



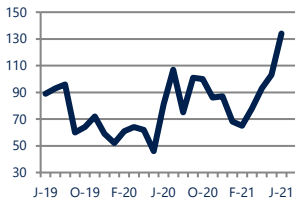
Focus On: Roxborough and Manaunk Housing Market

June 2021

Zip Code(s): 19128 and 19127

Units Sold

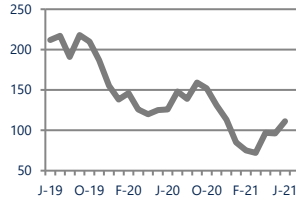
134



Up
Vs. Year Ago

Active Inventory

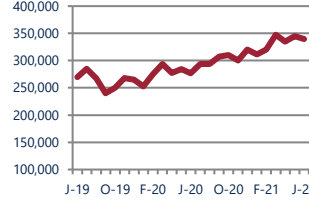
111



Down -12%
Vs. Year Ago

Median Sale Price

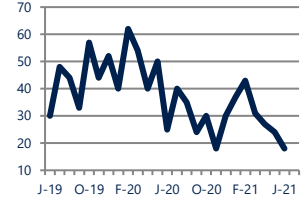
\$339,500



Up 23%
Vs. Year Ago

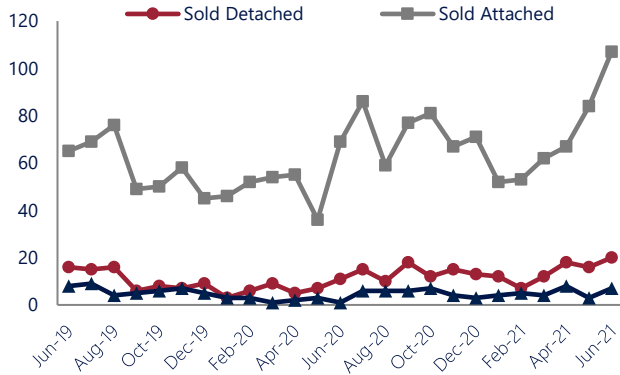
Days On Market

18



Down -28%
Vs. Year Ago

Units Sold*



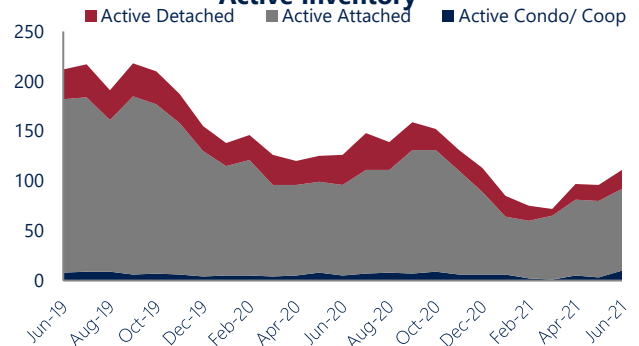
Units Sold

There was an increase in total units sold in June, with 134 sold this month in Roxborough and Manaunk. This month's total units sold was higher than at this time last year.

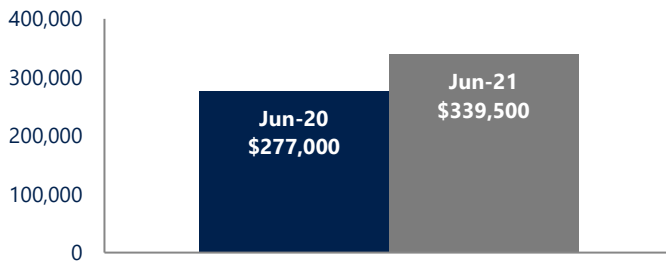
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 12%. The total number of active inventory this June was 111 compared to 126 in June 2020. This month's total of 111 is higher than the previous month's total supply of available inventory of 96, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Roxborough and Manaunk Homes was \$277,000. This June, the median sale price was \$339,500, an increase of 23% or \$62,500 compared to last year. The current median sold price is 2% lower 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 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.





