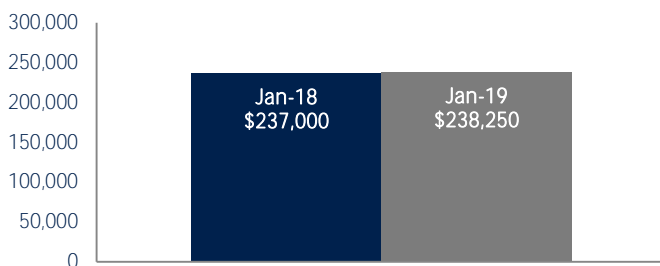
Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 22%. The total number of active inventory this January was 149 compared to 191 in January 2018. This month's total of 149 is lower than the previous month's total supply of available inventory of 172, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Roxborough and Manaunk Homes was \$237,000. This January, the median sale price was \$238,250, an increase of 1% or \$1,250 compared to last year. The current median sold price is approximately the same as the median price in December.

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

Roxborough and Manaunk are defined as properties listed in zip code/s 19128 and 19127.

*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





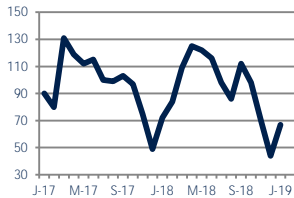
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January 2019

Zip Code(s): 19128 and 19127

New Listings

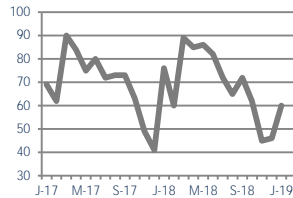
67



Down -7%
Vs. Year Ago

Current Contracts

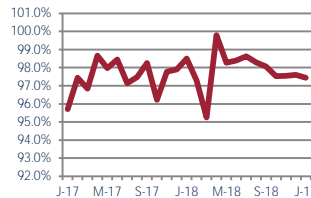
60



Down -21%
Vs. Year Ago

Sold Vs. List Price

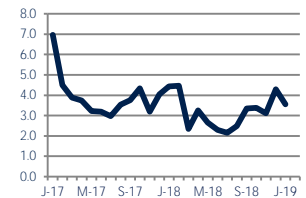
97.5%



Down -1.1%
Vs. Year Ago

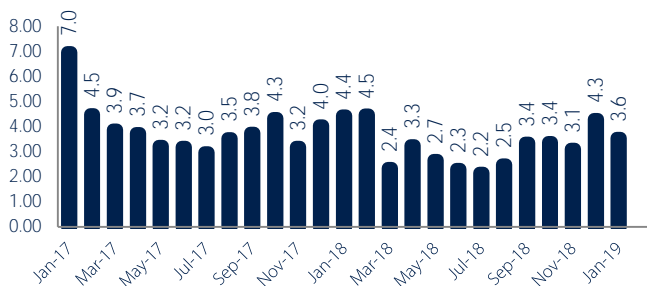
Months of Supply

3.6



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

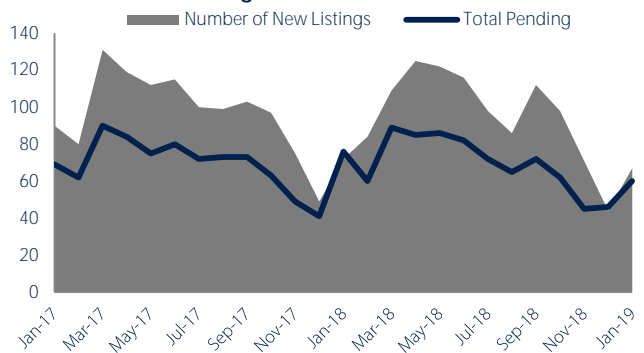
In January, there was 3.5 months of supply available in Roxborough and Manaunk, compared to 4.4 in January 2018. That is a decrease of 20% versus a year ago.

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.

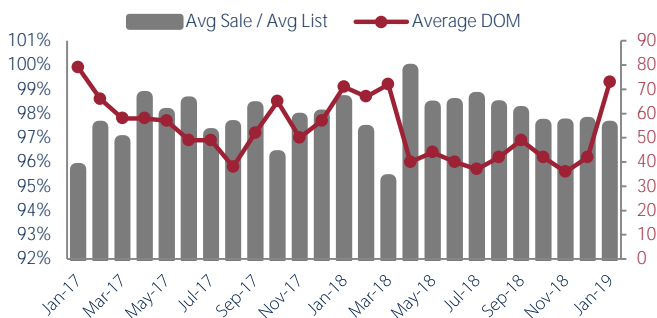
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Roxborough and Manaunk compared to 72 in January 2018, a decrease of 7%. There were 60 current contracts pending sale this January compared to 76 a year ago. The number of current contracts is 21% 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 Roxborough and Manaunk was 97.5% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 73, higher than the average last year, which was 71, an increase of 3%.



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