

December 2021

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

December 2021

Montgomery County, PA

Email: info@tcsr.realtor

New Listings**568****↓ -32.3%**from Nov 2021:
839**↓ -7.2%**from Dec 2020:
612

YTD	2021	2020	+/-
	13,775	13,331	3.3%

5-year Dec average: **548****New Pendings****697****↓ -26.9%**from Nov 2021:
953**↑ 2.0%**from Dec 2020:
683

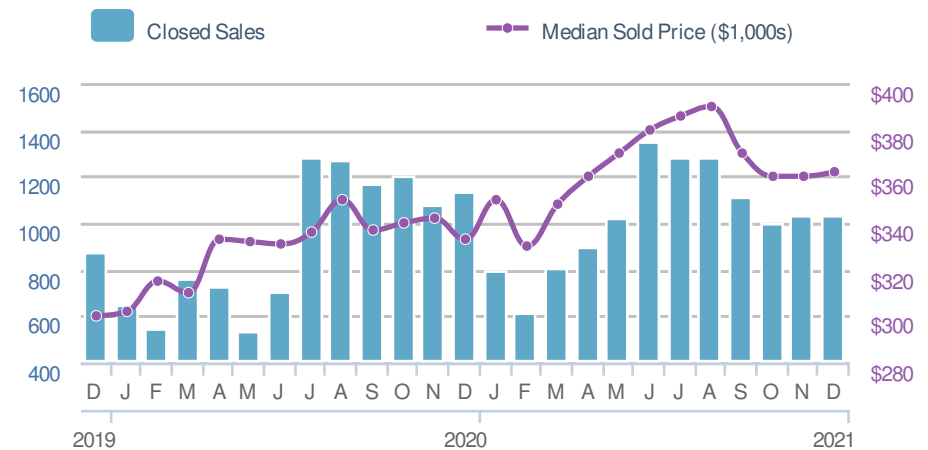
YTD	2021	2020	+/-
	12,417	11,784	5.4%

5-year Dec average: **599****Closed Sales****1,028****↑ 0.4%**from Nov 2021:
1,024**↓ -8.8%**from Dec 2020:
1,127

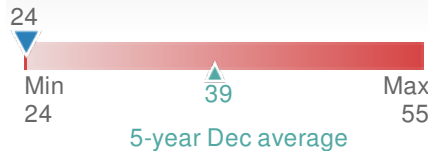
YTD	2021	2020	+/-
	12,527	11,396	9.9%

5-year Dec average: **936****Median Sold Price****\$362,250****↑ 0.6%**from Nov 2021:
\$360,000**↑ 8.7%**from Dec 2020:
\$333,250

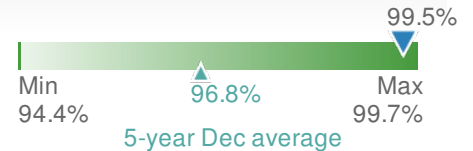
YTD	2021	2020	+/-
	\$368,462	\$332,250	10.9%

5-year Dec average: **\$311,590****Active Listings****579**

Nov 2021	Dec 2020
838	948

Avg DOM**24**

Nov 2021	Dec 2020	YTD
24	24	22

Avg Sold to OLP Ratio**99.5%**

Nov 2021	Dec 2020	YTD
99.8%	99.7%	101.2%

December 2021


Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

282


 **-43.9%**
 from Nov 2021: **503**
 **-22.7%**
 from Dec 2020: **365**

YTD	2021	2020	+/-
	8,340	8,210	1.6%

5-year Dec average: **308**

New Pendings

383



 **-30.6%**
 from Nov 2021: **552**
 **-7.7%**
 from Dec 2020: **415**

YTD	2021	2020	+/-
	7,414	7,240	2.4%

5-year Dec average: **346**

Closed Sales

612



 **4.6%**
 from Nov 2021: **585**
 **-11.2%**
 from Dec 2020: **689**

YTD	2021	2020	+/-
	7,514	6,987	7.5%

5-year Dec average: **567**

Median Sold Price

\$426,200

 **2.0%**
 from Nov 2021: **\$418,000**
 **10.7%**
 from Dec 2020: **\$385,000**

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

5-year Dec average: **\$364,490**

Summary

In Montgomery County, PA, the median sold price for Detached properties for December was \$426,200, representing an increase of 2% compared to last month and an increase of 10.7% from Dec 2020. The average days on market for units sold in December was 27 days, 32% below the 5-year December average of 40 days. There was a 30.6% month over month decrease in new contract activity with 383 New Pendings; a 25.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 751; and a 36.8% decrease in supply to 343 active units.

This activity resulted in a Contract Ratio of 2.19 pendings per active listing, up from 1.87 in November and an increase from 1.65 in December 2020. The Contract Ratio is 107% higher than the 5-year December average of 1.06. 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

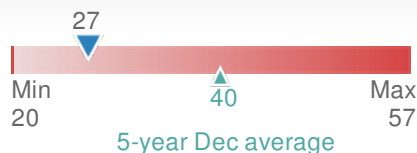
343



Nov 2021	Dec 2020
543	558

Avg DOM

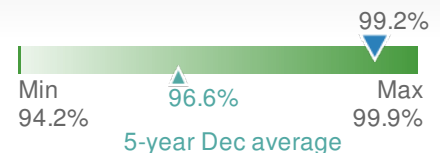
27



Nov 2021	Dec 2020	YTD
24	20	21

Avg Sold to OLP Ratio

99.2%



Nov 2021	Dec 2020	YTD
99.8%	99.9%	101.3%

December 2021

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**286** **-14.9%**from Nov 2021:
336 **15.8%**from Dec 2020:
247

YTD	2021	2020	+/-
	5,432	5,119	6.1%

5-year Dec average: **238****New Pendings****314** **-21.7%**from Nov 2021:
401 **17.2%**from Dec 2020:
268

YTD	2021	2020	+/-
	5,000	4,541	10.1%

5-year Dec average: **252****Closed Sales****416** **-5.2%**from Nov 2021:
439 **-5.0%**from Dec 2020:
438

YTD	2021	2020	+/-
	5,010	4,405	13.7%

5-year Dec average: **366****Median
Sold Price****\$275,000** **-0.5%**from Nov 2021:
\$276,500 **7.6%**from Dec 2020:
\$255,500

YTD	2021	2020	+/-
	\$274,997	\$253,000	8.7%

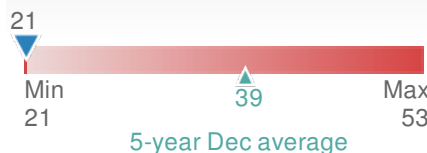
5-year Dec average: **\$238,500****Summary**

In Montgomery County, PA, the median sold price for Attached properties for December was \$275,000, representing a decrease of 0.5% compared to last month and an increase of 7.6% from Dec 2020. The average days on market for units sold in December was 21 days, 46% below the 5-year December average of 39 days. There was a 21.7% month over month decrease in new contract activity with 314 New Pendings; a 19.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 564; and a 20% decrease in supply to 236 active units.

