



# The Long & Foster Market Minute™

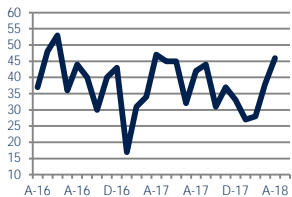
Focus On: Norristown, Audubon, and Eagleville Housing Market

April 2018

Zip Code(s): 19401

## Units Sold

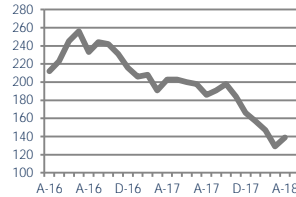
46



Down -2%  
Vs. Year Ago

## Active Inventory

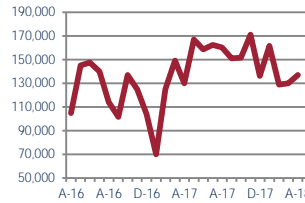
139



Down -32%  
Vs. Year Ago

## Median Sale Price

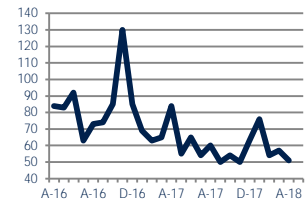
\$137,000



Up 5%  
Vs. Year Ago

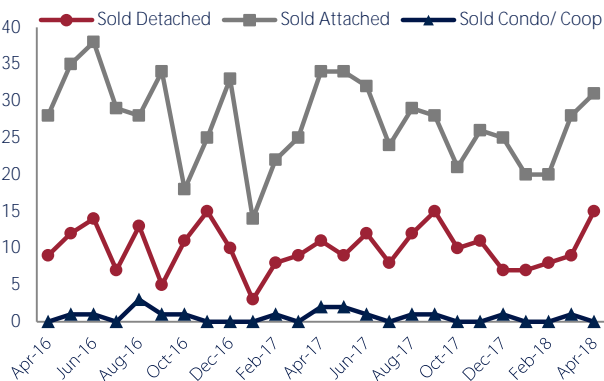
## Days On Market

51



Down -39%  
Vs. Year Ago

### Units Sold\*



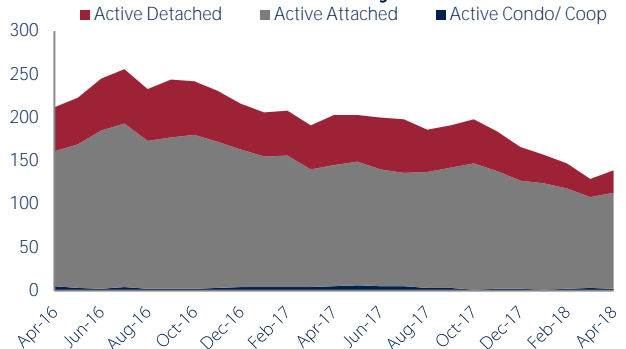
## Units Sold

There was an increase in total units sold in April, with 46 sold this month in Norristown, Audubon, and Eagleville versus 38 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2017.

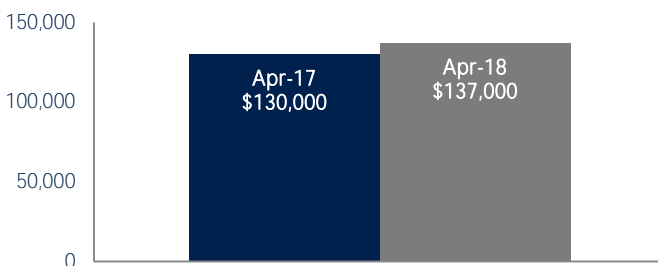
## Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 32%. The total number of active inventory this April was 139 compared to 203 in April 2017. This month's total of 139 is higher than the previous month's total supply of available inventory of 129, an increase of 8%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Norristown, Audubon, and Eagleville Homes was \$130,000. This April, the median sale price was \$137,000, an increase of 5% or \$7,000 compared to last year. The current median sold price is 5% higher 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.

