

THE LONG & FOSTER MARKET MINUTE™

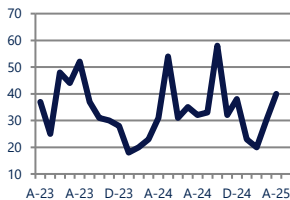
FOCUS ON: **WESTERN BERKS COUNTY HOUSING MARKET**

APRIL 2025

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

Units Sold

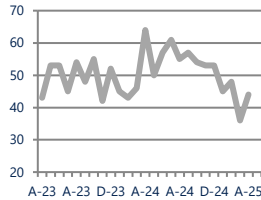
40



Up 29%
Vs. Year Ago

Active Inventory

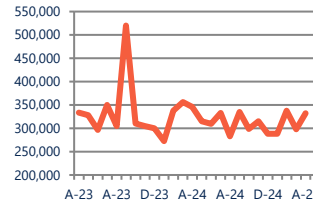
44



Down -31%
Vs. Year Ago

Median Sale Price

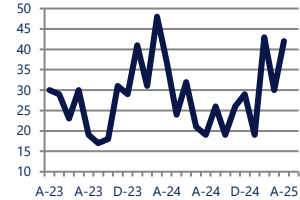
\$331,950



Down -4%
Vs. Year Ago

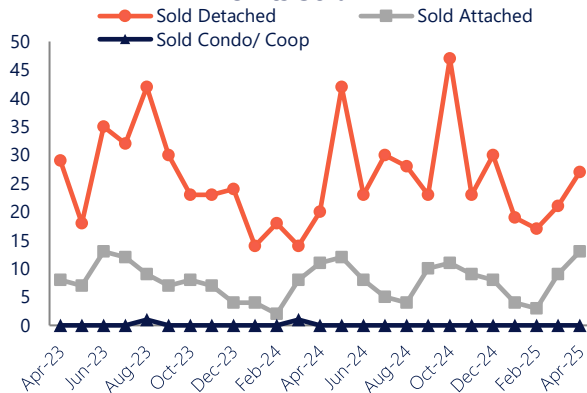
Days On Market

42



Up 14%
Vs. Year Ago

Units Sold*



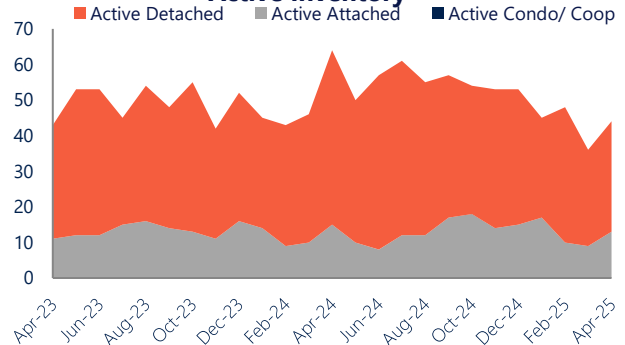
Units Sold

There was an increase in total units sold in April, with 40 sold this month in Western Berks County versus 30 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 29% versus April 2024.

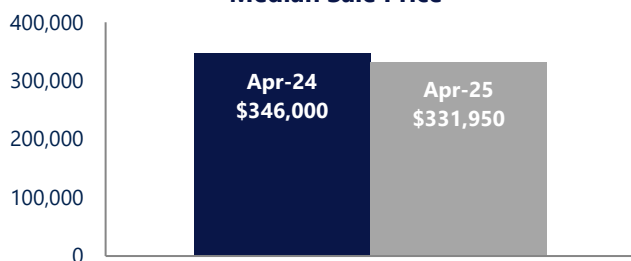
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 31%. The total number of active inventory this April was 44 compared to 64 in April 2024. This month's total of 44 is higher than the previous month's total supply of available inventory of 36, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Western Berks County Homes was \$346,000. This April, the median sale price was \$331,950, a decrease of 4% or \$14,050 compared to last year. The current median sold price is 11% 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.

