

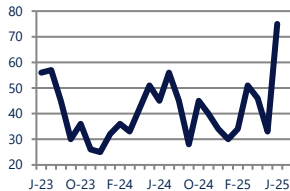
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROXBOROUGH HOUSING MARKET**

JUNE 2025

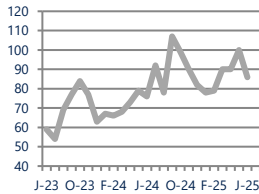
Zip Code(s): 19128

Units Sold
75



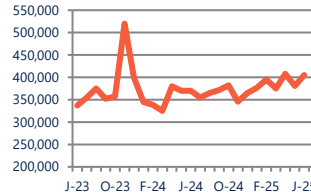
Up
Vs. Year Ago

Active Inventory
86



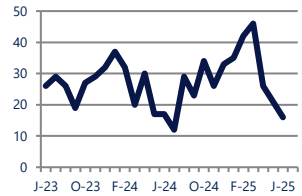
Up 13%
Vs. Year Ago

Median Sale Price
\$405,000

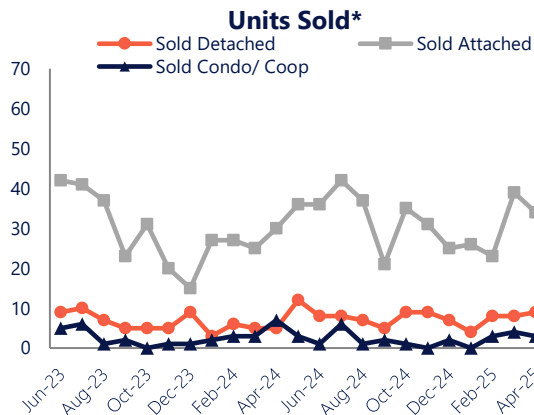


Up 9%
Vs. Year Ago

Days On Market
16

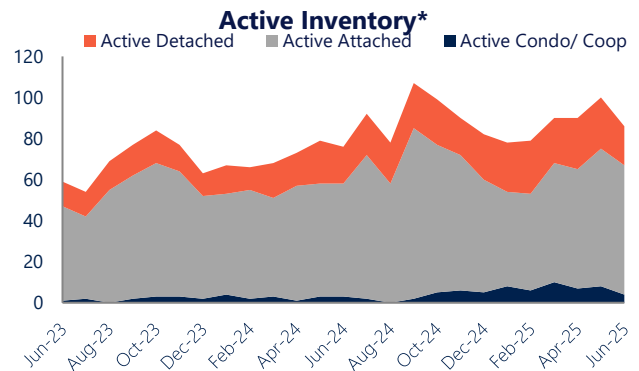


Down -6%
Vs. Year Ago



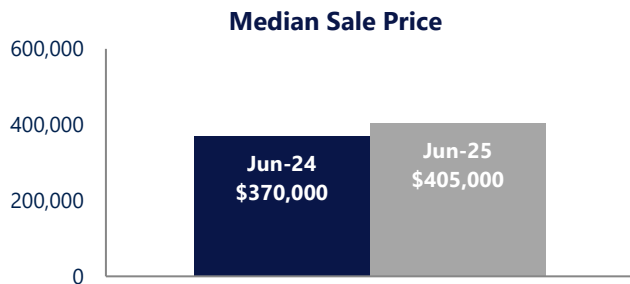
Units Sold

There was an increase in total units sold in June, with 75 sold this month in Roxborough. This month's total units sold was higher than at this time last year.



Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 13%. The total number of active inventory this June was 86 compared to 76 in June 2024. This month's total of 86 is lower than the previous month's total supply of available inventory of 100, a decrease of 14%.



Median Sale Price

Last June, the median sale price for Roxborough Homes was \$370,000. This June, the median sale price was \$405,000, an increase of 9% or \$35,000 compared to last year. The current median sold price is 6% higher than in May.

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.

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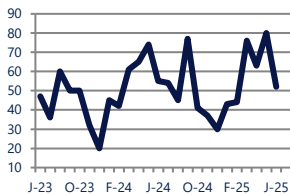
FOCUS ON: **ROXBOROUGH HOUSING MARKET**

JUNE 2025

Zip Code(s): 19128

New Listings

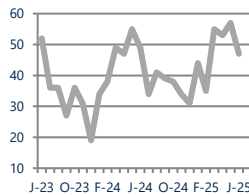
52



Down -5%
Vs. Year Ago

Current Contracts

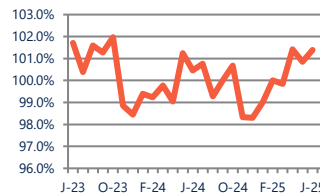
47



Down -4%
Vs. Year Ago

Sold Vs. List Price

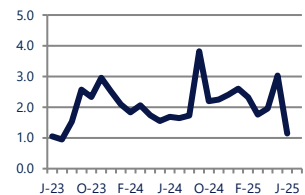
101.4%



Up 0.9%
Vs. Year Ago

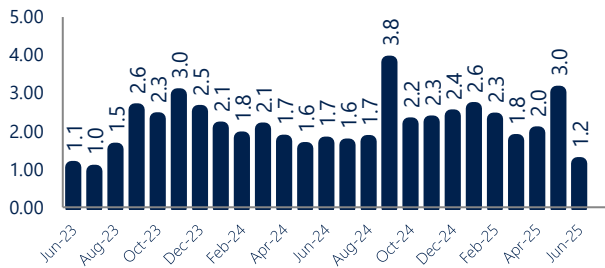
Months of Supply

1.2



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

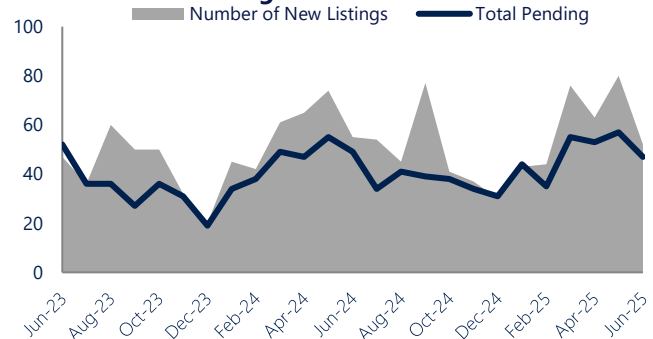
In June, there was 1.1 months of supply available in Roxborough, compared to 1.7 in June 2024. That is a decrease of 32% versus a year ago.

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.

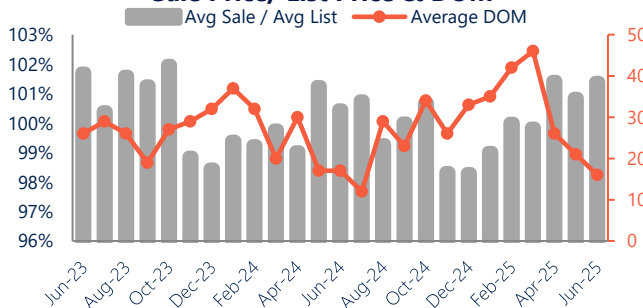
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Roxborough compared to 55 in June 2024, a decrease of 5%. There were 47 current contracts pending sale this June compared to 49 a year ago. The number of current contracts is 4% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Roxborough was 101.4% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 17, a decrease of 6%.

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