

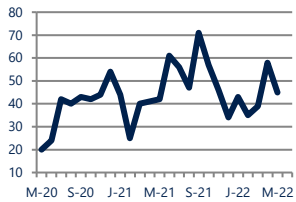


Focus On: Norristown, Audubon, and Eagleville Housing Market

May 2022

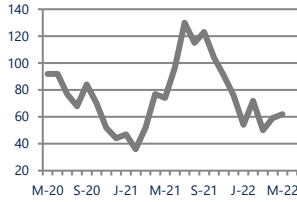
Zip Code(s): 19401

Units Sold 45



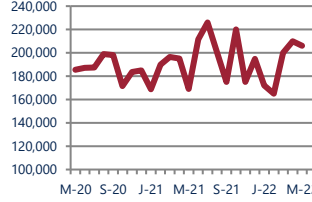
Up 7%
Vs. Year Ago

Active Inventory 62



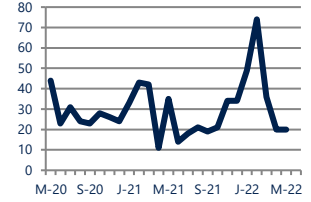
Down -16%
Vs. Year Ago

Median Sale Price \$206,000



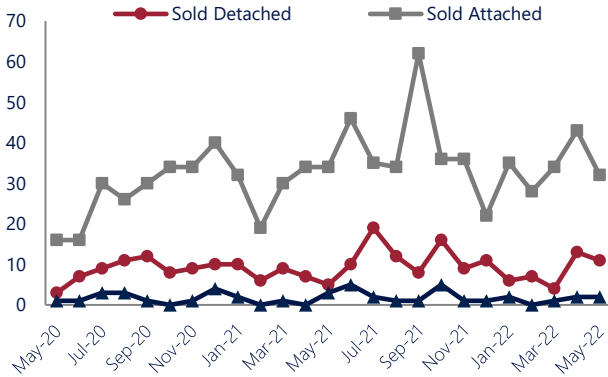
Up 22%
Vs. Year Ago

Days On Market 20



Down -43%
Vs. Year Ago

Units Sold*



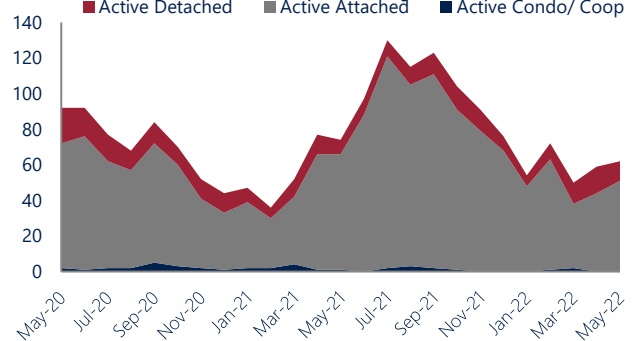
Units Sold

There was a decrease in total units sold in May, with 45 sold this month in Norristown, Audubon, and Eagleville versus 58 last month, a decrease of 22%. This month's total units sold was higher than at this time last year, an increase of 7% versus May 2021.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 16%. The total number of active inventory this May was 62 compared to 74 in May 2021. This month's total of 62 is higher than the previous month's total supply of available inventory of 59, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Norristown, Audubon, and Eagleville Homes was \$168,950. This May, the median sale price was \$206,000, an increase of 22% or \$37,050 compared to last year. The current median sold price is 2% lower 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.

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.

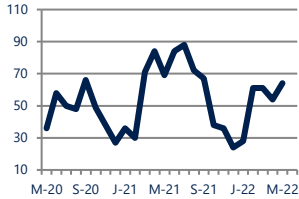




Zip Code(s): 19401

New Listings

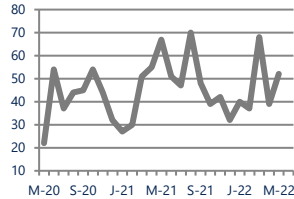
64



Down -7%
Vs. Year Ago

Current Contracts

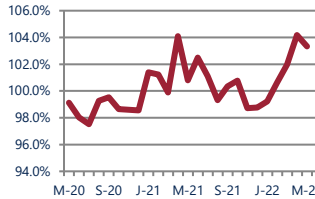
52



Down -22%
Vs. Year Ago

Sold Vs. List Price

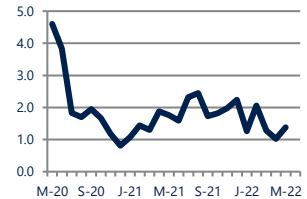
103.3%



Up 2.5%
Vs. Year Ago

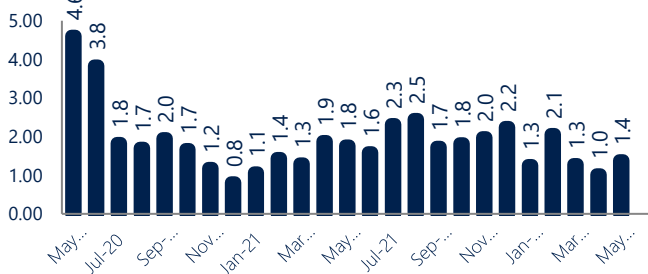
Months of Supply

1.4



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

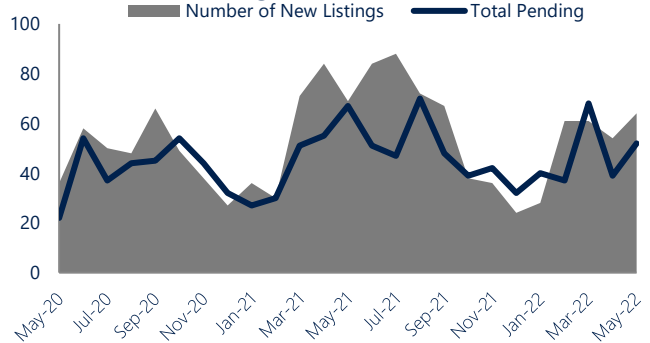
In May, there was 1.4 months of supply available in Norristown, Audubon, and Eagleville, compared to 1.8 in May 2021. That is a decrease of 22% versus a year ago.

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.

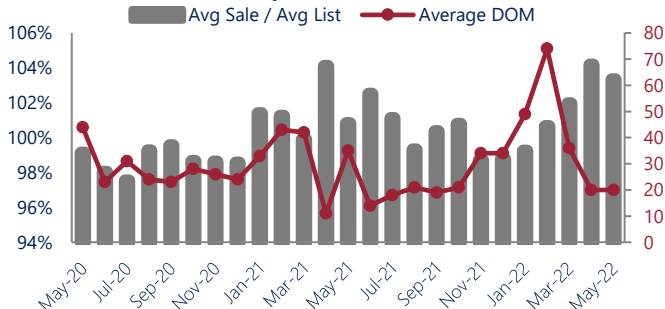
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 69 in May 2021, a decrease of 7%. There were 52 current contracts pending sale this May compared to 67 a year ago. The number of current contracts is 22% 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 Norristown, Audubon, and Eagleville was 103.3% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 35, a decrease of 43%.



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