



The Long & Foster Market Minute™

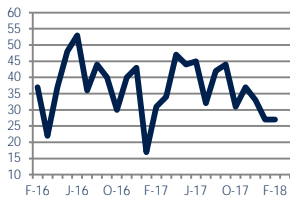
Focus On: Norristown, Audubon, and Eagleville Housing Market

February 2018

Zip Code(s): 19401

Units Sold

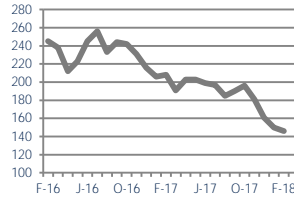
27



Down -13%
Vs. Year Ago

Active Inventory

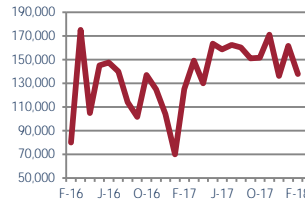
146



Down -30%
Vs. Year Ago

Median Sale Price

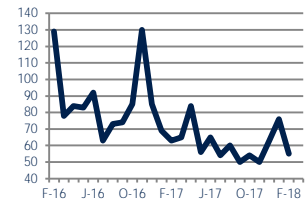
\$137,900



Up 10%
Vs. Year Ago

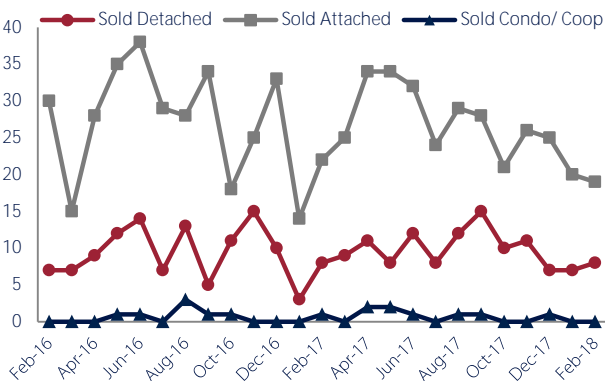
Days On Market

55



Down -13%
Vs. Year Ago

Units Sold*



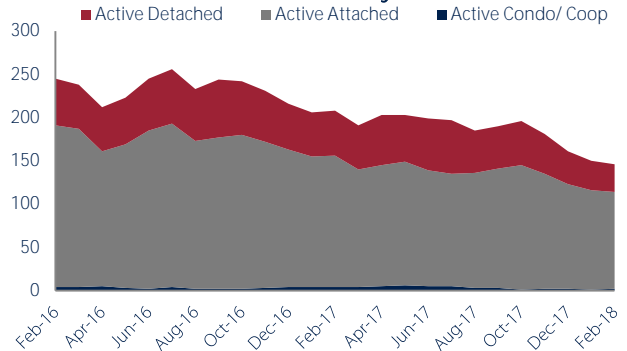
Units Sold

The number of units sold remained stable in February, with 27 sold this month in Norristown, Audubon, and Eagleville. This month's total units sold was lower than at this time last year, a decrease of 13% versus February 2017.

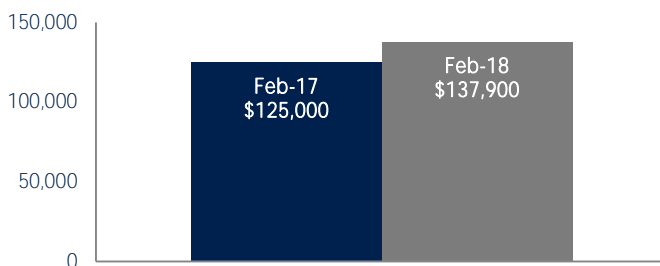
Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 30%. The total number of active inventory this February was 146 compared to 208 in February 2017. This month's total of 146 is lower than the previous month's total supply of available inventory of 150, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Norristown, Audubon, and Eagleville Homes was \$125,000. This February, the median sale price was \$137,900, an increase of 10% or \$12,900 compared to last year. The current median sold price is 15% lower than in January.

