



# The Long & Foster Market Minute™

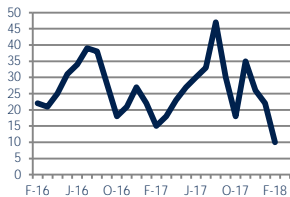
Focus On: Douglassville, Boyertown, and Barto Housing Market

February 2018

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

## Units Sold

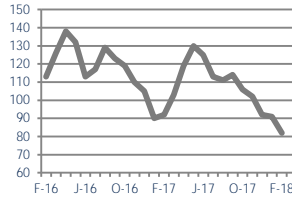
10



Down  
Vs. Year Ago

## Active Inventory

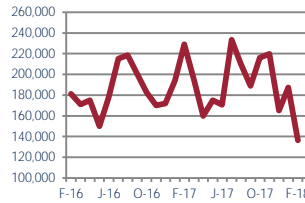
82



Down -11%  
Vs. Year Ago

## Median Sale Price

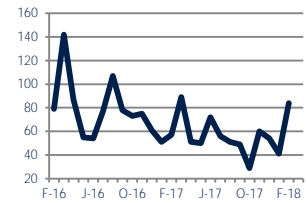
\$136,450



Down  
Vs. Year Ago

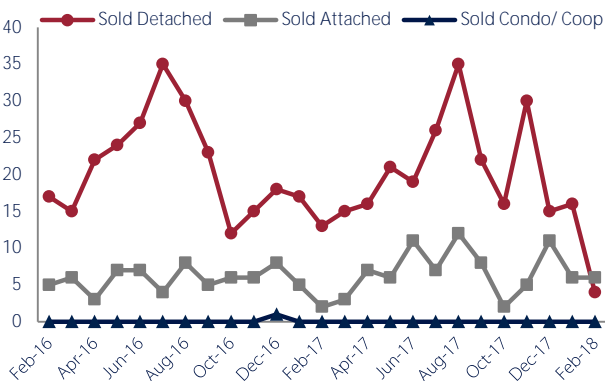
## Days On Market

84



Up 47%  
Vs. Year Ago

## Units Sold\*



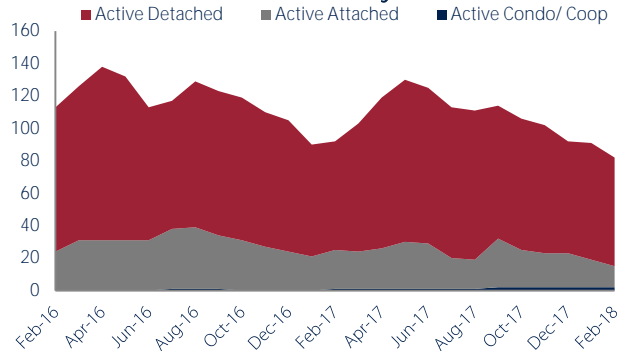
## Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 10 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 February 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 11%. The total number of active inventory this February was 82 compared to 92 in February 2017. This month's total of 82 is lower than the previous month's total supply of available inventory of 91, a decrease of 10%.

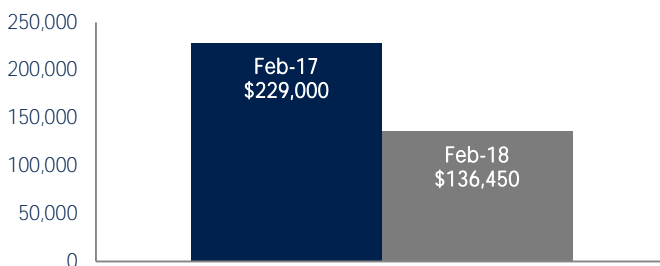
## Active Inventory\*



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Douglassville, Boyertown, and Barto Homes was \$229,000. This February, the median sale price was \$136,450, a decrease of \$92,550 compared to last year. The current median sold price is lower than in January. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

