



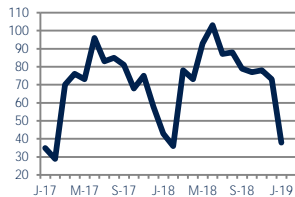
Focus On: Pottstown Housing Market

January 2019

Zip Code(s): 19464

Units Sold

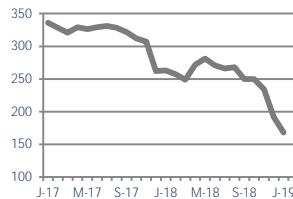
38



Down  
Vs. Year Ago

Active Inventory

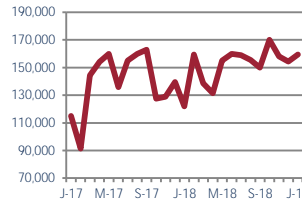
168



Down -36%  
Vs. Year Ago

Median Sale Price

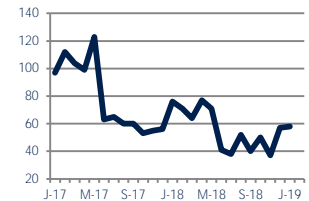
\$159,450



Up  
Vs. Year Ago

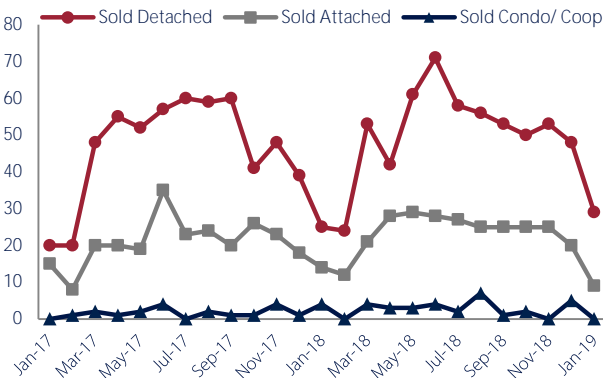
Days On Market

58



Down -24%  
Vs. Year Ago

Units Sold\*



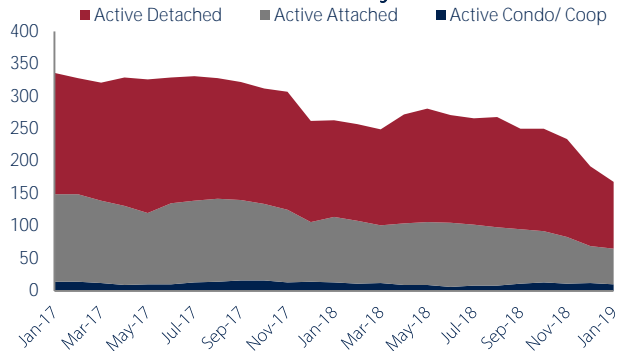
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 38 sold this month in Pottstown. This month's total units sold was lower than at this time last year, a decrease from January 2018.

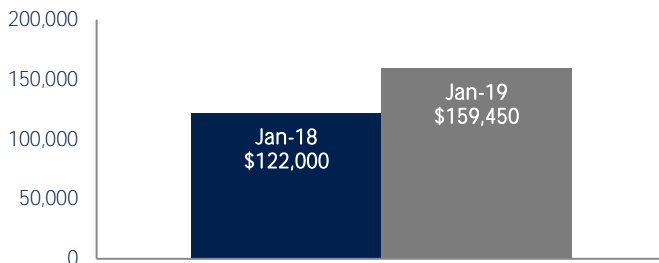
Active Inventory

Versus last year, the total number of homes available this month is lower by 95 units or 36%. The total number of active inventory this January was 168 compared to 263 in January 2018. This month's total of 168 is lower than the previous month's total supply of available inventory of 192, a decrease of 13%.

Active Inventory\*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Pottstown Homes was \$122,000. This January, the median sale price was \$159,450, an increase of \$37,450 compared to last year. The current median sold price is higher than in December.

