

# THE LONG & FOSTER MARKET MINUTE™

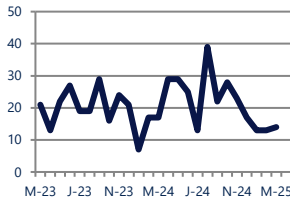
FOCUS ON: **DOUGLASSVILLE, BOYERTOWN, AND BARTO HOUSING MARKET**

MARCH 2025

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

## Units Sold

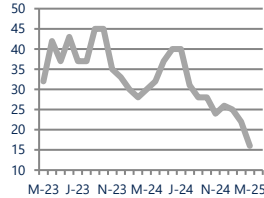
14



**Down -18%**  
Vs. Year Ago

## Active Inventory

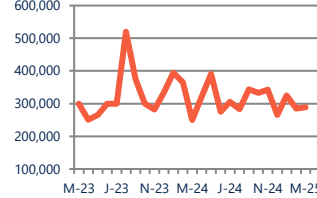
16



**Down -47%**  
Vs. Year Ago

## Median Sale Price

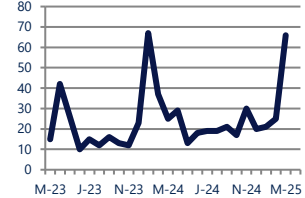
\$288,500



**Up 15%**  
Vs. Year Ago

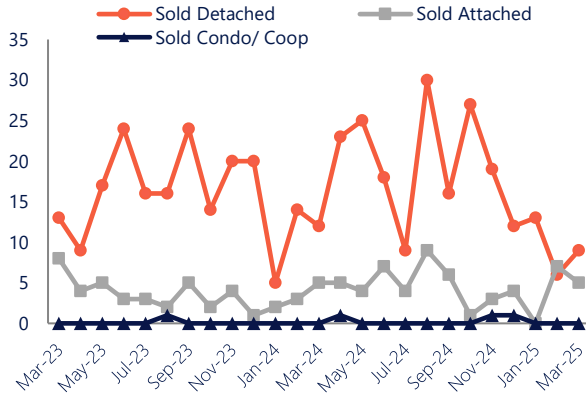
## Days On Market

66



**Up**  
Vs. Year Ago

## Units Sold\*



## Units Sold

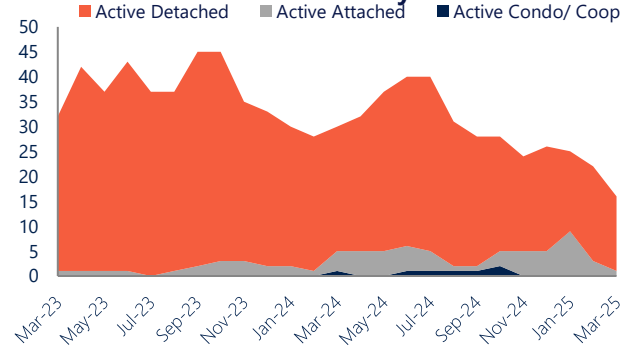
There was an increase in total units sold in March, with 14 sold this month in Douglassville, Boyertown, and Barto versus 13 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 18% versus March 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 47%. The total number of active inventory this March was 16 compared to 30 in March 2024.

This month's total of 16 is lower than the previous month's total supply of available inventory of 22, a decrease of 27%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Douglassville, Boyertown, and Barto Homes was \$249,900. This March, the median sale price was \$288,500, an increase of 15% or \$38,600 compared to last year. The current median sold price is 1% 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.

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 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.

**LONG & FOSTER**  
REAL ESTATE



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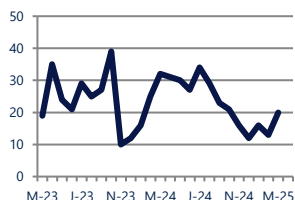
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MARCH 2025

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

## New Listings

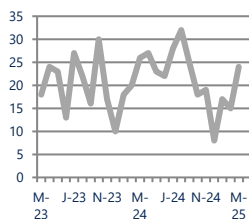
20



**Down -38%**  
Vs. Year Ago

## Current Contracts

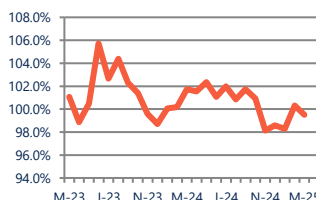
24



**Down -8%**  
Vs. Year Ago

## Sold Vs. List Price

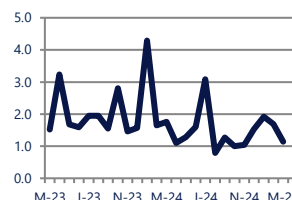
99.5%



**Down -2.2%**  
Vs. Year Ago

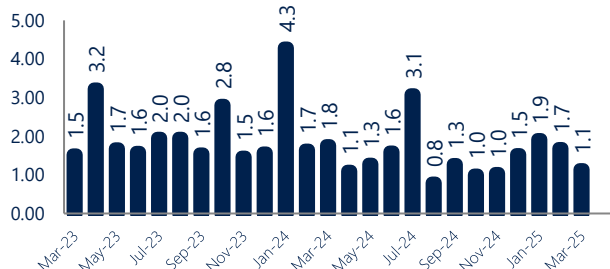
## Months of Supply

1.1



**Down -35%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

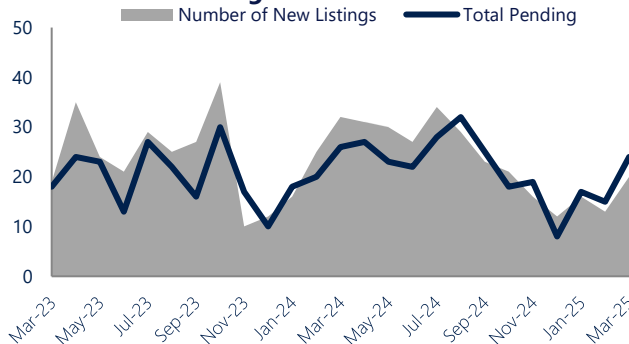
In March, there was 1.1 months of supply available in Douglassville, Boyertown, and Barto, compared to 1.8 in March 2024. That is a decrease of 35% versus a year ago.

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.

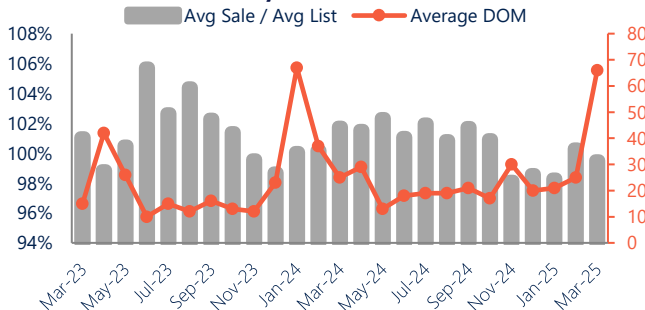
## New Listings & Current Contracts

This month there were 20 homes newly listed for sale in Douglassville, Boyertown, and Barto compared to 32 in March 2024, a decrease of 38%. There were 24 current contracts pending sale this March compared to 26 a year ago. The number of current contracts is 8% 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 Douglassville, Boyertown, and Barto was 99.5% of the average list price, which is 2.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 25. This increase was impacted by the limited number of sales.

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