



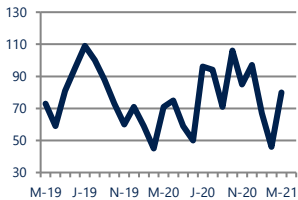
Focus On: Pottstown Housing Market

March 2021

Zip Code(s): 19464

Units Sold

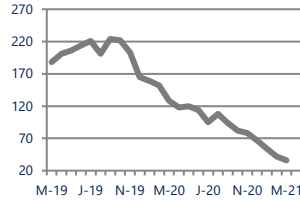
80



Up 13%
Vs. Year Ago

Active Inventory

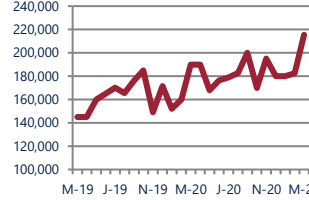
36



Down -72%
Vs. Year Ago

Median Sale Price

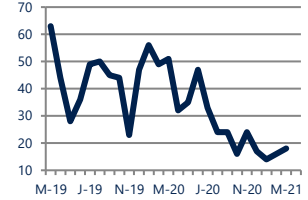
\$215,450



Up 13%
Vs. Year Ago

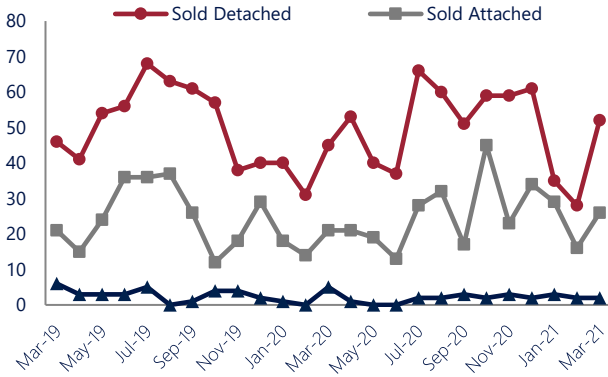
Days On Market

18



Down -65%
Vs. Year Ago

Units Sold*



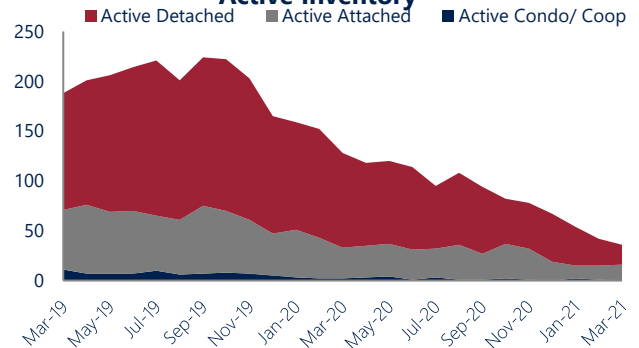
Units Sold

There was an increase in total units sold in March, with 80 sold this month in Pottstown. This month's total units sold was higher than at this time last year.

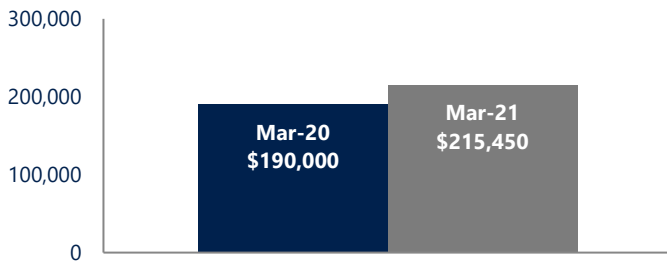
Active Inventory

Versus last year, the total number of homes available this month is lower by 92 units or 72%. The total number of active inventory this March was 36 compared to 128 in March 2020. This month's total of 36 is lower than the previous month's total supply of available inventory of 42, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Pottstown Homes was \$190,000. This March, the median sale price was \$215,450, an increase of 13% or \$25,450 compared to last year. The current median sold price is 18% higher 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.

