



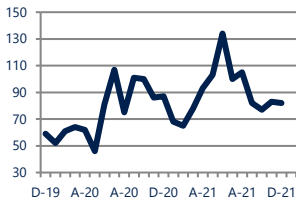
Focus On: Roxborough and Manaunk Housing Market

December 2021

Zip Code(s): 19128 and 19127

Units Sold

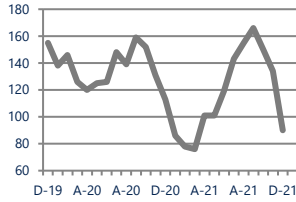
82



Down -6%
Vs. Year Ago

Active Inventory

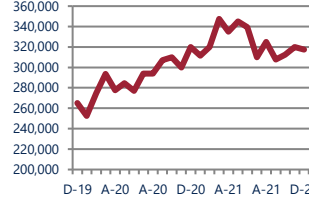
90



Down -20%
Vs. Year Ago

Median Sale Price

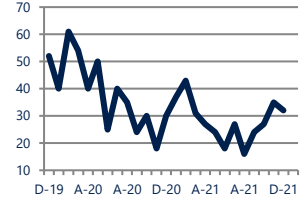
\$317,500



Down -1%
Vs. Year Ago

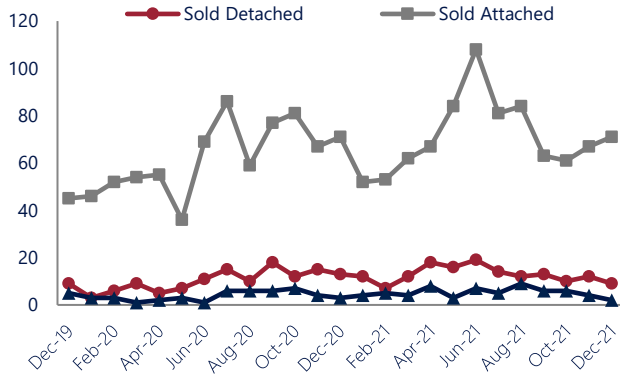
Days On Market

32



Up 7%
Vs. Year Ago

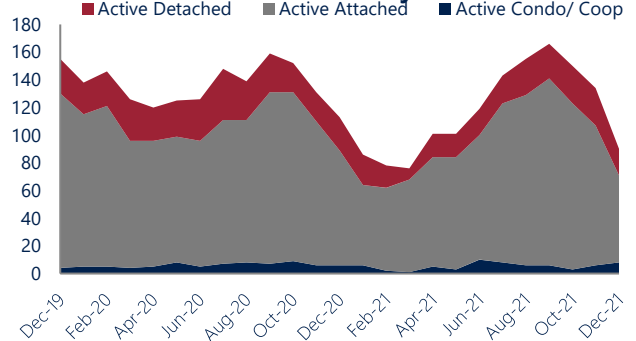
Units Sold*



Units Sold

There was a decrease in total units sold in December, with 82 sold this month in Roxborough and Manaunk versus 83 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 6% versus December 2020.

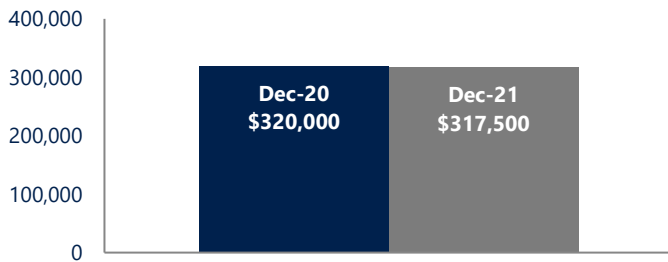
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 20%. The total number of active inventory this December was 90 compared to 113 in December 2020. This month's total of 90 is lower than the previous month's total supply of available inventory of 134, a decrease of 33%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Roxborough and Manaunk Homes was \$320,000. This December, the median sale price was \$317,500, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 1% lower than in November.

