



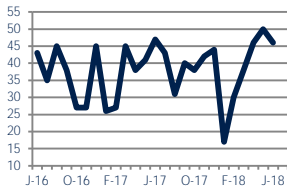
# The Long & Foster Market Minute™

Focus On: Northwest and Northeast Reading Housing Market

June 2018

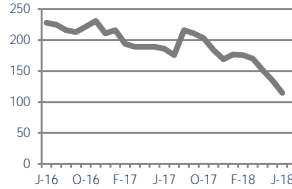
Zip Code(s): 19601 and 19604

**Units Sold**  
46



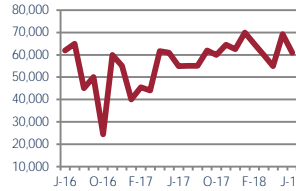
Down -2%  
Vs. Year Ago

**Active Inventory**  
115



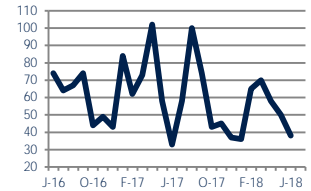
Down -38%  
Vs. Year Ago

**Median Sale Price**  
\$61,000



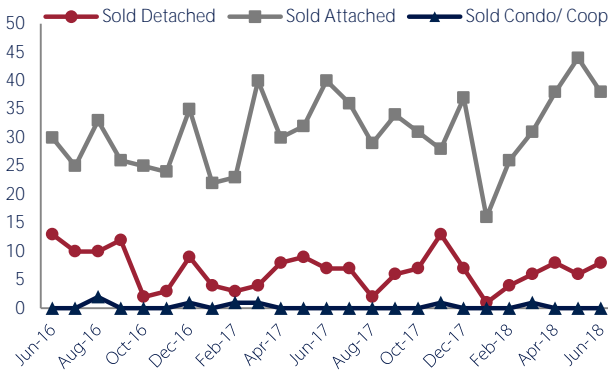
Up 11%  
Vs. Year Ago

**Days On Market**  
38



Up 15%  
Vs. Year Ago

## Units Sold\*



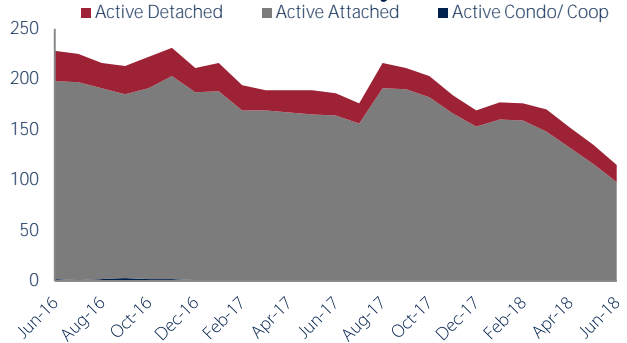
## Units Sold

There was a decrease in total units sold in June, with 46 sold this month in Northwest and Northeast Reading versus 50 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 2% versus June 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 38%. The total number of active inventory this June was 115 compared to 186 in June 2017. This month's total of 115 is lower than the previous month's total supply of available inventory of 135, a decrease of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Northwest and Northeast Reading Homes was \$54,900. This June, the median sale price was \$61,000, an increase of 11% or \$6,100 compared to last year. The current median sold price is 12% lower 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.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

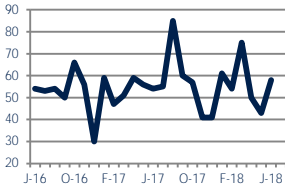




Zip Code(s): 19601 and 19604

### New Listings

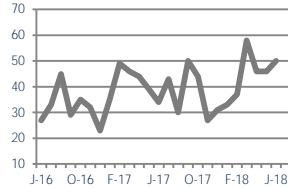
58



Up 7%  
Vs. Year Ago

### Current Contracts

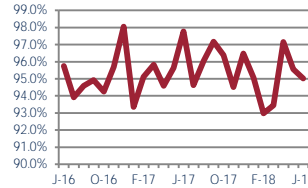
50



Up 47%  
Vs. Year Ago

### Sold Vs. List Price

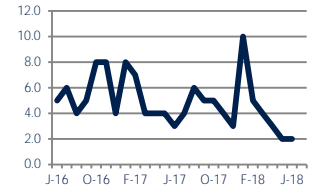
95.0%



Down -2.8%  
Vs. Year Ago

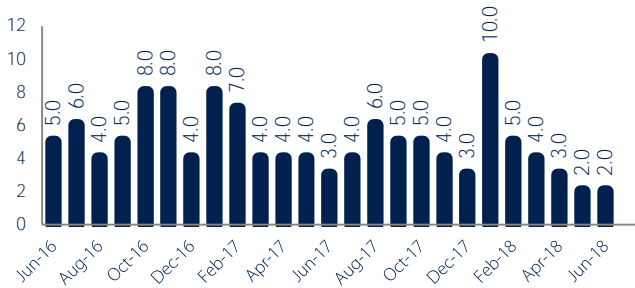
### Months of Supply

2.0



Down -33%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

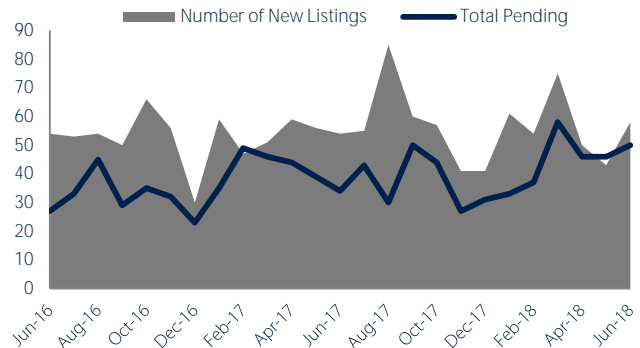
In June, there was 2.5 months of supply available in Northwest and Northeast Reading, compared to 4.0 in June 2017. That is a decrease of 37% versus a year ago.

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.

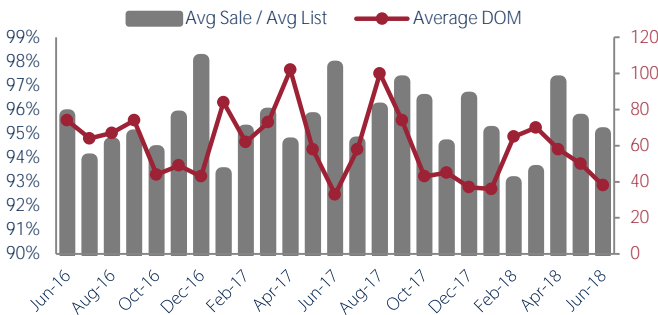
### New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Northwest and Northeast Reading compared to 54 in June 2017, an increase of 7%. There were 50 current contracts pending sale this June compared to 34 a year ago. The number of current contracts is 47% higher 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 Northwest and Northeast Reading was 95.0% of the average list price, which is 2.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 33, an increase of 15%.



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