

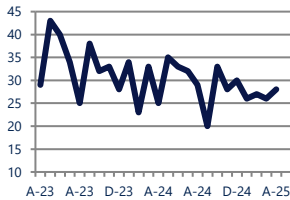
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORRISTOWN, AUDUBON, AND EAGLEVILLE HOUSING MARKET**

APRIL 2025

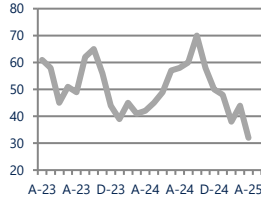
Zip Code(s): 19401

Units Sold
28



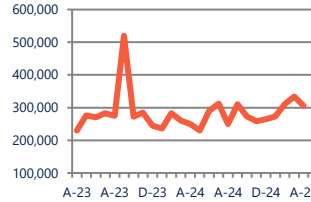
Up 12%
Vs. Year Ago

Active Inventory
32



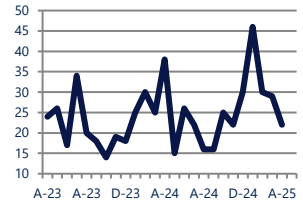
Down -24%
Vs. Year Ago

Median Sale Price
\$305,000



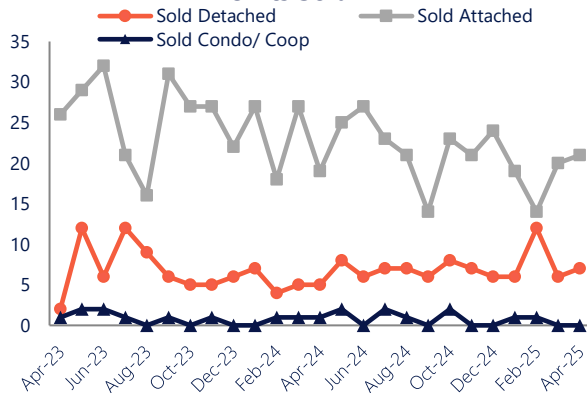
Up 22%
Vs. Year Ago

Days On Market
22



Down -42%
Vs. Year Ago

Units Sold*



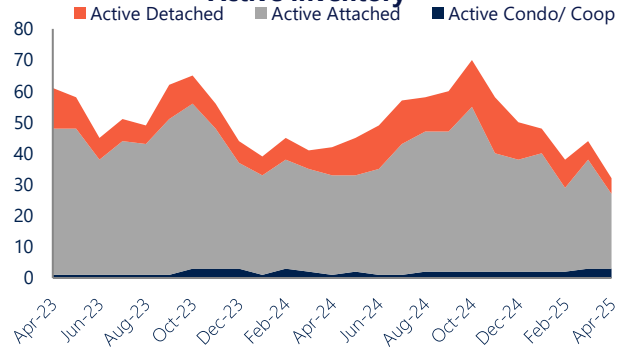
Units Sold

There was an increase in total units sold in April, with 28 sold this month in Norristown, Audubon, and Eagleville versus 26 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 12% versus April 2024.

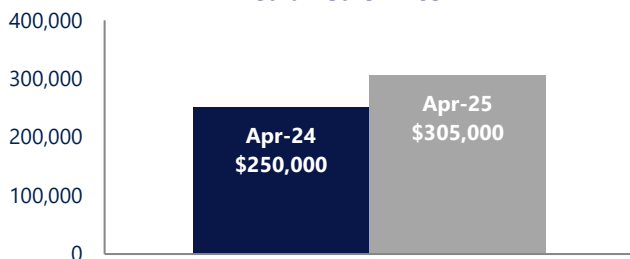
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 24%. The total number of active inventory this April was 32 compared to 42 in April 2024. This month's total of 32 is lower than the previous month's total supply of available inventory of 44, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Norristown, Audubon, and Eagleville Homes was \$250,000. This April, the median sale price was \$305,000, an increase of 22% or \$55,000 compared to last year. The current median sold price is 9% lower 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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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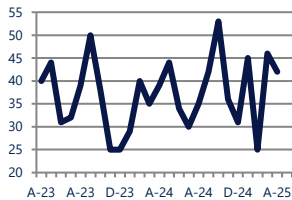
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APRIL 2025

Zip Code(s): 19401

New Listings

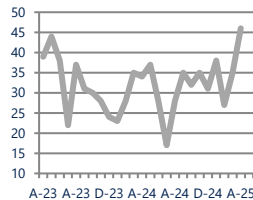
42



Up 8%
Vs. Year Ago

Current Contracts

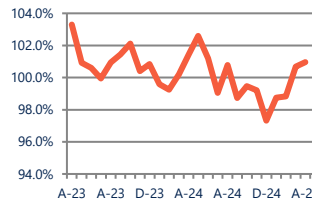
46



Up 35%
Vs. Year Ago

Sold Vs. List Price

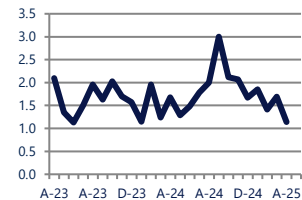
101.0%



No Change
Vs. Year Ago

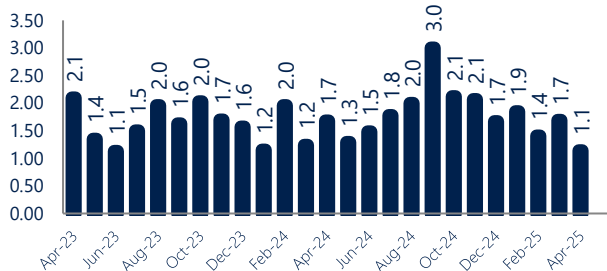
Months of Supply

1.1



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

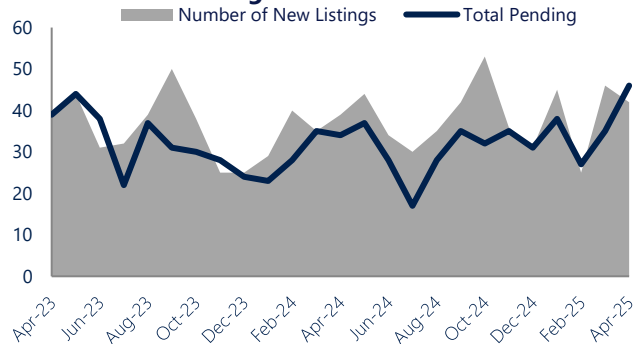
In April, there was 1.1 months of supply available in Norristown, Audubon, and Eagleville, compared to 1.7 in April 2024. That is a decrease of 32% versus a year ago.

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.

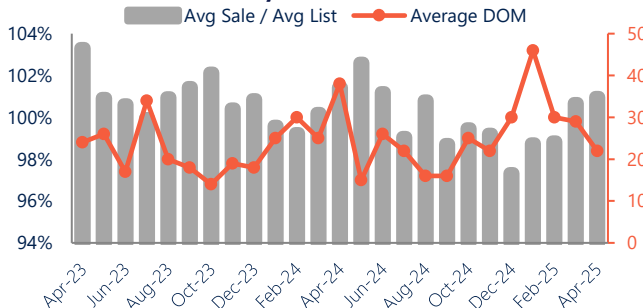
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 39 in April 2024, an increase of 8%. There were 46 current contracts pending sale this April compared to 34 a year ago. The number of current contracts is 35% 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 101.0% 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 22, lower than the average last year, which was 38, a decrease of 42%.

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