

THE LONG & FOSTER MARKET MINUTE™

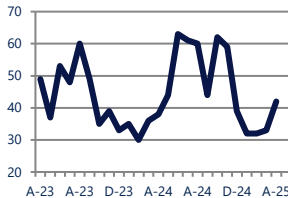
FOCUS ON: **POTTSTOWN, SPRING CITY, AND HONEY BROOK HOUSING MARKET**

APRIL 2025

Zip Code(s): 19465, 19475, 19344, 19343, 19520, 19470, 19457 and 19316

Units Sold

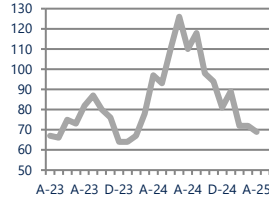
42



Up 11%
Vs. Year Ago

Active Inventory

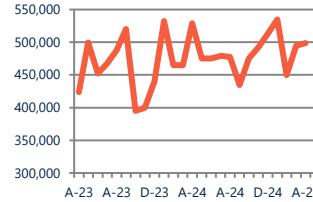
69



Down -29%
Vs. Year Ago

Median Sale Price

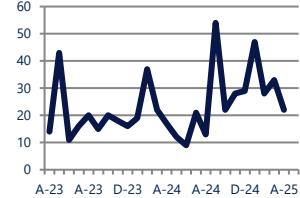
\$498,500



Down -6%
Vs. Year Ago

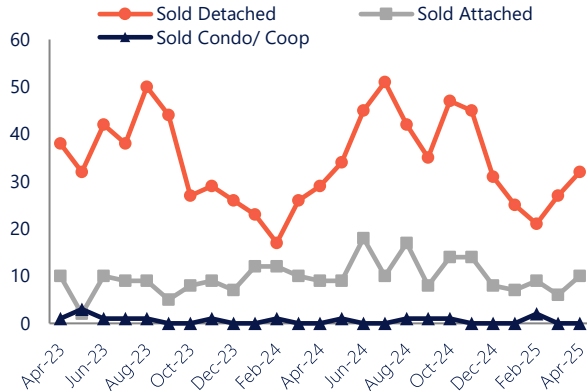
Days On Market

22



Up 29%
Vs. Year Ago

Units Sold*



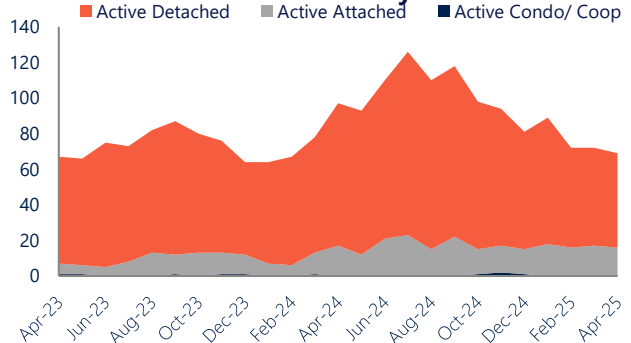
Units Sold

There was an increase in total units sold in April, with 42 sold this month in Pottstown, Spring City, and Honey Brook versus 33 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 11% versus April 2024.

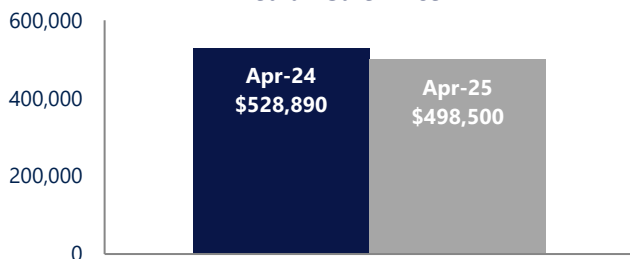
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 29%. The total number of active inventory this April was 69 compared to 97 in April 2024. This month's total of 69 is lower than the previous month's total supply of available inventory of 72, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Pottstown, Spring City, and Honey Brook Homes was \$528,890. This April, the median sale price was \$498,500, a decrease of 6% or \$30,390 compared to last year. The current median sold price is 1% 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.

