



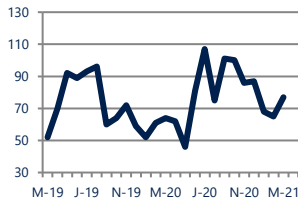
## Focus On: Roxborough and Manaunk Housing Market

March 2021

Zip Code(s): 19128 and 19127

### Units Sold

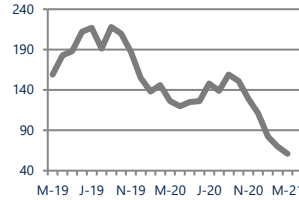
77



Up 20%  
Vs. Year Ago

### Active Inventory

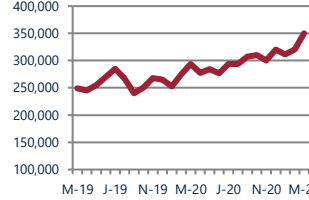
61



Down -52%  
Vs. Year Ago

### Median Sale Price

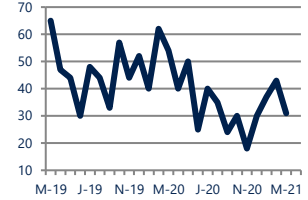
\$350,000



Up 19%  
Vs. Year Ago

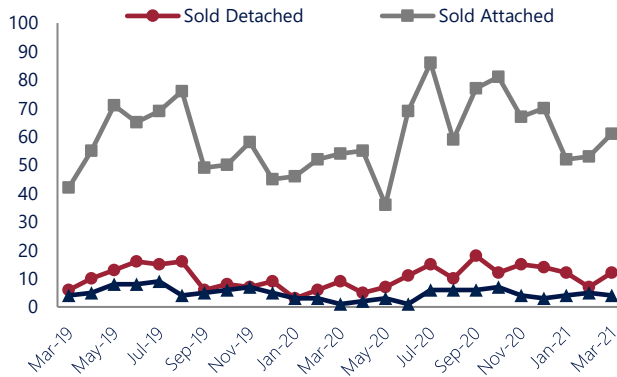
### Days On Market

31



Down -43%  
Vs. Year Ago

### Units Sold\*



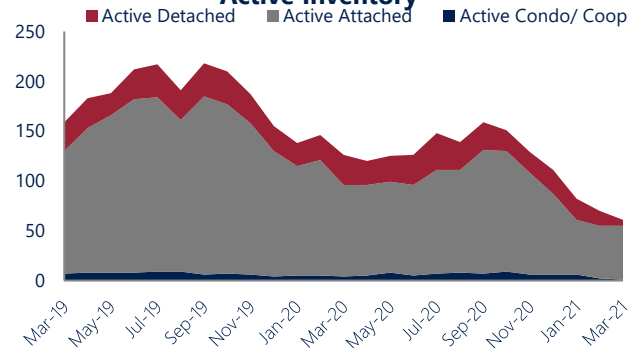
### Units Sold

There was an increase in total units sold in March, with 77 sold this month in Roxborough and Manaunk versus 65 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 20% versus March 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 52%. The total number of active inventory this March was 61 compared to 126 in March 2020. This month's total of 61 is lower than the previous month's total supply of available inventory of 70, a decrease of 13%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Roxborough and Manaunk Homes was \$293,750. This March, the median sale price was \$350,000, an increase of 19% or \$56,250 compared to last year. The current median sold price is 9% 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 and Manaunk are defined as properties listed in zip code/s 19128 and 19127.

\*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.





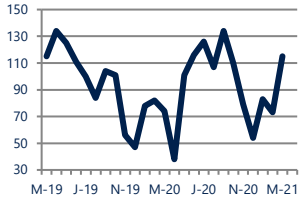
## Focus On: Roxborough and Manaunk Housing Market

March 2021

Zip Code(s): 19128 and 19127

### New Listings

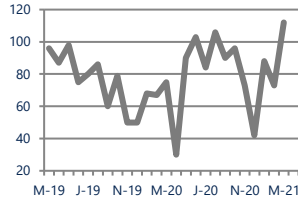
115



**Up 55%**  
Vs. Year Ago

### Current Contracts

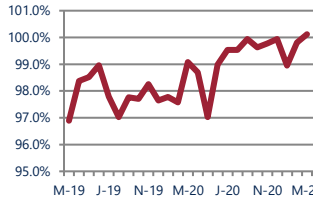
112



**Up 49%**  
Vs. Year Ago

### Sold Vs. List Price

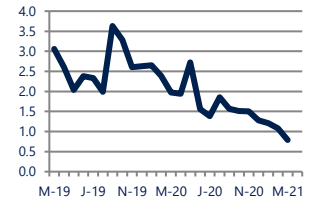
100.1%



**Up 1%**  
Vs. Year Ago

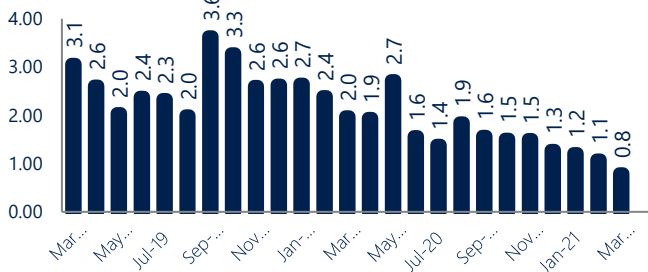
### Months of Supply

0.8



**Down -60%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

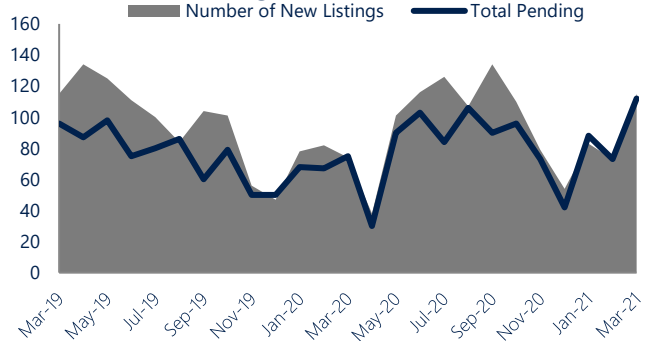
In March, there was 0.8 months of supply available in Roxborough and Manaunk, compared to 2.0 in March 2020. That is a decrease of 60% versus a year ago.

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.

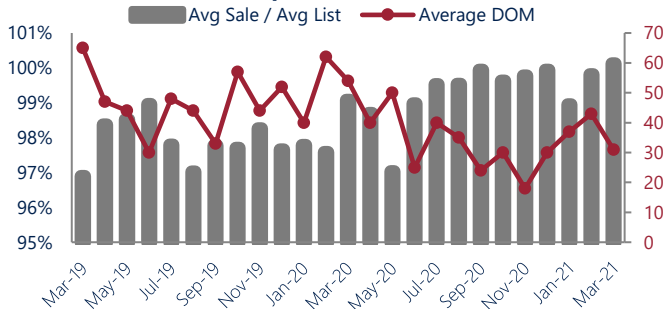
### New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Roxborough and Manaunk compared to 74 in March 2020, an increase of 55%. There were 112 current contracts pending sale this March compared to 75 a year ago. The number of current contracts is 49% 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 and Manaunk was 100.1% of the average list price, which is 1.0% 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 54, a decrease of 43%.



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