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

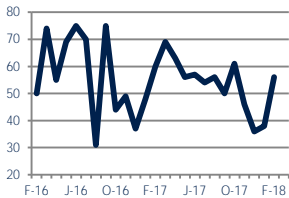




Zip Code(s): 19401

New Listings

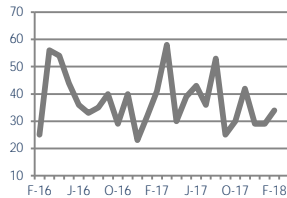
56



Down -7%
Vs. Year Ago

Current Contracts

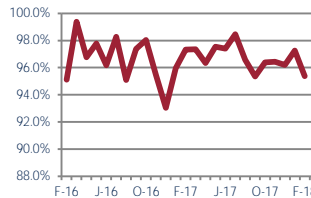
34



Down -17%
Vs. Year Ago

Sold Vs. List Price

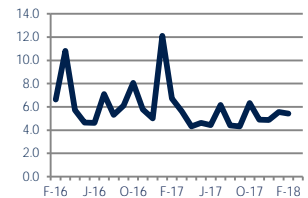
95.4%



Down -2%
Vs. Year Ago

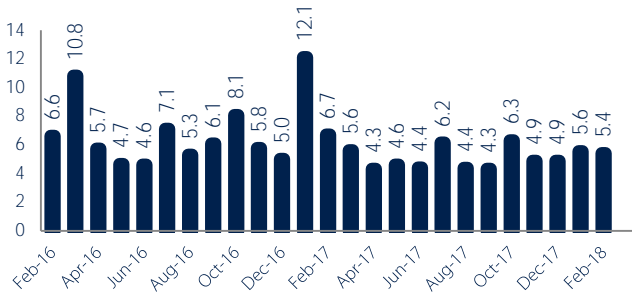
Months of Supply

5.4



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

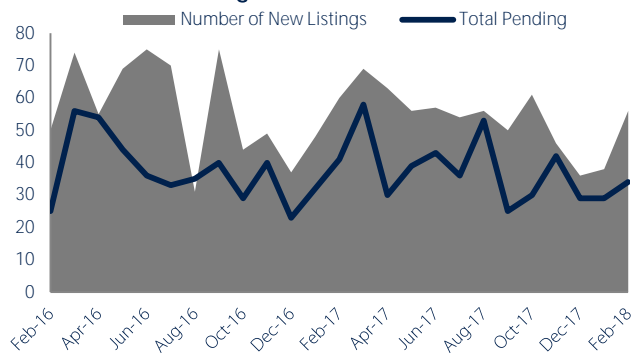
In February, there was 5.4 months of supply available in Norristown, Audubon, and Eagleville, compared to 6.7 in February 2017. That is a decrease of 19% versus a year ago.

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.

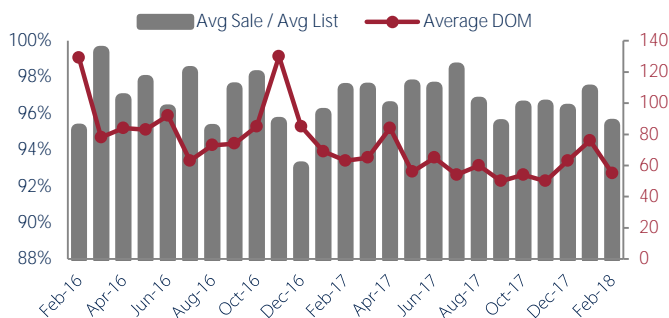
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 60 in February 2017, a decrease of 7%. There were 34 current contracts pending sale this February compared to 41 a year ago. The number of current contracts is 17% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Norristown, Audubon, and Eagleville was 95.4% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 55, lower than the average last year, which was 63, a decrease of 13%.



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