



The Long & Foster Market Minute™

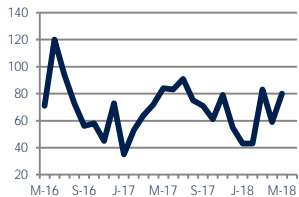
Focus On: Roxborough and Manaunk Housing Market

May 2018

Zip Code(s): 19128 and 19127

Units Sold

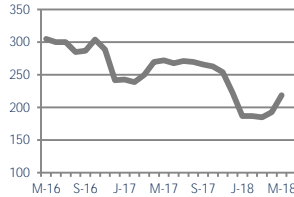
80



Down -5%
Vs. Year Ago

Active Inventory

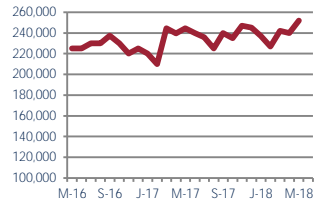
219



Down -19%
Vs. Year Ago

Median Sale Price

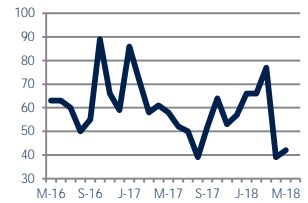
\$252,000



Up 3%
Vs. Year Ago

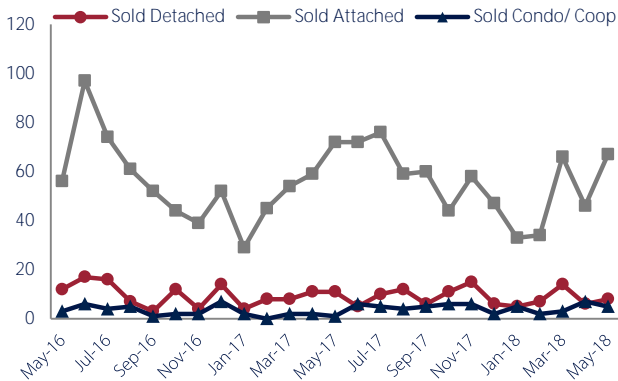
Days On Market

42



Down -28%
Vs. Year Ago

Units Sold*



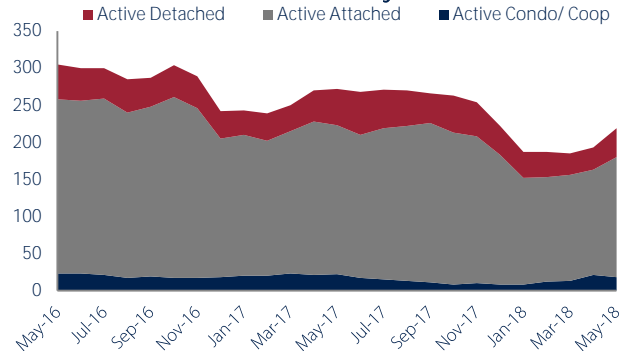
Units Sold

There was an increase in total units sold in May, with 80 sold this month in Roxborough and Manaunk. This month's total units sold was lower than at this time last year.

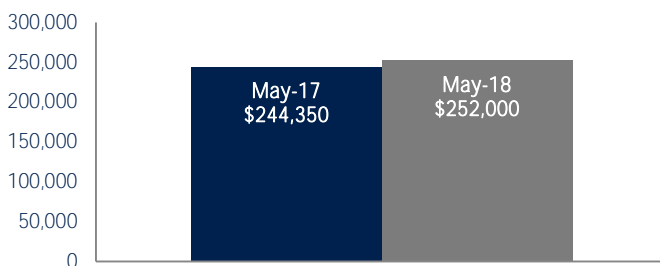
Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 19%. The total number of active inventory this May was 219 compared to 272 in May 2017. This month's total of 219 is higher than the previous month's total supply of available inventory of 193, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Roxborough and Manaunk Homes was \$244,350. This May, the median sale price was \$252,000, an increase of 3% or \$7,650 compared to last year. The current median sold price is 5% higher than in April.

