

November 2021

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

November 2021

Montgomery County, PA

Email: info@tcsr.realtor

New Listings**839****↓ -24.6%**from Oct 2021:
1,112**↓ -5.6%**from Nov 2020:
889

YTD	2021	2020	+/-
	13,203	12,708	3.9%

5-year Nov average: **840****New Pendings****953****↓ -15.8%**from Oct 2021:
1,132**↓ -3.9%**from Nov 2020:
992

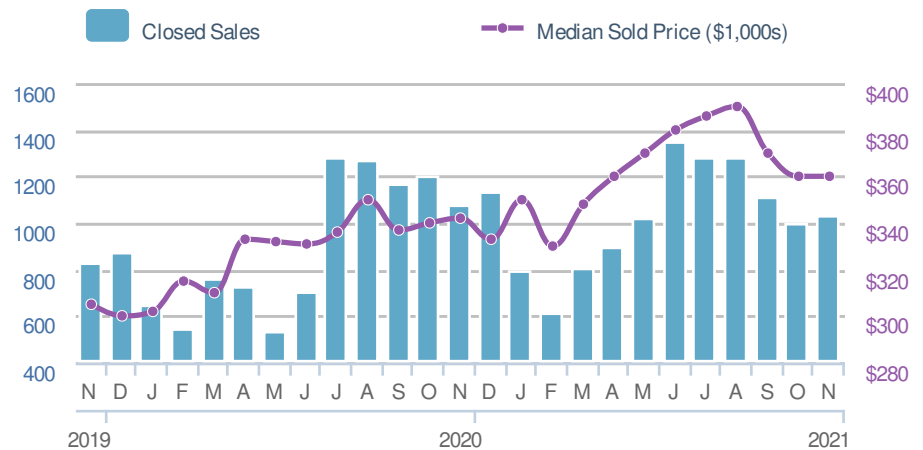
YTD	2021	2020	+/-
	11,760	11,158	5.4%

5-year Nov average: **845****Closed Sales****1,024****↑ 2.7%**from Oct 2021:
997**↓ -5.0%**from Nov 2020:
1,078

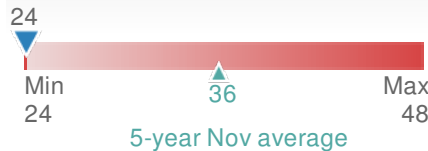
YTD	2021	2020	+/-
	11,474	10,246	12.0%

5-year Nov average: **946****Median Sold Price****\$360,000****↔ 0.0%**from Oct 2021:
\$360,000**↑ 5.1%**from Nov 2020:
\$342,500

YTD	2021	2020	+/-
	\$368,750	\$332,000	11.1%

5-year Nov average: **\$314,350****Active Listings****838**

Oct 2021	Nov 2020
1,039	1,098

Avg DOM**24**

Oct 2021	Nov 2020	YTD
21	24	21

Avg Sold to OLP Ratio**99.8%**

Oct 2021	Nov 2020	YTD
100.2%	99.4%	101.3%


November 2021


Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**503**


 **-23.3%**
 from Oct 2021: **656**

 **-10.2%**
 from Nov 2020: **560**

YTD	2021	2020	+/-
	8,053	7,835	2.8%


5-year Nov average: **503****New Pendings****552**


 **-14.6%**
 from Oct 2021: **646**

 **-11.7%**
 from Nov 2020: **625**

YTD	2021	2020	+/-
	7,045	6,858	2.7%


5-year Nov average: **497****Closed Sales****585**


 **2.1%**
 from Oct 2021: **573**

 **-10.4%**
 from Nov 2020: **653**

YTD	2021	2020	+/-
	6,886	6,282	9.6%

5-year Nov average: **553****Median Sold Price****\$418,000**

 **0.7%**
 from Oct 2021: **\$415,000**

 **3.0%**
 from Nov 2020: **\$405,858**

YTD	2021	2020	+/-
	\$430,000	\$385,000	11.7%

5-year Nov average: **\$366,337****Summary**

In Montgomery County, PA, the median sold price for Detached properties for November was \$418,000, representing an increase of 0.7% compared to last month and an increase of 3% from Nov 2020. The average days on market for units sold in November was 24 days, 34% below the 5-year November average of 37 days. There was a 14.6% month over month decrease in new contract activity with 552 New Pendings; a 7.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1,013; and a 17.9% decrease in supply to 543 active units.

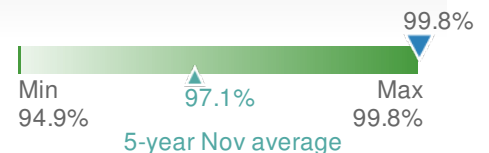
This activity resulted in a Contract Ratio of 1.87 pendings per active listing, up from 1.66 in October and an increase from 1.86 in November 2020. The Contract Ratio is 75% higher than the 5-year November average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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**543**

Oct 2021	Nov 2020
661	670

Avg DOM**24**

Oct 2021	Nov 2020	YTD
19	22	20

Avg Sold to OLP Ratio**99.8%**

Oct 2021	Nov 2020	YTD
100.2%	99.7%	101.5%

November 2021

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

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New Listings**336** **-26.3%**from Oct 2021:
456 **2.1%**from Nov 2020:
329

YTD	2021	2020	+/-
	5,147	4,871	5.7%

5-year Nov average: **335****New Pendings****401** **-17.5%**from Oct 2021:
486 **9.6%**from Nov 2020:
366

YTD	2021	2020	+/-
	4,712	4,297	9.7%

5-year Nov average: **345****Closed Sales****439** **3.5%**from Oct 2021:
424 **3.5%**from Nov 2020:
424

YTD	2021	2020	+/-
	4,585	3,960	15.8%

5-year Nov average: **389****Median Sold Price****\$276,500** **2.4%**from Oct 2021:
\$270,000 **7.8%**from Nov 2020:
\$256,500

YTD	2021	2020	+/-
	\$274,500	\$253,000	8.5%

5-year Nov average: **\$240,800****Summary**

In Montgomery County, PA, the median sold price for Attached properties for November was \$276,500, representing an increase of 2.4% compared to last month and an increase of 7.8% from Nov 2020. The average days on market for units sold in November was 23 days, 35% below the 5-year November average of 35 days. There was a 17.5% month over month decrease in new contract activity with 401 New Pendings; a 10.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 702; and a 22% decrease in supply to 295 active units.

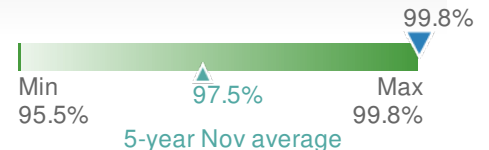
This activity resulted in a Contract Ratio of 2.38 pendings per active listing, up from 2.08 in October and an increase from 1.92 in November 2020. The Contract Ratio is 89% higher than the 5-year November average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**295**

Oct 2021	Nov 2020
378	428

Avg DOM**23**

Oct 2021	Nov 2020	YTD
24	28	23

Avg Sold to OLP Ratio**99.8%**

Oct 2021	Nov 2020	YTD
100.2%	99.0%	101.1%

November 2021

Abington (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**52**

-20.0%
 from Oct 2021:
65

-11.9%
 from Nov 2020:
59

YTD	2021	2020	+/-
	826	742	11.3%

5-year Nov average: **51****New Pendings****64**

-16.9%
 from Oct 2021:
77

-11.1%
 from Nov 2020:
72

YTD	2021	2020	+/-
	759	688	10.3%

5-year Nov average: **56****Closed Sales****71**

22.4%
 from Oct 2021:
58

10.9%
 from Nov 2020:
64

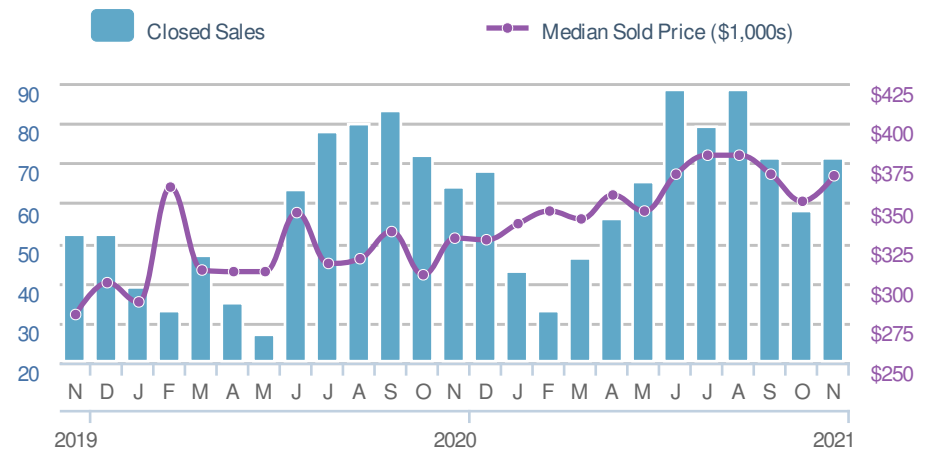
YTD	2021	2020	+/-
	719	644	11.6%

5-year Nov average: **65****Median Sold Price****\$367,500**

4.7%
 from Oct 2021:
\$351,000

11.9%
 from Nov 2020:
\$328,475

YTD	2021	2020	+/-
	\$360,000	\$316,250	13.8%

5-year Nov average: **\$304,885****Active Listings****36**

Oct 2021	Nov 2020
54	37

Avg DOM**21**

Oct 2021	Nov 2020	YTD
15	19	15

Avg Sold to OLP Ratio**99.1%**

Oct 2021	Nov 2020	YTD
99.9%	100.5%	101.8%

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

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**42**

 **-26.3%**
 from Oct 2021: **57**
 **-16.0%**
 from Nov 2020: **50**



YTD	2021	2020	+/-
	716	634	12.9%

5-year Nov average: **44****New Pendings****54**

 **-20.6%**
 from Oct 2021: **68**
 **-12.9%**
 from Nov 2020: **62**



YTD	2021	2020	+/-
	649	597	8.7%

5-year Nov average: **49****Closed Sales****64**

 **30.6%**
 from Oct 2021: **49**
 **10.3%**
 from Nov 2020: **58**

YTD	2021	2020	+/-
	611	561	8.9%

5-year Nov average: **55****Median Sold Price****\$370,000**

 **-2.6%**
 from Oct 2021: **\$380,000**
 **9.5%**
 from Nov 2020: **\$337,750**

YTD	2021	2020	+/-
	\$375,000	\$329,800	13.7%

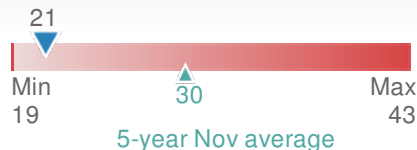
5-year Nov average: **\$319,510****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for November was \$370,000, representing a decrease of 2.6% compared to last month and an increase of 9.5% from Nov 2020. The average days on market for units sold in November was 21 days, 30% below the 5-year November average of 30 days. There was a 20.6% month over month decrease in new contract activity with 54 New Pendings; a 14.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 86; and a 33.3% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 2.53 pendings per active listing, up from 1.98 in October and a decrease from 2.61 in November 2020. The Contract Ratio is 73% higher than the 5-year November average of 1.46. 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**34**

Oct 2021	Nov 2020
51	33

Avg DOM**21**

Oct 2021	Nov 2020	YTD
14	19	15

Avg Sold to OLP Ratio**99.0%**

Oct 2021	Nov 2020	YTD
100.5%	100.5%	102.0%

November 2021

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**10** **25.0%**from Oct 2021:
8 **11.1%**from Nov 2020:
9

YTD	2021	2020	+/-
	110	108	1.9%

5-year Nov average: **7****New Pendings****10** **11.1%**from Oct 2021:
9 **0.0%**from Nov 2020:
10

YTD	2021	2020	+/-
	110	91	20.9%

5-year Nov average: **7****Closed Sales****7** **-22.2%**from Oct 2021:
9 **16.7%**from Nov 2020:
6

YTD	2021	2020	+/-
	108	83	30.1%

5-year Nov average: **10****Median Sold Price****\$255,000** **15.9%**from Oct 2021:
\$220,000 **-8.1%**from Nov 2020:
\$277,500

YTD	2021	2020	+/-
	\$256,500	\$240,000	6.9%

5-year Nov average: **\$237,230****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for November was \$255,000, representing an increase of 15.9% compared to last month and a decrease of 8.1% from Nov 2020. The average days on market for units sold in November was 20 days, 20% below the 5-year November average of 25 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 16; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 8.00 pendings per active listing, up from 5.00 in October and an increase from 4.25 in November 2020. The Contract Ratio is 150% higher than the 5-year November average of 3.20. 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**2**

Oct 2021	Nov 2020
3	4

Avg DOM**20**

Oct 2021	Nov 2020	YTD
17	25	15

Avg Sold to OLP Ratio**99.8%**

Oct 2021	Nov 2020	YTD
96.3%	101.1%	100.9%

November 2021

Boyertown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**50****↑51.5%**from Oct 2021:
33**↑31.6%**from Nov 2020:
38

YTD	2021	2020	+/-
	475	612	-22.4%

5-year Nov average: **41****New Pendings****55****↑52.8%**from Oct 2021:
36**↓-1.8%**from Nov 2020:
56

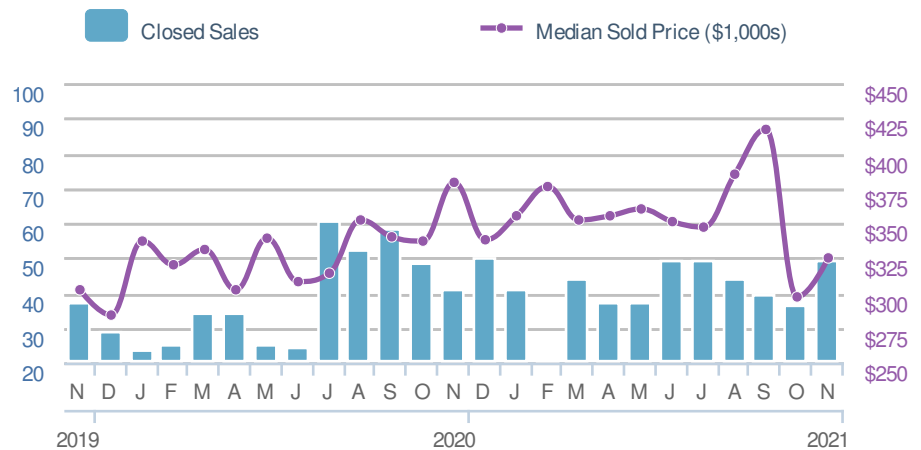
YTD	2021	2020	+/-
	427	521	-18.0%

5-year Nov average: **38****Closed Sales****49****↑36.1%**from Oct 2021:
36**↑19.5%**from Nov 2020:
41

YTD	2021	2020	+/-
	474	431	10.0%

5-year Nov average: **38****Median Sold Price****\$325,000****↑9.3%**from Oct 2021:
\$297,407**↓-14.5%**from Nov 2020:
\$379,900

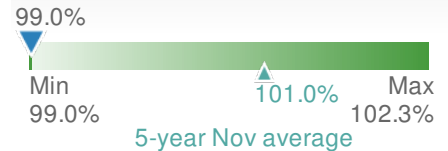
YTD	2021	2020	+/-
	\$350,000	\$330,000	6.1%

5-year Nov average: **\$299,195****Active Listings****17**

Oct 2021	Nov 2020
27	27

Avg DOM**25**

Oct 2021	Nov 2020	YTD
12	13	17

Avg Sold to OLP Ratio**99.0%**

Oct 2021	Nov 2020	YTD
103.8%	102.2%	102.8%

November 2021**Boyertown Area (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**39** **30.0%**from Oct 2021:
30 **18.2%**from Nov 2020:
33

YTD	2021	2020	+/-
	362	474	-23.6%

5-year Nov average: **33****New Pendings****42** **44.8%**from Oct 2021:
29 **-8.7%**from Nov 2020:
46

YTD	2021	2020	+/-
	321	407	-21.1%

5-year Nov average: **29****Closed Sales****37** **68.2%**from Oct 2021:
22 **12.1%**from Nov 2020:
33

YTD	2021	2020	+/-
	347	346	0.3%

5-year Nov average: **28****Median Sold Price****\$366,500** **0.6%**from Oct 2021:
\$364,250 **-7.4%**from Nov 2020:
\$396,000

YTD	2021	2020	+/-
	\$403,882	\$363,015	11.3%

5-year Nov average: **\$343,090****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for November was \$366,500, representing an increase of 0.6% compared to last month and a decrease of 7.4% from Nov 2020. The average days on market for units sold in November was 30 days, 15% below the 5-year November average of 35 days. There was a 44.8% month over month increase in new contract activity with 42 New Pendings; a 1.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 64; and a 34.6% decrease in supply to 17 active units.

