



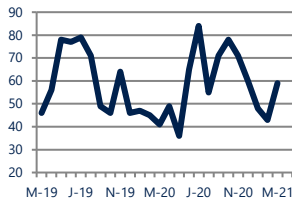
Focus On: Roxborough Housing Market

March 2021

Zip Code(s): 19128

Units Sold

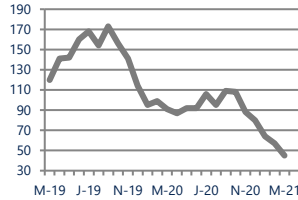
59



Up
Vs. Year Ago

Active Inventory

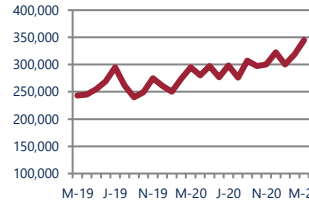
45



Down -51%
Vs. Year Ago

Median Sale Price

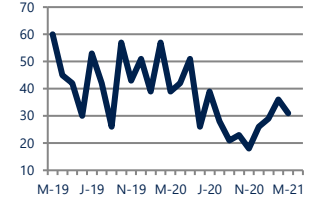
\$345,000



Up 17%
Vs. Year Ago

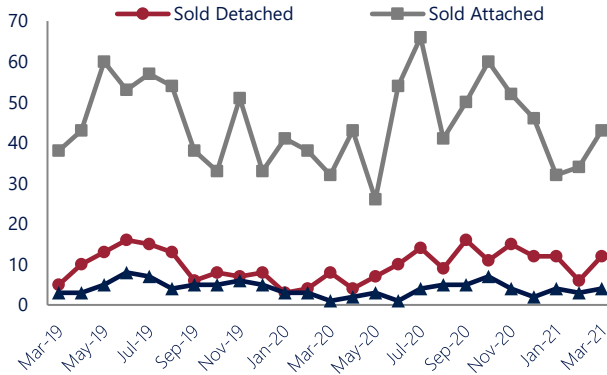
Days On Market

31



Down -21%
Vs. Year Ago

Units Sold*



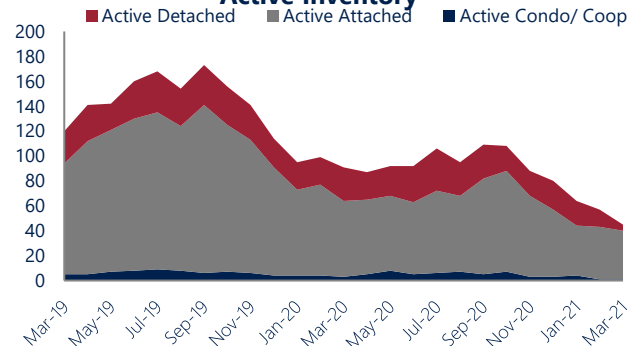
Units Sold

There was an increase in total units sold in March, with 59 sold this month in Roxborough. This month's total units sold was higher than at this time last year.

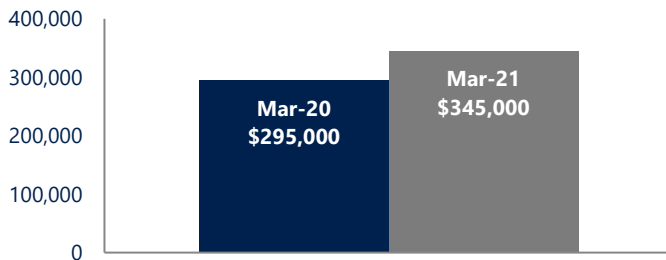
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 51%. The total number of active inventory this March was 45 compared to 91 in March 2020. This month's total of 45 is lower than the previous month's total supply of available inventory of 57, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Roxborough Homes was \$295,000. This March, the median sale price was \$345,000, an increase of 17% or \$50,000 compared to last year. The current median sold price is 8% higher than in February.

