



# The Long & Foster Market Minute™

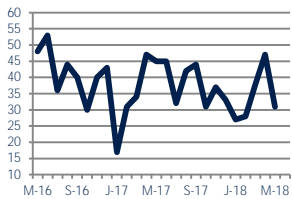
Focus On: Norristown, Audubon, and Eagleville Housing Market

May 2018

Zip Code(s): 19401

## Units Sold

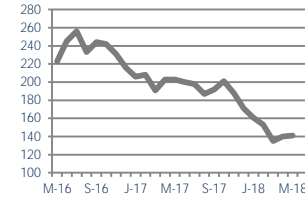
31



Down -31%  
Vs. Year Ago

## Active Inventory

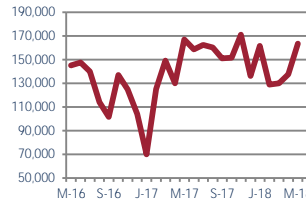
141



Down -31%  
Vs. Year Ago

## Median Sale Price

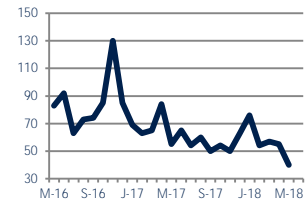
\$163,500



Down -2%  
Vs. Year Ago

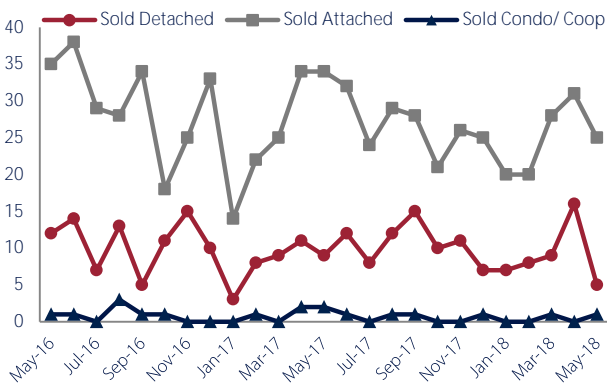
## Days On Market

40



Down -27%  
Vs. Year Ago

## Units Sold\*



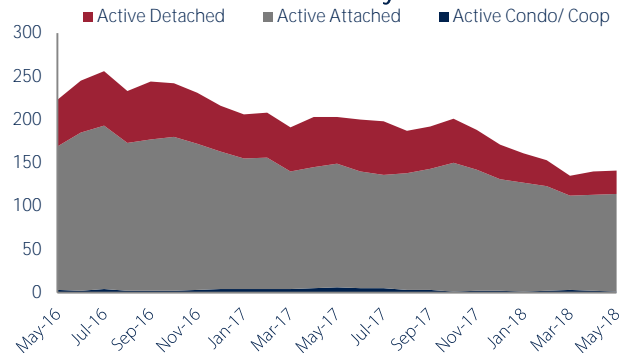
## Units Sold

There was a decrease in total units sold in May, with 31 sold this month in Norristown, Audubon, and Eagleville versus 47 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 31% versus May 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 31%. The total number of active inventory this May was 141 compared to 203 in May 2017. This month's total of 141 is higher than the previous month's total supply of available inventory of 140, an increase of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Norristown, Audubon, and Eagleville Homes was \$167,000. This May, the median sale price was \$163,500, a decrease of 2% or \$3,500 compared to last year. The current median sold price is 19% 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.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.



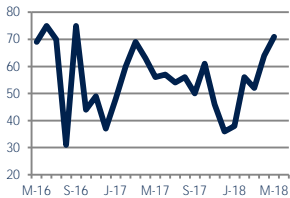
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19401

**New Listings**

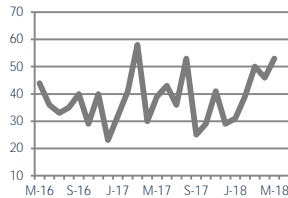
71



**Up 27%**  
Vs. Year Ago

**Current Contracts**

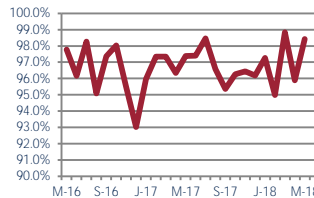
53



**Up 36%**  
Vs. Year Ago

**Sold Vs. List Price**

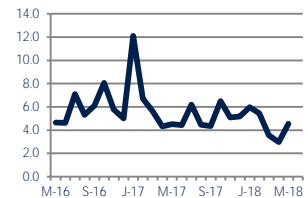
98.4%



**Up 1.1%**  
Vs. Year Ago

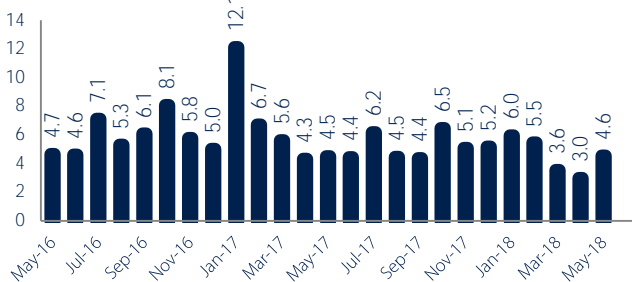
**Months of Supply**

4.6



**No Change**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

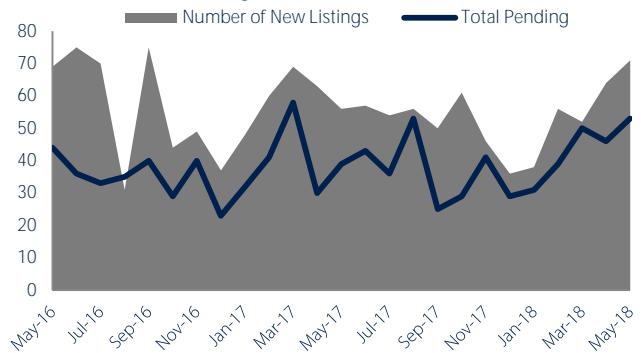
In May, there was 4.5 months of supply available in Norristown, Audubon, and Eagleville. The amount of supply is similar compared to a year ago.

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.

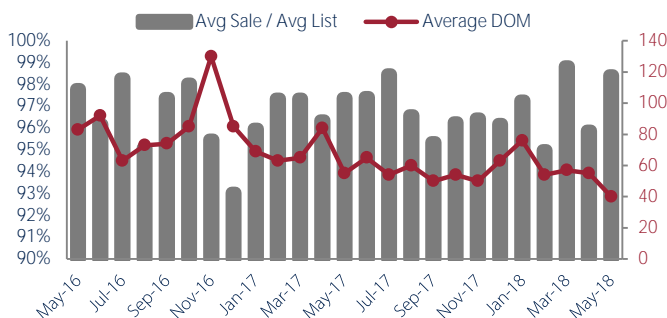
**New Listings & Current Contracts**

This month there were 71 homes newly listed for sale in Norristown, Audubon, and Eagleville compared to 56 in May 2017, an increase of 27%. There were 53 current contracts pending sale this May compared to 39 a year ago. The number of current contracts is 36% higher 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 98.4% of the average list price, which is 1.0% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 40, lower than the average last year, which was 55, a decrease of 27%.



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