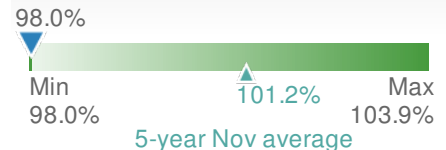
This activity resulted in a Contract Ratio of 3.76 pendings per active listing, up from 2.50 in October and a decrease from 5.13 in November 2020. The Contract Ratio is 68% higher than the 5-year November average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Oct 2021	Nov 2020
26	24

Avg DOM**30**

Oct 2021	Nov 2020	YTD
11	12	19

Avg Sold to OLP Ratio**98.0%**

Oct 2021	Nov 2020	YTD
103.7%	102.5%	102.6%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**11**

266.7% **120.0%**
 from Oct 2021: **3** from Nov 2020: **5**

YTD	2021	2020	+/-
	113	138	-18.1%

5-year Nov average: **8****New Pendings****13**

85.7% **30.0%**
 from Oct 2021: **7** from Nov 2020: **10**

YTD	2021	2020	+/-
	106	114	-7.0%

5-year Nov average: **9****Closed Sales****12**

-14.3% **50.0%**
 from Oct 2021: **14** from Nov 2020: **8**

YTD	2021	2020	+/-
	127	84	51.2%

5-year Nov average: **10****Median Sold Price****\$286,572**

3.8% **15.8%**
 from Oct 2021: **\$276,175** from Nov 2020: **\$247,575**

YTD	2021	2020	+/-
	\$271,170	\$263,750	2.8%

5-year Nov average: **\$227,785****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for November was \$286,572, representing an increase of 3.8% compared to last month and an increase of 15.8% from Nov 2020. The average days on market for units sold in November was 9 days, 58% below the 5-year November average of 21 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 12; and a 100% decrease in supply to 0 active units.

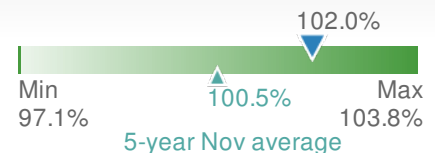
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 11.00 in October and a decrease from 16.67 in November 2020. The Contract Ratio is 100% lower than the 5-year November average of 4.18. A higher Contract Ratio signifies a relative increase in contract activity 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**0**

Oct 2021	Nov 2020
1	3

Avg DOM**9**

Oct 2021	Nov 2020	YTD
14	20	11

Avg Sold to OLP Ratio**102.0%**

Oct 2021	Nov 2020	YTD
104.0%	101.1%	103.3%

November 2021

Cheltenham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings

55

↓ -26.7%

from Oct 2021:
75

↑ 71.9%

from Nov 2020:
32

YTD	2021	2020	+/-
	667	553	20.6%

5-year Nov average: 32

New Pendings

64

↑ 3.2%

from Oct 2021:
62

↑ 60.0%

from Nov 2020:
40

YTD	2021	2020	+/-
	585	507	15.4%

5-year Nov average: 37

Closed Sales

48

↑ 20.0%

from Oct 2021:
40

↑ 2.1%

from Nov 2020:
47

YTD	2021	2020	+/-
	523	486	7.6%

5-year Nov average: 43

Median Sold Price

\$337,500

↓ -4.3%

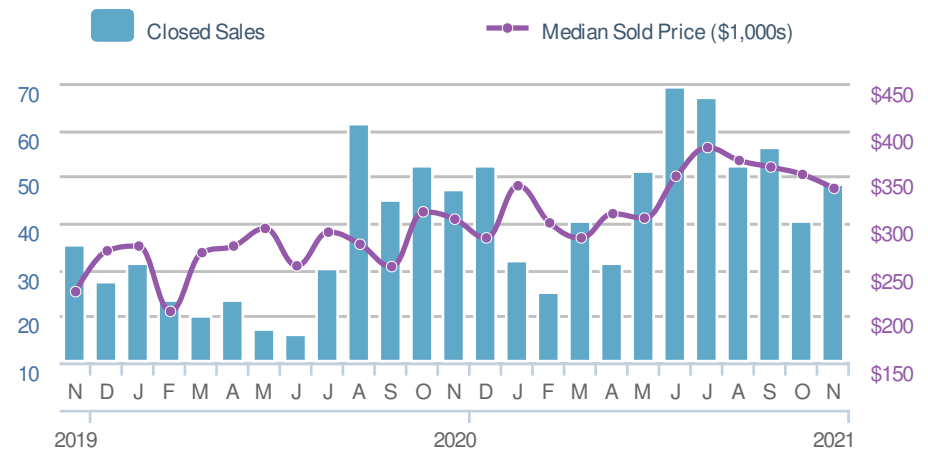
from Oct 2021:
\$352,500

↑ 11.0%

from Nov 2020:
\$304,000

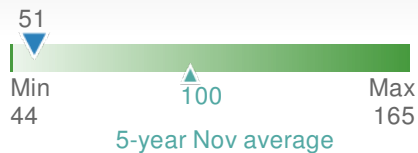
YTD	2021	2020	+/-
	\$340,000	\$278,000	22.3%

5-year Nov average: \$262,090



Active Listings

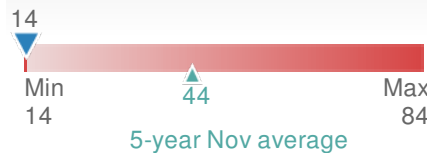
51



Oct 2021	Nov 2020
67	44

Avg DOM

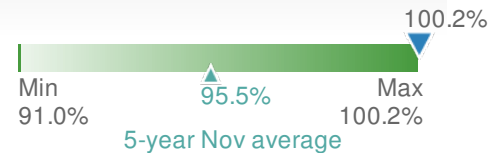
14



Oct 2021	Nov 2020	YTD
15	28	22

Avg Sold to OLP Ratio

100.2%



Oct 2021	Nov 2020	YTD
99.5%	98.3%	101.4%

November 2021

Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**36** **-16.3%**from Oct 2021:
43 **63.6%**from Nov 2020:
22

YTD	2021	2020	+/-
	434	356	21.9%

5-year Nov average: **20****New Pendings****40** **25.0%**from Oct 2021:
32 **48.1%**from Nov 2020:
27

YTD	2021	2020	+/-
	370	326	13.5%

5-year Nov average: **24****Closed Sales****31** **14.8%**from Oct 2021:
27 **14.8%**from Nov 2020:
27

YTD	2021	2020	+/-
	335	310	8.1%

5-year Nov average: **24****Median Sold Price****\$402,000** **13.2%**from Oct 2021:
\$355,000 **14.9%**from Nov 2020:
\$350,000

YTD	2021	2020	+/-
	\$385,000	\$319,900	20.4%

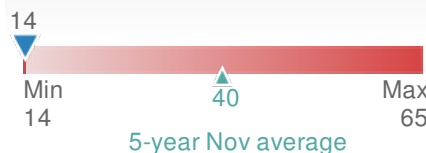
5-year Nov average: **\$318,490****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for November was \$402,000, representing an increase of 13.2% compared to last month and an increase of 14.9% from Nov 2020. The average days on market for units sold in November was 14 days, 65% below the 5-year November average of 40 days. There was a 25% month over month increase in new contract activity with 40 New Pendings; a 1.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 64; and a 15.9% decrease in supply to 37 active units.

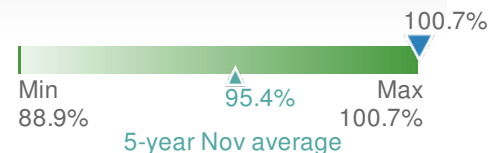
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, up from 1.48 in October and a decrease from 2.62 in November 2020. The Contract Ratio is 55% higher than the 5-year November average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
44	21

Avg DOM**14**

Oct 2021	Nov 2020	YTD
16	25	18

Avg Sold to OLP Ratio**100.7%**

Oct 2021	Nov 2020	YTD
100.3%	100.7%	102.6%

November 2021

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**19** **-40.6%**from Oct 2021:
32 **90.0%**from Nov 2020:
10

YTD	2021	2020	+/-
	233	197	18.3%

5-year Nov average: **11****New Pendings****24** **-20.0%**from Oct 2021:
30 **84.6%**from Nov 2020:
13

YTD	2021	2020	+/-
	215	181	18.8%

5-year Nov average: **13****Closed Sales****17** **30.8%**from Oct 2021:
13 **-15.0%**from Nov 2020:
20

YTD	2021	2020	+/-
	188	176	6.8%

5-year Nov average: **19****Median Sold Price****\$249,900** **-23.1%**from Oct 2021:
\$325,000 **3.1%**from Nov 2020:
\$242,500

YTD	2021	2020	+/-
	\$248,450	\$214,949	15.6%

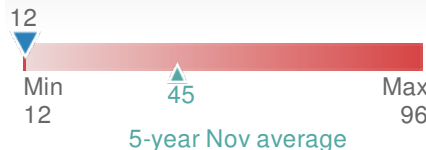
5-year Nov average: **\$205,010****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for November was \$249,900, representing a decrease of 23.1% compared to last month and an increase of 3.1% from Nov 2020. The average days on market for units sold in November was 12 days, 74% below the 5-year November average of 45 days. There was a 20% month over month decrease in new contract activity with 24 New Pendings; a 13.2% MoM increase in All Pendings (new contracts + contracts carried over from October) to 43; and a 39.1% decrease in supply to 14 active units.

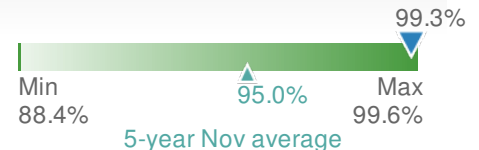
This activity resulted in a Contract Ratio of 3.07 pendings per active listing, up from 1.65 in October and an increase from 0.96 in November 2020. The Contract Ratio is 211% higher than the 5-year November average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
23	23

Avg DOM**12**

Oct 2021	Nov 2020	YTD
14	31	29

Avg Sold to OLP Ratio**99.3%**

Oct 2021	Nov 2020	YTD
98.0%	95.2%	99.1%

November 2021

Colonial (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**40****↓ -27.3%**from Oct 2021:
55**↓ -11.1%**from Nov 2020:
45

YTD	2021	2020	+/-
	702	715	-1.8%

5-year Nov average: **43****New Pendings****50****↓ -26.5%**from Oct 2021:
68**↑ 19.0%**from Nov 2020:
42

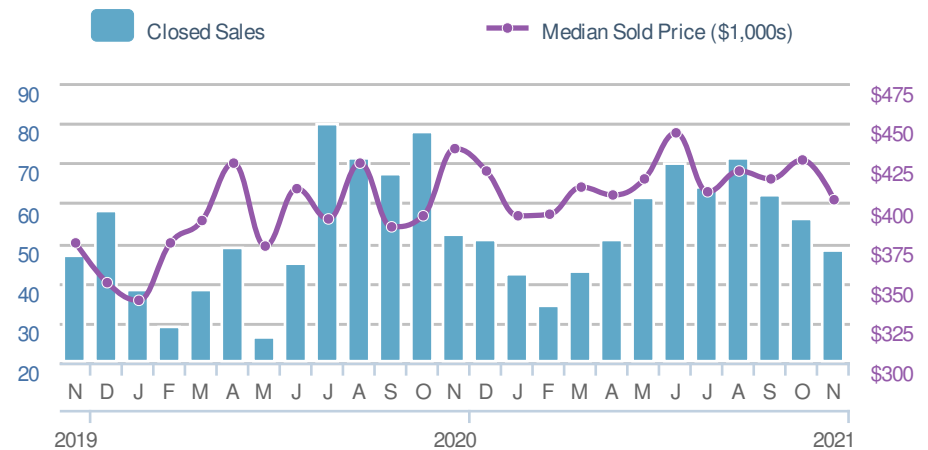
YTD	2021	2020	+/-
	633	620	2.1%

5-year Nov average: **42****Closed Sales****48****↓ -14.3%**from Oct 2021:
56**↓ -7.7%**from Nov 2020:
52

YTD	2021	2020	+/-
	609	589	3.4%

5-year Nov average: **47****Median Sold Price****\$402,000****↓ -6.0%**from Oct 2021:
\$427,500**↓ -7.5%**from Nov 2020:
\$434,600

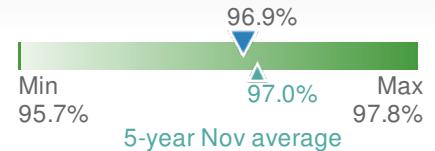
YTD	2021	2020	+/-
	\$410,000	\$399,900	2.5%

5-year Nov average: **\$389,470****Active Listings****51**

Oct 2021	Nov 2020
64	64

Avg DOM**30**

Oct 2021	Nov 2020	YTD
27	33	28

Avg Sold to OLP Ratio**96.9%**

Oct 2021	Nov 2020	YTD
97.9%	97.8%	99.1%

November 2021

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17** **-39.3%**from Oct 2021:
28 **41.7%**from Nov 2020:
12

YTD	2021	2020	+/-
	328	352	-6.8%

5-year Nov average: **20****New Pendings****19** **-36.7%**from Oct 2021:
30 **26.7%**from Nov 2020:
15

YTD	2021	2020	+/-
	285	305	-6.6%

5-year Nov average: **19****Closed Sales****20** **-20.0%**from Oct 2021:
25 **-31.0%**from Nov 2020:
29

YTD	2021	2020	+/-
	270	304	-11.2%

5-year Nov average: **25****Median Sold Price****\$446,000** **2.5%**from Oct 2021:
\$435,000 **-6.1%**from Nov 2020:
\$475,000

YTD	2021	2020	+/-
	\$455,000	\$425,000	7.1%

5-year Nov average: **\$420,700****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for November was \$446,000, representing an increase of 2.5% compared to last month and a decrease of 6.1% from Nov 2020. The average days on market for units sold in November was 24 days, 22% below the 5-year November average of 31 days. There was a 36.7% month over month decrease in new contract activity with 19 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 39; and a 13.9% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.19 in October and an increase from 1.10 in November 2020. The Contract Ratio is 57% higher than the 5-year November average of 0.80. 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**31**

Oct 2021	Nov 2020
36	30

Avg DOM**24**

Oct 2021	Nov 2020	YTD
24	25	28

Avg Sold to OLP Ratio**98.3%**

Oct 2021	Nov 2020	YTD
97.1%	98.5%	98.8%



November 2021

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**23**

 **-14.8%**  **-30.3%**
 from Oct 2021: **27** from Nov 2020: **33**



YTD	2021	2020	+/-
	373	363	2.8%

5-year Nov average: **23****New Pendings****31**

 **-18.4%**  **14.8%**
 from Oct 2021: **38** from Nov 2020: **27**


YTD	2021	2020	+/-
	347	315	10.2%

5-year Nov average: **23****Closed Sales****28**

 **-9.7%**  **21.7%**
 from Oct 2021: **31** from Nov 2020: **23**

YTD	2021	2020	+/-
	338	285	18.6%

5-year Nov average: **22****Median Sold Price****\$392,500**

 **4.7%**  **9.6%**
 from Oct 2021: **\$375,000** from Nov 2020: **\$358,000**

YTD	2021	2020	+/-
	\$373,750	\$375,000	-0.3%

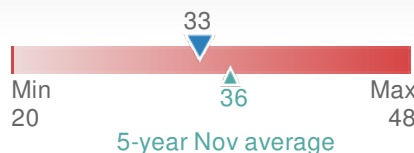
5-year Nov average: **\$356,090****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for November was \$392,500, representing an increase of 4.7% compared to last month and an increase of 9.6% from Nov 2020. The average days on market for units sold in November was 33 days, 7% below the 5-year November average of 36 days. There was an 18.4% month over month decrease in new contract activity with 31 New Pendings; a 2% MoM increase in All Pendings (new contracts + contracts carried over from October) to 50; and a 28.6% decrease in supply to 20 active units.

