



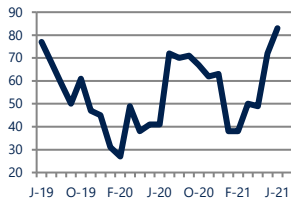
## Focus On: Phoenixville Housing Market

June 2021

Zip Code(s): 19460, 19480 and 19442

### Units Sold

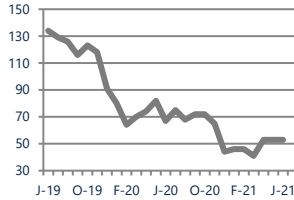
83



Up  
Vs. Year Ago

### Active Inventory

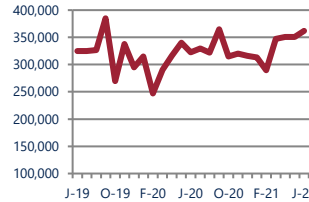
53



Down -21%  
Vs. Year Ago

### Median Sale Price

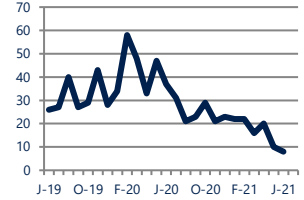
\$362,100



Up 12%  
Vs. Year Ago

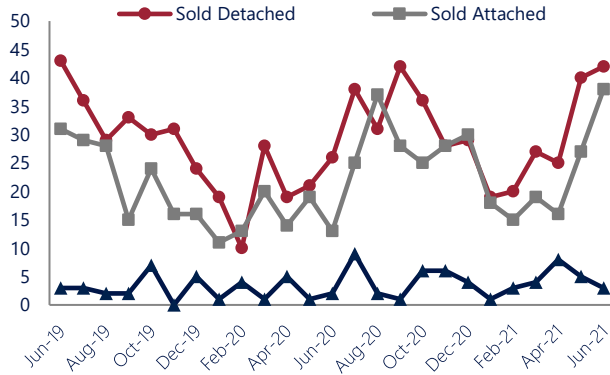
### Days On Market

8



Down -78%  
Vs. Year Ago

### Units Sold\*



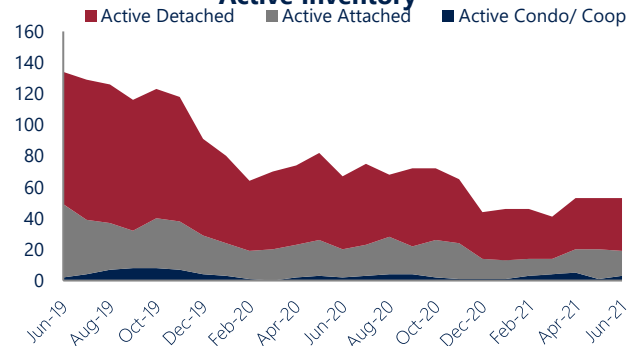
### Units Sold

There was an increase in total units sold in June, with 83 sold this month in Phoenixville. This month's total units sold was higher than at this time last year.

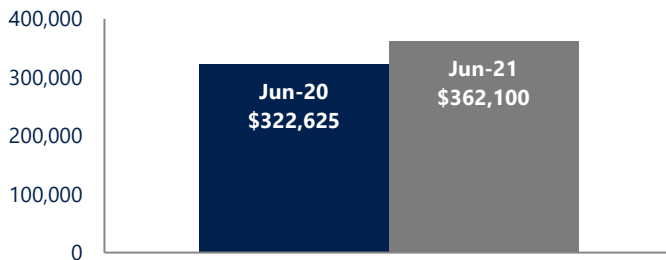
### Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 21%. The total number of active inventory this June was 53 compared to 67 in June 2020. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Phoenixville Homes was \$322,625. This June, the median sale price was \$362,100, an increase of 12% or \$39,475 compared to last year. The current median sold price is 3% 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.

Phoenixville are defined as properties listed in zip code/s 19460, 19480 and 19442.

\*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.





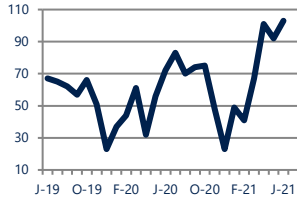
## Focus On: Phoenixville Housing Market

June 2021

Zip Code(s): 19460, 19480 and 19442

### New Listings

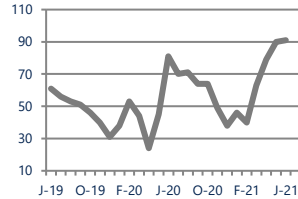
103



Up 43%  
Vs. Year Ago

### Current Contracts

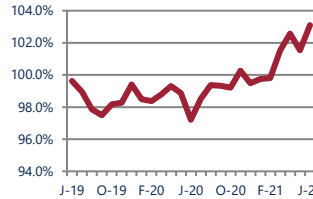
91



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

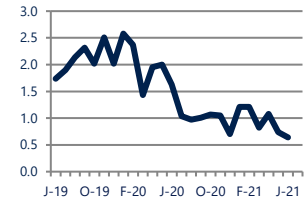
103.1%



Up  
Vs. Year Ago

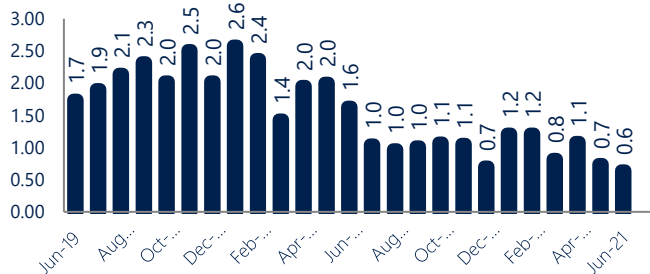
### Months of Supply

0.6



Down -61%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

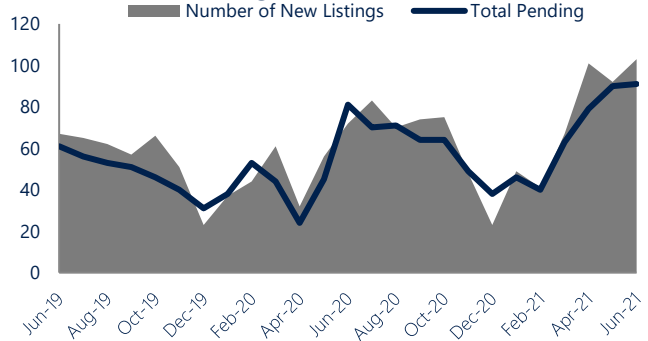
This month there were 103 homes newly listed for sale in Phoenixville compared to 72 in June 2020, an increase of 43%. There were 91 current contracts pending sale this June compared to 81 a year ago. The number of current contracts is 12% higher than last June.

### Months of Supply

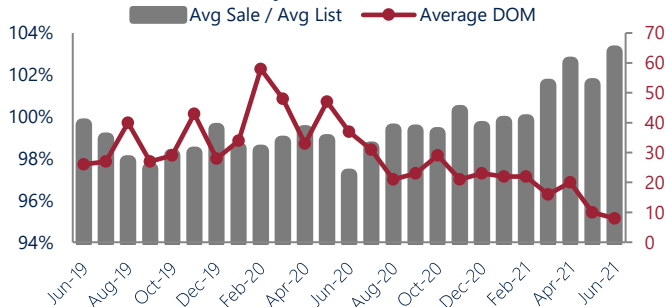
In June, there was 0.6 months of supply available in Phoenixville, compared to 1.6 in June 2020. That is a decrease of 61% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Phoenixville was 103.1% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 37, a decrease of 78%.

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