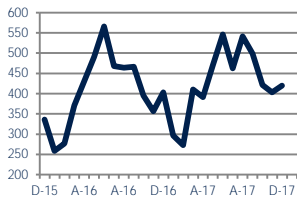




Units Sold

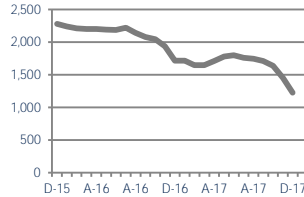
420



Up 4%
Vs. Year Ago

Active Inventory

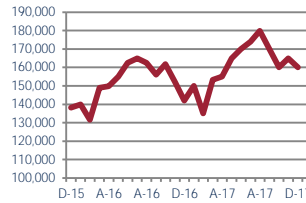
1,229



Down -28%
Vs. Year Ago

Median Sale Price

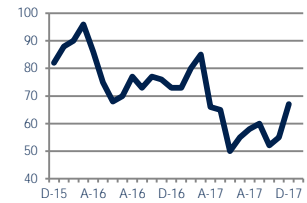
\$160,000



Up 13%
Vs. Year Ago

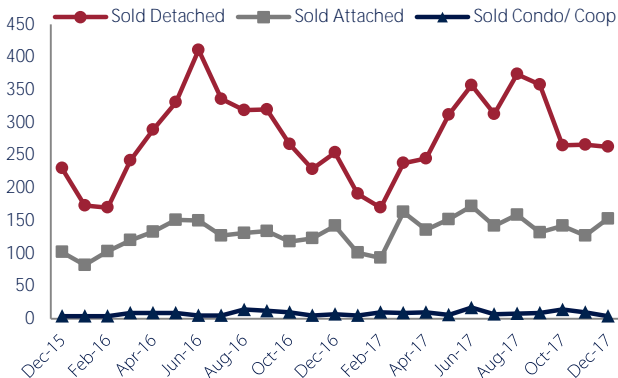
Days On Market

67



Down -8%
Vs. Year Ago

Units Sold*



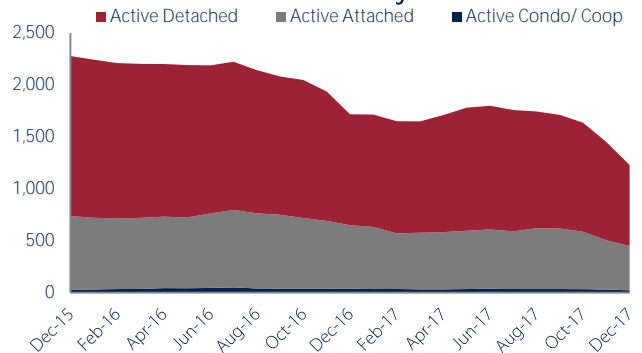
Units Sold

There was an increase in total units sold in December, with 420 sold this month in Berks County versus 403 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 4% versus December 2016.

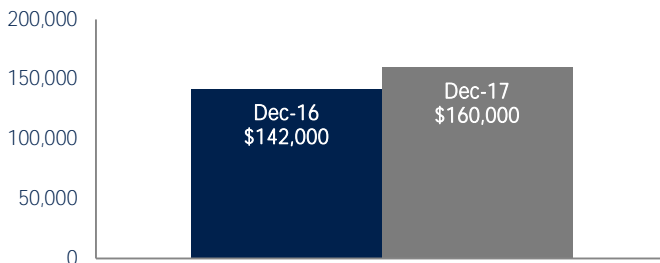
Active Inventory

Versus last year, the total number of homes available this month is lower by 489 units or 28%. The total number of active inventory this December was 1,229 compared to 1,718 in December 2016. This month's total of 1,229 is lower than the previous month's total supply of available inventory of 1,451, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Berks County Homes was \$142,000. This December, the median sale price was \$160,000, an increase of 13% or \$18,000 compared to last year. The current median sold price is 3% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



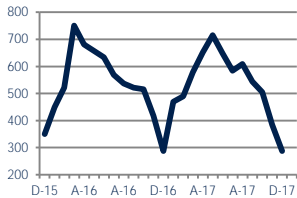
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TRiND and 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 TRiND or Long & Foster Real Estate, Inc.