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.





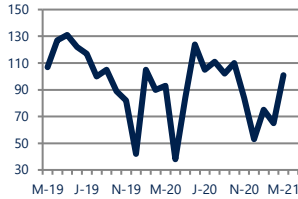
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Zip Code(s): 19464

New Listings

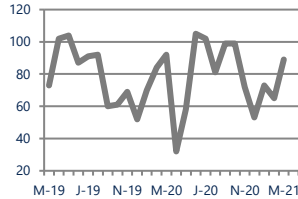
101



Up 9%
Vs. Year Ago

Current Contracts

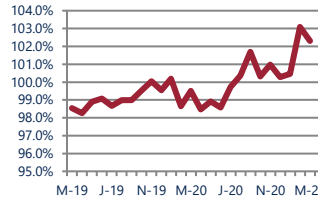
89



Down -3%
Vs. Year Ago

Sold Vs. List Price

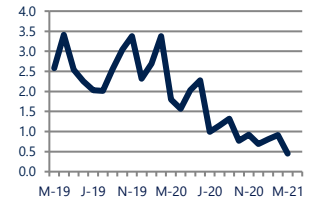
102.3%



Up 2.8%
Vs. Year Ago

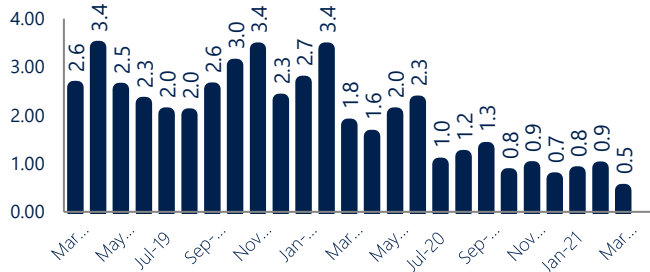
Months of Supply

0.5



Down -75%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 0.5 months of supply available in Pottstown, compared to 1.8 in March 2020. That is a decrease of 75% versus a year ago.

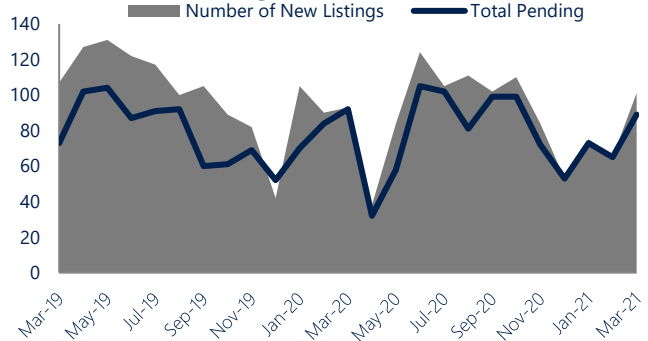
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

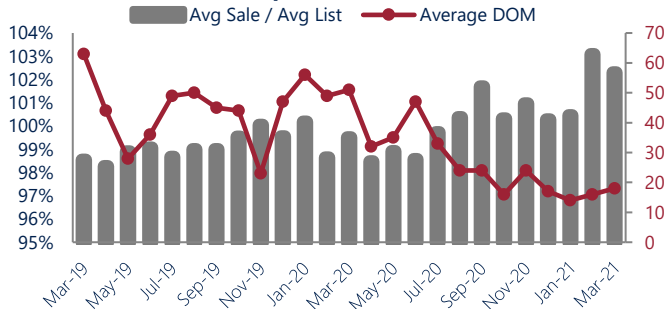
This month there were 101 homes newly listed for sale in Pottstown compared to 93 in March 2020, an increase of 9%.

There were 89 current contracts pending sale this March compared to 92 a year ago. The number of current contracts is 3% lower 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 Pottstown was 102.3% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 51, a decrease of 65%.

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