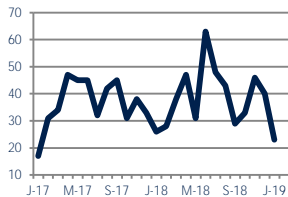


Zip Code(s): 19401

Units Sold

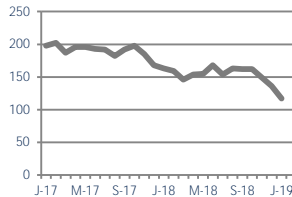
23



Down
Vs. Year Ago

Active Inventory

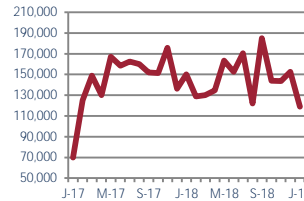
117



Down -28%
Vs. Year Ago

Median Sale Price

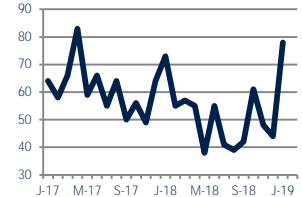
\$119,000



Down -21%
Vs. Year Ago

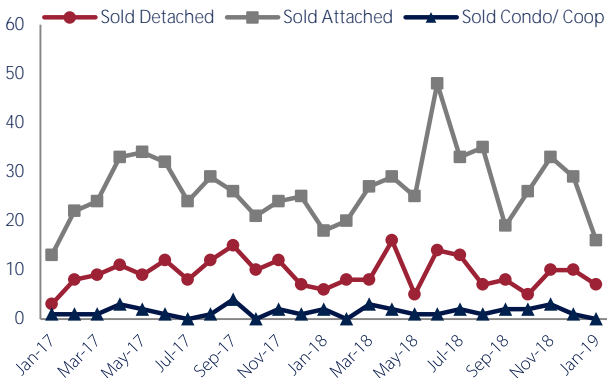
Days On Market

78



Up 7%
Vs. Year Ago

Units Sold*



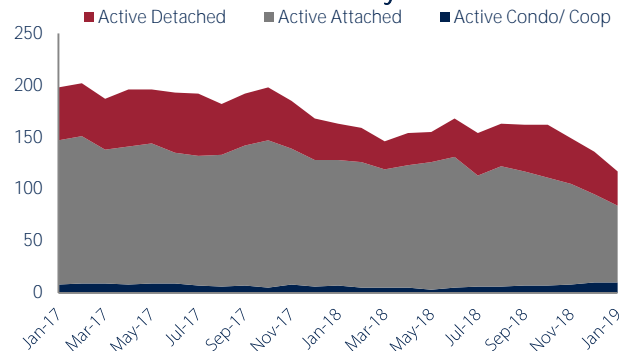
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 23 sold this month in Norristown, Audubon, and Eagleville. This month's total units sold was lower than at this time last year, a decrease from January 2018.

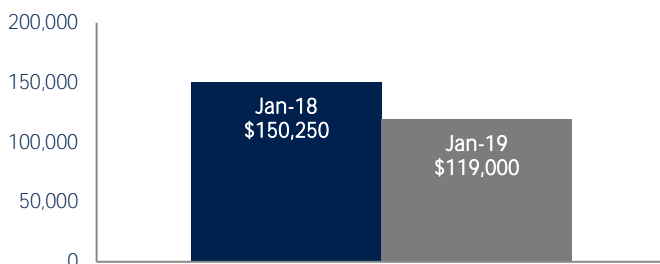
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 28%. The total number of active inventory this January was 117 compared to 163 in January 2018. This month's total of 117 is lower than the previous month's total supply of available inventory of 136, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Norristown, Audubon, and Eagleville Homes was \$150,250. This January, the median sale price was \$119,000, a decrease of 21% or \$31,250 compared to last year. The current median sold price is 22% lower 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.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

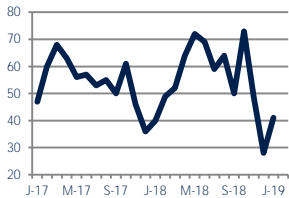




Zip Code(s): 19401

New Listings

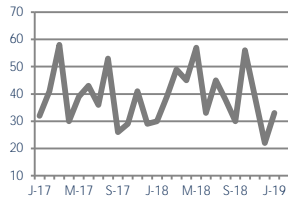
41



Up 2%
Vs. Year Ago

Current Contracts

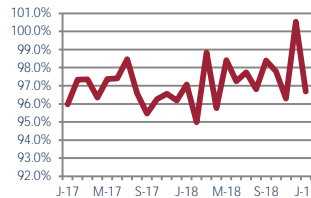
33



Up 10%
Vs. Year Ago

Sold Vs. List Price

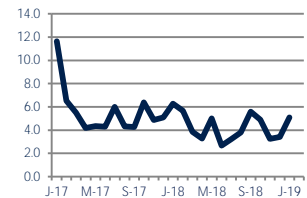
96.7%



No Change
Vs. Year Ago

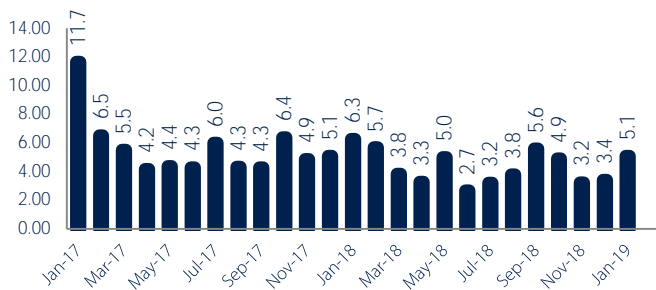
Months of Supply

5.1



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

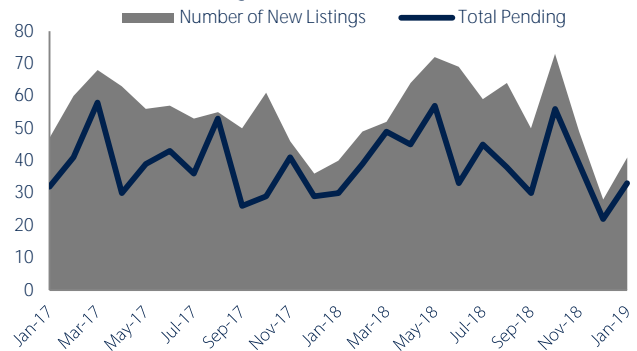
In January, there was 5.1 months of supply available in Norristown, Audubon, and Eagleville, compared to 6.3 in January 2018. That is a decrease of 19% versus a year ago.

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.

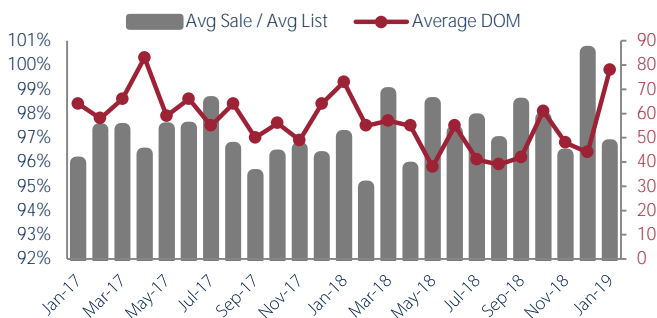
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 40 in January 2018, an increase of 3%. There were 33 current contracts pending sale this January compared to 30 a year ago. The number of current contracts is 10% higher 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 Norristown, Audubon, and Eagleville was 96.7% 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 78, higher than the average last year, which was 73, an increase of 7%.



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