

September 2021

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

September 2021

Montgomery County, PA

Email: info@tcsr.realtor

New Listings **1,190****↓ -3.8%**from Aug 2021:
1,237**↓ -8.0%**from Sep 2020:
1,293

| YTD | 2021 | 2020 | +/- |
|-----|---------------|---------------|------|
| | 11,240 | 10,424 | 7.8% |

5-year Sep average: **1,261****New Pendings** **1,018****↓ -15.9%**from Aug 2021:
1,210**↓ -13.3%**from Sep 2020:
1,174

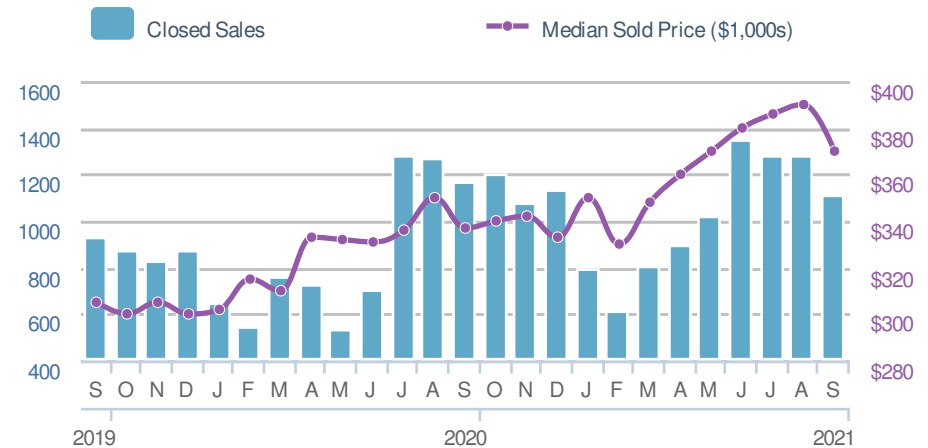
| YTD | 2021 | 2020 | +/- |
|-----|--------------|--------------|------|
| | 9,808 | 8,991 | 9.1% |

5-year Sep average: **946****Closed Sales** **1,112****↓ -13.1%**from Aug 2021:
1,280**↓ -4.5%**from Sep 2020:
1,164

| YTD | 2021 | 2020 | +/- |
|-----|--------------|--------------|-------|
| | 9,368 | 7,916 | 18.3% |

5-year Sep average: **1,002****Median Sold Price** **\$370,000****↓ -5.1%**from Aug 2021:
\$390,000**↑ 9.7%**from Sep 2020:
\$337,240

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$370,000 | \$330,000 | 12.1% |

5-year Sep average: **\$315,548****Active Listings** **1,152**

1,152

Min
1,152

2,309

Max
3,395

5-year Sep average

| Aug 2021 | Sep 2020 |
|--------------|--------------|
| 1,092 | 1,402 |

Avg DOM **18**

18

Min
18

35

Max
47

5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 16 | 28 | 21 |

Avg Sold to OLP Ratio **100.7%**

100.7%

Min
96.0%

97.8%

Max
100.7%

5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 101.7% | 99.2% | 101.6% |

September 2021

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

698

-6.6%

from Aug 2021:
747

-14.1%

from Sep 2020:
813

| YTD | 2021 | 2020 | +/- |
|-----|-------|-------|------|
| | 6,884 | 6,432 | 7.0% |

5-year Sep average: 782

New Pendings

599

-16.7%

from Aug 2021:
719

-15.2%

from Sep 2020:
706

| YTD | 2021 | 2020 | +/- |
|-----|-------|-------|------|
| | 5,919 | 5,533 | 7.0% |

5-year Sep average: 571

Closed Sales

671

-16.0%

from Aug 2021:
799

-3.5%

from Sep 2020:
695

| YTD | 2021 | 2020 | +/- |
|-----|-------|-------|-------|
| | 5,690 | 4,884 | 16.5% |

5-year Sep average: 606

Median Sold Price

\$430,000

-4.4%

from Aug 2021:
\$450,000

7.5%

from Sep 2020:
\$400,000

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | \$432,000 | \$380,000 | 13.7% |

5-year Sep average: \$370,000

Summary

In Montgomery County, PA, the median sold price for Detached properties for September was \$430,000, representing a decrease of 4.4% compared to last month and an increase of 7.5% from Sep 2020. The average days on market for units sold in September was 16 days, 54% below the 5-year September average of 35 days. There was a 16.7% month over month decrease in new contract activity with 599 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1,085; and a 3.9% increase in supply to 715 active units.

This activity resulted in a Contract Ratio of 1.52 pendings per active listing, down from 1.76 in August and a decrease from 1.56 in September 2020. The Contract Ratio is 67% higher than the 5-year September average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

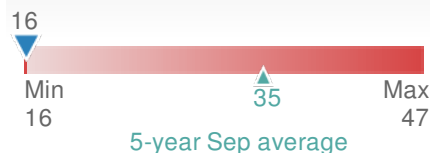
715



| Aug 2021 | Sep 2020 |
|----------|----------|
| 688 | 844 |

Avg DOM

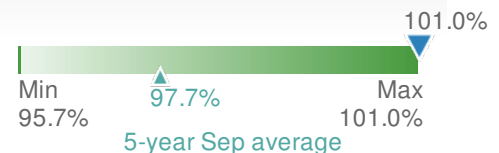
16



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 16 | 30 | 20 |

Avg Sold to OLP Ratio

101.0%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 101.8% | 99.1% | 101.8% |

September 2021

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

492

↑ 0.4%

from Aug 2021:
490

↑ 2.5%

from Sep 2020:
480

| YTD | 2021 | 2020 | +/- |
|-----|-------|-------|------|
| | 4,353 | 3,991 | 9.1% |

5-year Sep average: 474

New Pendings

419

↓ -14.5%

from Aug 2021:
490

↓ -10.5%

from Sep 2020:
468

| YTD | 2021 | 2020 | +/- |
|-----|-------|-------|-------|
| | 3,886 | 3,456 | 12.4% |

5-year Sep average: 371

Closed Sales

439

↓ -8.7%

from Aug 2021:
481

↓ -6.2%

from Sep 2020:
468

| YTD | 2021 | 2020 | +/- |
|-----|-------|-------|-------|
| | 3,675 | 3,029 | 21.3% |

5-year Sep average: 391

Median Sold Price

\$270,000

↓ -6.1%

from Aug 2021:
\$287,500

↑ 2.9%

from Sep 2020:
\$262,500

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|------|
| | \$272,750 | \$252,500 | 8.0% |

5-year Sep average: \$238,500

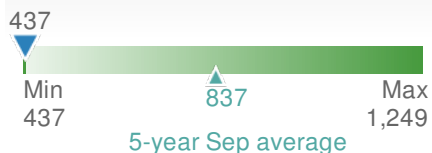
Summary

In Montgomery County, PA, the median sold price for Attached properties for September was \$270,000, representing a decrease of 6.1% compared to last month and an increase of 2.9% from Sep 2020. The average days on market for units sold in September was 21 days, 40% below the 5-year September average of 35 days. There was a 14.5% month over month decrease in new contract activity with 419 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 788; and an 8.2% increase in supply to 437 active units.

This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 2.11 in August and an increase from 1.63 in September 2020. The Contract Ratio is 68% higher than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

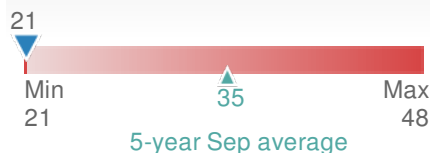
437



| Aug 2021 | Sep 2020 |
|----------|----------|
| 404 | 558 |

Avg DOM

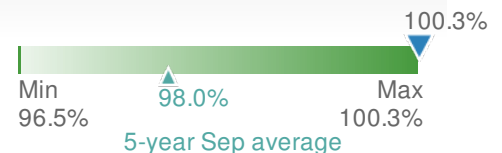
21



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 16 | 25 | 23 |

Avg Sold to OLP Ratio

100.3%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 101.4% | 99.4% | 101.3% |

September 2021

Abington (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**73****↓ -6.4%**from Aug 2021:
78**↓ -2.7%**from Sep 2020:
75

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 709 | 606 | 17.0% |

5-year Sep average: **75****New Pendings****62****↓ -22.5%**from Aug 2021:
80**↓ -15.1%**from Sep 2020:
73

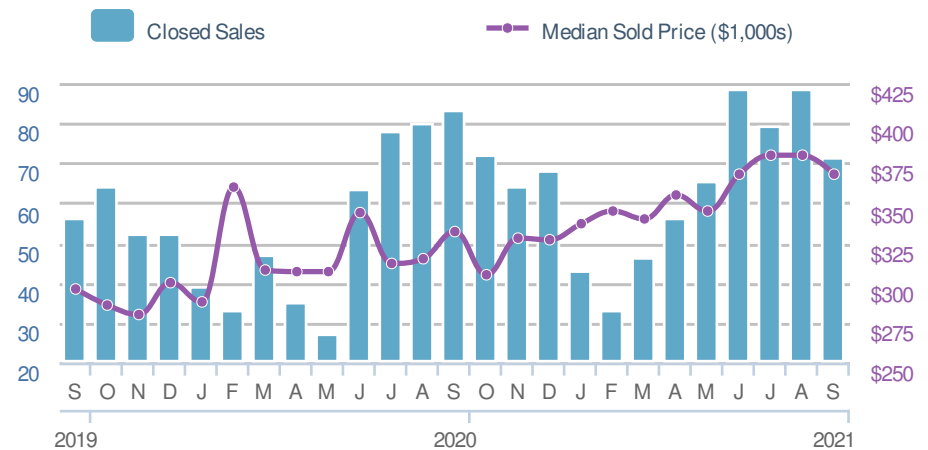
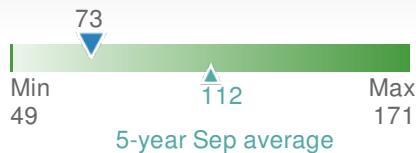
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 629 | 557 | 12.9% |

5-year Sep average: **62****Closed Sales****71****↓ -19.3%**from Aug 2021:
88**↓ -14.5%**from Sep 2020:
83

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 586 | 506 | 15.8% |

5-year Sep average: **67****Median Sold Price****\$368,000****↓ -3.2%**from Aug 2021:
\$380,000**↑ 10.8%**from Sep 2020:
\$332,000

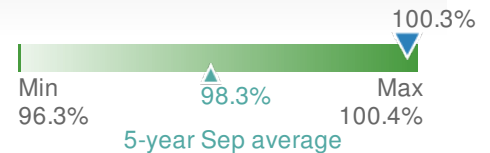
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$360,000 | \$315,500 | 14.1% |

5-year Sep average: **\$303,590****Active Listings****73**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 66 | 49 |

Avg DOM**15**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 13 | 25 | 14 |

Avg Sold to OLP Ratio**100.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 100.8% | 100.4% | 102.4% |

September 2021**Abington (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**62****↓ -8.8%**from Aug 2021:
68**↓ -7.5%**from Sep 2020:
67

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 617 | 517 | 19.3% |

5-year Sep average: **63****New Pendings****53****↓ -18.5%**from Aug 2021:
65**↓ -15.9%**from Sep 2020:
63

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 537 | 481 | 11.6% |

5-year Sep average: **52****Closed Sales****59****↓ -26.3%**from Aug 2021:
80**↓ -7.8%**from Sep 2020:
64

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 495 | 438 | 13.0% |

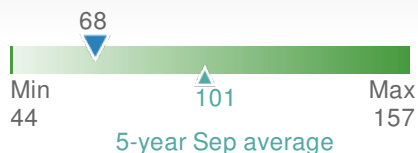
5-year Sep average: **54****Median Sold Price****\$380,000****↓ -1.9%**from Aug 2021:
\$387,500**↑ 10.5%**from Sep 2020:
\$344,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$375,000 | \$325,000 | 15.4% |

5-year Sep average: **\$318,380****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for September was \$380,000, representing a decrease of 1.9% compared to last month and an increase of 10.5% from Sep 2020. The average days on market for units sold in September was 16 days, 42% below the 5-year September average of 28 days. There was an 18.5% month over month decrease in new contract activity with 53 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 90; and a 7.9% increase in supply to 68 active units.

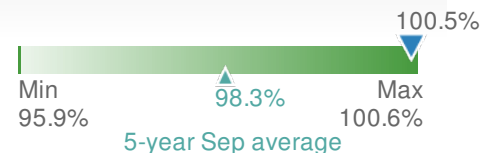
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.57 in August and a decrease from 2.14 in September 2020. The Contract Ratio is 25% higher than the 5-year September average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**68**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 63 | 44 |

Avg DOM**16**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 13 | 26 | 14 |

Avg Sold to OLP Ratio**100.5%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 101.5% | 100.6% | 102.6% |

September 2021

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**11** **10.0%**from Aug 2021:
10 **37.5%**from Sep 2020:
8

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|------|
| | 92 | 89 | 3.4% |

5-year Sep average: **11****New Pendings****9** **-40.0%**from Aug 2021:
15 **-10.0%**from Sep 2020:
10

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 92 | 76 | 21.1% |

5-year Sep average: **10****Closed Sales****12** **50.0%**from Aug 2021:
8 **-36.8%**from Sep 2020:
19

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 91 | 68 | 33.8% |

5-year Sep average: **13****Median Sold Price****\$241,000** **-8.2%**from Aug 2021:
\$262,450 **-2.6%**from Sep 2020:
\$247,500

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$259,900 | \$240,000 | 8.3% |

5-year Sep average: **\$226,680****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for September was \$241,000, representing a decrease of 8.2% compared to last month and a decrease of 2.6% from Sep 2020. The average days on market for units sold in September was 10 days, 51% below the 5-year September average of 20 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 15; and a 66.7% increase in supply to 5 active units.

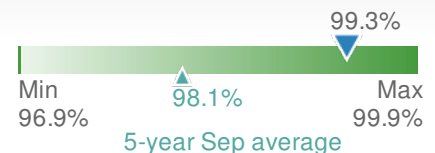
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 6.67 in August and a decrease from 3.40 in September 2020. The Contract Ratio is 58% higher than the 5-year September average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**5**

| Aug 2021 | Sep 2020 |
|----------|----------|
| 3 | 5 |

Avg DOM**10**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 18 | 20 | 14 |

Avg Sold to OLP Ratio**99.3%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|---------------|
| 93.9% | 99.9% | 101.4% |

September 2021

Boyertown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings

40

↑ 5.3%

from Aug 2021:
38

↓ -24.5%

from Sep 2020:
53

| YTD | 2021 | 2020 | +/- |
|-----|------|------|--------|
| | 392 | 503 | -22.1% |

5-year Sep average: 47

New Pendings

30

↓ -6.3%

from Aug 2021:
32

↓ -48.3%

from Sep 2020:
58

| YTD | 2021 | 2020 | +/- |
|-----|------|------|--------|
| | 340 | 420 | -19.0% |

5-year Sep average: 38

Closed Sales

39

↓ -11.4%

from Aug 2021:
44

↓ -32.8%

from Sep 2020:
58

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 382 | 340 | 12.4% |

5-year Sep average: 42

Median Sold Price

\$417,000

↑ 8.0%

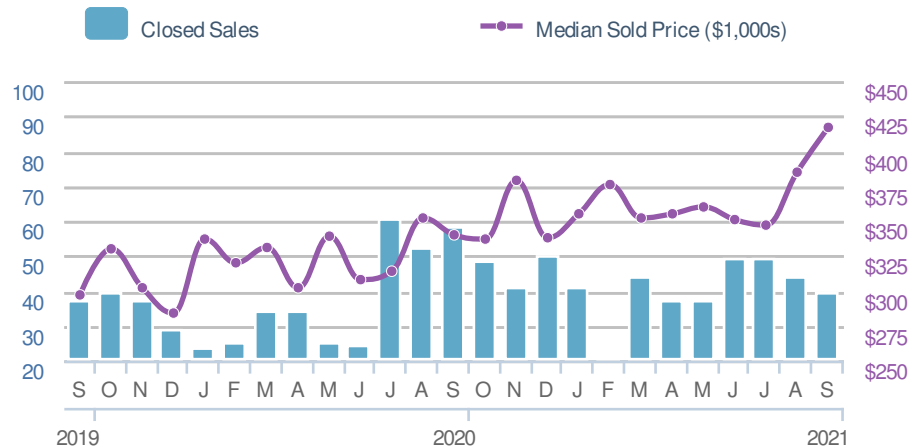
from Aug 2021:
\$385,967

↑ 22.6%

from Sep 2020:
\$340,000

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | \$360,000 | \$325,000 | 10.8% |

5-year Sep average: \$330,500



Active Listings

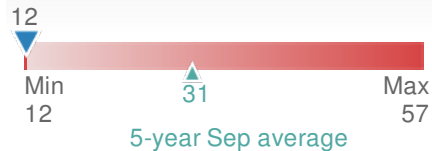
30



| Aug 2021 | Sep 2020 |
|----------|----------|
| 28 | 39 |

Avg DOM

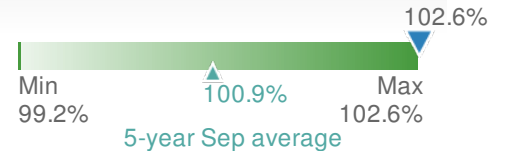
12



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 8 | 24 | 16 |

Avg Sold to OLP Ratio

102.6%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 103.4% | 101.7% | 103.2% |