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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



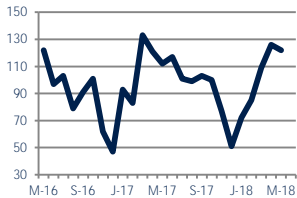
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19128 and 19127

New Listings

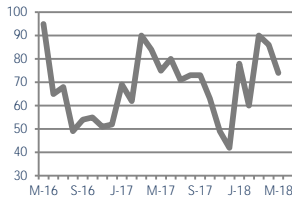
122



Up 9%
Vs. Year Ago

Current Contracts

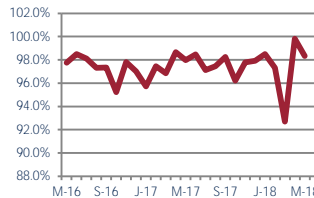
74



Down -1%
Vs. Year Ago

Sold Vs. List Price

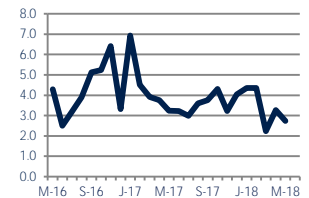
98.3%



No Change
Vs. Year Ago

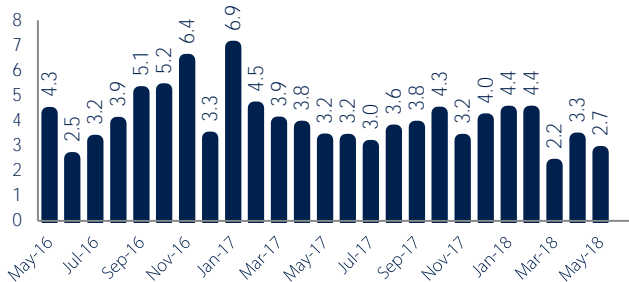
Months of Supply

2.7



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

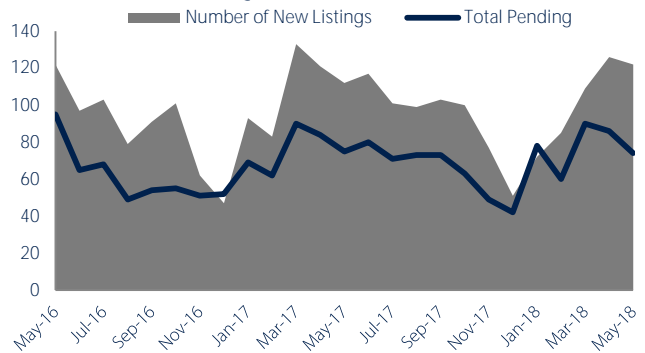
In May, there was 2.7 months of supply available in Roxborough and Manaunk, compared to 3.2 in May 2017. That is a decrease of 15% versus a year ago.

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.

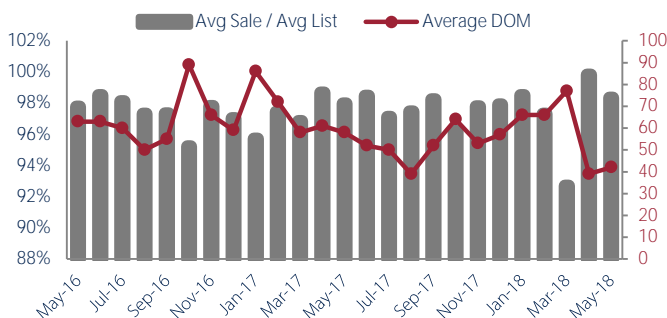
New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Roxborough and Manaunk compared to 112 in May 2017, an increase of 9%. There were 74 current contracts pending sale this May compared to 75 a year ago. The number of current contracts is 1% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Roxborough and Manaunk was 98.3% 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 42, lower than the average last year, which was 58, a decrease of 28%.



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