

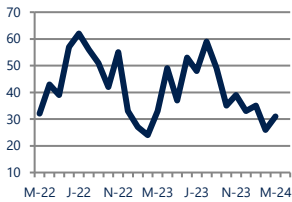
Focus On: Pottstown, Spring City, and Honey Brook Housing Market

March 2024

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

Units Sold

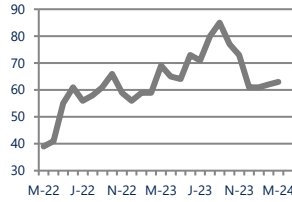
31



Down -6%
Vs. Year Ago

Active Inventory

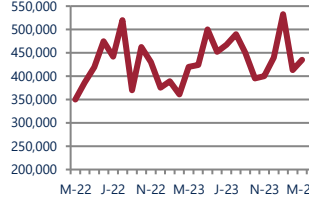
63



Down -9%
Vs. Year Ago

Median Sale Price

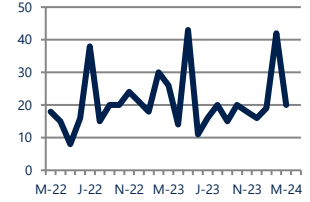
\$435,000



Up 4%
Vs. Year Ago

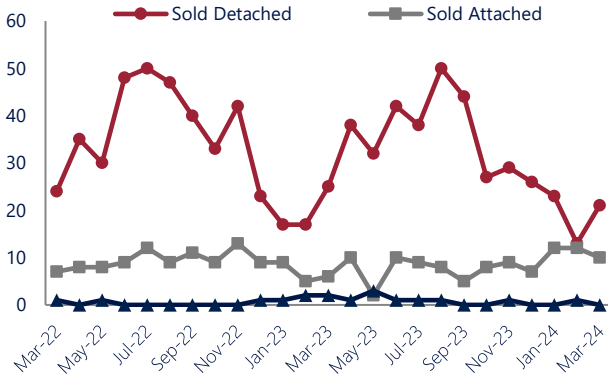
Days On Market

20



Down -23%
Vs. Year Ago

Units Sold*



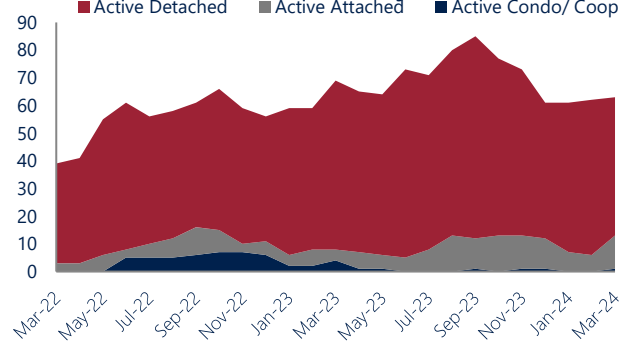
Units Sold

There was an increase in total units sold in March, with 31 sold this month in Pottstown, Spring City, and Honey Brook versus 26 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 6% versus March 2023.

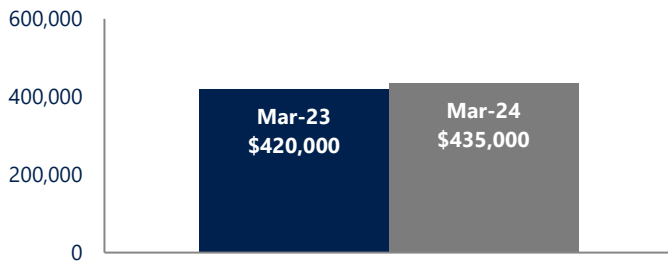
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 9%. The total number of active inventory this March was 63 compared to 69 in March 2023. This month's total of 63 is higher than the previous month's total supply of available inventory of 62, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Pottstown, Spring City, and Honey Brook Homes was \$420,000. This March, the median sale price was \$435,000, an increase of 4% or \$15,000 compared to last year. The current median sold price is 5% 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.

