

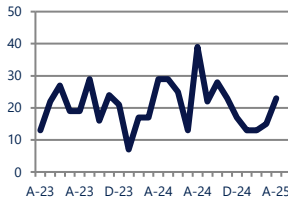
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DOUGLASSVILLE, BOYERTOWN, AND BARTO HOUSING MARKET**

APRIL 2025

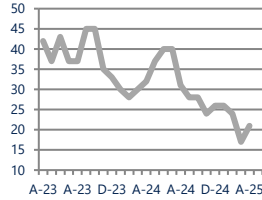
Zip Code(s): 19512, 19504, 19505, 19503, 18056, 19545 and 19548

Units Sold 23



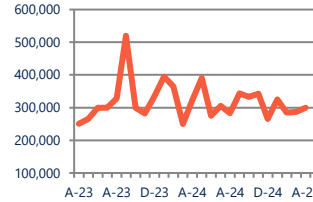
Down
Vs. Year Ago

Active Inventory 21



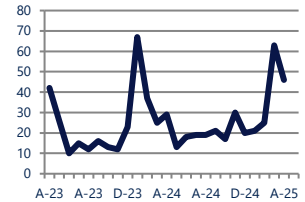
Down -34%
Vs. Year Ago

Median Sale Price \$299,900



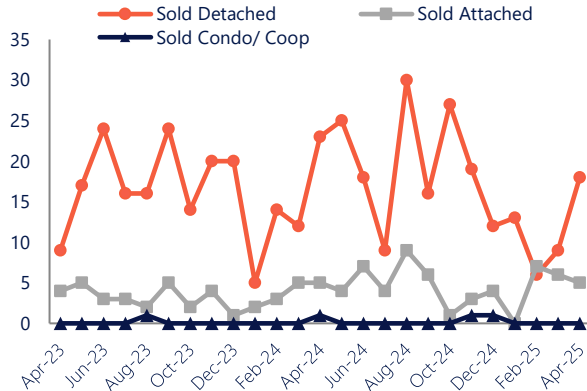
Down -7%
Vs. Year Ago

Days On Market 46



Up
Vs. Year Ago

Units Sold*



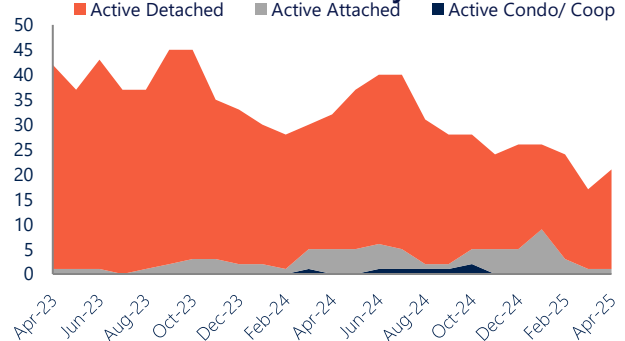
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 23 sold this month in Douglassville, Boyertown, and Barto. This month's total units sold was lower than at this time last year, a decrease from April 2024.

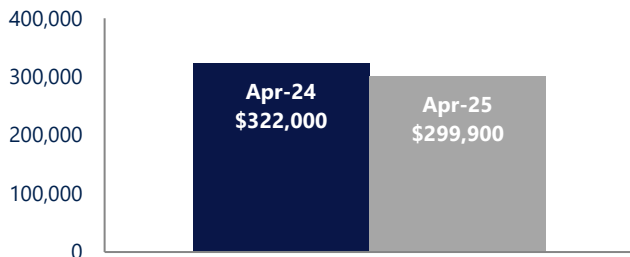
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 34%. The total number of active inventory this April was 21 compared to 32 in April 2024. This month's total of 21 is higher than the previous month's total supply of available inventory of 17, an increase of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Douglassville, Boyertown, and Barto Homes was \$322,000. This April, the median sale price was \$299,900, a decrease of 7% or \$22,100 compared to last year. The current median sold price is 4% 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.