Western Berks County are defined as properties listed in zip code/s 19526, 19533, 19506, 19567, 19541, 19555, 19507, 19529, 19534, 19554, 19559, 19544, 19516, 19550 and 19564.

*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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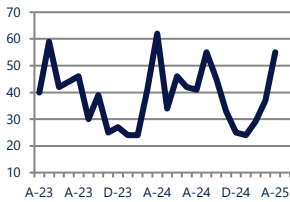
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APRIL 2025

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New Listings

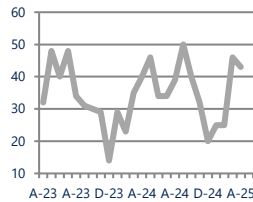
55



Down -11%
Vs. Year Ago

Current Contracts

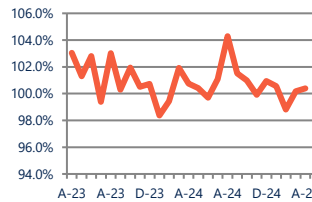
43



Up 7%
Vs. Year Ago

Sold Vs. List Price

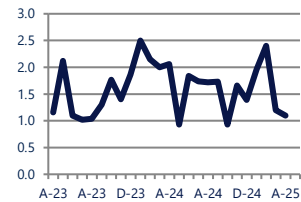
100.4%



No Change
Vs. Year Ago

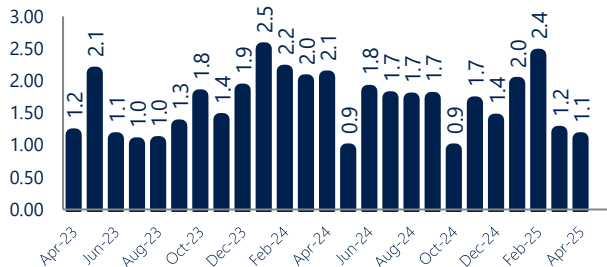
Months of Supply

1.1



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

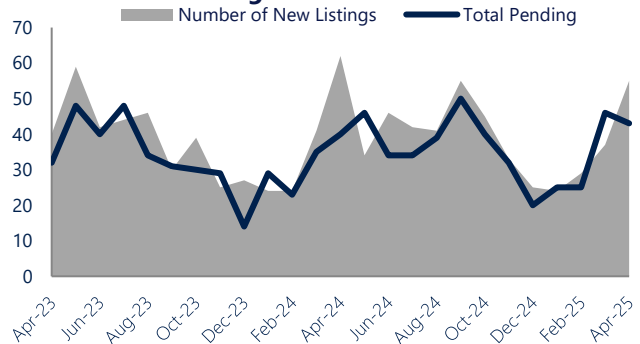
In April, there was 1.1 months of supply available in Western Berks County, compared to 2.1 in April 2024. That is a decrease of 47% versus a year ago.

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.

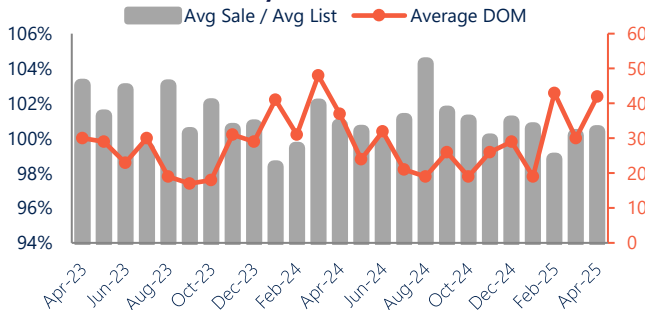
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Western Berks County compared to 62 in April 2024, a decrease of 11%. There were 43 current contracts pending sale this April compared to 40 a year ago. The number of current contracts is 8% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Western Berks County was 100.4% 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 42, higher than the average last year, which was 37, an increase of 14%.

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