



# The Long & Foster Market Minute™

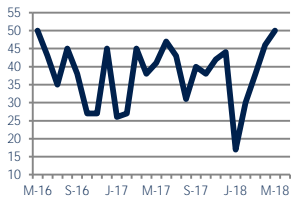
Focus On: Northwest and Northeast Reading Housing Market

May 2018

Zip Code(s): 19601 and 19604

## Units Sold

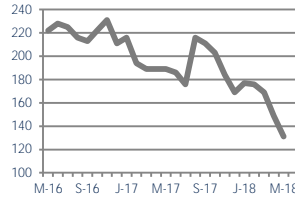
50



Up 22%  
Vs. Year Ago

## Active Inventory

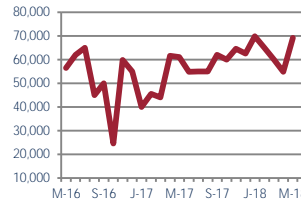
131



Down -31%  
Vs. Year Ago

## Median Sale Price

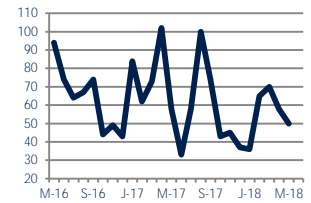
\$69,200



Up 13%  
Vs. Year Ago

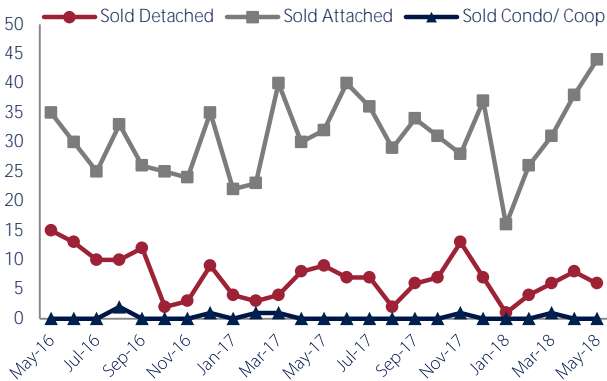
## Days On Market

50



Down -14%  
Vs. Year Ago

### Units Sold\*



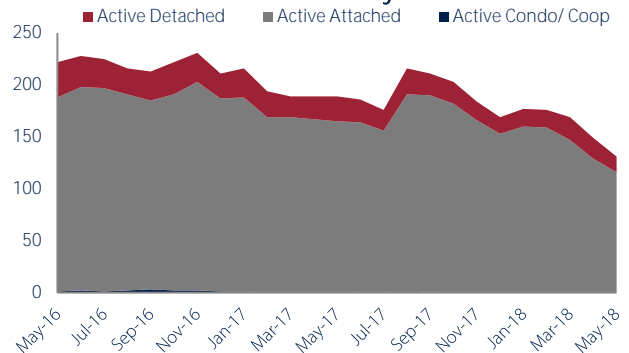
## Units Sold

There was an increase in total units sold in May, with 50 sold this month in Northwest and Northeast Reading versus 46 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 22% versus May 2017.

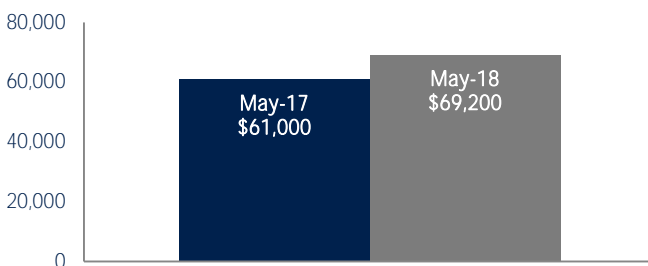
## Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 31%. The total number of active inventory this May was 131 compared to 189 in May 2017. This month's total of 131 is lower than the previous month's total supply of available inventory of 149, a decrease of 12%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Northwest and Northeast Reading Homes was \$61,000. This May, the median sale price was \$69,200, an increase of \$8,200 compared to last year. The current median sold price is higher than in April.

