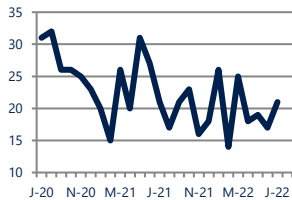


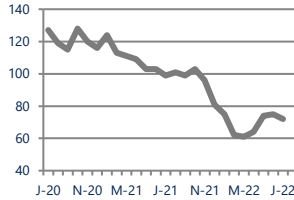


### Units Sold 21



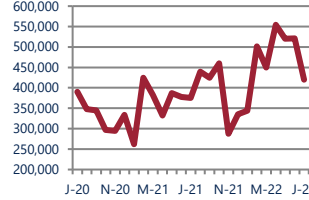
**No Change**  
Vs. Year Ago

### Active Inventory 72



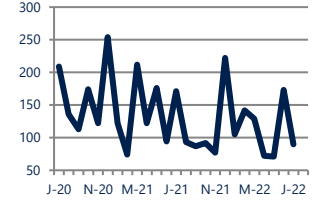
**Down -27%**  
Vs. Year Ago

### Median Sale Price \$420,000



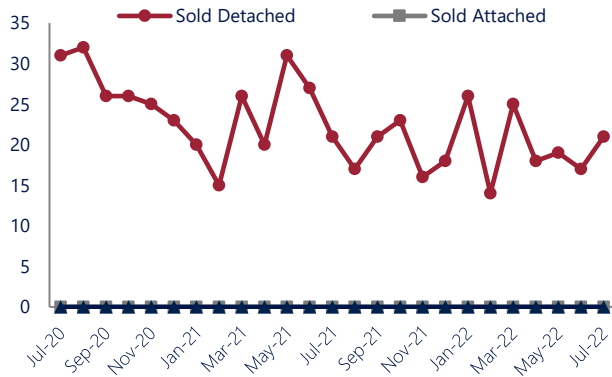
**Up 12%**  
Vs. Year Ago

### Days On Market 90



**Down -47%**  
Vs. Year Ago

### Units Sold\*



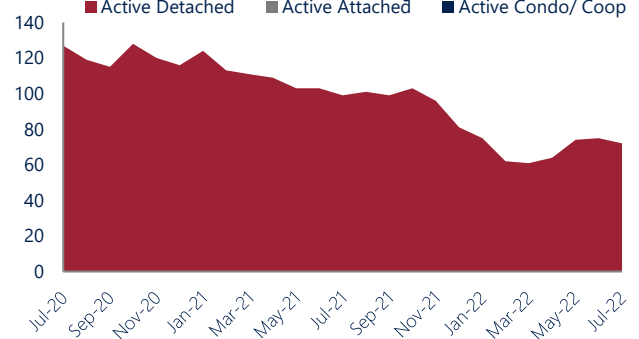
### Units Sold

There was an increase in total units sold in July, with 21 sold this month in Northampton County, an increase of 24%. This month's total units sold is similar compared to a year ago.

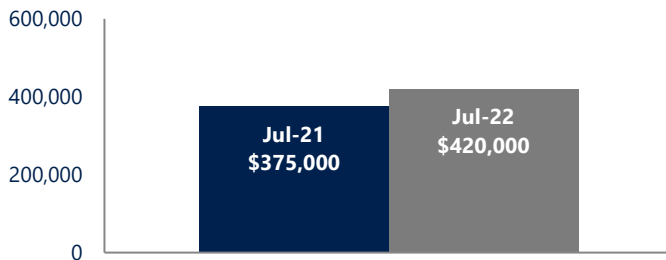
### Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 27%. The total number of active inventory this July was 72 compared to 99 in July 2021. This month's total of 72 is lower than the previous month's total supply of available inventory of 75, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Northampton County Homes was \$375,000. This July, the median sale price was \$420,000, an increase of 12% or \$45,000 compared to last year. The current median sold price is 19% lower 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.



