

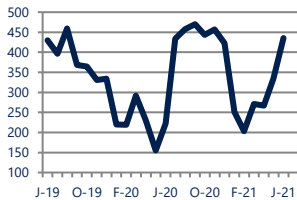


Focus On: Northampton County Housing Market

June 2021

Units Sold

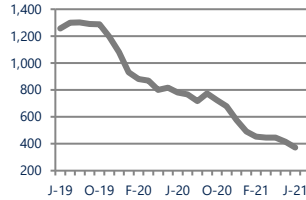
435



Up
Vs. Year Ago

Active Inventory

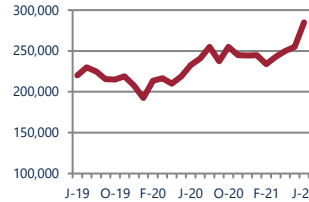
372



Down -52%
Vs. Year Ago

Median Sale Price

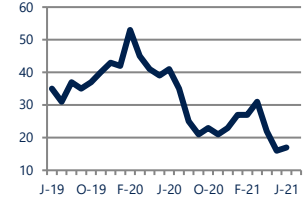
\$285,000



Up 22%
Vs. Year Ago

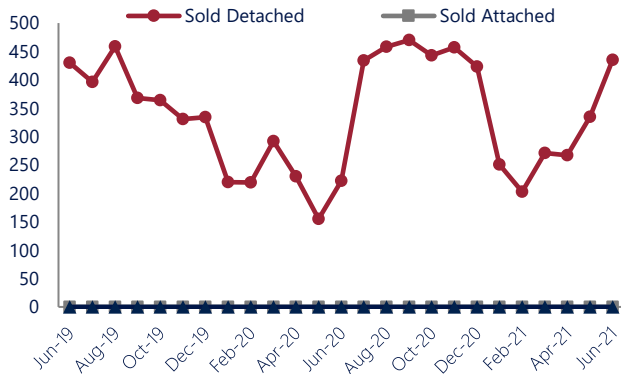
Days On Market

17



Down -59%
Vs. Year Ago

Units Sold*



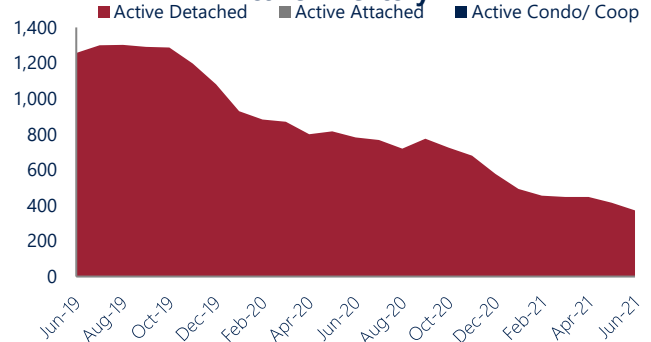
Units Sold

There was an increase in total units sold in June, with 435 sold this month in Northampton County. This month's total units sold was higher than at this time last year.

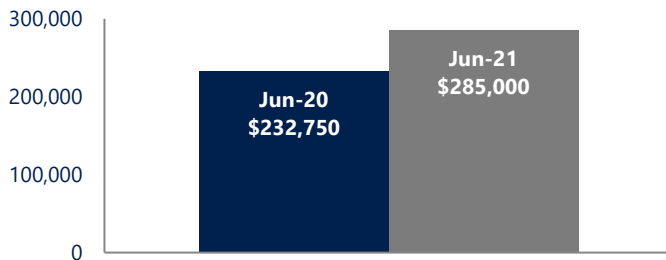
Active Inventory

Versus last year, the total number of homes available this month is lower by 409 units or 52%. The total number of active inventory this June was 372 compared to 781 in June 2020. This month's total of 372 is lower than the previous month's total supply of available inventory of 415, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Northampton County Homes was \$232,750. This June, the median sale price was \$285,000, an increase of 22% or \$52,250 compared to last year. The current median sold price is 12% 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.