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.



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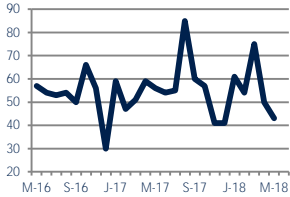
## Focus On: Northwest and Northeast Reading Housing Market

May 2018

Zip Code(s): 19601 and 19604

### New Listings

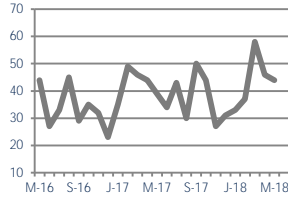
43



**Down -23%**  
Vs. Year Ago

### Current Contracts

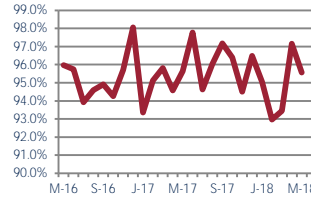
44



**Up 13%**  
Vs. Year Ago

### Sold Vs. List Price

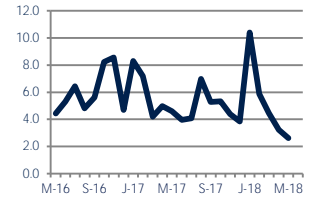
95.6%



**No Change**  
Vs. Year Ago

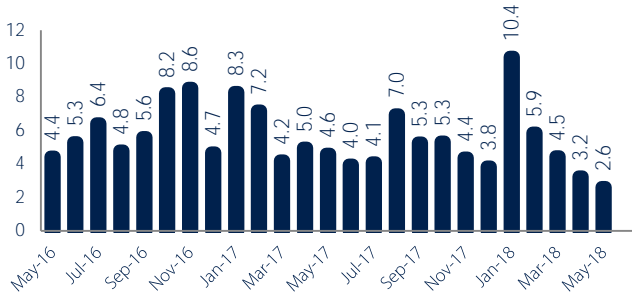
### Months of Supply

2.6



**Down -43%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

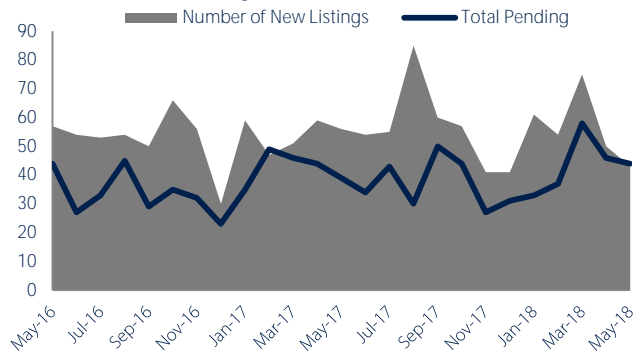
In May, there was 2.6 months of supply available in Northwest and Northeast Reading, compared to 4.6 in May 2017. That is a decrease of 43% versus a year ago.

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.

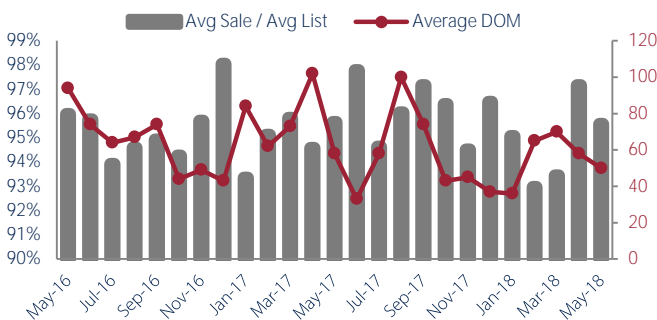
### New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Northwest and Northeast Reading compared to 56 in May 2017, a decrease of 23%. There were 44 current contracts pending sale this May compared to 39 a year ago. The number of current contracts is 13% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Northwest and Northeast Reading was 95.6% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 58, a decrease of 14%.



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