New Listings

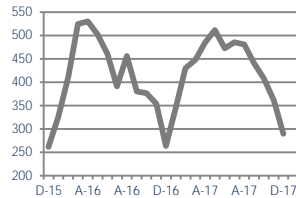
287



No Change
Vs. Year Ago

Current Contracts

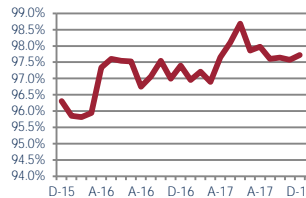
290



Up 10%
Vs. Year Ago

Sold Vs. List Price

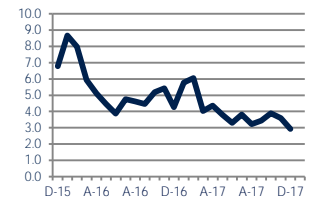
97.7%



No Change
Vs. Year Ago

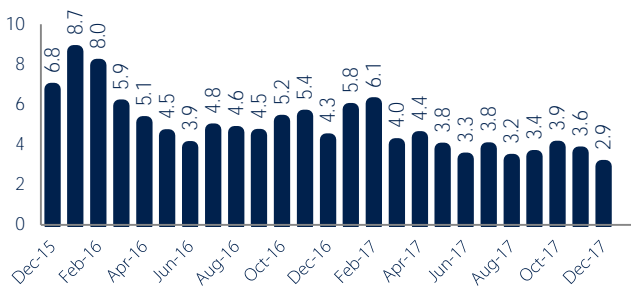
Months of Supply

2.9



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

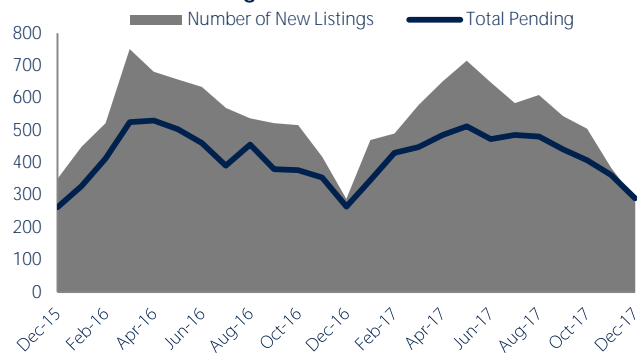
In December, there was 2.9 months of supply available in Berks County, compared to 4.3 in December 2016. That is a decrease of 31% versus a year ago.

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.

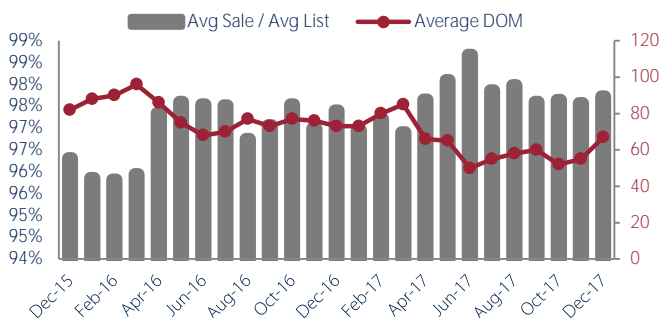
New Listings & Current Contracts

This month there were 287 homes newly listed for sale in Berks County, which is similar to the amount in December 2016. There were 290 current contracts pending sale this December compared to 264 a year ago. The number of current contracts is 10% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Berks County was 97.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 67, lower than the average last year, which was 73, a decrease of 8%.



*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.

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