



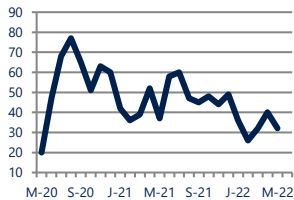
## Focus On: Birdsboro, Douglassville, and Mohnton Housing Market

May 2022

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

### Units Sold

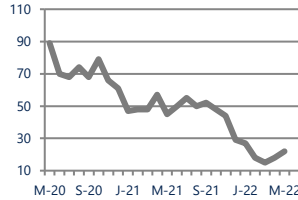
32



Down -14%  
Vs. Year Ago

### Active Inventory

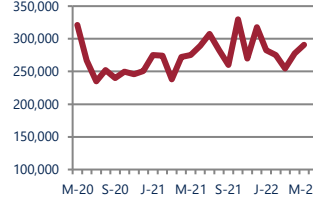
22



Down -51%  
Vs. Year Ago

### Median Sale Price

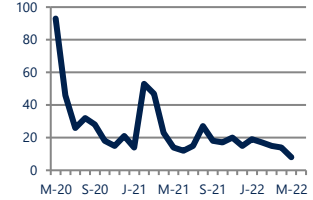
\$291,000



Up 6%  
Vs. Year Ago

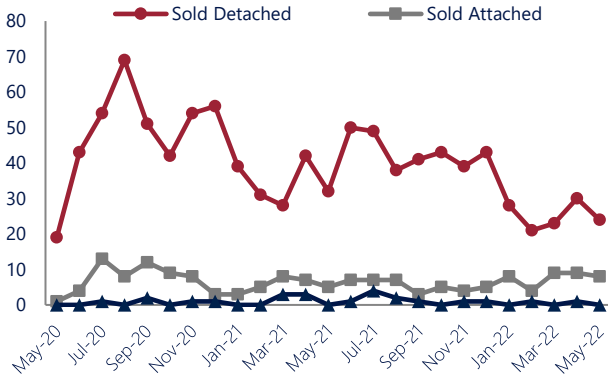
### Days On Market

8



Down -43%  
Vs. Year Ago

### Units Sold\*



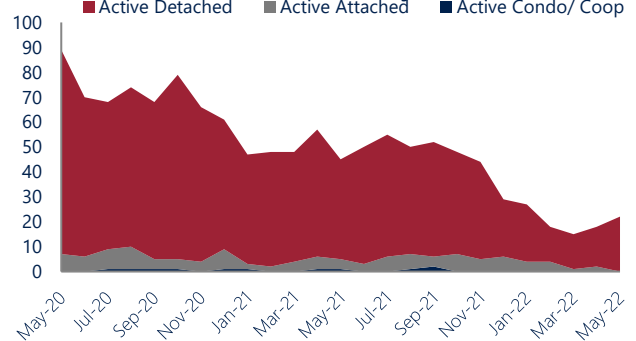
### Units Sold

There was a decrease in total units sold in May, with 32 sold this month in Birdsboro, Douglassville, and Mohnton versus 40 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 14% versus May 2021.

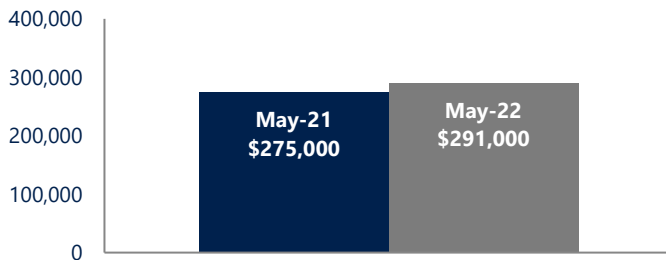
### Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 51%. The total number of active inventory this May was 22 compared to 45 in May 2021. This month's total of 22 is higher than the previous month's total supply of available inventory of 18, an increase of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Birdsboro, Douglassville, and Mohnton Homes was \$275,000. This May, the median sale price was \$291,000, an increase of 6% or \$16,000 compared to last year. The current median sold price is 5% higher than in April.