September 2021

Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

33

↔ 0.0%

from Aug 2021:
33

↓ -21.4%

from Sep 2020:
42

| YTD | 2021 | 2020 | +/- |
|-----|------|------|--------|
| | 293 | 394 | -25.6% |

5-year Sep average: 37

New Pendings

28

↑ 3.7%

from Aug 2021:
27

↓ -37.8%

from Sep 2020:
45

| YTD | 2021 | 2020 | +/- |
|-----|------|------|--------|
| | 255 | 331 | -23.0% |

5-year Sep average: 30

Closed Sales

34

↑ 9.7%

from Aug 2021:
31

↓ -24.4%

from Sep 2020:
45

| YTD | 2021 | 2020 | +/- |
|-----|------|------|------|
| | 285 | 269 | 5.9% |

5-year Sep average: 34

Median Sold Price

\$422,500

↓ -7.1%

from Aug 2021:
\$455,000

↑ 10.3%

from Sep 2020:
\$383,000

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | \$410,000 | \$357,000 | 14.8% |

5-year Sep average: \$366,073

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for September was \$422,500, representing a decrease of 7.1% compared to last month and an increase of 10.3% from Sep 2020. The average days on market for units sold in September was 13 days, 60% below the 5-year September average of 33 days. There was a 3.7% month over month increase in new contract activity with 28 New Pendings; an 11.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 61; and an 8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 2.65 pendings per active listing, down from 2.76 in August and a decrease from 3.76 in September 2020. The Contract Ratio is 47% higher than the 5-year September average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

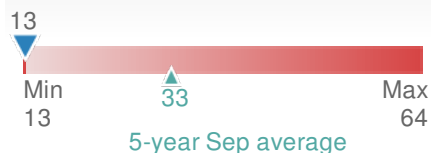
23



| Aug 2021 | Sep 2020 |
|----------|----------|
| 25 | 33 |

Avg DOM

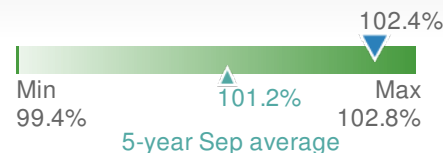
13



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 8 | 29 | 18 |

Avg Sold to OLP Ratio

102.4%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 103.1% | 101.8% | 103.2% |

September 2021**Boyertown Area (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**7** **40.0%**from Aug 2021:
5 **-36.4%**from Sep 2020:
11

| YTD | 2021 | 2020 | +/- |
|-----|-----------|------------|-------|
| | 99 | 109 | -9.2% |

5-year Sep average: **10****New Pendings****2** **-60.0%**from Aug 2021:
5 **-84.6%**from Sep 2020:
13

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 85 | 89 | -4.5% |

5-year Sep average: **8****Closed Sales****5** **-61.5%**from Aug 2021:
13 **-61.5%**from Sep 2020:
13

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 97 | 70 | 38.6% |

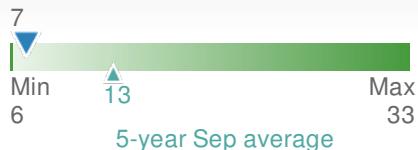
5-year Sep average: **8****Median
Sold Price****\$300,000** **-1.8%**from Aug 2021:
\$305,540 **9.1%**from Sep 2020:
\$275,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$265,000 | \$269,237 | -1.6% |

5-year Sep average: **\$246,790****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for September was \$300,000, representing a decrease of 1.8% compared to last month and an increase of 9.1% from Sep 2020. The average days on market for units sold in September was 7 days, 78% below the 5-year September average of 32 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 133.3% increase in supply to 7 active units.

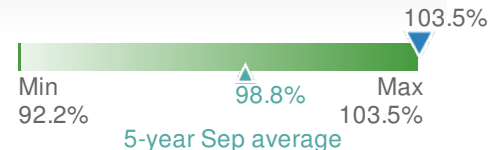
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 8.33 in August and a decrease from 6.50 in September 2020. The Contract Ratio is 10% higher than the 5-year September average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

| Aug 2021 | Sep 2020 |
|----------|----------|
| 3 | 6 |

Avg DOM**7**

| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----------|
| 7 | 7 | 10 |

**Avg Sold to
OLP Ratio****103.5%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 104.1% | 101.4% | 103.4% |

September 2021

Cheltenham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**76**

↑ **10.1%**
from Aug 2021:
69

↑ **13.4%**
from Sep 2020:
67

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 536 | 465 | 15.3% |

5-year Sep average: **62****New Pendings****50**

↓ **-30.6%**
from Aug 2021:
72

↓ **-9.1%**
from Sep 2020:
55

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 477 | 414 | 15.2% |

5-year Sep average: **42****Closed Sales****56**

↑ **7.7%**
from Aug 2021:
52

↑ **24.4%**
from Sep 2020:
45

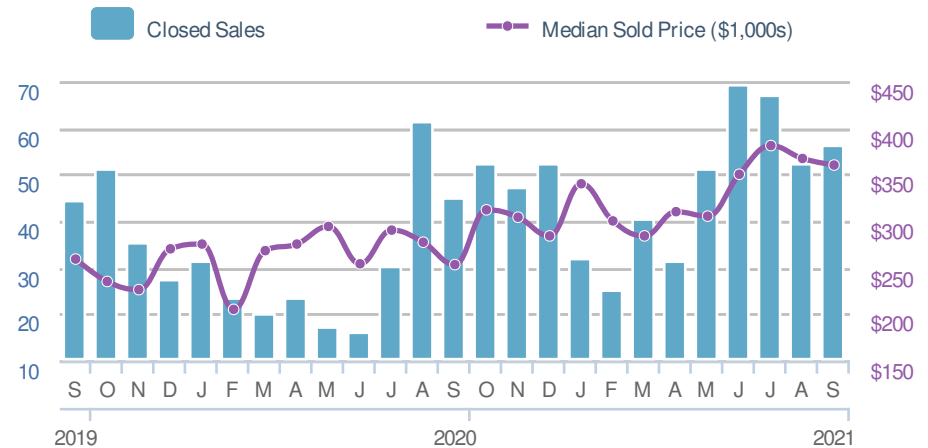
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 431 | 384 | 12.2% |

5-year Sep average: **43****Median Sold Price****\$360,000**

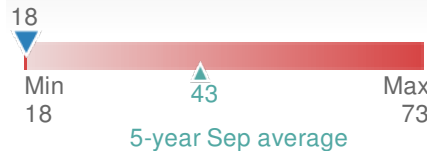
↓ **-2.0%**
from Aug 2021:
\$367,500

↑ **42.3%**
from Sep 2020:
\$253,000

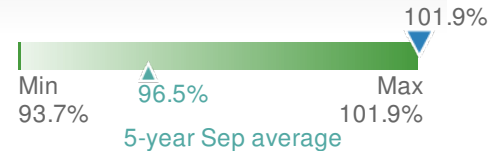
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$344,900 | \$275,000 | 25.4% |

5-year Sep average: **\$277,480****Active Listings****61**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 46 | 64 |

Avg DOM**18**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 13 | 73 | 24 |

Avg Sold to OLP Ratio**101.9%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 102.4% | 96.1% | 101.7% |

September 2021

Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**44**

↔ 0.0%

from Aug 2021:
44

↑ 10.0%

from Sep 2020:
40

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 354 | 291 | 21.6% |

5-year Sep average: **38****New Pendings****34**

↓ -29.2%

from Aug 2021:
48

↓ -15.0%

from Sep 2020:
40

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 310 | 267 | 16.1% |

5-year Sep average: **28****Closed Sales****34**

↔ 0.0%

from Aug 2021:
34

↑ 36.0%

from Sep 2020:
25

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 275 | 247 | 11.3% |

5-year Sep average: **25****Median Sold Price****\$404,000**

↑ 0.6%

from Aug 2021:
\$401,500

↑ 21.5%

from Sep 2020:
\$332,500

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$385,000 | \$309,500 | 24.4% |

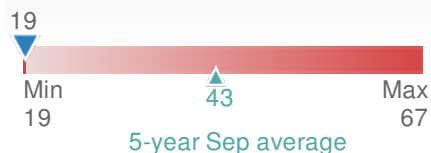
5-year Sep average: **\$318,190****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for September was \$404,000, representing an increase of 0.6% compared to last month and an increase of 21.5% from Sep 2020. The average days on market for units sold in September was 19 days, 55% below the 5-year September average of 43 days. There was a 29.2% month over month decrease in new contract activity with 34 New Pendings; a 1.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 64; and a 13.9% increase in supply to 41 active units.

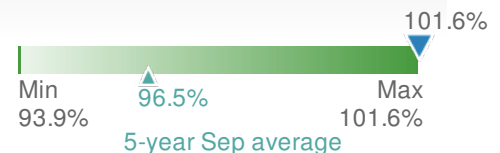
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, down from 1.81 in August and a decrease from 2.36 in September 2020. The Contract Ratio is 56% higher than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**41**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 36 | 25 |

Avg DOM**19**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 51 | 18 |

Avg Sold to OLP Ratio**101.6%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 102.0% | 97.2% | 103.1% |

September 2021

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**32** **28.0%**from Aug 2021:
25 **18.5%**from Sep 2020:
27

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 182 | 174 | 4.6% |

5-year Sep average: **24****New Pendings****16** **-33.3%**from Aug 2021:
24 **6.7%**from Sep 2020:
15

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 167 | 147 | 13.6% |

5-year Sep average: **14****Closed Sales****22** **22.2%**from Aug 2021:
18 **10.0%**from Sep 2020:
20

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 156 | 137 | 13.9% |

5-year Sep average: **18****Median Sold Price****\$252,500** **-16.9%**from Aug 2021:
\$304,000 **16.9%**from Sep 2020:
\$216,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$242,500 | \$214,000 | 13.3% |

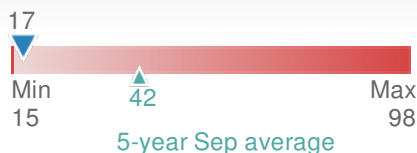
5-year Sep average: **\$189,000****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for September was \$252,500, representing a decrease of 16.9% compared to last month and an increase of 16.9% from Sep 2020. The average days on market for units sold in September was 17 days, 60% below the 5-year September average of 42 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 27; and a 100% increase in supply to 20 active units.

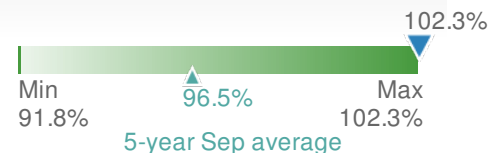
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 3.10 in August and an increase from 0.69 in September 2020. The Contract Ratio is 103% higher than the 5-year September average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**20**

| | |
|-----------|-----------|
| Aug 2021 | Sep 2020 |
| 10 | 39 |

Avg DOM**17**

| | | |
|-----------|-----------|-----------|
| Aug 2021 | Sep 2020 | YTD |
| 10 | 98 | 33 |

Avg Sold to OLP Ratio**102.3%**

| | | |
|---------------|--------------|--------------|
| Aug 2021 | Sep 2020 | YTD |
| 103.0% | 94.8% | 99.1% |

September 2021

Colonial (Montgomery, PA)

Email: info@tcsr.realtor

New Listings

58

↓ -14.7%

from Aug 2021:
68

↓ -1.7%

from Sep 2020:
59

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 606 | 610 | -0.7% |

5-year Sep average: 66

New Pendings

53

↓ -13.1%

from Aug 2021:
61

↓ -8.6%

from Sep 2020:
58

| YTD | 2021 | 2020 | +/- |
|-----|------|------|------|
| | 526 | 520 | 1.2% |

5-year Sep average: 50

Closed Sales

62

↓ -12.7%

from Aug 2021:
71

↓ -7.5%

from Sep 2020:
67

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 507 | 457 | 10.9% |

5-year Sep average: 52

Median Sold Price

\$415,500

↓ -1.1%

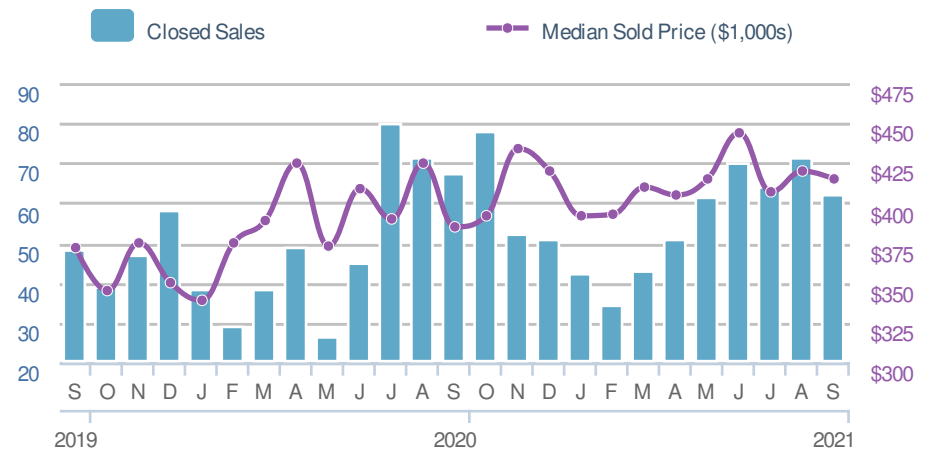
from Aug 2021:
\$420,000

↑ 7.9%

from Sep 2020:
\$385,000

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|------|
| | \$409,900 | \$399,900 | 2.5% |

5-year Sep average: \$374,300



Active Listings

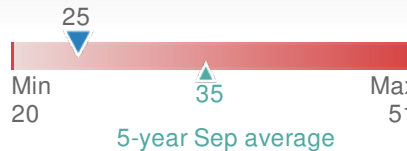
72



| Aug 2021 | Sep 2020 |
|----------|----------|
| 74 | 82 |

Avg DOM

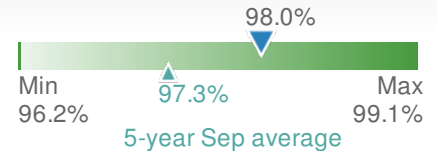
25



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 29 | 20 | 28 |

Avg Sold to OLP Ratio

98.0%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-------|
| 97.4% | 99.1% | 99.4% |

September 2021


Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**26**


 **-21.2%**
 from Aug 2021: **33**

 **-31.6%**
 from Sep 2020: **38**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|--------|
| | 282 | 314 | -10.2% |


5-year Sep average: **37****New Pendings****22**

 **-33.3%**
 from Aug 2021: **33**

 **-35.3%**
 from Sep 2020: **34**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 241 | 264 | -8.7% |


5-year Sep average: **28****Closed Sales****29**


 **-19.4%**
 from Aug 2021: **36**

 **-3.3%**
 from Sep 2020: **30**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 225 | 235 | -4.3% |

5-year Sep average: **27****Median Sold Price****\$435,000**

 **-9.1%**
 from Aug 2021: **\$478,700**

 **4.8%**
 from Sep 2020: **\$415,000**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$455,000 | \$415,000 | 9.6% |

5-year Sep average: **\$403,950****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for September was \$435,000, representing a decrease of 9.1% compared to last month and an increase of 4.8% from Sep 2020. The average days on market for units sold in September was 21 days, 40% below the 5-year September average of 35 days. There was a 33.3% month over month decrease in new contract activity with 22 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 40; and a 2.9% increase in supply to 35 active units.

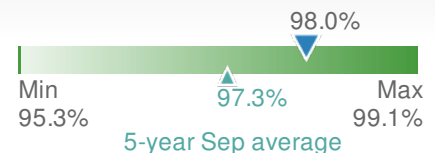
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.47 in August and a decrease from 1.39 in September 2020. The Contract Ratio is 38% higher than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**35**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 34 | 44 |

Avg DOM**21**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 37 | 18 | 29 |

Avg Sold to OLP Ratio**98.0%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|--------------|
| 97.2% | 99.1% | 99.0% |

September 2021

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**32**

-8.6%

from Aug 2021:
35

52.4%

from Sep 2020:
21

| YTD | 2021 | 2020 | +/- |
|-----|------------|------|------|
| | 323 | 296 | 9.1% |

5-year Sep average: 28

New Pendings**31**

10.7%

from Aug 2021:
28

29.2%

from Sep 2020:
24

| YTD | 2021 | 2020 | +/- |
|-----|------------|------|-------|
| | 284 | 256 | 10.9% |

5-year Sep average: 22

Closed Sales**32**

-8.6%

from Aug 2021:
35

-13.5%

from Sep 2020:
37

| YTD | 2021 | 2020 | +/- |
|-----|------------|------|-------|
| | 281 | 222 | 26.6% |

5-year Sep average: 25

Median Sold Price**\$375,000**

8.7%

from Aug 2021:
\$345,000

2.2%

from Sep 2020:
\$366,775

| YTD | 2021 | 2020 | +/- |
|-----|------------------|-----------|-------|
| | \$372,000 | \$372,724 | -0.2% |

5-year Sep average: \$341,755

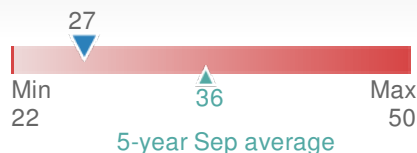
Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for September was \$375,000, representing an increase of 8.7% compared to last month and an increase of 2.2% from Sep 2020. The average days on market for units sold in September was 27 days, 25% below the 5-year September average of 36 days. There was a 10.7% month over month increase in new contract activity with 31 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 44; and a 7.5% decrease in supply to 37 active units.

