



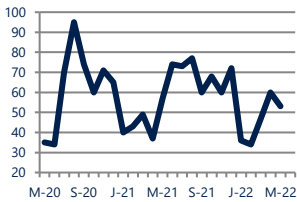
Focus On: Audubon, East Norriton, and West Norriton Housing Market

May 2022

Zip Code(s): 19403 and 19456

Units Sold

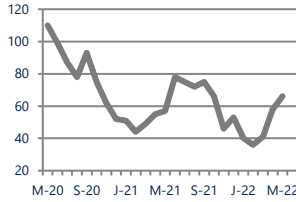
53



Down -7%
Vs. Year Ago

Active Inventory

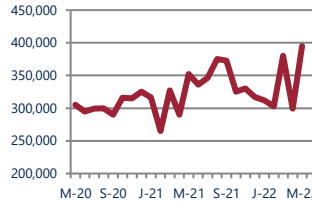
66



Up 16%
Vs. Year Ago

Median Sale Price

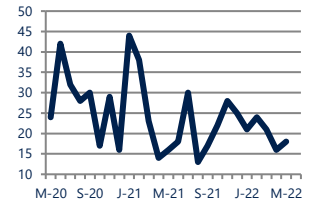
\$395,000



Up 12%
Vs. Year Ago

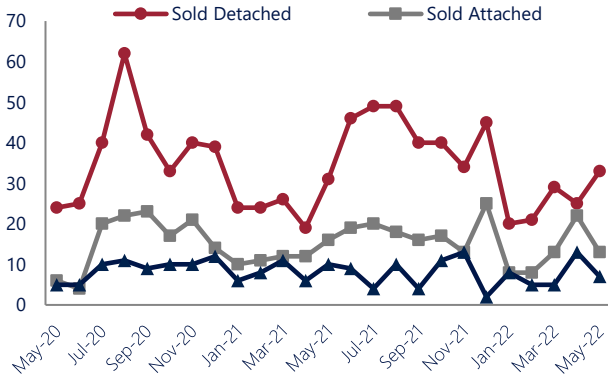
Days On Market

18



Up 13%
Vs. Year Ago

Units Sold*



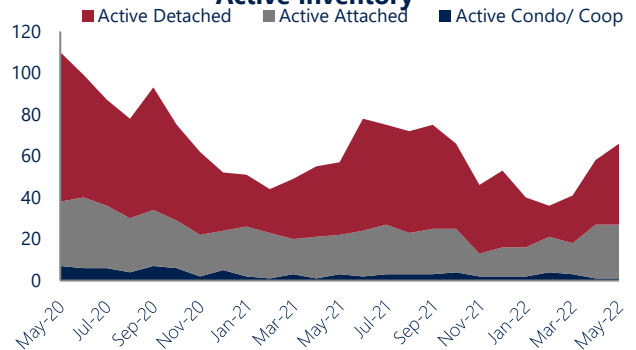
Units Sold

There was a decrease in total units sold in May, with 53 sold this month in Audubon, East Norriton, and West Norriton versus 60 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2021.

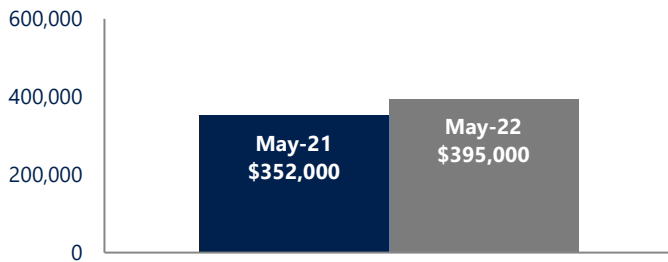
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 16%. The total number of active inventory this May was 66 compared to 57 in May 2021. This month's total of 66 is higher than the previous month's total supply of available inventory of 58, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Audubon, East Norriton, and West Norriton Homes was \$352,000. This May, the median sale price was \$395,000, an increase of \$43,000 compared to last year. The current median sold price is higher than in April.

