

THE LONG & FOSTER MARKET MINUTE™

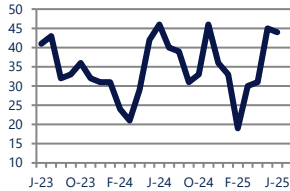
FOCUS ON: **FLEETWOOD, BLANDON, AND KUTZTOWN HOUSING MARKET**

JUNE 2025

Zip Code(s): 19522, 19510, 19530, 19551, 19539, 19547, 19562, 19536, 19538 and 19511

Units Sold

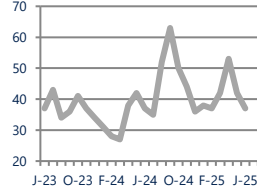
44



Down -4%
Vs. Year Ago

Active Inventory

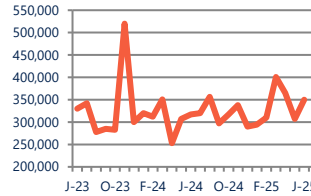
37



No Change
Vs. Year Ago

Median Sale Price

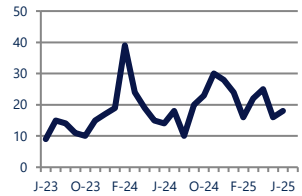
\$350,000



Up 10%
Vs. Year Ago

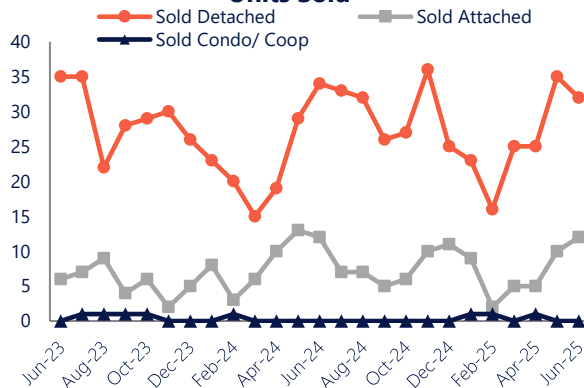
Days On Market

18



Up 29%
Vs. Year Ago

Units Sold*



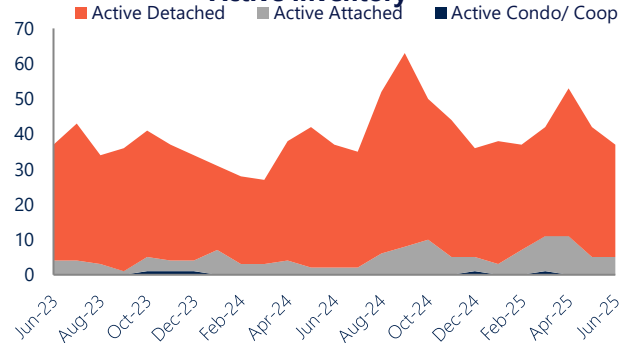
Units Sold

There was a decrease in total units sold in June, with 44 sold this month in Fleetwood, Blandon, and Kutztown versus 45 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 4% versus June 2024.

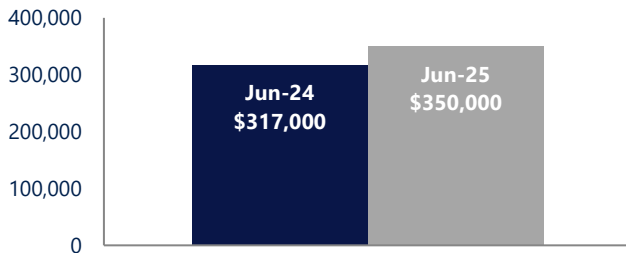
Active Inventory

The total number of homes available this month is 37 units, which is similar compared to a year ago. This month's total of 37 is lower than the previous month's total supply of available inventory of 42, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Fleetwood, Blandon, and Kutztown Homes was \$317,000. This June, the median sale price was \$350,000, an increase of 10% or \$33,000 compared to last year. The current median sold price is 14% higher than in May.

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

Fleetwood, Blandon, and Kutztown are defined as properties listed in zip code/s 19522, 19510, 19530, 19551, 19539, 19547, 19562, 19536, 19538 and 19511.

*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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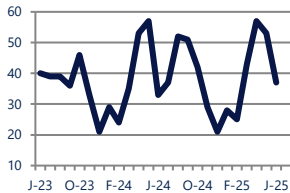
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New Listings

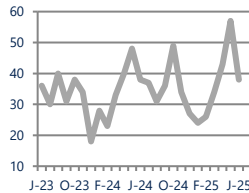
37



Up 12%
Vs. Year Ago

Current Contracts

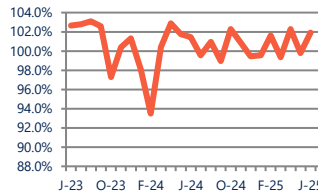
38



No Change
Vs. Year Ago

Sold Vs. List Price

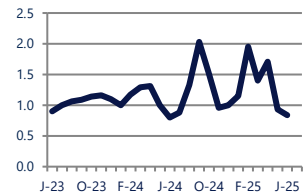
101.9%



No Change
Vs. Year Ago

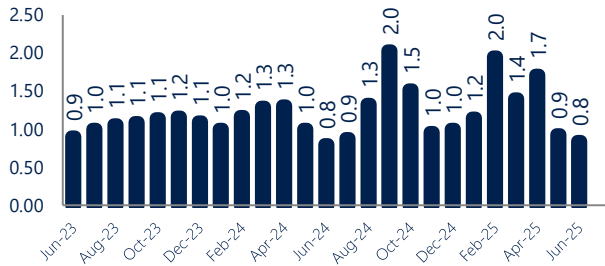
Months of Supply

0.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

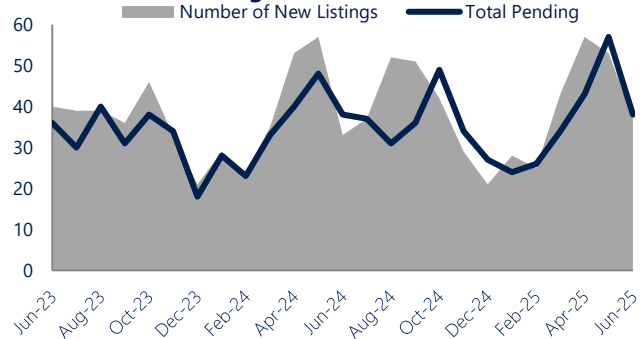
In June, there was 0.8 months of supply available in Fleetwood, Blandon, and Kutztown. The amount of supply is similar compared to a year ago.

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.

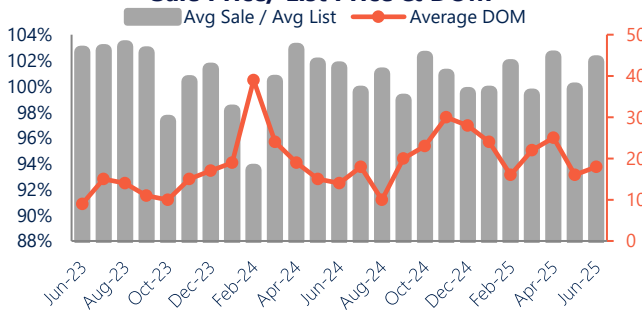
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Fleetwood, Blandon, and Kutztown compared to 33 in June 2024, an increase of 12%. There were 38 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 33% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Fleetwood, Blandon, and Kutztown was 101.9% 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 18, higher than the average last year, which was 14, an increase of 29%.

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