

THE LONG & FOSTER MARKET MINUTE™

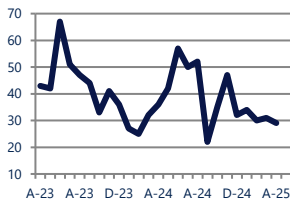
FOCUS ON: **AUDUBON, EAST NORRITON, AND WEST NORRITON HOUSING MARKET**

APRIL 2025

Zip Code(s): 19403 and 19456

Units Sold

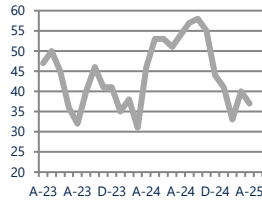
29



Down -19%
Vs. Year Ago

Active Inventory

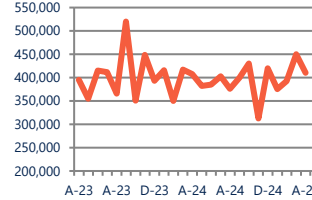
37



Down -20%
Vs. Year Ago

Median Sale Price

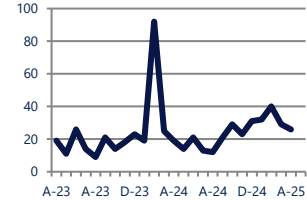
\$410,000



Up 1%
Vs. Year Ago

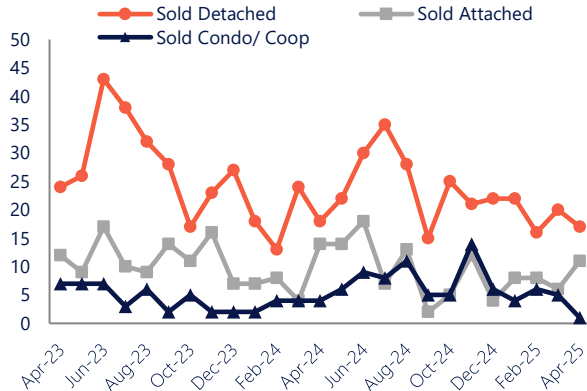
Days On Market

26



Up 37%
Vs. Year Ago

Units Sold*



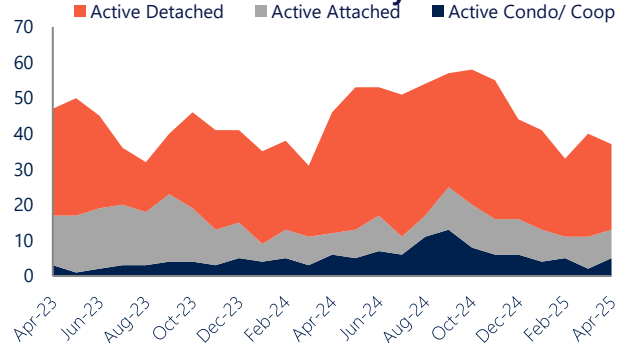
Units Sold

There was a decrease in total units sold in April, with 29 sold this month in Audubon, East Norriton, and West Norriton versus 31 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2024.

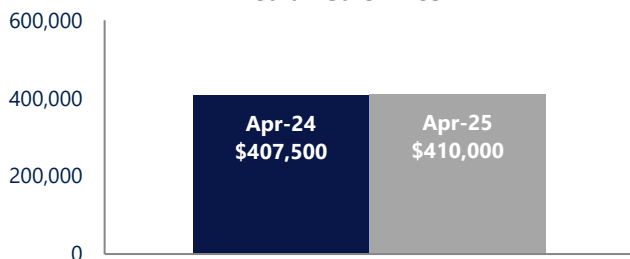
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 20%. The total number of active inventory this April was 37 compared to 46 in April 2024. This month's total of 37 is lower than the previous month's total supply of available inventory of 40, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Audubon, East Norriton, and West Norriton Homes was \$407,500. This April, the median sale price was \$410,000, an increase of 1% or \$2,500 compared to last year. The current median sold price is 9% lower than in March.

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.

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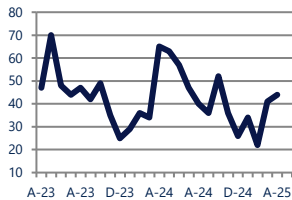
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APRIL 2025

Zip Code(s): 19403 and 19456

New Listings

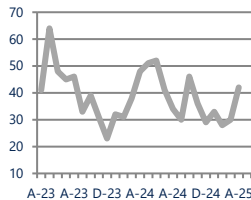
44



Down -32%
Vs. Year Ago

Current Contracts

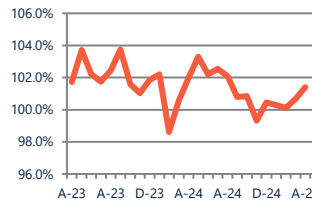
42



Down -13%
Vs. Year Ago

Sold Vs. List Price

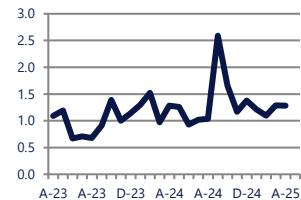
101.4%



Down -0.6%
Vs. Year Ago

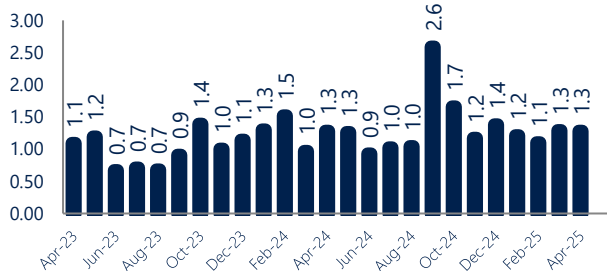
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

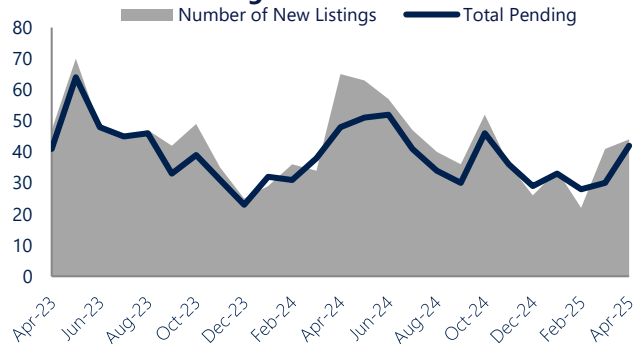
In April, there was 1.3 months of supply available in Audubon, East Norriton, and West Norriton. The amount of supply is similar compared to a year ago.

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.

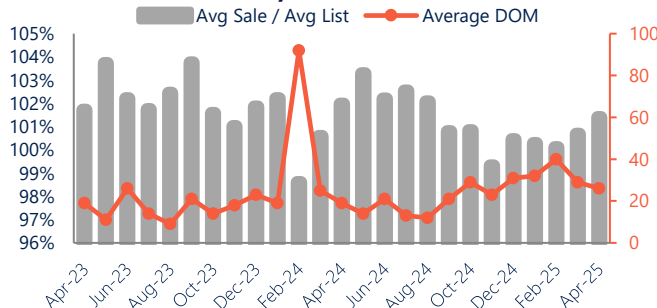
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Audubon, East Norriton, and West Norriton compared to 65 in April 2024, a decrease of 32%. There were 42 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 13% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Audubon, East Norriton, and West Norriton was 101.4% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 19, an increase of 37%.

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