

# THE LONG & FOSTER MARKET MINUTE™

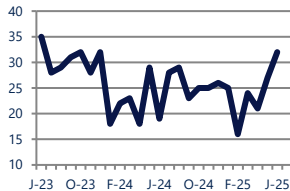
FOCUS ON: **SINKING SPRING, GOUGLERSVILLE, AND WERNERSVILLE HOUSING MARKET**

**JUNE 2025**

**Zip Code(s): 19608 and 19565**

## Units Sold

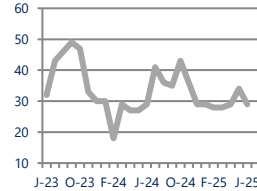
**32**



**Up**  
Vs. Year Ago

## Active Inventory

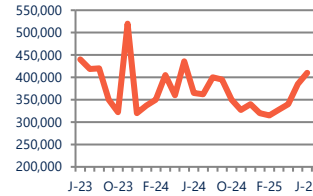
**29**



**No Change**  
Vs. Year Ago

## Median Sale Price

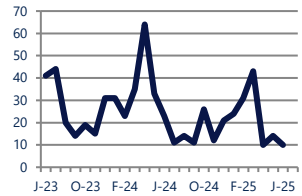
**\$410,000**



**Up 12%**  
Vs. Year Ago

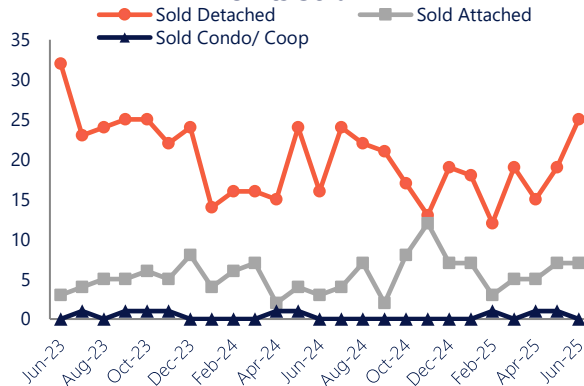
## Days On Market

**10**



**Down**  
Vs. Year Ago

### Units Sold\*



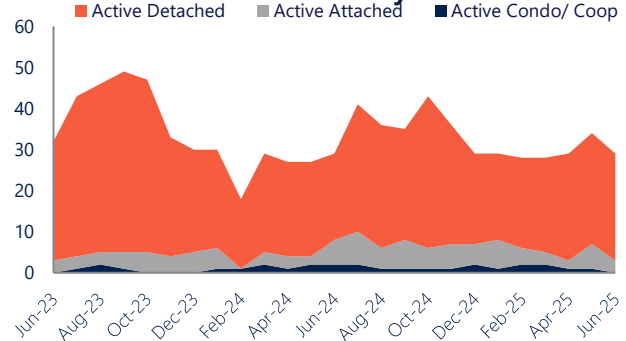
## Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 32 sold this month in Sinking Spring, Gougliersville, and Wernersville. This month's total units sold was higher than at this time last year, an increase from June 2024.

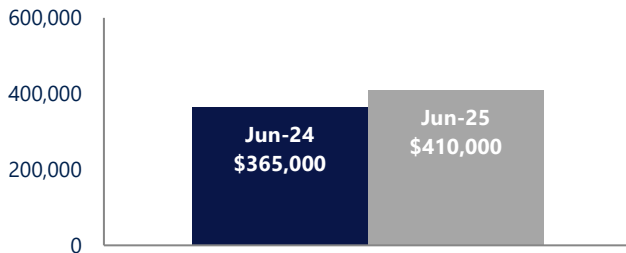
## Active Inventory

The total number of homes available this month is 29 units, which is similar compared to a year ago. This month's total of 29 is lower than the previous month's total supply of available inventory of 34, a decrease of 15%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Sinking Spring, Gougliersville, and Wernersville Homes was \$365,000. This June, the median sale price was \$410,000, an increase of 12% or \$45,000 compared to last year. The current median sold price is 6% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Sinking Spring, Gougliersville, and Wernersville are defined as properties listed in zip code/s 19608 and 19565.