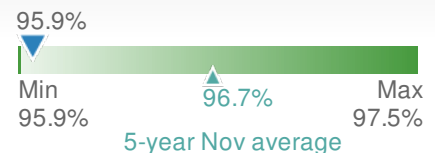
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.75 in October and an increase from 1.50 in November 2020. The Contract Ratio is 124% higher than the 5-year November average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
28	34

Avg DOM**33**

Oct 2021	Nov 2020	YTD
30	44	28

Avg Sold to OLP Ratio**95.9%**

Oct 2021	Nov 2020	YTD
98.6%	97.0%	99.3%

November 2021

Hatboro-Horsham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**27****↓ -41.3%**from Oct 2021:
46**↓ -15.6%**from Nov 2020:
32

YTD	2021	2020	+/-
	479	429	11.7%

5-year Nov average: **27****New Pendings****25****↓ -41.9%**from Oct 2021:
43**↓ -24.2%**from Nov 2020:
33

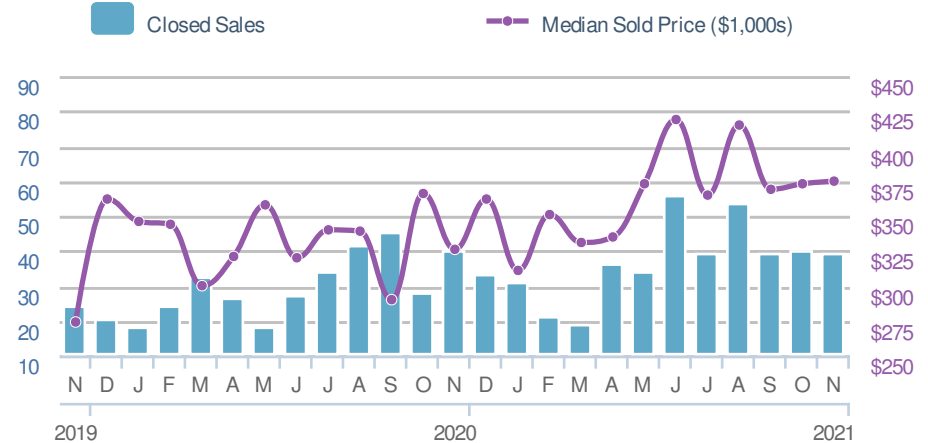
YTD	2021	2020	+/-
	432	374	15.5%

5-year Nov average: **25****Closed Sales****39****↓ -2.5%**from Oct 2021:
40**↓ -2.5%**from Nov 2020:
40

YTD	2021	2020	+/-
	421	344	22.4%

5-year Nov average: **31****Median Sold Price****\$375,000****↑ 0.5%**from Oct 2021:
\$373,000**↑ 14.9%**from Nov 2020:
\$326,250

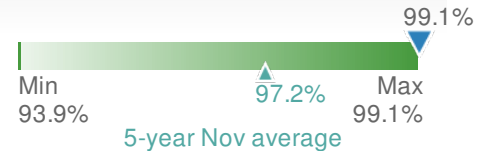
YTD	2021	2020	+/-
	\$373,000	\$330,000	13.0%

5-year Nov average: **\$304,180****Active Listings****33**

Oct 2021	Nov 2020
28	47

Avg DOM**15**

Oct 2021	Nov 2020	YTD
14	16	17

Avg Sold to OLP Ratio**99.1%**

Oct 2021	Nov 2020	YTD
100.9%	98.9%	101.4%

November 2021

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**17**


 **-39.3%**
 from Oct 2021:
28

 **-22.7%**
 from Nov 2020:
22

YTD	2021	2020	+/-
	308	293	5.1%


5-year Nov average: **17****New Pendings****13**


 **-55.2%**
 from Oct 2021:
29

 **-48.0%**
 from Nov 2020:
25

YTD	2021	2020	+/-
	277	244	13.5%

5-year Nov average: **17****Closed Sales****25**

 **4.2%**
 from Oct 2021:
24

 **4.2%**
 from Nov 2020:
24

YTD	2021	2020	+/-
	270	223	21.1%

5-year Nov average: **19****Median Sold Price****\$400,000**

 **-3.5%**
 from Oct 2021:
\$414,500

 **-4.4%**
 from Nov 2020:
\$418,500

YTD	2021	2020	+/-
	\$425,000	\$376,000	13.0%

5-year Nov average: **\$353,900****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for November was \$400,000, representing a decrease of 3.5% compared to last month and a decrease of 4.4% from Nov 2020. The average days on market for units sold in November was 18 days, 28% below the 5-year November average of 25 days. There was a 55.2% month over month decrease in new contract activity with 13 New Pendings; a 29.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 31; and a 27.8% increase in supply to 23 active units.

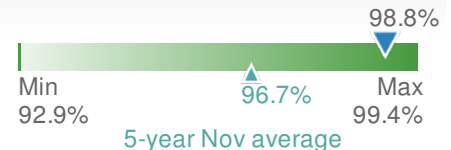
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 2.44 in October and an increase from 1.05 in November 2020. The Contract Ratio is 89% higher than the 5-year November average of 0.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
18	40

Avg DOM**18**

Oct 2021	Nov 2020	YTD
11	18	19

Avg Sold to OLP Ratio**98.8%**

Oct 2021	Nov 2020	YTD
100.9%	99.4%	101.3%

November 2021

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**10** **-44.4%**from Oct 2021:
18 **0.0%**from Nov 2020:
10

YTD	2021	2020	+/-
	171	136	25.7%

5-year Nov average: **9****New Pendings****12** **-14.3%**from Oct 2021:
14 **50.0%**from Nov 2020:
8

YTD	2021	2020	+/-
	155	130	19.2%

5-year Nov average: **9****Closed Sales****14** **-12.5%**from Oct 2021:
16 **-12.5%**from Nov 2020:
16

YTD	2021	2020	+/-
	151	121	24.8%

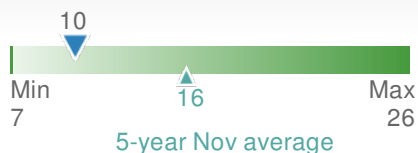
5-year Nov average: **12****Median Sold Price****\$319,000** **26.3%**from Oct 2021:
\$252,500 **15.0%**from Nov 2020:
\$277,500

YTD	2021	2020	+/-
	\$298,000	\$259,000	15.1%

5-year Nov average: **\$262,870****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for November was \$319,000, representing an increase of 26.3% compared to last month and an increase of 15% from Nov 2020. The average days on market for units sold in November was 11 days, 71% below the 5-year November average of 38 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 18; and no change in supply with 10 active units.

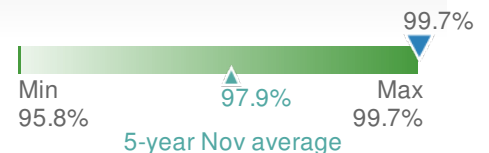
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 2.20 in October and an increase from 1.71 in November 2020. The Contract Ratio is 52% higher than the 5-year November average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**10**

Oct 2021	Nov 2020
10	7

Avg DOM**11**

Oct 2021	Nov 2020	YTD
19	13	12

Avg Sold to OLP Ratio**99.7%**

Oct 2021	Nov 2020	YTD
100.8%	98.2%	101.6%

November 2021

Lower Merion (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**56**

-41.7%
 from Oct 2021:
96

-20.0%
 from Nov 2020:
70

YTD	2021	2020	+/-
	1,123	1,136	-1.1%

5-year Nov average: **69****New Pendings****62**

-31.1%
 from Oct 2021:
90

-20.5%
 from Nov 2020:
78

YTD	2021	2020	+/-
	966	909	6.3%

5-year Nov average: **65****Closed Sales****91**

30.0%
 from Oct 2021:
70

1.1%
 from Nov 2020:
90

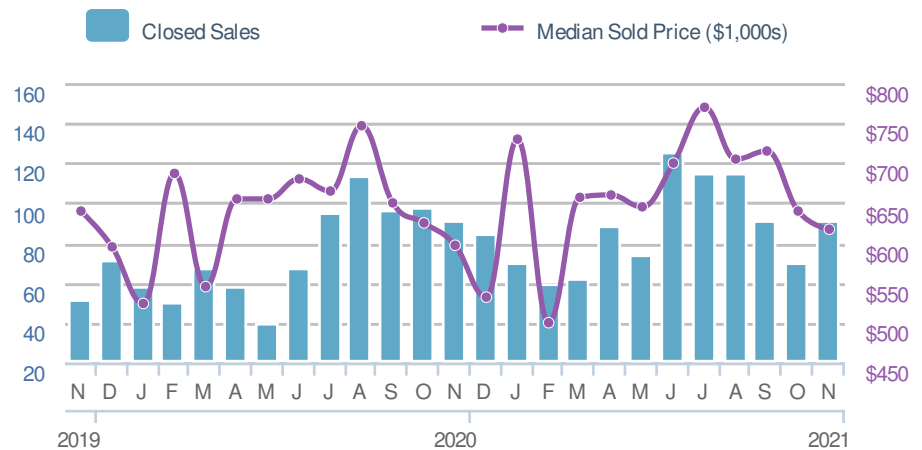
YTD	2021	2020	+/-
	979	854	14.6%

5-year Nov average: **77****Median Sold Price****\$617,000**

-3.6%
 from Oct 2021:
\$640,000

3.4%
 from Nov 2020:
\$597,000

YTD	2021	2020	+/-
	\$680,000	\$637,500	6.7%

5-year Nov average: **\$596,600****Active Listings****98**

98
 Min 98
 252
 Max 415
 5-year Nov average

Oct 2021	Nov 2020
117	147

Avg DOM**39**

39
 Min 39
 50
 Max 62
 5-year Nov average

Oct 2021	Nov 2020	YTD
29	53	33

Avg Sold to OLP Ratio**97.3%**

97.3%
 Min 92.1%
 94.1%
 Max 97.3%
 5-year Nov average

Oct 2021	Nov 2020	YTD
97.7%	94.4%	98.3%


November 2021


Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**34**


 **-43.3%**
 from Oct 2021:
60

 **-27.7%**
 from Nov 2020:
47

YTD	2021	2020	+/-
	747	769	-2.9%


5-year Nov average: **41****New Pendings****40**


 **-14.9%**
 from Oct 2021:
47

 **-29.8%**
 from Nov 2020:
57

YTD	2021	2020	+/-
	616	616	0.0%


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


 **43.6%**
 from Oct 2021:
39

 **1.8%**
 from Nov 2020:
55

YTD	2021	2020	+/-
	633	565	12.0%

5-year Nov average: **48****Median Sold Price****\$804,000**

 **-3.5%**
 from Oct 2021:
\$833,000

 **-0.5%**
 from Nov 2020:
\$808,000

YTD	2021	2020	+/-
	\$880,098	\$797,450	10.4%

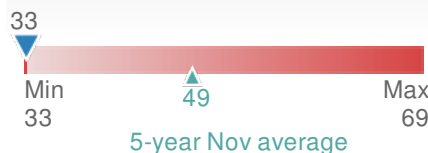
5-year Nov average: **\$749,050****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for November was \$804,000, representing a decrease of 3.5% compared to last month and a decrease of 0.5% from Nov 2020. The average days on market for units sold in November was 33 days, 32% below the 5-year November average of 49 days. There was a 14.9% month over month decrease in new contract activity with 40 New Pendings; an 18.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 68; and a 16.5% decrease in supply to 71 active units.

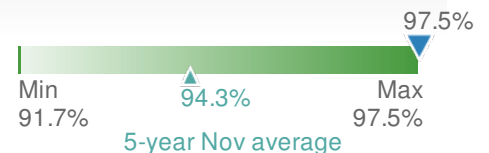
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 0.98 in October and a decrease from 1.23 in November 2020. The Contract Ratio is 42% higher than the 5-year November average of 0.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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**71**

Oct 2021	Nov 2020
85	86

Avg DOM**33**

Oct 2021	Nov 2020	YTD
26	40	28

Avg Sold to OLP Ratio**97.5%**

Oct 2021	Nov 2020	YTD
98.6%	95.3%	99.2%

November 2021

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**22** **-38.9%**from Oct 2021:
36 **-4.3%**from Nov 2020:
23

YTD	2021	2020	+/-
	376	367	2.5%

5-year Nov average: **28****New Pendings****22** **-48.8%**from Oct 2021:
43 **4.8%**from Nov 2020:
21

YTD	2021	2020	+/-
	350	293	19.5%

5-year Nov average: **23****Closed Sales****35** **12.9%**from Oct 2021:
31 **0.0%**from Nov 2020:
35

YTD	2021	2020	+/-
	346	289	19.7%

5-year Nov average: **29****Median Sold Price****\$290,000** **15.1%**from Oct 2021:
\$252,000 **16.0%**from Nov 2020:
\$249,900

YTD	2021	2020	+/-
	\$280,000	\$265,000	5.7%

5-year Nov average: **\$282,255****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for November was \$290,000, representing an increase of 15.1% compared to last month and an increase of 16% from Nov 2020. The average days on market for units sold in November was 50 days, 4% below the 5-year November average of 52 days. There was a 48.8% month over month decrease in new contract activity with 22 New Pendings; a 26.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 39; and a 15.6% decrease in supply to 27 active units.

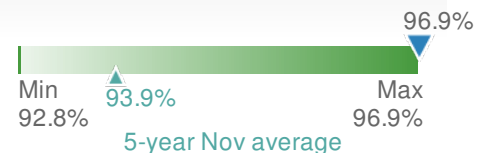
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.66 in October and an increase from 0.77 in November 2020. The Contract Ratio is 111% higher than the 5-year November average of 0.68. A higher Contract Ratio signifies a relative increase in contract activity 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**

Oct 2021	Nov 2020
32	61

Avg DOM**50**

Oct 2021	Nov 2020	YTD
32	73	44

Avg Sold to OLP Ratio**96.9%**

Oct 2021	Nov 2020	YTD
96.6%	93.0%	96.6%

November 2021

Methacton (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**26****↓ -39.5%**from Oct 2021:
43**↓ -7.1%**from Nov 2020:
28

YTD	2021	2020	+/-
	485	434	11.8%

5-year Nov average: **30****New Pendings****31****↓ -24.4%**from Oct 2021:
41**↓ -3.1%**from Nov 2020:
32

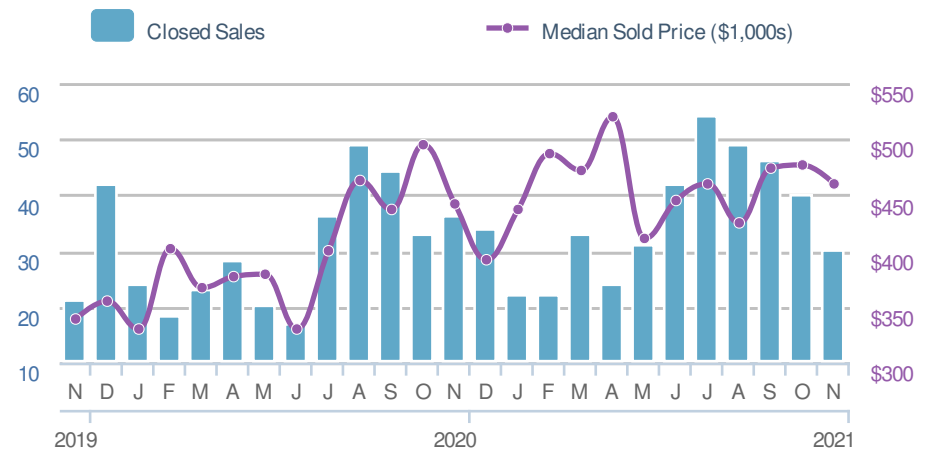
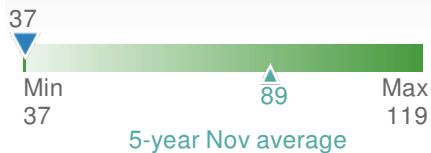
YTD	2021	2020	+/-
	428	366	16.9%

5-year Nov average: **27****Closed Sales****30****↓ -25.0%**from Oct 2021:
40**↓ -16.7%**from Nov 2020:
36

YTD	2021	2020	+/-
	412	341	20.8%

5-year Nov average: **27****Median Sold Price****\$460,000****↓ -3.7%**from Oct 2021:
\$477,499**↑ 3.9%**from Nov 2020:
\$442,750

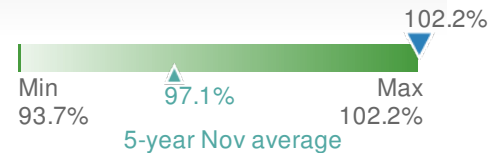
YTD	2021	2020	+/-
	\$460,000	\$410,000	12.2%

5-year Nov average: **\$381,850****Active Listings****37**

Oct 2021	Nov 2020
48	69

Avg DOM**42**

Oct 2021	Nov 2020	YTD
34	35	29

Avg Sold to OLP Ratio**102.2%**

Oct 2021	Nov 2020	YTD
101.2%	100.0%	102.7%

November 2021**Methacton (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**16**

-38.5%
 from Oct 2021:
26

-27.3%
 from Nov 2020:
22

YTD	2021	2020	+/-
	349	343	1.7%

5-year Nov average: **24****New Pendings****21**

-25.0%
 from Oct 2021:
28

-12.5%
 from Nov 2020:
24

YTD	2021	2020	+/-
	309	282	9.6%

5-year Nov average: **19****Closed Sales****19**

-34.5%
 from Oct 2021:
29

-17.4%
 from Nov 2020:
23

YTD	2021	2020	+/-
	307	268	14.6%

5-year Nov average: **20****Median Sold Price****\$500,000**

-1.0%
 from Oct 2021:
\$505,000

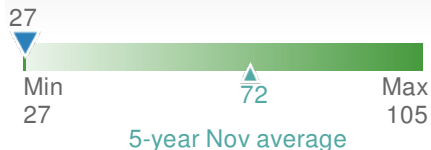
12.2%
 from Nov 2020:
\$445,500

YTD	2021	2020	+/-
	\$475,000	\$420,000	13.1%

5-year Nov average: **\$405,100****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for November was \$500,000, representing a decrease of 1% compared to last month and an increase of 12.2% from Nov 2020. The average days on market for units sold in November was 53 days, 9% above the 5-year November average of 49 days. There was a 25% month over month decrease in new contract activity with 21 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from October) to 42; and a 25% decrease in supply to 27 active units.