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.





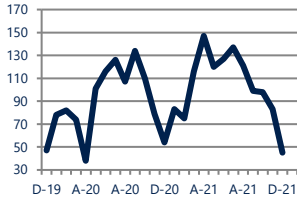
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December 2021

Zip Code(s): 19128 and 19127

New Listings

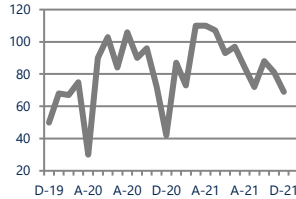
45



Down -17%
Vs. Year Ago

Current Contracts

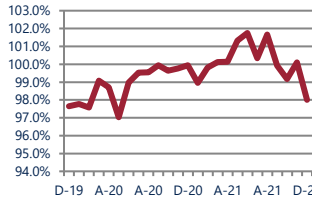
69



Up 64%
Vs. Year Ago

Sold Vs. List Price

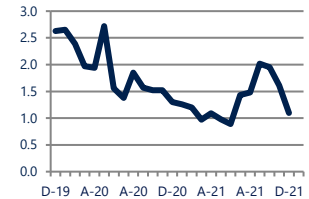
98.0%



Down -1.9%
Vs. Year Ago

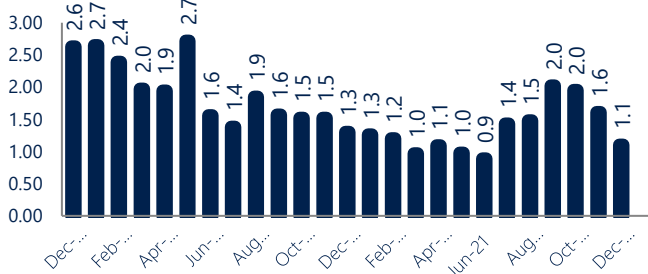
Months of Supply

1.1



Down -15%
Vs. Year Ago

Months of Supply



Months of Supply

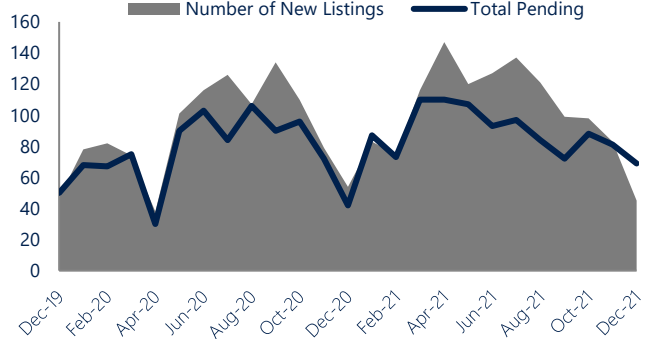
In December, there was 1.1 months of supply available in Roxborough and Manaunk, compared to 1.3 in December 2020. That is a decrease of 15% versus a year ago.

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.

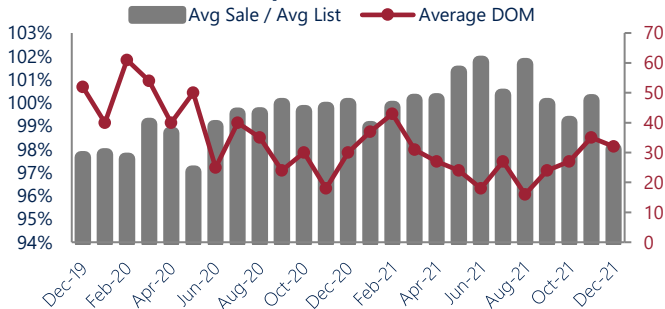
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Roxborough and Manaunk compared to 54 in December 2020, a decrease of 17%. There were 69 current contracts pending sale this December compared to 42 a year ago. The number of current contracts is 64% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Roxborough and Manaunk was 98.0% 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 32, higher than the average last year, which was 30, an increase of 7%.



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