

THE LONG & FOSTER MARKET MINUTE™

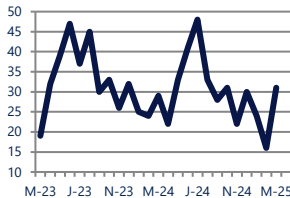
FOCUS ON: **BIRDSBORO, DOUGLASSVILLE, AND MOHNTON HOUSING MARKET**

MARCH 2025

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

Units Sold

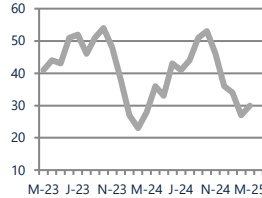
31



Up
Vs. Year Ago

Active Inventory

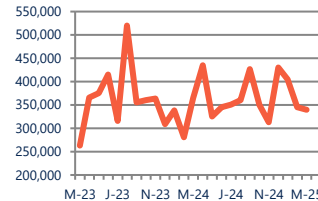
30



Up 7%
Vs. Year Ago

Median Sale Price

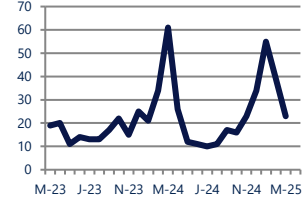
\$340,000



Down -7%
Vs. Year Ago

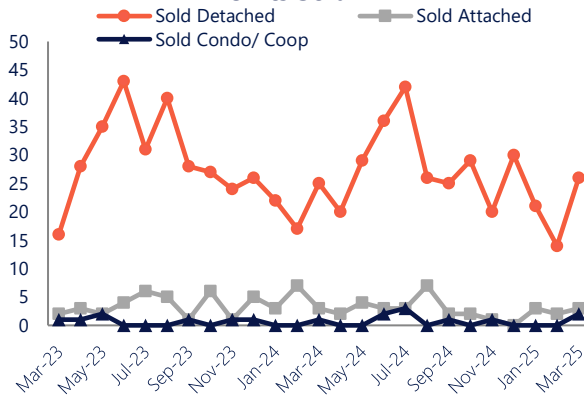
Days On Market

23



Down
Vs. Year Ago

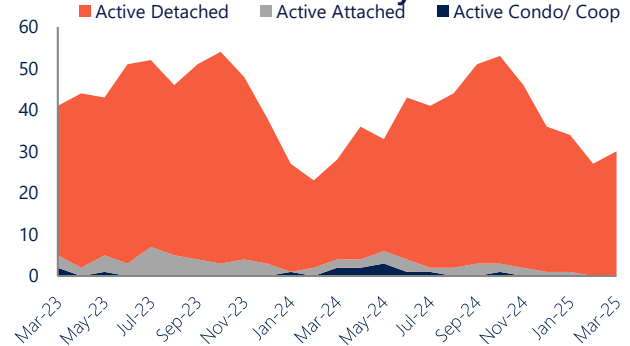
Units Sold*



Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 31 sold this month in Birdsboro, Douglassville, and Mohnton. This month's total units sold was higher than at this time last year, an increase from March 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 7%. The total number of active inventory this March was 30 compared to 28 in March 2024.

This month's total of 30 is higher than the previous month's total supply of available inventory of 27, an increase of 11%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Birdsboro, Douglassville, and Mohnton Homes was \$365,000. This March, the median sale price was \$340,000, a decrease of 7% or \$25,000 compared to last year. The current median sold price is 1% lower 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.

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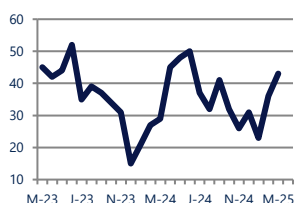
FOCUS ON: **BIRDSBORO, DOUGLASSVILLE, AND MOHNTON HOUSING MARKET**

MARCH 2025

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New Listings

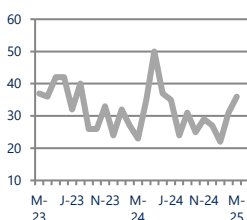
43



Up 48%
Vs. Year Ago

Current Contracts

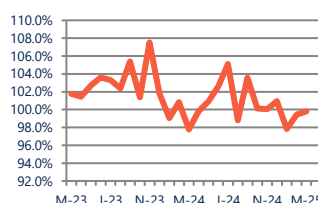
36



Up 57%
Vs. Year Ago

Sold Vs. List Price

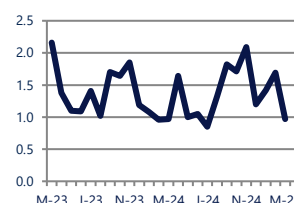
99.8%



Up 2.1%
Vs. Year Ago

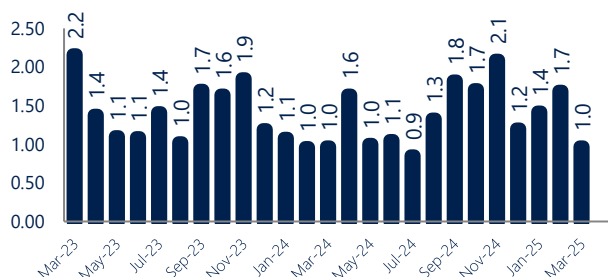
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

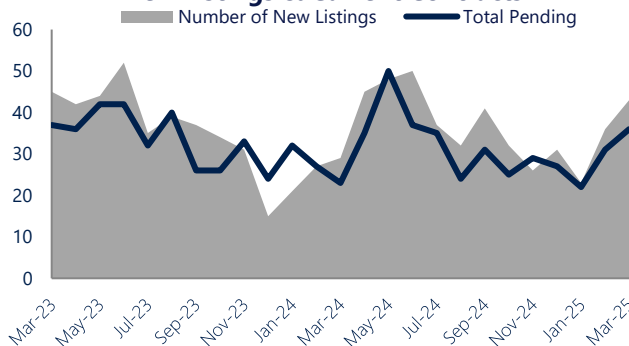
In March, there was 1.0 months of supply available in Birdsboro, Douglassville, and Mohnton. The amount of supply is similar compared to a year ago.

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.

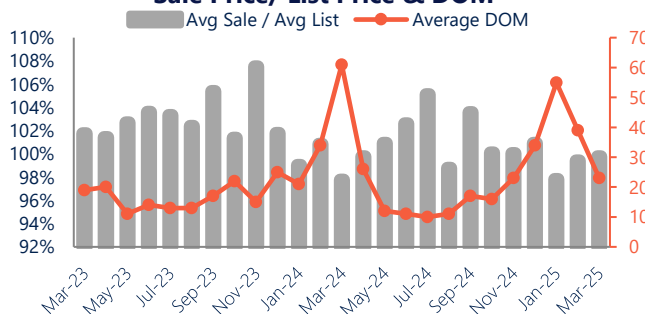
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Birdsboro, Douglassville, and Mohnton compared to 29 in March 2024, an increase of 48%. There were 36 current contracts pending sale this March compared to 23 a year ago. The number of current contracts is 57% higher 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 99.8% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 61. This decrease was impacted by the limited number of sales.

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