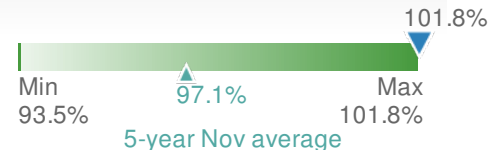
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.11 in October and an increase from 0.78 in November 2020. The Contract Ratio is 123% higher than the 5-year November average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
36	59

Avg DOM**53**

Oct 2021	Nov 2020	YTD
18	10	29

Avg Sold to OLP Ratio**101.8%**

Oct 2021	Nov 2020	YTD
98.8%	100.0%	101.9%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**10** **-41.2%**from Oct 2021:
17 **66.7%**from Nov 2020:
6

YTD	2021	2020	+/-
	136	91	49.5%

5-year Nov average: **6****New Pendings****10** **-23.1%**from Oct 2021:
13 **25.0%**from Nov 2020:
8

YTD	2021	2020	+/-
	119	84	41.7%

5-year Nov average: **8****Closed Sales****11** **0.0%**from Oct 2021:
11 **-15.4%**from Nov 2020:
13

YTD	2021	2020	+/-
	105	73	43.8%

5-year Nov average: **7****Median Sold Price****\$384,000** **-8.6%**from Oct 2021:
\$420,000 **-1.0%**from Nov 2020:
\$388,000

YTD	2021	2020	+/-
	\$420,000	\$350,000	20.0%

5-year Nov average: **\$335,460****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for November was \$384,000, representing a decrease of 8.6% compared to last month and a decrease of 1% from Nov 2020. The average days on market for units sold in November was 23 days, 51% below the 5-year November average of 47 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 16.7% decrease in supply to 10 active units.

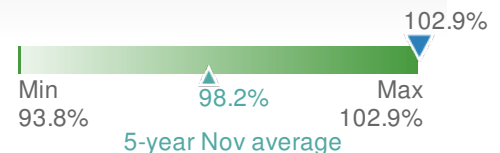
This activity resulted in a Contract Ratio of 2.30 pendings per active listing, up from 2.25 in October and an increase from 1.70 in November 2020. The Contract Ratio is 81% higher than the 5-year November average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**10**

Oct 2021	Nov 2020
12	10

Avg DOM**23**

Oct 2021	Nov 2020	YTD
74	78	30

Avg Sold to OLP Ratio**102.9%**

Oct 2021	Nov 2020	YTD
107.3%	99.8%	105.2%

November 2021

Norristown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**58****↓ -29.3%**from Oct 2021:
82**↓ -10.8%**from Nov 2020:
65

YTD	2021	2020	+/-
	1,114	919	21.2%

5-year Nov average: **64****New Pendings****85****↓ -7.6%**from Oct 2021:
92**↑ 1.2%**from Nov 2020:
84

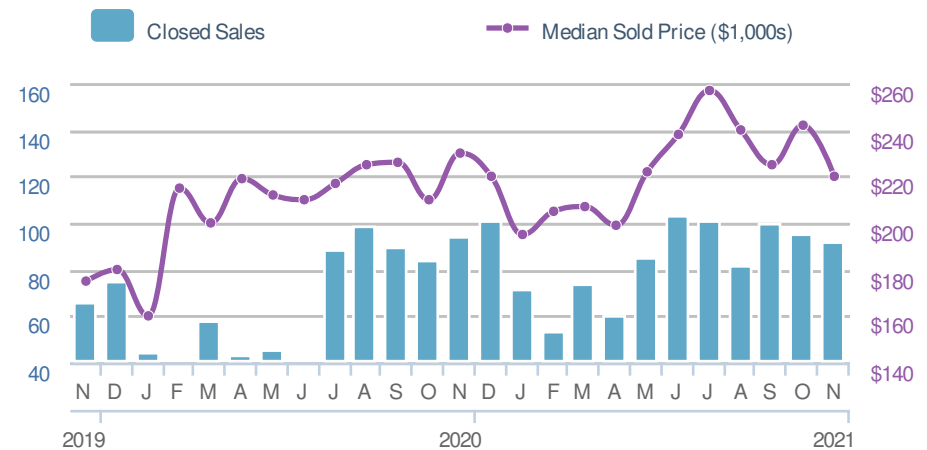
YTD	2021	2020	+/-
	965	848	13.8%

5-year Nov average: **71****Closed Sales****92****↓ -3.2%**from Oct 2021:
95**↓ -2.1%**from Nov 2020:
94

YTD	2021	2020	+/-
	936	747	25.3%

5-year Nov average: **82****Median Sold Price****\$220,000****↓ -9.3%**from Oct 2021:
\$242,500**↓ -4.6%**from Nov 2020:
\$230,500

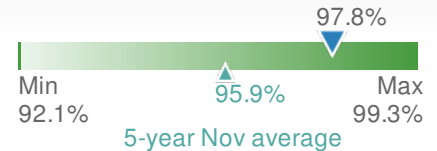
YTD	2021	2020	+/-
	\$225,000	\$215,000	4.7%

5-year Nov average: **\$200,540****Active Listings****80**

Oct 2021	Nov 2020
105	60

Avg DOM**25**

Oct 2021	Nov 2020	YTD
16	22	20

Avg Sold to OLP Ratio**97.8%**

Oct 2021	Nov 2020	YTD
100.3%	99.3%	100.3%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**24** **-29.4%**from Oct 2021:
34 **0.0%**from Nov 2020:
24

YTD	2021	2020	+/-
	362	352	2.8%

5-year Nov average: **24****New Pendings****28** **-20.0%**from Oct 2021:
35 **0.0%**from Nov 2020:
28

YTD	2021	2020	+/-
	325	336	-3.3%

5-year Nov average: **26****Closed Sales****32** **-11.1%**from Oct 2021:
36 **-20.0%**from Nov 2020:
40

YTD	2021	2020	+/-
	323	303	6.6%

5-year Nov average: **31****Median Sold Price****\$347,450** **3.1%**from Oct 2021:
\$337,000 **6.1%**from Nov 2020:
\$327,500

YTD	2021	2020	+/-
	\$325,000	\$303,384	7.1%

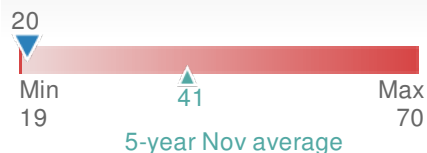
5-year Nov average: **\$289,980****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for November was \$347,450, representing an increase of 3.1% compared to last month and an increase of 6.1% from Nov 2020. The average days on market for units sold in November was 20 days, 51% below the 5-year November average of 41 days. There was a 20% month over month decrease in new contract activity with 28 New Pendings; an 18.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 40; and a 16.1% decrease in supply to 26 active units.

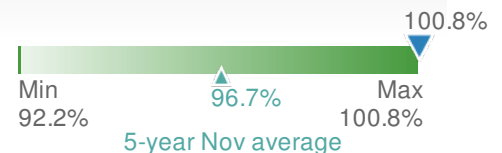
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 1.58 in October and a decrease from 3.11 in November 2020. The Contract Ratio is 23% higher than the 5-year November average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**26**

Oct 2021	Nov 2020
31	19

Avg DOM**20**

Oct 2021	Nov 2020	YTD
12	19	20

Avg Sold to OLP Ratio**100.8%**

Oct 2021	Nov 2020	YTD
100.8%	100.7%	101.7%

November 2021

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

34

-29.2%

from Oct 2021:
48

-17.1%

from Nov 2020:
41

YTD	2021	2020	+/-
	752	567	32.6%

5-year Nov average: 40

New Pendings

57

0.0%

from Oct 2021:
57

1.8%

from Nov 2020:
56

YTD	2021	2020	+/-
	640	512	25.0%

5-year Nov average: 45

Closed Sales

60

1.7%

from Oct 2021:
59

11.1%

from Nov 2020:
54

YTD	2021	2020	+/-
	613	444	38.1%

5-year Nov average: 51

Median Sold Price

\$175,000

-10.7%

from Oct 2021:
\$196,000

-0.0%

from Nov 2020:
\$175,050

YTD	2021	2020	+/-
	\$185,000	\$174,000	6.3%

5-year Nov average: \$162,950

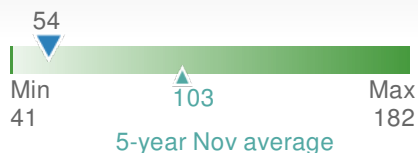
Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for November was \$175,000, representing a decrease of 10.7% compared to last month and a decrease of 0% from Nov 2020. The average days on market for units sold in November was 27 days, 24% below the 5-year November average of 36 days. There was no month over month change in new contract activity with 57 New Pendings; a 13.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 100; and a 27% decrease in supply to 54 active units.

This activity resulted in a Contract Ratio of 1.85 pendings per active listing, up from 1.57 in October and a decrease from 2.71 in November 2020. The Contract Ratio is 51% higher than the 5-year November average of 1.22. 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

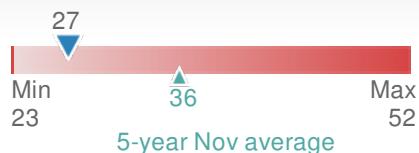
54



Oct 2021	Nov 2020
74	41

Avg DOM

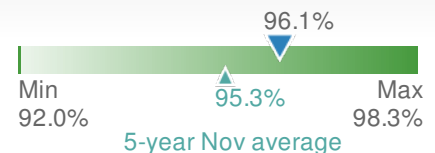
27



Oct 2021	Nov 2020	YTD
19	23	20

Avg Sold to OLP Ratio

96.1%



Oct 2021	Nov 2020	YTD
99.9%	98.3%	99.6%

November 2021

North Penn (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**89****↓ -23.3%**from Oct 2021:
116**↑ 9.9%**from Nov 2020:
81

YTD	2021	2020	+/-
	1,365	1,420	-3.9%

5-year Nov average: **92****New Pendings****101****↓ -12.9%**from Oct 2021:
116**↓ -1.9%**from Nov 2020:
103

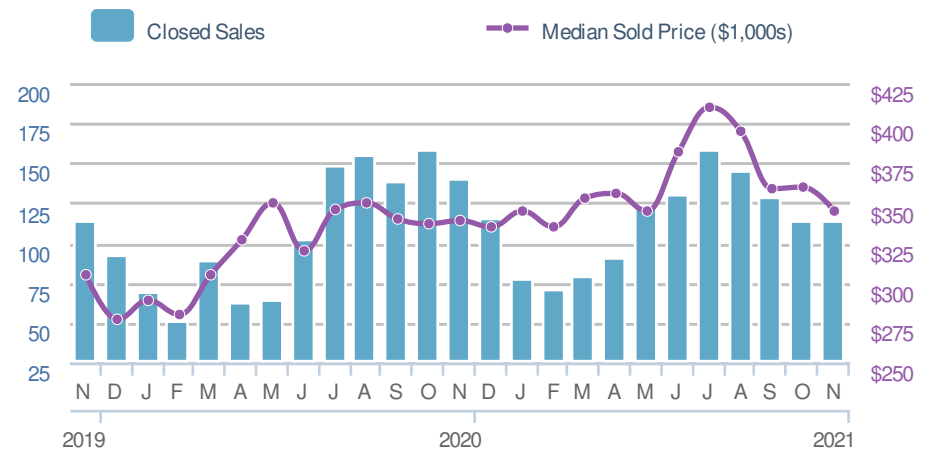
YTD	2021	2020	+/-
	1,297	1,288	0.7%

5-year Nov average: **97****Closed Sales****114****↑ 0.9%**from Oct 2021:
113**↓ -18.6%**from Nov 2020:
140

YTD	2021	2020	+/-
	1,261	1,214	3.9%

5-year Nov average: **120****Median Sold Price****\$345,000****↓ -4.2%**from Oct 2021:
\$360,000**↑ 1.6%**from Nov 2020:
\$339,500

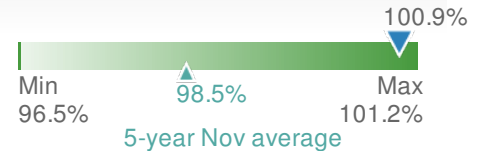
YTD	2021	2020	+/-
	\$366,000	\$330,000	10.9%

5-year Nov average: **\$313,080****Active Listings****45**

Oct 2021	Nov 2020
70	77

Avg DOM**24**

Oct 2021	Nov 2020	YTD
20	17	19

Avg Sold to OLP Ratio**100.9%**

Oct 2021	Nov 2020	YTD
101.0%	101.2%	102.2%

November 2021

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

54

-12.9%

from Oct 2021:
62

12.5%

from Nov 2020:
48

YTD	2021	2020	+/-
	739	760	-2.8%

5-year Nov average: 43

New Pendings

59

-1.7%

from Oct 2021:
60

3.5%

from Nov 2020:
57

YTD	2021	2020	+/-
	695	693	0.3%

5-year Nov average: 47

Closed Sales

63

12.5%

from Oct 2021:
56

-7.4%

from Nov 2020:
68

YTD	2021	2020	+/-
	669	630	6.2%

5-year Nov average: 60

Median Sold Price

\$400,000

-3.6%

from Oct 2021:
\$415,000

1.9%

from Nov 2020:
\$392,500

YTD	2021	2020	+/-
	\$420,000	\$389,000	8.0%

5-year Nov average: \$353,500

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for November was \$400,000, representing a decrease of 3.6% compared to last month and an increase of 1.9% from Nov 2020. The average days on market for units sold in November was 17 days, 46% below the 5-year November average of 31 days. There was a 1.7% month over month decrease in new contract activity with 59 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 91; and a 36.2% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 3.03 pendings per active listing, up from 2.02 in October and an increase from 2.17 in November 2020. The Contract Ratio is 101% higher than the 5-year November 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

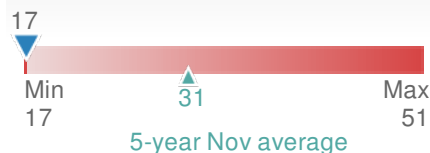
30



Oct 2021	Nov 2020
47	48

Avg DOM

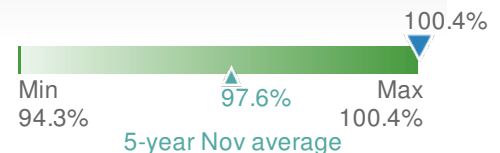
17



Oct 2021	Nov 2020	YTD
17	21	18

Avg Sold to OLP Ratio

100.4%



Oct 2021	Nov 2020	YTD
101.3%	100.4%	101.8%

November 2021

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**35**

-35.2%

from Oct 2021:
54

6.1%

from Nov 2020:
33

YTD	2021	2020	+/-
	626	660	-5.2%

5-year Nov average: **49****New Pendings****42**

-25.0%

from Oct 2021:
56

-8.7%

from Nov 2020:
46

YTD	2021	2020	+/-
	602	595	1.2%

5-year Nov average: **49****Closed Sales****51**

-10.5%

from Oct 2021:
57

-29.2%

from Nov 2020:
72

YTD	2021	2020	+/-
	592	584	1.4%

5-year Nov average: **58****Median Sold Price****\$250,000**

-10.7%

from Oct 2021:
\$280,000

-11.5%

from Nov 2020:
\$282,500

YTD	2021	2020	+/-
	\$306,250	\$270,000	13.4%

5-year Nov average: **\$258,100****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for November was \$250,000, representing a decrease of 10.7% compared to last month and a decrease of 11.5% from Nov 2020. The average days on market for units sold in November was 32 days, 19% above the 5-year November average of 27 days. There was a 25% month over month decrease in new contract activity with 42 New Pendings; a 19.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 65; and a 34.8% decrease in supply to 15 active units.

