



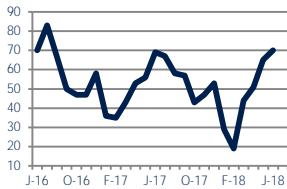
The Long & Foster Market Minute™

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

June 2018

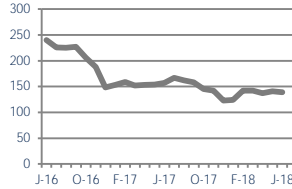
Zip Code(s): 19403 and 19456

Units Sold
70



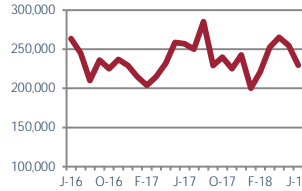
Up 1%
Vs. Year Ago

Active Inventory
139



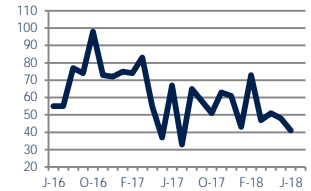
Down -11%
Vs. Year Ago

Median Sale Price
\$229,500



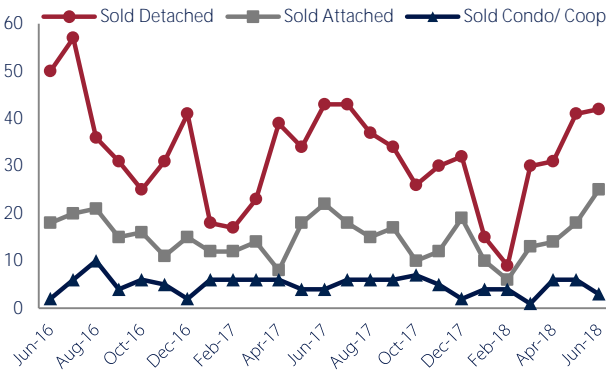
Down -11%
Vs. Year Ago

Days On Market
41



Down -39%
Vs. Year Ago

Units Sold*



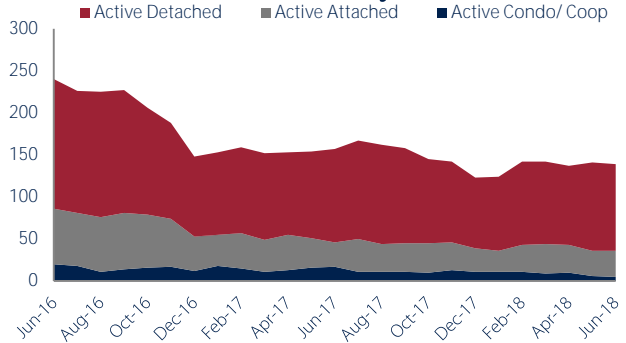
Units Sold

There was an increase in total units sold in June, with 70 sold this month in Audubon, East Norriton, and West Norriton versus 65 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 1% versus June 2017.

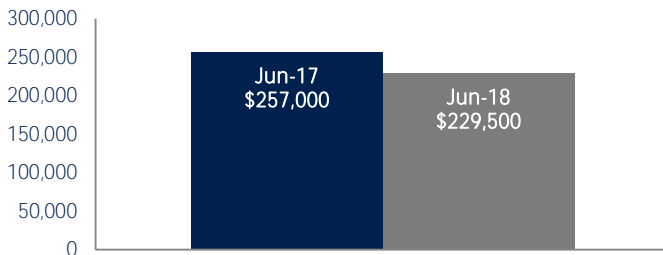
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 11%. The total number of active inventory this June was 139 compared to 157 in June 2017. This month's total of 139 is lower than the previous month's total supply of available inventory of 141, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Audubon, East Norriton, and West Norriton Homes was \$257,000. This June, the median sale price was \$229,500, a decrease of 11% or \$27,500 compared to last year. The current median sold price is 10% 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.

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

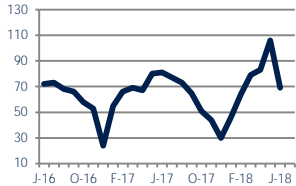




Zip Code(s): 19403 and 19456

New Listings

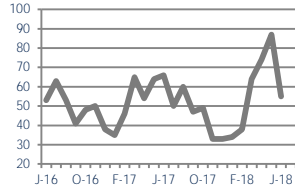
69



Down -15%
Vs. Year Ago

Current Contracts

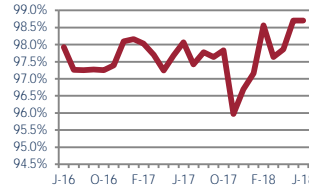
55



Down -17%
Vs. Year Ago

Sold Vs. List Price

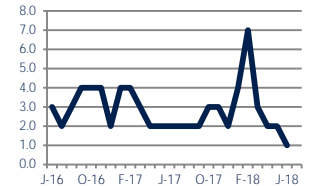
98.7%



Up 0.6%
Vs. Year Ago

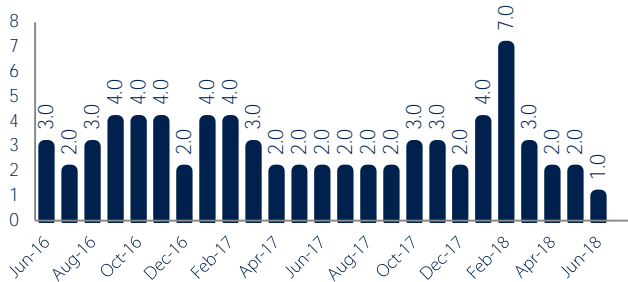
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

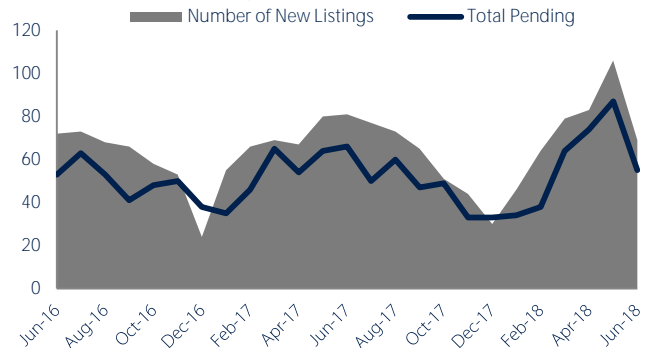
In June, there was 2.0 months of supply available in Audubon, East Norriton, and West Norriton, compared to 2.3 in June 2017. That is a decrease of 13% versus a year ago.

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.

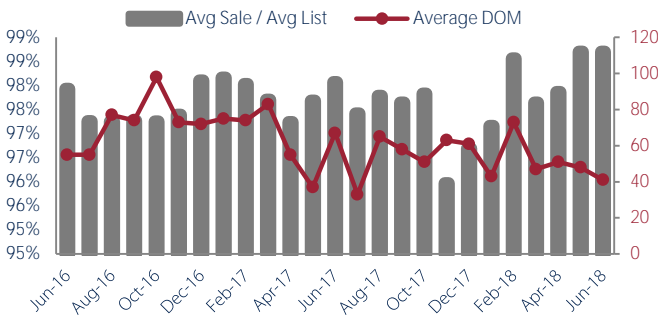
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Audubon, East Norriton, and West Norriton compared to 81 in June 2017, a decrease of 15%. There were 55 current contracts pending sale this June compared to 66 a year ago. The number of current contracts is 17% 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 Audubon, East Norriton, and West Norriton was 98.7% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 67, a decrease of 39%.



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