

# THE LONG & FOSTER MARKET MINUTE™

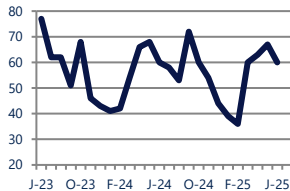
FOCUS ON: **READING HOUSING MARKET**

JUNE 2025

Zip Code(s): 19601, 19604, 19611, 19602 and 19603

## Units Sold

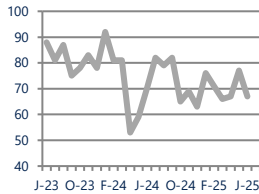
60



**No Change**  
Vs. Year Ago

## Active Inventory

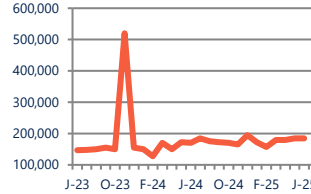
67



**Down -4%**  
Vs. Year Ago

## Median Sale Price

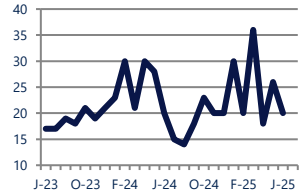
\$185,000



**Up 9%**  
Vs. Year Ago

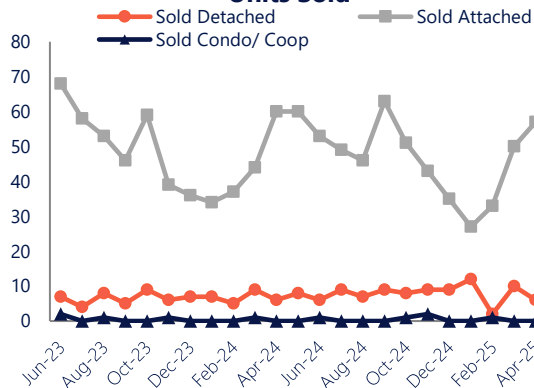
## Days On Market

20



**No Change**  
Vs. Year Ago

### Units Sold\*



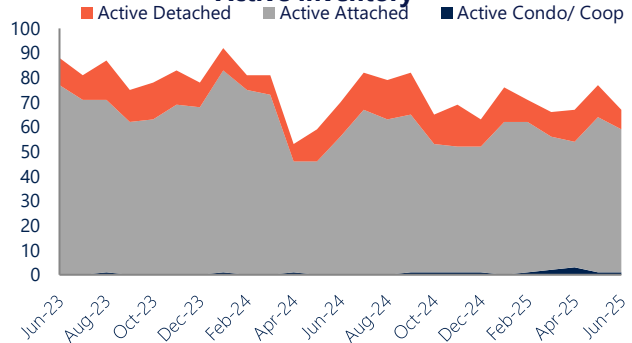
## Units Sold

There was a decrease in total units sold in June, with 60 sold this month in Reading, a decrease of 10%. This month's total units sold is similar compared to a year ago.

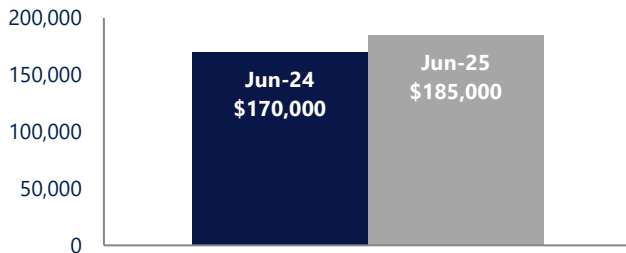
## Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 4%. The total number of active inventory this June was 67 compared to 70 in June 2024. This month's total of 67 is lower than the previous month's total supply of available inventory of 77, a decrease of 13%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Reading Homes was \$170,000. This June, the median sale price was \$185,000, an increase of 9% or \$15,000 compared to last year. The current median sold price is approximately the same as the median price in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Reading are defined as properties listed in zip code/s 19601, 19604, 19611, 19602 and 19603.

