

THE LONG & FOSTER MARKET MINUTE™

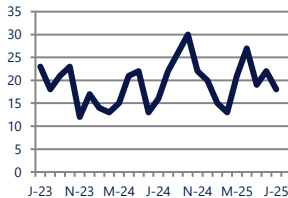
FOCUS ON: **HAMPDEN HEIGHTS AND NORTHEAST READING HOUSING MARKET**

JULY 2025

Zip Code(s): 19604

Units Sold

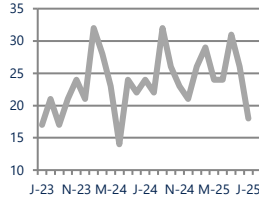
18



Up 13%
Vs. Year Ago

Active Inventory

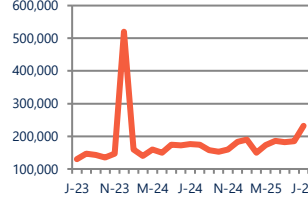
18



Down -25%
Vs. Year Ago

Median Sale Price

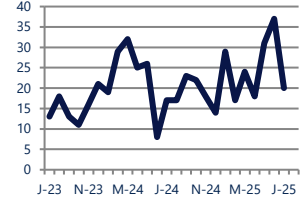
\$232,450



Up
Vs. Year Ago

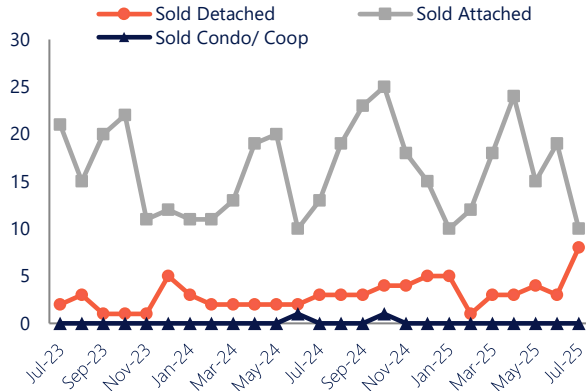
Days On Market

20



Up 18%
Vs. Year Ago

Units Sold*



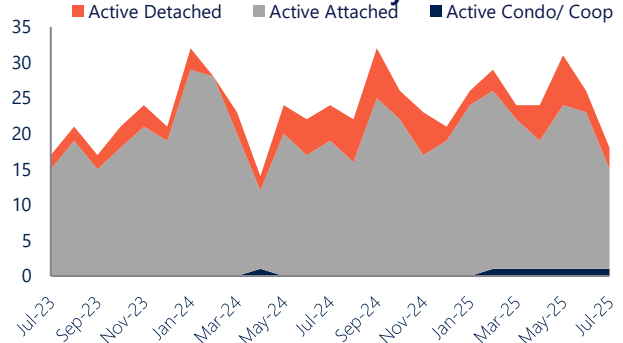
Units Sold

There was a decrease in total units sold in July, with 18 sold this month in Hampden Heights and Northeast Reading versus 22 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 13% versus July 2024.

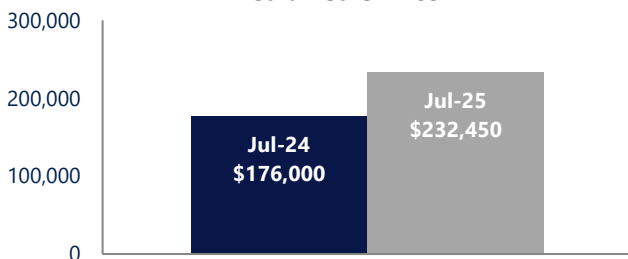
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 25%. The total number of active inventory this July was 18 compared to 24 in July 2024. This month's total of 18 is lower than the previous month's total supply of available inventory of 26, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Hampden Heights and Northeast Reading Homes was \$176,000. This July, the median sale price was \$232,450, an increase of \$56,450 compared to last year. The current median sold price is higher than in June. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Hampden Heights and Northeast Reading are defined as properties listed in zip code/s 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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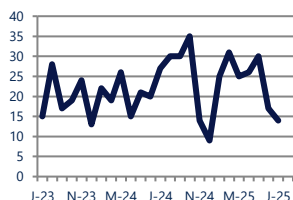
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JULY 2025

Zip Code(s): 19604

New Listings

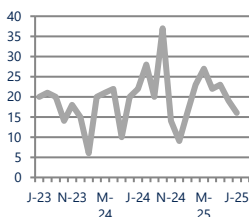
14



Down -48%
Vs. Year Ago

Current Contracts

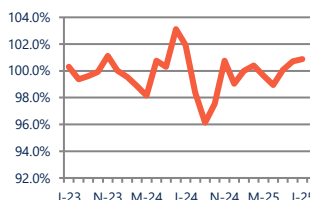
16



Down -27%
Vs. Year Ago

Sold Vs. List Price

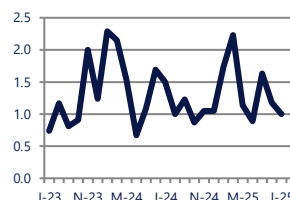
100.9%



Down -1%
Vs. Year Ago

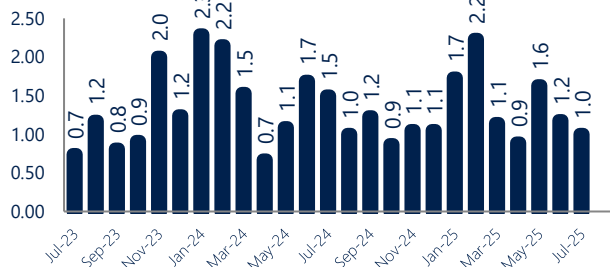
Months of Supply

1.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

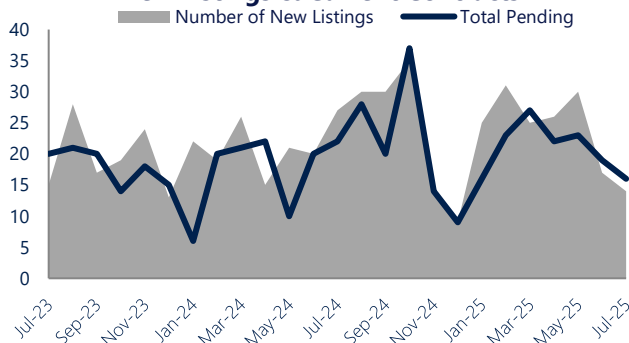
In July, there was 1.0 months of supply available in Hampden Heights and Northeast Reading, compared to 1.5 in July 2024. That is a decrease of 33% versus a year ago.

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.

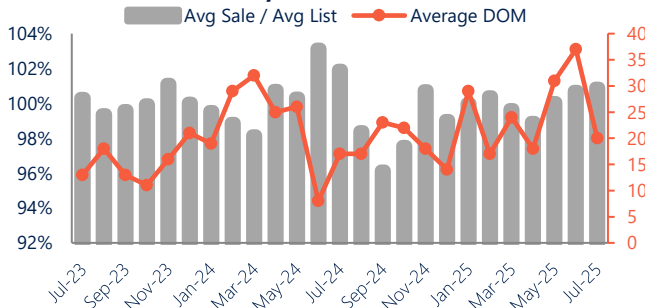
New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Hampden Heights and Northeast Reading compared to 27 in July 2024, a decrease of 48%. There were 16 current contracts pending sale this July compared to 22 a year ago. The number of current contracts is 27% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Hampden Heights and Northeast Reading was 100.9% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 17, an increase of 18%.

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