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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INTERNATIONAL REAL ESTATE





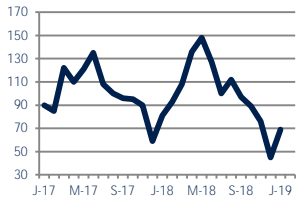
## Focus On: Pottstown Housing Market

January 2019

Zip Code(s): 19464

### New Listings

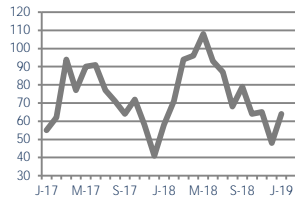
69



Down -15%  
Vs. Year Ago

### Current Contracts

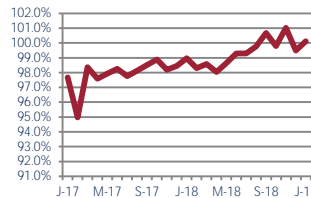
64



Up 10%  
Vs. Year Ago

### Sold Vs. List Price

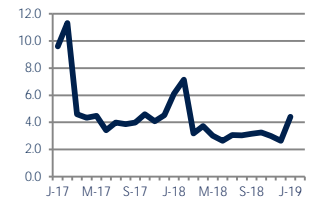
100.1%



Up 1.2%  
Vs. Year Ago

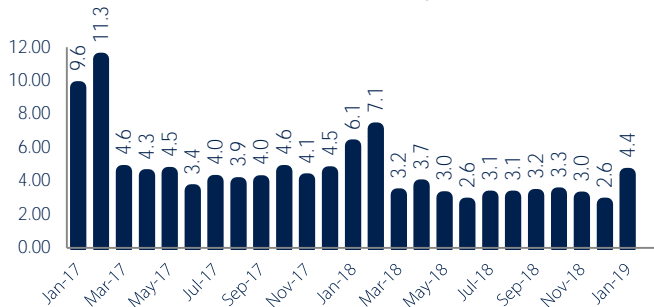
### Months of Supply

4.4



Down -28%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

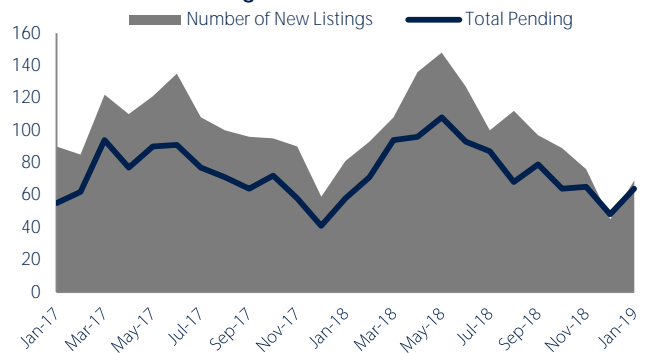
In January, there was 4.4 months of supply available in Pottstown, compared to 6.1 in January 2018. That is a decrease of 28% versus a year ago.

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.

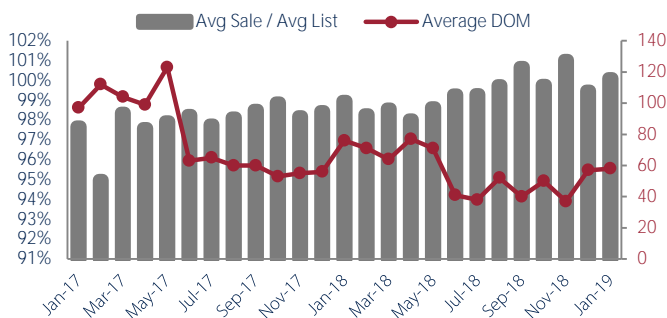
### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Pottstown compared to 81 in January 2018, a decrease of 15%. There were 64 current contracts pending sale this January compared to 58 a year ago. The number of current contracts is 10% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Pottstown was 100.1% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 76, a decrease of 24%.



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