



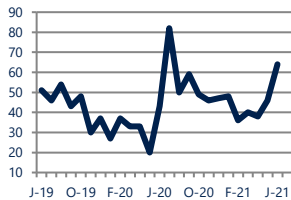
Focus On: Western Berks County Housing Market

June 2021

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

Units Sold

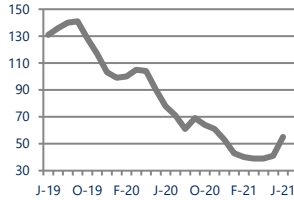
64



Up
Vs. Year Ago

Active Inventory

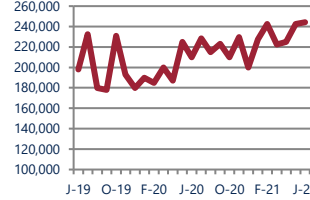
55



Down -29%
Vs. Year Ago

Median Sale Price

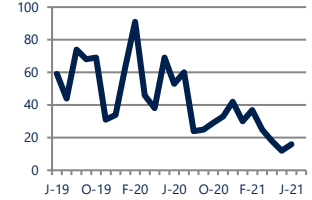
\$244,200



Up 16%
Vs. Year Ago

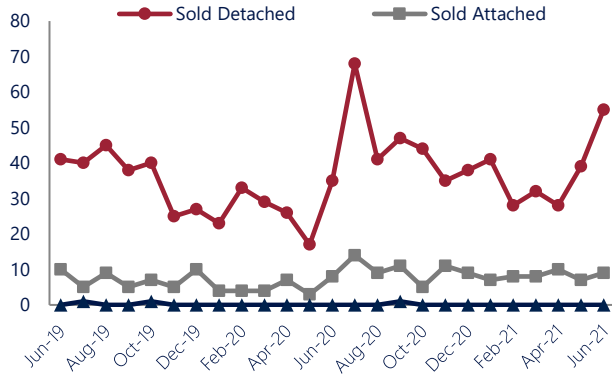
Days On Market

16



Down -70%
Vs. Year Ago

Units Sold*



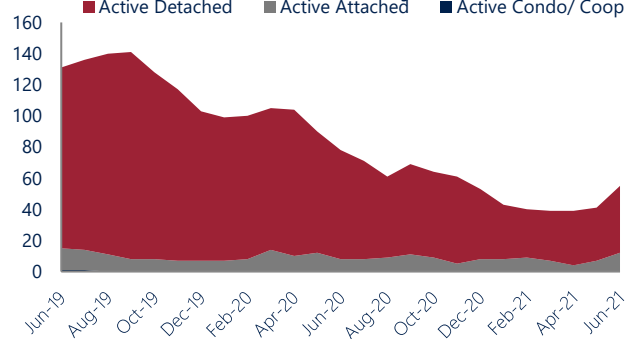
Units Sold

There was an increase in total units sold in June, with 64 sold this month in Western Berks County. 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 23 units or 29%. The total number of active inventory this June was 55 compared to 78 in June 2020. This month's total of 55 is higher than the previous month's total supply of available inventory of 41, an increase of 34%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Western Berks County Homes was \$210,000. This June, the median sale price was \$244,200, an increase of 16% or \$34,200 compared to last year. The current median sold price is 1% 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.



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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.

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.





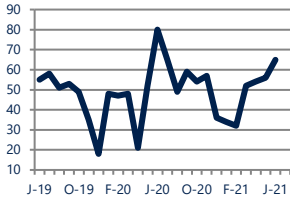
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New Listings

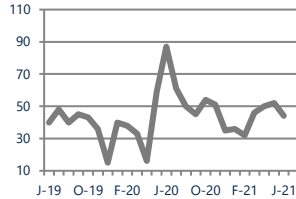
65



Down -19%
Vs. Year Ago

Current Contracts

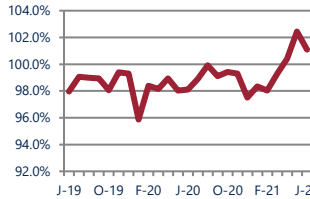
44



Down -49%
Vs. Year Ago

Sold Vs. List Price

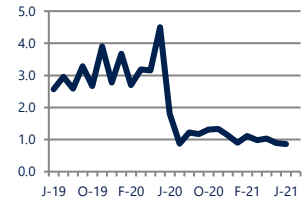
101.1%



Up 3%
Vs. Year Ago

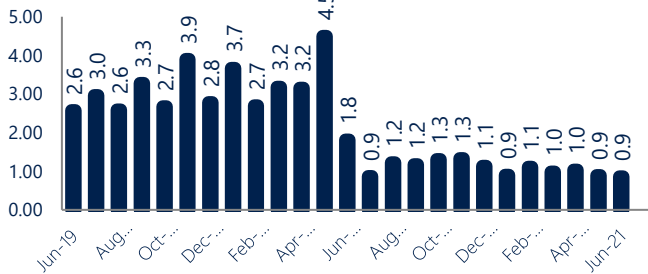
Months of Supply

0.9



Down -52%
Vs. Year Ago

Months Of Supply



Months of Supply

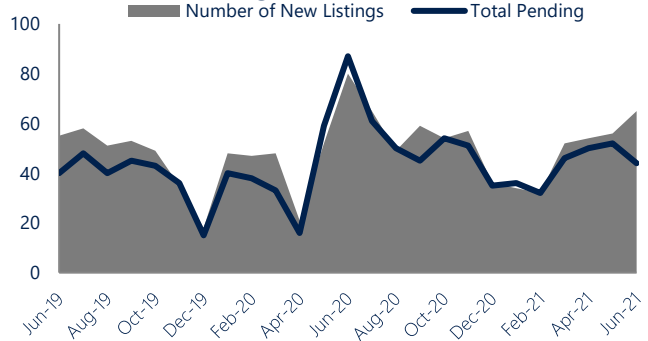
In June, there was 0.9 months of supply available in Western Berks County, compared to 1.8 in June 2020. That is a decrease of 53% versus a year ago.

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.

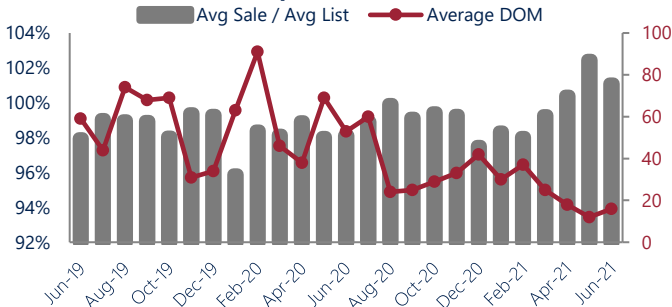
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Western Berks County compared to 80 in June 2020, a decrease of 19%. There were 44 current contracts pending sale this June compared to 87 a year ago. The number of current contracts is 49% lower 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 Western Berks County was 101.1% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 53, a decrease of 70%.



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