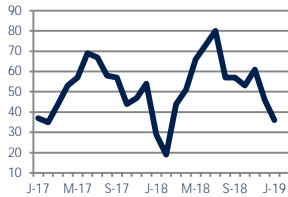


Zip Code(s): 19403 and 19456

Units Sold

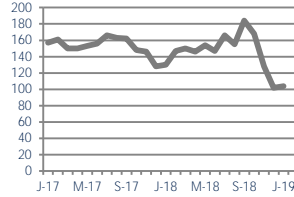
36



Up 24%
Vs. Year Ago

Active Inventory

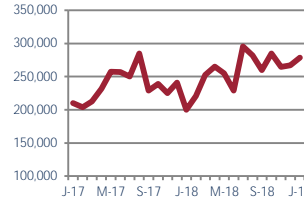
104



Down -20%
Vs. Year Ago

Median Sale Price

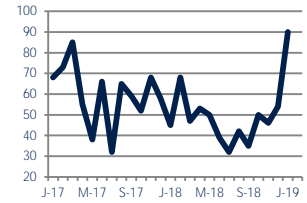
\$278,500



Up
Vs. Year Ago

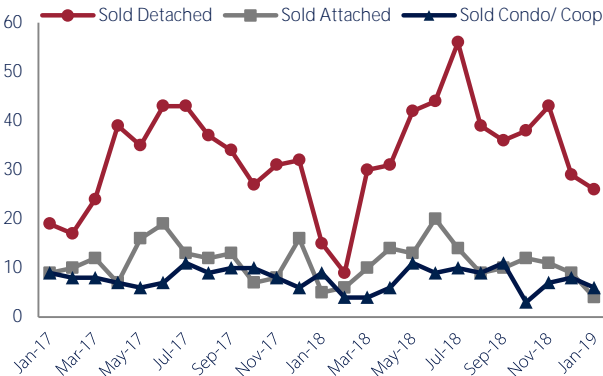
Days On Market

90



Up
Vs. Year Ago

Units Sold*



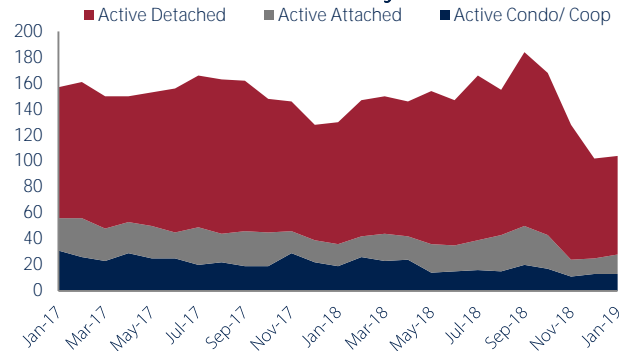
Units Sold

There was a decrease in total units sold in January, with 36 sold this month in Audubon, East Norriton, and West Norriton versus 46 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 24% versus January 2018.

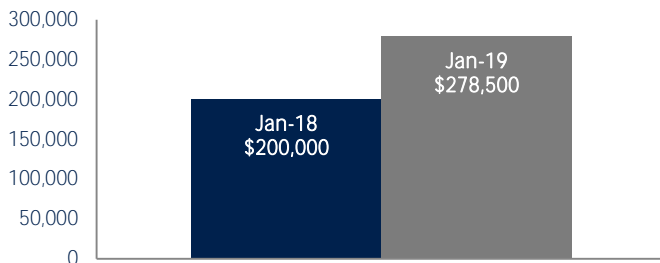
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 20%. The total number of active inventory this January was 104 compared to 130 in January 2018. This month's total of 104 is higher than the previous month's total supply of available inventory of 102, an increase of 2%.

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 January, the median sale price for Audubon, East Norriton, and West Norriton Homes was \$200,000. This January, the median sale price was \$278,500, an increase of \$78,500 compared to last year. The current median sold price is higher than in December. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Audubon, East Norriton, and West Norriton are defined as properties listed in zip code/s 19403 and 19456.