\*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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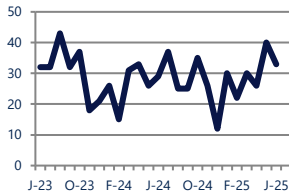
FOCUS ON: **SINKING SPRING, GOUGLERSVILLE, AND WERNERSVILLE HOUSING MARKET**

JUNE 2025

Zip Code(s): 19608 and 19565

## New Listings

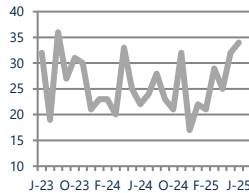
33



**Up 14%**  
Vs. Year Ago

## Current Contracts

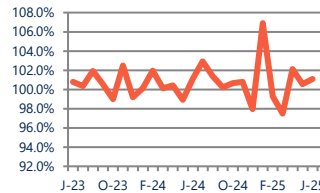
34



**Up 55%**  
Vs. Year Ago

## Sold Vs. List Price

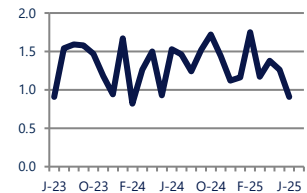
101.1%



**No Change**  
Vs. Year Ago

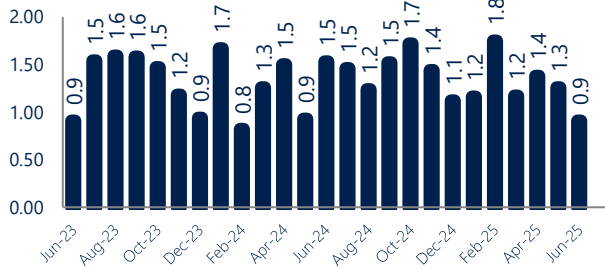
## Months of Supply

0.9



**Down -41%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In June, there was 0.9 months of supply available in Sinking Spring, Gouglersville, and Wernersville, compared to 1.5 in June 2024. That is a decrease of 41% versus a year ago.

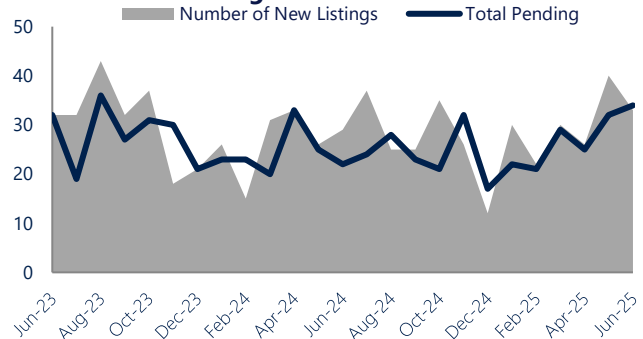
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

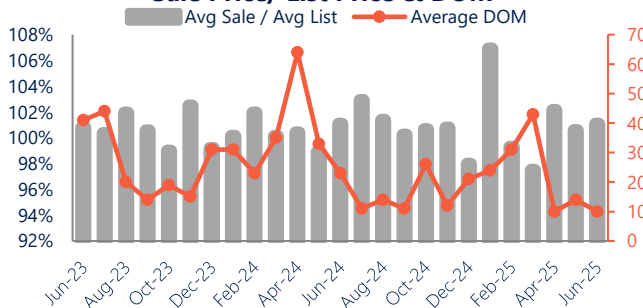
This month there were 33 homes newly listed for sale in Sinking Spring, Gouglersville, and Wernersville compared to 29 in June 2024, an increase of 14%. There were 34 current contracts pending sale this June compared to 22 a year ago.

The number of current contracts is 55% higher than last June.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In June, the average sale price in Sinking Spring, Gouglersville, and Wernersville was 101.1% 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 10, lower than the average last year, which was 23. This decrease was impacted by the limited number of sales.

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