

THE LONG & FOSTER MARKET MINUTE™

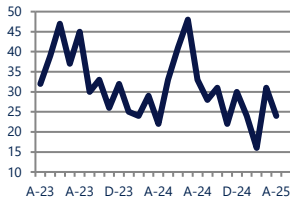
FOCUS ON: **BIRDSBORO, DOUGLASSVILLE, AND MOHNTON HOUSING MARKET**

APRIL 2025

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

Units Sold

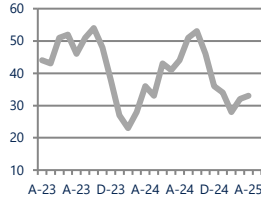
24



Up 9%
Vs. Year Ago

Active Inventory

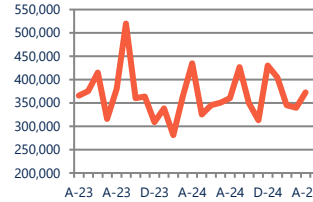
33



Down -8%
Vs. Year Ago

Median Sale Price

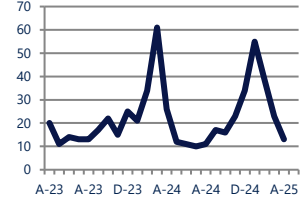
\$372,500



Down -14%
Vs. Year Ago

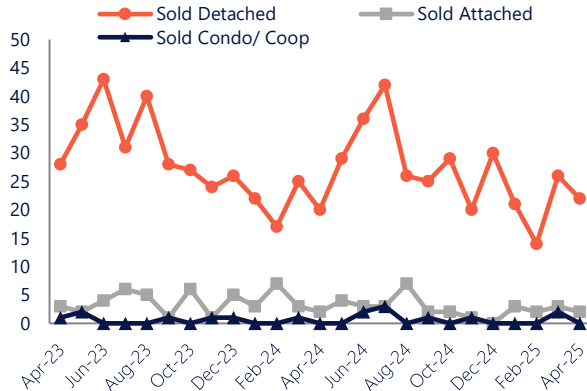
Days On Market

13



Down
Vs. Year Ago

Units Sold*



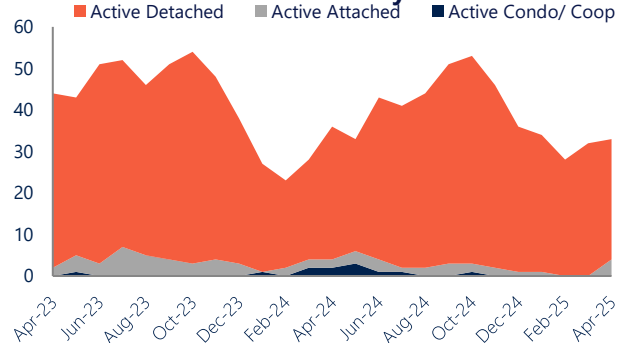
Units Sold

There was a decrease in total units sold in April, with 24 sold this month in Birdsboro, Douglassville, and Mohnton versus 31 last month, a decrease of 23%. This month's total units sold was higher than at this time last year, an increase of 9% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 8%. The total number of active inventory this April was 33 compared to 36 in April 2024. This month's total of 33 is higher than the previous month's total supply of available inventory of 32, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Birdsboro, Douglassville, and Mohnton Homes was \$435,000. This April, the median sale price was \$372,500, a decrease of 14% or \$62,500 compared to last year. The current median sold price is 10% 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.

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.

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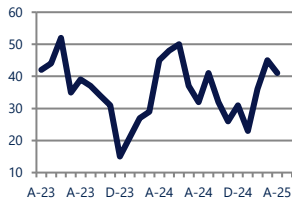
FOCUS ON: **BIRDSBORO, DOUGLASSVILLE, AND MOHNTON HOUSING MARKET**

APRIL 2025

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

New Listings

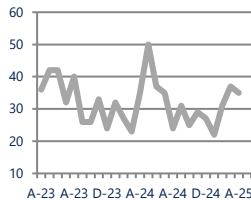
41



Down -9%
Vs. Year Ago

Current Contracts

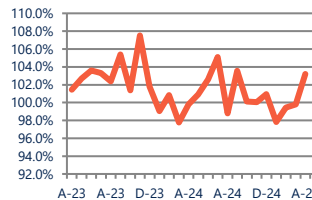
35



No Change
Vs. Year Ago

Sold Vs. List Price

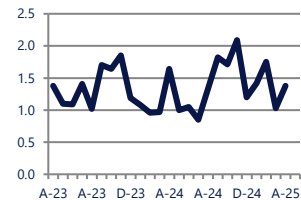
103.2%



Up 3.4%
Vs. Year Ago

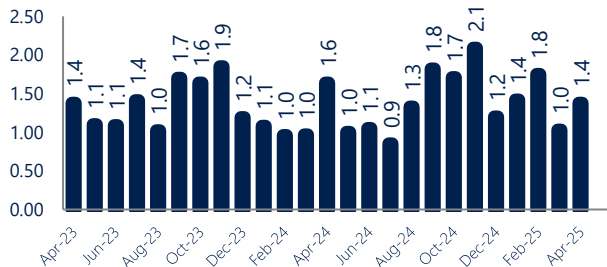
Months of Supply

1.4



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

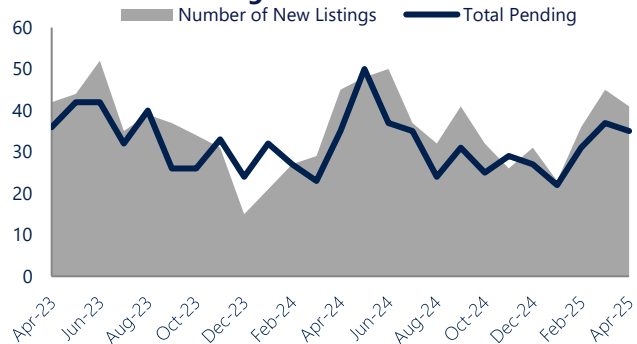
In April, there was 1.4 months of supply available in Birdsboro, Douglassville, and Mohnton, compared to 1.6 in April 2024. That is a decrease of 16% versus a year ago.

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.

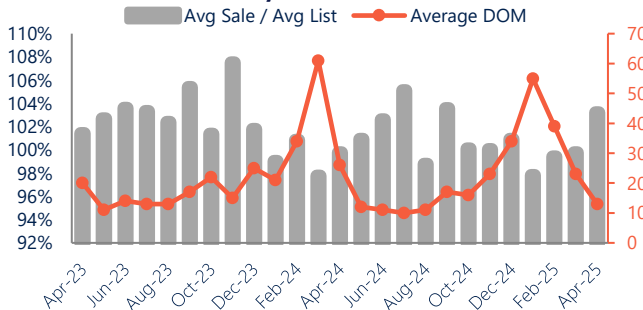
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Birdsboro, Douglassville, and Mohnton compared to 45 in April 2024, a decrease of 9%. There were 35 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 5% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Birdsboro, Douglassville, and Mohnton was 103.2% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 26. This decrease was impacted by the limited number of sales.

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