

THE LONG & FOSTER MARKET MINUTE™

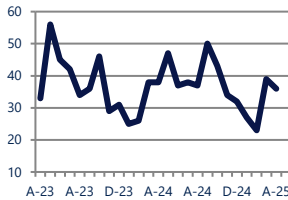
FOCUS ON: **NORTHWEST AND NORTHEAST READING HOUSING MARKET**

APRIL 2025

Zip Code(s): 19601 and 19604

Units Sold

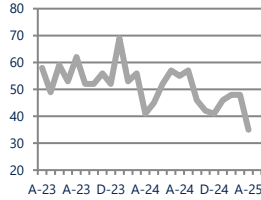
36



Down -5%
Vs. Year Ago

Active Inventory

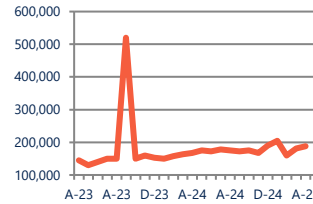
35



Down -15%
Vs. Year Ago

Median Sale Price

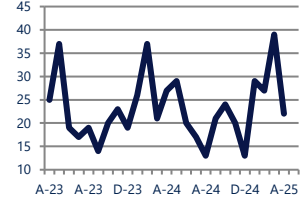
\$187,500



Up 12%
Vs. Year Ago

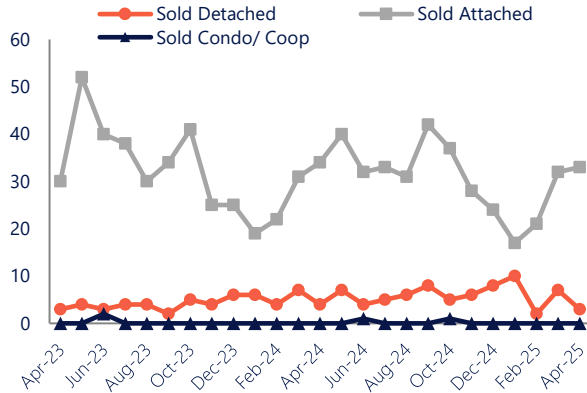
Days On Market

22



Down -19%
Vs. Year Ago

Units Sold*



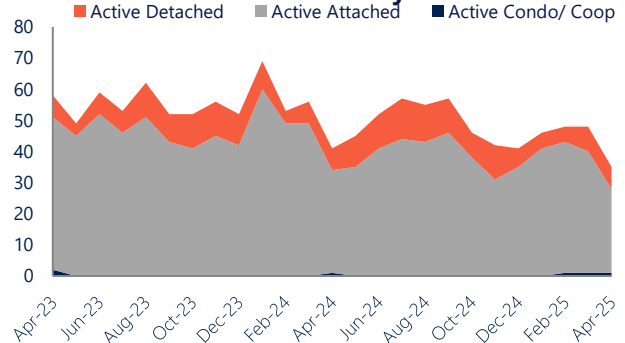
Units Sold

There was a decrease in total units sold in April, with 36 sold this month in Northwest and Northeast Reading versus 39 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

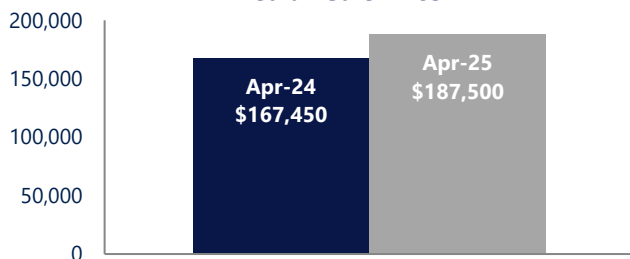
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 15%. The total number of active inventory this April was 35 compared to 41 in April 2024. This month's total of 35 is lower than the previous month's total supply of available inventory of 48, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Northwest and Northeast Reading Homes was \$167,450. This April, the median sale price was \$187,500, an increase of 12% or \$20,050 compared to last year. The current median sold price is 4% 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.

Northwest and Northeast Reading are defined as properties listed in zip code/s 19601 and 19604.

*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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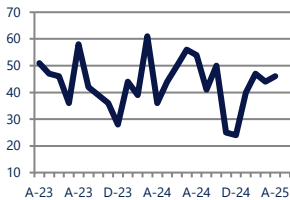
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APRIL 2025

Zip Code(s): 19601 and 19604

New Listings

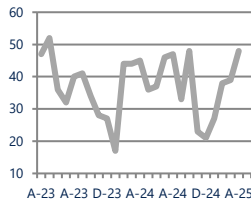
46



Up 28%
Vs. Year Ago

Current Contracts

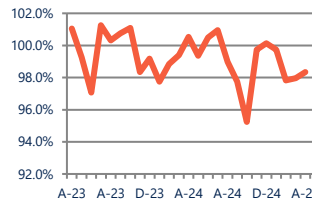
48



Up 7%
Vs. Year Ago

Sold Vs. List Price

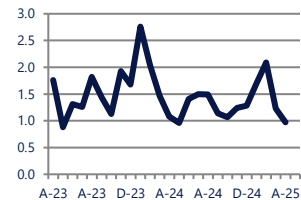
98.3%



Down -2.2%
Vs. Year Ago

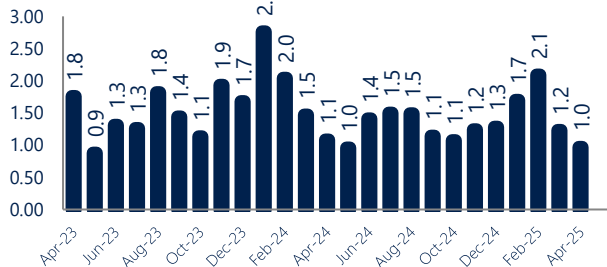
Months of Supply

1.0



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

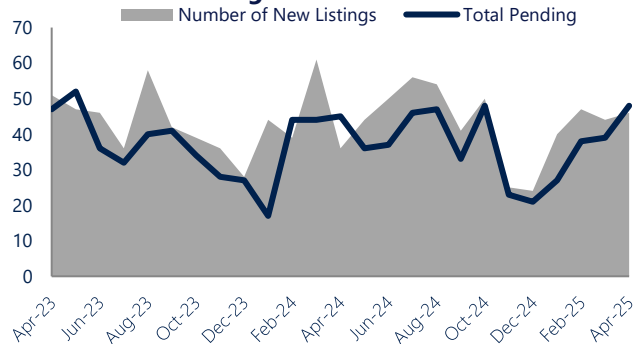
In April, there was 1.0 months of supply available in Northwest and Northeast Reading, compared to 1.1 in April 2024. That is a decrease of 10% versus a year ago.

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.

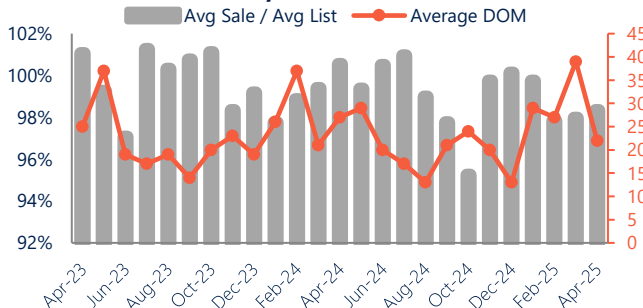
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Northwest and Northeast Reading compared to 36 in April 2024, an increase of 28%. There were 48 current contracts pending sale this April compared to 45 a year ago. The number of current contracts is 7% 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 Northwest and Northeast Reading was 98.3% of the average list price, which is 2.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 27, a decrease of 19%.

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