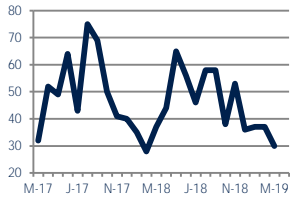


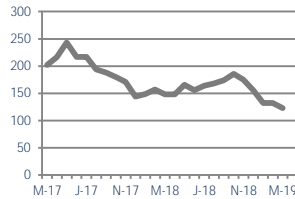
Zip Code(s): 19508, 19518, 19540, 18543 and 19519

Units Sold
30



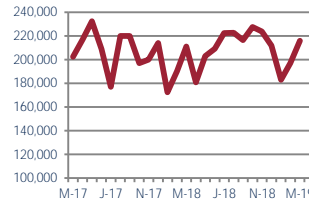
Down -19%
Vs. Year Ago

Active Inventory
123



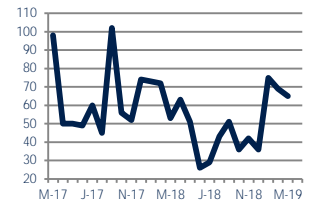
Down -17%
Vs. Year Ago

Median Sale Price
\$216,000



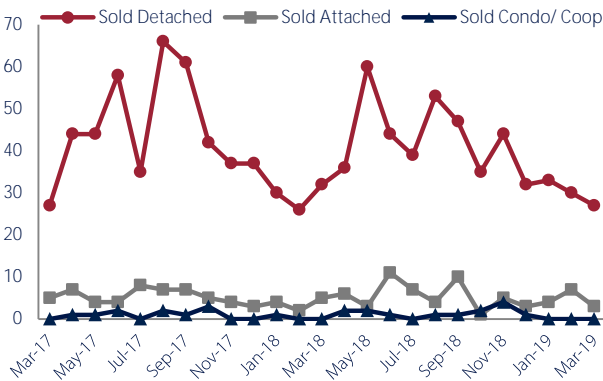
Up 2%
Vs. Year Ago

Days On Market
65



Up 23%
Vs. Year Ago

Units Sold*



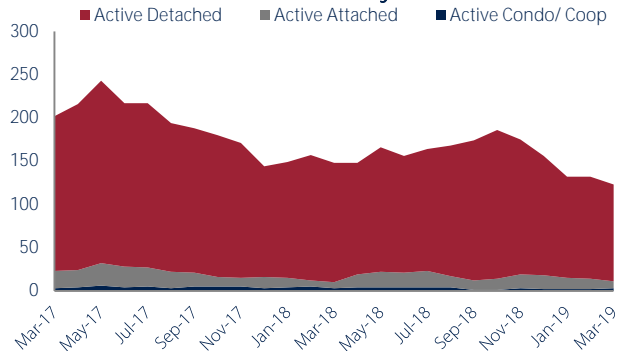
Units Sold

There was a decrease in total units sold in March, with 30 sold this month in Birdsboro, Douglassville, and Mohnton versus 37 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 19% versus March 2018.

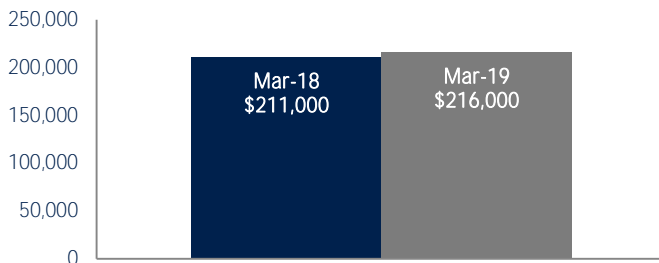
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 17%. The total number of active inventory this March was 123 compared to 148 in March 2018. This month's total of 123 is lower than the previous month's total supply of available inventory of 132, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Birdsboro, Douglassville, and Mohnton Homes was \$211,000. This March, the median sale price was \$216,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 10% higher than in February.

