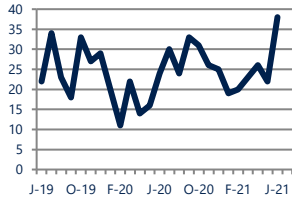




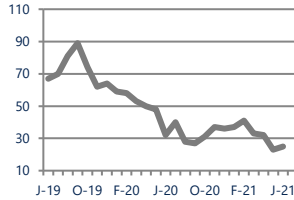
Zip Code(s): 19604

Units Sold 38



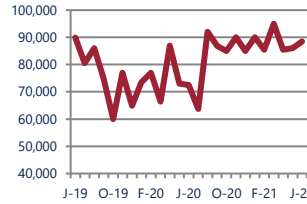
Up
Vs. Year Ago

Active Inventory 25



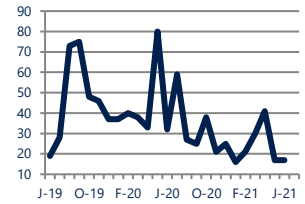
Down -22%
Vs. Year Ago

Median Sale Price \$88,500

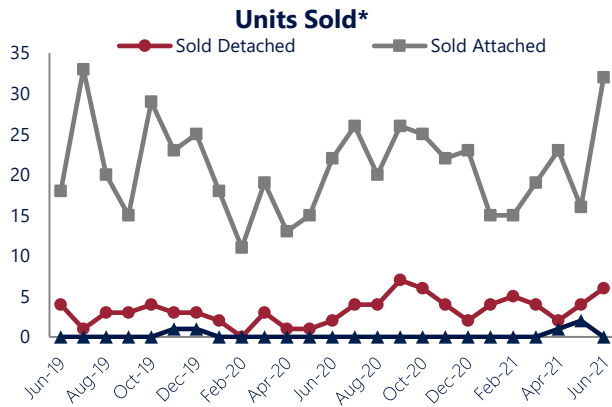


Up 22%
Vs. Year Ago

Days On Market 17

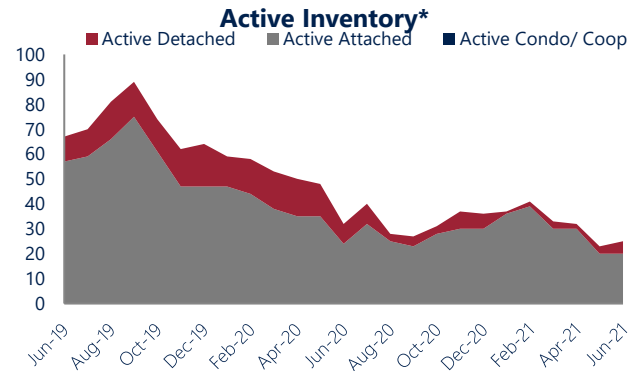


Down -47%
Vs. Year Ago



Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 38 sold this month in Hampden Heights and Northeast Reading. This month's total units sold was higher than at this time last year, an increase from June 2020.



Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 22%. The total number of active inventory this June was 25 compared to 32 in June 2020. This month's total of 25 is higher than the previous month's total supply of available inventory of 23, an increase of 9%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Hampden Heights and Northeast Reading Homes was \$72,500. This June, the median sale price was \$88,500, an increase of 22% or \$16,000 compared to last year. The current median sold price is 3% higher than in May.

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.

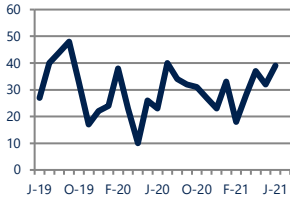




Zip Code(s): 19604

New Listings

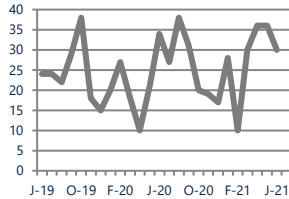
39



Up 70%
Vs. Year Ago

Current Contracts

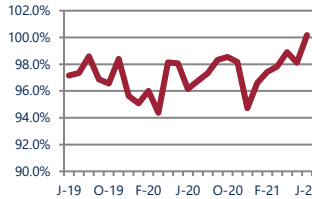
30



Down -12%
Vs. Year Ago

Sold Vs. List Price

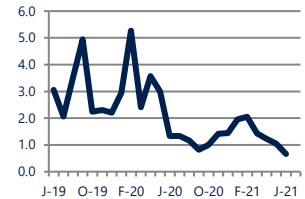
100.2%



Up 4.2%
Vs. Year Ago

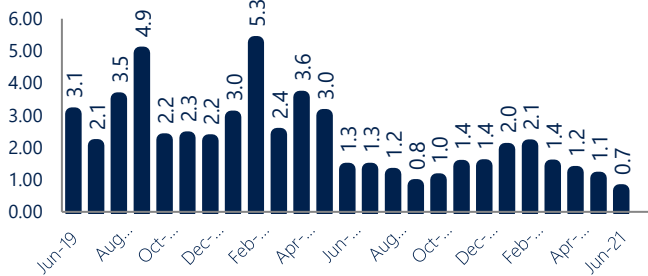
Months of Supply

0.7



Down -50%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

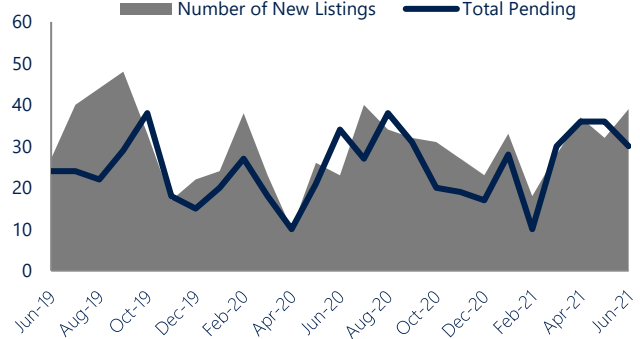
This month there were 39 homes newly listed for sale in Hampden Heights and Northeast Reading compared to 23 in June 2020, an increase of 70%. There were 30 current contracts pending sale this June compared to 34 a year ago. The number of current contracts is 12% lower than last June.

Months of Supply

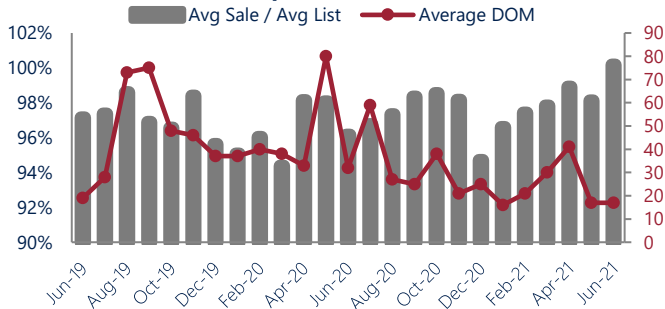
In June, there was 0.7 months of supply available in Hampden Heights and Northeast Reading, compared to 1.3 in June 2020. That is a decrease of 51% versus a year ago.

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 June, the average sale price in Hampden Heights and Northeast Reading was 100.2% of the average list price, which is 4.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 32, a decrease of 47%.



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.

