

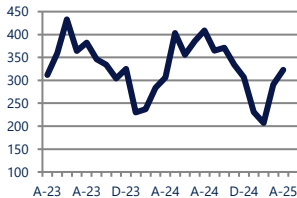
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BERKS COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

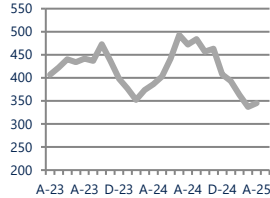
323



**Up 6%**  
Vs. Year Ago

## Active Inventory

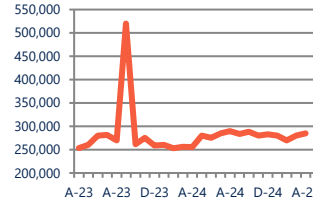
345



**Down -11%**  
Vs. Year Ago

## Median Sale Price

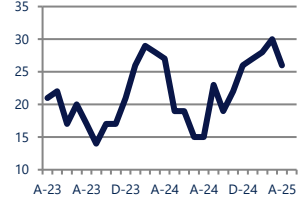
\$285,000



**Up 12%**  
Vs. Year Ago

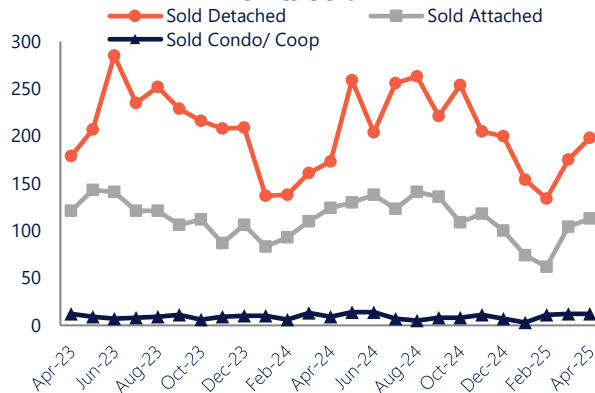
## Days On Market

26



**Down -4%**  
Vs. Year Ago

## Units Sold\*



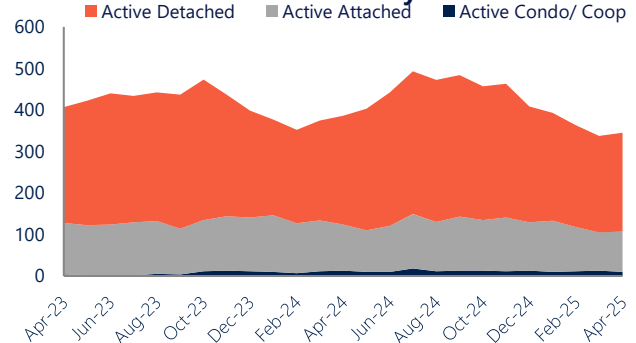
## Units Sold

There was an increase in total units sold in April, with 323 sold this month in Berks County versus 291 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

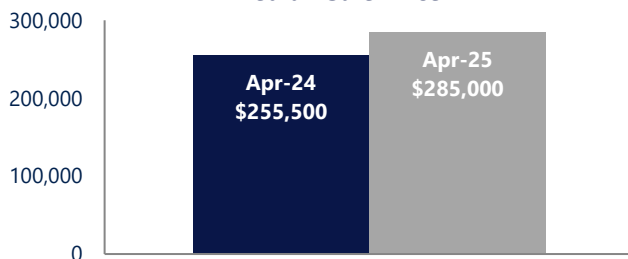
## Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 11%. The total number of active inventory this April was 345 compared to 386 in April 2024. This month's total of 345 is higher than the previous month's total supply of available inventory of 337, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Berks County Homes was \$255,500. This April, the median sale price was \$285,000, an increase of 12% or \$29,500 compared to last year. The current median sold price is 2% higher than in March.

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

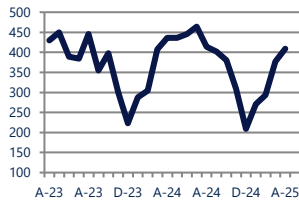
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BERKS COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

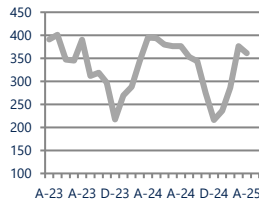
409



**Down -6%**  
Vs. Year Ago

## Current Contracts

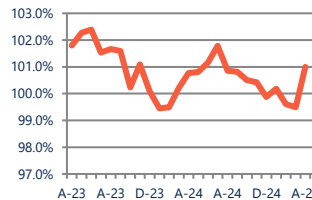
361



**Down -9%**  
Vs. Year Ago

## Sold Vs. List Price

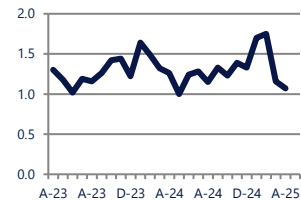
101.0%



**No Change**  
Vs. Year Ago

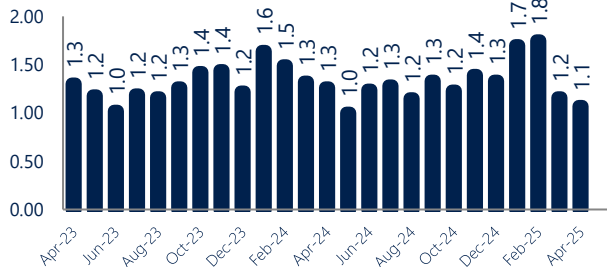
## Months of Supply

1.1



**Down -15%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

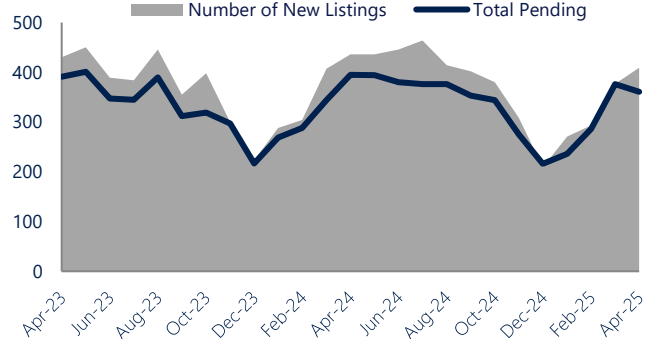
In April, there was 1.1 months of supply available in Berks County, compared to 1.3 in April 2024. That is a decrease of 15% versus a year ago.

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.

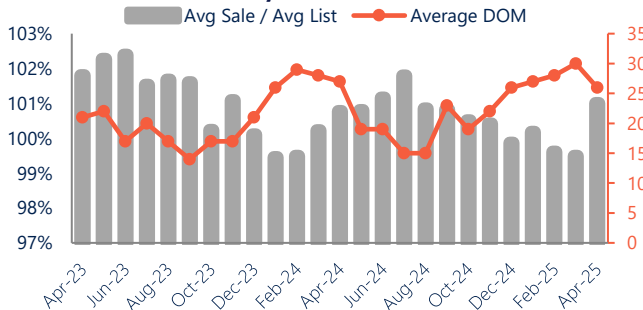
## New Listings & Current Contracts

This month there were 409 homes newly listed for sale in Berks County compared to 436 in April 2024, a decrease of 6%. There were 361 current contracts pending sale this April compared to 395 a year ago. The number of current contracts is 9% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Berks County was 101.0% 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 26, lower than the average last year, which was 27, a decrease of 4%.