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.





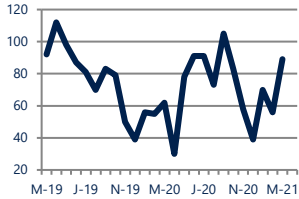
Focus On: Roxborough Housing Market

March 2021

Zip Code(s): 19128

New Listings

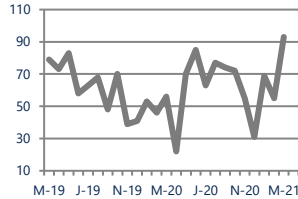
89



Up 44%
Vs. Year Ago

Current Contracts

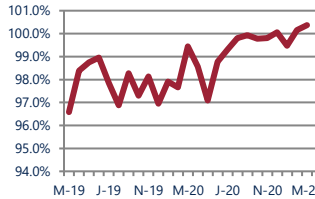
93



Up 66%
Vs. Year Ago

Sold Vs. List Price

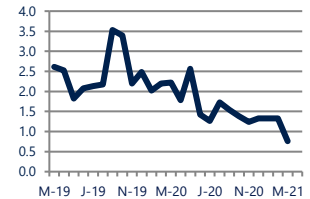
100.4%



Up 0.9%
Vs. Year Ago

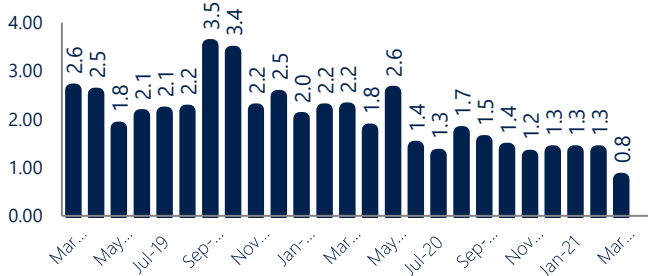
Months of Supply

0.8



Down -66%
Vs. Year Ago

Months Of Supply



Months of Supply

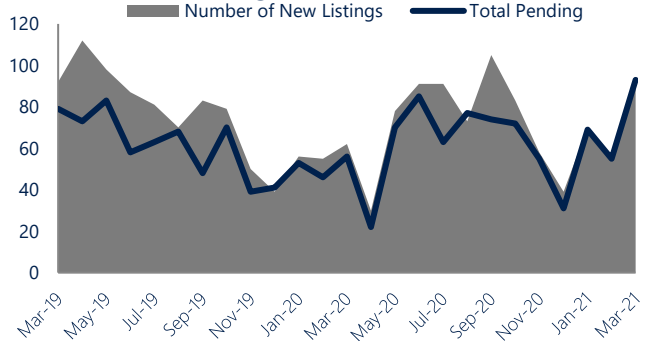
In March, there was 0.8 months of supply available in Roxborough, compared to 2.2 in March 2020. That is a decrease of 66% versus a year ago.

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.

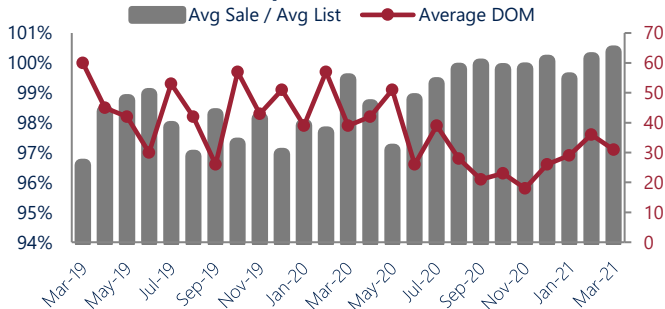
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Roxborough compared to 62 in March 2020, an increase of 44%. There were 93 current contracts pending sale this March compared to 56 a year ago. The number of current contracts is 66% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Roxborough was 100.4% 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 31, lower than the average last year, which was 39, a decrease of 21%.



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