

THE LONG & FOSTER MARKET MINUTE™

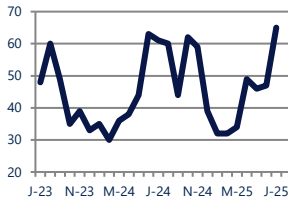
FOCUS ON: **POTTSTOWN, SPRING CITY, AND HONEY BROOK HOUSING MARKET**

JULY 2025

Zip Code(s): 19465, 19475, 19344, 19343, 19520, 19470, 19457 and 19316

Units Sold

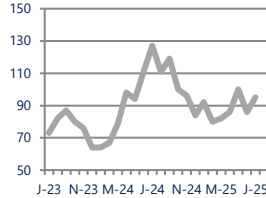
65



Up 7%
Vs. Year Ago

Active Inventory

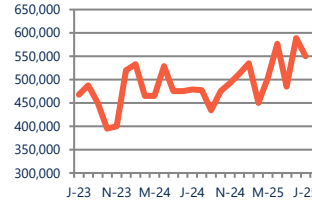
95



Down -25%
Vs. Year Ago

Median Sale Price

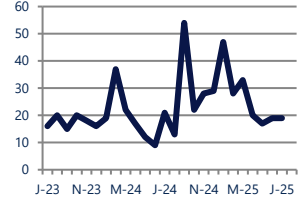
\$550,000



Up 15%
Vs. Year Ago

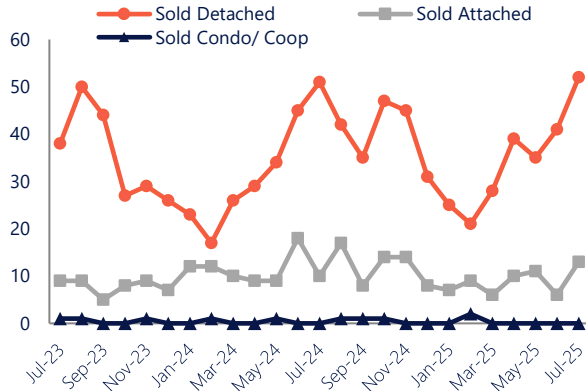
Days On Market

19



Down -10%
Vs. Year Ago

Units Sold*



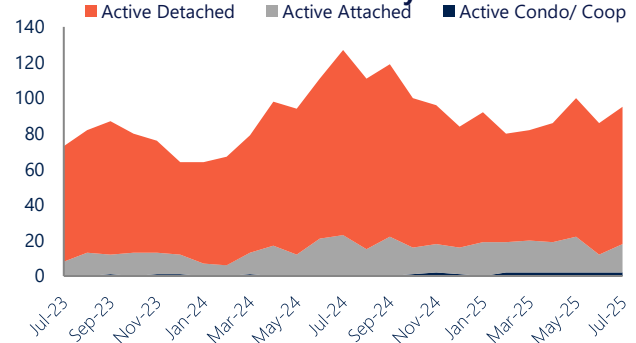
Units Sold

There was an increase in total units sold in July, with 65 sold this month in Pottstown, Spring City, and Honey Brook. This month's total units sold was higher than at this time last year.

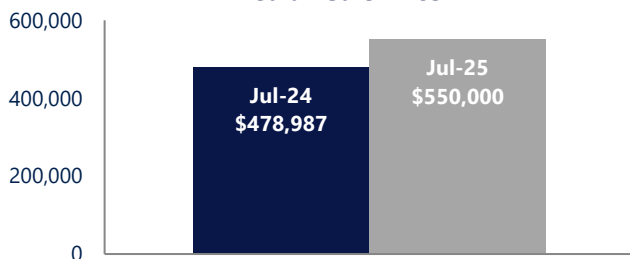
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 25%. The total number of active inventory this July was 95 compared to 127 in July 2024. This month's total of 95 is higher than the previous month's total supply of available inventory of 86, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Pottstown, Spring City, and Honey Brook Homes was \$478,987. This July, the median sale price was \$550,000, an increase of 15% or \$71,013 compared to last year. The current median sold price is 7% 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.

