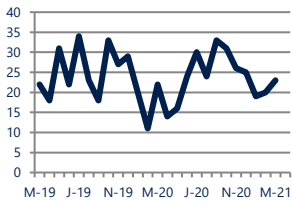




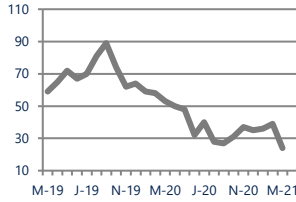
Zip Code(s): 19604

**Units Sold**  
23



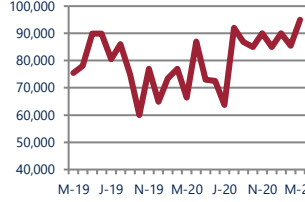
**Up 5%**  
Vs. Year Ago

**Active Inventory**  
24



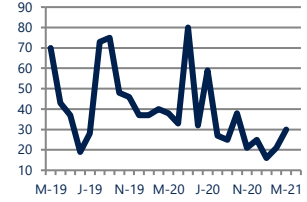
**Down -55%**  
Vs. Year Ago

**Median Sale Price**  
\$95,000



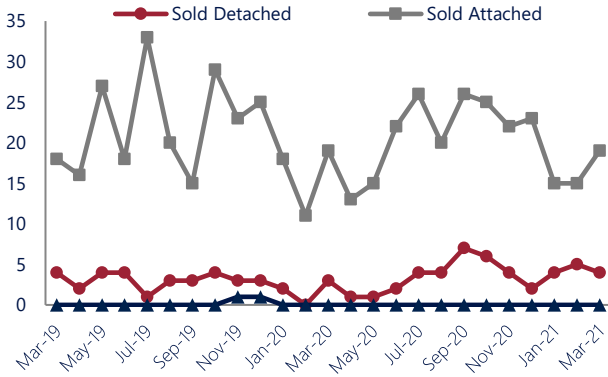
**Up**  
Vs. Year Ago

**Days On Market**  
30



**Down -21%**  
Vs. Year Ago

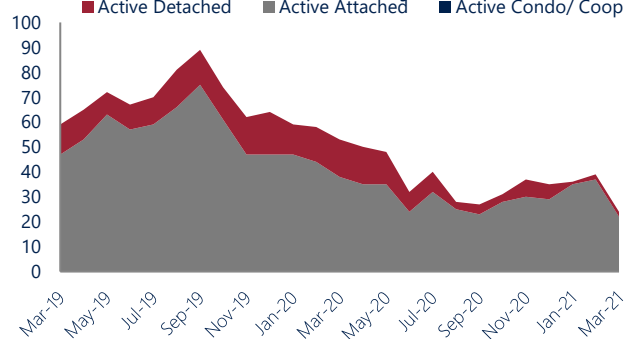
**Units Sold\***



**Units Sold**

There was an increase in total units sold in March, with 23 sold this month in Hampden Heights and Northeast Reading versus 20 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 5% versus March 2020.

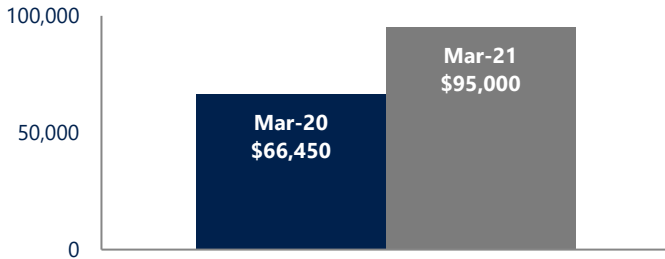
**Active Inventory\***



**Active Inventory**

Versus last year, the total number of homes available this month is lower by 29 units or 55%. The total number of active inventory this March was 24 compared to 53 in March 2020. This month's total of 24 is lower than the previous month's total supply of available inventory of 39, a decrease of 38%.

