



The Long & Foster Market Minute™

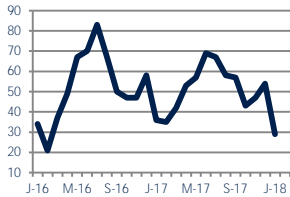
Focus On: Audubon, East Norriton, and West Norriton Housing Market

January 2018

Zip Code(s): 19403 and 19456

Units Sold

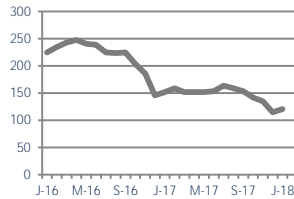
29



Down
Vs. Year Ago

Active Inventory

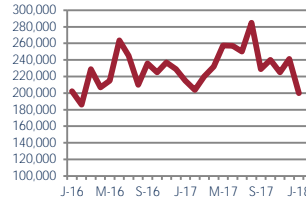
121



Down -20%
Vs. Year Ago

Median Sale Price

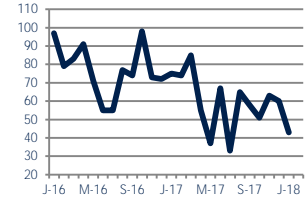
\$200,000



Down -7%
Vs. Year Ago

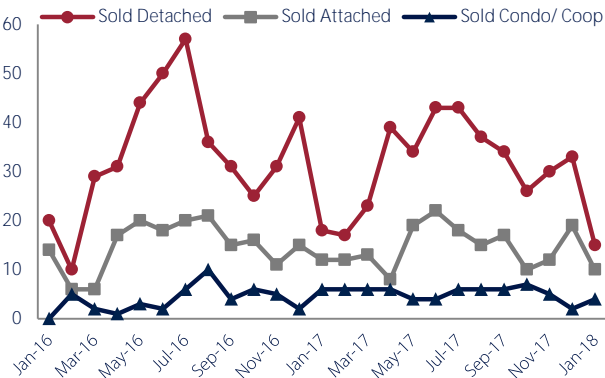
Days On Market

43



Down -43%
Vs. Year Ago

Units Sold*



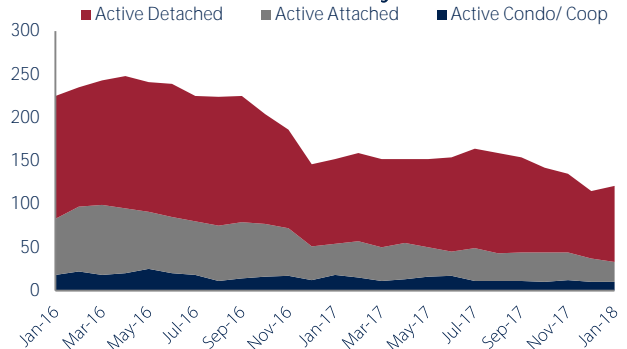
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 29 sold this month in Audubon, East Norriton, and West Norriton. This month's total units sold was lower than at this time last year, a decrease from January 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 20%. The total number of active inventory this January was 121 compared to 152 in January 2017. This month's total of 121 is higher than the previous month's total supply of available inventory of 115, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Audubon, East Norriton, and West Norriton Homes was \$215,000. This January, the median sale price was \$200,000, a decrease of 7% or \$15,000 compared to last year. The current median sold price is 17% lower than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Audubon, East Norriton, and West Norriton are defined as properties listed in zip code/s 19403 and 19456.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

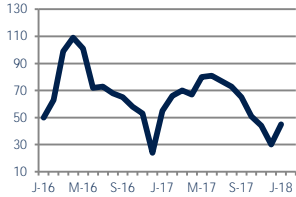




Zip Code(s): 19403 and 19456

New Listings

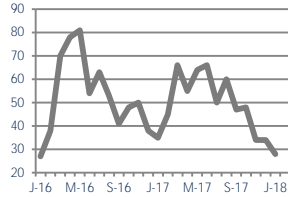
45



Down -18%
Vs. Year Ago

Current Contracts

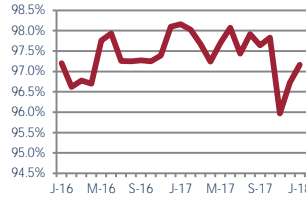
28



Down -20%
Vs. Year Ago

Sold Vs. List Price

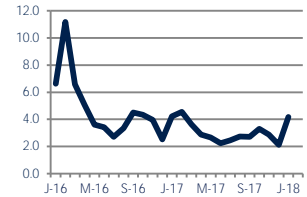
97.2%



Down -1%
Vs. Year Ago

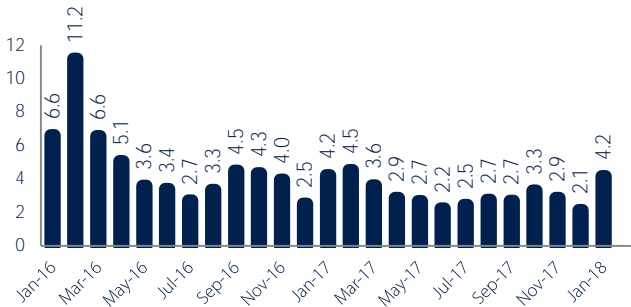
Months of Supply

4.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

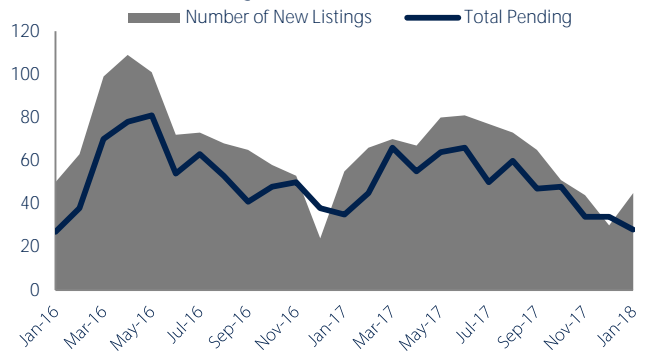
In January, there was 4.2 months of supply available in Audubon, East Norriton, and West Norriton. The amount of supply is similar compared to a year ago.

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.

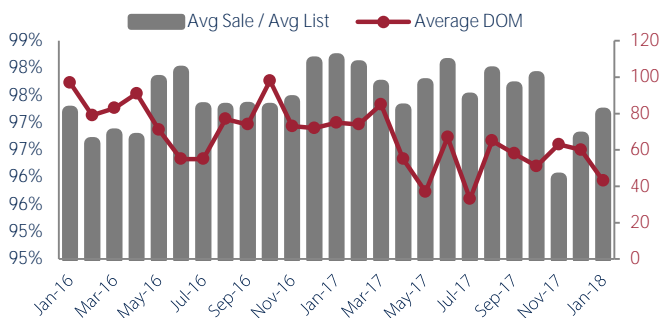
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Audubon, East Norriton, and West Norriton compared to 55 in January 2017, a decrease of 18%. There were 28 current contracts pending sale this January compared to 35 a year ago. The number of current contracts is 20% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Audubon, East Norriton, and West Norriton was 97.2% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 75, a decrease of 43%.



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