



The Long & Foster Market Minute™

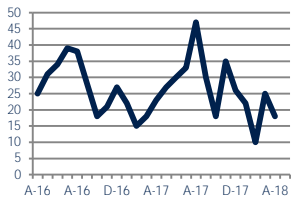
Focus On: Douglassville, Boyertown, and Barto Housing Market

April 2018

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

Units Sold

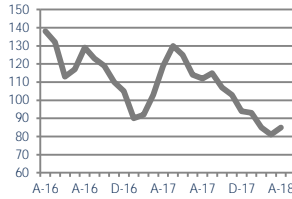
18



Down -22%
Vs. Year Ago

Active Inventory

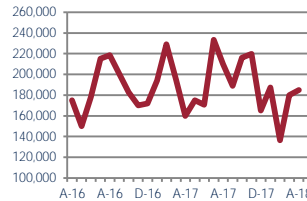
85



Down -29%
Vs. Year Ago

Median Sale Price

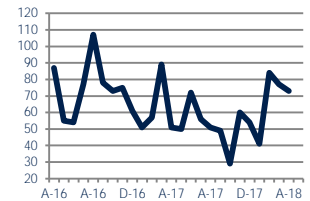
\$185,000



Up 16%
Vs. Year Ago

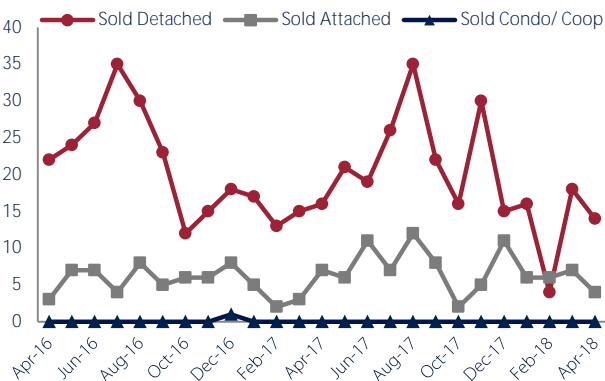
Days On Market

73



Up 43%
Vs. Year Ago

Units Sold*



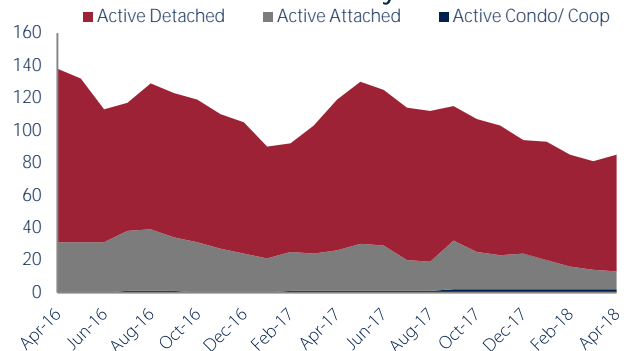
Units Sold

There was a decrease in total units sold in April, with 18 sold this month in Douglassville, Boyertown, and Barto versus 25 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 29%. The total number of active inventory this April was 85 compared to 119 in April 2017. This month's total of 85 is higher than the previous month's total supply of available inventory of 81, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Douglassville, Boyertown, and Barto Homes was \$159,900. This April, the median sale price was \$185,000, an increase of 16% or \$25,100 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.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE



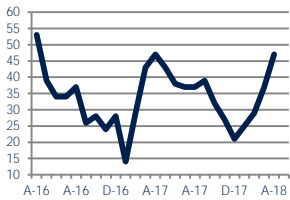
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New Listings

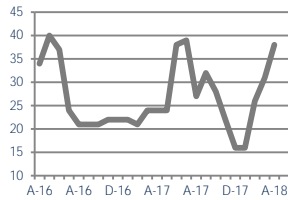
47



No Change
Vs. Year Ago

Current Contracts

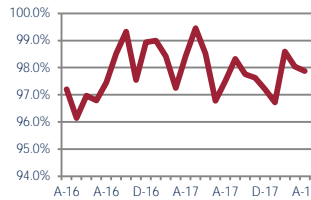
38



Up 58%
Vs. Year Ago

Sold Vs. List Price

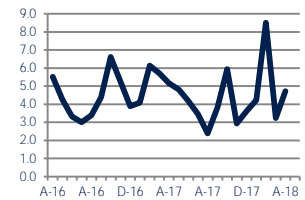
97.9%



Down -0.6%
Vs. Year Ago

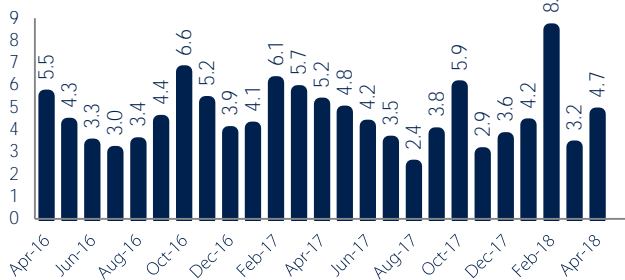
Months of Supply

4.7



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

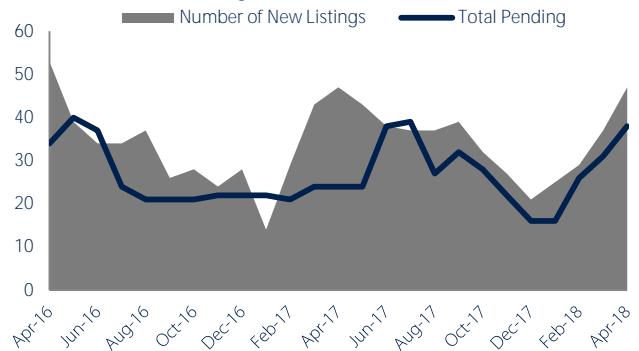
In April, there was 4.7 months of supply available in Douglassville, Boyertown, and Barto, compared to 5.2 in April 2017. That is a decrease of 9% versus a year ago.

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.

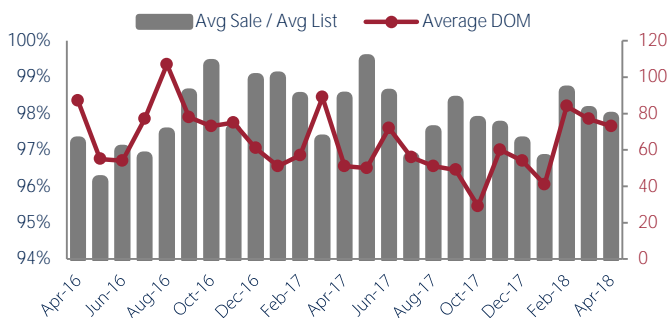
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Douglassville, Boyertown, and Barto, which is similar to the amount in April 2017. There were 38 current contracts pending sale this April compared to 24 a year ago. The number of current contracts is 58% 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 Douglassville, Boyertown, and Barto was 97.9% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 73, higher than the average last year, which was 51, an increase of 43%.



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