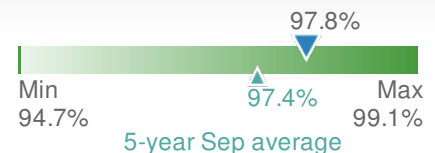
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.20 in August and a decrease from 1.45 in September 2020. The Contract Ratio is 39% higher than the 5-year September average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**37**

| Aug 2021 | Sep 2020 |
|----------|----------|
| 40 | 38 |

Avg DOM**27**

| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 21 | 22 | 27 |

Avg Sold to OLP Ratio**97.8%**

| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-------|
| 97.6% | 99.1% | 99.7% |

September 2021

Hatboro-Horsham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**35**

-28.6%
 from Aug 2021:
49

-20.5%
 from Sep 2020:
44

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 405 | 349 | 16.0% |

5-year Sep average: **38****New Pendings****41**

-2.4%
 from Aug 2021:
42

20.6%
 from Sep 2020:
34

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 368 | 305 | 20.7% |

5-year Sep average: **32****Closed Sales****39**

-26.4%
 from Aug 2021:
53

-13.3%
 from Sep 2020:
45

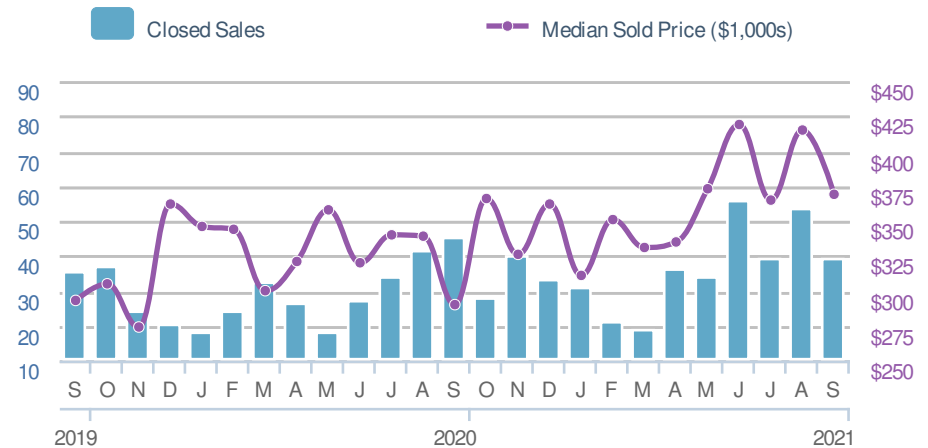
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 341 | 274 | 24.5% |

5-year Sep average: **37****Median Sold Price****\$369,000**

-11.1%
 from Aug 2021:
\$415,000

27.2%
 from Sep 2020:
\$290,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$370,500 | \$330,000 | 12.3% |

5-year Sep average: **\$305,380****Active Listings****31**

31
 Min 31 Max 127
 5-year Sep average 80

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 39 | 52 |

Avg DOM**14**

14
 Min 14 Max 48
 5-year Sep average 31

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 11 | 22 | 17 |

Avg Sold to OLP Ratio**100.4%**

100.4%
 Min 96.0% Max 100.4%
 5-year Sep average 97.9%

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 102.8% | 99.5% | 101.7% |

September 2021

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**24**

-27.3%
 from Aug 2021: **33**

-20.0%
 from Sep 2020: **30**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 262 | 236 | 11.0% |

5-year Sep average: **25****New Pendings****25**

-3.8%
 from Aug 2021: **26**

13.6%
 from Sep 2020: **22**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 238 | 196 | 21.4% |

5-year Sep average: **20****Closed Sales****25**

-28.6%
 from Aug 2021: **35**

-21.9%
 from Sep 2020: **32**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 221 | 179 | 23.5% |

5-year Sep average: **23****Median Sold Price****\$375,000**

-27.9%
 from Aug 2021: **\$520,000**

4.5%
 from Sep 2020: **\$358,950**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$426,800 | \$370,000 | 15.4% |

5-year Sep average: **\$365,780****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for September was \$375,000, representing a decrease of 27.9% compared to last month and an increase of 4.5% from Sep 2020. The average days on market for units sold in September was 11 days, 63% below the 5-year September average of 30 days. There was a 3.8% month over month decrease in new contract activity with 25 New Pendings; a 6.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 41; and a 17.9% decrease in supply to 23 active units.

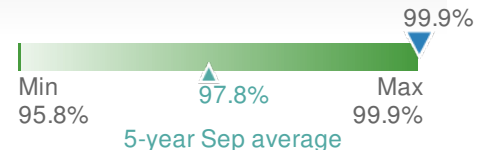
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, up from 1.57 in August and an increase from 0.84 in September 2020. The Contract Ratio is 138% higher than the 5-year September average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 28 | 45 |

Avg DOM**11**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 12 | 28 | 20 |

Avg Sold to OLP Ratio**99.9%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 102.7% | 98.5% | 101.6% |

September 2021

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**11** **-31.3%**from Aug 2021:
16 **-21.4%**from Sep 2020:
14

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 143 | 113 | 26.5% |

5-year Sep average: **12****New Pendings****16** **0.0%**from Aug 2021:
16 **33.3%**from Sep 2020:
12

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 130 | 109 | 19.3% |

5-year Sep average: **12****Closed Sales****14** **-22.2%**from Aug 2021:
18 **7.7%**from Sep 2020:
13

| YTD | 2021 | 2020 | +/- |
|-----|------------|-----------|-------|
| | 120 | 95 | 26.3% |

5-year Sep average: **14****Median Sold Price****\$329,097** **0.5%**from Aug 2021:
\$327,500 **31.6%**from Sep 2020:
\$250,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$299,950 | \$262,000 | 14.5% |

5-year Sep average: **\$250,799****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for September was \$329,097, representing an increase of 0.5% compared to last month and an increase of 31.6% from Sep 2020. The average days on market for units sold in September was 18 days, 43% below the 5-year September average of 31 days. There was no month over month change in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 24; and a 27.3% decrease in supply to 8 active units.

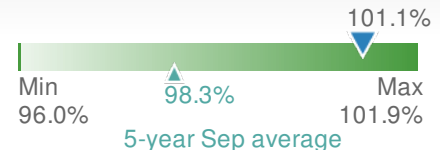
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.18 in August and an increase from 2.43 in September 2020. The Contract Ratio is 79% higher than the 5-year September average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**8**

| Aug 2021 | Sep 2020 |
|-----------|----------|
| 11 | 7 |

Avg DOM**18**

| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----------|
| 9 | 6 | 11 |

Avg Sold to OLP Ratio**101.1%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 103.0% | 101.9% | 101.9% |

September 2021

Lower Merion (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**106****↑ 23.3%**from Aug 2021:
86**↑ 1.9%**from Sep 2020:
104

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 970 | 946 | 2.5% |

5-year Sep average: **124****New Pendings****77****↑ 4.1%**from Aug 2021:
74**↓ -24.5%**from Sep 2020:
102

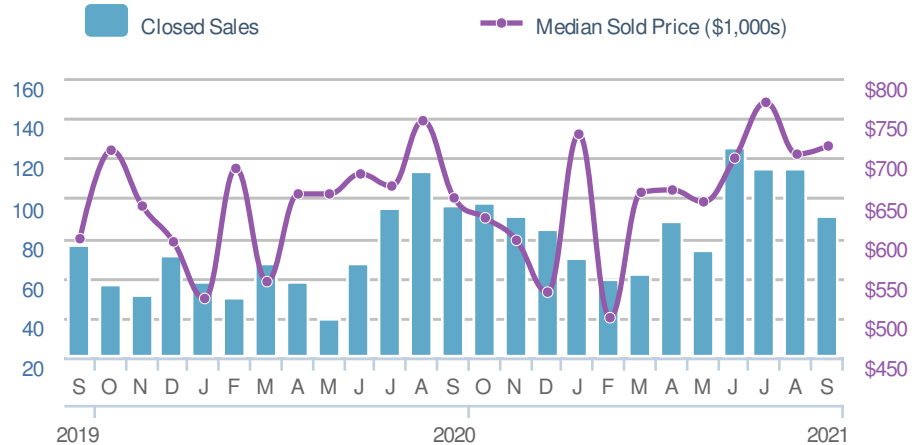
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 818 | 732 | 11.7% |

5-year Sep average: **71****Closed Sales****90****↓ -21.1%**from Aug 2021:
114**↓ -6.3%**from Sep 2020:
96

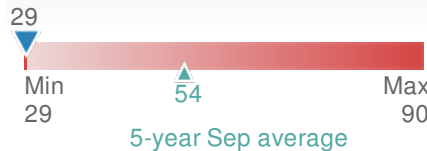
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 814 | 663 | 22.8% |

5-year Sep average: **77****Median Sold Price****\$715,500****↑ 1.4%**from Aug 2021:
\$705,500**↑ 10.1%**from Sep 2020:
\$650,000

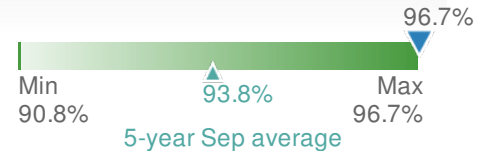
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$701,750 | \$653,500 | 7.4% |

5-year Sep average: **\$625,600****Active Listings****121**

| Aug 2021 | Sep 2020 |
|------------|------------|
| 113 | 190 |

Avg DOM**29**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 23 | 35 | 33 |

Avg Sold to OLP Ratio**96.7%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|--------------|
| 98.6% | 96.2% | 98.5% |

September 2021

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**72** **24.1%**from Aug 2021:
58 **-5.3%**from Sep 2020:
76

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 652 | 639 | 2.0% |

5-year Sep average: **86****New Pending****49** **11.4%**from Aug 2021:
44 **-31.9%**from Sep 2020:
72

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 531 | 504 | 5.4% |

5-year Sep average: **47****Closed Sales****53** **-35.4%**from Aug 2021:
82 **-11.7%**from Sep 2020:
60

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 535 | 441 | 21.3% |

5-year Sep average: **49****Median
Sold Price****\$970,000** **9.4%**from Aug 2021:
\$887,000 **13.1%**from Sep 2020:
\$857,750

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$899,999 | \$800,000 | 12.5% |

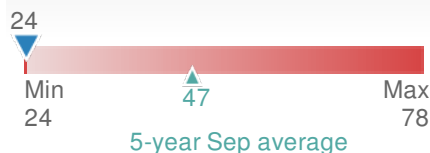
5-year Sep average: **\$771,550****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for September was \$970,000, representing an increase of 9.4% compared to last month and an increase of 13.1% from Sep 2020. The average days on market for units sold in September was 24 days, 49% below the 5-year September average of 47 days. There was an 11.4% month over month increase in new contract activity with 49 New Pending; a 3.6% MoM decrease in All Pending (new contracts + contracts carried over from August) to 81; and a 6.8% increase in supply to 79 active units.

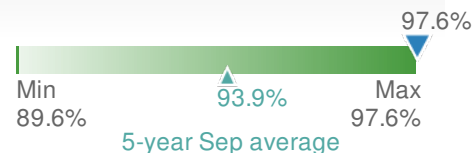
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.14 in August and a decrease from 1.16 in September 2020. The Contract Ratio is 72% higher than the 5-year September average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**79**

| Aug 2021 | Sep 2020 |
|-----------|------------|
| 74 | 102 |

Avg DOM**24**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 20 | 37 | 27 |

**Avg Sold to
OLP Ratio****97.6%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|--------------|
| 99.1% | 95.9% | 99.5% |

September 2021

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**34** **21.4%**from Aug 2021:
28 **21.4%**from Sep 2020:
28

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 318 | 307 | 3.6% |

5-year Sep average: **38****New Pendings****28** **-6.7%**from Aug 2021:
30 **-6.7%**from Sep 2020:
30

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 287 | 228 | 25.9% |

5-year Sep average: **24****Closed Sales****37** **15.6%**from Aug 2021:
32 **2.8%**from Sep 2020:
36

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 279 | 222 | 25.7% |

5-year Sep average: **28****Median Sold Price****\$260,000** **1.3%**from Aug 2021:
\$256,775 **-20.9%**from Sep 2020:
\$328,500

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$280,000 | \$267,200 | 4.8% |

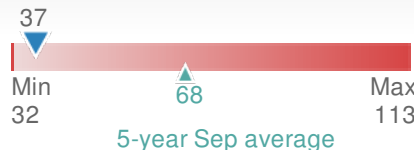
5-year Sep average: **\$286,591****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for September was \$260,000, representing an increase of 1.3% compared to last month and a decrease of 20.9% from Sep 2020. The average days on market for units sold in September was 37 days, 46% below the 5-year September average of 68 days. There was a 6.7% month over month decrease in new contract activity with 28 New Pendings; a 17.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 43; and a 7.7% increase in supply to 42 active units.

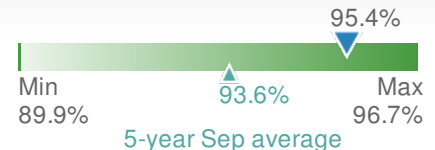
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.33 in August and an increase from 0.56 in September 2020. The Contract Ratio is 107% higher than the 5-year September average of 0.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**42**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 39 | 88 |

Avg DOM**37**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 30 | 32 | 45 |

Avg Sold to OLP Ratio**95.4%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|--------------|
| 97.2% | 96.7% | 96.5% |

September 2021

Methacton (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**36****↓ -20.0%**from Aug 2021:
45**↓ -7.7%**from Sep 2020:
39

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 416 | 345 | 20.6% |

5-year Sep average: **41****New Pendings****30****↓ -47.4%**from Aug 2021:
57**↓ -3.2%**from Sep 2020:
31

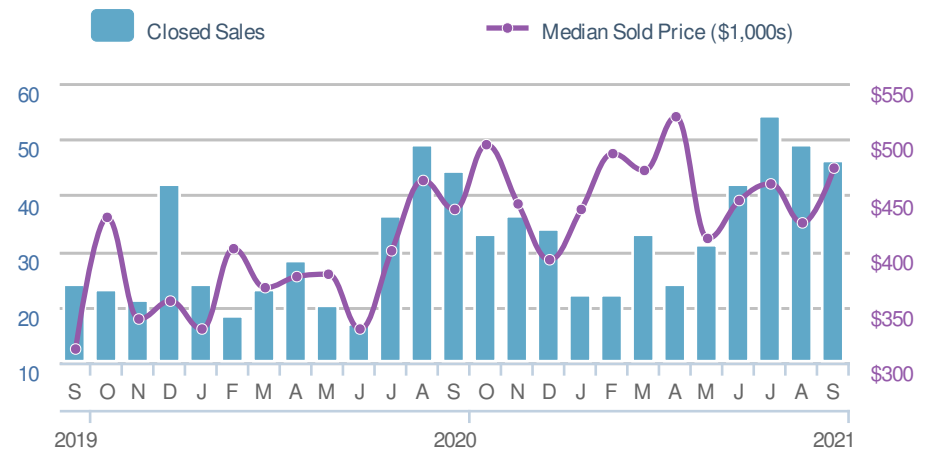
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 360 | 283 | 27.2% |

5-year Sep average: **26****Closed Sales****46****↓ -6.1%**from Aug 2021:
49**↑ 4.5%**from Sep 2020:
44

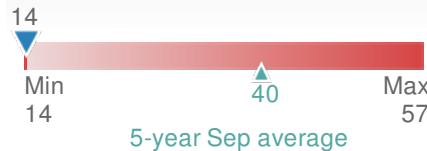
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 337 | 269 | 25.3% |

5-year Sep average: **34****Median Sold Price****\$474,500****↑ 11.6%**from Aug 2021:
\$425,000**↑ 8.5%**from Sep 2020:
\$437,500

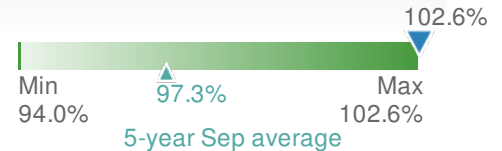
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$460,000 | \$399,900 | 15.0% |

5-year Sep average: **\$383,200****Active Listings****50**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 47 | 87 |

Avg DOM**14**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 16 | 31 | 28 |

Avg Sold to OLP Ratio**102.6%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 103.2% | 100.2% | 102.8% |

September 2021


Methacton (Montgomery, PA) - Detached


Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

26

 **-25.7%**
 from Aug 2021: **35**

 **-10.3%**
 from Sep 2020: **29**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 307 | 277 | 10.8% |

5-year Sep average: **33**

New Pendings

20

 **-54.5%**
 from Aug 2021: **44**

 **-4.8%**
 from Sep 2020: **21**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 261 | 224 | 16.5% |

5-year Sep average: **19**

Closed Sales

36

 **-5.3%**
 from Aug 2021: **38**


 **9.1%**
 from Sep 2020: **33**


| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 257 | 219 | 17.4% |

5-year Sep average: **28**

Median Sold Price

\$500,000

 **15.6%**
 from Aug 2021: **\$432,500**

 **14.9%**
 from Sep 2020: **\$435,000**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$475,000 | \$415,000 | 14.5% |

5-year Sep average: **\$391,680**

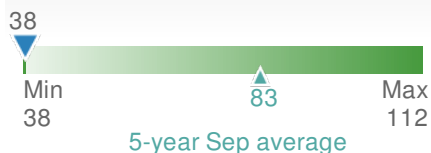
Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for September was \$500,000, representing an increase of 15.6% compared to last month and an increase of 14.9% from Sep 2020. The average days on market for units sold in September was 13 days, 68% below the 5-year September average of 40 days. There was a 54.5% month over month decrease in new contract activity with 20 New Pendings; a 27.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 44; and a 5.6% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.69 in August and an increase from 0.60 in September 2020. The Contract Ratio is 109% higher than the 5-year September average of 0.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

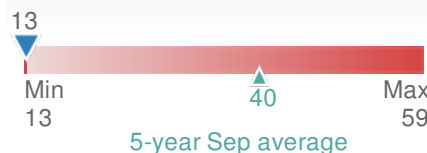
38



| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 36 | 62 |

Avg DOM

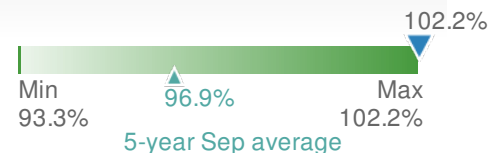
13



| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 12 | 30 | 29 |

Avg Sold to OLP Ratio

102.2%



| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 103.2% | 100.0% | 102.2% |

September 2021**Methacton (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**10**

↔ 0.0%

from Aug 2021:
10

↔ 0.0%

from Sep 2020:
10

| YTD | 2021 | 2020 | +/- |
|-----|------------|-----------|-------|
| | 109 | 68 | 60.3% |

5-year Sep average: **8****New Pendings****10**

↓ -23.1%

from Aug 2021:
13

↔ 0.0%

from Sep 2020:
10

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 99 | 59 | 67.8% |

5-year Sep average: **7****Closed Sales****10**

↓ -9.1%

from Aug 2021:
11

↓ -9.1%

from Sep 2020:
11

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 80 | 50 | 60.0% |

5-year Sep average: **6****Median Sold Price****\$435,000**

↑ 2.4%

from Aug 2021:
\$425,000

↓ -1.3%

from Sep 2020:
\$440,727

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$420,000 | \$325,050 | 29.2% |

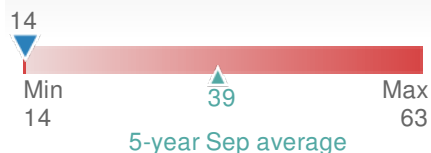
5-year Sep average: **\$356,345****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for September was \$435,000, representing an increase of 2.4% compared to last month and a decrease of 1.3% from Sep 2020. The average days on market for units sold in September was 14 days, 64% below the 5-year September average of 39 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 28; and a 9.1% increase in supply to 12 active units.

