

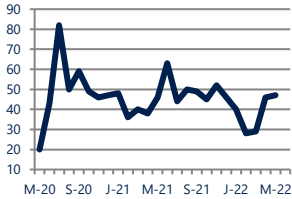


**Focus On: Western Berks County Housing Market**

May 2022

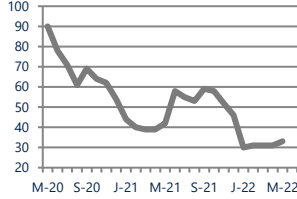
Zip Code(s): 19526, 19533, 19506, 19567, 19541, 19555, 19507, 19529, 19534, 19554, 19559, 19544, 19516, 19550 and 19564

**Units Sold**  
47



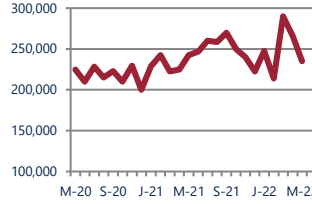
**Up 2%**  
Vs. Year Ago

**Active Inventory**  
33



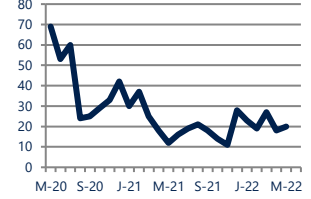
**Down -21%**  
Vs. Year Ago

**Median Sale Price**  
\$235,000



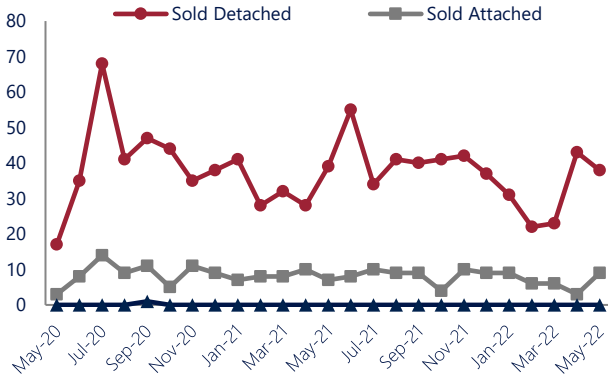
**Down -3%**  
Vs. Year Ago

**Days On Market**  
20



**Up 67%**  
Vs. Year Ago

**Units Sold\***



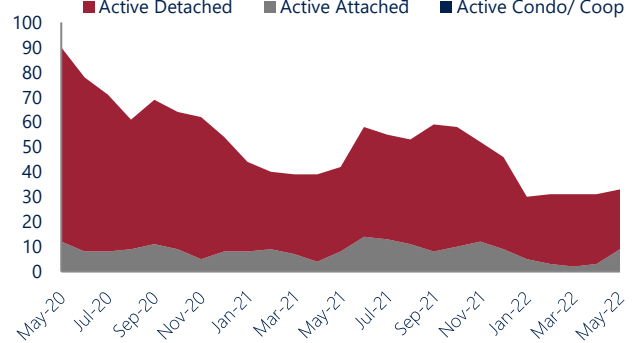
**Units Sold**

There was an increase in total units sold in May, with 47 sold this month in Western Berks County versus 46 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 2% versus May 2021.

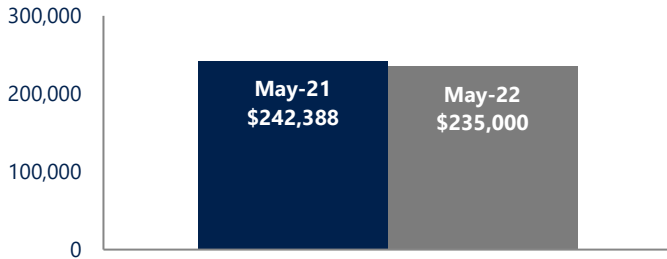
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 9 units or 21%. The total number of active inventory this May was 33 compared to 42 in May 2021. This month's total of 33 is higher than the previous month's total supply of available inventory of 31, an increase of 6%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for Western Berks County Homes was \$242,388. This May, the median sale price was \$235,000, a decrease of 3% or \$7,388 compared to last year. The current median sold price is 12% lower than in April.

