

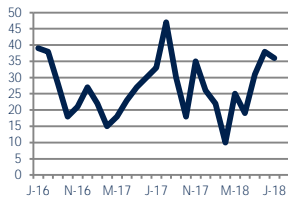
Focus On: Douglassville, Boyertown, and Barto Housing Market

July 2018

Zip Code(s): 19512, 19504, 19505, 19503, 18056, 19545 and 19548

Units Sold

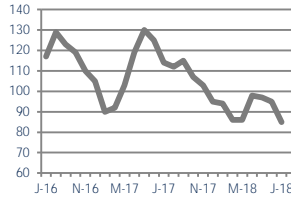
36



Up 9%
Vs. Year Ago

Active Inventory

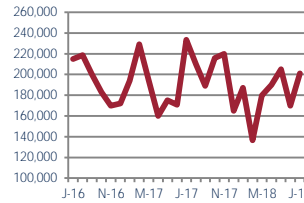
85



Down -25%
Vs. Year Ago

Median Sale Price

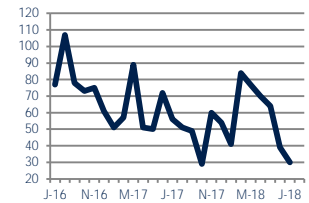
\$201,000



Down -14%
Vs. Year Ago

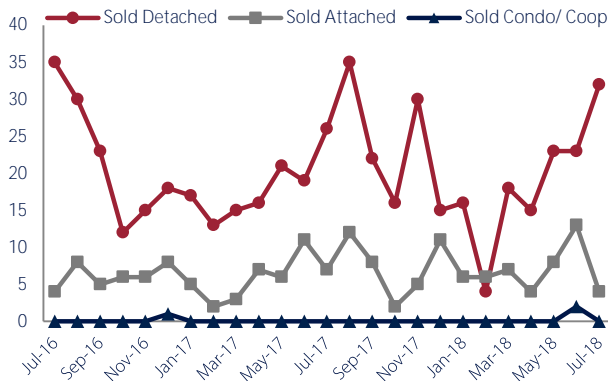
Days On Market

30



Down -46%
Vs. Year Ago

Units Sold*



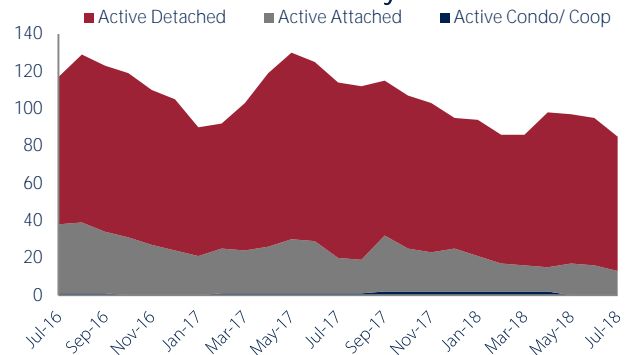
Units Sold

There was a decrease in total units sold in July, with 36 sold this month in Douglassville, Boyertown, and Barto versus 38 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2017.

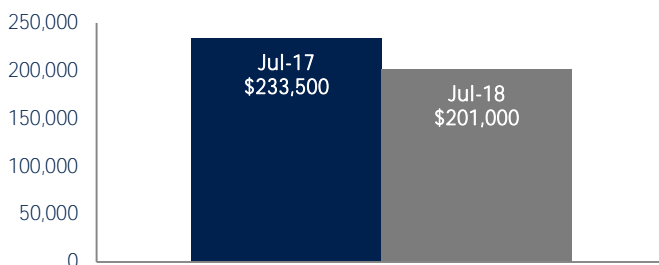
Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 25%. The total number of active inventory this July was 85 compared to 114 in July 2017. This month's total of 85 is lower than the previous month's total supply of available inventory of 95, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Douglassville, Boyertown, and Barto Homes was \$233,500. This July, the median sale price was \$201,000, a decrease of 14% or \$32,500 compared to last year. The current median sold price is 18% higher than in June.

