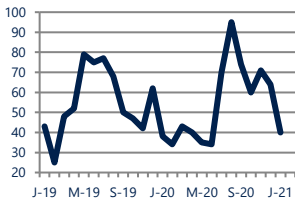




Zip Code(s): 19403 and 19456

**Units Sold**

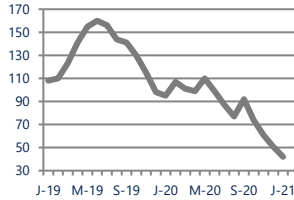
40



**Up 5%**  
Vs. Year Ago

**Active Inventory**

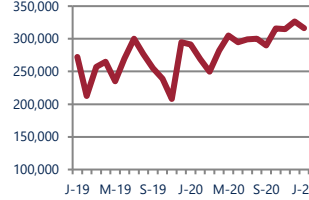
42



**Down -56%**  
Vs. Year Ago

**Median Sale Price**

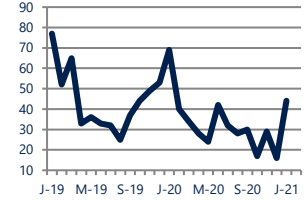
\$316,250



**Up 8%**  
Vs. Year Ago

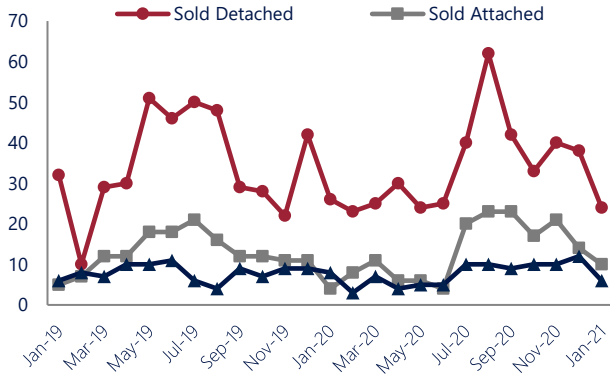
**Days On Market**

44



**Down -36%**  
Vs. Year Ago

**Units Sold\***



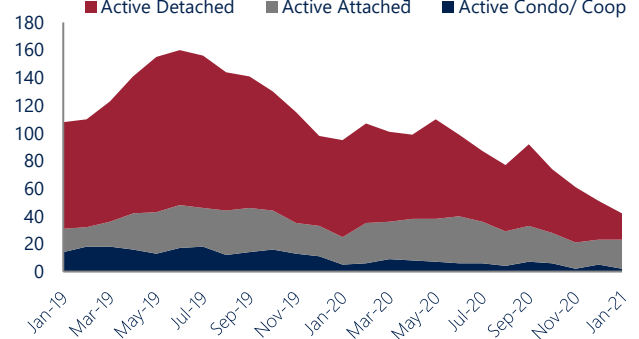
**Units Sold**

There was a decrease in total units sold in January, with 40 sold this month in Audubon, East Norriton, and West Norriton. 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 53 units or 56%. The total number of active inventory this January was 42 compared to 95 in January 2020. This month's total of 42 is lower than the previous month's total supply of available inventory of 51, a decrease of 18%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last January, the median sale price for Audubon, East Norriton, and West Norriton Homes was \$291,500. This January, the median sale price was \$316,250, an increase of 8% or \$24,750 compared to last year. The current median sold price is 3% 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 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.

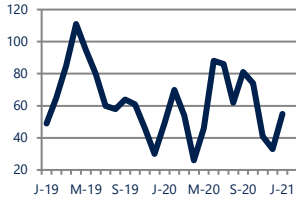




Zip Code(s): 19403 and 19456

### New Listings

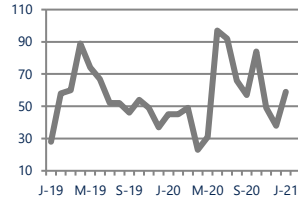
55



**Up 12%**  
Vs. Year Ago

### Current Contracts

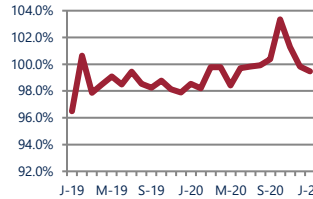
59



**Up 31%**  
Vs. Year Ago

### Sold Vs. List Price

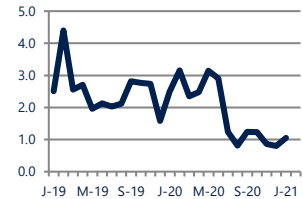
99.5%



**Up 0.9%**  
Vs. Year Ago

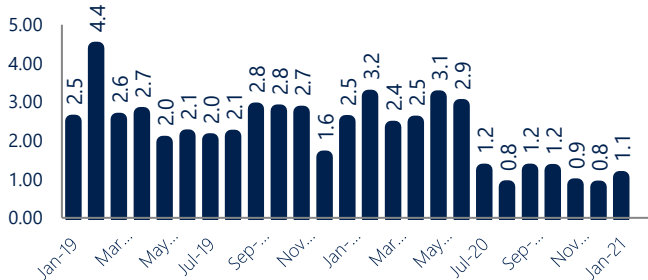
### Months of Supply

1.1



**Down -58%**  
Vs. Year Ago

### Months of Supply



### Months of Supply

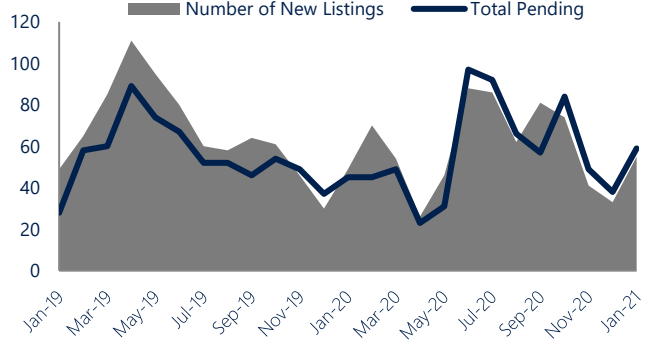
In January, there was 1.1 months of supply available in Audubon, East Norriton, and West Norriton, compared to 2.5 in January 2020. That is a decrease of 58% versus a year ago.

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.

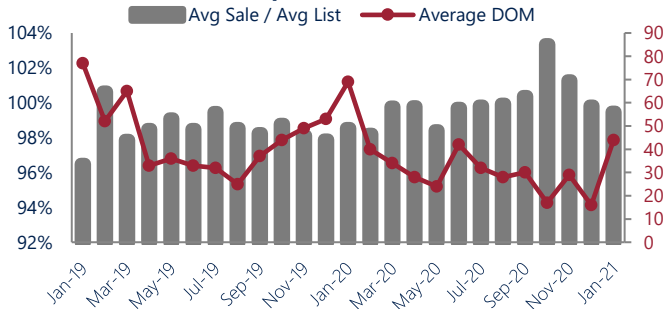
### New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Audubon, East Norriton, and West Norriton compared to 49 in January 2020, an increase of 12%. There were 59 current contracts pending sale this January compared to 45 a year ago. The number of current contracts is 31% higher 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 99.5% of the average list price, which is 0.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 69, a decrease of 36%.



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 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.