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



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\*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.

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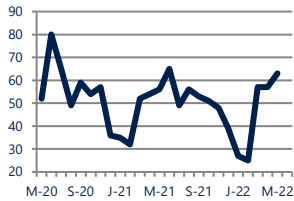
## Focus On: Western Berks County Housing Market

May 2022

Zip Code(s): 19526, 19533, 19506, 19567, 19541, 19555, 19507, 19529, 19534, 19554, 19559, 19544, 19516, 19550 and 19564

### New Listings

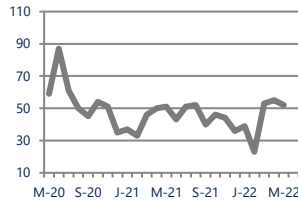
63



Up 13%  
Vs. Year Ago

### Current Contracts

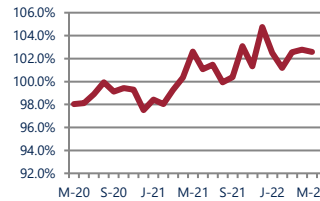
52



Up 2%  
Vs. Year Ago

### Sold Vs. List Price

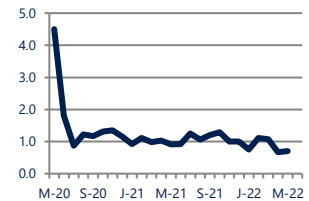
102.6%



No Change  
Vs. Year Ago

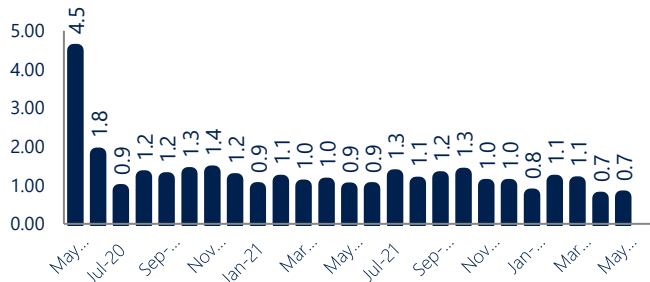
### Months of Supply

0.7



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

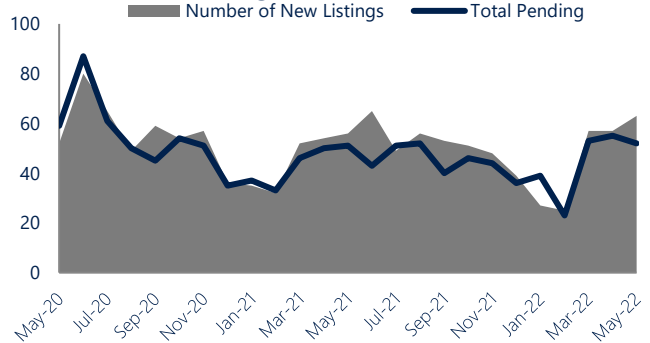
In May, there was 0.7 months of supply available in Western Berks County, compared to 0.9 in May 2021. That is a decrease of 23% versus a year ago.

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.

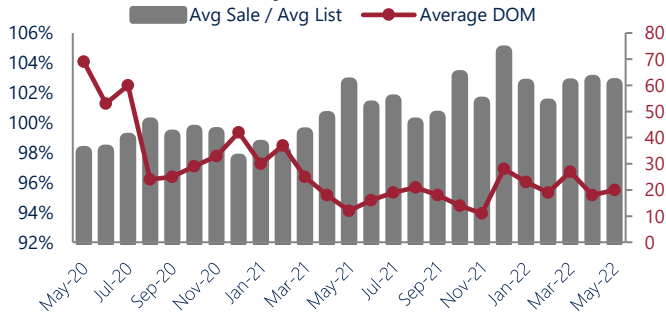
### New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Western Berks County compared to 56 in May 2021, an increase of 13%. There were 52 current contracts pending sale this May compared to 51 a year ago. The number of current contracts is 2% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Western Berks County was 102.6% 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 20, higher than the average last year, which was 12, an increase of 67%.



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