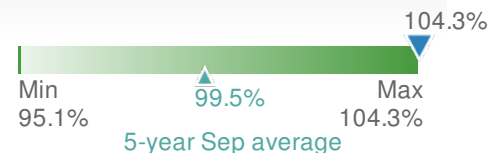
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, down from 2.82 in August and an increase from 0.60 in September 2020. The Contract Ratio is 146% higher than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 11 | 25 |

Avg DOM**14**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 26 | 35 | 25 |

Avg Sold to OLP Ratio**104.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 103.1% | 100.7% | 104.7% |

September 2021

Norristown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings

113

↓ -3.4%

from Aug 2021:
117

↓ -10.3%

from Sep 2020:
126

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 974 | 758 | 28.5% |

5-year Sep average: 106

New Pendings

99

↓ -13.9%

from Aug 2021:
115

↑ 8.8%

from Sep 2020:
91

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 811 | 661 | 22.7% |

5-year Sep average: 78

Closed Sales

99

↑ 22.2%

from Aug 2021:
81

↑ 11.2%

from Sep 2020:
89

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 739 | 572 | 29.2% |

5-year Sep average: 83

Median Sold Price

\$225,000

↓ -6.3%

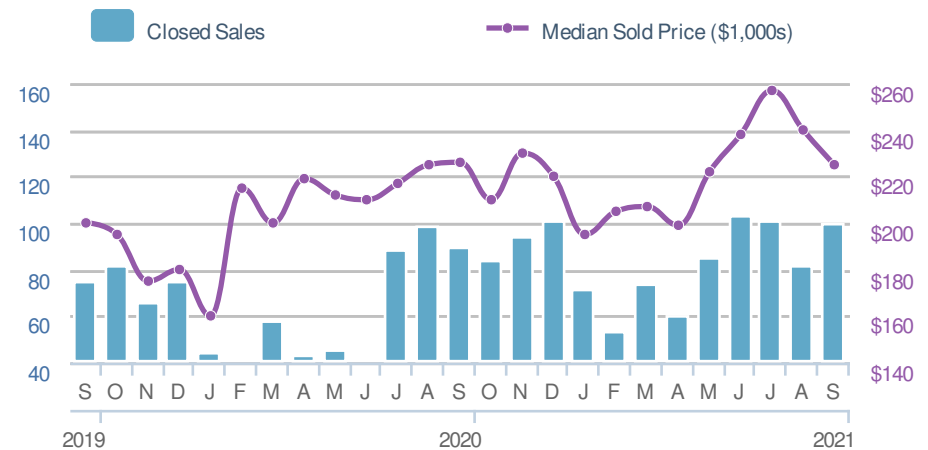
from Aug 2021:
\$240,000

↓ -0.9%

from Sep 2020:
\$226,950

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|------|
| | \$224,975 | \$215,000 | 4.6% |

5-year Sep average: \$205,370



Active Listings

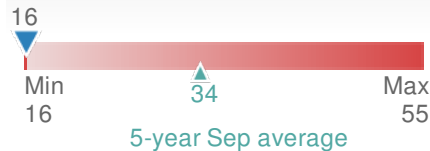
125



| Aug 2021 | Sep 2020 |
|----------|----------|
| 126 | 109 |

Avg DOM

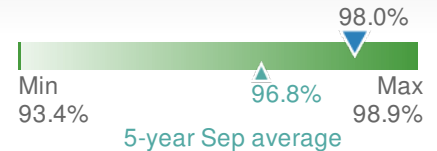
16



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 15 | 23 | 20 |

Avg Sold to OLP Ratio

98.0%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 99.1% | 98.9% | 100.7% |

September 2021**Norristown Area (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**39** **-2.5%**from Aug 2021:
40 **-20.4%**from Sep 2020:
49

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 304 | 296 | 2.7% |

5-year Sep average: **43****New Pendings****34** **3.0%**from Aug 2021:
33 **-2.9%**from Sep 2020:
35

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 268 | 273 | -1.8% |

5-year Sep average: **32****Closed Sales****30** **-3.2%**from Aug 2021:
31 **-14.3%**from Sep 2020:
35

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 253 | 233 | 8.6% |

5-year Sep average: **31****Median Sold Price****\$328,000** **-2.1%**from Aug 2021:
\$335,000 **5.8%**from Sep 2020:
\$310,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$320,000 | \$294,000 | 8.8% |

5-year Sep average: **\$280,950****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for September was \$328,000, representing a decrease of 2.1% compared to last month and an increase of 5.8% from Sep 2020. The average days on market for units sold in September was 11 days, 68% below the 5-year September average of 34 days. There was a 3% month over month increase in new contract activity with 34 New Pendings; a 3.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 53; and no change in supply with 33 active units.

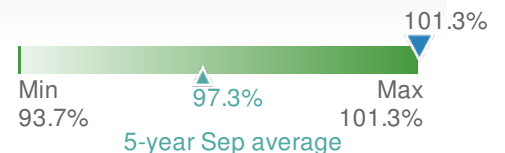
This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.55 in August and a decrease from 2.20 in September 2020. The Contract Ratio is 51% higher than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**33**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 33 | 30 |

Avg DOM**11**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 27 | 22 |

Avg Sold to OLP Ratio**101.3%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|---------------|---------------|
| 99.4% | 100.7% | 101.9% |

September 2021**Norristown Area (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**74** **-3.9%**from Aug 2021:
77 **-3.9%**from Sep 2020:
77

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 670 | 462 | 45.0% |

5-year Sep average: **63****New Pendings****65** **-20.7%**from Aug 2021:
82 **16.1%**from Sep 2020:
56

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 543 | 388 | 39.9% |

5-year Sep average: **46****Closed Sales****69** **38.0%**from Aug 2021:
50 **27.8%**from Sep 2020:
54

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 486 | 339 | 43.4% |

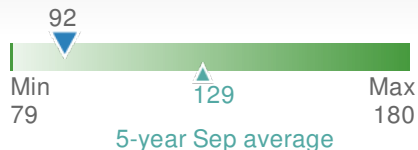
5-year Sep average: **52****Median Sold Price****\$185,000** **0.8%**from Aug 2021:
\$183,500 **-2.6%**from Sep 2020:
\$190,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$185,000 | \$174,212 | 6.2% |

5-year Sep average: **\$172,100****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for September was \$185,000, representing an increase of 0.8% compared to last month and a decrease of 2.6% from Sep 2020. The average days on market for units sold in September was 18 days, 47% below the 5-year September average of 34 days. There was a 20.7% month over month decrease in new contract activity with 65 New Pendings; an 8.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 131; and a 1.1% decrease in supply to 92 active units.

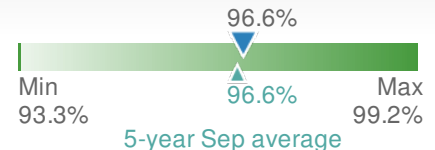
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 1.54 in August and an increase from 1.16 in September 2020. The Contract Ratio is 81% higher than the 5-year September average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**92**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 93 | 79 |

Avg DOM**18**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 21 | 19 |

Avg Sold to OLP Ratio**96.6%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|---------------|
| 99.0% | 97.7% | 100.1% |

September 2021

North Penn (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**121****↓ -7.6%**from Aug 2021:
131**↓ -11.0%**from Sep 2020:
136

| YTD | 2021 | 2020 | +/- |
|-----|--------------|--------------|-------|
| | 1,160 | 1,192 | -2.7% |

5-year Sep average: **127****New Pendings****109****↓ -9.2%**from Aug 2021:
120**↓ -15.5%**from Sep 2020:
129

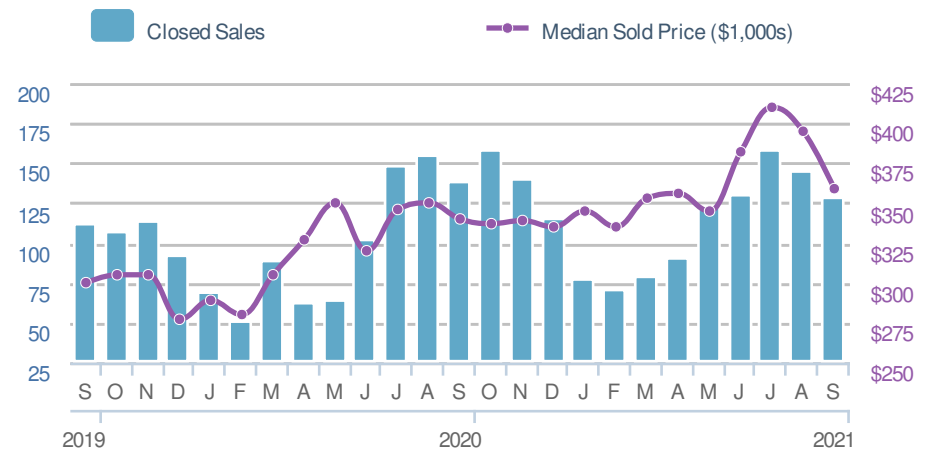
| YTD | 2021 | 2020 | +/- |
|-----|--------------|--------------|------|
| | 1,080 | 1,057 | 2.2% |

5-year Sep average: **114****Closed Sales****128****↓ -11.7%**from Aug 2021:
145**↓ -7.2%**from Sep 2020:
138

| YTD | 2021 | 2020 | +/- |
|-----|--------------|------------|-------|
| | 1,020 | 917 | 11.2% |

5-year Sep average: **122****Median Sold Price****\$359,950****↓ -8.9%**from Aug 2021:
\$395,000**↑ 5.9%**from Sep 2020:
\$340,000

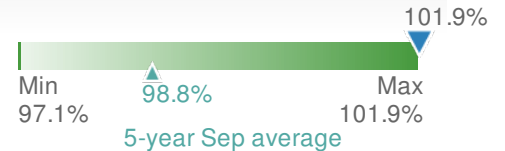
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$370,000 | \$325,000 | 13.8% |

5-year Sep average: **\$316,240****Active Listings****81**

| Aug 2021 | Sep 2020 |
|-----------|------------|
| 75 | 107 |

Avg DOM**14**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 12 | 22 | 17 |

Avg Sold to OLP Ratio**101.9%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 103.0% | 99.6% | 102.4% |

September 2021


North Penn (Montgomery, PA) - Detached


Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

62

 **-10.1%**
 from Aug 2021: **69**


 **-17.3%**
 from Sep 2020: **75**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 623 | 631 | -1.3% |

5-year Sep average: 68

New Pendings

57

 **-3.4%**
 from Aug 2021: **59**


 **-18.6%**
 from Sep 2020: **70**


| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 574 | 559 | 2.7% |

5-year Sep average: 60

Closed Sales

70

 **-1.4%**
 from Aug 2021: **71**


 **1.4%**
 from Sep 2020: **69**


| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 547 | 475 | 15.2% |

5-year Sep average: 60

Median Sold Price

\$440,000

 **-4.3%**
 from Aug 2021: **\$460,000**

 **3.5%**
 from Sep 2020: **\$425,000**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$430,000 | \$390,500 | 10.1% |

5-year Sep average: \$388,290

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for September was \$440,000, representing a decrease of 4.3% compared to last month and an increase of 3.5% from Sep 2020. The average days on market for units sold in September was 16 days, 44% below the 5-year September average of 29 days. There was a 3.4% month over month decrease in new contract activity with 57 New Pendings; a 16.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 92; and a 14.6% increase in supply to 55 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 2.29 in August and a decrease from 1.81 in September 2020. The Contract Ratio is 46% higher than the 5-year September average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

55



| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 48 | 69 |

Avg DOM

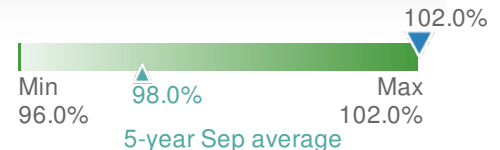
16



| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 14 | 29 | 18 |

Avg Sold to OLP Ratio

102.0%



| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 103.5% | 98.4% | 102.0% |

September 2021

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**59** **-4.8%**from Aug 2021:
62 **-3.3%**from Sep 2020:
61

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 537 | 561 | -4.3% |

5-year Sep average: **57****New Pendings****52** **-14.8%**from Aug 2021:
61 **-11.9%**from Sep 2020:
59

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 506 | 498 | 1.6% |

5-year Sep average: **52****Closed Sales****58** **-21.6%**from Aug 2021:
74 **-15.9%**from Sep 2020:
69

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 473 | 442 | 7.0% |

5-year Sep average: **60****Median Sold Price****\$298,500** **-2.1%**from Aug 2021:
\$305,000 **5.1%**from Sep 2020:
\$284,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$315,000 | \$260,700 | 20.8% |

5-year Sep average: **\$266,830****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for September was \$298,500, representing a decrease of 2.1% compared to last month and an increase of 5.1% from Sep 2020. The average days on market for units sold in September was 12 days, 52% below the 5-year September average of 25 days. There was a 14.8% month over month decrease in new contract activity with 52 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 88; and a 3.7% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 3.38 pendings per active listing, down from 3.52 in August and an increase from 3.21 in September 2020. The Contract Ratio is 65% higher than the 5-year September average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**26**

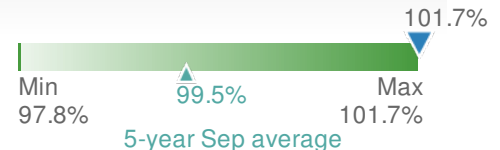
5-year Sep average

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 27 | 38 |

Avg DOM**12**

5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 10 | 15 | 16 |

Avg Sold to OLP Ratio**101.7%**

5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 102.5% | 100.8% | 103.0% |

September 2021

Perkiomen Valley (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**40**

-32.2%
 from Aug 2021:
 59

-28.6%
 from Sep 2020:
 56

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 503 | 474 | 6.1% |

5-year Sep average: **58****New Pendings****35**

-47.0%
 from Aug 2021:
 66

-38.6%
 from Sep 2020:
 57

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 453 | 423 | 7.1% |

5-year Sep average: **43****Closed Sales****52**

-17.5%
 from Aug 2021:
 63

8.3%
 from Sep 2020:
 48

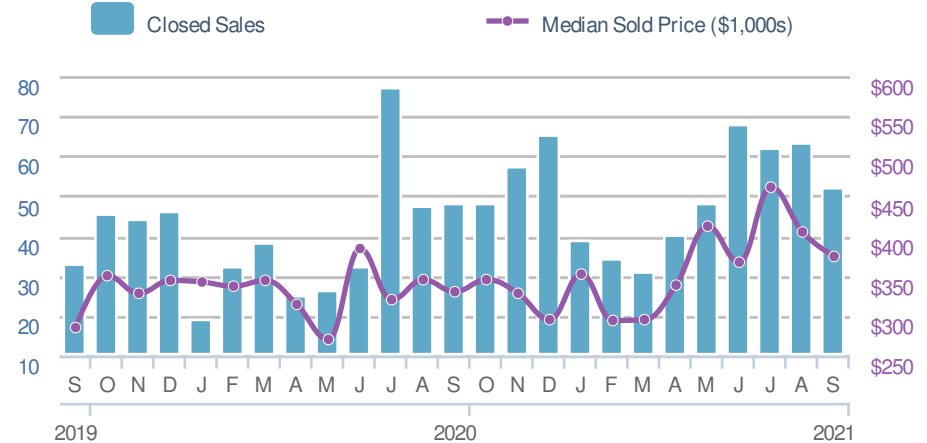
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 444 | 353 | 25.8% |

5-year Sep average: **41****Median Sold Price****\$374,950**

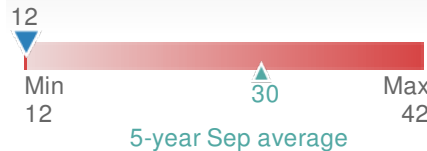
-7.4%
 from Aug 2021:
 \$405,000

13.6%
 from Sep 2020:
 \$330,000

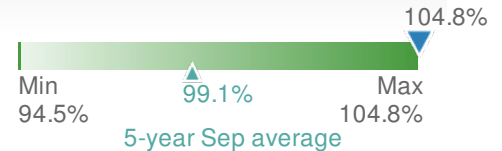
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$371,151 | \$340,001 | 9.2% |

5-year Sep average: **\$309,347****Active Listings****44**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 39 | 48 |

Avg DOM**12**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 35 | 16 |

Avg Sold to OLP Ratio**104.8%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 105.2% | 99.2% | 103.4% |

September 2021

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**22**

 **-43.6%**  **-29.0%**
 from Aug 2021: **39** from Sep 2020: **31**


| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 318 | 298 | 6.7% |

5-year Sep average: **32****New Pendings****17**

 **-56.4%**  **-39.3%**
 from Aug 2021: **39** from Sep 2020: **28**



| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 279 | 252 | 10.7% |

5-year Sep average: **25****Closed Sales****33**

 **-25.0%**  **26.9%**
 from Aug 2021: **44** from Sep 2020: **26**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 272 | 207 | 31.4% |

5-year Sep average: **24****Median Sold Price****\$511,000**

 **12.2%**  **18.9%**
 from Aug 2021: **\$455,500** from Sep 2020: **\$429,950**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$465,000 | \$398,995 | 16.5% |

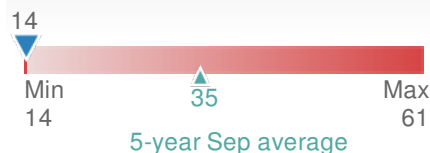
5-year Sep average: **\$402,890****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for September was \$511,000, representing an increase of 12.2% compared to last month and an increase of 18.9% from Sep 2020. The average days on market for units sold in September was 14 days, 61% below the 5-year September average of 35 days. There was a 56.4% month over month decrease in new contract activity with 17 New Pendings; a 28.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 53; and a 12.9% increase in supply to 35 active units.

