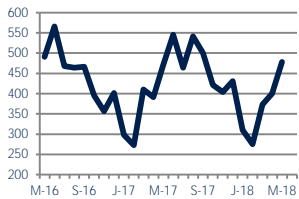




Units Sold

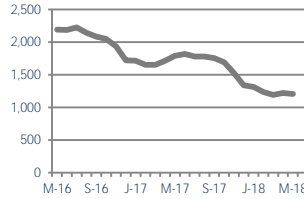
478



Up 1%
Vs. Year Ago

Active Inventory

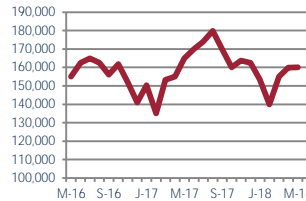
1,210



Down -33%
Vs. Year Ago

Median Sale Price

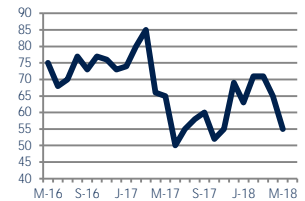
\$160,000



Down -3%
Vs. Year Ago

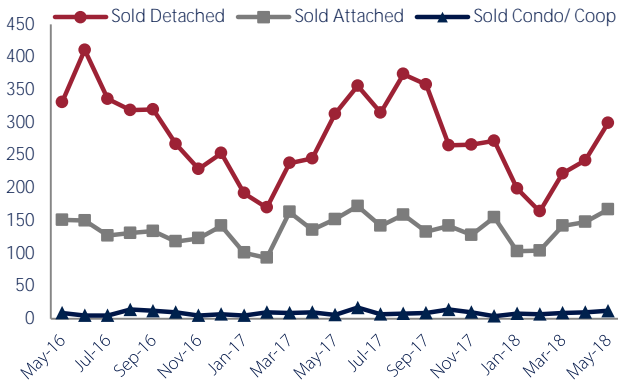
Days On Market

55



Down -15%
Vs. Year Ago

Units Sold*



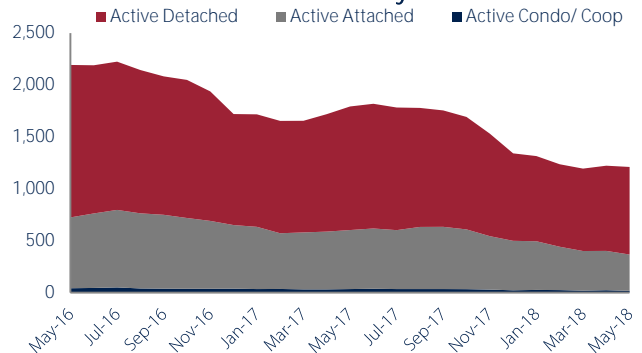
Units Sold

There was an increase in total units sold in May, with 478 sold this month in Berks County versus 400 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 1% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 583 units or 33%. The total number of active inventory this May was 1,210 compared to 1,793 in May 2017. This month's total of 1,210 is lower than the previous month's total supply of available inventory of 1,222, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Berks County Homes was \$164,969. This May, the median sale price was \$160,000, a decrease of 3% or \$4,969 compared to last year. The current median sold price is approximately the same as the median price in April.

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

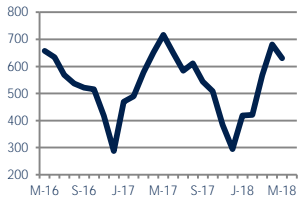


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.
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New Listings

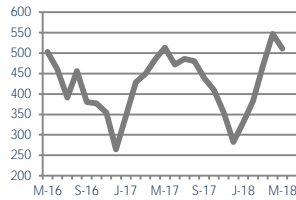
630



Down -12%
Vs. Year Ago

Current Contracts

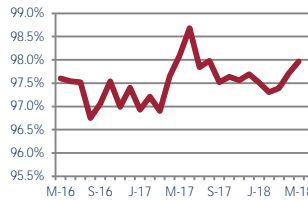
511



No Change
Vs. Year Ago

Sold Vs. List Price

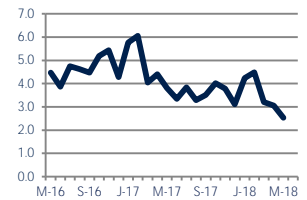
98.0%



No Change
Vs. Year Ago

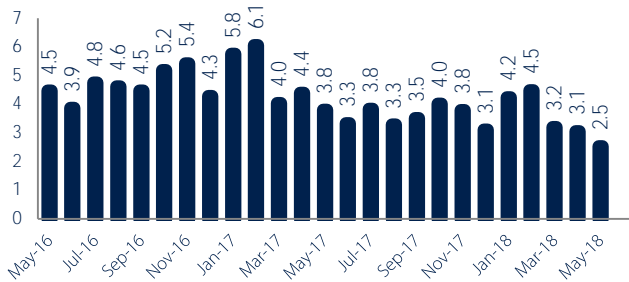
Months of Supply

2.5



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

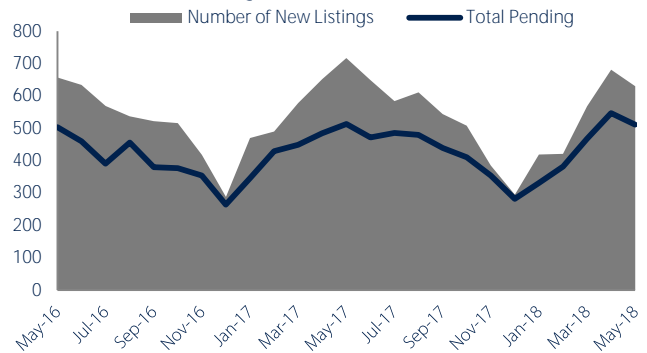
In May, there was 2.5 months of supply available in Berks County, compared to 3.8 in May 2017. That is a decrease of 34% versus a year ago.

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.

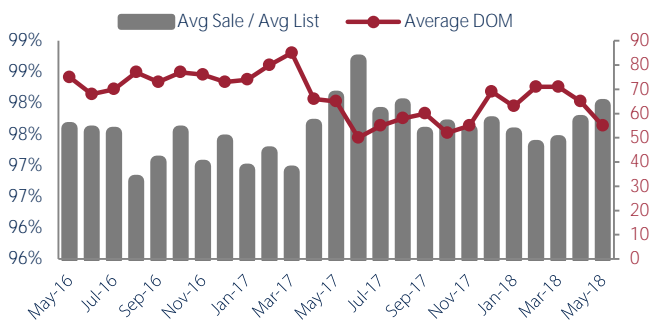
New Listings & Current Contracts

This month there were 630 homes newly listed for sale in Berks County compared to 717 in May 2017, a decrease of 12%. There were 511 current contracts pending sale this May, consistent with the volume a year ago. The number of current contracts is 7% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Berks County was 98.0% 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 55, lower than the average last year, which was 65, a decrease of 15%.



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