Pottstown, Spring City, and Honey Brook are defined as properties listed in zip code/s 19465, 19475, 19344, 19343, 19520, 19470, 19457 and 19316.

*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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MARKET MINUTE™

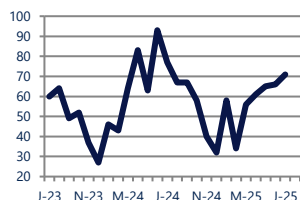
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New Listings

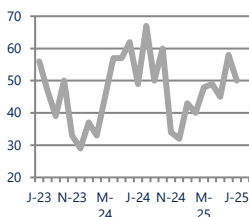
71



Down -8%
Vs. Year Ago

Current Contracts

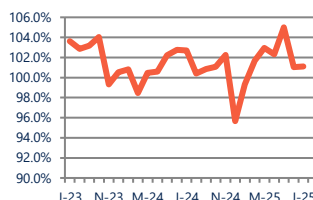
50



Up 2%
Vs. Year Ago

Sold Vs. List Price

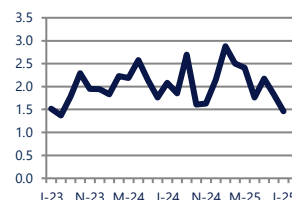
101.1%



Down -1.5%
Vs. Year Ago

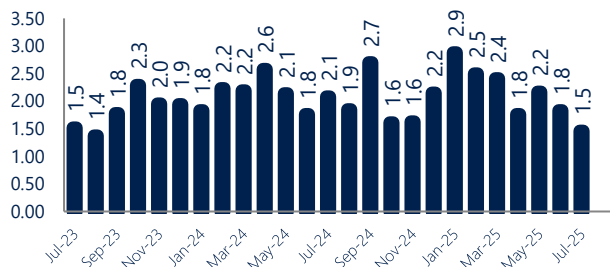
Months of Supply

1.5



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

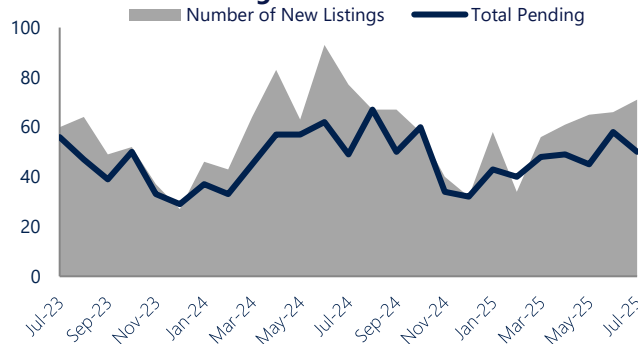
In July, there was 1.5 months of supply available in Pottstown, Spring City, and Honey Brook, compared to 2.1 in July 2024. That is a decrease of 30% versus a year ago.

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.

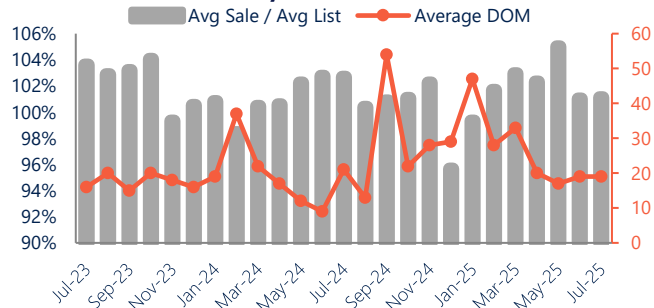
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Pottstown, Spring City, and Honey Brook compared to 77 in July 2024, a decrease of 8%. There were 50 current contracts pending sale this July compared to 49 a year ago. The number of current contracts is 2% higher 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 Pottstown, Spring City, and Honey Brook was 101.1% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 21, a decrease of 10%.

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