

# THE LONG & FOSTER MARKET MINUTE™

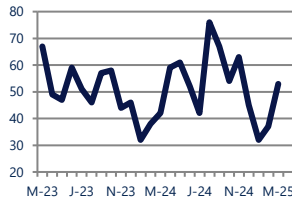
FOCUS ON: **POTTSTOWN HOUSING MARKET**

MARCH 2025

Zip Code(s): 19464

## Units Sold

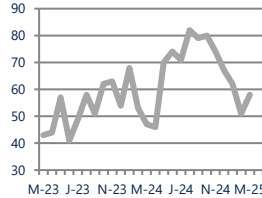
53



Up 26%  
Vs. Year Ago

## Active Inventory

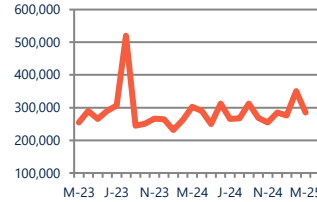
58



Up 23%  
Vs. Year Ago

## Median Sale Price

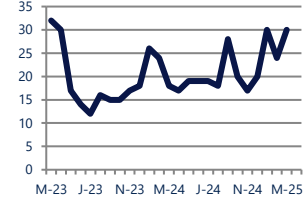
\$285,000



Down -6%  
Vs. Year Ago

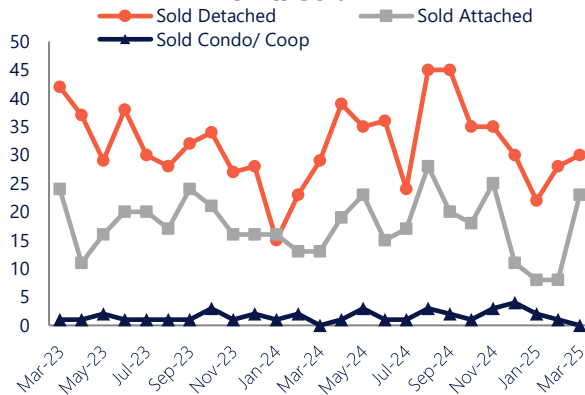
## Days On Market

30



Up 67%  
Vs. Year Ago

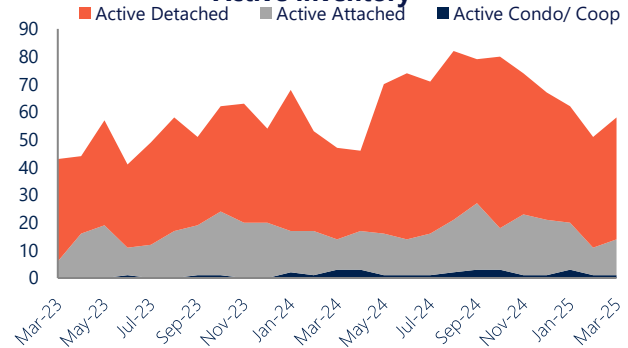
### Units Sold\*



## Units Sold

There was an increase in total units sold in March, with 53 sold this month in Pottstown. This month's total units sold was higher than at this time last year.

### Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 23%. The total number of active inventory this March was 58 compared to 47 in March 2024. This month's total of 58 is higher than the previous month's total supply of available inventory of 51, an increase of 14%.

## Median Sale Price



## Median Sale Price

Last March, the median sale price for Pottstown Homes was \$302,500. This March, the median sale price was \$285,000, a decrease of 6% or \$17,500 compared to last year. The current median sold price is 19% lower 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 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.

**LONG & FOSTER**  
REAL ESTATE



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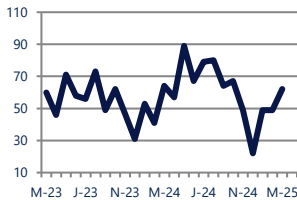
FOCUS ON: **POTTSTOWN HOUSING MARKET**

MARCH 2025

Zip Code(s): 19464

## New Listings

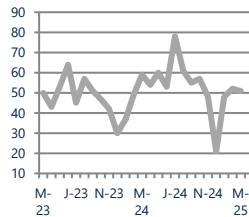
62



**Down -3%**  
Vs. Year Ago

## Current Contracts

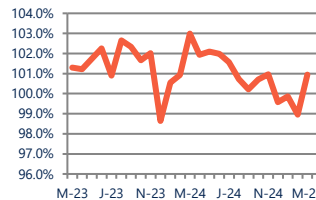
51



**Down -14%**  
Vs. Year Ago

## Sold Vs. List Price

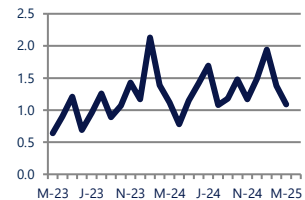
100.9%



**Down -2%**  
Vs. Year Ago

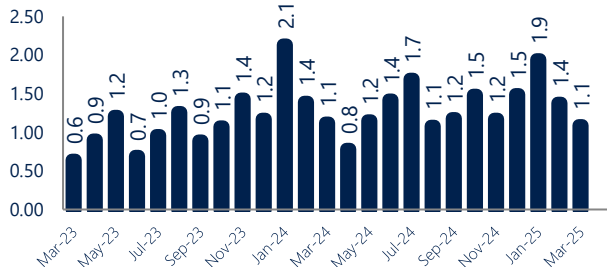
## Months of Supply

1.1



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

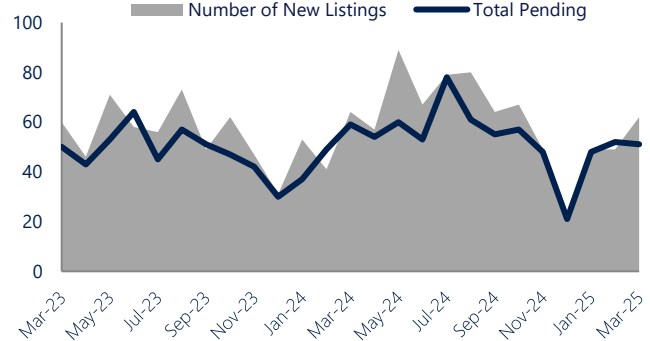
In March, there was 1.1 months of supply available in Pottstown. The amount of supply is similar compared to a year ago.

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.

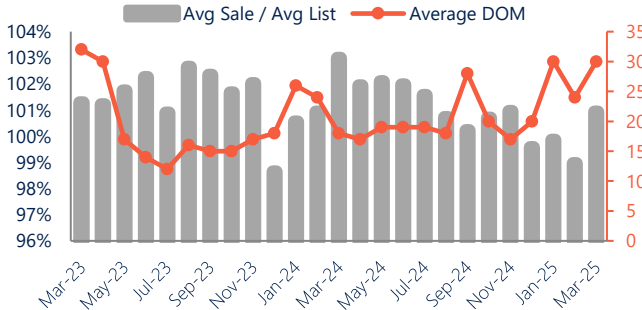
## New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Pottstown compared to 64 in March 2024, a decrease of 3%. There were 51 current contracts pending sale this March compared to 59 a year ago. The number of current contracts is 14% 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 was 100.9% of the average list price, which is 2.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 18, an increase of 67%.

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