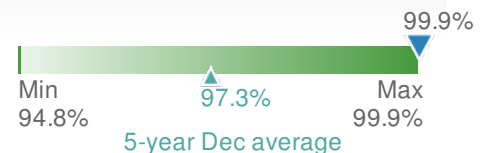
This activity resulted in a Contract Ratio of 2.39 pendings per active listing, up from 2.38 in November and an increase from 1.59 in December 2020. The Contract Ratio is 102% higher than the 5-year December average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**236**

Nov 2021	Dec 2020
295	390

Avg DOM**21**

Nov 2021	Dec 2020	YTD
23	30	23

**Avg Sold to
OLP Ratio****99.9%**

Nov 2021	Dec 2020	YTD
99.8%	99.4%	101.0%

December 2021

Abington (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**28**

-46.2%
 from Nov 2021: **52**
-28.2%
 from Dec 2020: **39**

YTD	2021	2020	+/-
	855	781	9.5%

5-year Dec average: **31****New Pendings****36**

-43.8%
 from Nov 2021: **64**
-5.3%
 from Dec 2020: **38**

YTD	2021	2020	+/-
	795	719	10.6%

5-year Dec average: **34****Closed Sales****75**

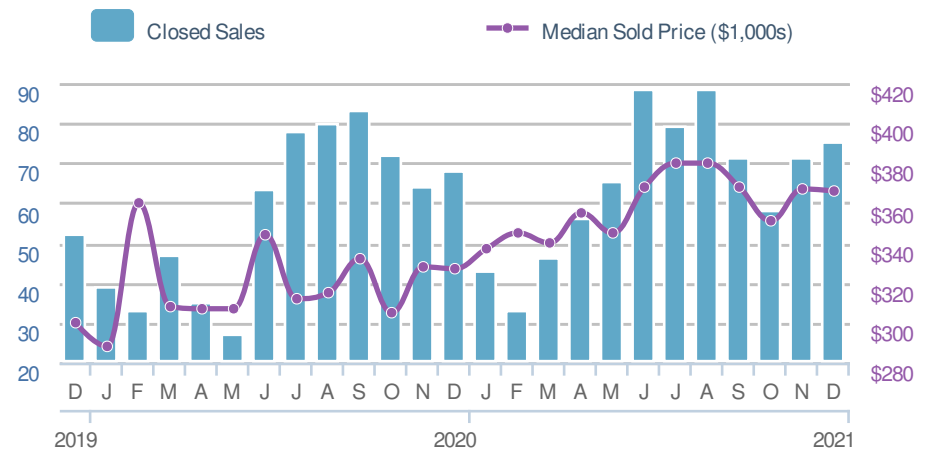
5.6%
 from Nov 2021: **71**
10.3%
 from Dec 2020: **68**

YTD	2021	2020	+/-
	795	713	11.5%

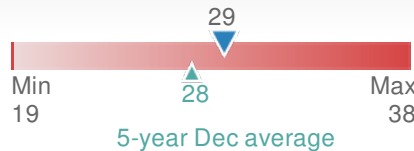
5-year Dec average: **61****Median Sold Price****\$366,000**

-0.4%
 from Nov 2021: **\$367,500**
11.8%
 from Dec 2020: **\$327,500**

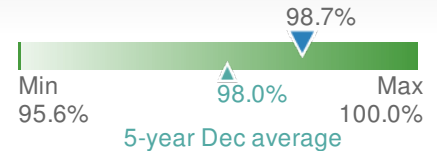
YTD	2021	2020	+/-
	\$360,000	\$319,000	12.9%

5-year Dec average: **\$305,590****Active Listings****22**

Nov 2021	Dec 2020
36	36

Avg DOM**29**

Nov 2021	Dec 2020	YTD
21	19	16

Avg Sold to OLP Ratio**98.7%**

Nov 2021	Dec 2020	YTD
99.1%	100.0%	101.6%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**23** **-45.2%**from Nov 2021:
42 **-20.7%**from Dec 2020:
29

YTD	2021	2020	+/-
	740	663	11.6%

5-year Dec average: **26****New Pendings****32** **-40.7%**from Nov 2021:
54 **14.3%**from Dec 2020:
28

YTD	2021	2020	+/-
	681	620	9.8%

5-year Dec average: **29****Closed Sales****63** **-1.6%**from Nov 2021:
64 **10.5%**from Dec 2020:
57

YTD	2021	2020	+/-
	675	619	9.0%

5-year Dec average: **52****Median Sold Price****\$390,000** **5.4%**from Nov 2021:
\$370,000 **14.7%**from Dec 2020:
\$340,000

YTD	2021	2020	+/-
	\$376,500	\$330,000	14.1%

5-year Dec average: **\$320,190****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for December was \$390,000, representing an increase of 5.4% compared to last month and an increase of 14.7% from Dec 2020. The average days on market for units sold in December was 31 days, 11% above the 5-year December average of 28 days. There was a 40.7% month over month decrease in new contract activity with 32 New Pendings; a 37.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 54; and a 44.1% decrease in supply to 19 active units.

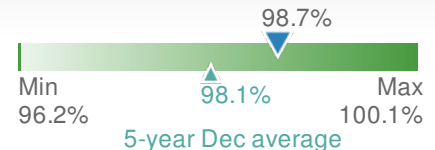
This activity resulted in a Contract Ratio of 2.84 pendings per active listing, up from 2.53 in November and an increase from 1.76 in December 2020. The Contract Ratio is 119% higher than the 5-year December average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2021	Dec 2020
34	29

Avg DOM**31**

Nov 2021	Dec 2020	YTD
21	17	17

Avg Sold to OLP Ratio**98.7%**

Nov 2021	Dec 2020	YTD
99.0%	100.1%	101.7%

December 2021

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**5**

-50.0%
 from Nov 2021:
10

-50.0%
 from Dec 2020:
10

YTD	2021	2020	+/-
	115	118	-2.5%

5-year Dec average: 6

New Pendings**4**

-60.0%
 from Nov 2021:
10

-60.0%
 from Dec 2020:
10

YTD	2021	2020	+/-
	114	99	15.2%

5-year Dec average: 5

Closed Sales**12**

71.4%
 from Nov 2021:
7

9.1%
 from Dec 2020:
11

YTD	2021	2020	+/-
	120	94	27.7%

5-year Dec average: 9

Median Sold Price**\$250,000**

-2.0%
 from Nov 2021:
\$255,000

-2.0%
 from Dec 2020:
\$255,000

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

5-year Dec average: **\$228,005****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for December was \$250,000, representing a decrease of 2% compared to last month and a decrease of 2% from Dec 2020. The average days on market for units sold in December was 13 days, 52% below the 5-year December average of 27 days. There was a 60% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 50% increase in supply to 3 active units.

