

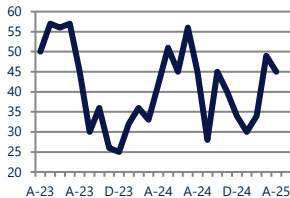
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROXBOROUGH HOUSING MARKET**

APRIL 2025

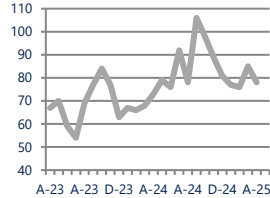
Zip Code(s): 19128

Units Sold
45



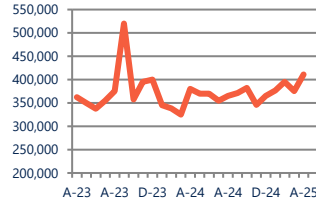
Up 7%
Vs. Year Ago

Active Inventory
78



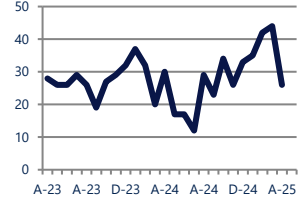
Up 7%
Vs. Year Ago

Median Sale Price
\$411,000



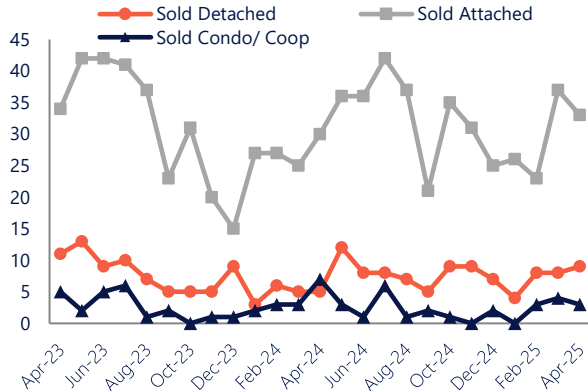
Up 8%
Vs. Year Ago

Days On Market
26



Down -13%
Vs. Year Ago

Units Sold*



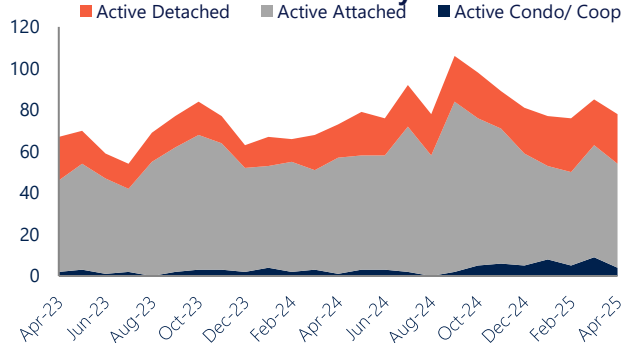
Units Sold

There was a decrease in total units sold in April, with 45 sold this month in Roxborough versus 49 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 7% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 7%. The total number of active inventory this April was 78 compared to 73 in April 2024. This month's total of 78 is lower than the previous month's total supply of available inventory of 85, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Roxborough Homes was \$380,000. This April, the median sale price was \$411,000, an increase of 8% or \$31,000 compared to last year. The current median sold price is 10% higher than in March.

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

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

*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.

THE LONG & FOSTER MARKET MINUTE™

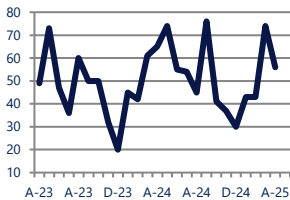
FOCUS ON: **ROXBOROUGH HOUSING MARKET**

APRIL 2025

Zip Code(s): 19128

New Listings

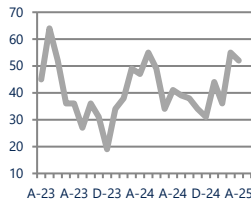
56



Down -14%
Vs. Year Ago

Current Contracts

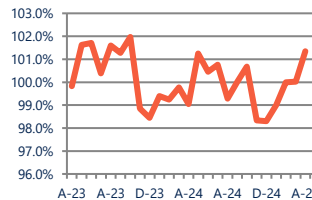
52



Up 11%
Vs. Year Ago

Sold Vs. List Price

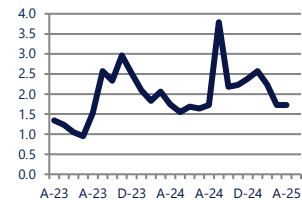
101.4%



Up 2.3%
Vs. Year Ago

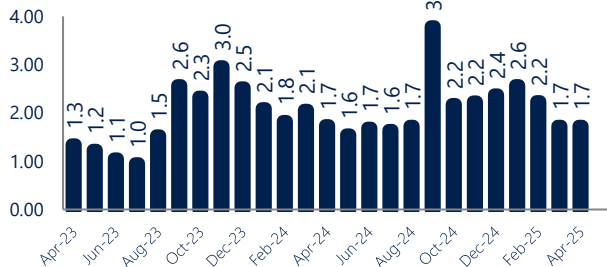
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

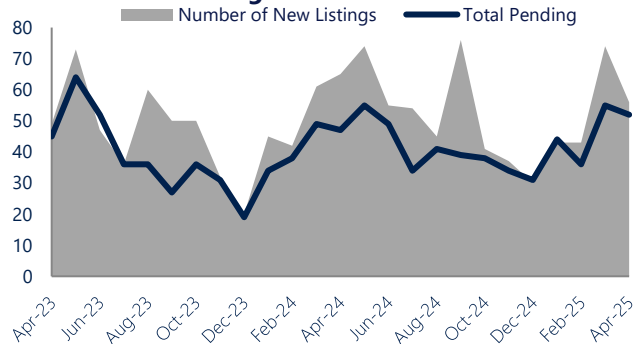
In April, there was 1.7 months of supply available in Roxborough. The amount of supply is similar compared to a year ago.

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.

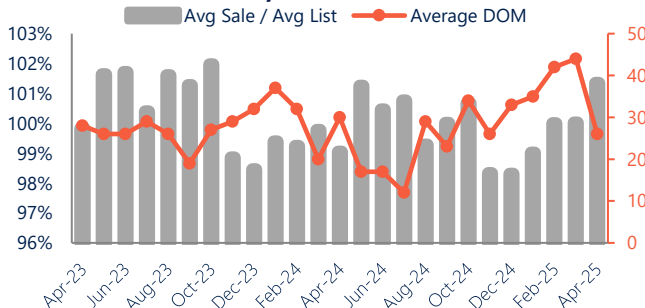
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Roxborough compared to 65 in April 2024, a decrease of 14%. There were 52 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 11% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Roxborough was 101.4% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 30, a decrease of 13%.

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