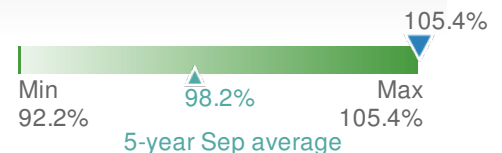
This activity resulted in a Contract Ratio of 1.51 pendings per active listing, down from 2.39 in August and a decrease from 1.59 in September 2020. The Contract Ratio is 59% higher than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**35**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 31 | 39 |

Avg DOM**14**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 13 | 28 | 18 |

Avg Sold to OLP Ratio**105.4%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 104.3% | 98.5% | 102.7% |

September 2021

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**18**

 **-10.0%**
 from Aug 2021: **20**

 **-28.0%**
 from Sep 2020: **25**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 185 | 176 | 5.1% |


5-year Sep average: **26****New Pendings****18**

 **-33.3%**
 from Aug 2021: **27**

 **-37.9%**
 from Sep 2020: **29**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 174 | 171 | 1.8% |


5-year Sep average: **18****Closed Sales****19**


 **0.0%**
 from Aug 2021: **19**

 **-13.6%**
 from Sep 2020: **22**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 172 | 146 | 17.8% |

5-year Sep average: **17****Median Sold Price****\$300,000**

 **5.3%**
 from Aug 2021: **\$285,000**

 **13.2%**
 from Sep 2020: **\$265,000**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$272,750 | \$251,000 | 8.7% |

5-year Sep average: **\$253,010****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for September was \$300,000, representing an increase of 5.3% compared to last month and an increase of 13.2% from Sep 2020. The average days on market for units sold in September was 9 days, 60% below the 5-year September average of 22 days. There was a 33.3% month over month decrease in new contract activity with 18 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 27; and a 12.5% increase in supply to 9 active units.

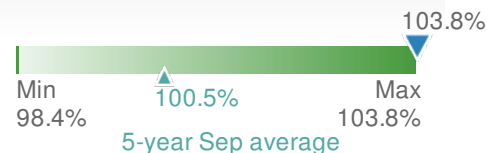
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 3.88 in August and a decrease from 4.89 in September 2020. The Contract Ratio is 53% higher than the 5-year September average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**9**

| Aug 2021 | Sep 2020 |
|----------|----------|
| 8 | 9 |

Avg DOM**9**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 17 | 43 | 12 |

Avg Sold to OLP Ratio**103.8%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 107.2% | 100.0% | 104.4% |

September 2021

Pottsgrove (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**39****↓ -35.0%**from Aug 2021:
60**↓ -9.3%**from Sep 2020:
43

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 430 | 389 | 10.5% |

5-year Sep average: **43****New Pendings****31****↓ -42.6%**from Aug 2021:
54**↓ -38.0%**from Sep 2020:
50

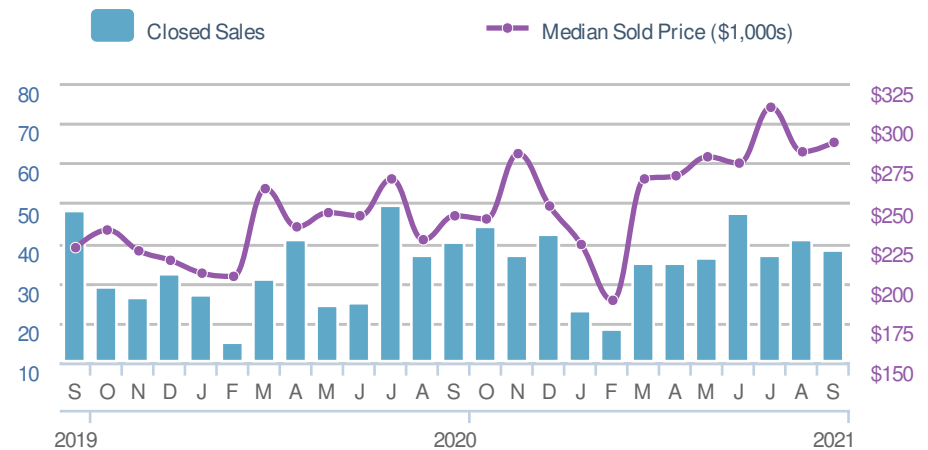
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 342 | 348 | -1.7% |

5-year Sep average: **36****Closed Sales****38****↓ -7.3%**from Aug 2021:
41**↓ -5.0%**from Sep 2020:
40

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 318 | 313 | 1.6% |

5-year Sep average: **39****Median Sold Price****\$288,500****↑ 2.3%**from Aug 2021:
\$282,000**↑ 19.0%**from Sep 2020:
\$242,500

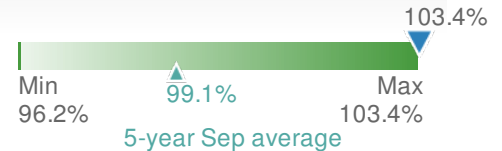
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$279,950 | \$240,000 | 16.6% |

5-year Sep average: **\$233,200****Active Listings****29**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 24 | 27 |

Avg DOM**13**

| Aug 2021 | Sep 2020 | YTD |
|----------|-----------|-----------|
| 6 | 11 | 11 |

Avg Sold to OLP Ratio**103.4%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 103.5% | 101.7% | 103.3% |

September 2021**Pottsgrove (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**30** **-28.6%**from Aug 2021:
42 **-6.3%**from Sep 2020:
32

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 321 | 295 | 8.8% |

5-year Sep average: **32****New Pendings****22** **-46.3%**from Aug 2021:
41 **-35.3%**from Sep 2020:
34

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 243 | 253 | -4.0% |

5-year Sep average: **26****Closed Sales****30** **-3.2%**from Aug 2021:
31 **11.1%**from Sep 2020:
27

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 228 | 231 | -1.3% |

5-year Sep average: **29****Median
Sold Price****\$320,000** **9.3%**from Aug 2021:
\$292,900 **19.9%**from Sep 2020:
\$267,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$310,000 | \$270,000 | 14.8% |

5-year Sep average: **\$259,680****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for September was \$320,000, representing an increase of 9.3% compared to last month and an increase of 19.9% from Sep 2020. The average days on market for units sold in September was 15 days, 46% below the 5-year September average of 28 days. There was a 46.3% month over month decrease in new contract activity with 22 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 55; and a 29.4% increase in supply to 22 active units.

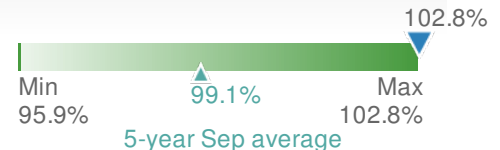
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.94 in August and a decrease from 3.04 in September 2020. The Contract Ratio is 66% higher than the 5-year September average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 17 | 23 |

Avg DOM**15**

| Aug 2021 | Sep 2020 | YTD |
|----------|-----------|-----------|
| 7 | 12 | 12 |

**Avg Sold to
OLP Ratio****102.8%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 103.6% | 101.9% | 103.5% |

September 2021

Pottsgrove (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

9

↓ -50.0% ↓ -18.2%

from Aug 2021: 18 from Sep 2020: 11

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 109 | 94 | 16.0% |

5-year Sep average: 12

New Pendings

9

↓ -30.8% ↓ -43.8%

from Aug 2021: 13 from Sep 2020: 16

| YTD | 2021 | 2020 | +/- |
|-----|------|------|------|
| | 99 | 95 | 4.2% |

5-year Sep average: 10

Closed Sales

8

↓ -20.0% ↓ -38.5%

from Aug 2021: 10 from Sep 2020: 13

| YTD | 2021 | 2020 | +/- |
|-----|------|------|------|
| | 90 | 82 | 9.8% |

5-year Sep average: 10

Median Sold Price

\$240,500

↑ 43.8% ↑ 49.4%

from Aug 2021: \$167,250 from Sep 2020: \$161,000

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|------|
| | \$185,000 | \$170,000 | 8.8% |

5-year Sep average: \$179,850

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for September was \$240,500, representing an increase of 43.8% compared to last month and an increase of 49.4% from Sep 2020. The average days on market for units sold in September was 5 days, 80% below the 5-year September average of 25 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 24; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 3.43 pendings per active listing, up from 3.29 in August and a decrease from 6.00 in September 2020. The Contract Ratio is 54% higher than the 5-year September average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

7



| Aug 2021 | Sep 2020 |
|----------|----------|
| 7 | 4 |

Avg DOM

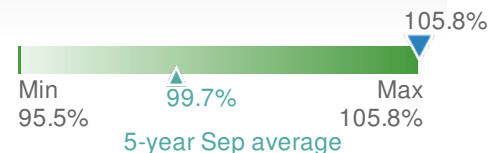
5



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 5 | 10 | 7 |

Avg Sold to OLP Ratio

105.8%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 103.1% | 101.3% | 102.7% |

September 2021

Pottstown (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**48****↓ -7.7%**from Aug 2021:
52**↓ -2.0%**from Sep 2020:
49

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 425 | 354 | 20.1% |

5-year Sep average: **47****New Pendings****41****↓ -10.9%**from Aug 2021:
46**↔ 0.0%**from Sep 2020:
41

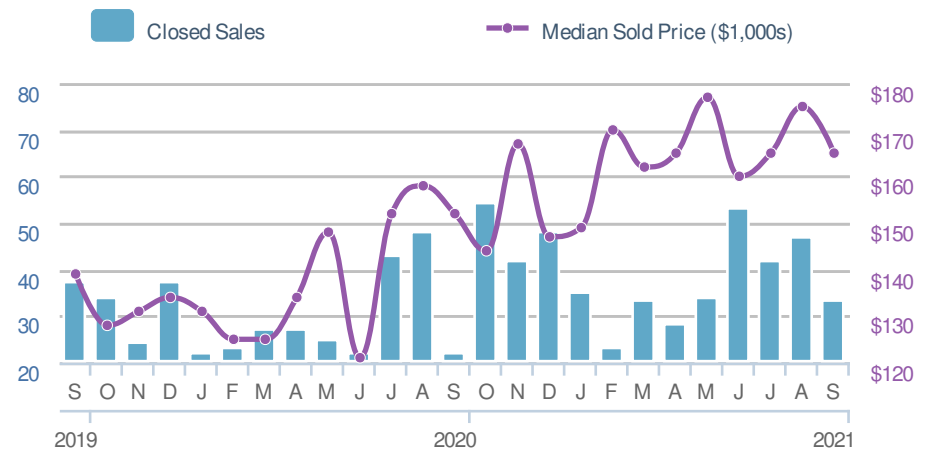
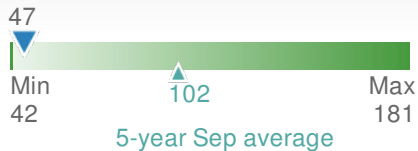
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 367 | 317 | 15.8% |

5-year Sep average: **36****Closed Sales****33****↓ -29.8%**from Aug 2021:
47**↑ 50.0%**from Sep 2020:
22

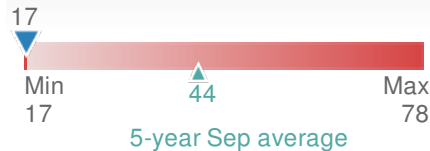
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 339 | 275 | 23.3% |

5-year Sep average: **33****Median Sold Price****\$165,000****↓ -5.7%**from Aug 2021:
\$175,000**↑ 8.6%**from Sep 2020:
\$152,000

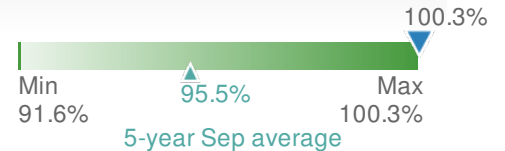
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$165,000 | \$142,750 | 15.6% |

5-year Sep average: **\$142,265****Active Listings****47**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 45 | 42 |

Avg DOM**17**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 13 | 32 | 14 |

Avg Sold to OLP Ratio**100.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 100.9% | 96.8% | 101.3% |

September 2021**Pottstown (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**26**
23.8%
from Aug 2021:
21
-10.3%
from Sep 2020:
29

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 208 | 199 | 4.5% |

5-year Sep average: **26****New Pendings****21**
0.0%
from Aug 2021:
21
0.0%
from Sep 2020:
21

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 187 | 181 | 3.3% |

5-year Sep average: **20****Closed Sales****17**
-32.0%
from Aug 2021:
25
6.3%
from Sep 2020:
16

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 171 | 161 | 6.2% |

5-year Sep average: **20****Median Sold Price****\$206,500**
0.2%
from Aug 2021:
\$206,000
32.2%
from Sep 2020:
\$156,250

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$204,000 | \$157,500 | 29.5% |

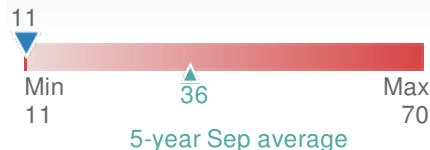
5-year Sep average: **\$156,450****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for September was \$206,500, representing an increase of 0.2% compared to last month and an increase of 32.2% from Sep 2020. The average days on market for units sold in September was 11 days, 70% below the 5-year September average of 36 days. There was no month over month change in new contract activity with 21 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 5.9% increase in supply to 18 active units.

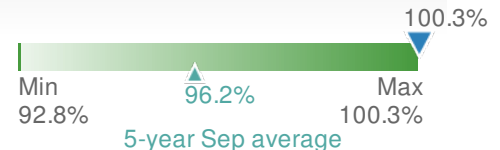
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.76 in August and an increase from 1.48 in September 2020. The Contract Ratio is 98% higher than the 5-year September average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 17 | 25 |

Avg DOM**11**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 11 | 41 | 12 |

Avg Sold to OLP Ratio**100.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 101.7% | 95.7% | 102.7% |

September 2021**Pottstown (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**22** **-29.0%**from Aug 2021:
31 **10.0%**from Sep 2020:
20

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 217 | 155 | 40.0% |

5-year Sep average: **22****New Pendings****20** **-20.0%**from Aug 2021:
25 **0.0%**from Sep 2020:
20

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 180 | 136 | 32.4% |

5-year Sep average: **16****Closed Sales****16** **-27.3%**from Aug 2021:
22 **166.7%**from Sep 2020:
6

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 168 | 114 | 47.4% |

5-year Sep average: **13****Median Sold Price****\$154,950** **7.8%**from Aug 2021:
\$143,750 **1.9%**from Sep 2020:
\$152,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$142,250 | \$124,900 | 13.9% |

5-year Sep average: **\$117,850****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for September was \$154,950, representing an increase of 7.8% compared to last month and an increase of 1.9% from Sep 2020. The average days on market for units sold in September was 23 days, 58% below the 5-year September average of 55 days. There was a 20% month over month decrease in new contract activity with 20 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 35; and a 3.6% increase in supply to 29 active units.

