



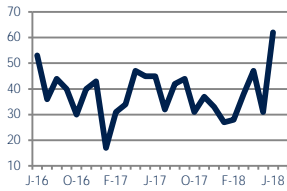
The Long & Foster Market Minute™

Focus On: Norristown, Audubon, and Eagleville Housing Market

June 2018

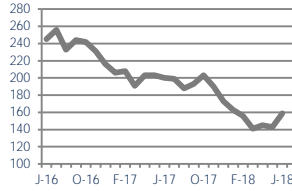
Zip Code(s): 19401

Units Sold
62



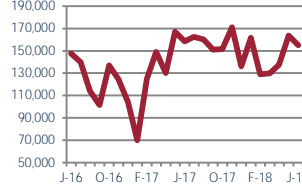
Up
Vs. Year Ago

Active Inventory
159



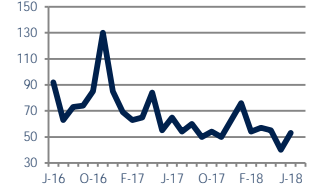
Down -20%
Vs. Year Ago

Median Sale Price
\$155,000



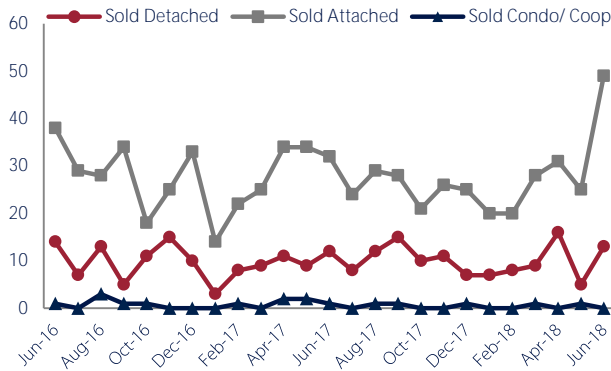
Down -2%
Vs. Year Ago

Days On Market
53



Down -18%
Vs. Year Ago

Units Sold*



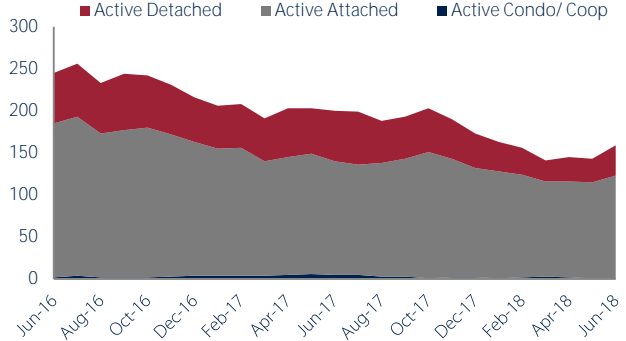
Units Sold

There was an increase in total units sold in June, with 62 sold this month in Norristown, Audubon, and Eagleville. This month's total units sold was higher than at this time last year.

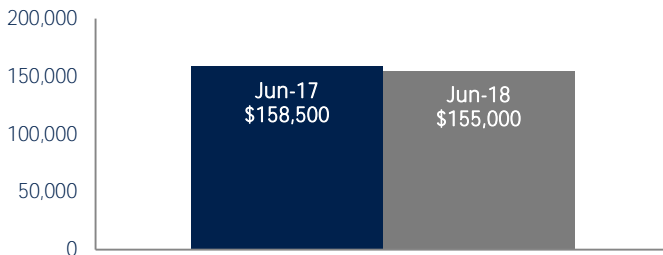
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 21%. The total number of active inventory this June was 159 compared to 200 in June 2017. This month's total of 159 is higher than the previous month's total supply of available inventory of 143, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Norristown, Audubon, and Eagleville Homes was \$158,500. This June, the median sale price was \$155,000, a decrease of 2% or \$3,500 compared to last year. The current median sold price is 5% 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.

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

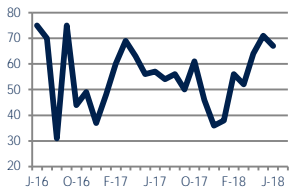




Zip Code(s): 19401

New Listings

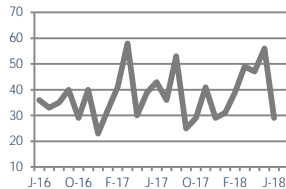
67



Up 18%
Vs. Year Ago

Current Contracts

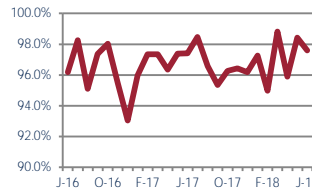
29



Down -33%
Vs. Year Ago

Sold Vs. List Price

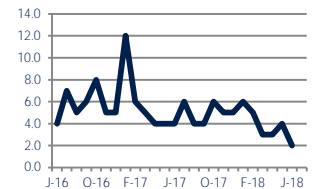
97.6%



No Change
Vs. Year Ago

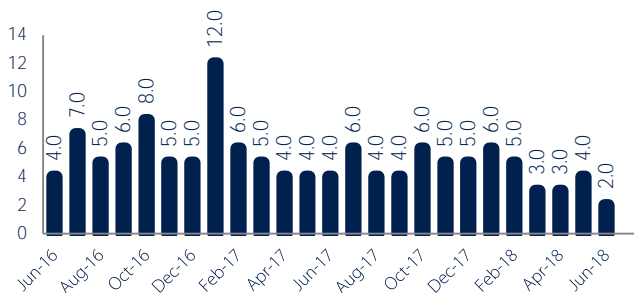
Months of Supply

2.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

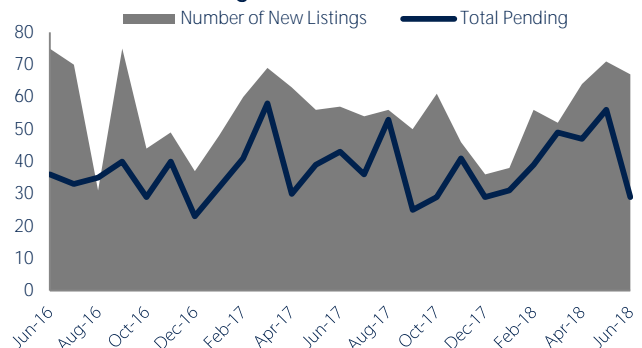
In June, there was 2.6 months of supply available in Norristown, Audubon, and Eagleville, compared to 4.4 in June 2017. That is a decrease of 42% versus a year ago.

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.

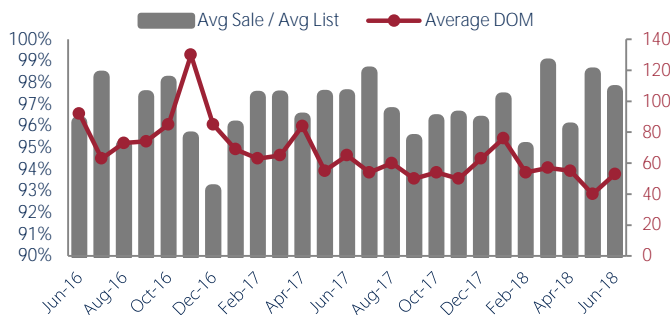
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 57 in June 2017, an increase of 18%. There were 29 current contracts pending sale this June compared to 43 a year ago. The number of current contracts is 33% 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 Norristown, Audubon, and Eagleville was 97.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 53, lower than the average last year, which was 65, a decrease of 18%.



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