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

Birdsboro, Douglassville, and Mohnton are defined as properties listed in zip code/s 19508, 19518, 19540, 18543 and 19519.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



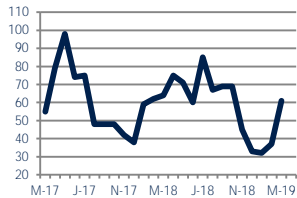
Focus On: Birdsboro, Douglassville, and Mohnton Housing Market

March 2019

Zip Code(s): 19508, 19518, 19540, 18543 and 19519

New Listings

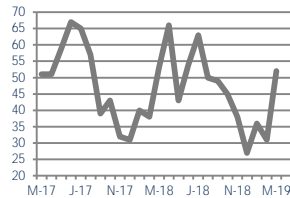
61



Down -5%
Vs. Year Ago

Current Contracts

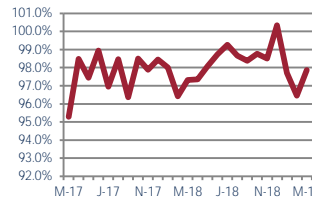
52



Down -2%
Vs. Year Ago

Sold Vs. List Price

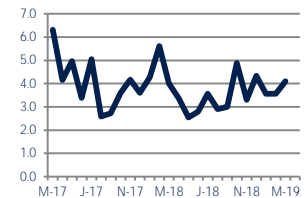
97.9%



Up 0.6%
Vs. Year Ago

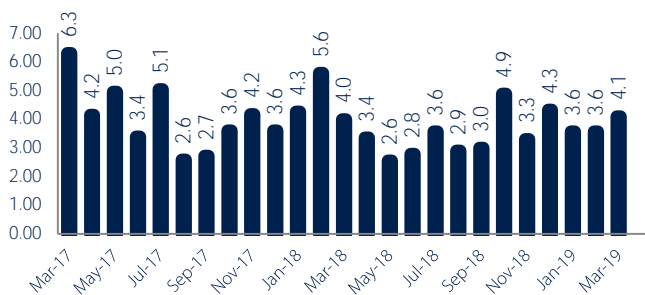
Months of Supply

4.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

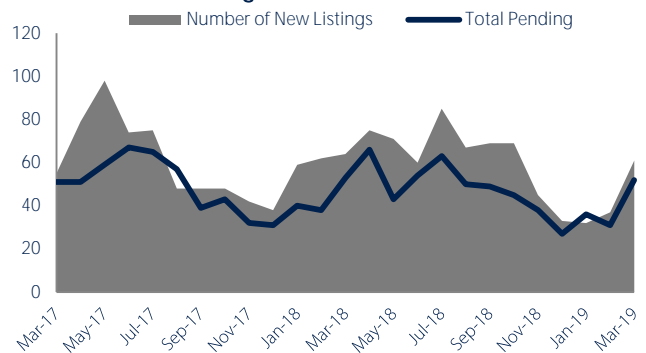
In March, there was 4.1 months of supply available in Birdsboro, Douglassville, and Mohnton. The amount of supply is similar compared to a year ago.

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.

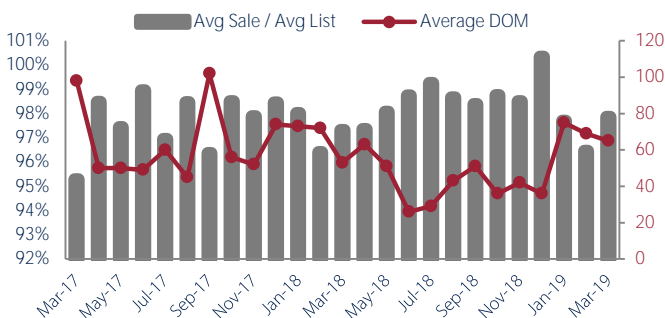
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Birdsboro, Douglassville, and Mohnton compared to 64 in March 2018, a decrease of 5%. There were 52 current contracts pending sale this March compared to 53 a year ago. The number of current contracts is 2% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Birdsboro, Douglassville, and Mohnton was 97.9% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 53, an increase of 23%.



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