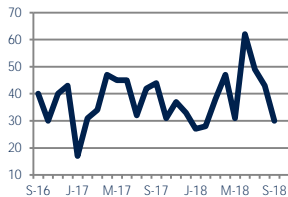


Zip Code(s): 19401

Units Sold

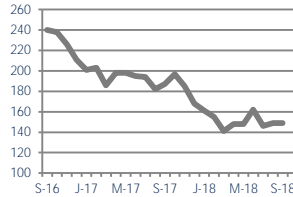
30



Down -32%
Vs. Year Ago

Active Inventory

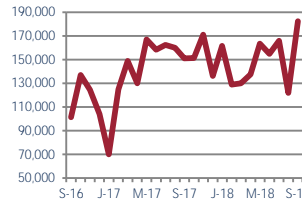
149



Down -20%
Vs. Year Ago

Median Sale Price

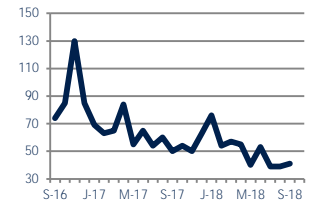
\$182,450



Up
Vs. Year Ago

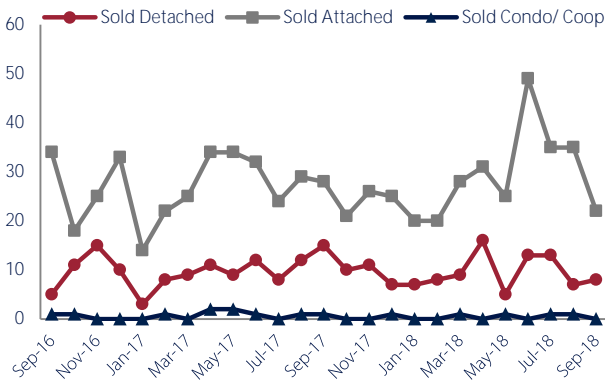
Days On Market

41



Down -18%
Vs. Year Ago

Units Sold*



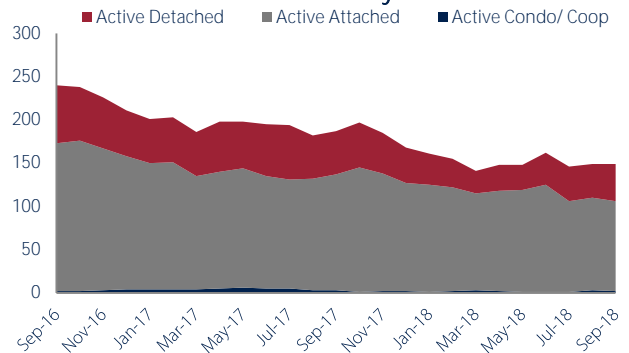
Units Sold

There was a decrease in total units sold in September, with 30 sold this month in Norristown, Audubon, and Eagleville versus 43 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 32% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 20%. The total number of active inventory this September was 149 compared to 187 in September 2017. This month's supply remained stable as compared to last month.

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 September, the median sale price for Norristown, Audubon, and Eagleville Homes was \$151,000. This September, the median sale price was \$182,450, an increase of \$31,450 compared to last year. The current median sold price is higher than in August. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Norristown, Audubon, and Eagleville are defined as properties listed in zip code/s 19401.

*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

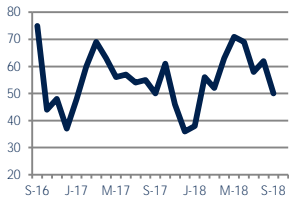




Zip Code(s): 19401

New Listings

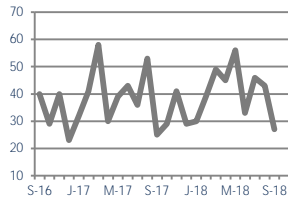
50



No Change
Vs. Year Ago

Current Contracts

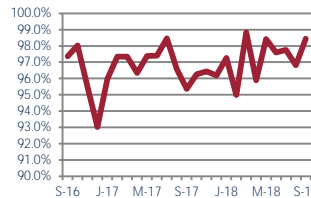
27



Up 8%
Vs. Year Ago

Sold Vs. List Price

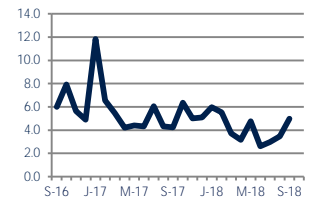
98.5%



Up 3.3%
Vs. Year Ago

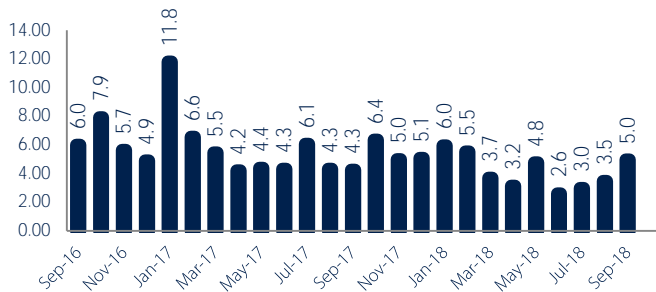
Months of Supply

5.0



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

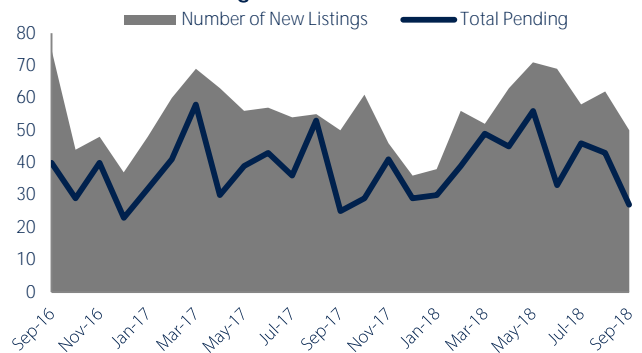
In September, there was 5.0 months of supply available in Norristown, Audubon, and Eagleville, compared to 4.3 in September 2017. That is an increase of 17% versus a year ago.

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.

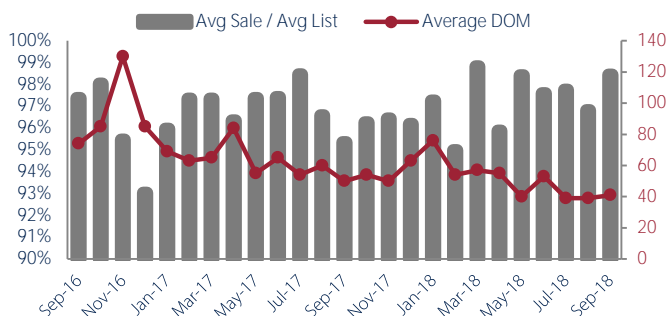
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Norristown, Audubon, and Eagleville, which is similar to the amount in September 2017. There were 27 current contracts pending sale this September compared to 25 a year ago. The number of current contracts is 8% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Norristown, Audubon, and Eagleville was 98.5% of the average list price, which is 3.1% 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 50, a decrease of 18%.



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