

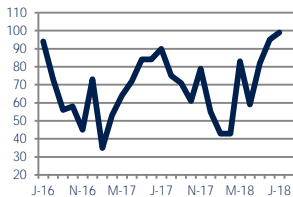
Focus On: Roxborough and Manaunk Housing Market

July 2018

Zip Code(s): 19128 and 19127

Units Sold

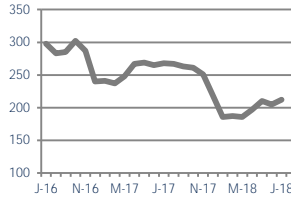
99



Up 10%
Vs. Year Ago

Active Inventory

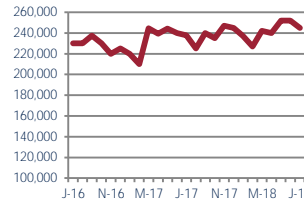
212



Down -21%
Vs. Year Ago

Median Sale Price

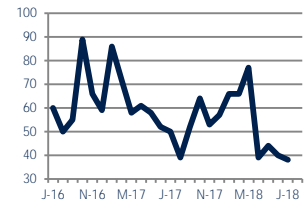
\$244,900



Up 3%
Vs. Year Ago

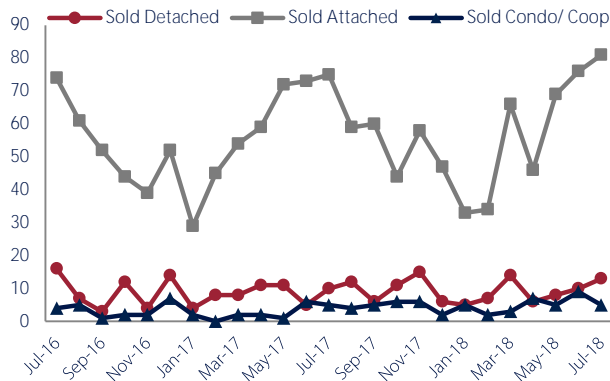
Days On Market

38



Down -24%
Vs. Year Ago

Units Sold*



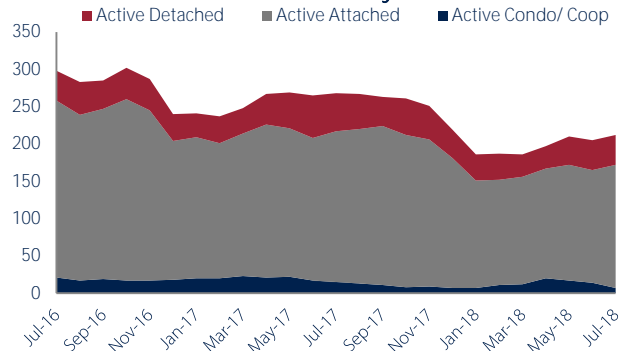
Units Sold

There was an increase in total units sold in July, with 99 sold this month in Roxborough and Manaunk versus 95 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 10% versus July 2017.

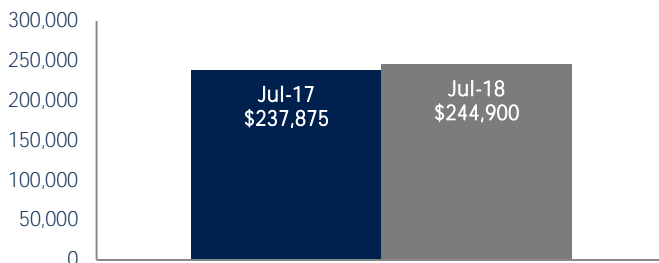
Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 21%. The total number of active inventory this July was 212 compared to 268 in July 2017. This month's total of 212 is higher than the previous month's total supply of available inventory of 205, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Roxborough and Manaunk Homes was \$237,875. This July, the median sale price was \$244,900, an increase of 3% or \$7,025 compared to last year. The current median sold price is 3% lower 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.

