



The Long & Foster Market Minute™

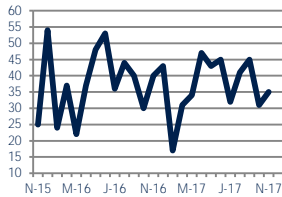
Focus On: Norristown, Audubon, and Eagleville Housing Market

November 2017

Zip Code(s): 19401

Units Sold

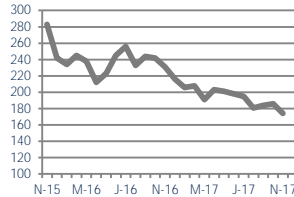
35



Down -13%
Vs. Year Ago

Active Inventory

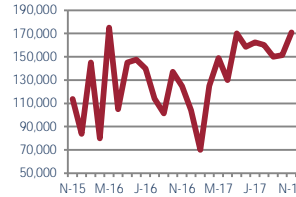
174



Down -25%
Vs. Year Ago

Median Sale Price

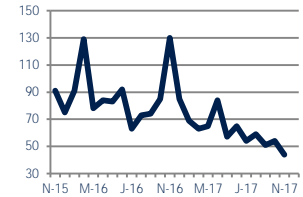
\$171,000



Up
Vs. Year Ago

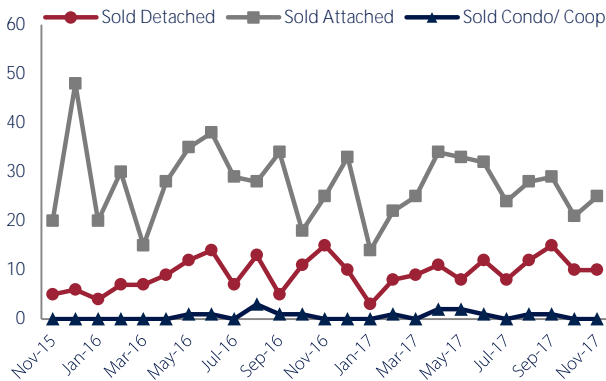
Days On Market

44



Down
Vs. Year Ago

Units Sold*



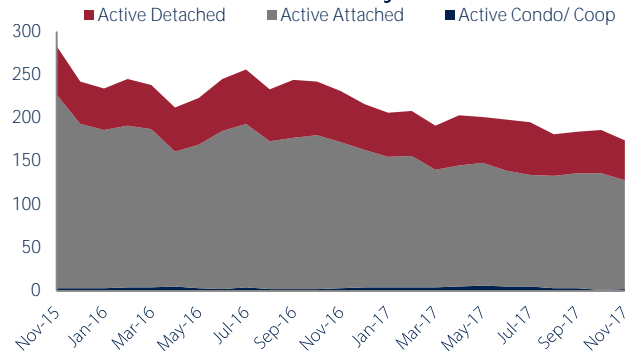
Units Sold

There was an increase in total units sold in November, with 35 sold this month in Norristown, Audubon, and Eagleville versus 31 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 13% versus November 2016.

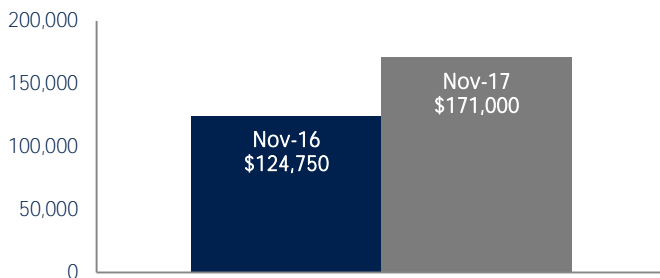
Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 25%. The total number of active inventory this November was 174 compared to 231 in November 2016. This month's total of 174 is lower than the previous month's total supply of available inventory of 186, a decrease of 6%.

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 November, the median sale price for Norristown, Audubon, and Eagleville Homes was \$124,750. This November, the median sale price was \$171,000, an increase of \$46,250 compared to last year. The current median sold price is higher than in October.