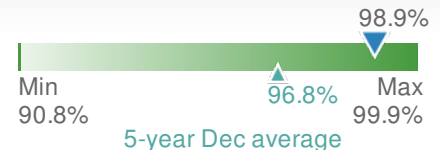
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, down from 8.00 in November and an increase from 2.00 in December 2020. The Contract Ratio is 48% higher than the 5-year December average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity 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**3**

Nov 2021	Dec 2020
2	7

Avg DOM**13**

Nov 2021	Dec 2020	YTD
20	28	15

Avg Sold to OLP Ratio**98.9%**

Nov 2021	Dec 2020	YTD
99.8%	99.9%	100.7%

December 2021

Boyertown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**21**

-58.0%
 from Nov 2021:
50

-40.0%
 from Dec 2020:
35

YTD	2021	2020	+/-
	496	647	-23.3%

5-year Dec average: **26****New Pendings****27**

-50.9%
 from Nov 2021:
55

-18.2%
 from Dec 2020:
33

YTD	2021	2020	+/-
	452	543	-16.8%

5-year Dec average: **25****Closed Sales****38**

-22.4%
 from Nov 2021:
49

-24.0%
 from Dec 2020:
50

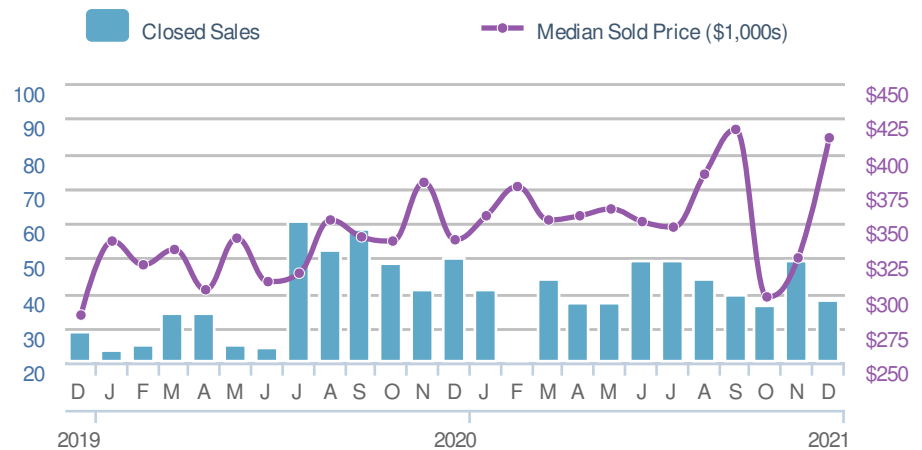
YTD	2021	2020	+/-
	514	480	7.1%

5-year Dec average: **36****Median Sold Price****\$411,200**

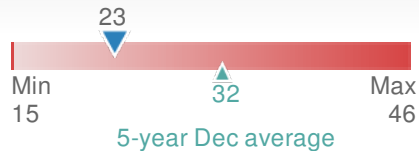
26.5%
 from Nov 2021:
\$325,000

21.4%
 from Dec 2020:
\$338,745

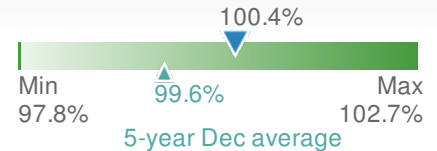
YTD	2021	2020	+/-
	\$350,000	\$330,500	5.9%

5-year Dec average: **\$326,469****Active Listings****8**

Nov 2021	Dec 2020
17	30

Avg DOM**23**

Nov 2021	Dec 2020	YTD
25	15	17

Avg Sold to OLP Ratio**100.4%**



Nov 2021	Dec 2020	YTD
99.0%	102.7%	102.6%

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

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**20**

 **-48.7%**  **-13.0%**
 from Nov 2021: **39** from Dec 2020: **23**

YTD	2021	2020	+/-
	382	497	-23.1%

5-year Dec average: **21****New Pendings****26**

 **-38.1%**  **13.0%**
 from Nov 2021: **42** from Dec 2020: **23**



YTD	2021	2020	+/-
	346	424	-18.4%

5-year Dec average: **20****Closed Sales****33**

 **-10.8%**  **-17.5%**
 from Nov 2021: **37** from Dec 2020: **40**

YTD	2021	2020	+/-
	382	385	-0.8%

5-year Dec average: **29****Median Sold Price****\$447,060**

 **22.0%**  **26.1%**
 from Nov 2021: **\$366,500** from Dec 2020: **\$354,630**

YTD	2021	2020	+/-
	\$405,690	\$360,000	12.7%

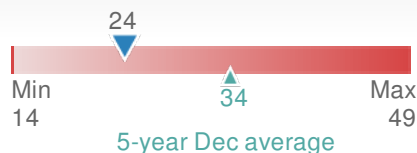
5-year Dec average: **\$356,346****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for December was \$447,060, representing an increase of 22% compared to last month and an increase of 26.1% from Dec 2020. The average days on market for units sold in December was 24 days, 29% below the 5-year December average of 34 days. There was a 38.1% month over month decrease in new contract activity with 26 New Pendings; a 15.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 54; and a 58.8% decrease in supply to 7 active units.

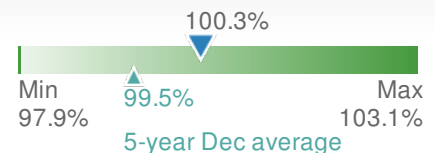
This activity resulted in a Contract Ratio of 7.71 pendings per active listing, up from 3.76 in November and an increase from 4.21 in December 2020. The Contract Ratio is 172% higher than the 5-year December average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

Nov 2021	Dec 2020
17	24

Avg DOM**24**

Nov 2021	Dec 2020	YTD
30	14	20

Avg Sold to OLP Ratio**100.3%**

Nov 2021	Dec 2020	YTD
98.0%	103.1%	102.4%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**1**

-90.9%
 from Nov 2021: **11**

-91.7%
 from Dec 2020: **12**

YTD	2021	2020	+/-
	114	150	-24.0%

5-year Dec average: **4****New Pendings****1**

-92.3%
 from Nov 2021: **13**

-90.0%
 from Dec 2020: **10**

YTD	2021	2020	+/-
	106	119	-10.9%

5-year Dec average: **4****Closed Sales****5**

-58.3%
 from Nov 2021: **12**

-50.0%
 from Dec 2020: **10**

YTD	2021	2020	+/-
	132	94	40.4%

5-year Dec average: **7****Median Sold Price****\$324,990**

13.4%
 from Nov 2021: **\$286,572**

38.4%
 from Dec 2020: **\$234,780**

YTD	2021	2020	+/-
	\$271,672	\$258,470	5.1%

5-year Dec average: **\$235,574****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for December was \$324,990, representing an increase of 13.4% compared to last month and an increase of 38.4% from Dec 2020. The average days on market for units sold in December was 19 days, 12% below the 5-year December average of 22 days. There was a 92.3% month over month decrease in new contract activity with 1 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 0% increase in supply to 1 active units.

