

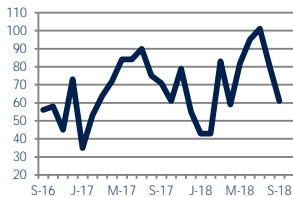
Focus On: Roxborough and Manaunk Housing Market

September 2018

Zip Code(s): 19128 and 19127

Units Sold

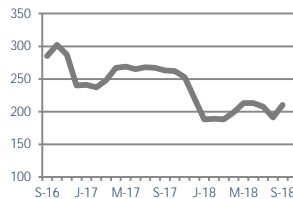
61



Down -14%
Vs. Year Ago

Active Inventory

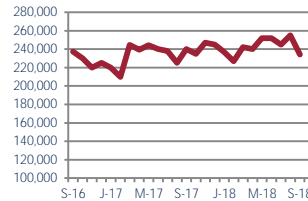
210



Down -20%
Vs. Year Ago

Median Sale Price

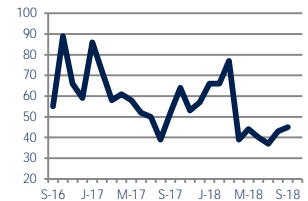
\$234,000



Down -3%
Vs. Year Ago

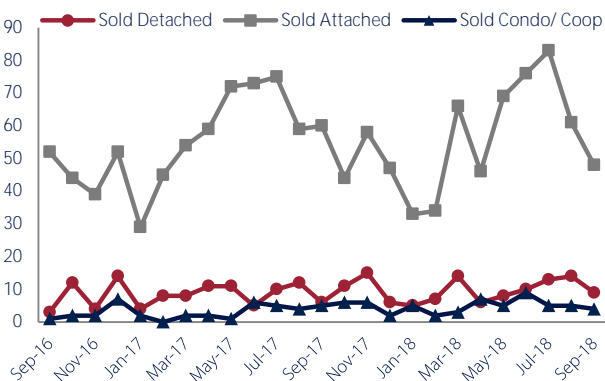
Days On Market

45



Down -13%
Vs. Year Ago

Units Sold*



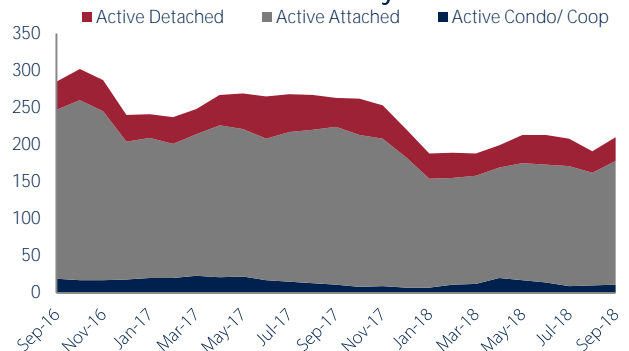
Units Sold

There was a decrease in total units sold in September, with 61 sold this month in Roxborough and Manaunk versus 80 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 20%. The total number of active inventory this September was 210 compared to 263 in September 2017. This month's total of 210 is higher than the previous month's total supply of available inventory of 191, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Roxborough and Manaunk Homes was \$240,000. This September, the median sale price was \$234,000, a decrease of 3% or \$6,000 compared to last year. The current median sold price is 8% lower than in August.

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 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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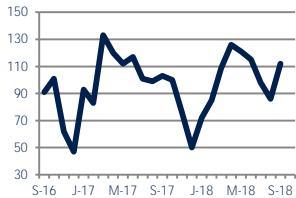
Focus On: Roxborough and Manaunk Housing Market

September 2018

Zip Code(s): 19128 and 19127

New Listings

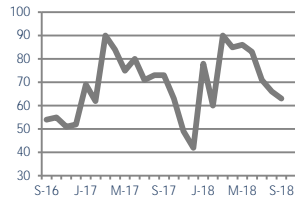
112



Up 9%
Vs. Year Ago

Current Contracts

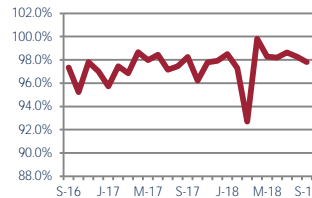
63



Down -14%
Vs. Year Ago

Sold Vs. List Price

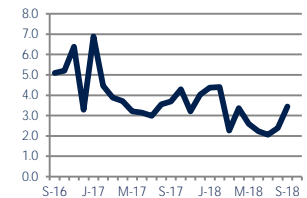
97.8%



No Change
Vs. Year Ago

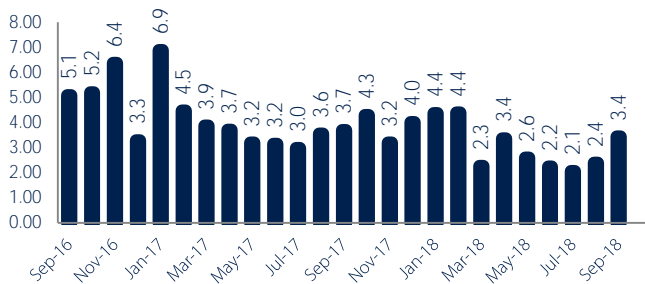
Months of Supply

3.4



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.4 months of supply available in Roxborough and Manaunk, compared to 3.7 in September 2017. That is a decrease of 7% versus a year ago.

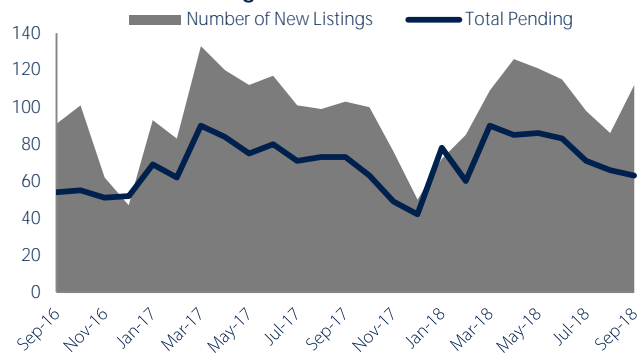
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

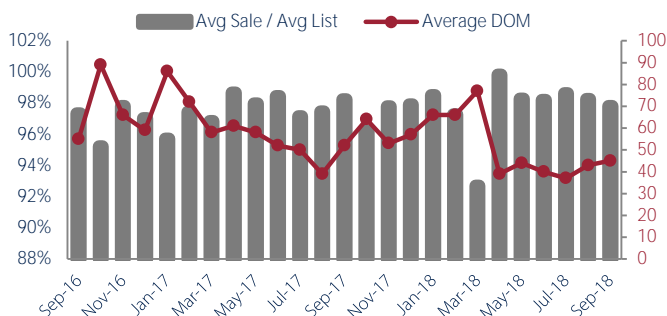
This month there were 112 homes newly listed for sale in Roxborough and Manaunk compared to 103 in September 2017, an increase of 9%.

There were 63 current contracts pending sale this September compared to 73 a year ago. The number of current contracts is 14% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Roxborough and Manaunk was 97.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 52, a decrease of 13%.



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