

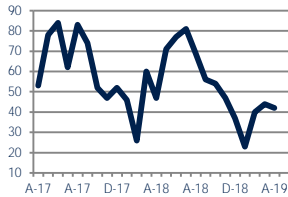
Focus On: Pottstown, Spring City, and Honey Brook Housing Market

April 2019

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

Units Sold

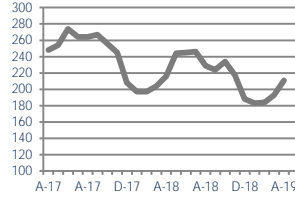
42



Down -11%
Vs. Year Ago

Active Inventory

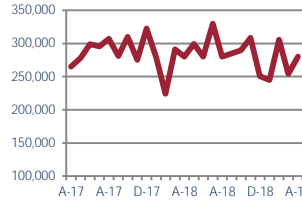
211



Down -2%
Vs. Year Ago

Median Sale Price

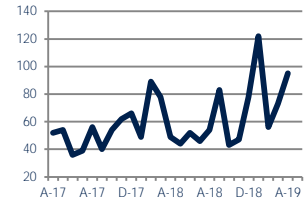
\$280,000



No Change
Vs. Year Ago

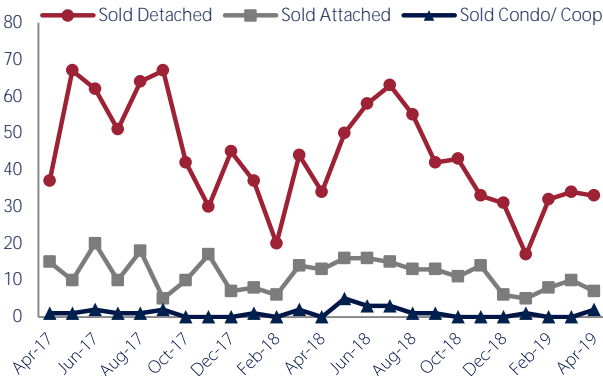
Days On Market

95



Up 94%
Vs. Year Ago

Units Sold*



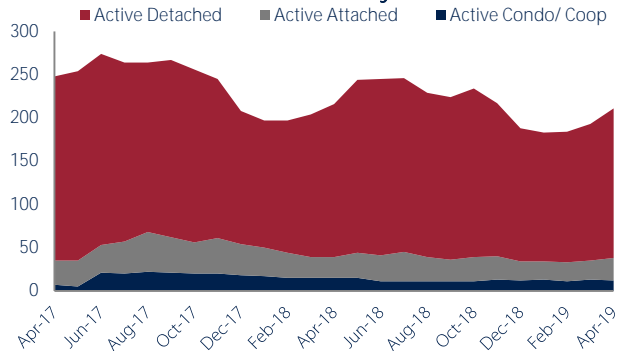
Units Sold

There was a decrease in total units sold in April, with 42 sold this month in Pottstown, Spring City, and Honey Brook versus 44 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2018.

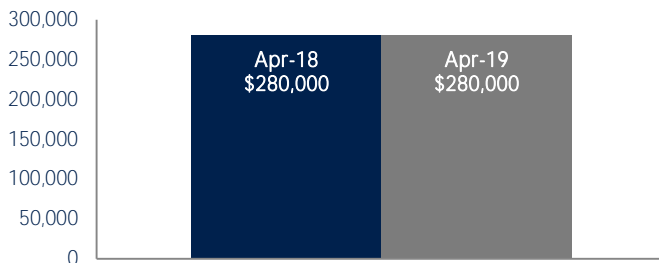
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 2%. The total number of active inventory this April was 211 compared to 216 in April 2018. This month's total of 211 is higher than the previous month's total supply of available inventory of 193, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Pottstown, Spring City, and Honey Brook Homes was \$280,000. This April, the median sale price was \$280,000, which is similar compared to a year ago. The current median sold price is 10% higher than in March.

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.



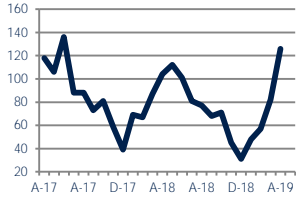
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New Listings

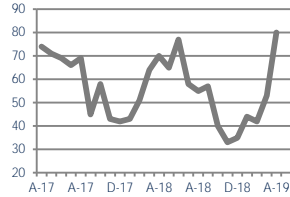
126



Up 21%
Vs. Year Ago

Current Contracts

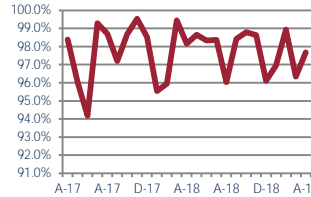
80



Up 14%
Vs. Year Ago

Sold Vs. List Price

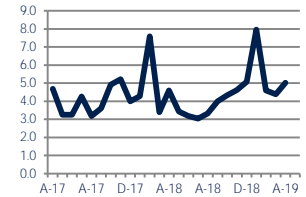
97.7%



No Change
Vs. Year Ago

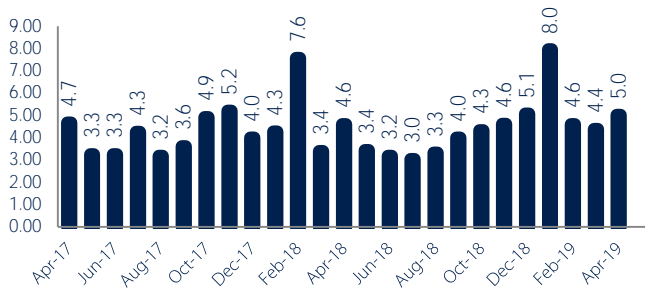
Months of Supply

5.0



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

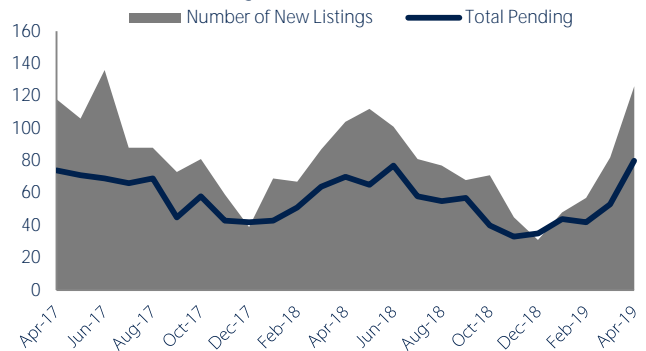
In April, there was 5.0 months of supply available in Pottstown, Spring City, and Honey Brook, compared to 4.6 in April 2018. That is an increase of 9% versus a year ago.

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.

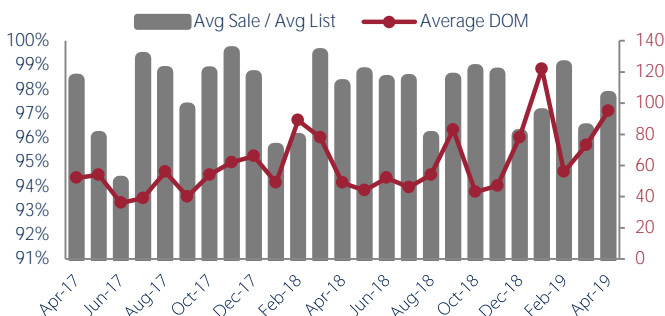
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Pottstown, Spring City, and Honey Brook compared to 104 in April 2018, an increase of 21%. There were 80 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 14% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Pottstown, Spring City, and Honey Brook was 97.7% 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 95, higher than the average last year, which was 49, an increase of 94%.



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