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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INTERNATIONAL REAL ESTATE



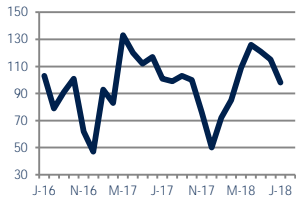
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July 2018

Zip Code(s): 19128 and 19127

New Listings

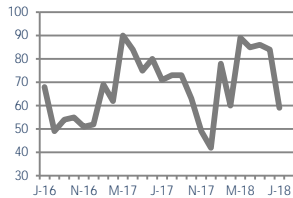
98



Down -3%
Vs. Year Ago

Current Contracts

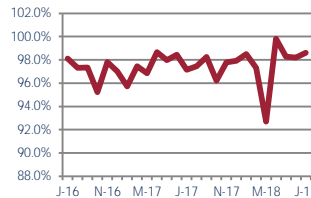
59



Down -17%
Vs. Year Ago

Sold Vs. List Price

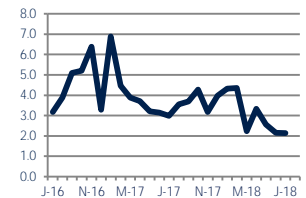
98.6%



Up 1.5%
Vs. Year Ago

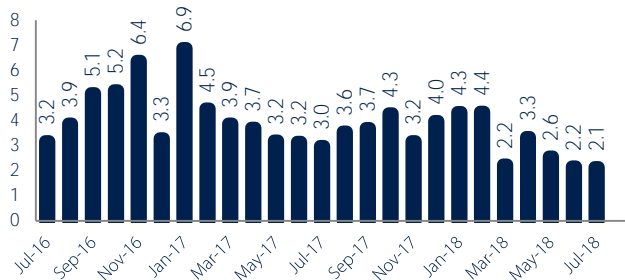
Months of Supply

2.1



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

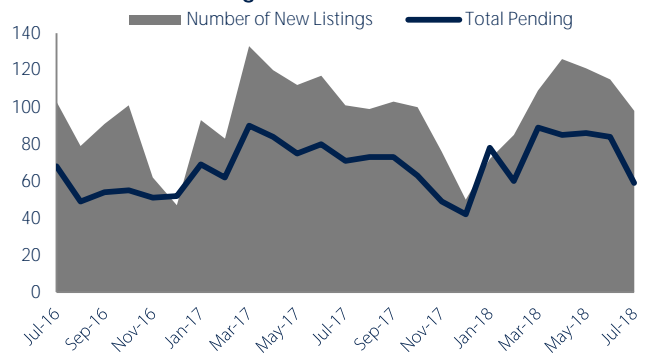
In July, there was 2.1 months of supply available in Roxborough and Manaunk, compared to 3.0 in July 2017. That is a decrease of 28% versus a year ago.

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.

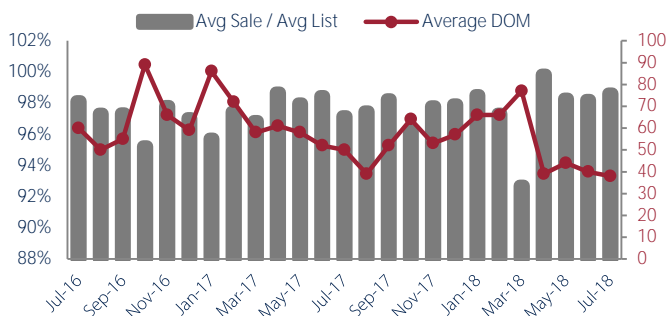
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Roxborough and Manaunk compared to 101 in July 2017, a decrease of 3%. There were 59 current contracts pending sale this July compared to 71 a year ago. The number of current contracts is 17% 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 Roxborough and Manaunk was 98.6% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 50, a decrease of 24%.



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