

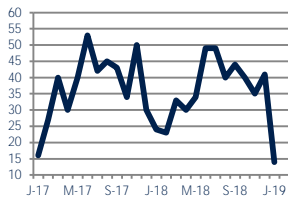
Focus On: Royersford Housing Market

January 2019

Zip Code(s): 19468

Units Sold

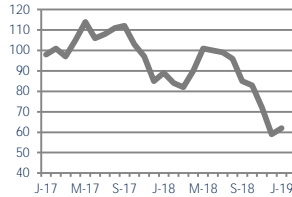
14



Down
Vs. Year Ago

Active Inventory

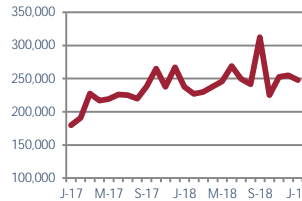
62



Down -30%
Vs. Year Ago

Median Sale Price

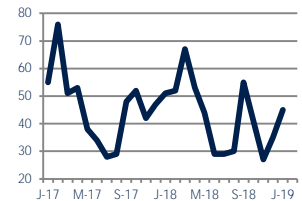
\$247,750



Up 4%
Vs. Year Ago

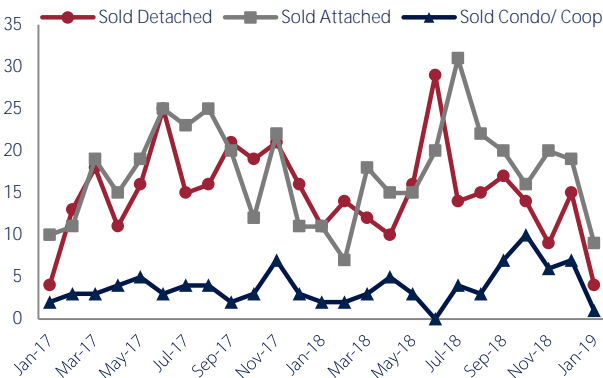
Days On Market

45



Down -12%
Vs. Year Ago

Units Sold*



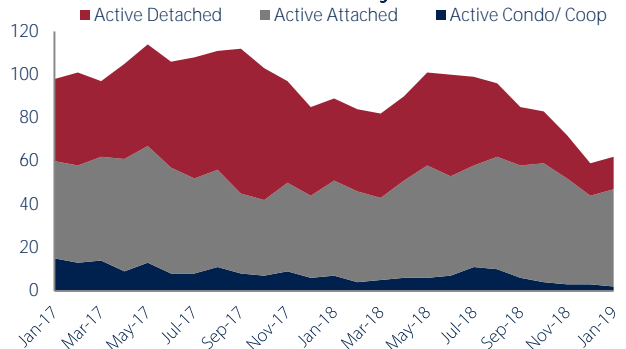
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 14 sold this month in Royersford. This month's total units sold was lower than at this time last year, a decrease from January 2018.

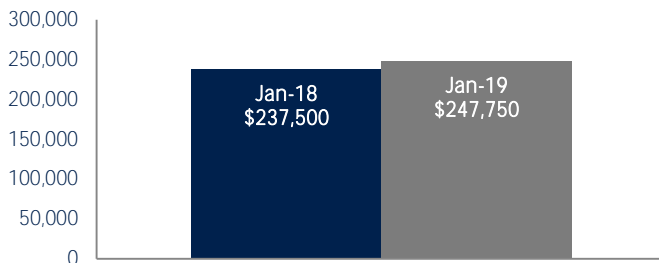
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 30%. The total number of active inventory this January was 62 compared to 89 in January 2018. This month's total of 62 is higher than the previous month's total supply of available inventory of 59, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Royersford Homes was \$237,500. This January, the median sale price was \$247,750, an increase of 4% or \$10,250 compared to last year. The current median sold price is 3% lower than in December.

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

Royersford are defined as properties listed in zip code/s 19468.

*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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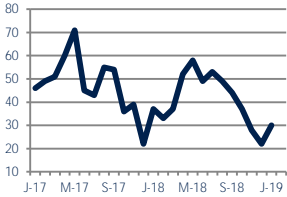
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Zip Code(s): 19468

New Listings

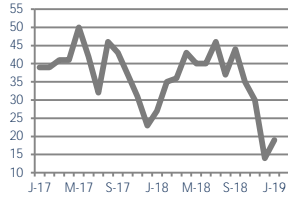
30



Down -19%
Vs. Year Ago

Current Contracts

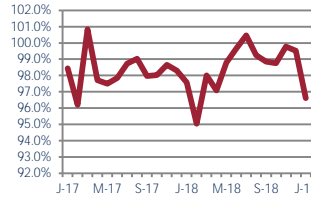
19



Down -30%
Vs. Year Ago

Sold Vs. List Price

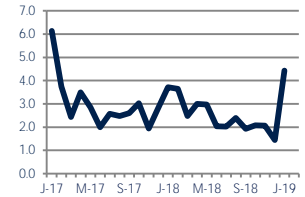
96.6%



Down -1%
Vs. Year Ago

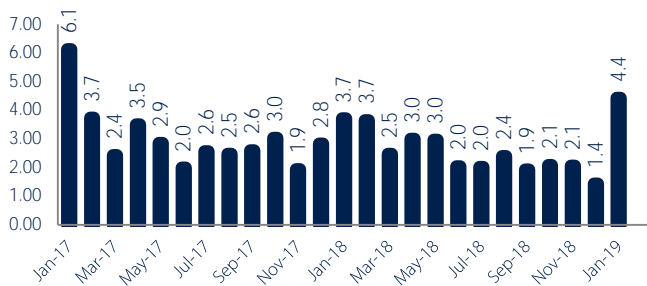
Months of Supply

4.4



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

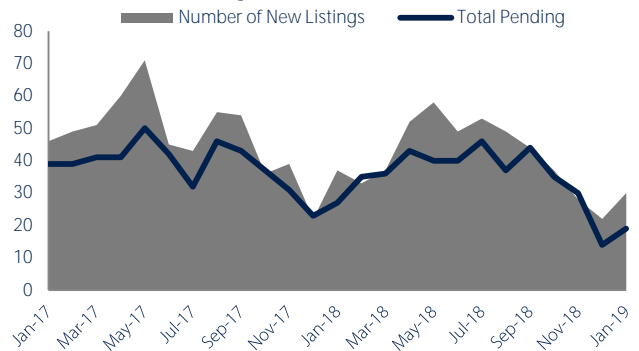
In January, there was 4.4 months of supply available in Royersford, compared to 3.7 in January 2018. That is an increase of 19% versus a year ago.

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.

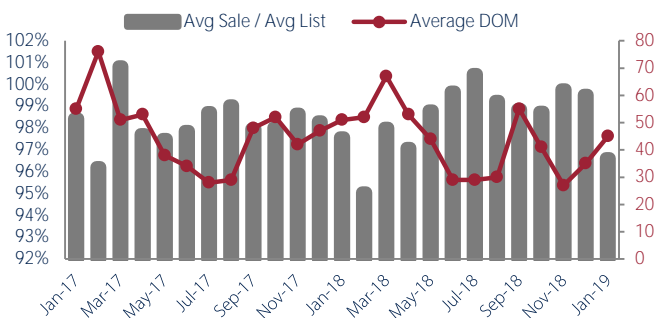
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Royersford compared to 37 in January 2018, a decrease of 19%. There were 19 current contracts pending sale this January compared to 27 a year ago. The number of current contracts is 30% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Royersford was 96.6% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 51, a decrease of 12%.



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