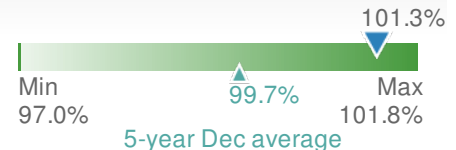
This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 0.00 in November and a decrease from 7.50 in December 2020. The Contract Ratio is 77% higher than the 5-year December average of 3.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**1**

Nov 2021	Dec 2020
0	6

Avg DOM**19**

Nov 2021	Dec 2020	YTD
9	16	11

Avg Sold to OLP Ratio**101.3%**

Nov 2021	Dec 2020	YTD
102.0%	101.1%	103.2%

December 2021

Cheltenham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**31****↓ -43.6%**from Nov 2021:
55**↑ 34.8%**from Dec 2020:
23

YTD	2021	2020	+/-
	699	577	21.1%

5-year Dec average: **22****New Pendings****41****↓ -35.9%**from Nov 2021:
64**↑ 24.2%**from Dec 2020:
33

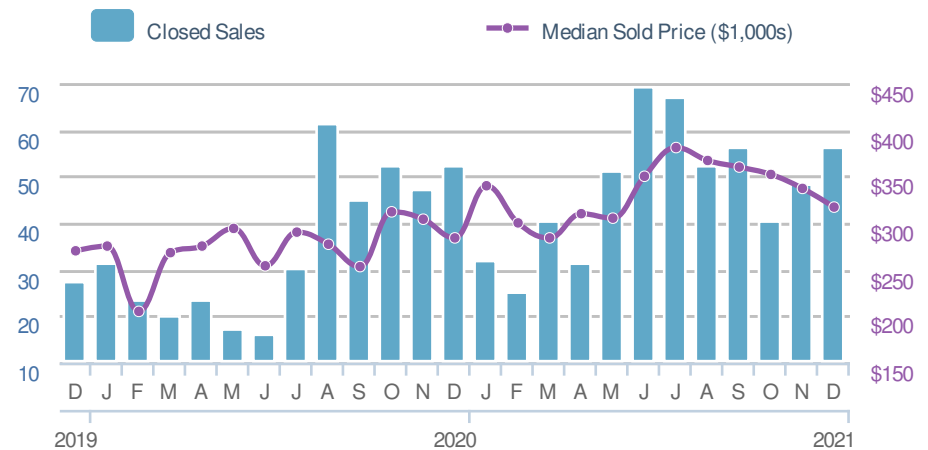
YTD	2021	2020	+/-
	619	538	15.1%

5-year Dec average: **30****Closed Sales****56****↑ 16.7%**from Nov 2021:
48**↑ 7.7%**from Dec 2020:
52

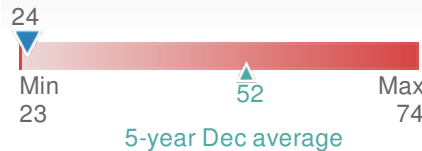
YTD	2021	2020	+/-
	580	541	7.2%

5-year Dec average: **40****Median Sold Price****\$317,250****↓ -6.0%**from Nov 2021:
\$337,500**↑ 11.4%**from Dec 2020:
\$284,875

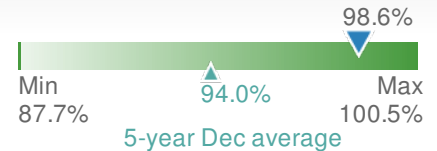
YTD	2021	2020	+/-
	\$336,250	\$279,450	20.3%

5-year Dec average: **\$267,715****Active Listings****26**

Nov 2021	Dec 2020
51	32

Avg DOM**24**

Nov 2021	Dec 2020	YTD
14	23	22

Avg Sold to OLP Ratio**98.6%**

Nov 2021	Dec 2020	YTD
100.2%	100.5%	101.1%

December 2021

Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**19** **-47.2%**from Nov 2021:
36 **72.7%**from Dec 2020:
11

YTD	2021	2020	+/-
	454	368	23.4%

5-year Dec average: **13****New Pendings****27** **-32.5%**from Nov 2021:
40 **42.1%**from Dec 2020:
19

YTD	2021	2020	+/-
	392	344	14.0%

5-year Dec average: **17****Closed Sales****35** **12.9%**from Nov 2021:
31 **-2.8%**from Dec 2020:
36

YTD	2021	2020	+/-
	370	348	6.3%

5-year Dec average: **27****Median Sold Price****\$365,000** **-9.2%**from Nov 2021:
\$402,000 **7.0%**from Dec 2020:
\$341,250

YTD	2021	2020	+/-
	\$385,000	\$320,000	20.3%

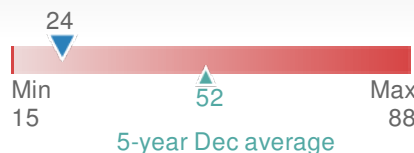
5-year Dec average: **\$304,750****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for December was \$365,000, representing a decrease of 9.2% compared to last month and an increase of 7% from Dec 2020. The average days on market for units sold in December was 24 days, 54% below the 5-year December average of 52 days. There was a 32.5% month over month decrease in new contract activity with 27 New Pendings; a 20.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 51; and a 48.6% decrease in supply to 19 active units.

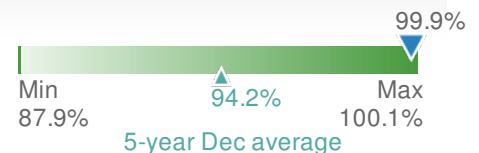
This activity resulted in a Contract Ratio of 2.68 pendings per active listing, up from 1.73 in November and a decrease from 2.69 in December 2020. The Contract Ratio is 105% higher than the 5-year December average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2021	Dec 2020
37	13

Avg DOM**24**

Nov 2021	Dec 2020	YTD
14	15	19

Avg Sold to OLP Ratio**99.9%**

Nov 2021	Dec 2020	YTD
100.7%	100.1%	102.4%

December 2021

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**12** **-36.8%**from Nov 2021:
19 **0.0%**from Dec 2020:
12

YTD	2021	2020	+/-
	245	209	17.2%

5-year Dec average: **9****New Pendings****14** **-41.7%**from Nov 2021:
24 **0.0%**from Dec 2020:
14

YTD	2021	2020	+/-
	227	194	17.0%

5-year Dec average: **13****Closed Sales****21** **23.5%**from Nov 2021:
17 **31.3%**from Dec 2020:
16

YTD	2021	2020	+/-
	210	193	8.8%

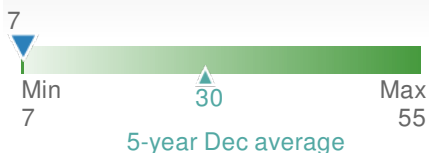
5-year Dec average: **13****Median Sold Price****\$232,500** **-7.0%**from Nov 2021:
\$249,900 **-2.7%**from Dec 2020:
\$238,850

YTD	2021	2020	+/-
	\$245,700	\$215,000	14.3%

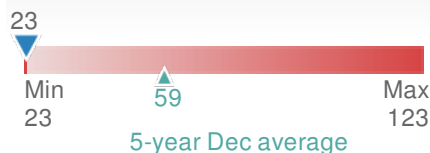
5-year Dec average: **\$186,440****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for December was \$232,500, representing a decrease of 7% compared to last month and a decrease of 2.7% from Dec 2020. The average days on market for units sold in December was 23 days, 61% below the 5-year December average of 59 days. There was a 41.7% month over month decrease in new contract activity with 14 New Pendings; a 23.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 33; and a 50% decrease in supply to 7 active units.