**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 March, the median sale price for Hampden Heights and Northeast Reading Homes was \$66,450. This March, the median sale price was \$95,000, an increase of \$28,550 compared to last year. The current median sold price is higher 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.

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.

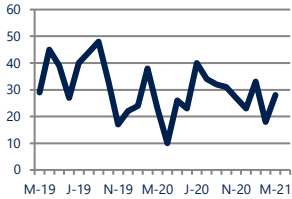




Zip Code(s): 19604

### New Listings

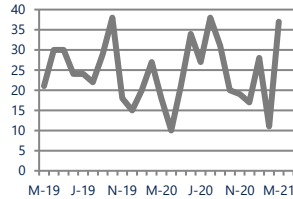
28



**Up 22%**  
Vs. Year Ago

### Current Contracts

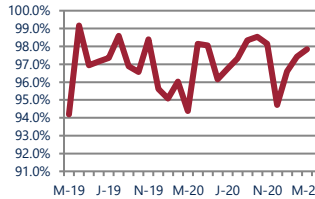
37



**Up 106%**  
Vs. Year Ago

### Sold Vs. List Price

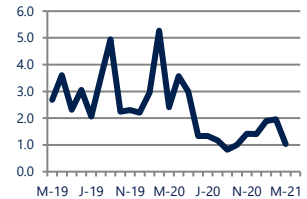
97.8%



**Up 3.7%**  
Vs. Year Ago

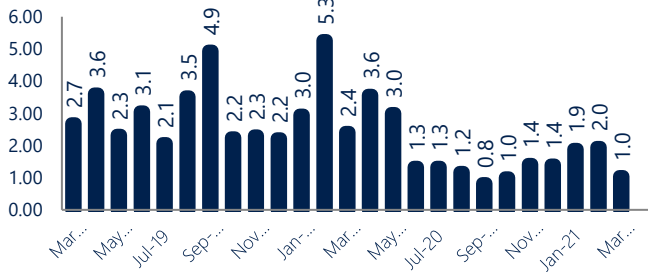
### Months of Supply

1.0



**Down -57%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

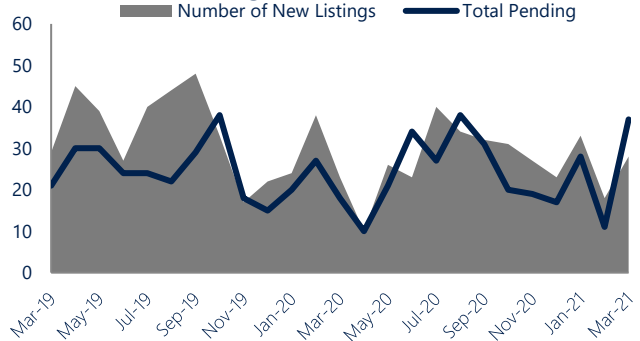
In March, there was 1.0 months of supply available in Hampden Heights and Northeast Reading, compared to 2.4 in March 2020. That is a decrease of 57% versus a year ago.

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.

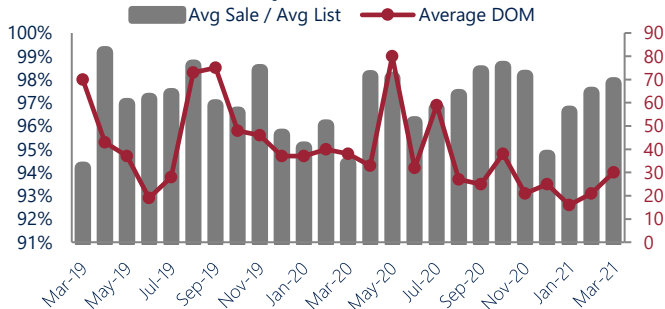
### New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Hampden Heights and Northeast Reading compared to 23 in March 2020, an increase of 22%. There were 37 current contracts pending sale this March compared to 18 a year ago. The number of current contracts is 106% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Hampden Heights and Northeast Reading was 97.8% of the average list price, which is 3.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 38, a decrease of 21%.



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