

THE LONG & FOSTER MARKET MINUTE™

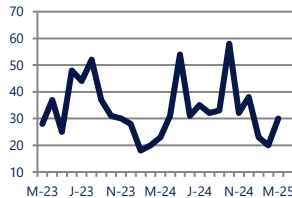
FOCUS ON: **WESTERN BERKS COUNTY HOUSING MARKET**

MARCH 2025

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

Units Sold

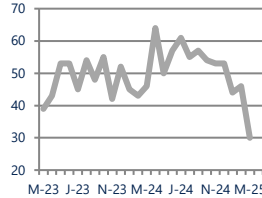
30



Up
Vs. Year Ago

Active Inventory

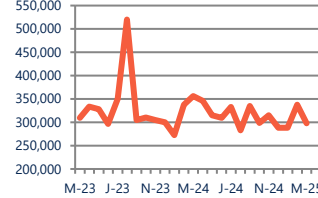
30



Down -35%
Vs. Year Ago

Median Sale Price

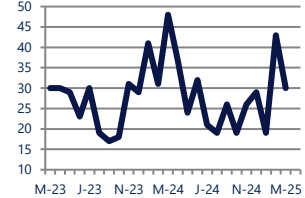
\$298,000



Down -16%
Vs. Year Ago

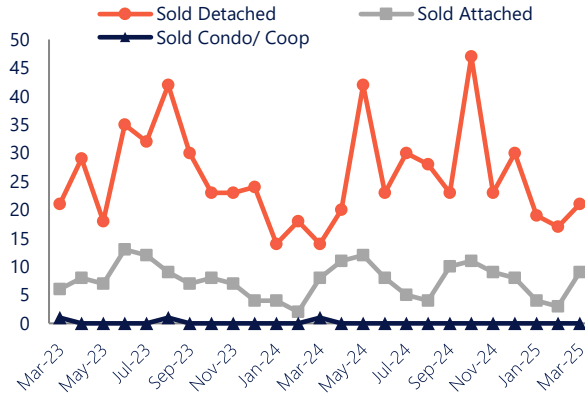
Days On Market

30



Down -38%
Vs. Year Ago

Units Sold*



Units Sold

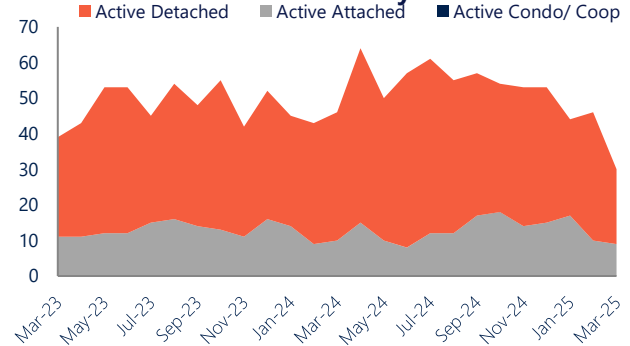
With relatively few transactions, there was an increase in total units sold in March, with 30 sold this month in Western Berks County. This month's total units sold was higher than at this time last year, an increase from March 2024.

Active Inventory

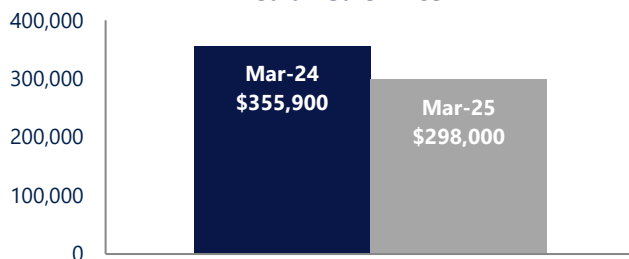
Versus last year, the total number of homes available this month is lower by 16 units or 35%. The total number of active inventory this March was 30 compared to 46 in March 2024.

This month's total of 30 is lower than the previous month's total supply of available inventory of 46, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Western Berks County Homes was \$355,900. This March, the median sale price was \$298,000, a decrease of 16% or \$57,900 compared to last year. The current median sold price is 12% 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.

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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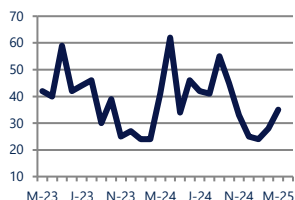
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MARCH 2025

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New Listings

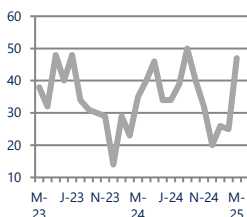
35



Down -15%
Vs. Year Ago

Current Contracts

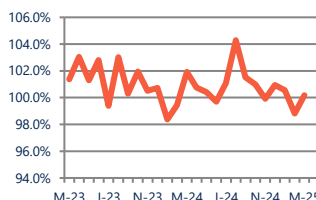
47



Up 34%
Vs. Year Ago

Sold Vs. List Price

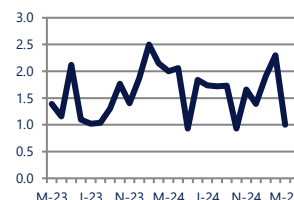
100.2%



Down -1.7%
Vs. Year Ago

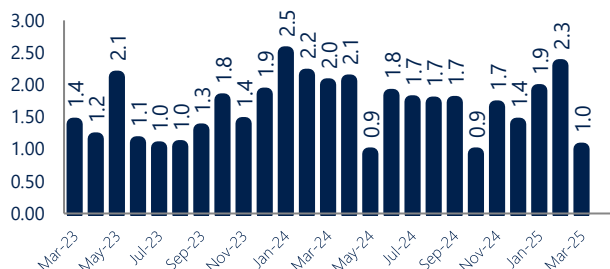
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

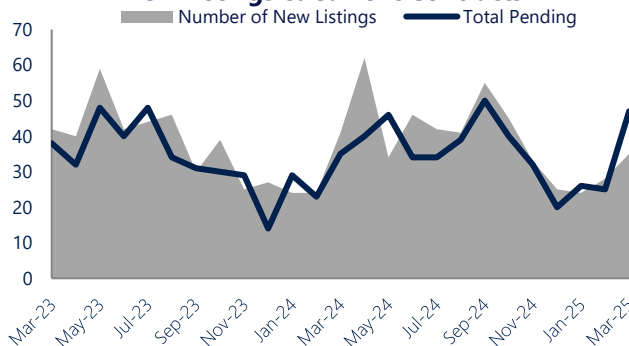
In March, there was 1.0 months of supply available in Western Berks County, compared to 2.0 in March 2024. That is a decrease of 50% versus a year ago.

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.

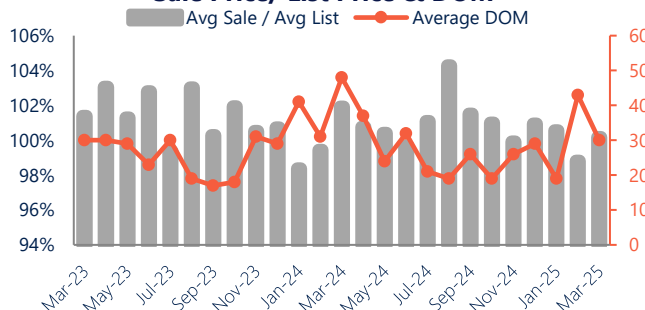
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Western Berks County compared to 41 in March 2024, a decrease of 15%. There were 47 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 34% higher 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 Western Berks County was 100.2% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 48, a decrease of 38%.

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