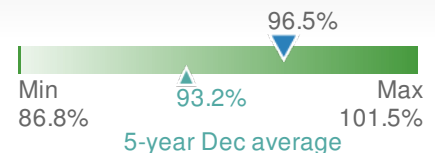
This activity resulted in a Contract Ratio of 4.71 pendings per active listing, up from 3.07 in November and an increase from 0.95 in December 2020. The Contract Ratio is 236% higher than the 5-year December average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

Nov 2021	Dec 2020
14	19

Avg DOM**23**

Nov 2021	Dec 2020	YTD
12	42	29

Avg Sold to OLP Ratio**96.5%**

Nov 2021	Dec 2020	YTD
99.3%	101.5%	98.7%


December 2021

Colonial (Montgomery, PA)

Email: info@tcsr.realtor


New Listings**31**


 **-22.5%**
 from Nov 2021:
40

 **-26.2%**
 from Dec 2020:
42

YTD	2021	2020	+/-
	733	758	-3.3%


5-year Dec average: **27****New Pendings****49**


 **-2.0%**
 from Nov 2021:
50

 **25.6%**
 from Dec 2020:
39

YTD	2021	2020	+/-
	678	660	2.7%


5-year Dec average: **32****Closed Sales****58**


 **20.8%**
 from Nov 2021:
48

 **13.7%**
 from Dec 2020:
51

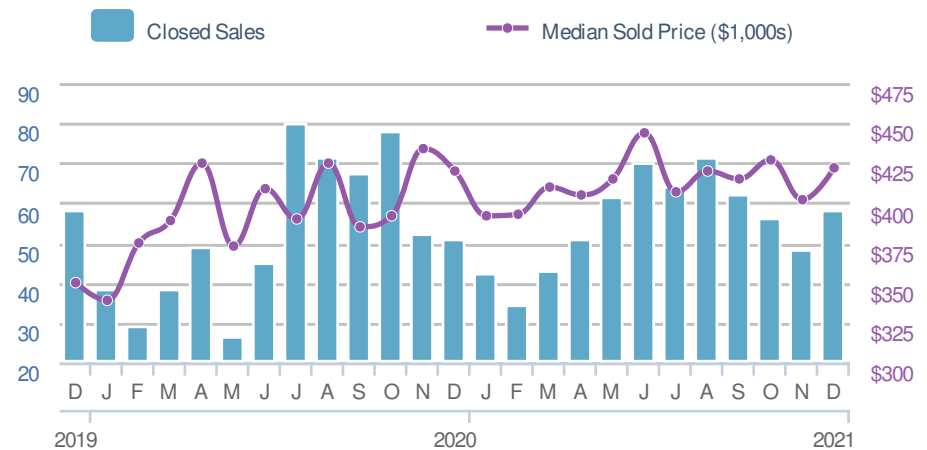
YTD	2021	2020	+/-
	667	641	4.1%

5-year Dec average: **47****Median Sold Price****\$422,750**

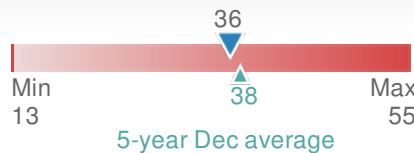
 **5.2%**
 from Nov 2021:
\$402,000

 **0.7%**
 from Dec 2020:
\$420,000

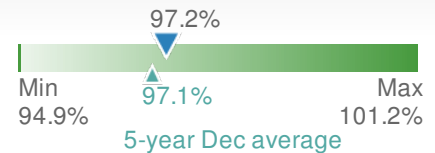
YTD	2021	2020	+/-
	\$410,000	\$400,000	2.5%

5-year Dec average: **\$373,604****Active Listings****31**

Nov 2021	Dec 2020
51	58

Avg DOM**36**

Nov 2021	Dec 2020	YTD
30	13	29

Avg Sold to OLP Ratio**97.2%**

Nov 2021	Dec 2020	YTD
96.9%	101.2%	98.9%

December 2021

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**11** **-35.3%**from Nov 2021:
17 **-50.0%**from Dec 2020:
22

YTD	2021	2020	+/-
	339	375	-9.6%

5-year Dec average: **14****New Pendings****21** **10.5%**from Nov 2021:
19 **0.0%**from Dec 2020:
21

YTD	2021	2020	+/-
	306	326	-6.1%

5-year Dec average: **16****Closed Sales****25** **25.0%**from Nov 2021:
20 **8.7%**from Dec 2020:
23

YTD	2021	2020	+/-
	295	327	-9.8%

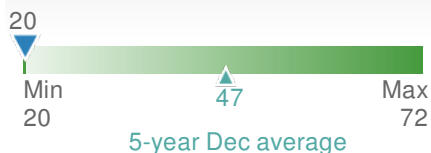
5-year Dec average: **23****Median Sold Price****\$489,000** **9.6%**from Nov 2021:
\$446,000 **-2.0%**from Dec 2020:
\$499,000

YTD	2021	2020	+/-
	\$462,500	\$430,000	7.6%

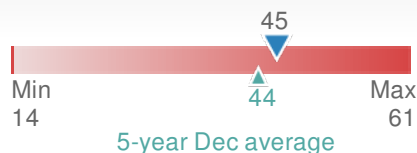
5-year Dec average: **\$422,740****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for December was \$489,000, representing an increase of 9.6% compared to last month and a decrease of 2% from Dec 2020. The average days on market for units sold in December was 45 days, 3% above the 5-year December average of 44 days. There was a 10.5% month over month increase in new contract activity with 21 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 35; and a 35.5% decrease in supply to 20 active units.

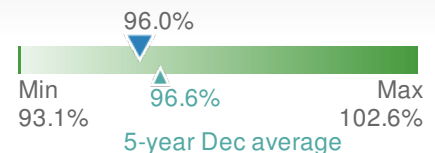
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.26 in November and an increase from 1.11 in December 2020. The Contract Ratio is 104% higher than the 5-year December average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**20**

Nov 2021	Dec 2020
31	28

Avg DOM**45**

Nov 2021	Dec 2020	YTD
24	14	29

Avg Sold to OLP Ratio**96.0%**

Nov 2021	Dec 2020	YTD
98.3%	102.6%	98.5%

December 2021

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**20** **-13.0%**from Nov 2021:
23 **0.0%**from Dec 2020:
20

YTD	2021	2020	+/-
	393	383	2.6%

5-year Dec average: **13****New Pendings****28** **-9.7%**from Nov 2021:
31 **55.6%**from Dec 2020:
18

YTD	2021	2020	+/-
	371	334	11.1%

5-year Dec average: **16****Closed Sales****33** **17.9%**from Nov 2021:
28 **17.9%**from Dec 2020:
28

YTD	2021	2020	+/-
	371	314	18.2%

5-year Dec average: **25****Median Sold Price****\$360,000** **-8.3%**from Nov 2021:
\$392,500 **-5.9%**from Dec 2020:
\$382,500

YTD	2021	2020	+/-
	\$372,500	\$375,000	-0.7%

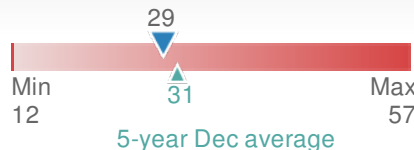
5-year Dec average: **\$333,790****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for December was \$360,000, representing a decrease of 8.3% compared to last month and a decrease of 5.9% from Dec 2020. The average days on market for units sold in December was 29 days, 7% below the 5-year December average of 31 days. There was a 9.7% month over month decrease in new contract activity with 28 New Pendings; an 18% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 41; and a 45% decrease in supply to 11 active units.