## Median Sale Price



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



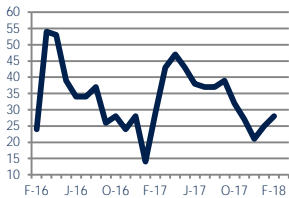
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### New Listings

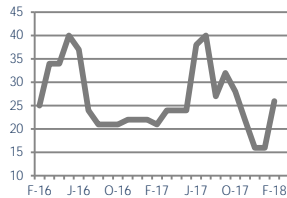
28



Down -3%  
Vs. Year Ago

### Current Contracts

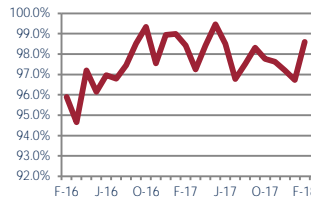
26



Up 24%  
Vs. Year Ago

### Sold Vs. List Price

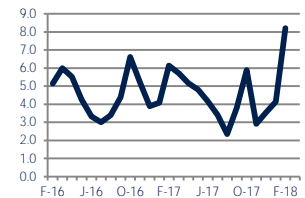
98.6%



No Change  
Vs. Year Ago

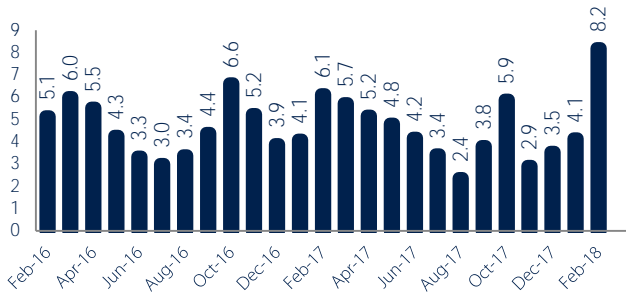
### Months of Supply

8.2



Up 34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

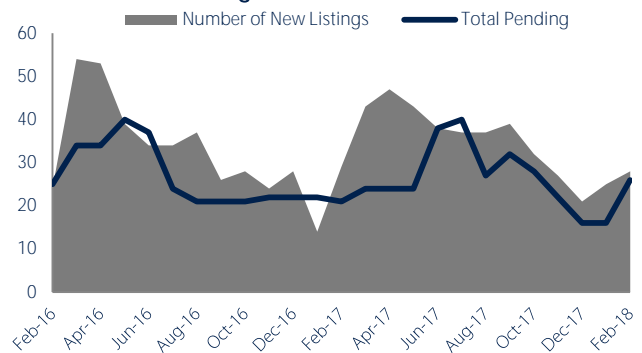
In February, there was 8.2 months of supply available in Douglassville, Boyertown, and Barto, compared to 6.1 in February 2017. That is an increase of 34% versus a year ago.

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.

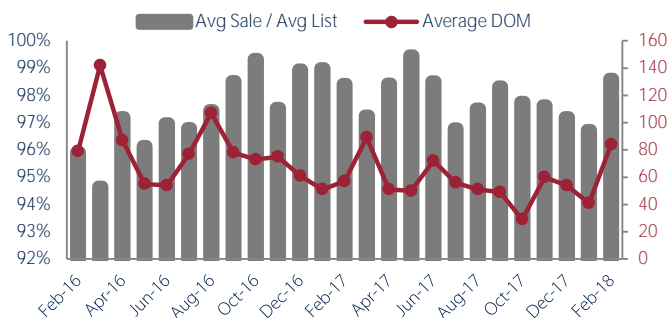
### New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Douglassville, Boyertown, and Barto compared to 29 in February 2017, a decrease of 3%. There were 26 current contracts pending sale this February compared to 21 a year ago. The number of current contracts is 24% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Douglassville, Boyertown, and Barto was 98.6% 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 84, higher than the average last year, which was 57, an increase of 47%.



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