Pottstown, Spring City, and Honey Brook are defined as properties listed in zip code/s 19465, 19475, 19344, 19343, 19520, 19470, 19457 and 19316.

*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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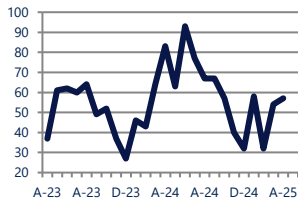
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New Listings

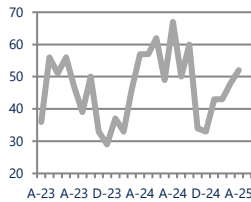
57



Down -31%
Vs. Year Ago

Current Contracts

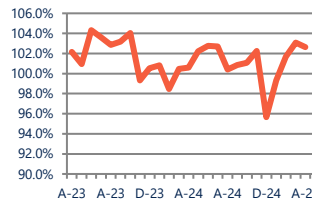
52



Down -9%
Vs. Year Ago

Sold Vs. List Price

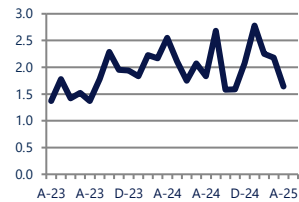
102.6%



Up 2%
Vs. Year Ago

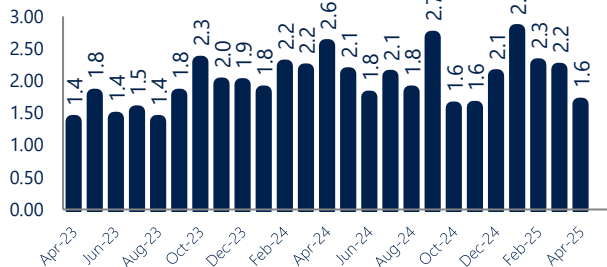
Months of Supply

1.6



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

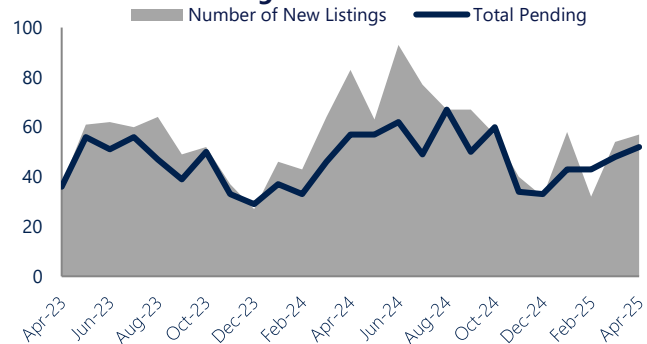
In April, there was 1.6 months of supply available in Pottstown, Spring City, and Honey Brook, compared to 2.6 in April 2024. That is a decrease of 36% versus a year ago.

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.

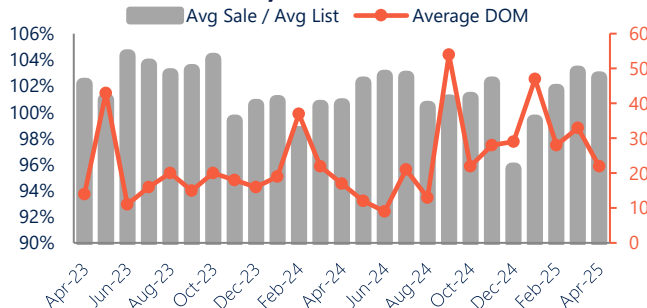
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Pottstown, Spring City, and Honey Brook compared to 83 in April 2024, a decrease of 31%. There were 52 current contracts pending sale this April compared to 57 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 Pottstown, Spring City, and Honey Brook was 102.6% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 17, an increase of 29%.

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