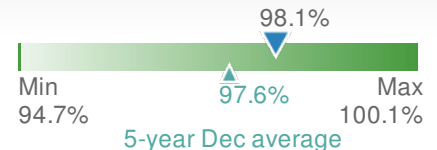
This activity resulted in a Contract Ratio of 3.73 pendings per active listing, up from 2.50 in November and an increase from 1.37 in December 2020. The Contract Ratio is 194% higher than the 5-year December average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**11**

Nov 2021	Dec 2020
20	30

Avg DOM**29**

Nov 2021	Dec 2020	YTD
33	12	28

Avg Sold to OLP Ratio**98.1%**

Nov 2021	Dec 2020	YTD
95.9%	100.1%	99.2%

December 2021

Hatboro-Horsham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**21****↓ -22.2%**from Nov 2021:
27**↑ 23.5%**from Dec 2020:
17

YTD	2021	2020	+/-
	500	447	11.9%

5-year Dec average: **18****New Pendings****24****↓ -4.0%**from Nov 2021:
25**↓ -11.1%**from Dec 2020:
27

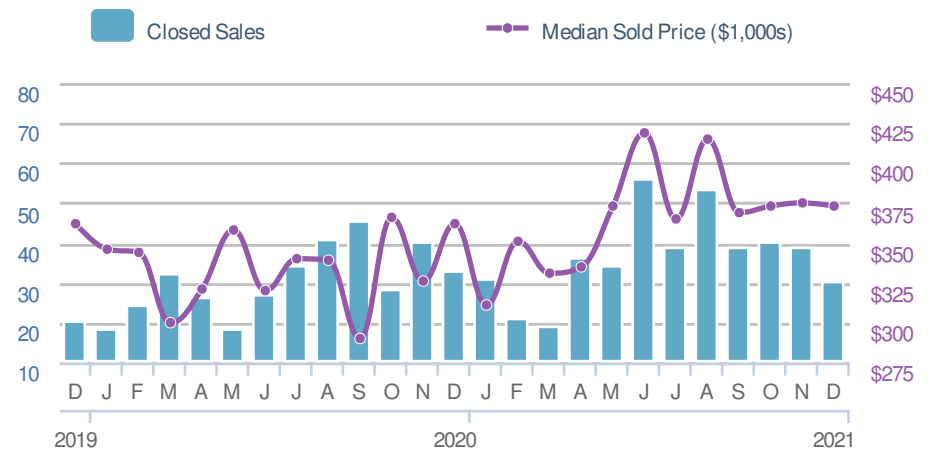
YTD	2021	2020	+/-
	455	400	13.8%

5-year Dec average: **20****Closed Sales****30****↓ -23.1%**from Nov 2021:
39**↓ -9.1%**from Dec 2020:
33

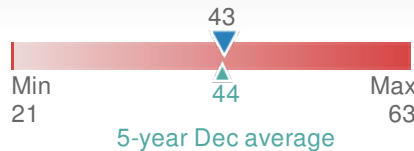
YTD	2021	2020	+/-
	452	381	18.6%

5-year Dec average: **28****Median Sold Price****\$373,000****↓ -0.5%**from Nov 2021:
\$375,000**↑ 3.0%**from Dec 2020:
\$362,000

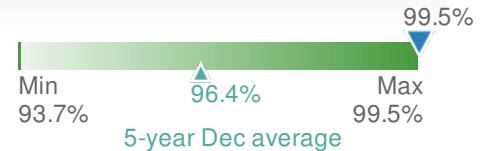
YTD	2021	2020	+/-
	\$371,000	\$330,000	12.4%

5-year Dec average: **\$329,889****Active Listings****30**

Nov 2021	Dec 2020
33	33

Avg DOM**43**

Nov 2021	Dec 2020	YTD
15	21	18

Avg Sold to OLP Ratio**99.5%**

Nov 2021	Dec 2020	YTD
99.1%	99.4%	101.2%


December 2021


Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**9**


 **-47.1%**
 from Nov 2021: **17**

 **-10.0%**
 from Dec 2020: **10**

YTD	2021	2020	+/-
	317	304	4.3%

5-year Dec average: **11****New Pendings****12**


 **-7.7%**
 from Nov 2021: **13**

 **-14.3%**
 from Dec 2020: **14**

YTD	2021	2020	+/-
	289	258	12.0%

5-year Dec average: **12****Closed Sales****16**

 **-36.0%**
 from Nov 2021: **25**

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

YTD	2021	2020	+/-
	287	251	14.3%

5-year Dec average: **18****Median Sold Price****\$435,000**

 **8.8%**
 from Nov 2021: **\$400,000**

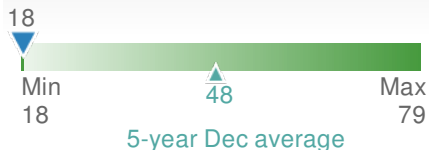
 **-0.6%**
 from Dec 2020: **\$437,500**

YTD	2021	2020	+/-
	\$425,550	\$379,900	12.0%

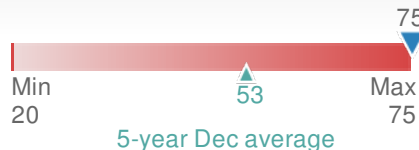
5-year Dec average: **\$393,731****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for December was \$435,000, representing an increase of 8.8% compared to last month and a decrease of 0.6% from Dec 2020. The average days on market for units sold in December was 75 days, 42% above the 5-year December average of 53 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; a 16.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 26; and a 21.7% decrease in supply to 18 active units.

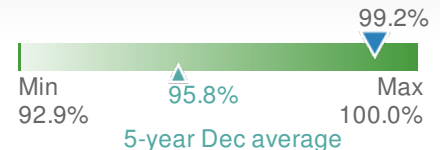
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.35 in November and an increase from 0.90 in December 2020. The Contract Ratio is 109% higher than the 5-year December average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2021	Dec 2020
23	31

Avg DOM**75**

Nov 2021	Dec 2020	YTD
18	20	22

Avg Sold to OLP Ratio**99.2%**

Nov 2021	Dec 2020	YTD
98.8%	100.0%	101.1%

December 2021

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**12** **20.0%**from Nov 2021:
10 **71.4%**from Dec 2020:
7

YTD	2021	2020	+/-
	183	143	28.0%

5-year Dec average: **7****New Pendings****12** **0.0%**from Nov 2021:
12 **-7.7%**from Dec 2020:
13

YTD	2021	2020	+/-
	166	142	16.9%

5-year Dec average: **7****Closed Sales****14** **0.0%**from Nov 2021:
14 **75.0%**from Dec 2020:
8

YTD	2021	2020	+/-
	165	130	26.9%

5-year Dec average: **9****Median Sold Price****\$284,000** **-11.0%**from Nov 2021:
\$319,000 **8.2%**from Dec 2020:
\$262,500

YTD	2021	2020	+/-
	\$298,000	\$257,000	16.0%

5-year Dec average: **\$242,990****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for December was \$284,000, representing a decrease of 11% compared to last month and an increase of 8.2% from Dec 2020. The average days on market for units sold in December was 7 days, 78% below the 5-year December average of 32 days. There was no month over month change in new contract activity with 12 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 15; and a 20% increase in supply to 12 active units.