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

Douglassville, Boyertown, and Barto are defined as properties listed in zip code/s 19512, 19504, 19505, 19503, 18056, 19545 and 19548.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



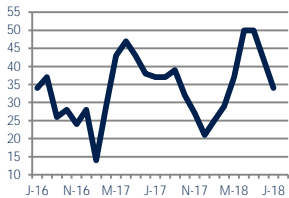
Focus On: Douglassville, Boyertown, and Barto Housing Market

July 2018

Zip Code(s): 19512, 19504, 19505, 19503, 18056, 19545 and 19548

New Listings

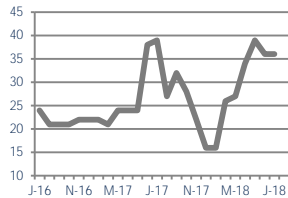
34



Down -8%
Vs. Year Ago

Current Contracts

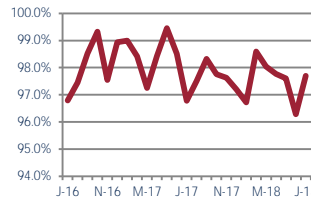
36



Down -8%
Vs. Year Ago

Sold Vs. List Price

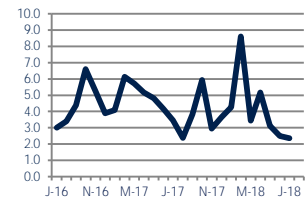
97.7%



Up 1%
Vs. Year Ago

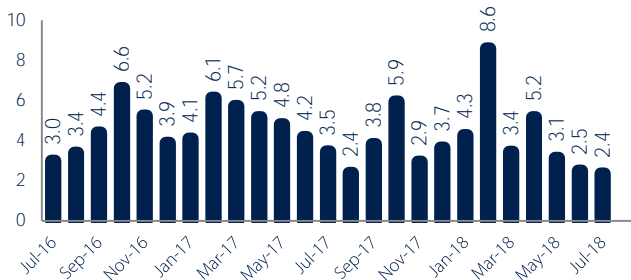
Months of Supply

2.4



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

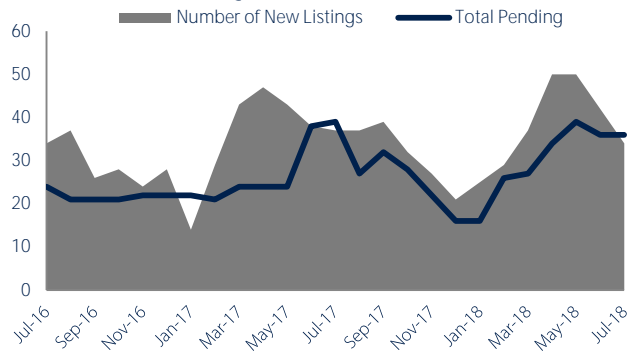
In July, there was 2.4 months of supply available in Douglassville, Boyertown, and Barto, compared to 3.5 in July 2017. That is a decrease of 32% versus a year ago.

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.

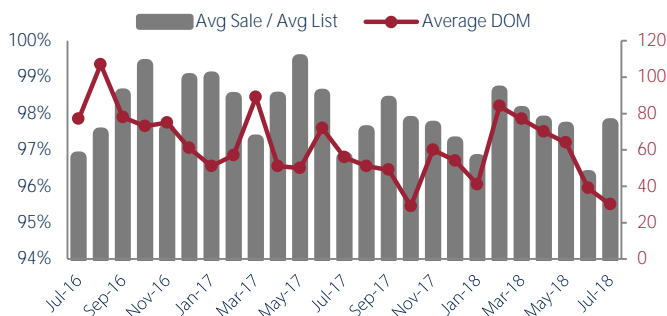
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Douglassville, Boyertown, and Barto compared to 37 in July 2017, a decrease of 8%. There were 36 current contracts pending sale this July compared to 39 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Douglassville, Boyertown, and Barto was 97.7% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 56, a decrease of 46%.



Douglassville, Boyertown, and Barto are defined as properties listed in zip code/s 19512, 19504, 19505, 19503, 18056, 19545 and 19548.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.