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

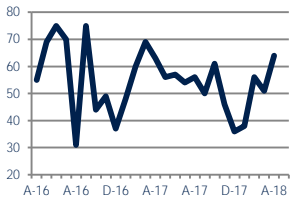




Zip Code(s): 19401

### New Listings

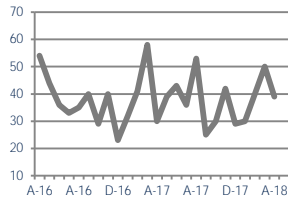
64



Up 2%  
Vs. Year Ago

### Current Contracts

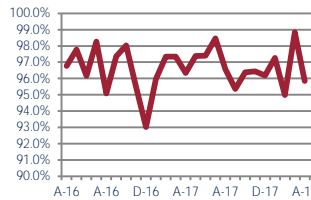
39



Up 30%  
Vs. Year Ago

### Sold Vs. List Price

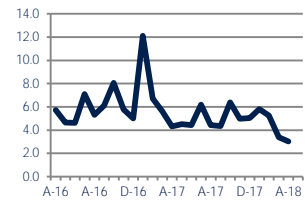
95.9%



No Change  
Vs. Year Ago

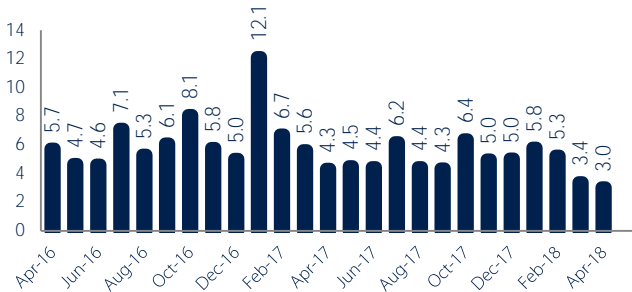
### Months of Supply

3.0



Down -30%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

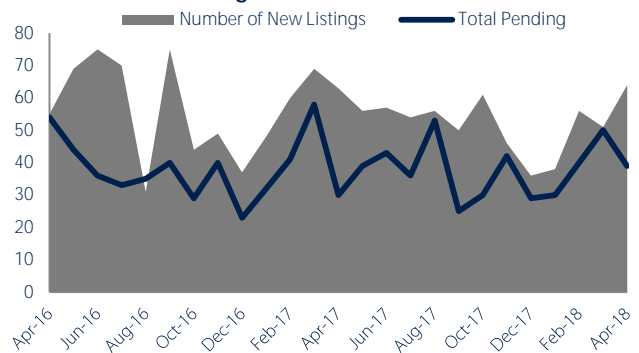
In April, there was 3.0 months of supply available in Norristown, Audubon, and Eagleville, compared to 4.3 in April 2017. That is a decrease of 30% versus a year ago.

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.

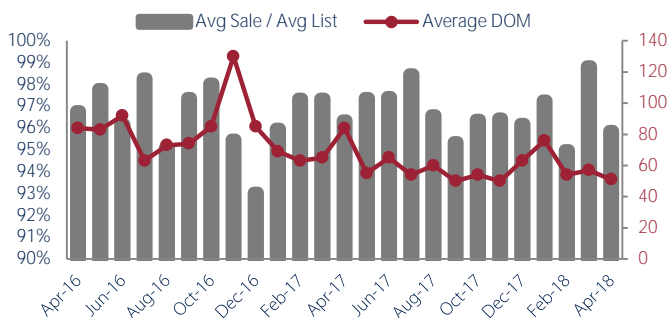
### New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 63 in April 2017, an increase of 2%. There were 39 current contracts pending sale this April compared to 30 a year ago. The number of current contracts is 30% higher 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 Norristown, Audubon, and Eagleville was 95.9% 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 51, lower than the average last year, which was 84, a decrease of 39%.



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