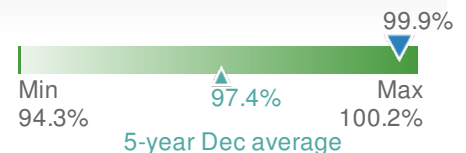
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.80 in November and a decrease from 7.50 in December 2020. The Contract Ratio is 41% lower than the 5-year December average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Nov 2021	Dec 2020
10	2

Avg DOM**7**

Nov 2021	Dec 2020	YTD
11	22	12

Avg Sold to OLP Ratio**99.9%**

Nov 2021	Dec 2020	YTD
99.7%	97.6%	101.4%

December 2021

Lower Merion (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**28**

-50.0%
 from Nov 2021: **56**
-55.6%
 from Dec 2020: **63**

YTD	2021	2020	+/-
	1,151	1,200	-4.1%

5-year Dec average: **41****New Pendings****55**

-11.3%
 from Nov 2021: **62**
-14.1%
 from Dec 2020: **64**

YTD	2021	2020	+/-
	1,019	969	5.2%

5-year Dec average: **51****Closed Sales****67**

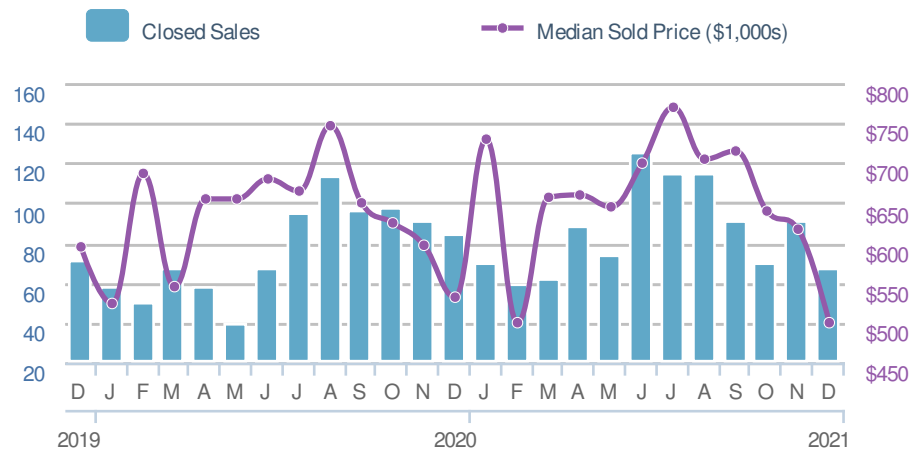
-26.4%
 from Nov 2021: **91**
-20.2%
 from Dec 2020: **84**

YTD	2021	2020	+/-
	1,045	939	11.3%

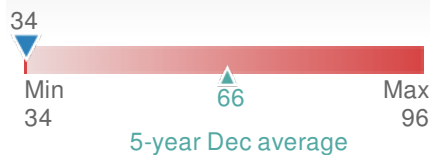
5-year Dec average: **72****Median Sold Price****\$500,000**

-19.0%
 from Nov 2021: **\$617,000**
-6.1%
 from Dec 2020: **\$532,500**

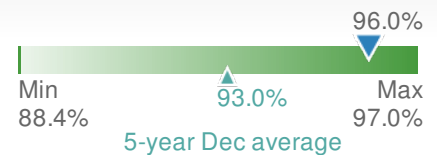
YTD	2021	2020	+/-
	\$675,000	\$634,000	6.5%

5-year Dec average: **\$536,990****Active Listings****52**

Nov 2021	Dec 2020
98	136

Avg DOM**34**

Nov 2021	Dec 2020	YTD
39	60	33

Avg Sold to OLP Ratio**96.0%**

Nov 2021	Dec 2020	YTD
97.3%	97.0%	98.2%

December 2021

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**12**

-64.7%
 from Nov 2021: **34**

-67.6%
 from Dec 2020: **37**

YTD	2021	2020	+/-
	759	807	-5.9%

5-year Dec average: **20****New Pendings****34**

-15.0%
 from Nov 2021: **40**

-15.0%
 from Dec 2020: **40**

YTD	2021	2020	+/-
	649	653	-0.6%

5-year Dec average: **29****Closed Sales****36**

-35.7%
 from Nov 2021: **56**

-30.8%
 from Dec 2020: **52**

YTD	2021	2020	+/-
	668	618	8.1%

5-year Dec average: **44****Median Sold Price****\$771,000**

-4.1%
 from Nov 2021: **\$804,000**

-7.5%
 from Dec 2020: **\$833,750**

YTD	2021	2020	+/-
	\$875,000	\$800,000	9.4%

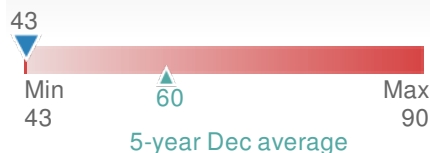
5-year Dec average: **\$710,900****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for December was \$771,000, representing a decrease of 4.1% compared to last month and a decrease of 7.5% from Dec 2020. The average days on market for units sold in December was 43 days, 29% below the 5-year December average of 60 days. There was a 15% month over month decrease in new contract activity with 34 New Pendings; a 4.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 65; and a 52.1% decrease in supply to 34 active units.

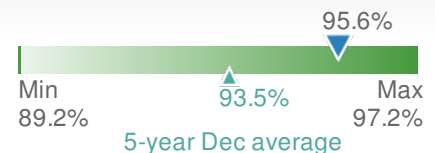
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, up from 0.96 in November and an increase from 1.18 in December 2020. The Contract Ratio is 127% higher than the 5-year December average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2021	Dec 2020
71	76

Avg DOM**43**

Nov 2021	Dec 2020	YTD
33	57	29

Avg Sold to OLP Ratio**95.6%**

Nov 2021	Dec 2020	YTD
97.5%	97.2%	99.0%

December 2021

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**16**

-27.3%
 from Nov 2021:
22

-38.5%
 from Dec 2020:
26

YTD	2021	2020	+/-
	392	393	-0.3%

5-year Dec average: **20****New Pendings****21**

-4.5%
 from Nov 2021:
22

-12.5%
 from Dec 2020:
24

YTD	2021	2020	+/-
	370	316	17.1%

5-year Dec average: **21****Closed Sales****31**

-11.4%
 from Nov 2021:
35

-3.1%
 from Dec 2020:
32

YTD	2021	2020	+/-
	377	321	17.4%

5-year Dec average: **28****Median Sold Price****\$280,000**

-3.4%
 from Nov 2021:
\$290,000

-0.4%
 from Dec 2020:
\$281,000

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

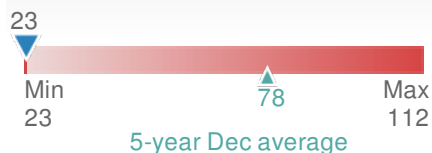
5-year Dec average: **\$288,690****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for December was \$280,000, representing a decrease of 3.4% compared to last month and a decrease of 0.4% from Dec 2020. The average days on market for units sold in December was 23 days, 70% below the 5-year December average of 78 days. There was a 4.5% month over month decrease in new contract activity with 21 New Pendings; a 28.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and a 33.3% decrease in supply to 18 active units.