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

LONG & FOSTER
REAL ESTATE

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INTERNATIONAL REAL ESTATE

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.



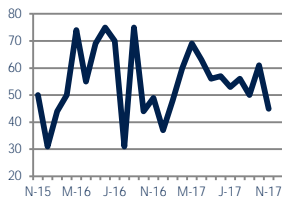
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New Listings

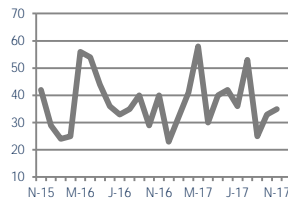
45



Down -8%
Vs. Year Ago

Current Contracts

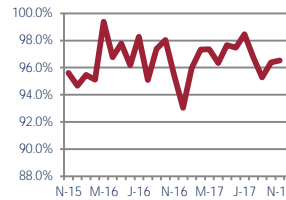
35



Down -13%
Vs. Year Ago

Sold Vs. List Price

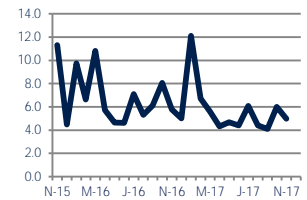
96.5%



Up 1.1%
Vs. Year Ago

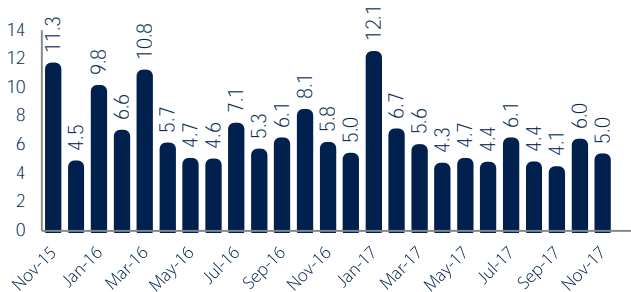
Months of Supply

5.0



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

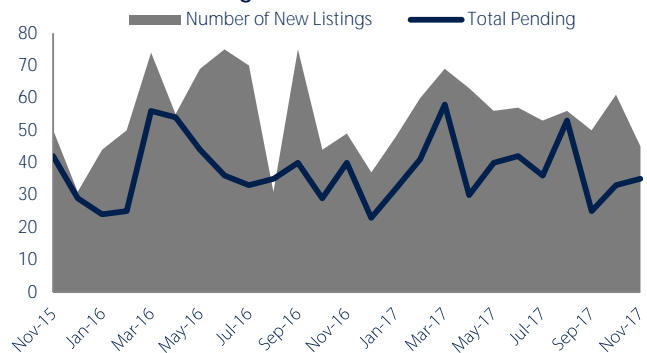
In November, there was 5.0 months of supply available in Norristown, Audubon, and Eagleville, compared to 5.8 in November 2016. That is a decrease of 14% versus a year ago.

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.

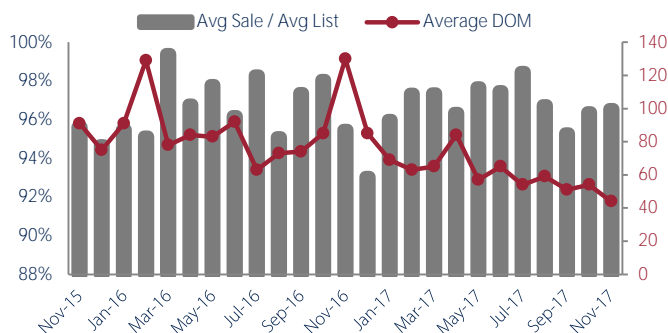
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 49 in November 2016, a decrease of 8%. There were 35 current contracts pending sale this November compared to 40 a year ago. The number of current contracts is 13% lower than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Norristown, Audubon, and Eagleville was 96.5% of the average list price, which is 1.1% 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 130. This decrease was impacted by the limited number of sales.