*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.

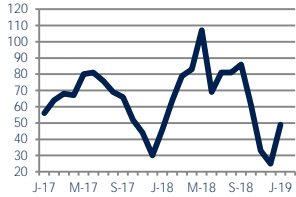




Zip Code(s): 19403 and 19456

New Listings

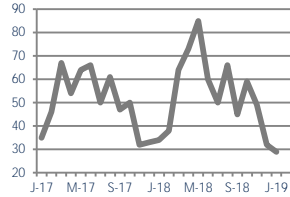
49



Up 7%
Vs. Year Ago

Current Contracts

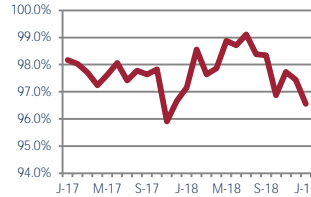
29



Down -15%
Vs. Year Ago

Sold Vs. List Price

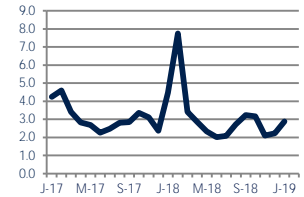
96.6%



Down -0.6%
Vs. Year Ago

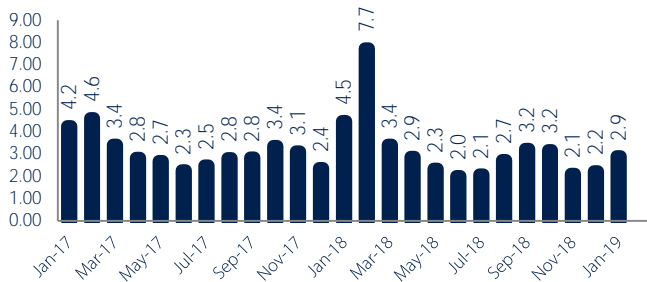
Months of Supply

2.9



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

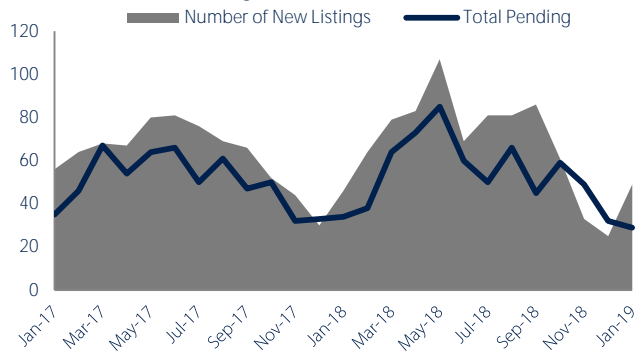
In January, there was 2.9 months of supply available in Audubon, East Norriton, and West Norriton, compared to 4.5 in January 2018. That is a decrease of 36% versus a year ago.

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.

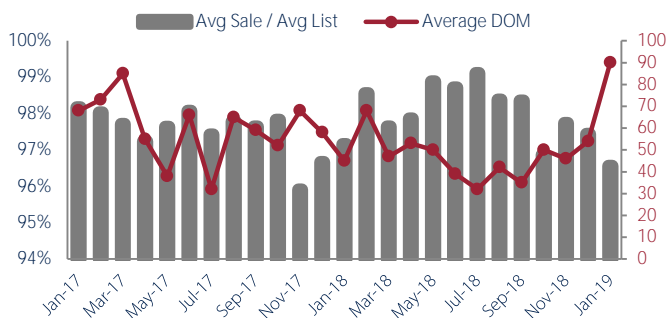
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Audubon, East Norriton, and West Norriton compared to 46 in January 2018, an increase of 7%. There were 29 current contracts pending sale this January compared to 34 a year ago. The number of current contracts is 15% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Audubon, East Norriton, and West Norriton was 96.6% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 90, higher than the average last year, which was 45. This increase was impacted by the limited number of sales.



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