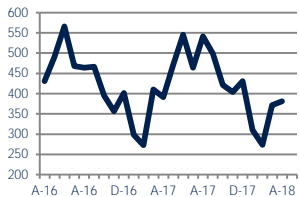




Units Sold

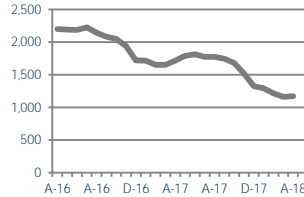
381



Down -3%
Vs. Year Ago

Active Inventory

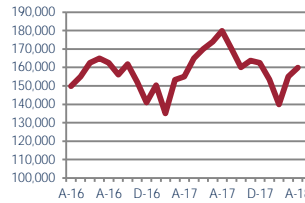
1,172



Down -32%
Vs. Year Ago

Median Sale Price

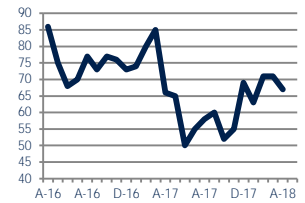
\$159,900



Up 3%
Vs. Year Ago

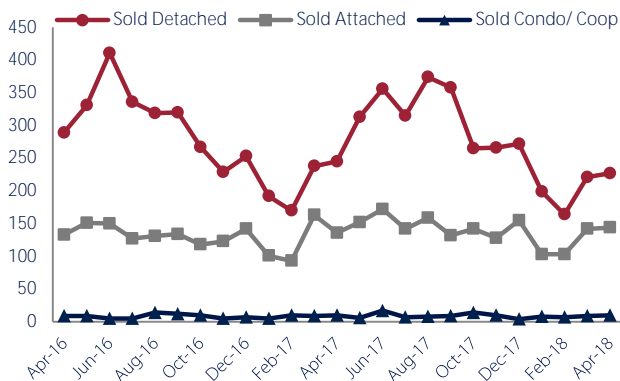
Days On Market

67



Up 2%
Vs. Year Ago

Units Sold*



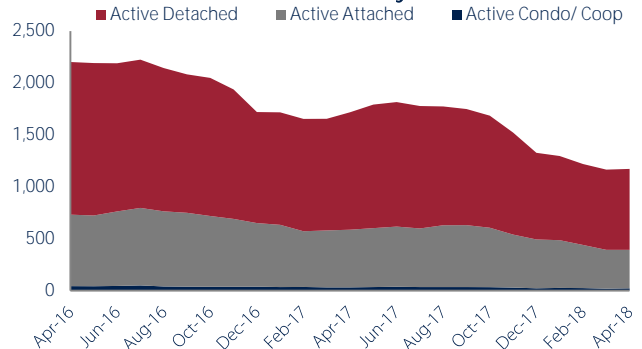
Units Sold

There was an increase in total units sold in April, with 381 sold this month in Berks County versus 372 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2017.

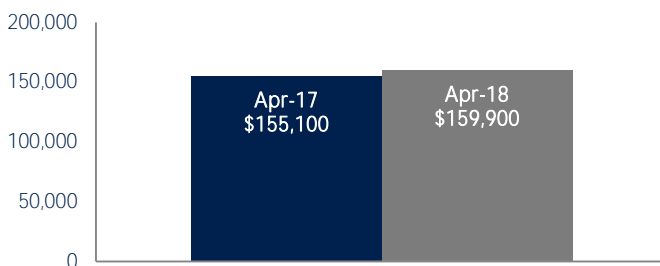
Active Inventory

Versus last year, the total number of homes available this month is lower by 546 units or 32%. The total number of active inventory this April was 1,172 compared to 1,718 in April 2017. This month's total of 1,172 is higher than the previous month's total supply of available inventory of 1,165, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Berks County Homes was \$155,100. This April, the median sale price was \$159,900, an increase of 3% or \$4,800 compared to last year. The current median sold price is 3% higher than in March.

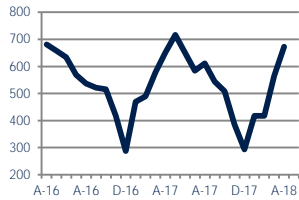
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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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New Listings

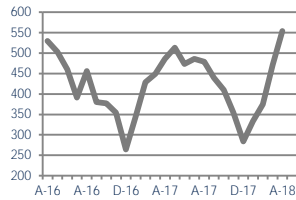
673



Up 3%
Vs. Year Ago

Current Contracts

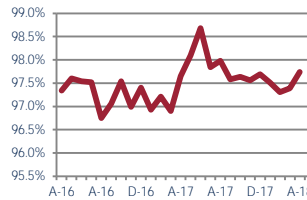
554



Up 14%
Vs. Year Ago

Sold Vs. List Price

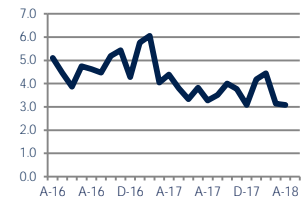
97.7%



No Change
Vs. Year Ago

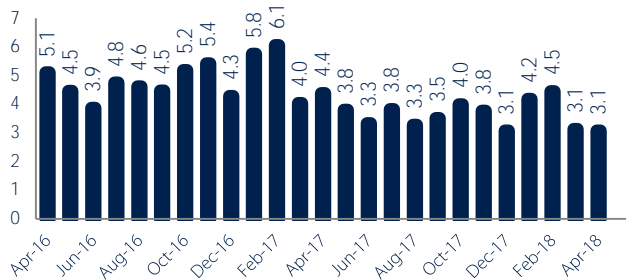
Months of Supply

3.1



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

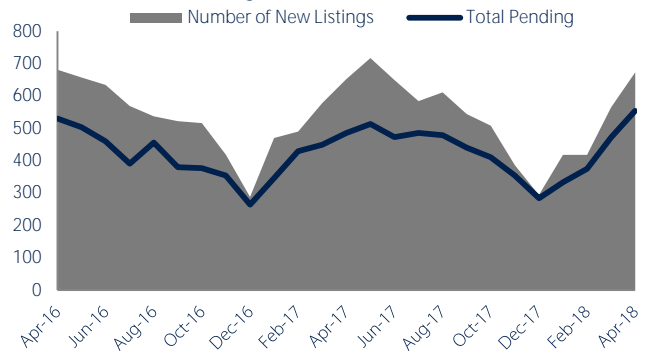
In April, there was 3.1 months of supply available in Berks County, compared to 4.4 in April 2017. That is a decrease of 30% versus a year ago.

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.

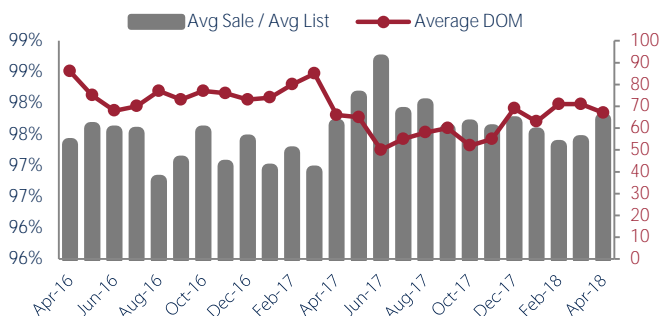
New Listings & Current Contracts

This month there were 673 homes newly listed for sale in Berks County compared to 652 in April 2017, an increase of 3%. There were 554 current contracts pending sale this April compared to 486 a year ago. The number of current contracts is 14% higher 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 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, higher than the average last year, which was 66, an increase of 2%.



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