\*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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## MARKET MINUTE™

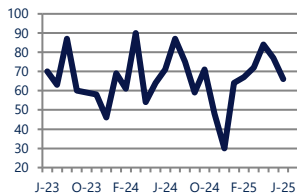
### FOCUS ON: READING HOUSING MARKET

JUNE 2025

Zip Code(s): 19601, 19604, 19611, 19602 and 19603

#### New Listings

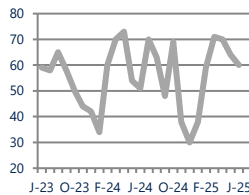
66



Down -7%  
Vs. Year Ago

#### Current Contracts

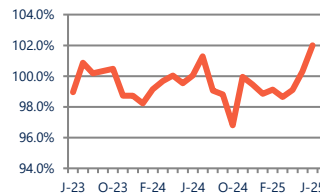
60



Up 18%  
Vs. Year Ago

#### Sold Vs. List Price

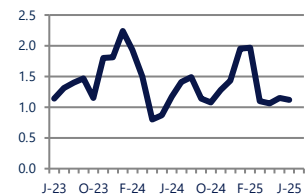
102.0%



Up 2%  
Vs. Year Ago

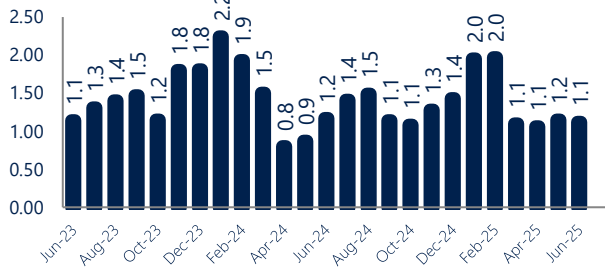
#### Months of Supply

1.1



No Change  
Vs. Year Ago

#### Months Of Supply



#### Months of Supply

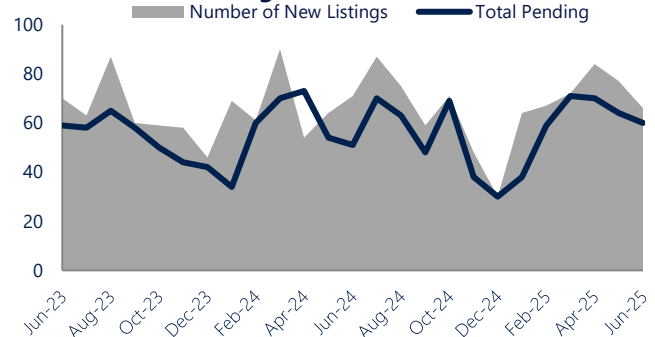
In June, there was 1.1 months of supply available in Reading. The amount of supply is similar compared to a year ago.

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.

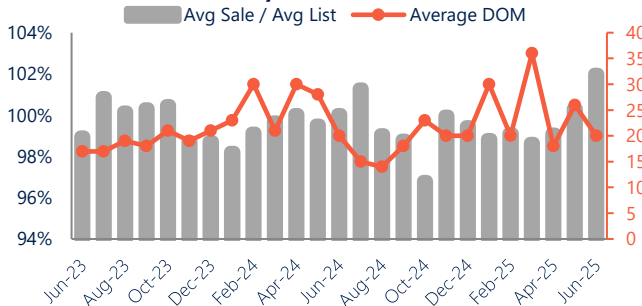
#### New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Reading compared to 71 in June 2024, a decrease of 7%. There were 60 current contracts pending sale this June compared to 51 a year ago. The number of current contracts is 18% 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 Reading was 102.0% of the average list price, which is 2.0% higher than at this time last year.

#### Days On Market

This month, the average number of days on market was 20, which is similar compared to a year ago.

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