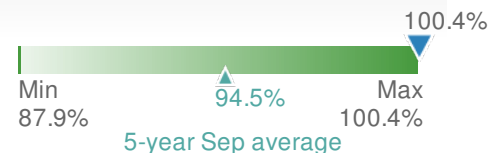
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.32 in August and a decrease from 2.06 in September 2020. The Contract Ratio is 45% higher than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**29**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 28 | 17 |

Avg DOM**23**

| Aug 2021 | Sep 2020 | YTD |
|-----------|----------|-----------|
| 15 | 7 | 16 |

Avg Sold to OLP Ratio**100.4%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|--------------|
| 100.0% | 99.8% | 99.9% |

September 2021

Souderton Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**60**

↑ **39.5%**
from Aug 2021:
43

↑ **1.7%**
from Sep 2020:
59

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 481 | 461 | 4.3% |

5-year Sep average: **60****New Pendings****57**

↑ **16.3%**
from Aug 2021:
49

↓ **-5.0%**
from Sep 2020:
60

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 434 | 453 | -4.2% |

5-year Sep average: **46****Closed Sales****55**

↑ **12.2%**
from Aug 2021:
49

↓ **-9.8%**
from Sep 2020:
61

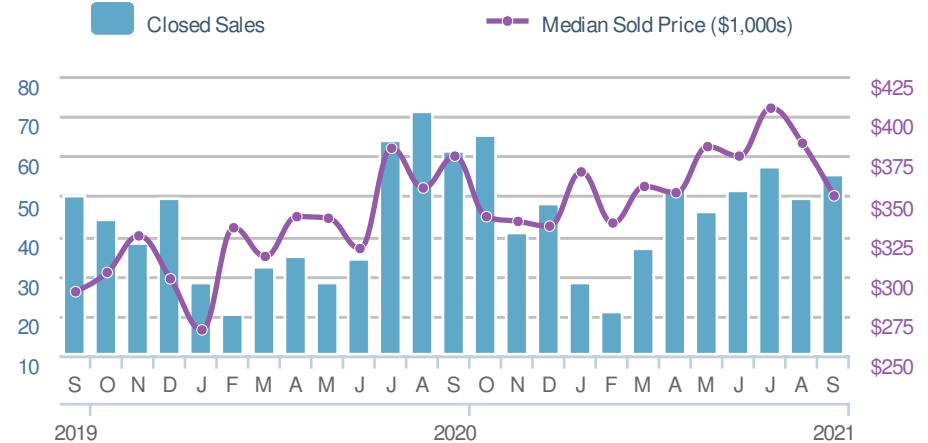
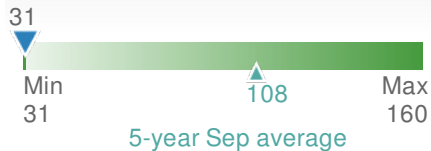
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 413 | 382 | 8.1% |

5-year Sep average: **50****Median Sold Price****\$350,000**

↓ **-8.6%**
from Aug 2021:
\$383,000

↓ **-6.7%**
from Sep 2020:
\$375,000

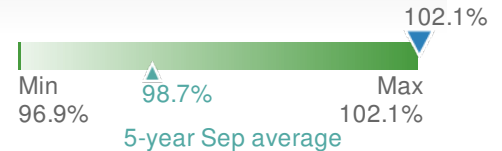
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$373,000 | \$337,000 | 10.7% |

5-year Sep average: **\$323,098****Active Listings****31**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 35 | 38 |

Avg DOM**11**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 19 | 38 | 16 |

Avg Sold to OLP Ratio**102.1%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 101.9% | 100.2% | 102.4% |

September 2021**Souderton Area (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**42****↑61.5%**from Aug 2021:
26**↑5.0%**from Sep 2020:
40

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 333 | 322 | 3.4% |

5-year Sep average: **37****New Pendings****39****↑25.8%**from Aug 2021:
31**↑14.7%**from Sep 2020:
34

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 301 | 301 | 0.0% |

5-year Sep average: **29****Closed Sales****33****↓-5.7%**from Aug 2021:
35**↓-25.0%**from Sep 2020:
44

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 284 | 262 | 8.4% |

5-year Sep average: **33****Median Sold Price****\$392,000****↓-8.8%**from Aug 2021:
\$430,000**↓-4.0%**from Sep 2020:
\$408,250

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$420,000 | \$382,450 | 9.8% |

5-year Sep average: **\$366,910****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for September was \$392,000, representing a decrease of 8.8% compared to last month and a decrease of 4% from Sep 2020. The average days on market for units sold in September was 12 days, 70% below the 5-year September average of 41 days. There was a 25.8% month over month increase in new contract activity with 39 New Pendings; an 8.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 53; and no change in supply with 26 active units.

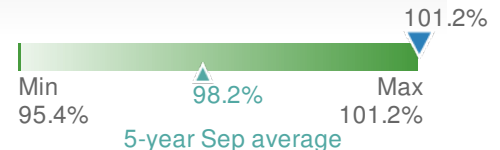
This activity resulted in a Contract Ratio of 2.04 pendings per active listing, up from 1.88 in August and an increase from 1.74 in September 2020. The Contract Ratio is 102% higher than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**26**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 26 | 35 |

Avg DOM**12**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 24 | 46 | 19 |

Avg Sold to OLP Ratio**101.2%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 102.1% | 100.0% | 102.1% |

September 2021**Souderton Area (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**18** **5.9%**from Aug 2021:
17 **-5.3%**from Sep 2020:
19

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 148 | 138 | 7.2% |

5-year Sep average: **22****New Pendings****18** **0.0%**from Aug 2021:
18 **-30.8%**from Sep 2020:
26

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|--------|
| | 133 | 151 | -11.9% |

5-year Sep average: **16****Closed Sales****22** **57.1%**from Aug 2021:
14 **37.5%**from Sep 2020:
16

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 129 | 119 | 8.4% |

5-year Sep average: **17****Median Sold Price****\$315,500** **0.2%**from Aug 2021:
\$315,000 **0.6%**from Sep 2020:
\$313,500

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$315,000 | \$285,000 | 10.5% |

5-year Sep average: **\$269,795****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for September was \$315,500, representing an increase of 0.2% compared to last month and an increase of 0.6% from Sep 2020. The average days on market for units sold in September was 8 days, 68% below the 5-year September average of 25 days. There was no month over month change in new contract activity with 18 New Pendings; an 18.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 22; and a 44.4% decrease in supply to 5 active units.

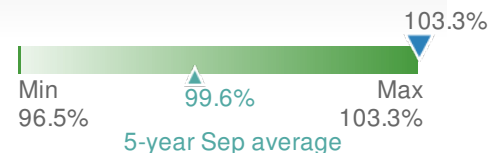
This activity resulted in a Contract Ratio of 4.40 pendings per active listing, up from 3.00 in August and a decrease from 17.33 in September 2020. The Contract Ratio is 8% lower than the 5-year September average of 4.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**5**

| Aug 2021 | Sep 2020 |
|----------|----------|
| 9 | 3 |

Avg DOM**8**

| Aug 2021 | Sep 2020 | YTD |
|----------|-----------|-----------|
| 8 | 16 | 11 |

Avg Sold to OLP Ratio**103.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 101.4% | 101.4% | 103.1% |

September 2021

Springfield (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**39****↑44.4%**from Aug 2021:
27**↓-2.5%**from Sep 2020:
40

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 257 | 233 | 10.3% |

5-year Sep average: **32****New Pendings****34****↑41.7%**from Aug 2021:
24**↑3.0%**from Sep 2020:
33

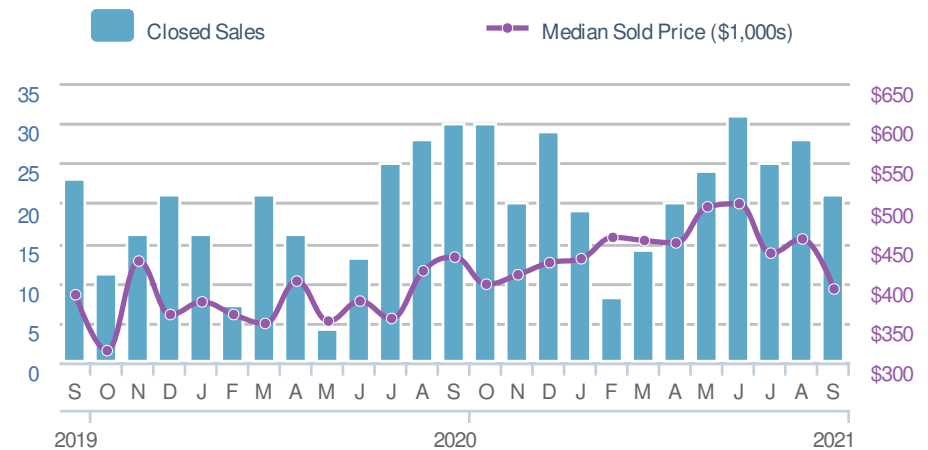
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 218 | 203 | 7.4% |

5-year Sep average: **22****Closed Sales****21****↓-25.0%**from Aug 2021:
28**↓-30.0%**from Sep 2020:
30

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 198 | 169 | 17.2% |

5-year Sep average: **21****Median Sold Price****\$392,000****↓-13.8%**from Aug 2021:
\$455,000**↓-9.4%**from Sep 2020:
\$432,500

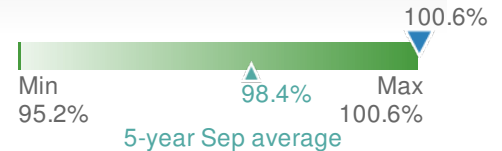
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$457,250 | \$390,000 | 17.2% |

5-year Sep average: **\$378,130****Active Listings****31**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 27 | 36 |

Avg DOM**6**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 16 | 17 |

Avg Sold to OLP Ratio**100.6%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 100.4% | 100.3% | 102.1% |

September 2021

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**34****↑41.7%**from Aug 2021:
24**↑25.9%**from Sep 2020:
27

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 228 | 173 | 31.8% |

5-year Sep average: **25****New Pendings****32****↑60.0%**from Aug 2021:
20**↑45.5%**from Sep 2020:
22

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 189 | 157 | 20.4% |

5-year Sep average: **18****Closed Sales****19****↓-5.0%**from Aug 2021:
20**↓-9.5%**from Sep 2020:
21

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 156 | 138 | 13.0% |

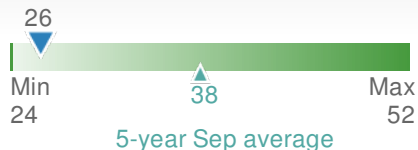
5-year Sep average: **17****Median Sold Price****\$392,000****↓-12.9%**from Aug 2021:
\$450,000**↓-16.6%**from Sep 2020:
\$470,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$450,000 | \$395,000 | 13.9% |

5-year Sep average: **\$392,440****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for September was \$392,000, representing a decrease of 12.9% compared to last month and a decrease of 16.6% from Sep 2020. The average days on market for units sold in September was 6 days, 72% below the 5-year September average of 22 days. There was a 60% month over month increase in new contract activity with 32 New Pendings; a 24.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 56; and a 4% increase in supply to 26 active units.

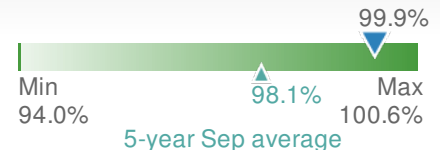
This activity resulted in a Contract Ratio of 2.15 pendings per active listing, up from 1.80 in August and an increase from 1.63 in September 2020. The Contract Ratio is 120% higher than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**26**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 25 | 24 |

Avg DOM**6**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 17 | 16 | 15 |

Avg Sold to OLP Ratio**99.9%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 100.0% | 100.6% | 102.3% |

September 2021

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**5** **66.7%**from Aug 2021:
3 **-61.5%**from Sep 2020:
13

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|--------|
| | 29 | 60 | -51.7% |

5-year Sep average: **7****New Pendings****2** **-50.0%**from Aug 2021:
4 **-81.8%**from Sep 2020:
11

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|--------|
| | 29 | 46 | -37.0% |

5-year Sep average: **4****Closed Sales****2** **-75.0%**from Aug 2021:
8 **-77.8%**from Sep 2020:
9

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 42 | 31 | 35.5% |

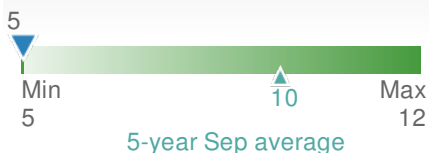
5-year Sep average: **4****Median Sold Price****\$427,875** **-15.7%**from Aug 2021:
\$507,500 **1.9%**from Sep 2020:
\$420,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$498,750 | \$325,000 | 53.5% |

5-year Sep average: **\$356,675****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for September was \$427,875, representing a decrease of 15.7% compared to last month and an increase of 1.9% from Sep 2020. The average days on market for units sold in September was 5 days, 75% below the 5-year September average of 20 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 3; and a 150% increase in supply to 5 active units.

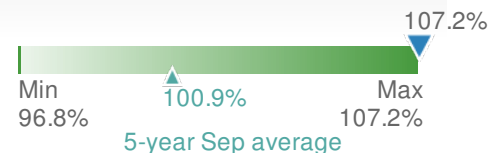
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.50 in August and a decrease from 1.58 in September 2020. The Contract Ratio is 27% lower than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**5**

| Aug 2021 | Sep 2020 |
|----------|-----------|
| 2 | 12 |

Avg DOM**5**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 10 | 15 | 28 |

Avg Sold to OLP Ratio**107.2%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 101.4% | 99.7% | 101.4% |

September 2021

Spring-Ford Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**83****↑ 3.8%**from Aug 2021:
80**↑ 3.8%**from Sep 2020:
80

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------------|
| | 770 | 705 | 9.2% |

5-year Sep average: **83****New Pendings****71****↓ -20.2%**from Aug 2021:
89**↓ -4.1%**from Sep 2020:
74

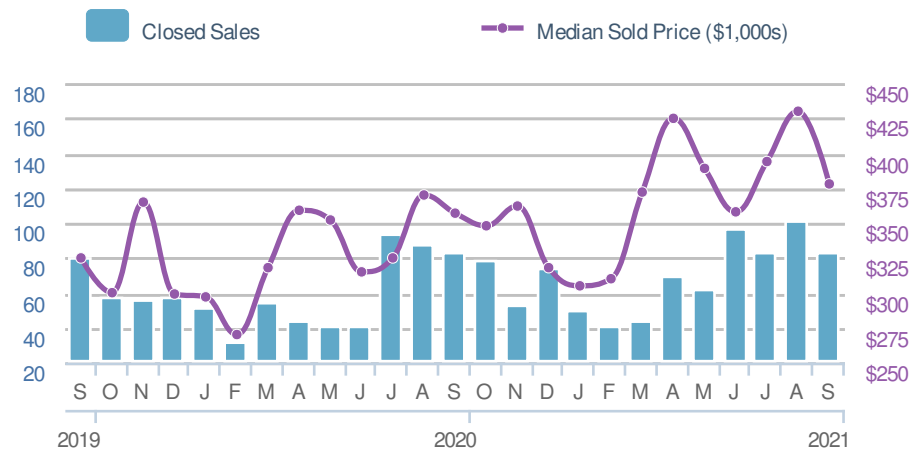
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------------|
| | 664 | 612 | 8.5% |

5-year Sep average: **69****Closed Sales****83****↓ -17.8%**from Aug 2021:
101**↑ 1.2%**from Sep 2020:
82

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|--------------|
| | 642 | 544 | 18.0% |

5-year Sep average: **77****Median Sold Price****\$378,450****↓ -12.0%**from Aug 2021:
\$430,000**↑ 5.9%**from Sep 2020:
\$357,250

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|--------------|
| | \$380,000 | \$336,000 | 13.1% |

5-year Sep average: **\$334,440****Active Listings****73**

73

Min
69

144

Max
216

5-year Sep average

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 61 | 69 |

Avg DOM**11**

11

Min
11

37

Max
54

5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 11 | 22 | 14 |

Avg Sold to OLP Ratio**102.7%**Min
97.2%

98.9%

Max
102.7%

5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 103.4% | 99.8% | 103.1% |

September 2021

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

32

 **-17.9%**
 from Aug 2021: **39**


 **-23.8%**
 from Sep 2020: **42**


| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 375 | 303 | 23.8% |

5-year Sep average: 39

New Pendings

35

 **-14.6%**
 from Aug 2021: **41**

 **6.1%**
 from Sep 2020: **33**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 318 | 265 | 20.0% |

5-year Sep average: 29

Closed Sales

34

 **-19.0%**
 from Aug 2021: **42**


 **-19.0%**
 from Sep 2020: **42**


| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 295 | 241 | 22.4% |

5-year Sep average: 35

Median Sold Price

\$530,050

 **-18.4%**
 from Aug 2021: **\$649,500**

 **13.2%**
 from Sep 2020: **\$468,075**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$500,000 | \$435,000 | 14.9% |

5-year Sep average: \$464,205

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for September was \$530,050, representing a decrease of 18.4% compared to last month and an increase of 13.2% from Sep 2020. The average days on market for units sold in September was 10 days, 76% below the 5-year September average of 42 days. There was a 14.6% month over month decrease in new contract activity with 35 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 62; and a 5.7% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.83 in August and an increase from 1.85 in September 2020. The Contract Ratio is 83% higher than the 5-year September average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

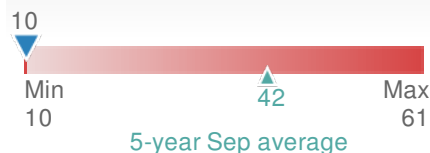
33



| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 35 | 33 |

Avg DOM

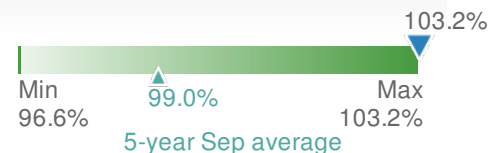
10



| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 12 | 23 | 14 |

Avg Sold to OLP Ratio

103.2%



| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 104.1% | 99.8% | 103.1% |

September 2021

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**51** **24.4%**from Aug 2021:
41 **34.2%**from Sep 2020:
38

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 395 | 402 | -1.7% |

5-year Sep average: **44****New Pendings****36** **-25.0%**from Aug 2021:
48 **-12.2%**from Sep 2020:
41

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 346 | 347 | -0.3% |

5-year Sep average: **39****Closed Sales****49** **-16.9%**from Aug 2021:
59 **22.5%**from Sep 2020:
40

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 347 | 303 | 14.5% |

5-year Sep average: **41****Median Sold Price****\$315,000** **-3.1%**from Aug 2021:
\$325,000 **12.1%**from Sep 2020:
\$281,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$301,000 | \$270,000 | 11.5% |

5-year Sep average: **\$266,300****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for September was \$315,000, representing a decrease of 3.1% compared to last month and an increase of 12.1% from Sep 2020. The average days on market for units sold in September was 11 days, 66% below the 5-year September average of 32 days. There was a 25% month over month decrease in new contract activity with 36 New Pendings; a 23.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 69; and a 53.8% increase in supply to 40 active units.

