

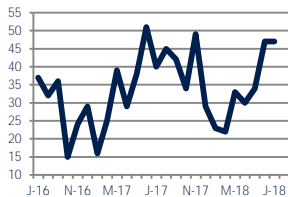
Focus On: Royersford Housing Market

July 2018

Zip Code(s): 19468

Units Sold

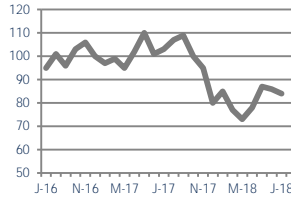
47



Up 18%
Vs. Year Ago

Active Inventory

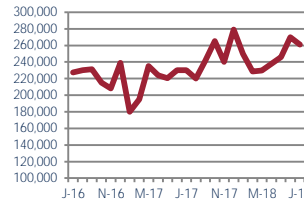
84



Down -18%
Vs. Year Ago

Median Sale Price

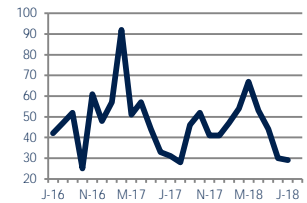
\$261,000



Up 13%
Vs. Year Ago

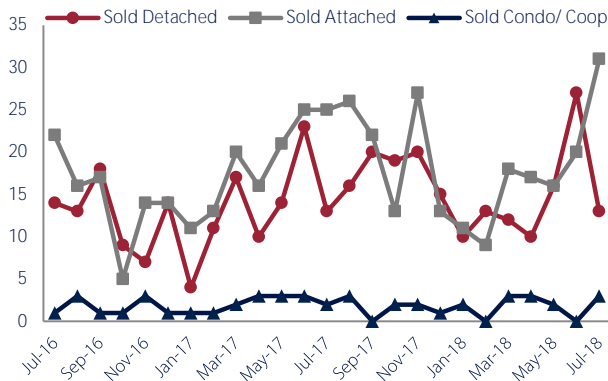
Days On Market

29



Down -6%
Vs. Year Ago

Units Sold*



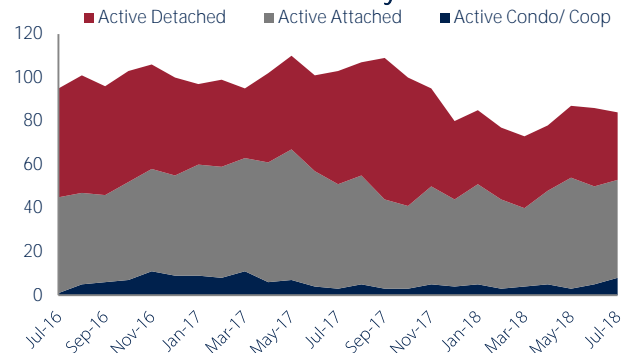
Units Sold

The number of units sold remained stable in July, with 47 sold this month in Royersford. This month's total units sold was higher than at this time last year, an increase of 18% versus July 2017.

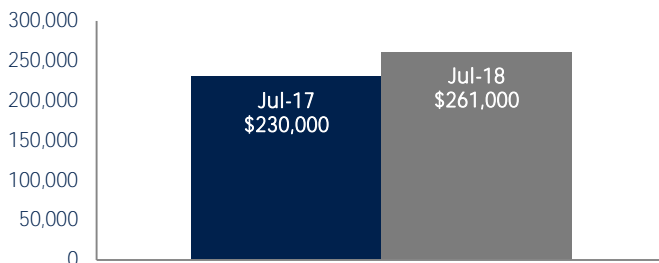
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 18%. The total number of active inventory this July was 84 compared to 103 in July 2017. This month's total of 84 is lower than the previous month's total supply of available inventory of 86, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Royersford Homes was \$230,000. This July, the median sale price was \$261,000, an increase of 13% or \$31,000 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.

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 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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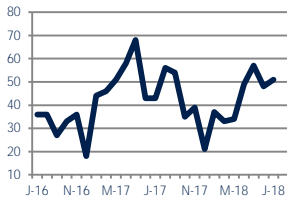
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Zip Code(s): 19468

New Listings

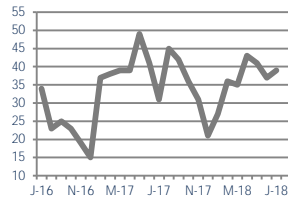
51



Up 19%
Vs. Year Ago

Current Contracts

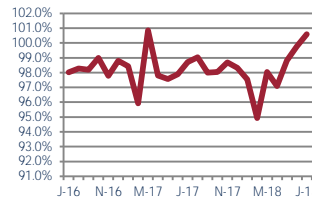
39



Up 26%
Vs. Year Ago

Sold Vs. List Price

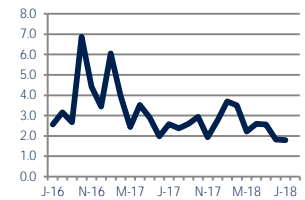
100.6%



Up 1.9%
Vs. Year Ago

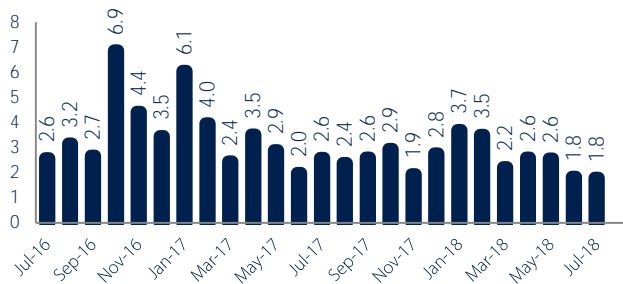
Months of Supply

1.8



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

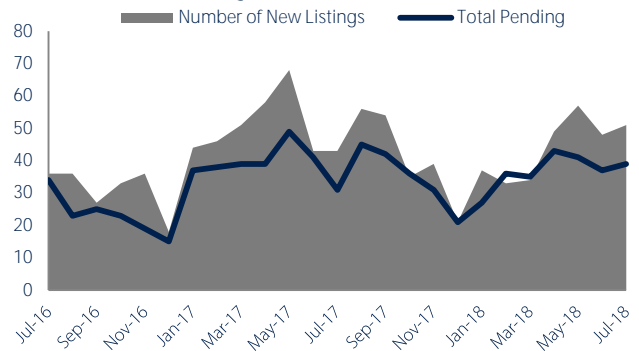
In July, there was 1.8 months of supply available in Royersford, compared to 2.6 in July 2017. That is a decrease of 31% versus a year ago.

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.

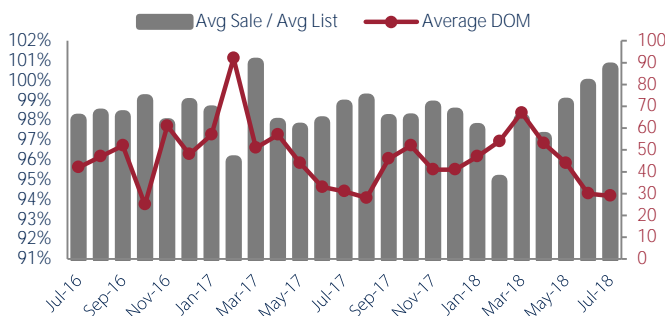
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Royersford compared to 43 in July 2017, an increase of 19%. There were 39 current contracts pending sale this July compared to 31 a year ago. The number of current contracts is 26% higher 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 Royersford was 100.6% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 31, a decrease of 6%.



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