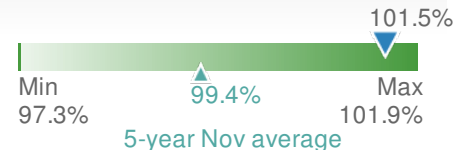
This activity resulted in a Contract Ratio of 4.33 pendings per active listing, up from 3.52 in October and an increase from 2.66 in November 2020. The Contract Ratio is 111% higher than the 5-year November average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Oct 2021	Nov 2020
23	29

Avg DOM**32**

Oct 2021	Nov 2020	YTD
24	12	20

Avg Sold to OLP Ratio**101.5%**

Oct 2021	Nov 2020	YTD
100.8%	101.9%	102.7%

November 2021

Perkiomen Valley (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**41****↓ -8.9%**from Oct 2021:
45**↓ -18.0%**from Nov 2020:
50

YTD	2021	2020	+/-
	591	585	1.0%

5-year Nov average: **38****New Pendings****33****↓ -25.0%**from Oct 2021:
44**↓ -45.0%**from Nov 2020:
60

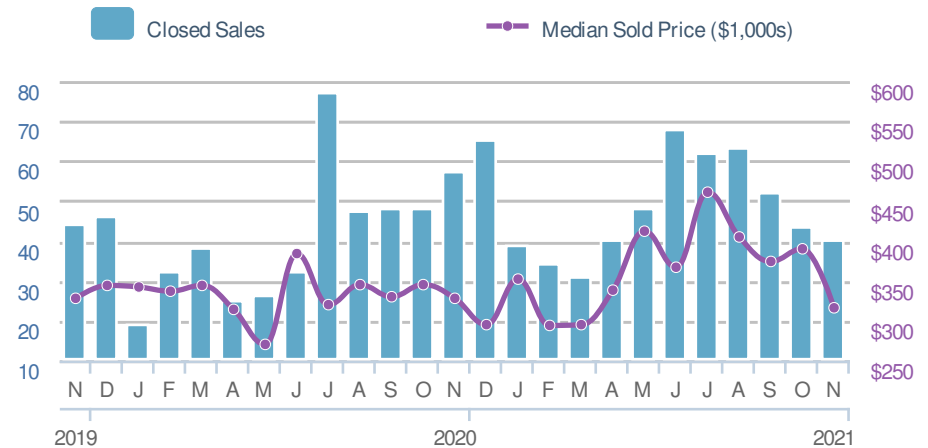
YTD	2021	2020	+/-
	526	536	-1.9%

5-year Nov average: **41****Closed Sales****40****↓ -7.0%**from Oct 2021:
43**↓ -29.8%**from Nov 2020:
57

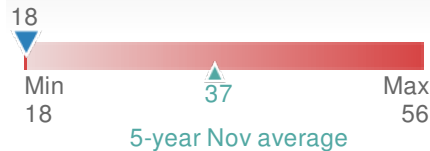
YTD	2021	2020	+/-
	532	462	15.2%

5-year Nov average: **46****Median Sold Price****\$316,500****↓ -18.8%**from Oct 2021:
\$390,000**↓ -3.5%**from Nov 2020:
\$328,000

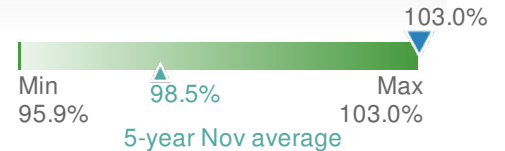
YTD	2021	2020	+/-
	\$370,000	\$339,900	8.9%

5-year Nov average: **\$313,280****Active Listings****40**

Oct 2021	Nov 2020
35	35

Avg DOM**18**

Oct 2021	Nov 2020	YTD
27	20	17

Avg Sold to OLP Ratio**103.0%**

Oct 2021	Nov 2020	YTD
101.1%	99.5%	103.1%

November 2021

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**15**

-37.5%
 from Oct 2021:
24

-57.1%
 from Nov 2020:
35

YTD	2021	2020	+/-
	359	365	-1.6%

5-year Nov average: **23****New Pendings****16**

-27.3%
 from Oct 2021:
22

-61.9%
 from Nov 2020:
42

YTD	2021	2020	+/-
	314	326	-3.7%

5-year Nov average: **23****Closed Sales****17**

-34.6%
 from Oct 2021:
26

-48.5%
 from Nov 2020:
33

YTD	2021	2020	+/-
	319	270	18.1%

5-year Nov average: **27****Median Sold Price****\$432,500**

-5.5%
 from Oct 2021:
\$457,500

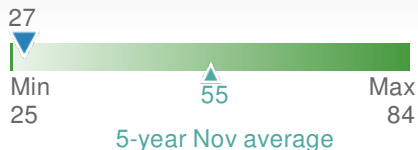
-1.3%
 from Nov 2020:
\$437,990

YTD	2021	2020	+/-
	\$461,562	\$404,990	14.0%

5-year Nov average: **\$384,198****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for November was \$432,500, representing a decrease of 5.5% compared to last month and a decrease of 1.3% from Nov 2020. The average days on market for units sold in November was 26 days, 38% below the 5-year November average of 42 days. There was a 27.3% month over month decrease in new contract activity with 16 New Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 41; and a 6.9% decrease in supply to 27 active units.

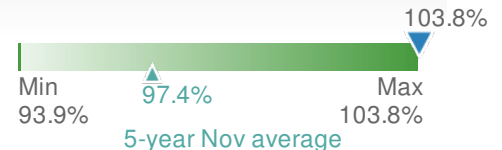
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.48 in October and a decrease from 2.92 in November 2020. The Contract Ratio is 28% higher than the 5-year November average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
29	25

Avg DOM**26**

Oct 2021	Nov 2020	YTD
37	21	20

Avg Sold to OLP Ratio**103.8%**

Oct 2021	Nov 2020	YTD
102.2%	97.4%	102.7%

November 2021

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**26** **23.8%**from Oct 2021:
21 **73.3%**from Nov 2020:
15

YTD	2021	2020	+/-
	232	220	5.5%

5-year Nov average: **15****New Pendings****17** **-22.7%**from Oct 2021:
22 **-5.6%**from Nov 2020:
18

YTD	2021	2020	+/-
	212	210	1.0%

5-year Nov average: **17****Closed Sales****23** **35.3%**from Oct 2021:
17 **-4.2%**from Nov 2020:
24

YTD	2021	2020	+/-
	213	192	10.9%

5-year Nov average: **19****Median Sold Price****\$275,000** **0.0%**from Oct 2021:
\$275,000 **14.3%**from Nov 2020:
\$240,500

YTD	2021	2020	+/-
	\$274,500	\$249,500	10.0%

5-year Nov average: **\$239,690****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for November was \$275,000, representing no change compared to last month and an increase of 14.3% from Nov 2020. The average days on market for units sold in November was 13 days, 54% below the 5-year November average of 28 days. There was a 22.7% month over month decrease in new contract activity with 17 New Pendings; a 22.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 24; and a 116.7% increase in supply to 13 active units.

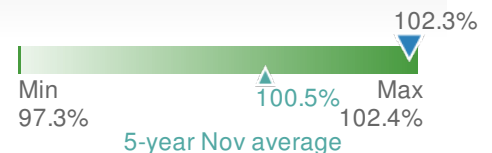
This activity resulted in a Contract Ratio of 1.85 pendings per active listing, down from 5.17 in October and a decrease from 3.70 in November 2020. The Contract Ratio is 15% higher than the 5-year November average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
6	10

Avg DOM**13**

Oct 2021	Nov 2020	YTD
13	19	12

Avg Sold to OLP Ratio**102.3%**

Oct 2021	Nov 2020	YTD
99.5%	102.4%	103.8%

November 2021

Pottsgrove (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**38****↓ -11.6%**from Oct 2021:
43**↓ -9.5%**from Nov 2020:
42

YTD	2021	2020	+/-
	511	481	6.2%

5-year Nov average: **34****New Pendings****41****↓ -4.7%**from Oct 2021:
43**↓ -2.4%**from Nov 2020:
42

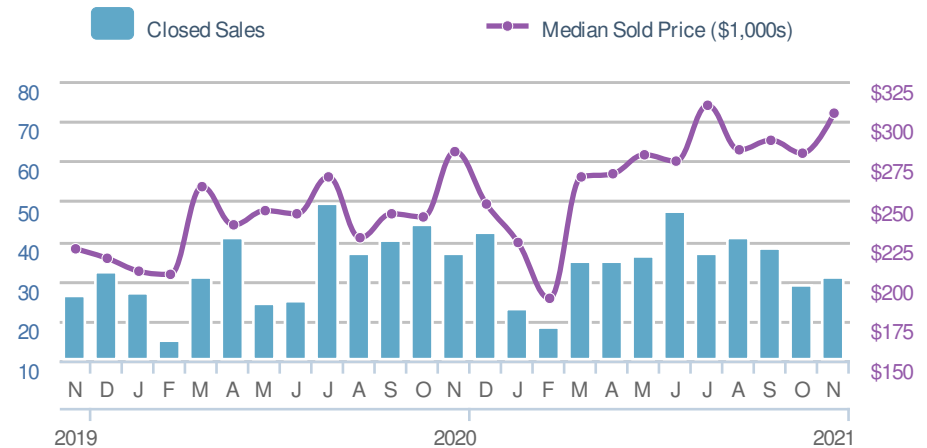
YTD	2021	2020	+/-
	417	431	-3.2%

5-year Nov average: **30****Closed Sales****31****↑ 6.9%**from Oct 2021:
29**↓ -16.2%**from Nov 2020:
37

YTD	2021	2020	+/-
	382	400	-4.5%

5-year Nov average: **33****Median Sold Price****\$305,000****↑ 8.9%**from Oct 2021:
\$280,000**↑ 8.4%**from Nov 2020:
\$281,250

YTD	2021	2020	+/-
	\$280,000	\$245,000	14.3%

5-year Nov average: **\$251,298****Active Listings****22**

Oct 2021	Nov 2020
28	20

Avg DOM**12**

Oct 2021	Nov 2020	YTD
11	9	11

Avg Sold to OLP Ratio**100.2%**

Oct 2021	Nov 2020	YTD
102.8%	101.2%	103.0%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**32** **-5.9%**from Oct 2021:
34 **-3.0%**from Nov 2020:
33

YTD	2021	2020	+/-
	387	362	6.9%

5-year Nov average: **27****New Pendings****33** **10.0%**from Oct 2021:
30 **10.0%**from Nov 2020:
30

YTD	2021	2020	+/-
	301	311	-3.2%

5-year Nov average: **23****Closed Sales****22** **57.1%**from Oct 2021:
14 **-21.4%**from Nov 2020:
28

YTD	2021	2020	+/-
	266	292	-8.9%

5-year Nov average: **24****Median Sold Price****\$350,450** **6.2%**from Oct 2021:
\$330,000 **15.4%**from Nov 2020:
\$303,657

YTD	2021	2020	+/-
	\$318,125	\$276,250	15.2%

5-year Nov average: **\$286,111****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for November was \$350,450, representing an increase of 6.2% compared to last month and an increase of 15.4% from Nov 2020. The average days on market for units sold in November was 9 days, 57% below the 5-year November average of 21 days. There was a 10% month over month increase in new contract activity with 33 New Pendings; an 11.9% MoM increase in All Pendings (new contracts + contracts carried over from October) to 75; and a 20.8% decrease in supply to 19 active units.

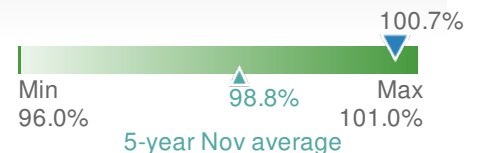
This activity resulted in a Contract Ratio of 3.95 pendings per active listing, up from 2.79 in October and a decrease from 4.25 in November 2020. The Contract Ratio is 99% higher than the 5-year November average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Oct 2021	Nov 2020
24	16

Avg DOM**9**

Oct 2021	Nov 2020	YTD
12	9	12

Avg Sold to OLP Ratio**100.7%**



Oct 2021	Nov 2020	YTD
103.0%	101.0%	103.2%

November 2021**Pottsgrove (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**6**

 **-33.3%**
 from Oct 2021: **9**
 **-33.3%**
 from Nov 2020: **9**


YTD	2021	2020	+/-
	124	119	4.2%

5-year Nov average: **7****New Pendings****8**

 **-38.5%**
 from Oct 2021: **13**
 **-33.3%**
 from Nov 2020: **12**



YTD	2021	2020	+/-
	116	120	-3.3%

5-year Nov average: **7****Closed Sales****9**

 **-40.0%**
 from Oct 2021: **15**
 **0.0%**
 from Nov 2020: **9**

YTD	2021	2020	+/-
	116	108	7.4%

5-year Nov average: **9****Median Sold Price****\$204,000**

 **21.1%**
 from Oct 2021: **\$168,500**
 **-11.7%**
 from Nov 2020: **\$231,000**

YTD	2021	2020	+/-
	\$185,000	\$167,900	10.2%

5-year Nov average: **\$162,050****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for November was \$204,000, representing an increase of 21.1% compared to last month and a decrease of 11.7% from Nov 2020. The average days on market for units sold in November was 19 days, 33% below the 5-year November average of 28 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and a 25% decrease in supply to 3 active units.

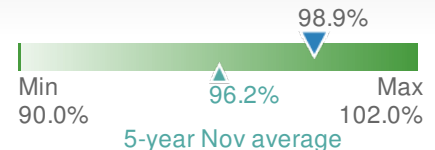
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 4.25 in October and a decrease from 5.75 in November 2020. The Contract Ratio is 103% higher than the 5-year November average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
4	4

Avg DOM**19**

Oct 2021	Nov 2020	YTD
10	9	8

Avg Sold to OLP Ratio**98.9%**

Oct 2021	Nov 2020	YTD
102.5%	102.0%	102.4%

November 2021

Pottstown (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**45****↓ -25.0%**from Oct 2021:
60**↑ 40.6%**from Nov 2020:
32

YTD	2021	2020	+/-
	530	441	20.2%

5-year Nov average: **39****New Pendings****50****↓ -2.0%**from Oct 2021:
51**↑ 61.3%**from Nov 2020:
31

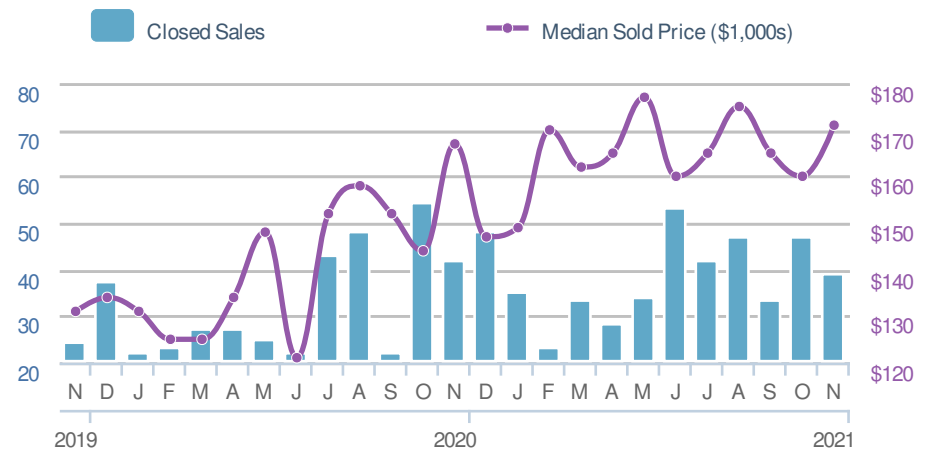
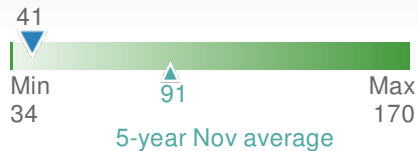
YTD	2021	2020	+/-
	460	401	14.7%

5-year Nov average: **38****Closed Sales****39****↓ -17.0%**from Oct 2021:
47**↓ -7.1%**from Nov 2020:
42

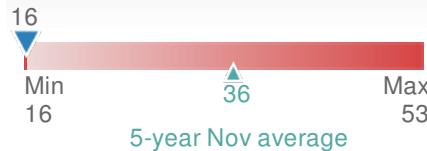
YTD	2021	2020	+/-
	425	373	13.9%

5-year Nov average: **36****Median Sold Price****\$171,000****↑ 6.9%**from Oct 2021:
\$160,000**↑ 2.1%**from Nov 2020:
\$167,500

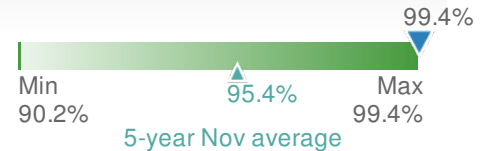
YTD	2021	2020	+/-
	\$165,000	\$146,450	12.7%

5-year Nov average: **\$136,550****Active Listings****41**

Oct 2021	Nov 2020
47	34

Avg DOM**16**

Oct 2021	Nov 2020	YTD
12	37	14

Avg Sold to OLP Ratio**99.4%**

Oct 2021	Nov 2020	YTD
101.4%	98.8%	101.1%

November 2021

Pottstown (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

20

-16.7%

from Oct 2021:
24

33.3%

from Nov 2020:
15

YTD	2021	2020	+/-
	253	236	7.2%

5-year Nov average: 19

New Pendings

23

4.5%

from Oct 2021:
22

64.3%

from Nov 2020:
14

YTD	2021	2020	+/-
	228	223	2.2%

5-year Nov average: 18

Closed Sales

19

-24.0%

from Oct 2021:
25

-24.0%

from Nov 2020:
25

YTD	2021	2020	+/-
	214	211	1.4%

5-year Nov average: 19

Median Sold Price

\$225,000

25.0%

from Oct 2021:
\$179,999

25.0%

from Nov 2020:
\$180,000

YTD	2021	2020	+/-
	\$202,000	\$164,000	23.2%

5-year Nov average: \$160,800

Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for November was \$225,000, representing an increase of 25% compared to last month and an increase of 25% from Nov 2020. The average days on market for units sold in November was 20 days, 44% below the 5-year November average of 36 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; a 3.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 31; and a 21.1% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 2.07 pendings per active listing, up from 1.58 in October and a decrease from 2.23 in November 2020. The Contract Ratio is 84% higher than the 5-year November average of 1.13. 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

