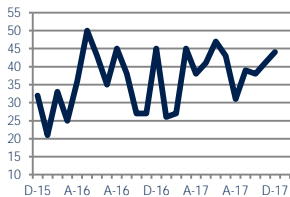


Zip Code(s): 19601 and 19604

**Units Sold**

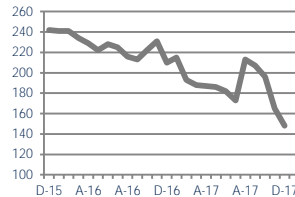
44



Down -2%  
Vs. Year Ago

**Active Inventory**

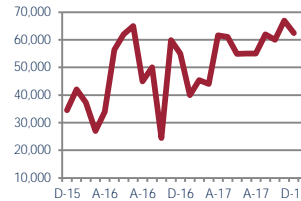
148



Down -30%  
Vs. Year Ago

**Median Sale Price**

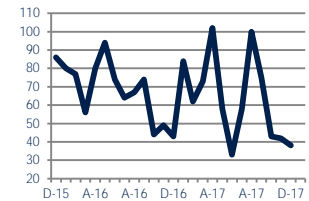
\$62,500



Up 14%  
Vs. Year Ago

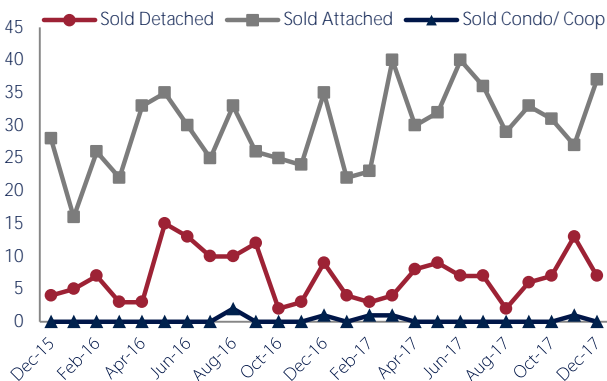
**Days On Market**

38



Down -12%  
Vs. Year Ago

**Units Sold\***



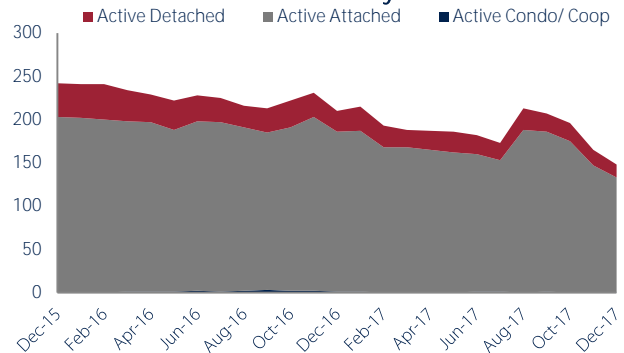
**Units Sold**

There was an increase in total units sold in December, with 44 sold this month in Northwest and Northeast Reading versus 41 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 2% versus December 2016.

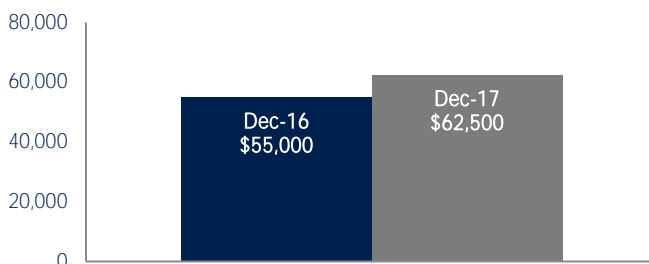
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 62 units or 30%. The total number of active inventory this December was 148 compared to 210 in December 2016. This month's total of 148 is lower than the previous month's total supply of available inventory of 165, a decrease of 10%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last December, the median sale price for Northwest and Northeast Reading Homes was \$55,000. This December, the median sale price was \$62,500, an increase of 14% or \$7,500 compared to last year. The current median sold price is 7% lower than in November.