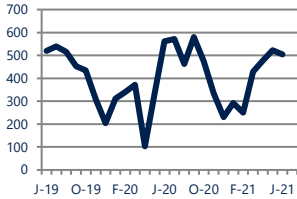
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by GLVR and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





New Listings

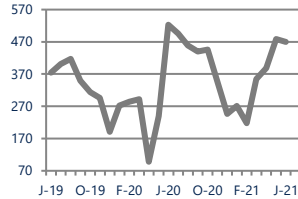
505



Down -10%
Vs. Year Ago

Current Contracts

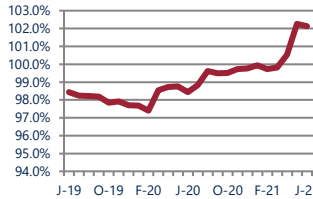
470



Down -10%
Vs. Year Ago

Sold Vs. List Price

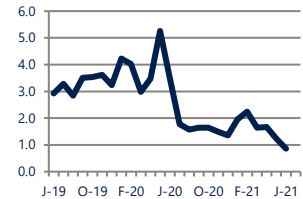
102.1%



Up 3.7%
Vs. Year Ago

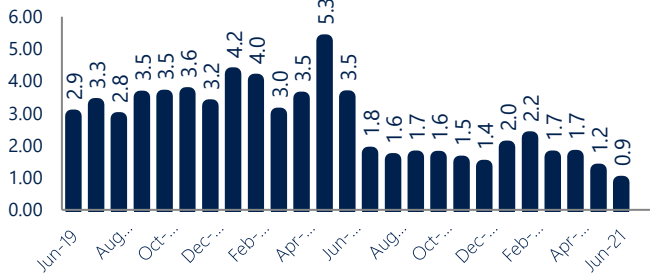
Months of Supply

0.9



Down -76%
Vs. Year Ago

Months Of Supply



Months of Supply

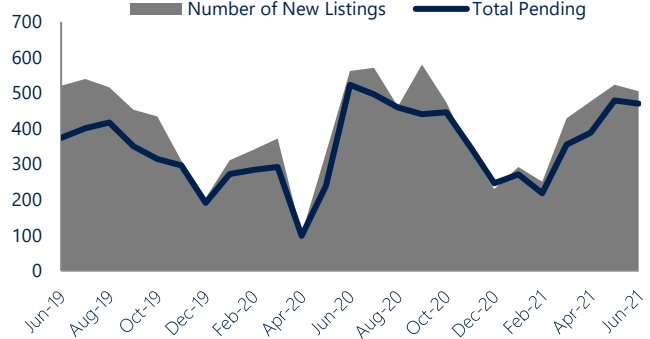
In June, there was 0.9 months of supply available in Northampton County, compared to 3.5 in June 2020. That is a decrease of 76% versus a year ago.

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.

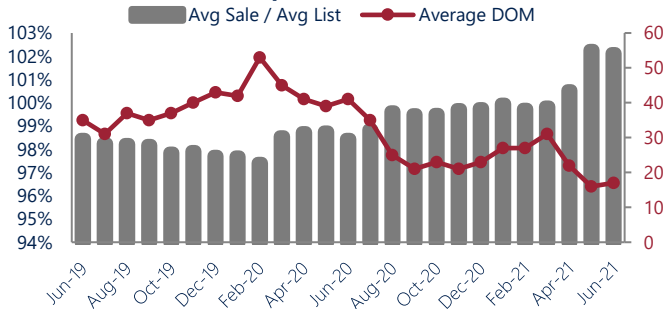
New Listings & Current Contracts

This month there were 505 homes newly listed for sale in Northampton County compared to 562 in June 2020, a decrease of 10%. There were 470 current contracts pending sale this June compared to 523 a year ago. The number of current contracts is 10% lower 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 Northampton County was 102.1% of the average list price, which is 3.7% 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 41, a decrease of 59%.



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