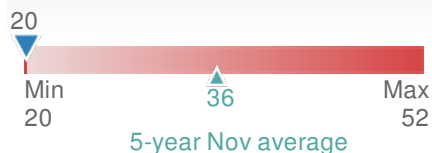
15



Oct 2021	Nov 2020
19	13

Avg DOM

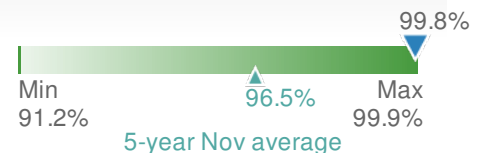
20



Oct 2021	Nov 2020	YTD
15	25	13

Avg Sold to OLP Ratio

99.8%



Oct 2021	Nov 2020	YTD
100.5%	99.9%	102.2%

November 2021

Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

25

-30.6%

from Oct 2021:
36

47.1%

from Nov 2020:
17

YTD	2021	2020	+/-
	277	205	35.1%

5-year Nov average: 20

New Pendings

27

-6.9%

from Oct 2021:
29

58.8%

from Nov 2020:
17

YTD	2021	2020	+/-
	232	178	30.3%

5-year Nov average: 20

Closed Sales

20

-9.1%

from Oct 2021:
22

17.6%

from Nov 2020:
17

YTD	2021	2020	+/-
	211	162	30.2%

5-year Nov average: 17

Median Sold Price

\$130,000

-16.1%

from Oct 2021:
\$155,000

-5.5%

from Nov 2020:
\$137,500

YTD	2021	2020	+/-
	\$145,000	\$119,500	21.3%

5-year Nov average: \$107,401

Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for November was \$130,000, representing a decrease of 16.1% compared to last month and a decrease of 5.5% from Nov 2020. The average days on market for units sold in November was 11 days, 70% below the 5-year November average of 36 days. There was a 6.9% month over month decrease in new contract activity with 27 New Pendings; a 12.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 44; and a 7.1% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.39 in October and an increase from 1.38 in November 2020. The Contract Ratio is 95% higher than the 5-year November average of 0.87. 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

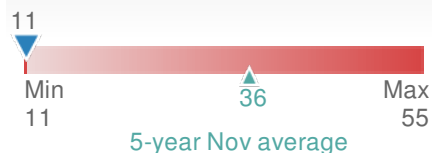
26



Oct 2021	Nov 2020
28	21

Avg DOM

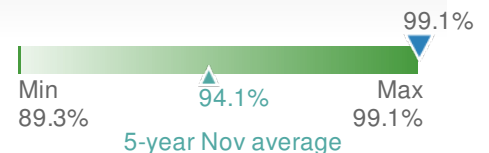
11



Oct 2021	Nov 2020	YTD
8	53	15

Avg Sold to OLP Ratio

99.1%



Oct 2021	Nov 2020	YTD
102.4%	97.2%	100.0%

November 2021

Souderton Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**38****↓ -33.3%**from Oct 2021:
57**↓ -15.6%**from Nov 2020:
45

YTD	2021	2020	+/-
	576	562	2.5%

5-year Nov average: **39****New Pendings****43****↓ -20.4%**from Oct 2021:
54**↔ 0.0%**from Nov 2020:
43

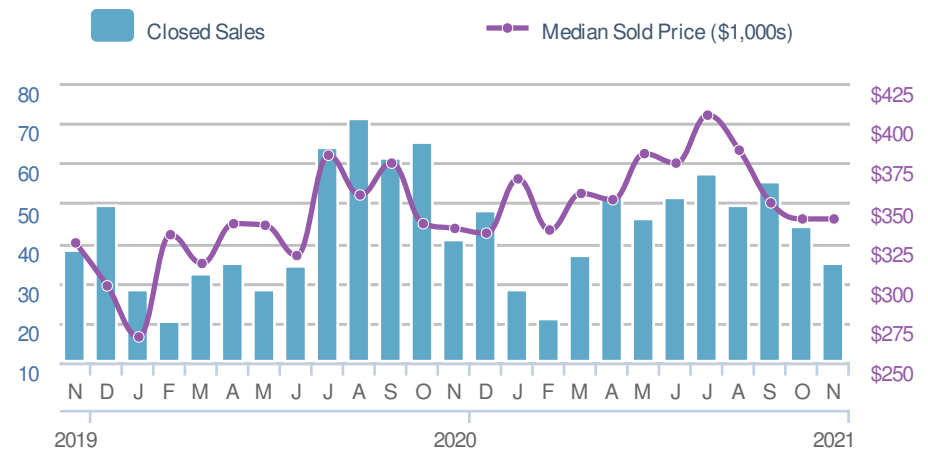
YTD	2021	2020	+/-
	524	541	-3.1%

5-year Nov average: **39****Closed Sales****35****↓ -20.5%**from Oct 2021:
44**↓ -14.6%**from Nov 2020:
41

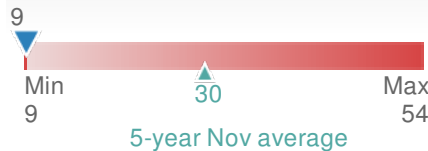
YTD	2021	2020	+/-
	494	493	0.2%

5-year Nov average: **41****Median Sold Price****\$340,000****↔ 0.0%**from Oct 2021:
\$340,000**↑ 1.8%**from Nov 2020:
\$334,000

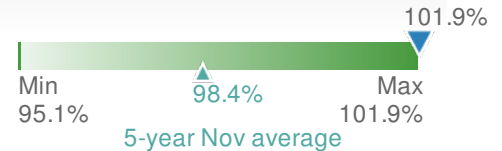
YTD	2021	2020	+/-
	\$361,250	\$337,000	7.2%

5-year Nov average: **\$305,000****Active Listings****28**

Oct 2021	Nov 2020
35	41

Avg DOM**9**

Oct 2021	Nov 2020	YTD
13	13	16

Avg Sold to OLP Ratio**101.9%**



Oct 2021	Nov 2020	YTD
102.0%	101.3%	102.4%

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

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**31**

 **-13.9%**  **-11.4%**
 from Oct 2021: **36** from Nov 2020: **35**

YTD	2021	2020	+/-
	400	400	0.0%

5-year Nov average: **29****New Pendings****34**

 **3.0%**  **17.2%**
 from Oct 2021: **33** from Nov 2020: **29**



YTD	2021	2020	+/-
	364	366	-0.5%

5-year Nov average: **25****Closed Sales****22**

 **-26.7%**  **-15.4%**
 from Oct 2021: **30** from Nov 2020: **26**

YTD	2021	2020	+/-
	338	326	3.7%

5-year Nov average: **24****Median Sold Price****\$350,000**

 **-10.1%**  **-8.6%**
 from Oct 2021: **\$389,500** from Nov 2020: **\$383,000**

YTD	2021	2020	+/-
	\$410,000	\$390,500	5.0%

5-year Nov average: **\$335,850****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for November was \$350,000, representing a decrease of 10.1% compared to last month and a decrease of 8.6% from Nov 2020. The average days on market for units sold in November was 9 days, 73% below the 5-year November average of 33 days. There was a 3% month over month increase in new contract activity with 34 New Pendings; a 21.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 62; and an 18.5% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 2.82 pendings per active listing, up from 1.89 in October and an increase from 1.55 in November 2020. The Contract Ratio is 152% higher than the 5-year November average of 1.12. 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**

Oct 2021	Nov 2020
27	40

Avg DOM**9**

Oct 2021	Nov 2020	YTD
13	11	18

Avg Sold to OLP Ratio**100.7%**


Oct 2021	Nov 2020	YTD
102.0%	102.2%	102.1%


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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**7**


 **-66.7%**
 from Oct 2021:
21

 **-30.0%**
 from Nov 2020:
10

YTD	2021	2020	+/-
	176	161	9.3%


5-year Nov average: **11****New Pendings****9**


 **-57.1%**
 from Oct 2021:
21

 **-35.7%**
 from Nov 2020:
14

YTD	2021	2020	+/-
	160	174	-8.0%


5-year Nov average: **14****Closed Sales****13**


 **-7.1%**
 from Oct 2021:
14

 **-13.3%**
 from Nov 2020:
15

YTD	2021	2020	+/-
	156	166	-6.0%

5-year Nov average: **15****Median Sold Price****\$305,000**

 **14.3%**
 from Oct 2021:
\$266,950

 **0.0%**
 from Nov 2020:
\$305,000

YTD	2021	2020	+/-
	\$305,000	\$286,000	6.6%

5-year Nov average: **\$290,565****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for November was \$305,000, representing an increase of 14.3% compared to last month and no change from Nov 2020. The average days on market for units sold in November was 9 days, 65% below the 5-year November average of 26 days. There was a 57.1% month over month decrease in new contract activity with 9 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 22; and a 25% decrease in supply to 6 active units.

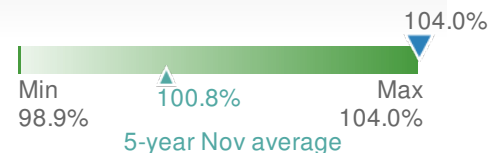
This activity resulted in a Contract Ratio of 3.67 pendings per active listing, up from 3.25 in October and a decrease from 28.00 in November 2020. The Contract Ratio is 47% lower than the 5-year November average of 6.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Oct 2021	Nov 2020
8	1

Avg DOM**9**

Oct 2021	Nov 2020	YTD
13	18	11

Avg Sold to OLP Ratio**104.0%**

Oct 2021	Nov 2020	YTD
101.9%	99.6%	103.1%

November 2021

Spring-Ford Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**65****↓ -9.7%**from Oct 2021:
72**↑ 1.6%**from Nov 2020:
64

YTD	2021	2020	+/-
	907	868	4.5%

5-year Nov average: **58****New Pendings****56****↓ -23.3%**from Oct 2021:
73**↓ -8.2%**from Nov 2020:
61

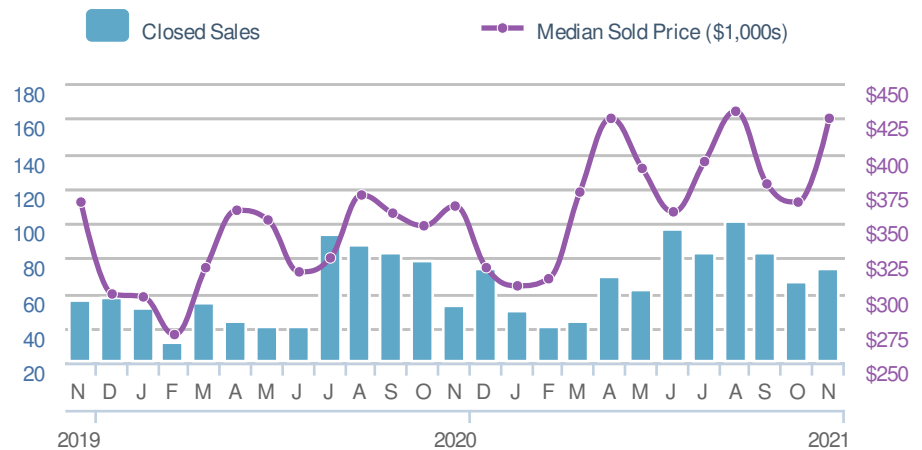
YTD	2021	2020	+/-
	784	733	7.0%

5-year Nov average: **52****Closed Sales****73****↑ 10.6%**from Oct 2021:
66**↑ 37.7%**from Nov 2020:
53

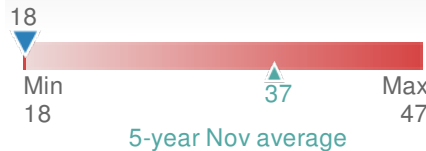
YTD	2021	2020	+/-
	788	683	15.4%

5-year Nov average: **62****Median Sold Price****\$425,000****↑ 16.4%**from Oct 2021:
\$365,000**↑ 17.4%**from Nov 2020:
\$362,080

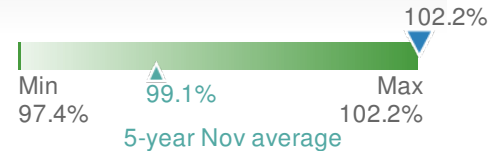
YTD	2021	2020	+/-
	\$386,000	\$344,733	12.0%

5-year Nov average: **\$342,916****Active Listings****70**

Oct 2021	Nov 2020
65	73

Avg DOM**18**

Oct 2021	Nov 2020	YTD
15	26	14

Avg Sold to OLP Ratio**102.2%**

Oct 2021	Nov 2020	YTD
101.2%	100.2%	102.8%

November 2021

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**34** **-8.1%**from Oct 2021:
37 **17.2%**from Nov 2020:
29

YTD	2021	2020	+/-
	446	370	20.5%

5-year Nov average: **24****New Pendings****22** **-38.9%**from Oct 2021:
36 **-12.0%**from Nov 2020:
25

YTD	2021	2020	+/-
	372	312	19.2%

5-year Nov average: **21****Closed Sales****32** **6.7%**from Oct 2021:
30 **23.1%**from Nov 2020:
26

YTD	2021	2020	+/-
	358	298	20.1%

5-year Nov average: **27****Median Sold Price****\$547,750** **20.8%**from Oct 2021:
\$453,250 **9.0%**from Nov 2020:
\$502,524

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

5-year Nov average: **\$449,845****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for November was \$547,750, representing an increase of 20.8% compared to last month and an increase of 9% from Nov 2020. The average days on market for units sold in November was 25 days, 39% below the 5-year November average of 41 days. There was a 38.9% month over month decrease in new contract activity with 22 New Pendings; a 19.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 53; and a 25% increase in supply to 35 active units.

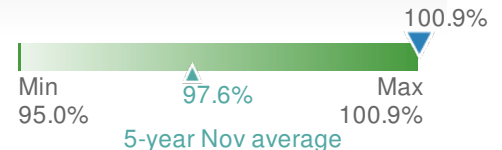
This activity resulted in a Contract Ratio of 1.51 pendings per active listing, down from 2.36 in October and a decrease from 1.59 in November 2020. The Contract Ratio is 64% higher than the 5-year November average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
28	32

Avg DOM**25**

Oct 2021	Nov 2020	YTD
18	28	15

Avg Sold to OLP Ratio**100.9%**

Oct 2021	Nov 2020	YTD
99.9%	99.6%	102.6%



November 2021

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**31**

 **-11.4%**  **-11.4%**
 from Oct 2021: **35** from Nov 2020: **35**



YTD	2021	2020	+/-
	461	498	-7.4%

5-year Nov average: **34****New Pendings****34**

 **-8.1%**  **-5.6%**
 from Oct 2021: **37** from Nov 2020: **36**



YTD	2021	2020	+/-
	412	421	-2.1%

5-year Nov average: **31****Closed Sales****41**

 **13.9%**  **51.9%**
 from Oct 2021: **36** from Nov 2020: **27**

YTD	2021	2020	+/-
	430	385	11.7%

5-year Nov average: **35****Median Sold Price****\$370,000**

 **24.4%**  **23.3%**
 from Oct 2021: **\$297,500** from Nov 2020: **\$300,000**

YTD	2021	2020	+/-
	\$310,000	\$276,625	12.1%

5-year Nov average: **\$291,440****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for November was \$370,000, representing an increase of 24.4% compared to last month and an increase of 23.3% from Nov 2020. The average days on market for units sold in November was 12 days, 66% below the 5-year November average of 35 days. There was an 8.1% month over month decrease in new contract activity with 34 New Pendings; a 20.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 51; and a 5.4% decrease in supply to 35 active units.