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.

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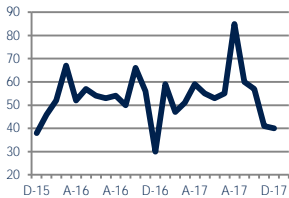
## Focus On: Northwest and Northeast Reading Housing Market

December 2017

Zip Code(s): 19601 and 19604

### New Listings

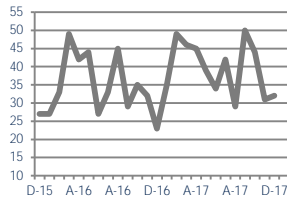
40



Up 33%  
Vs. Year Ago

### Current Contracts

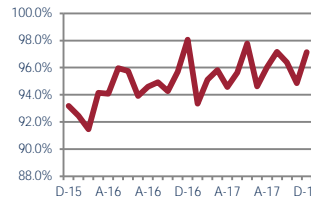
32



Up 39%  
Vs. Year Ago

### Sold Vs. List Price

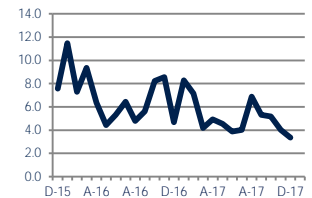
97.2%



Down -0.9%  
Vs. Year Ago

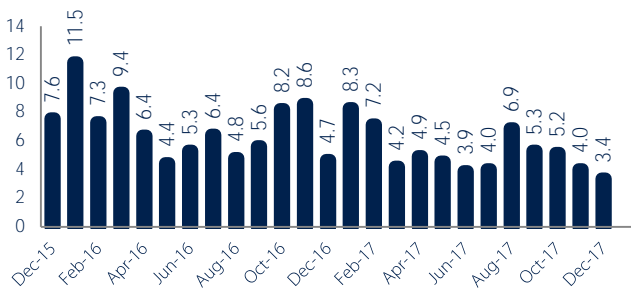
### Months of Supply

3.4



Down -28%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

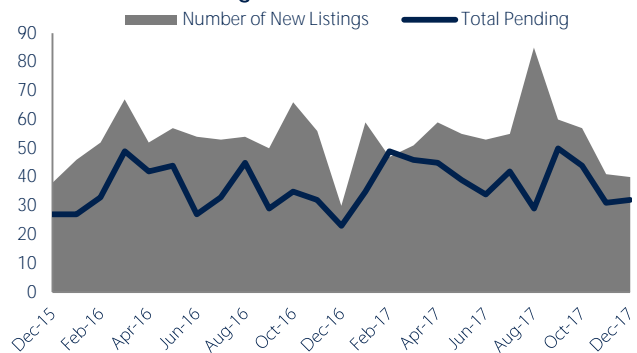
In December, there was 3.4 months of supply available in Northwest and Northeast Reading, compared to 4.7 in December 2016. That is a decrease of 28% versus a year ago.

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.

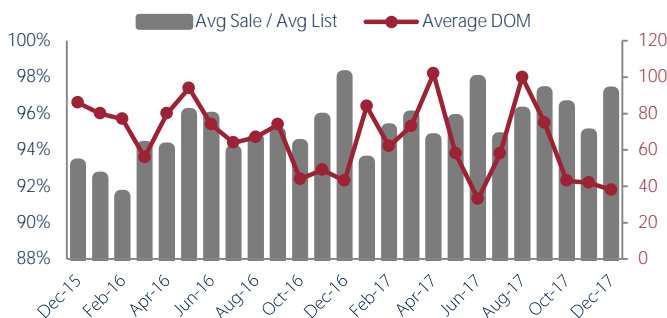
### New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Northwest and Northeast Reading compared to 30 in December 2016, an increase of 33%. There were 32 current contracts pending sale this December compared to 23 a year ago. The number of current contracts is 39% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Northwest and Northeast Reading was 97.2% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 43, a decrease of 12%.



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