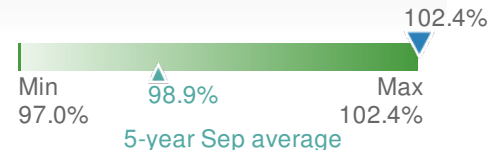
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 3.46 in August and a decrease from 2.75 in September 2020. The Contract Ratio is 26% higher than the 5-year September average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**40**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 26 | 36 |

Avg DOM**11**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 10 | 21 | 14 |

Avg Sold to OLP Ratio**102.4%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 103.0% | 99.8% | 103.0% |

September 2021

Upper Dublin (Montgomery, PA)

Email: info@tcsr.realtor

New Listings

33

↓ -15.4% ↓ -17.5%
from Aug 2021: 39 from Sep 2020: 40

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 379 | 319 | 18.8% |

5-year Sep average: 39

New Pendings

28

↓ -40.4% ↓ -17.6%
from Aug 2021: 47 from Sep 2020: 34

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 312 | 272 | 14.7% |

5-year Sep average: 25

Closed Sales

45

↑ 9.8% ↑ 80.0%
from Aug 2021: 41 from Sep 2020: 25

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 283 | 236 | 19.9% |

5-year Sep average: 30

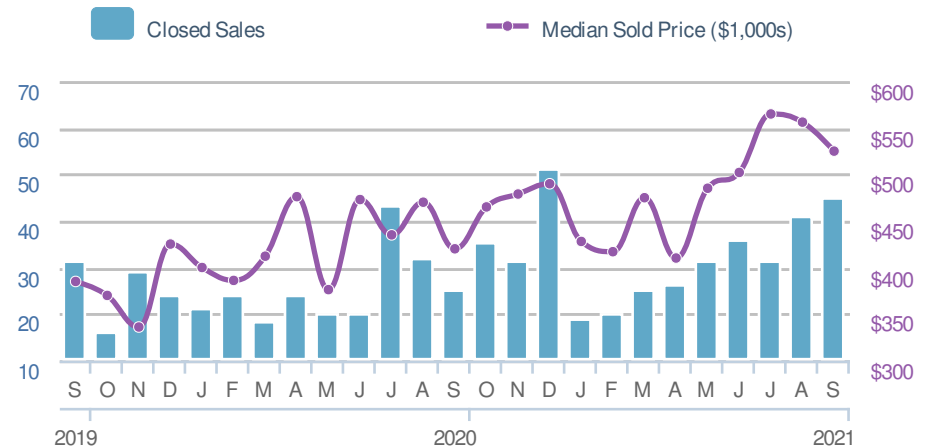
Median Sold Price

\$525,000

↓ -5.6% ↑ 25.0%
from Aug 2021: \$556,000 from Sep 2020: \$420,000

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | \$484,950 | \$435,000 | 11.5% |

5-year Sep average: \$427,680



Active Listings

38

38
Min 38 83 Max 126
5-year Sep average

| Aug 2021 | Sep 2020 |
|----------|----------|
| 37 | 51 |

Avg DOM

18

18
Min 18 36 Max 58
5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 13 | 20 | 17 |

Avg Sold to OLP Ratio

101.8%

101.8%
Min 95.5% 98.5% Max 101.8%
5-year Sep average

| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 102.6% | 99.7% | 102.9% |

September 2021

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**24** **-4.0%**from Aug 2021:
25 **0.0%**from Sep 2020:
24

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 256 | 226 | 13.3% |

5-year Sep average: **28****New Pendings****17** **-41.4%**from Aug 2021:
29 **-19.0%**from Sep 2020:
21

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 208 | 195 | 6.7% |

5-year Sep average: **18****Closed Sales****33** **6.5%**from Aug 2021:
31 **73.7%**from Sep 2020:
19

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 204 | 181 | 12.7% |

5-year Sep average: **24****Median Sold Price****\$560,000** **-2.9%**from Aug 2021:
\$576,500 **17.8%**from Sep 2020:
\$475,500

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$530,000 | \$485,000 | 9.3% |

5-year Sep average: **\$465,850****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for September was \$560,000, representing a decrease of 2.9% compared to last month and an increase of 17.8% from Sep 2020. The average days on market for units sold in September was 21 days, 45% below the 5-year September average of 38 days. There was a 41.4% month over month decrease in new contract activity with 17 New Pendings; a 39.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 34; and an 8.3% increase in supply to 26 active units.

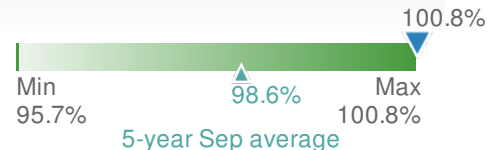
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 2.33 in August and a decrease from 1.48 in September 2020. The Contract Ratio is 54% higher than the 5-year September average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**26**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 24 | 31 |

Avg DOM**21**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 12 | 21 | 17 |

Avg Sold to OLP Ratio**100.8%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 102.9% | 100.5% | 102.5% |


September 2021


Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**9**


 **-35.7%**
 from Aug 2021: **14**

 **-43.8%**
 from Sep 2020: **16**

| YTD | 2021 | 2020 | +/- |
|-----|------------|-----------|-------|
| | 123 | 93 | 32.3% |


5-year Sep average: **10****New Pendings****11**


 **-38.9%**
 from Aug 2021: **18**

 **-15.4%**
 from Sep 2020: **13**

| YTD | 2021 | 2020 | +/- |
|-----|------------|-----------|-------|
| | 104 | 77 | 35.1% |


5-year Sep average: **8****Closed Sales****12**


 **20.0%**
 from Aug 2021: **10**

 **100.0%**
 from Sep 2020: **6**

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 79 | 55 | 43.6% |

5-year Sep average: **6****Median Sold Price****\$380,500**

 **-4.9%**
 from Aug 2021: **\$400,000**

 **29.4%**
 from Sep 2020: **\$294,000**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$367,500 | \$310,000 | 18.5% |

5-year Sep average: **\$289,300****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for September was \$380,500, representing a decrease of 4.9% compared to last month and an increase of 29.4% from Sep 2020. The average days on market for units sold in September was 13 days, 47% below the 5-year September average of 25 days. There was a 38.9% month over month decrease in new contract activity with 11 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 45; and a 7.7% decrease in supply to 12 active units.

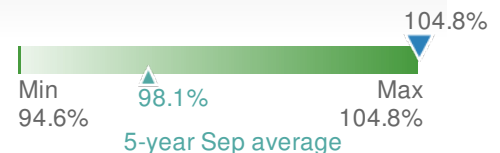
This activity resulted in a Contract Ratio of 3.75 pendings per active listing, down from 3.85 in August and an increase from 1.45 in September 2020. The Contract Ratio is 199% higher than the 5-year September average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 13 | 20 |

Avg DOM**13**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 17 | 20 | 16 |

Avg Sold to OLP Ratio**104.8%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 101.8% | 97.2% | 104.0% |

September 2021

Upper Merion Area (Montgomery, PA)

Email: info@tcsr.realtor


New Listings**49**


 **-22.2%**
 from Aug 2021:
63

 **-21.0%**
 from Sep 2020:
62

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 470 | 461 | 2.0% |


5-year Sep average: **59****New Pendings****43**


 **-15.7%**
 from Aug 2021:
51

 **-15.7%**
 from Sep 2020:
51

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 432 | 374 | 15.5% |


5-year Sep average: **44****Closed Sales****48**


 **-11.1%**
 from Aug 2021:
54

 **-4.0%**
 from Sep 2020:
50

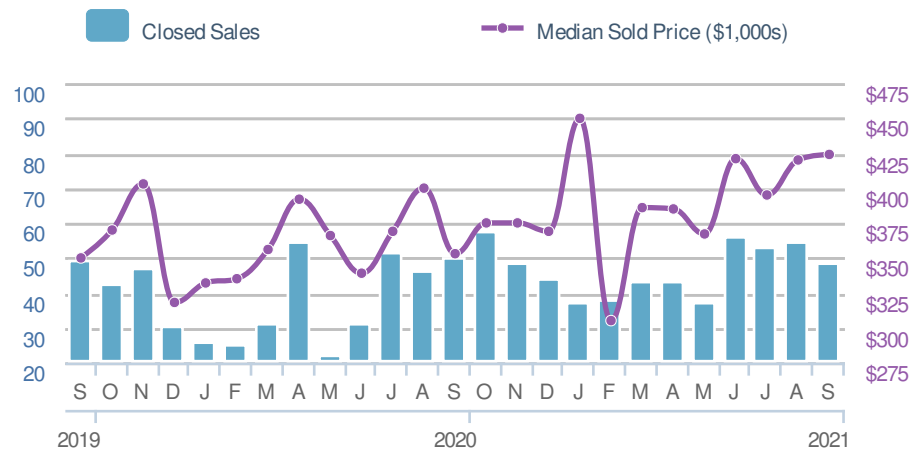
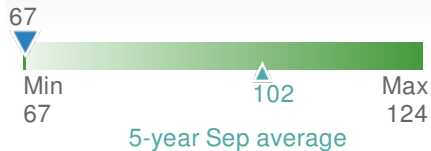
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 422 | 353 | 19.5% |

5-year Sep average: **44****Median Sold Price****\$424,000**

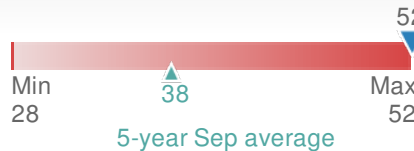
 **1.0%**
 from Aug 2021:
\$420,000

 **20.1%**
 from Sep 2020:
\$353,000

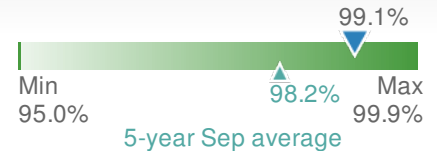
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$400,000 | \$360,000 | 11.1% |

5-year Sep average: **\$343,950****Active Listings****67**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 66 | 90 |

Avg DOM**52**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 34 | 28 | 40 |

Avg Sold to OLP Ratio**99.1%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|--------------|
| 99.9% | 99.9% | 99.9% |

September 2021


Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**16**


 **-51.5%**
 from Aug 2021:
33

 **-36.0%**
 from Sep 2020:
25

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 221 | 195 | 13.3% |


5-year Sep average: **31****New Pendings****19**


 **-34.5%**
 from Aug 2021:
29

 **-32.1%**
 from Sep 2020:
28

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 192 | 185 | 3.8% |


5-year Sep average: **23****Closed Sales****29**


 **20.8%**
 from Aug 2021:
24

 **31.8%**
 from Sep 2020:
22

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 201 | 150 | 34.0% |

5-year Sep average: **22****Median Sold Price****\$462,000**

 **-3.7%**
 from Aug 2021:
\$479,950

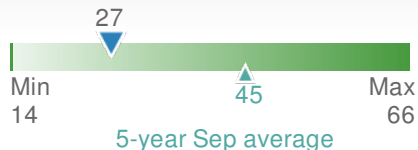
 **15.9%**
 from Sep 2020:
\$398,500

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$450,000 | \$385,000 | 16.9% |

5-year Sep average: **\$374,500****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for September was \$462,000, representing a decrease of 3.7% compared to last month and an increase of 15.9% from Sep 2020. The average days on market for units sold in September was 15 days, 49% below the 5-year September average of 29 days. There was a 34.5% month over month decrease in new contract activity with 19 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 32; and an 18.2% decrease in supply to 27 active units.

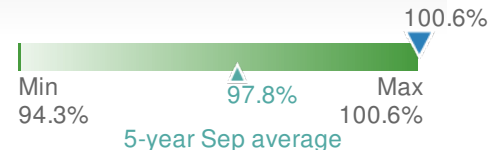
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.33 in August and a decrease from 4.00 in September 2020. The Contract Ratio is 13% lower than the 5-year September average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**27**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 33 | 14 |

Avg DOM**15**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 23 | 30 | 19 |

Avg Sold to OLP Ratio**100.6%**

| Aug 2021 | Sep 2020 | YTD |
|--------------|--------------|---------------|
| 99.5% | 99.2% | 101.0% |

September 2021

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**33** **10.0%**from Aug 2021:
30 **-10.8%**from Sep 2020:
37

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 247 | 266 | -7.1% |

5-year Sep average: **27****New Pendings****24** **14.3%**from Aug 2021:
21 **4.3%**from Sep 2020:
23

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 238 | 188 | 26.6% |

5-year Sep average: **21****Closed Sales****18** **-40.0%**from Aug 2021:
30 **-35.7%**from Sep 2020:
28

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 219 | 202 | 8.4% |

5-year Sep average: **22****Median Sold Price****\$390,500** **7.3%**from Aug 2021:
\$364,000 **30.8%**from Sep 2020:
\$298,500

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$331,000 | \$322,500 | 2.6% |

5-year Sep average: **\$317,950****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for September was \$390,500, representing an increase of 7.3% compared to last month and an increase of 30.8% from Sep 2020. The average days on market for units sold in September was 112 days, 116% above the 5-year September average of 52 days. There was a 14.3% month over month increase in new contract activity with 24 New Pendings; a 14.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 39; and a 21.2% increase in supply to 40 active units.

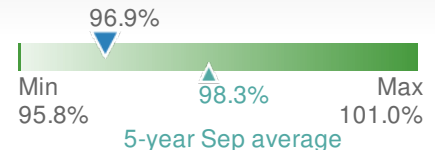
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.03 in August and an increase from 0.64 in September 2020. The Contract Ratio is 4% lower than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**40**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 33 | 76 |

Avg DOM**112**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 44 | 26 | 60 |

Avg Sold to OLP Ratio**96.9%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|--------------|
| 100.2% | 100.3% | 98.9% |

September 2021

Upper Moreland (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**26** **4.0%**from Aug 2021:
25 **-10.3%**from Sep 2020:
29

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 245 | 204 | 20.1% |

5-year Sep average: **25****New Pendings****17** **-45.2%**from Aug 2021:
31 **-34.6%**from Sep 2020:
26

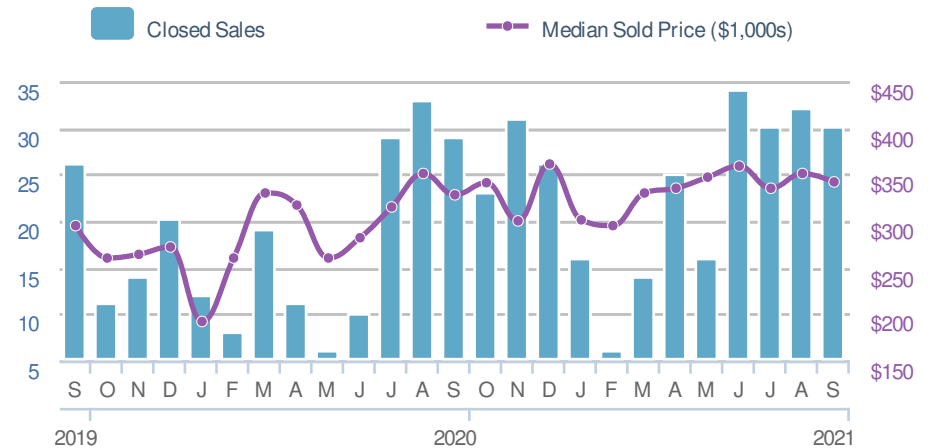
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 218 | 187 | 16.6% |

5-year Sep average: **17****Closed Sales****30** **-6.3%**from Aug 2021:
32 **3.4%**from Sep 2020:
29

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 210 | 162 | 29.6% |

5-year Sep average: **27****Median Sold Price****\$342,500** **-2.5%**from Aug 2021:
\$351,275 **4.1%**from Sep 2020:
\$328,900

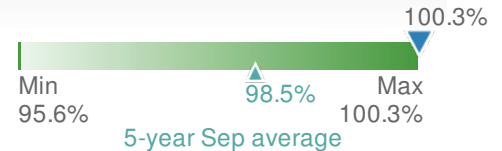
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$341,250 | \$322,000 | 6.0% |

5-year Sep average: **\$299,820****Active Listings****17**

| Aug 2021 | Sep 2020 |
|----------|-----------|
| 9 | 15 |

Avg DOM**14**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 17 | 12 |

Avg Sold to OLP Ratio**100.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 100.7% | 100.2% | 102.1% |

September 2021

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**18**

-18.2%
 from Aug 2021: **22**

-30.8%
 from Sep 2020: **26**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 216 | 180 | 20.0% |

5-year Sep average: **22****New Pendings****12**

-52.0%
 from Aug 2021: **25**

-42.9%
 from Sep 2020: **21**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 194 | 167 | 16.2% |

5-year Sep average: **14****Closed Sales****25**

-19.4%
 from Aug 2021: **31**

-3.8%
 from Sep 2020: **26**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 189 | 143 | 32.2% |

5-year Sep average: **23****Median Sold Price****\$355,000**

-1.4%
 from Aug 2021: **\$359,900**

6.8%
 from Sep 2020: **\$332,500**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$350,000 | \$330,000 | 6.1% |

5-year Sep average: **\$310,800****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for September was \$355,000, representing a decrease of 1.4% compared to last month and an increase of 6.8% from Sep 2020. The average days on market for units sold in September was 16 days, 30% below the 5-year September average of 23 days. There was a 52% month over month decrease in new contract activity with 12 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 24; and a 62.5% increase in supply to 13 active units.