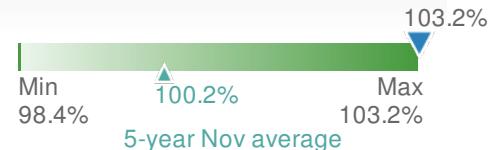
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, down from 1.73 in October and a decrease from 2.22 in November 2020. The Contract Ratio is 23% higher than the 5-year November average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
37	41

Avg DOM**12**

Oct 2021	Nov 2020	YTD
12	25	14

Avg Sold to OLP Ratio**103.2%**

Oct 2021	Nov 2020	YTD
102.2%	100.7%	103.0%

November 2021

Upper Dublin (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**21**

↑ **10.5%**
from Oct 2021:
19

↓ **-19.2%**
from Nov 2020:
26

YTD	2021	2020	+/-
	420	401	4.7%

5-year Nov average: **24****New Pendings****21**

↓ **-12.5%**
from Oct 2021:
24

↓ **-38.2%**
from Nov 2020:
34

YTD	2021	2020	+/-
	356	351	1.4%

5-year Nov average: **27****Closed Sales****25**

↓ **-10.7%**
from Oct 2021:
28

↓ **-19.4%**
from Nov 2020:
31

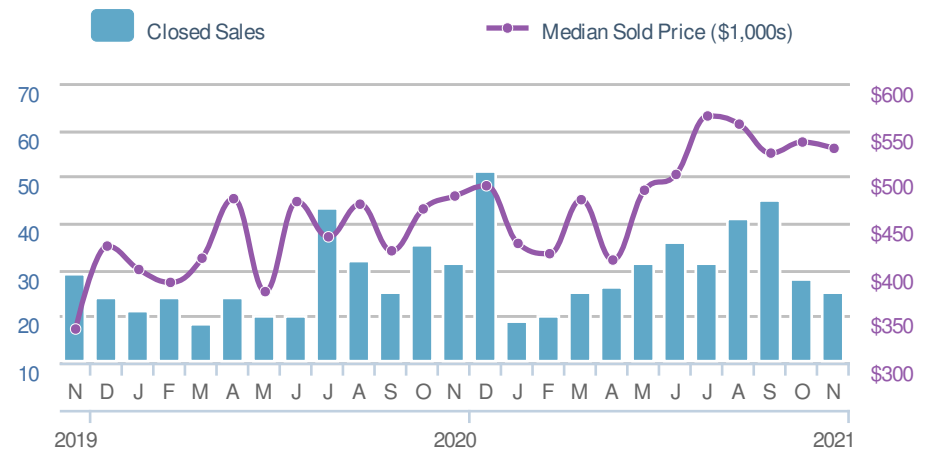
YTD	2021	2020	+/-
	342	304	12.5%

5-year Nov average: **27****Median Sold Price****\$530,000**

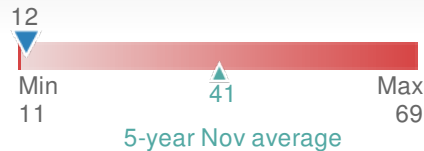
↓ **-1.4%**
from Oct 2021:
\$537,500

↑ **10.4%**
from Nov 2020:
\$479,900

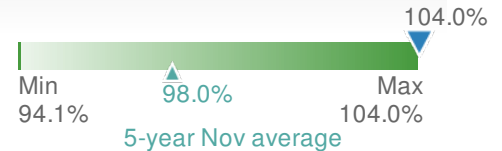
YTD	2021	2020	+/-
	\$495,750	\$444,950	11.4%

5-year Nov average: **\$399,710****Active Listings****26**

Oct 2021	Nov 2020
32	46

Avg DOM**12**

Oct 2021	Nov 2020	YTD
27	11	18

Avg Sold to OLP Ratio**104.0%**

Oct 2021	Nov 2020	YTD
100.7%	101.2%	102.8%

November 2021

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17** **30.8%**from Oct 2021:
13 **-19.0%**from Nov 2020:
21

YTD	2021	2020	+/-
	287	293	-2.0%

5-year Nov average: **18****New Pendings****14** **-26.3%**from Oct 2021:
19 **-48.1%**from Nov 2020:
27

YTD	2021	2020	+/-
	242	261	-7.3%

5-year Nov average: **19****Closed Sales****13** **-31.6%**from Oct 2021:
19 **-50.0%**from Nov 2020:
26

YTD	2021	2020	+/-
	241	235	2.6%

5-year Nov average: **18****Median Sold Price****\$530,000** **-7.9%**from Oct 2021:
\$575,500 **-0.1%**from Nov 2020:
\$530,500

YTD	2021	2020	+/-
	\$535,000	\$490,000	9.2%

5-year Nov average: **\$442,700****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for November was \$530,000, representing a decrease of 7.9% compared to last month and a decrease of 0.1% from Nov 2020. The average days on market for units sold in November was 12 days, 69% below the 5-year November average of 39 days. There was a 26.3% month over month decrease in new contract activity with 14 New Pendings; a 3.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 31; and no change in supply with 18 active units.

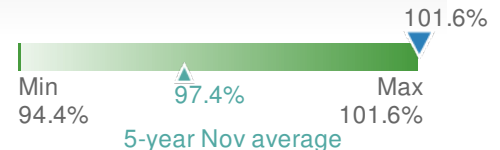
This activity resulted in a Contract Ratio of 1.72 pendings per active listing, up from 1.67 in October and a decrease from 2.15 in November 2020. The Contract Ratio is 48% higher than the 5-year November average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
18	27

Avg DOM**12**

Oct 2021	Nov 2020	YTD
23	11	18

Avg Sold to OLP Ratio**101.6%**

Oct 2021	Nov 2020	YTD
101.7%	101.0%	102.4%

November 2021

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**4** **-33.3%**

from Oct 2021:

6 **-20.0%**

from Nov 2020:

5

YTD	2021	2020	+/-
	133	108	23.1%

5-year Nov average: **6****New Pendings****7** **40.0%**

from Oct 2021:

5 **0.0%**

from Nov 2020:

7

YTD	2021	2020	+/-
	114	90	26.7%

5-year Nov average: **9****Closed Sales****12** **33.3%**

from Oct 2021:

9 **140.0%**

from Nov 2020:

5

YTD	2021	2020	+/-
	101	69	46.4%

5-year Nov average: **9****Median Sold Price****\$580,859** **52.5%**

from Oct 2021:

\$381,000 **166.4%**

from Nov 2020:

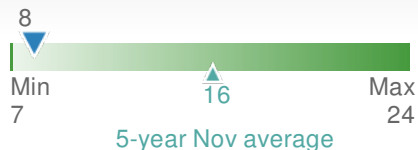
\$218,000

YTD	2021	2020	+/-
	\$375,000	\$310,000	21.0%

5-year Nov average: **\$296,572****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for November was \$580,859, representing an increase of 52.5% compared to last month and an increase of 166.4% from Nov 2020. The average days on market for units sold in November was 12 days, 71% below the 5-year November average of 41 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 13.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 33; and a 42.9% decrease in supply to 8 active units.

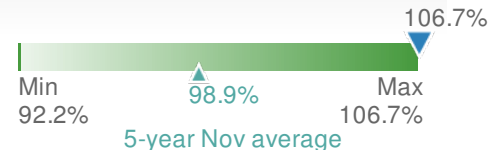
This activity resulted in a Contract Ratio of 4.13 pendings per active listing, up from 2.71 in October and an increase from 1.47 in November 2020. The Contract Ratio is 152% higher than the 5-year November average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
14	19

Avg DOM**12**

Oct 2021	Nov 2020	YTD
37	9	19

Avg Sold to OLP Ratio**106.7%**

Oct 2021	Nov 2020	YTD
98.6%	102.3%	103.8%

November 2021

Upper Merion Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**37**

-19.6%
 from Oct 2021: **46**

-19.6%
 from Nov 2020: **46**

YTD	2021	2020	+/-
	553	564	-2.0%

5-year Nov average: **40****New Pendings****44**

-17.0%
 from Oct 2021: **53**

2.3%
 from Nov 2020: **43**

YTD	2021	2020	+/-
	523	460	13.7%

5-year Nov average: **38****Closed Sales****41**

-6.8%
 from Oct 2021: **44**

-14.6%
 from Nov 2020: **48**

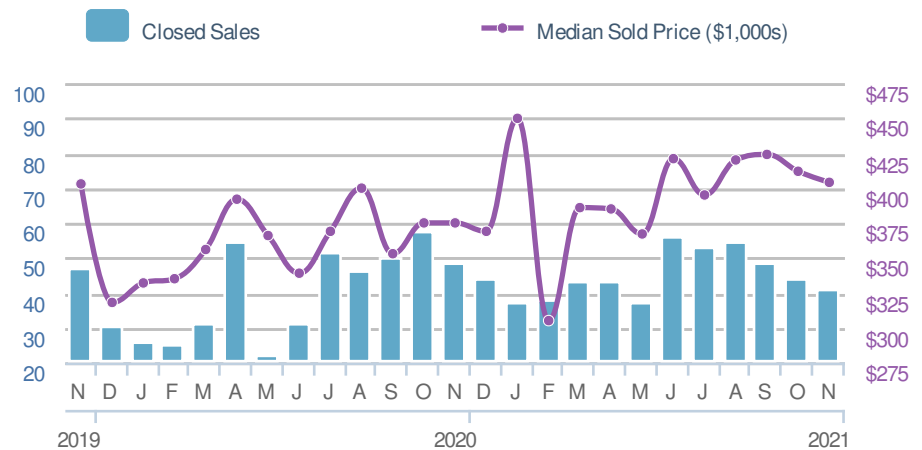
YTD	2021	2020	+/-
	509	459	10.9%

5-year Nov average: **43****Median Sold Price****\$404,000**

-2.1%
 from Oct 2021: **\$412,497**

7.7%
 from Nov 2020: **\$375,000**

YTD	2021	2020	+/-
	\$404,500	\$362,000	11.7%

5-year Nov average: **\$374,030****Active Listings****47**

47
 Min 47 Max 124
 5-year Nov average **86**

Oct 2021	Nov 2020
54	78

Avg DOM**39**

39
 Min 22 Max 51
 5-year Nov average **37**

Oct 2021	Nov 2020	YTD
52	22	41

Avg Sold to OLP Ratio**96.9%**

96.9%
 Min 93.3% Max 99.2%
 5-year Nov average **96.1%**

Oct 2021	Nov 2020	YTD
97.5%	99.2%	99.4%

November 2021

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**14** **-33.3%**from Oct 2021:
21 **-46.2%**from Nov 2020:
26

YTD	2021	2020	+/-
	256	246	4.1%

5-year Nov average: **20****New Pending****18** **-10.0%**from Oct 2021:
20 **-18.2%**from Nov 2020:
22

YTD	2021	2020	+/-
	228	223	2.2%

5-year Nov average: **19****Closed Sales****15** **-34.8%**from Oct 2021:
23 **-28.6%**from Nov 2020:
21

YTD	2021	2020	+/-
	241	197	22.3%

5-year Nov average: **22****Median Sold Price****\$470,000** **7.1%**from Oct 2021:
\$439,000 **2.2%**from Nov 2020:
\$459,900

YTD	2021	2020	+/-
	\$450,000	\$410,787	9.5%

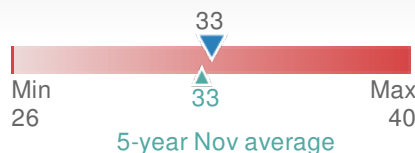
5-year Nov average: **\$413,580****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for November was \$470,000, representing an increase of 7.1% compared to last month and an increase of 2.2% from Nov 2020. The average days on market for units sold in November was 33 days, the same as the 5-year November average of 33 days. There was a 10% month over month decrease in new contract activity with 18 New Pending; a 6.9% MoM decrease in All Pending (new contracts + contracts carried over from October) to 27; and an 8.3% decrease in supply to 22 active units.

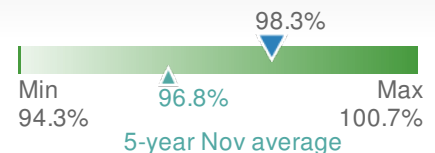
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 1.21 in October and a decrease from 2.47 in November 2020. The Contract Ratio is the same as the 5-year November average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
24	19

Avg DOM**33**

Oct 2021	Nov 2020	YTD
21	26	21

Avg Sold to OLP Ratio**98.3%**

Oct 2021	Nov 2020	YTD
97.2%	100.7%	100.5%

November 2021

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**23** **-8.0%**from Oct 2021:
25 **15.0%**from Nov 2020:
20

YTD	2021	2020	+/-
	295	317	-6.9%

5-year Nov average: **21****New Pending****26** **-21.2%**from Oct 2021:
33 **30.0%**from Nov 2020:
20

YTD	2021	2020	+/-
	293	235	24.7%

5-year Nov average: **19****Closed Sales****26** **23.8%**from Oct 2021:
21 **0.0%**from Nov 2020:
26

YTD	2021	2020	+/-
	266	260	2.3%

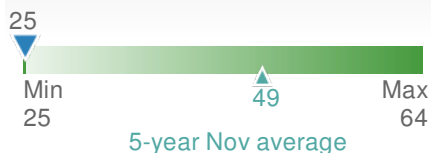
5-year Nov average: **21****Median
Sold Price****\$342,500** **-14.4%**from Oct 2021:
\$400,000 **8.7%**from Nov 2020:
\$315,000

YTD	2021	2020	+/-
	\$335,000	\$321,000	4.4%

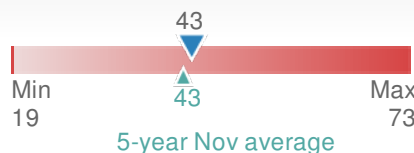
5-year Nov average: **\$329,190****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for November was \$342,500, representing a decrease of 14.4% compared to last month and an increase of 8.7% from Nov 2020. The average days on market for units sold in November was 43 days, the same as the 5-year November average of 43 days. There was a 21.2% month over month decrease in new contract activity with 26 New Pending; a 2.1% MoM decrease in All Pending (new contracts + contracts carried over from October) to 47; and a 16.7% decrease in supply to 25 active units.

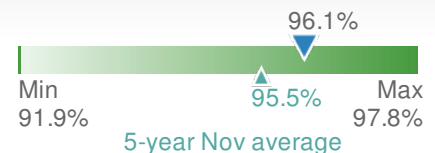
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.60 in October and an increase from 0.64 in November 2020. The Contract Ratio is 65% higher than the 5-year November average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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**25**

Oct 2021	Nov 2020
30	59

Avg DOM**43**

Oct 2021	Nov 2020	YTD
85	19	60

**Avg Sold to
OLP Ratio****96.1%**

Oct 2021	Nov 2020	YTD
97.8%	97.8%	98.6%

November 2021

Upper Moreland (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**13****↓ -13.3%**from Oct 2021:
15**↓ -7.1%**from Nov 2020:
14

YTD	2021	2020	+/-
	273	253	7.9%

5-year Nov average: **15****New Pendings****14****↓ -22.2%**from Oct 2021:
18**↓ -17.6%**from Nov 2020:
17

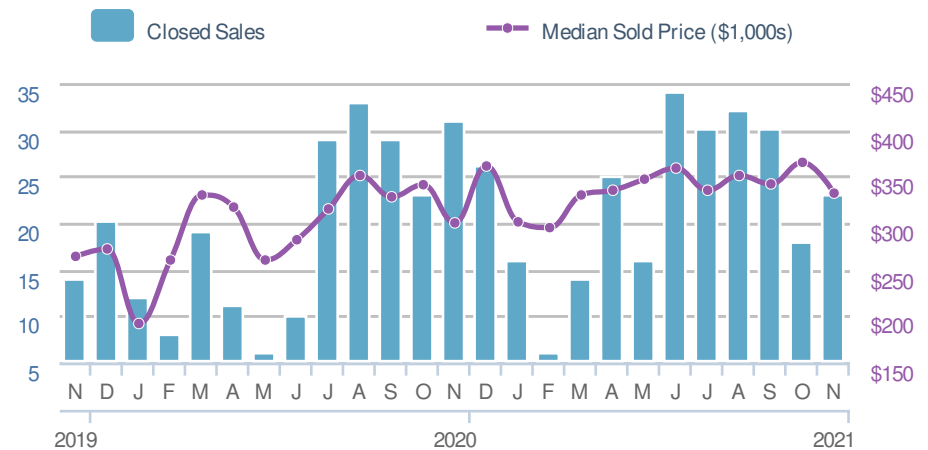
YTD	2021	2020	+/-
	251	237	5.9%

5-year Nov average: **16****Closed Sales****23****↑ 27.8%**from Oct 2021:
18**↓ -25.8%**from Nov 2020:
31

YTD	2021	2020	+/-
	251	219	14.6%

5-year Nov average: **20****Median Sold Price****\$332,500****↓ -8.9%**from Oct 2021:
\$365,000**↑ 10.8%**from Nov 2020:
\$300,000

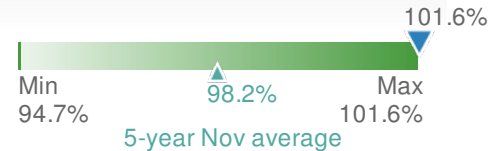
YTD	2021	2020	+/-
	\$342,650	\$325,000	5.4%

5-year Nov average: **\$295,890****Active Listings****10**

Oct 2021	Nov 2020
12	10

Avg DOM**12**

Oct 2021	Nov 2020	YTD
15	12	12

Avg Sold to OLP Ratio**101.6%**

Oct 2021	Nov 2020	YTD
98.2%	99.9%	101.7%


November 2021


Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**10**


 **-23.1%**
 from Oct 2021:
13

 **-16.7%**
 from Nov 2020:
12

YTD	2021	2020	+/-
	239	225	6.2%


5-year Nov average: **13****New Pendings****10**


 **-33.3%**
 from Oct 2021:
15

 **-37.5%**
 from Nov 2020:
16

YTD	2021	2020	+/-
	220	214	2.8%


5-year Nov average: **14****Closed Sales****16**


 **-5.9%**
 from Oct 2021:
17

 **-40.7%**
 from Nov 2020:
27

YTD	2021	2020	+/-
	222	192	15.6%

5-year Nov average: **17****Median Sold Price****\$405,950**

 **9.7%**
 from Oct 2021:
\$370,000

 **21.2%**
 from Nov 2020:
\$335,000

YTD	2021	2020	+/-
	\$355,000	\$334,000	6.3%

5-year Nov average: **\$320,770****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for November was \$405,950, representing an increase of 9.7% compared to last month and an increase of 21.2% from Nov 2020. The average days on market for units sold in November was 14 days, 40% below the 5-year November average of 23 days. There was a 33.3% month over month decrease in new contract activity with 10 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 17; and a 20% decrease in supply to 8 active units.