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.

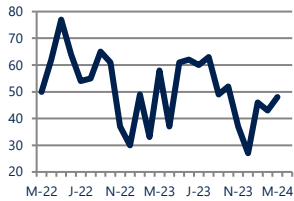
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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New Listings

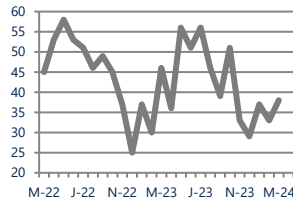
48



Down -17%
Vs. Year Ago

Current Contracts

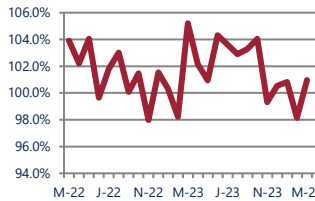
38



Down -17%
Vs. Year Ago

Sold Vs. List Price

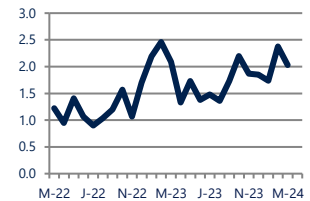
101.0%



Down -4%
Vs. Year Ago

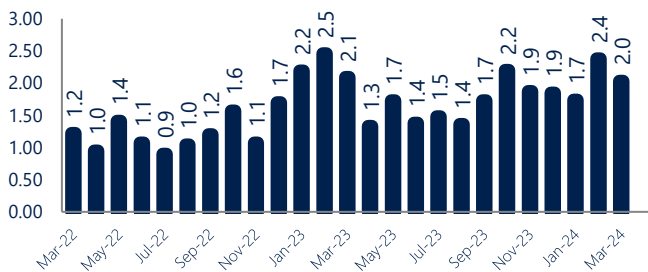
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

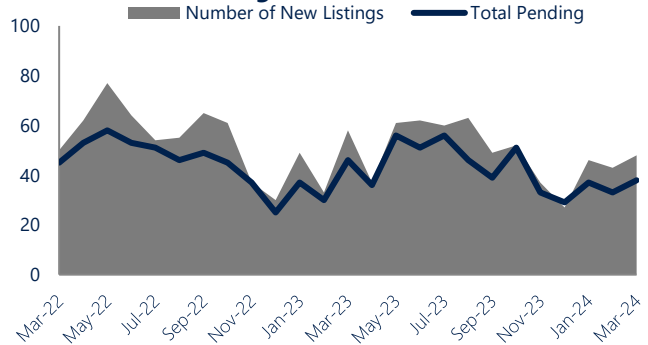
In March, there was 2.0 months of supply available in Pottstown, Spring City, and Honey Brook. The amount of supply is similar compared to a year ago.

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.

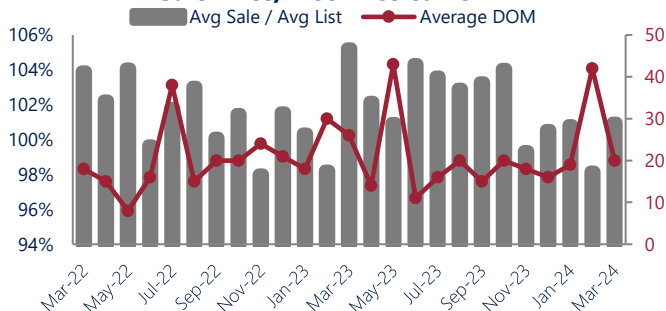
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Pottstown, Spring City, and Honey Brook compared to 58 in March 2023, a decrease of 17%. There were 38 current contracts pending sale this March compared to 46 a year ago. The number of current contracts is 17% 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 Pottstown, Spring City, and Honey Brook was 101.0% of the average list price, which is 4.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 26, a decrease of 23%.

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