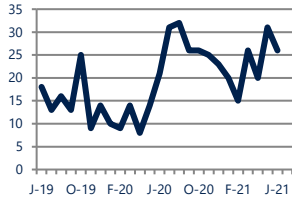


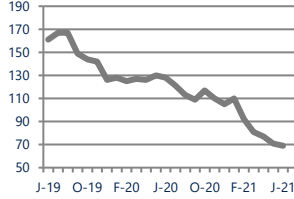


Units Sold 26



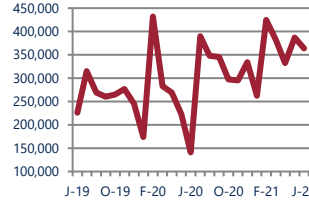
Up 24%
Vs. Year Ago

Active Inventory 69



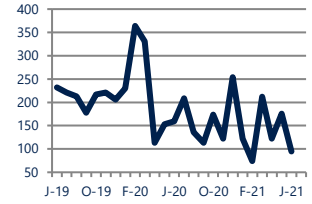
Down -46%
Vs. Year Ago

Median Sale Price \$363,500



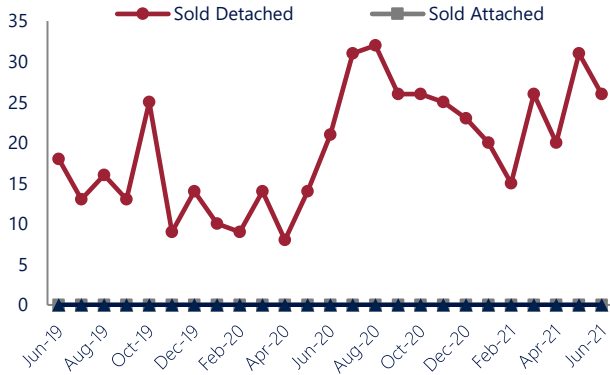
Up
Vs. Year Ago

Days On Market 95



Down -40%
Vs. Year Ago

Units Sold*



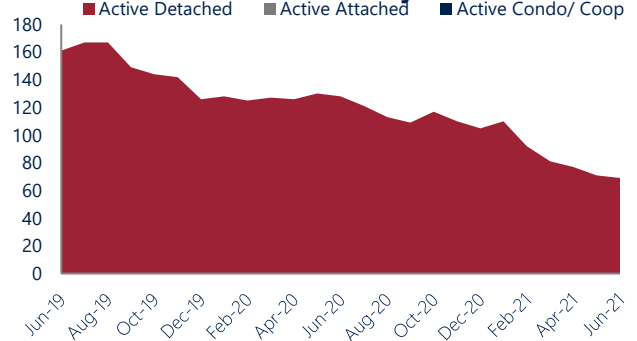
Units Sold

There was a decrease in total units sold in June, with 26 sold this month in Northampton County versus 31 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 24% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 46%. The total number of active inventory this June was 69 compared to 128 in June 2020. This month's total of 69 is lower than the previous month's total supply of available inventory of 71, a decrease of 3%.

Active Inventory*



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 June, the median sale price for Northampton County Homes was \$141,000. This June, the median sale price was \$363,500, an increase of \$222,500 compared to last year. The current median sold price is lower 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.



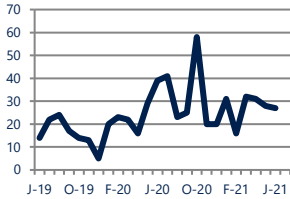
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by ESAOR and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

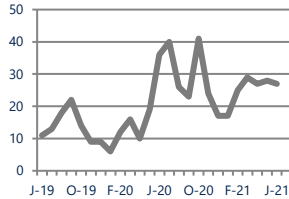
27



Down -31%
Vs. Year Ago

Current Contracts

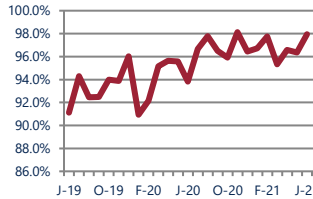
27



Down -25%
Vs. Year Ago

Sold Vs. List Price

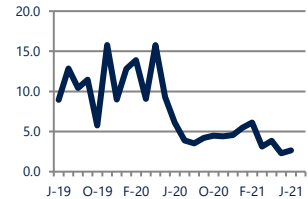
98.0%



Up 4.4%
Vs. Year Ago

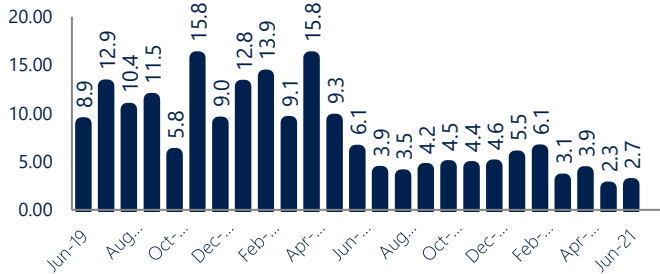
Months of Supply

2.7



Down -57%
Vs. Year Ago

Months Of Supply



Months of Supply

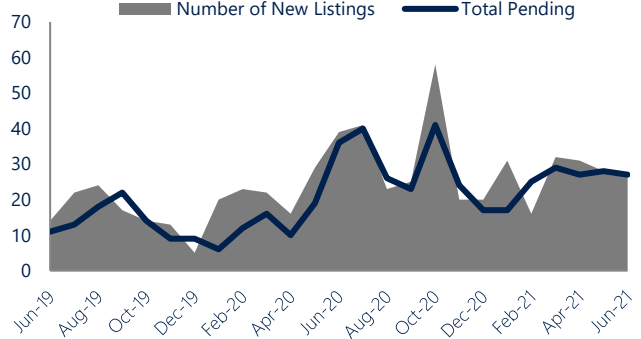
In June, there was 2.7 months of supply available in Northampton County, compared to 6.1 in June 2020. That is a decrease of 56% versus a year ago.

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.

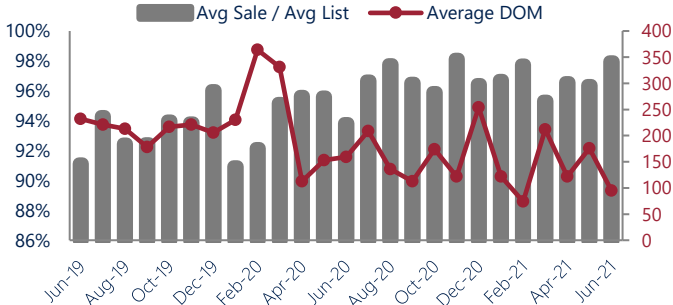
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Northampton County compared to 39 in June 2020, a decrease of 31%. There were 27 current contracts pending sale this June compared to 36 a year ago. The number of current contracts is 25% 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 98.0% of the average list price, which is 4.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 95, lower than the average last year, which was 159, a decrease of 40%.



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