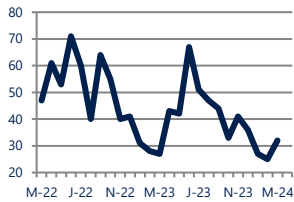




Zip Code(s): 19403 and 19456

Units Sold

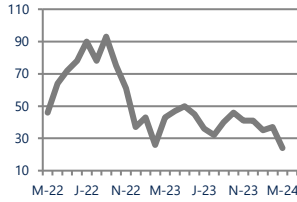
32



Up 19%
Vs. Year Ago

Active Inventory

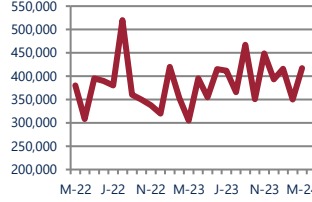
24



Down -44%
Vs. Year Ago

Median Sale Price

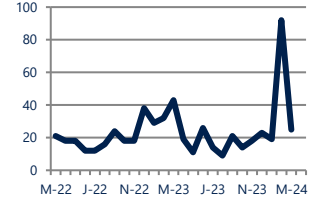
\$417,000



Up
Vs. Year Ago

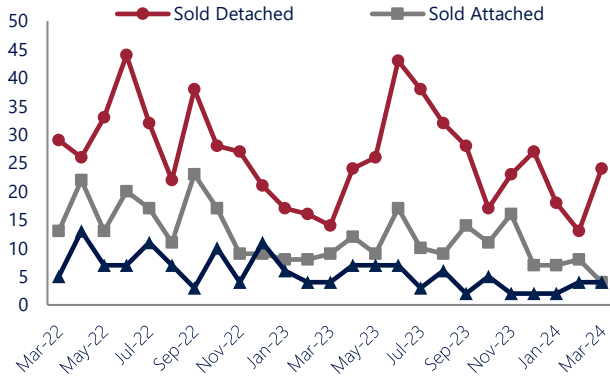
Days On Market

25



Down -42%
Vs. Year Ago

Units Sold*



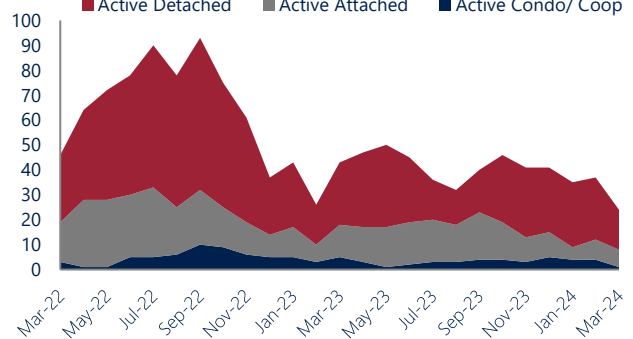
Units Sold

There was an increase in total units sold in March, with 32 sold this month in Audubon, East Norriton, and West Norriton versus 25 last month, an increase of 28%. This month's total units sold was higher than at this time last year, an increase of 19% versus March 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 44%. The total number of active inventory this March was 24 compared to 43 in March 2023. This month's total of 24 is lower than the previous month's total supply of available inventory of 37, a decrease of 35%.

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 March, the median sale price for Audubon, East Norriton, and West Norriton Homes was \$305,000. This March, the median sale price was \$417,000, an increase of \$112,000 compared to last year. The current median sold price is higher than in February. 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.

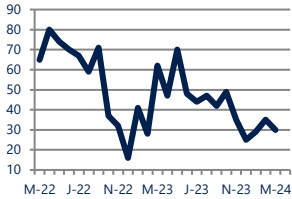
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 19403 and 19456

New Listings

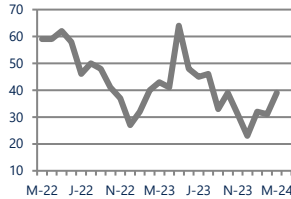
30



Down -52%
Vs. Year Ago

Current Contracts

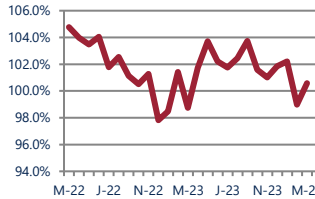
39



Down -9%
Vs. Year Ago

Sold Vs. List Price

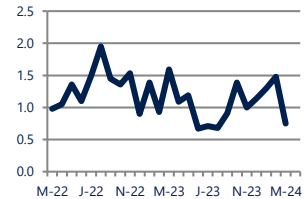
100.6%



Up 1.9%
Vs. Year Ago

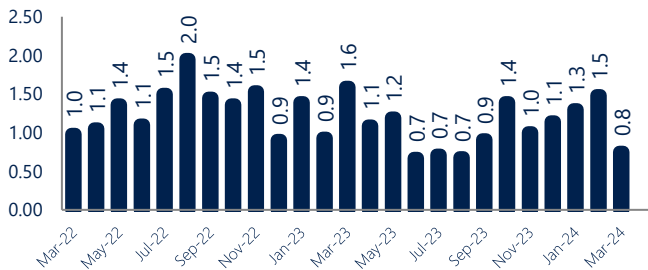
Months of Supply

0.8



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

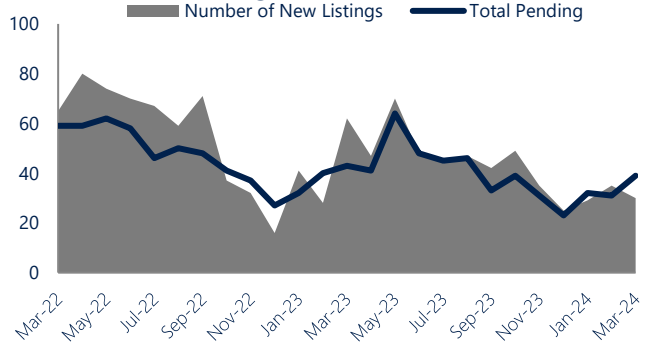
In March, there was 0.8 months of supply available in Audubon, East Norriton, and West Norriton, compared to 1.6 in March 2023. That is a decrease of 53% versus a year ago.

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.

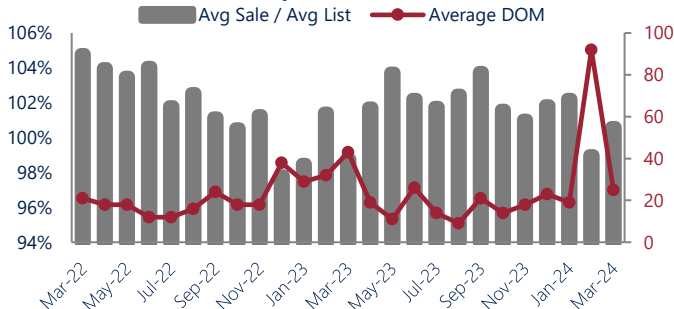
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Audubon, East Norriton, and West Norriton compared to 62 in March 2023, a decrease of 52%. There were 39 current contracts pending sale this March compared to 43 a year ago. The number of current contracts is 9% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Audubon, East Norriton, and West Norriton was 100.6% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 43, a decrease of 42%.

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