Douglassville, Boyertown, and Barto are defined as properties listed in zip code/s 19512, 19504, 19505, 19503, 18056, 19545 and 19548.

*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.

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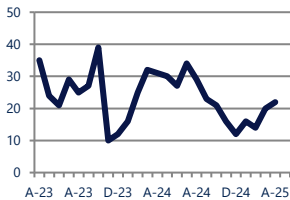
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Zip Code(s): 19512, 19504, 19505, 19503, 18056, 19545 and 19548

New Listings

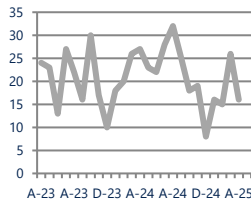
22



Down -29%
Vs. Year Ago

Current Contracts

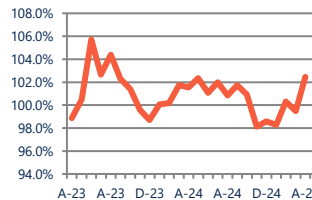
16



Down -41%
Vs. Year Ago

Sold Vs. List Price

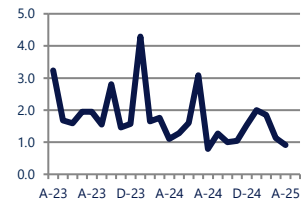
102.5%



Up 0.9%
Vs. Year Ago

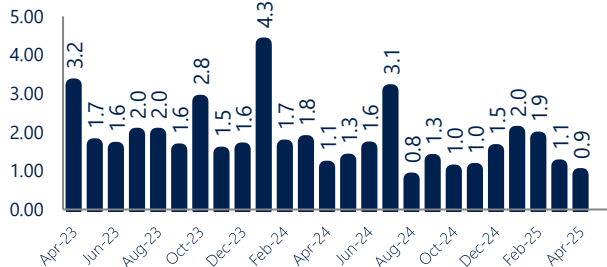
Months of Supply

0.9



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

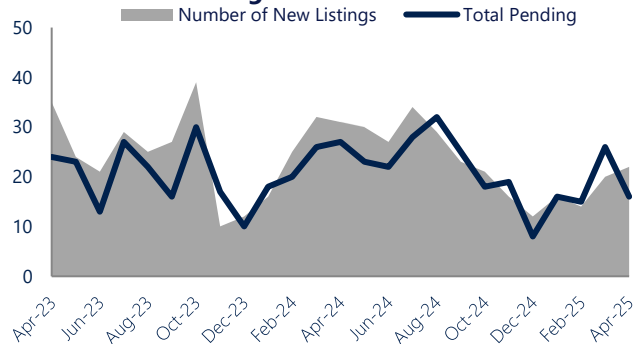
In April, there was 0.9 months of supply available in Douglassville, Boyertown, and Barto, compared to 1.1 in April 2024. That is a decrease of 17% versus a year ago.

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.

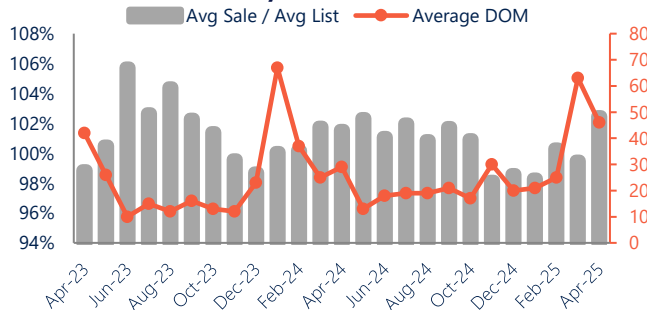
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Douglassville, Boyertown, and Barto compared to 31 in April 2024, a decrease of 29%. There were 16 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 41% 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 Douglassville, Boyertown, and Barto was 102.5% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 29. This increase was impacted by the limited number of sales.

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