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.





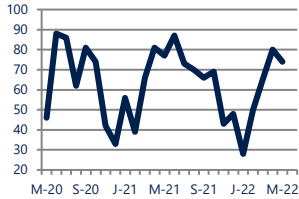
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May 2022

Zip Code(s): 19403 and 19456

New Listings

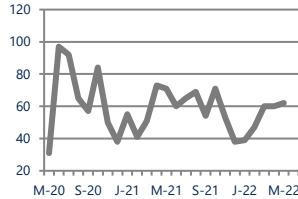
74



Down -4%
Vs. Year Ago

Current Contracts

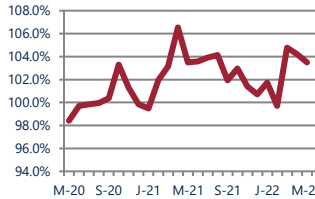
62



Down -13%
Vs. Year Ago

Sold Vs. List Price

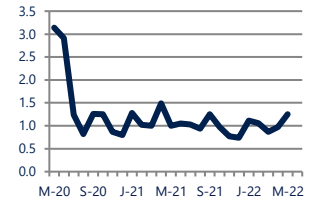
103.5%



No Change
Vs. Year Ago

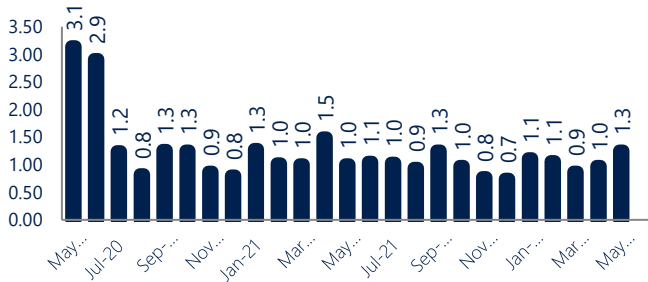
Months of Supply

1.3



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

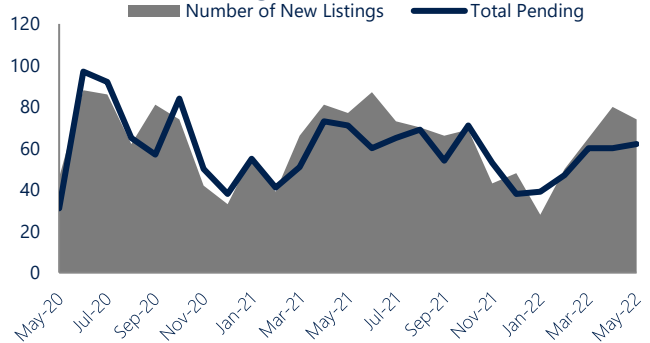
In May, there was 1.2 months of supply available in Audubon, East Norriton, and West Norriton, compared to 1.0 in May 2021. That is an increase of 25% versus a year ago.

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.

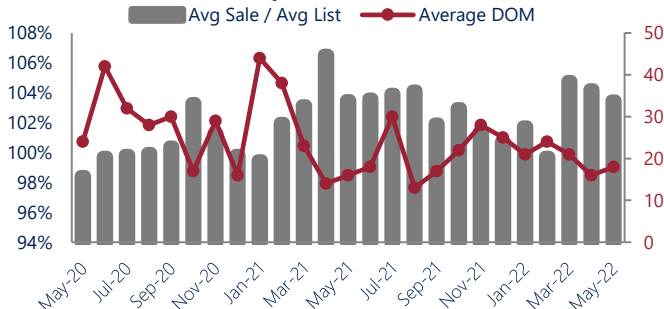
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Audubon, East Norriton, and West Norriton compared to 77 in May 2021, a decrease of 4%. There were 62 current contracts pending sale this May compared to 71 a year ago. The number of current contracts is 13% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Audubon, East Norriton, and West Norriton was 103.5% 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 18, higher than the average last year, which was 16, an increase of 13%.



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