

THE LONG & FOSTER MARKET MINUTE™

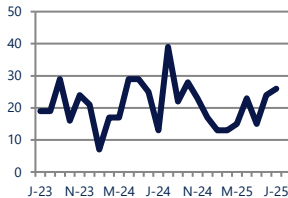
FOCUS ON: **DOUGLASSVILLE, BOYERTOWN, AND BARTO HOUSING MARKET**

JULY 2025

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

Units Sold

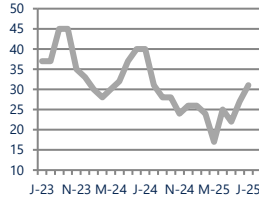
26



Up
Vs. Year Ago

Active Inventory

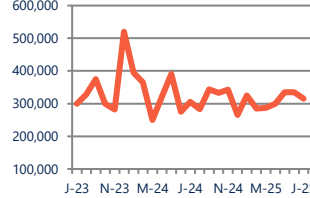
31



Down -22%
Vs. Year Ago

Median Sale Price

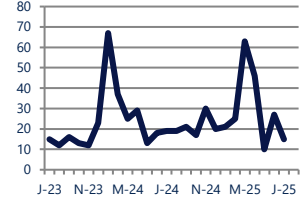
\$314,950



Up 3%
Vs. Year Ago

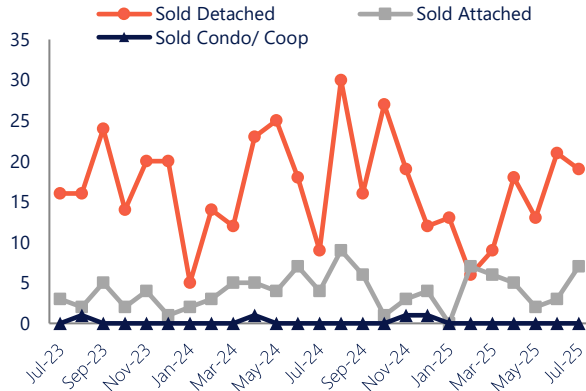
Days On Market

15



Down -21%
Vs. Year Ago

Units Sold*



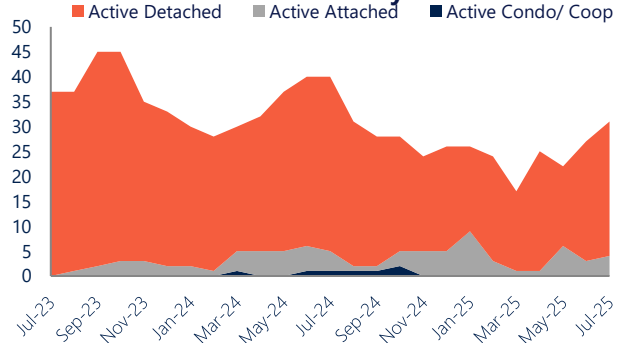
Units Sold

With relatively few transactions, there was an increase in total units sold in July, with 26 sold this month in Douglassville, Boyertown, and Barto. This month's total units sold was higher than at this time last year, an increase from July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 23%. The total number of active inventory this July was 31 compared to 40 in July 2024. This month's total of 31 is higher than the previous month's total supply of available inventory of 27, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Douglassville, Boyertown, and Barto Homes was \$305,000. This July, the median sale price was \$314,950, an increase of 3% or \$9,950 compared to last year. The current median sold price is 6% lower 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 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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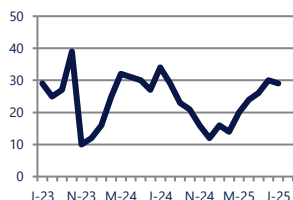
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JULY 2025

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

New Listings

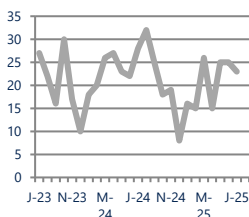
29



Down -15%
Vs. Year Ago

Current Contracts

23



Down -18%
Vs. Year Ago

Sold Vs. List Price

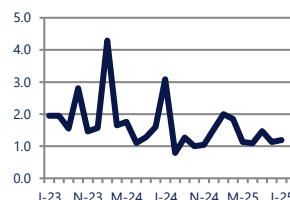
100.1%



Down -1.8%
Vs. Year Ago

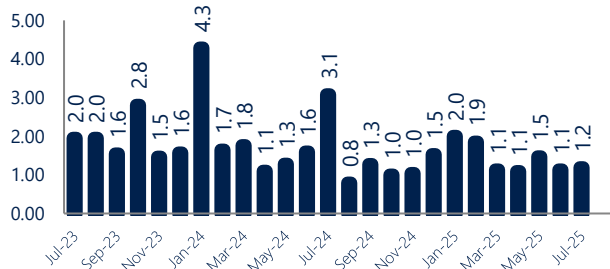
Months of Supply

1.2



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

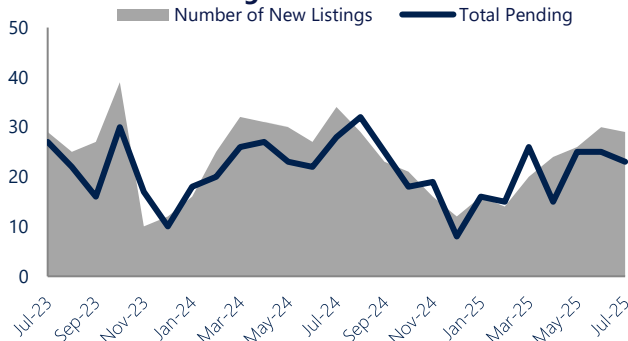
In July, there was 1.2 months of supply available in Douglassville, Boyertown, and Barto, compared to 3.1 in July 2024. That is a decrease of 61% versus a year ago.

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.

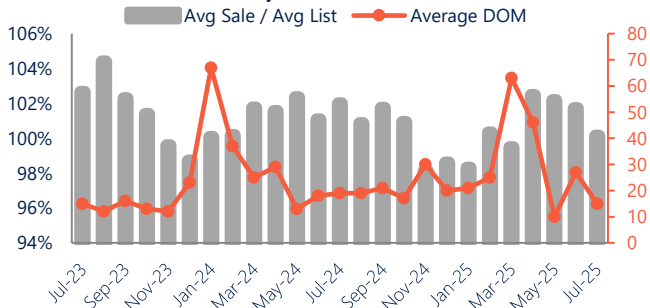
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Douglassville, Boyertown, and Barto compared to 34 in July 2024, a decrease of 15%. There were 23 current contracts pending sale this July compared to 28 a year ago. The number of current contracts is 18% lower than 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 100.1% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 19, a decrease of 21%.

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