



# The Long & Foster Market Minute™

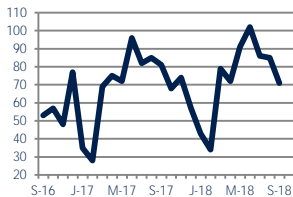
Focus On: Pottstown Housing Market

September 2018

Zip Code(s): 19464

## Units Sold

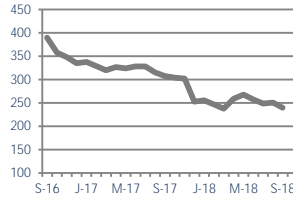
71



Down -12%  
Vs. Year Ago

## Active Inventory

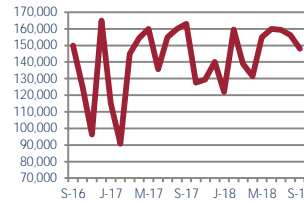
240



Down -22%  
Vs. Year Ago

## Median Sale Price

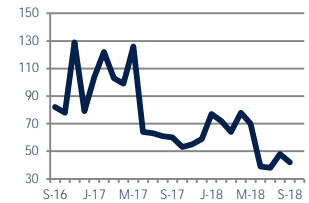
\$148,000



Down -9%  
Vs. Year Ago

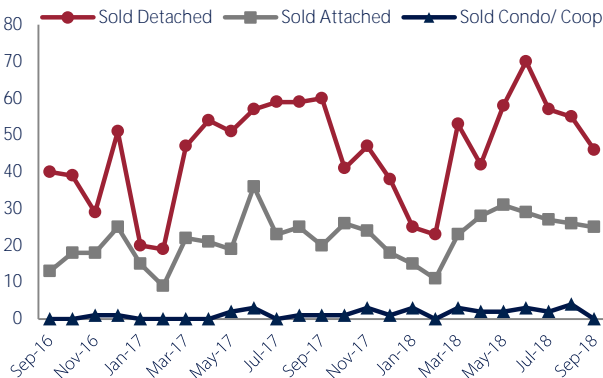
## Days On Market

42



Down -30%  
Vs. Year Ago

## Units Sold\*



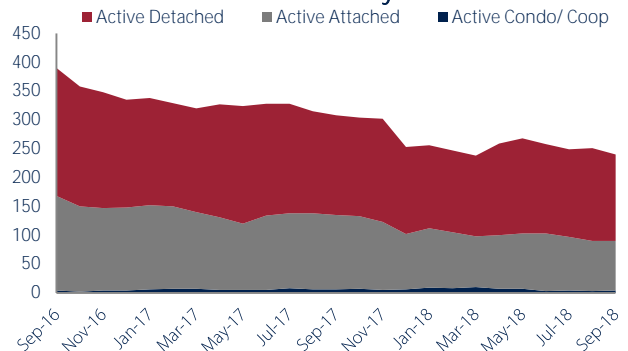
## Units Sold

There was a decrease in total units sold in September, with 71 sold this month in Pottstown versus 85 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 12% versus September 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 22%. The total number of active inventory this September was 240 compared to 308 in September 2017. This month's total of 240 is lower than the previous month's total supply of available inventory of 251, a decrease of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Pottstown Homes was \$163,000. This September, the median sale price was \$148,000, a decrease of 9% or \$15,000 compared to last year. The current median sold price is 5% lower than in August.

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

Pottstown are defined as properties listed in zip code/s 19464.

\*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.



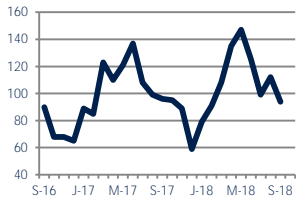
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19464

**New Listings**

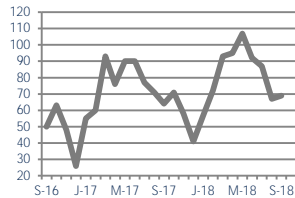
94



Down -2%  
Vs. Year Ago

**Current Contracts**

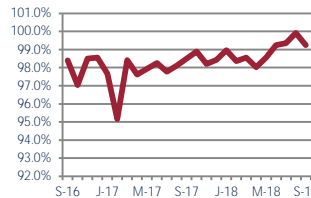
69



Up 8%  
Vs. Year Ago

**Sold Vs. List Price**

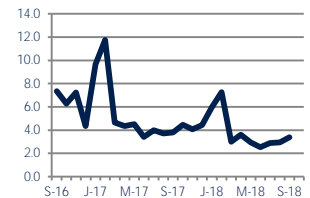
99.2%



Up 0.7%  
Vs. Year Ago

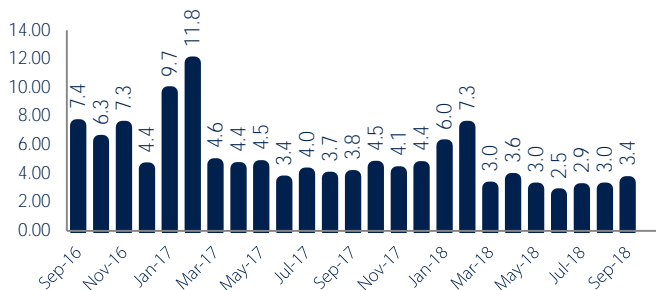
**Months of Supply**

3.4



Down -11%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

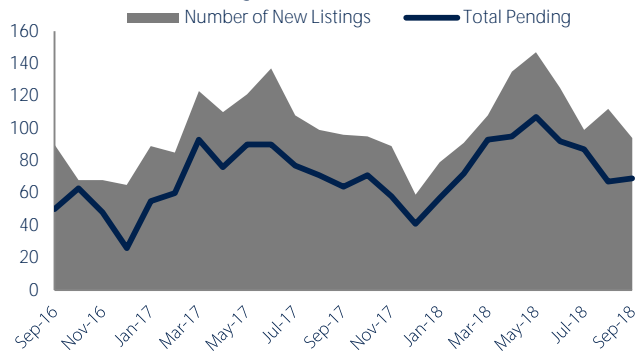
In September, there was 3.4 months of supply available in Pottstown, compared to 3.8 in September 2017. That is a decrease of 11% versus a year ago.

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.

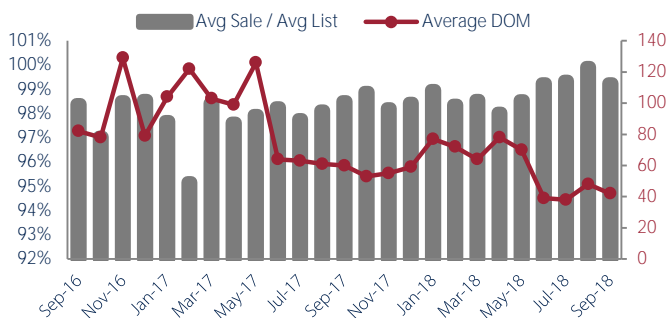
**New Listings & Current Contracts**

This month there were 94 homes newly listed for sale in Pottstown compared to 96 in September 2017, a decrease of 2%. There were 69 current contracts pending sale this September compared to 64 a year ago. The number of current contracts is 8% higher than last September.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In September, the average sale price in Pottstown was 99.2% of the average list price, which is 0.7% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 42, lower than the average last year, which was 60, a decrease of 30%.



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