

THE LONG & FOSTER MARKET MINUTE™

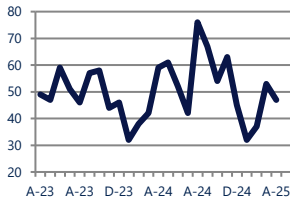
FOCUS ON: **POTTSTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19464

Units Sold

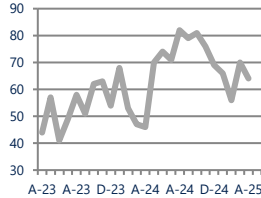
47



Down -20%
Vs. Year Ago

Active Inventory

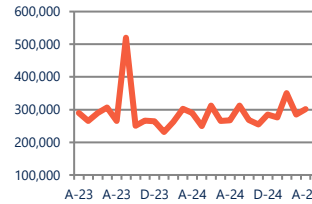
64



Up 39%
Vs. Year Ago

Median Sale Price

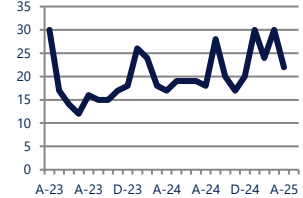
\$302,000



Up 4%
Vs. Year Ago

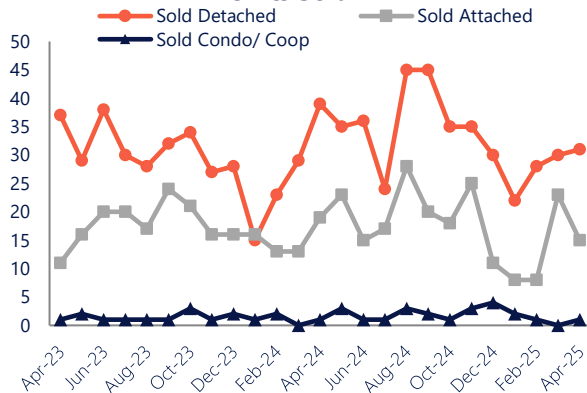
Days On Market

22



Up 29%
Vs. Year Ago

Units Sold*



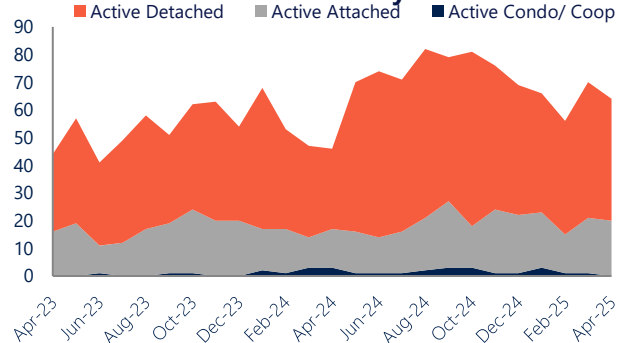
Units Sold

There was a decrease in total units sold in April, with 47 sold this month in Pottstown versus 53 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 20% versus April 2024.

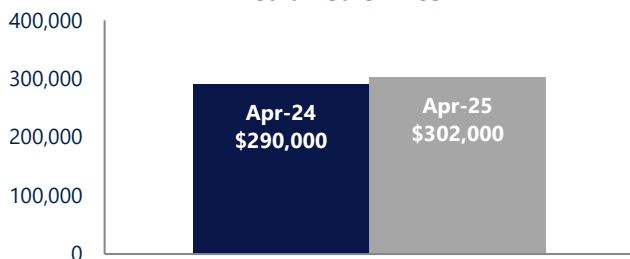
Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 39%. The total number of active inventory this April was 64 compared to 46 in April 2024. This month's total of 64 is lower than the previous month's total supply of available inventory of 70, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Pottstown Homes was \$290,000. This April, the median sale price was \$302,000, an increase of 4% or \$12,000 compared to last year. The current median sold price is 6% 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 are defined as properties listed in zip code/s 19464.

*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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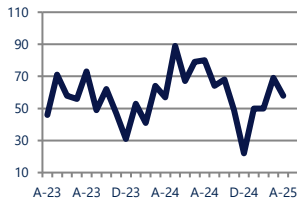
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APRIL 2025

Zip Code(s): 19464

New Listings

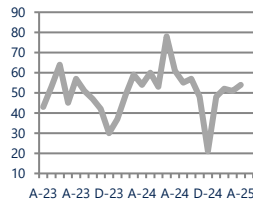
58



Up 2%
Vs. Year Ago

Current Contracts

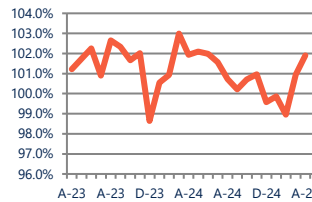
54



No Change
Vs. Year Ago

Sold Vs. List Price

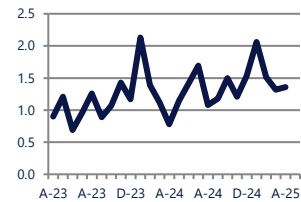
101.9%



No Change
Vs. Year Ago

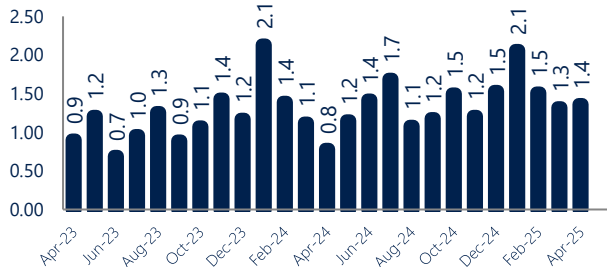
Months of Supply

1.4



Up 74%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 1.4 months of supply available in Pottstown, compared to 0.8 in April 2024. That is an increase of 75% versus a year ago.

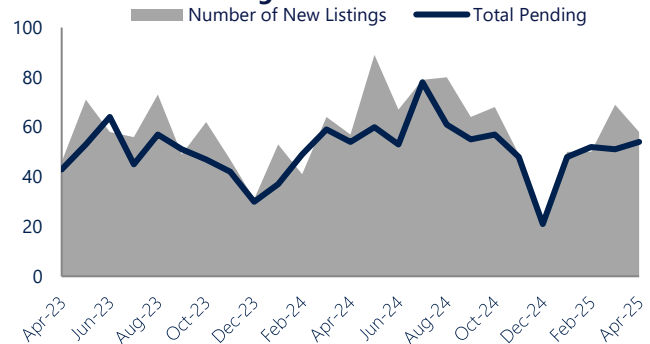
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

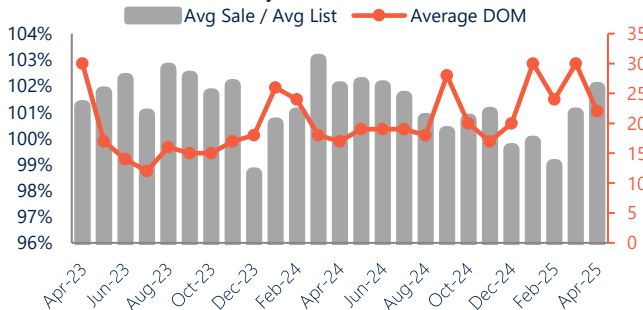
This month there were 58 homes newly listed for sale in Pottstown compared to 57 in April 2024, an increase of 2%.

There were 54 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 6% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Pottstown 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 22, higher than the average last year, which was 17, an increase of 29%.

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