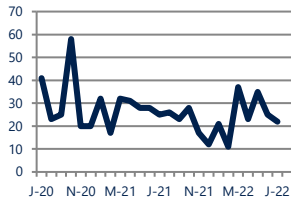
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by ESAOR and 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 ESAOR or Long & Foster Real Estate, Inc.





### New Listings

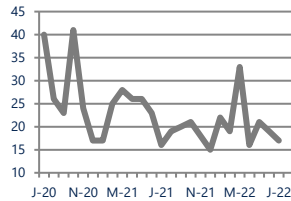
22



Down -12%  
Vs. Year Ago

### Current Contracts

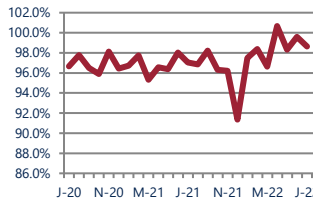
17



Up 6%  
Vs. Year Ago

### Sold Vs. List Price

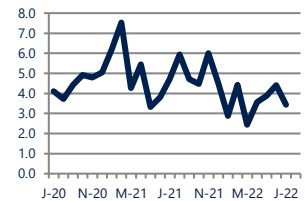
98.6%



Up 1.6%  
Vs. Year Ago

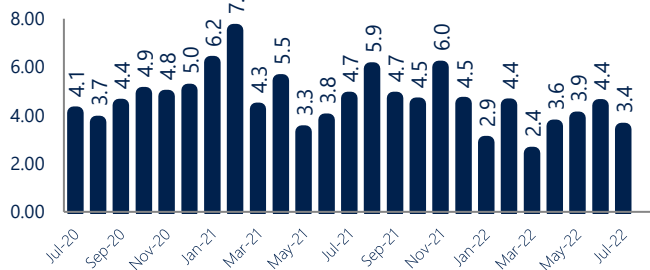
### Months of Supply

3.4



Down -27%  
Vs. Year Ago

### Months of Supply



### Months of Supply

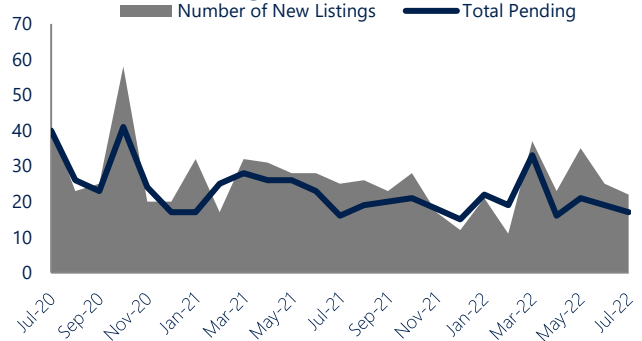
In July, there was 3.4 months of supply available in Northampton County, compared to 4.7 in July 2021. That is a decrease of 27% versus a year ago.

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.

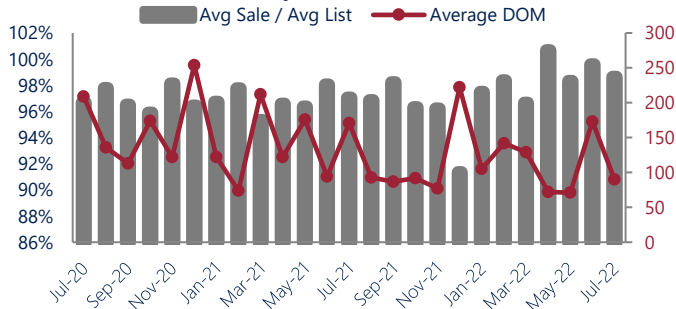
### New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Northampton County compared to 25 in July 2021, a decrease of 12%. There were 17 current contracts pending sale this July compared to 16 a year ago. The number of current contracts is 6% higher 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 Northampton County was 98.6% of the average list price, which is 1.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 90, lower than the average last year, which was 171, a decrease of 47%.



\*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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