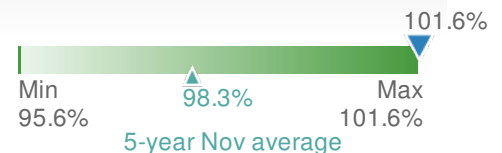
This activity resulted in a Contract Ratio of 2.13 pendings per active listing, down from 2.20 in October and a decrease from 3.88 in November 2020. The Contract Ratio is 14% higher than the 5-year November average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Oct 2021	Nov 2020
10	8

Avg DOM**14**

Oct 2021	Nov 2020	YTD
16	10	13

Avg Sold to OLP Ratio**101.6%**

Oct 2021	Nov 2020	YTD
98.1%	99.6%	101.8%

November 2021

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**3** **50.0%**from Oct 2021:
2 **50.0%**from Nov 2020:
2

YTD	2021	2020	+/-
	34	28	21.4%

5-year Nov average: **2****New Pendings****4** **33.3%**from Oct 2021:
3 **300.0%**from Nov 2020:
1

YTD	2021	2020	+/-
	31	23	34.8%

5-year Nov average: **3****Closed Sales****7** **600.0%**from Oct 2021:
1 **75.0%**from Nov 2020:
4

YTD	2021	2020	+/-
	29	27	7.4%

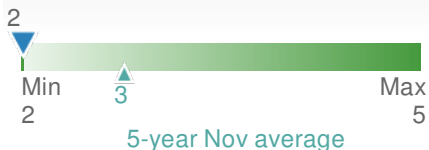
5-year Nov average: **3****Median Sold Price****\$219,900** **10.0%**from Oct 2021:
\$200,000 **31.7%**from Nov 2020:
\$167,000

YTD	2021	2020	+/-
	\$200,000	\$180,000	11.1%

5-year Nov average: **\$157,780****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for November was \$219,900, representing an increase of 10% compared to last month and an increase of 31.7% from Nov 2020. The average days on market for units sold in November was 9 days, 62% below the 5-year November average of 24 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 4; and no change in supply with 2 active units.

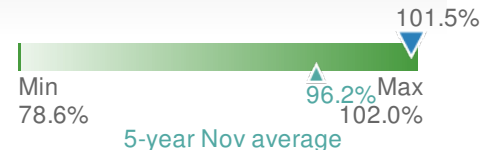
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.50 in October and an increase from 1.00 in November 2020. The Contract Ratio is 20% higher than the 5-year November average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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**2**

Oct 2021	Nov 2020
2	2

Avg DOM**9**

Oct 2021	Nov 2020	YTD
0	27	9

Avg Sold to OLP Ratio**101.5%**

Oct 2021	Nov 2020	YTD
100.0%	102.0%	101.4%

November 2021

Upper Perkiomen (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**29****↓ -9.4%**from Oct 2021:
32**↑ 20.8%**from Nov 2020:
24

YTD	2021	2020	+/-
	357	343	4.1%

5-year Nov average: **28****New Pendings****25****↓ -16.7%**from Oct 2021:
30**↓ -10.7%**from Nov 2020:
28

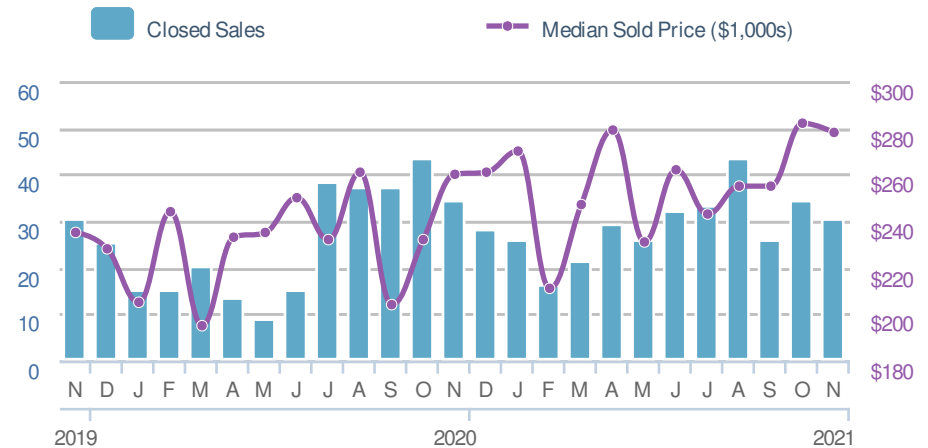
YTD	2021	2020	+/-
	333	308	8.1%

5-year Nov average: **23****Closed Sales****30****↓ -11.8%**from Oct 2021:
34**↓ -11.8%**from Nov 2020:
34

YTD	2021	2020	+/-
	326	287	13.6%

5-year Nov average: **25****Median Sold Price****\$278,500****↓ -1.3%**from Oct 2021:
\$282,250**↑ 6.9%**from Nov 2020:
\$260,500

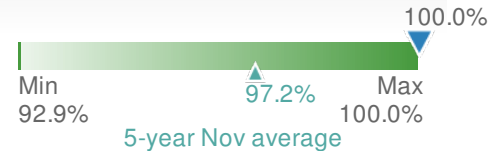
YTD	2021	2020	+/-
	\$260,000	\$235,000	10.6%

5-year Nov average: **\$233,290****Active Listings****22**

Oct 2021	Nov 2020
18	27

Avg DOM**24**

Oct 2021	Nov 2020	YTD
15	21	17

Avg Sold to OLP Ratio**100.0%**

Oct 2021	Nov 2020	YTD
101.7%	99.0%	101.2%

November 2021

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**18** **20.0%**

from Oct 2021:

15 **20.0%**

from Nov 2020:

15

YTD	2021	2020	+/-
	189	181	4.4%

5-year Nov average: **17****New Pendings****13** **-13.3%**

from Oct 2021:

15 **-18.8%**

from Nov 2020:

16

YTD	2021	2020	+/-
	167	155	7.7%

5-year Nov average: **13****Closed Sales****18** **38.5%**

from Oct 2021:

13 **5.9%**

from Nov 2020:

17

YTD	2021	2020	+/-
	169	143	18.2%

5-year Nov average: **13****Median Sold Price****\$393,500** **43.1%**

from Oct 2021:

\$275,000 **18.3%**

from Nov 2020:

\$332,500

YTD	2021	2020	+/-
	\$319,900	\$270,000	18.5%

5-year Nov average: **\$310,460****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for November was \$393,500, representing an increase of 43.1% compared to last month and an increase of 18.3% from Nov 2020. The average days on market for units sold in November was 32 days, 21% below the 5-year November average of 41 days. There was a 13.3% month over month decrease in new contract activity with 13 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 24; and a 46.2% increase in supply to 19 active units.

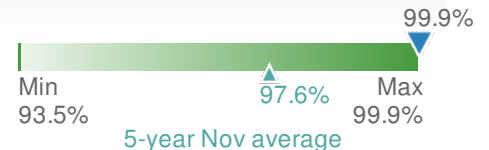
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 2.54 in October and a decrease from 1.45 in November 2020. The Contract Ratio is 55% higher than the 5-year November average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Oct 2021	Nov 2020
13	20

Avg DOM**32**

Oct 2021	Nov 2020	YTD
19	33	21

Avg Sold to OLP Ratio**99.9%**

Oct 2021	Nov 2020	YTD
101.4%	98.5%	100.2%

November 2021

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**11** **-35.3%**from Oct 2021:
17 **22.2%**from Nov 2020:
9

YTD	2021	2020	+/-
	168	162	3.7%

5-year Nov average: **11****New Pendings****12** **-20.0%**from Oct 2021:
15 **0.0%**from Nov 2020:
12

YTD	2021	2020	+/-
	166	153	8.5%

5-year Nov average: **9****Closed Sales****12** **-42.9%**from Oct 2021:
21 **-29.4%**from Nov 2020:
17

YTD	2021	2020	+/-
	157	144	9.0%

5-year Nov average: **11****Median Sold Price****\$220,250** **-23.9%**from Oct 2021:
\$289,500 **-4.2%**from Nov 2020:
\$230,000

YTD	2021	2020	+/-
	\$229,900	\$223,950	2.7%

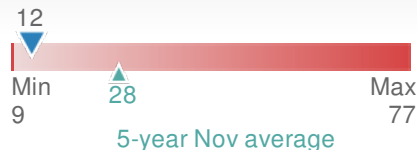
5-year Nov average: **\$199,040****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for November was \$220,250, representing a decrease of 23.9% compared to last month and a decrease of 4.2% from Nov 2020. The average days on market for units sold in November was 12 days, 57% below the 5-year November average of 28 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 22; and a 40% decrease in supply to 3 active units.

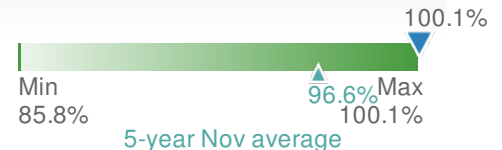
This activity resulted in a Contract Ratio of 7.33 pendings per active listing, up from 4.60 in October and an increase from 2.86 in November 2020. The Contract Ratio is 204% higher than the 5-year November average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
5	7

Avg DOM**12**

Oct 2021	Nov 2020	YTD
12	9	12

Avg Sold to OLP Ratio**100.1%**

Oct 2021	Nov 2020	YTD
101.9%	99.4%	102.3%

November 2021

Wissahickon (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**35**

-32.7%
 from Oct 2021:
52

-16.7%
 from Nov 2020:
42

YTD	2021	2020	+/-
	589	530	11.1%

5-year Nov average: **32****New Pendings****40**

-23.1%
 from Oct 2021:
52

-4.8%
 from Nov 2020:
42

YTD	2021	2020	+/-
	515	434	18.7%

5-year Nov average: **36****Closed Sales****46**

4.5%
 from Oct 2021:
44

0.0%
 from Nov 2020:
46

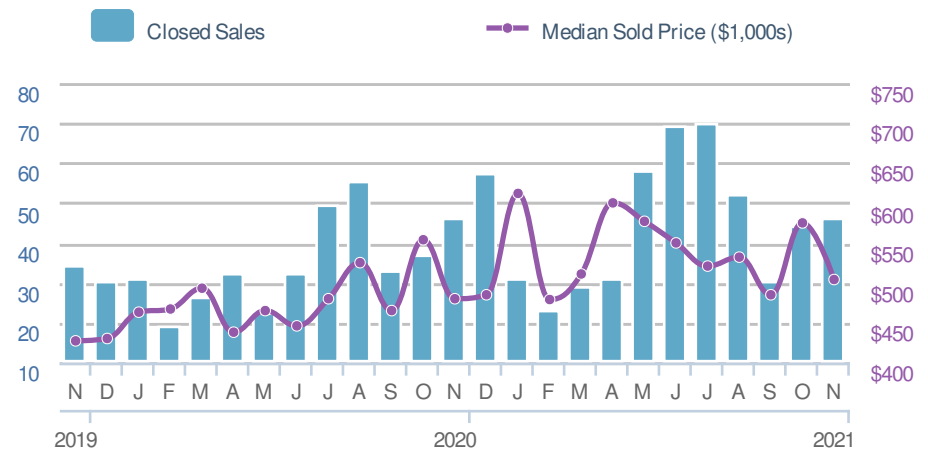
YTD	2021	2020	+/-
	498	393	26.7%

5-year Nov average: **42****Median Sold Price****\$504,300**

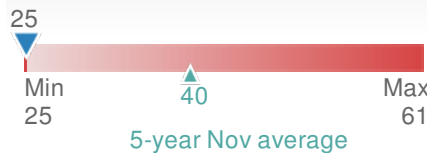
-12.4%
 from Oct 2021:
\$575,500

5.0%
 from Nov 2020:
\$480,500

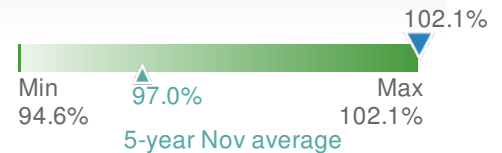
YTD	2021	2020	+/-
	\$549,900	\$480,000	14.6%

5-year Nov average: **\$434,760****Active Listings****42**

Oct 2021	Nov 2020
56	81

Avg DOM**25**

Oct 2021	Nov 2020	YTD
33	39	25

Avg Sold to OLP Ratio**102.1%**

Oct 2021	Nov 2020	YTD
98.5%	98.7%	101.8%

November 2021

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**14**

-48.1%
 from Oct 2021:
27

-50.0%
 from Nov 2020:
28

YTD	2021	2020	+/-
	387	352	9.9%

5-year Nov average: **19****New Pendings****17**

-43.3%
 from Oct 2021:
30

-37.0%
 from Nov 2020:
27

YTD	2021	2020	+/-
	334	273	22.3%

5-year Nov average: **20****Closed Sales****24**

-29.4%
 from Oct 2021:
34

-17.2%
 from Nov 2020:
29

YTD	2021	2020	+/-
	336	246	36.6%

5-year Nov average: **22****Median Sold Price****\$667,500**

0.4%
 from Oct 2021:
\$665,000

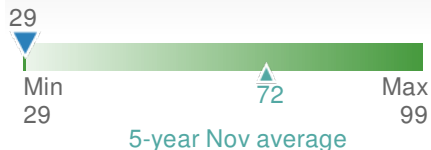
25.9%
 from Nov 2020:
\$530,000

YTD	2021	2020	+/-
	\$650,000	\$595,000	9.2%

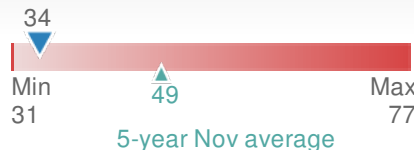
5-year Nov average: **\$524,150****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for November was \$667,500, representing an increase of 0.4% compared to last month and an increase of 25.9% from Nov 2020. The average days on market for units sold in November was 34 days, 31% below the 5-year November average of 49 days. There was a 43.3% month over month decrease in new contract activity with 17 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 41; and a 27.5% decrease in supply to 29 active units.

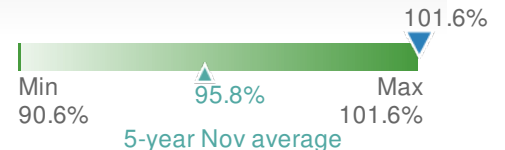
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, up from 1.18 in October and an increase from 0.86 in November 2020. The Contract Ratio is 100% higher than the 5-year November average of 0.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
40	66

Avg DOM**34**

Oct 2021	Nov 2020	YTD
37	47	31

Avg Sold to OLP Ratio**101.6%**

Oct 2021	Nov 2020	YTD
98.4%	98.8%	101.1%

November 2021

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**21** **-16.0%**from Oct 2021:
25 **50.0%**from Nov 2020:
14

YTD	2021	2020	+/-
	202	178	13.5%

5-year Nov average: **13****New Pendings****23** **4.5%**from Oct 2021:
22 **53.3%**from Nov 2020:
15

YTD	2021	2020	+/-
	181	161	12.4%

5-year Nov average: **16****Closed Sales****22** **120.0%**from Oct 2021:
10 **29.4%**from Nov 2020:
17

YTD	2021	2020	+/-
	162	147	10.2%

5-year Nov average: **20****Median Sold Price****\$352,500** **-25.0%**from Oct 2021:
\$470,000 **-19.9%**from Nov 2020:
\$440,000

YTD	2021	2020	+/-
	\$394,500	\$384,000	2.7%

5-year Nov average: **\$312,490****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for November was \$352,500, representing a decrease of 25% compared to last month and a decrease of 19.9% from Nov 2020. The average days on market for units sold in November was 16 days, 46% below the 5-year November average of 29 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 35; and an 18.8% decrease in supply to 13 active units.

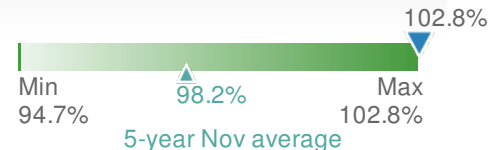
This activity resulted in a Contract Ratio of 2.69 pendings per active listing, up from 2.25 in October and an increase from 1.93 in November 2020. The Contract Ratio is 104% higher than the 5-year November average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2021	Nov 2020
16	15

Avg DOM**16**

Oct 2021	Nov 2020	YTD
18	25	15

Avg Sold to OLP Ratio**102.8%**

Oct 2021	Nov 2020	YTD
99.0%	98.5%	103.2%