



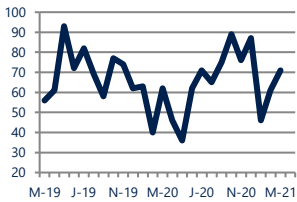
Focus On: Reading Housing Market

March 2021

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

Units Sold

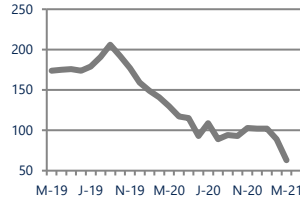
71



Up 15%
Vs. Year Ago

Active Inventory

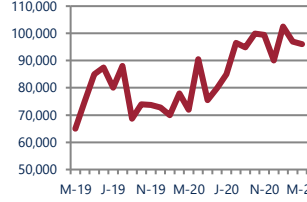
63



Down -52%
Vs. Year Ago

Median Sale Price

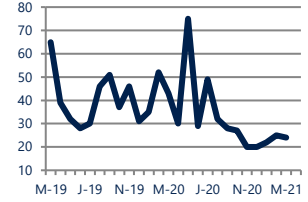
\$96,000



Up 33%
Vs. Year Ago

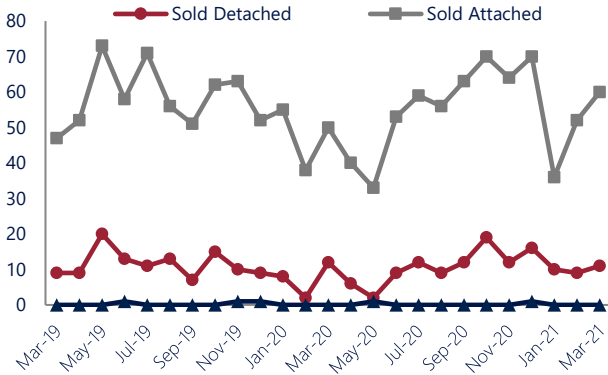
Days On Market

24



Down -44%
Vs. Year Ago

Units Sold*



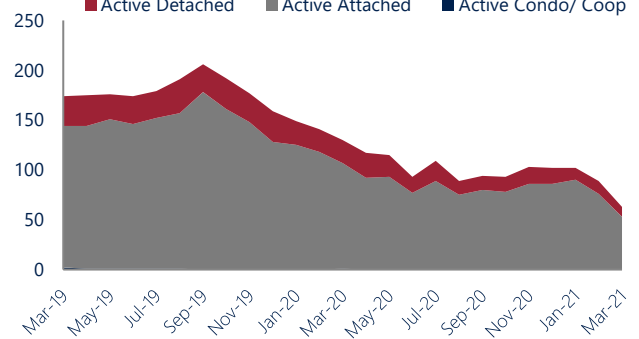
Units Sold

There was an increase in total units sold in March, with 71 sold this month in Reading versus 61 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 15% versus March 2020.

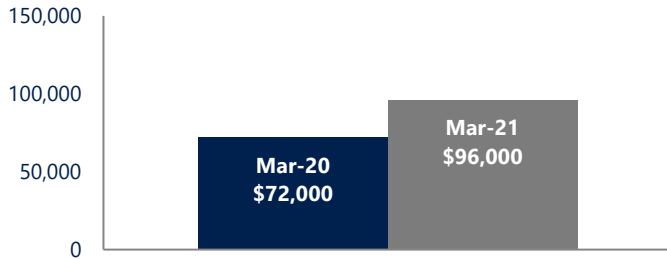
Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 52%. The total number of active inventory this March was 63 compared to 130 in March 2020. This month's total of 63 is lower than the previous month's total supply of available inventory of 89, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Reading Homes was \$72,000. This March, the median sale price was \$96,000, an increase of \$24,000 compared to last year. The current median sold price is lower than in February.

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.





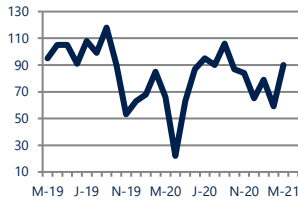
Focus On: Reading Housing Market

March 2021

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

New Listings

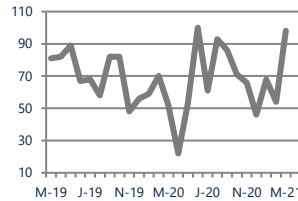
90



Up 36%
Vs. Year Ago

Current Contracts

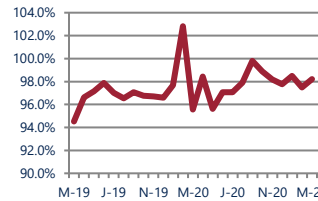
98



Up 88%
Vs. Year Ago

Sold Vs. List Price

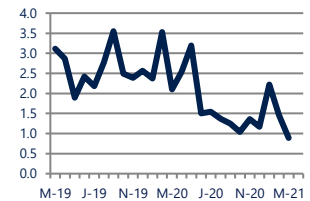
98.2%



Up 2.8%
Vs. Year Ago

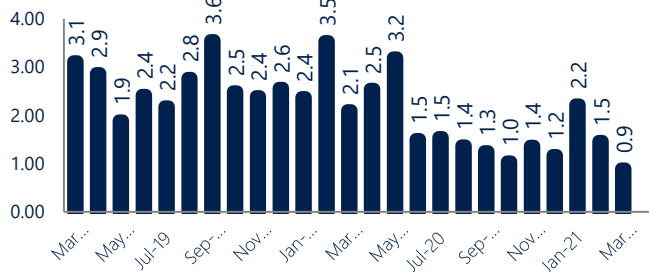
Months of Supply

0.9



Down -58%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

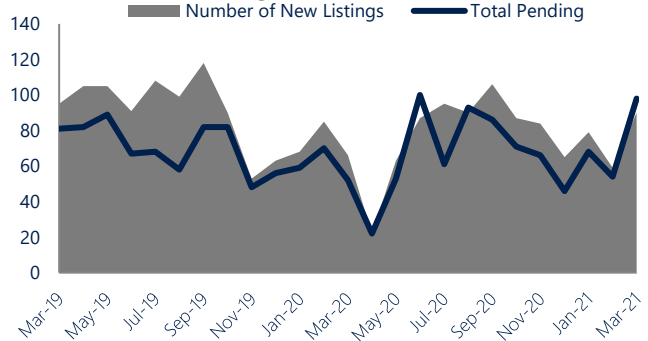
This month there were 90 homes newly listed for sale in Reading compared to 66 in March 2020, an increase of 36%. There were 98 current contracts pending sale this March compared to 52 a year ago. The number of current contracts is 88% higher than last March.

Months of Supply

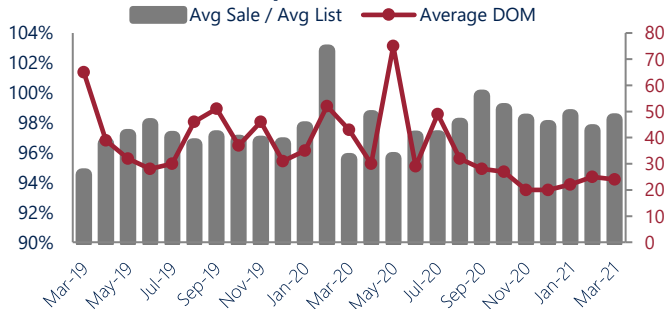
In March, there was 0.9 months of supply available in Reading, compared to 2.1 in March 2020. That is a decrease of 58% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Reading was 98.2% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 43, a decrease of 44%.



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