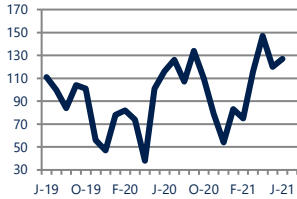
Focus On: Roxborough and Manaunk Housing Market

June 2021

Zip Code(s): 19128 and 19127

New Listings

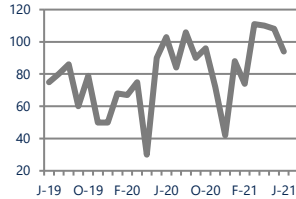
127



Up 9%
Vs. Year Ago

Current Contracts

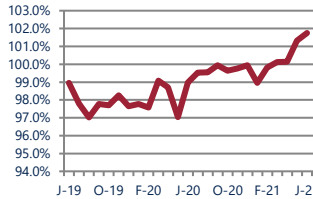
94



Down -9%
Vs. Year Ago

Sold Vs. List Price

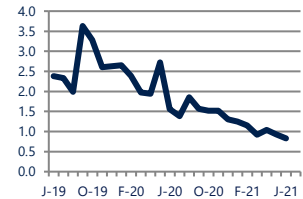
101.8%



Up 2.8%
Vs. Year Ago

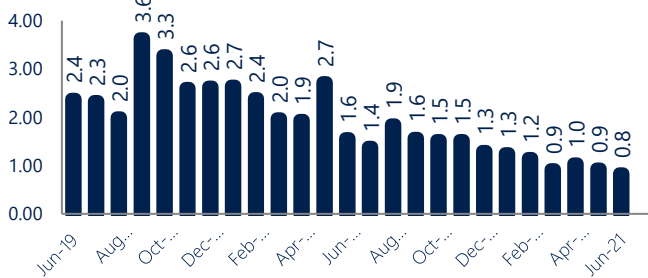
Months of Supply

0.8



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

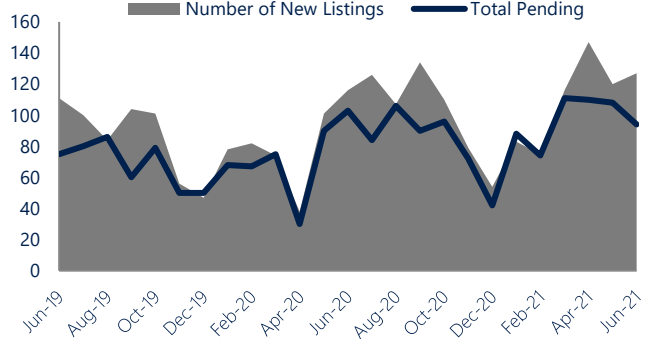
In June, there was 0.8 months of supply available in Roxborough and Manaunk, compared to 1.6 in June 2020. That is a decrease of 47% versus a year ago.

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.

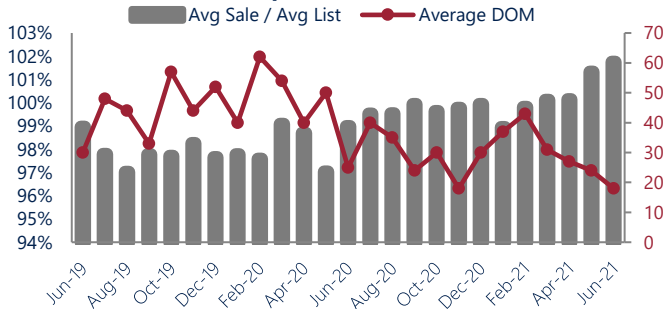
New Listings & Current Contracts

This month there were 127 homes newly listed for sale in Roxborough and Manaunk compared to 116 in June 2020, an increase of 9%. There were 94 current contracts pending sale this June compared to 103 a year ago. The number of current contracts is 9% 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 and Manaunk was 101.8% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 25, a decrease of 28%.



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