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.

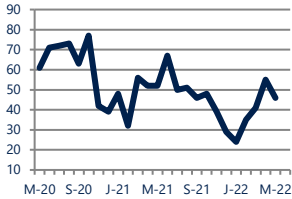




Zip Code(s): 19508, 19518, 19540, 18543 and 19519

### New Listings

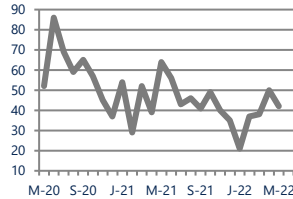
46



**Down -12%**  
Vs. Year Ago

### Current Contracts

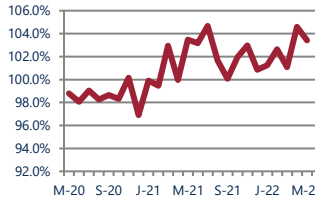
42



**Down -34%**  
Vs. Year Ago

### Sold Vs. List Price

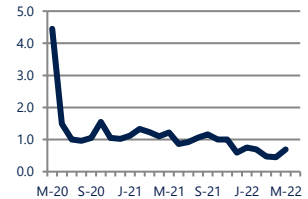
103.4%



**No Change**  
Vs. Year Ago

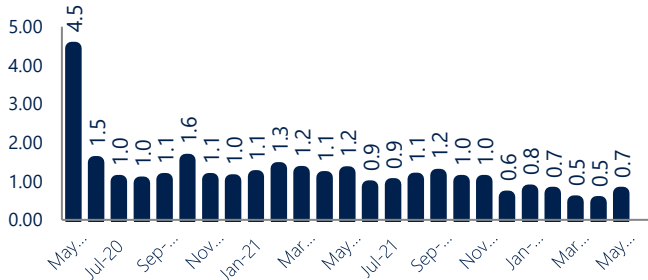
### Months of Supply

0.7



**Down -43%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

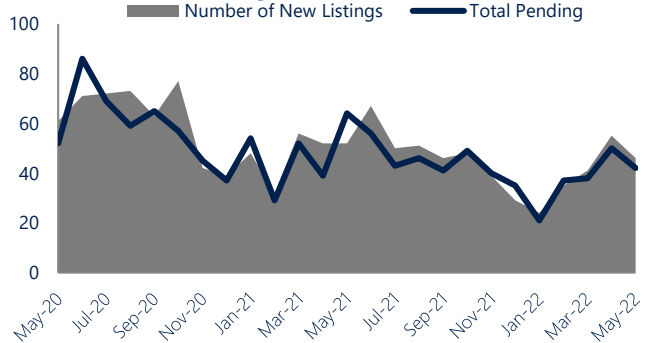
In May, there was 0.7 months of supply available in Birdsboro, Douglassville, and Mohnton, compared to 1.2 in May 2021. That is a decrease of 43% versus a year ago.

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.

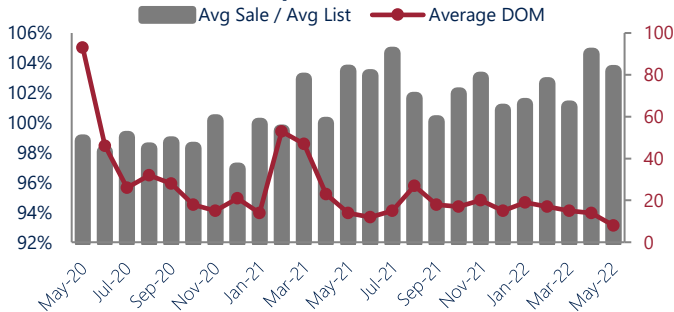
### New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Birdsboro, Douglassville, and Mohnton compared to 52 in May 2021, a decrease of 12%. There were 42 current contracts pending sale this May compared to 64 a year ago. The number of current contracts is 34% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Birdsboro, Douglassville, and Mohnton was 103.4% 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 8, lower than the average last year, which was 14, a decrease of 43%.



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