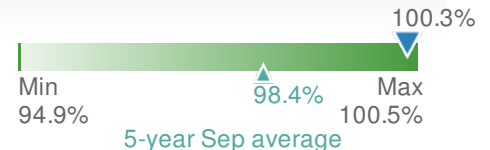
This activity resulted in a Contract Ratio of 1.85 pendings per active listing, down from 5.00 in August and a decrease from 2.36 in September 2020. The Contract Ratio is 54% higher than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**13**

| Aug 2021 | Sep 2020 |
|----------|-----------|
| 8 | 14 |

Avg DOM**16**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 18 | 12 |

Avg Sold to OLP Ratio**100.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 100.5% | 100.0% | 102.1% |

September 2021

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**8**

166.7% **166.7%**
 from Aug 2021: **3** from Sep 2020: **3**

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 29 | 24 | 20.8% |

5-year Sep average: **3****New Pendings****5**

-16.7% **0.0%**
 from Aug 2021: **6** from Sep 2020: **5**

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 24 | 20 | 20.0% |

5-year Sep average: **3****Closed Sales****5**

400.0% **66.7%**
 from Aug 2021: **1** from Sep 2020: **3**

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | 21 | 19 | 10.5% |

5-year Sep average: **4****Median Sold Price****\$240,000**

20.0% **17.1%**
 from Aug 2021: **\$200,000** from Sep 2020: **\$205,000**

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$197,500 | \$179,900 | 9.8% |

5-year Sep average: **\$194,550****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for September was \$240,000, representing an increase of 20% compared to last month and an increase of 17.1% from Sep 2020. The average days on market for units sold in September was 8 days, 63% below the 5-year September average of 21 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and a 300% increase in supply to 4 active units.

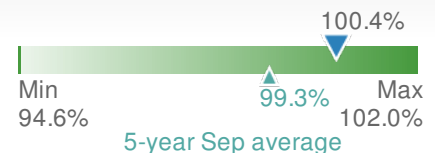
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 6.00 in August and a decrease from 7.00 in September 2020. The Contract Ratio is 33% lower than the 5-year September average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**4**

| Aug 2021 | Sep 2020 |
|----------|----------|
| 1 | 1 |

Avg DOM**8**

| Aug 2021 | Sep 2020 | YTD |
|----------|-----------|-----------|
| 5 | 10 | 10 |

Avg Sold to OLP Ratio**100.4%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 105.8% | 102.0% | 101.4% |

September 2021

Upper Perkiomen (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**28**

↓ **-17.6%** ↓ **-31.7%**
from Aug 2021: **34** from Sep 2020: **41**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 297 | 281 | 5.7% |

5-year Sep average: **30****New Pendings****36**

↑ **2.9%** ↓ **-20.0%**
from Aug 2021: **35** from Sep 2020: **45**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 283 | 251 | 12.7% |

5-year Sep average: **30****Closed Sales****26**

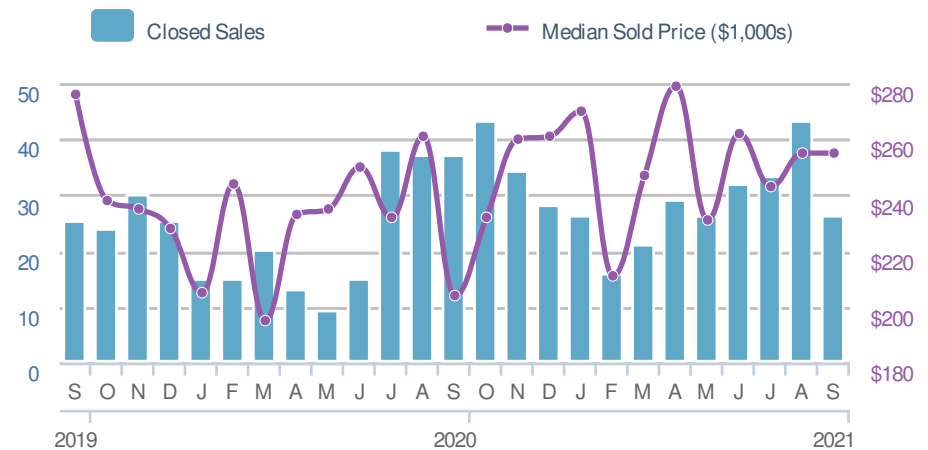
↓ **-39.5%** ↓ **-29.7%**
from Aug 2021: **43** from Sep 2020: **37**

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 260 | 209 | 24.4% |

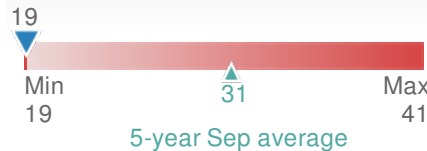
5-year Sep average: **31****Median Sold Price****\$255,000**

↔ **0.0%** ↑ **24.7%**
from Aug 2021: **\$255,000** from Sep 2020: **\$204,500**

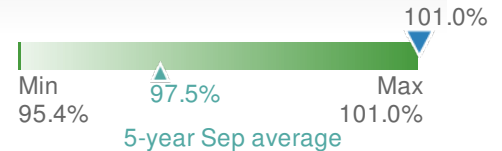
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$254,000 | \$235,000 | 8.1% |

5-year Sep average: **\$241,370****Active Listings****17**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 24 | 32 |

Avg DOM**19**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 15 | 23 | 16 |

Avg Sold to OLP Ratio**101.0%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 103.5% | 98.0% | 101.3% |

September 2021

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

12

-33.3% from Aug 2021: 18
 -55.6% from Sep 2020: 27

| YTD | 2021 | 2020 | +/- |
|-----|------|------|------|
| | 157 | 147 | 6.8% |

5-year Sep average: 17

New Pendings

15

-16.7% from Aug 2021: 18
 -40.0% from Sep 2020: 25

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 144 | 121 | 19.0% |

5-year Sep average: 15

Closed Sales

13

-35.0% from Aug 2021: 20
 -23.5% from Sep 2020: 17

| YTD | 2021 | 2020 | +/- |
|-----|------|------|-------|
| | 137 | 103 | 33.0% |

5-year Sep average: 17

Median Sold Price

\$326,000

-6.8% from Aug 2021: \$349,950
 67.2% from Sep 2020: \$195,000

| YTD | 2021 | 2020 | +/- |
|-----|-----------|-----------|-------|
| | \$319,900 | \$259,900 | 23.1% |

5-year Sep average: \$285,380

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for September was \$326,000, representing a decrease of 6.8% compared to last month and an increase of 67.2% from Sep 2020. The average days on market for units sold in September was 24 days, 28% below the 5-year September average of 33 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 6.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 17.6% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 2.36 pendings per active listing, up from 1.82 in August and an increase from 1.25 in September 2020. The Contract Ratio is 141% higher than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

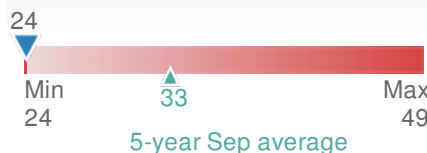
14



| Aug 2021 | Sep 2020 |
|----------|----------|
| 17 | 28 |

Avg DOM

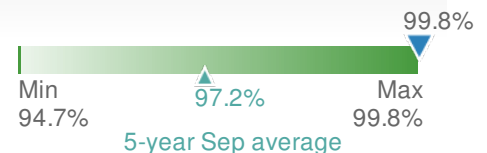
24



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|-----|
| 24 | 24 | 20 |

Avg Sold to OLP Ratio

99.8%



| Aug 2021 | Sep 2020 | YTD |
|----------|----------|--------|
| 103.0% | 97.3% | 100.2% |

September 2021

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**16**

↔ 0.0%

from Aug 2021:
16

↑ 14.3%

from Sep 2020:
14

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 140 | 134 | 4.5% |

5-year Sep average: **12****New Pendings****21**

↑ 23.5%

from Aug 2021:
17

↑ 5.0%

from Sep 2020:
20

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 139 | 130 | 6.9% |

5-year Sep average: **14****Closed Sales****13**

↓ -43.5%

from Aug 2021:
23

↓ -35.0%

from Sep 2020:
20

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 123 | 106 | 16.0% |

5-year Sep average: **14****Median Sold Price****\$205,000**

↓ -10.8%

from Aug 2021:
\$229,900

↓ -6.0%

from Sep 2020:
\$218,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$221,600 | \$227,500 | -2.6% |

5-year Sep average: **\$195,840****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for September was \$205,000, representing a decrease of 10.8% compared to last month and a decrease of 6% from Sep 2020. The average days on market for units sold in September was 13 days, 52% below the 5-year September average of 27 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 26.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 29; and a 57.1% decrease in supply to 3 active units.

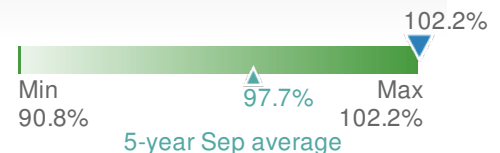
This activity resulted in a Contract Ratio of 9.67 pendings per active listing, up from 3.29 in August and an increase from 8.75 in September 2020. The Contract Ratio is 137% higher than the 5-year September average of 4.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**3**

| Aug 2021 | Sep 2020 |
|----------|----------|
| 7 | 4 |

Avg DOM**13**

| Aug 2021 | Sep 2020 | YTD |
|----------|-----------|-----------|
| 8 | 22 | 12 |

Avg Sold to OLP Ratio**102.2%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 103.9% | 98.6% | 102.5% |

September 2021

Wissahickon (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**50****↑25.0%**from Aug 2021:
40**↓-3.8%**from Sep 2020:
52

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 497 | 424 | 17.2% |

5-year Sep average: **54****New Pendings****42****↑7.7%**from Aug 2021:
39**↑16.7%**from Sep 2020:
36

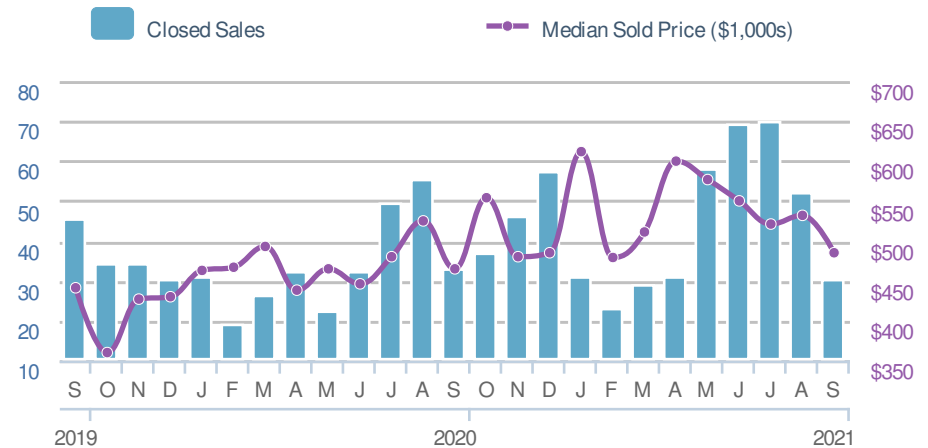
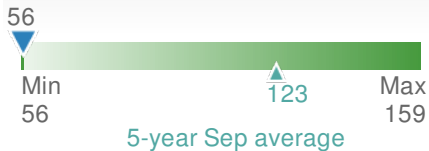
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 424 | 329 | 28.9% |

5-year Sep average: **35****Closed Sales****30****↓-42.3%**from Aug 2021:
52**↓-9.1%**from Sep 2020:
33

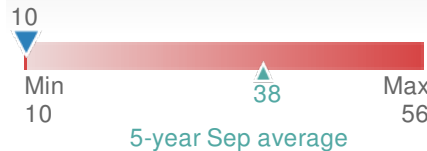
| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 403 | 307 | 31.3% |

5-year Sep average: **34****Median Sold Price****\$485,000****↓-8.9%**from Aug 2021:
\$532,500**↑4.3%**from Sep 2020:
\$465,000

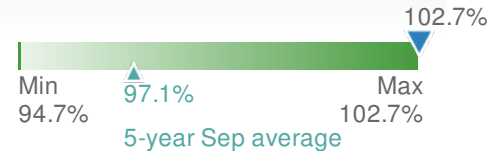
| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$545,000 | \$475,000 | 14.7% |

5-year Sep average: **\$429,100****Active Listings****56**

| Aug 2021 | Sep 2020 |
|-----------|------------|
| 57 | 105 |

Avg DOM**10**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 11 | 41 | 25 |

Avg Sold to OLP Ratio**102.7%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 104.3% | 97.7% | 102.2% |

September 2021

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

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New Listings**33** **26.9%**from Aug 2021:
26 **-13.2%**from Sep 2020:
38

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 342 | 283 | 20.8% |

5-year Sep average: **36****New Pendings****26** **-10.3%**from Aug 2021:
29 **30.0%**from Sep 2020:
20

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 286 | 204 | 40.2% |

5-year Sep average: **21****Closed Sales****19** **-44.1%**from Aug 2021:
34 **-5.0%**from Sep 2020:
20

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 275 | 194 | 41.8% |

5-year Sep average: **19****Median Sold Price****\$650,000** **-12.2%**from Aug 2021:
\$740,000 **6.1%**from Sep 2020:
\$612,888

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|-------|
| | \$649,999 | \$589,950 | 10.2% |

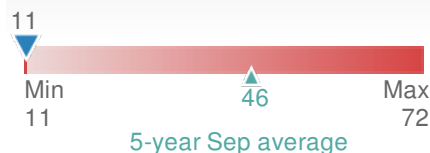
5-year Sep average: **\$546,105****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for September was \$650,000, representing a decrease of 12.2% compared to last month and an increase of 6.1% from Sep 2020. The average days on market for units sold in September was 11 days, 76% below the 5-year September average of 46 days. There was a 10.3% month over month decrease in new contract activity with 26 New Pendings; a 14.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 54; and no change in supply with 43 active units.

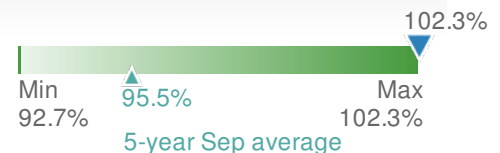
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.09 in August and an increase from 0.48 in September 2020. The Contract Ratio is 140% higher than the 5-year September average of 0.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**43**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 43 | 84 |

Avg DOM**11**

| Aug 2021 | Sep 2020 | YTD |
|-----------|-----------|-----------|
| 12 | 59 | 30 |

Avg Sold to OLP Ratio**102.3%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|--------------|---------------|
| 103.5% | 95.4% | 101.5% |

September 2021

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17** **21.4%**from Aug 2021:
14 **21.4%**from Sep 2020:
14

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|------|
| | 155 | 141 | 9.9% |

5-year Sep average: **18****New Pendings****16** **60.0%**from Aug 2021:
10 **0.0%**from Sep 2020:
16

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 138 | 125 | 10.4% |

5-year Sep average: **14****Closed Sales****11** **-38.9%**from Aug 2021:
18 **-15.4%**from Sep 2020:
13

| YTD | 2021 | 2020 | +/- |
|-----|------------|------------|-------|
| | 128 | 113 | 13.3% |

5-year Sep average: **15****Median Sold Price****\$478,900** **37.2%**from Aug 2021:
\$349,000 **36.8%**from Sep 2020:
\$350,000

| YTD | 2021 | 2020 | +/- |
|-----|------------------|------------------|------|
| | \$394,500 | \$380,000 | 3.8% |

5-year Sep average: **\$331,465****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for September was \$478,900, representing an increase of 37.2% compared to last month and an increase of 36.8% from Sep 2020. The average days on market for units sold in September was 7 days, 75% below the 5-year September average of 28 days. There was a 60% month over month increase in new contract activity with 16 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from August) to 26; and a 7.1% decrease in supply to 13 active units.

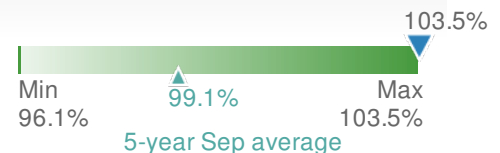
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.43 in August and an increase from 1.29 in September 2020. The Contract Ratio is 110% higher than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**13**

| Aug 2021 | Sep 2020 |
|-----------|-----------|
| 14 | 21 |

Avg DOM**7**

| Aug 2021 | Sep 2020 | YTD |
|----------|-----------|-----------|
| 9 | 13 | 14 |

Avg Sold to OLP Ratio**103.5%**

| Aug 2021 | Sep 2020 | YTD |
|---------------|---------------|---------------|
| 105.8% | 101.3% | 103.7% |