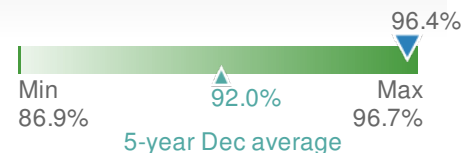
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.44 in November and an increase from 0.63 in December 2020. The Contract Ratio is 120% higher than the 5-year December average of 0.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Nov 2021	Dec 2020
27	60

Avg DOM**23**

Nov 2021	Dec 2020	YTD
50	63	42

Avg Sold to OLP Ratio**96.4%**

Nov 2021	Dec 2020	YTD
96.9%	96.7%	96.6%

December 2021

Methacton (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**26**

↔ 0.0%

from Nov 2021:
26

↑ 52.9%

from Dec 2020:
17

YTD	2021	2020	+/-
	514	451	14.0%

5-year Dec average: **20****New Pendings****18**

↓ -41.9%

from Nov 2021:
31

↓ -14.3%

from Dec 2020:
21

YTD	2021	2020	+/-
	449	384	16.9%

5-year Dec average: **20****Closed Sales****40**

↑ 33.3%

from Nov 2021:
30

↑ 17.6%

from Dec 2020:
34

YTD	2021	2020	+/-
	455	375	21.3%

5-year Dec average: **33****Median Sold Price****\$415,000**

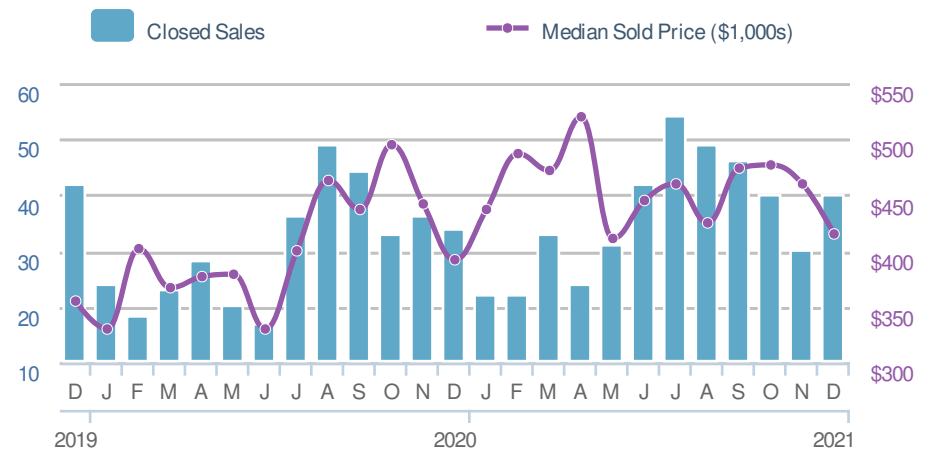
↓ -9.8%

from Nov 2021:
\$460,000

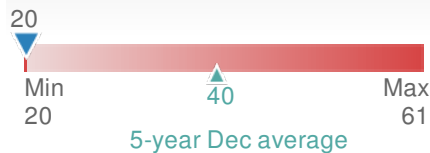
↑ 5.7%

from Dec 2020:
\$392,500

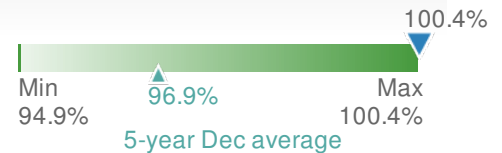
YTD	2021	2020	+/-
	\$460,000	\$405,000	13.6%

5-year Dec average: **\$368,040****Active Listings****38**

Nov 2021	Dec 2020
37	54

Avg DOM**20**

Nov 2021	Dec 2020	YTD
42	29	28

Avg Sold to OLP Ratio**100.4%**

Nov 2021	Dec 2020	YTD
102.2%	97.0%	102.6%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17** **6.3%**from Nov 2021:
16 **21.4%**from Dec 2020:
14

YTD	2021	2020	+/-
	369	357	3.4%

5-year Dec average: **16****New Pendings****13** **-38.1%**from Nov 2021:
21 **-31.6%**from Dec 2020:
19

YTD	2021	2020	+/-
	325	299	8.7%

5-year Dec average: **17****Closed Sales****31** **63.2%**from Nov 2021:
19 **34.8%**from Dec 2020:
23

YTD	2021	2020	+/-
	341	291	17.2%

5-year Dec average: **24****Median Sold Price****\$415,000** **-17.0%**from Nov 2021:
\$500,000 **-5.7%**from Dec 2020:
\$440,000

YTD	2021	2020	+/-
	\$472,500	\$420,000	12.5%

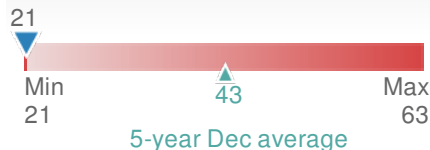
5-year Dec average: **\$385,670****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for December was \$415,000, representing a decrease of 17% compared to last month and a decrease of 5.7% from Dec 2020. The average days on market for units sold in December was 21 days, 51% below the 5-year December average of 43 days. There was a 38.1% month over month decrease in new contract activity with 13 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 3.7% decrease in supply to 26 active units.

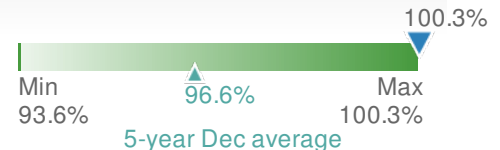
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.56 in November and an increase from 0.91 in December 2020. The Contract Ratio is 48% higher than the 5-year December average of 0.62. A higher Contract Ratio signifies a relative increase in contract activity 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**

Nov 2021	Dec 2020
27	44

Avg DOM**21**

Nov 2021	Dec 2020	YTD
53	32	28

Avg Sold to OLP Ratio**100.3%**



Nov 2021	Dec 2020	YTD
101.8%	96.9%	101.8%

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

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**9**

 **-10.0%**
 **200.0%**
 from Nov 2021: **10** from Dec 2020: **3**

YTD	2021	2020	+/-
	145	94	54.3%

5-year Dec average: **4****New Pendings****5**

 **-50.0%**
 **150.0%**
 from Nov 2021: **10** from Dec 2020: **2**



YTD	2021	2020	+/-
	124	85	45.9%

5-year Dec average: **3****Closed Sales****9**

 **-18.2%**
 **-18.2%**
 from Nov 2021: **11** from Dec 2020: **11**

YTD	2021	2020	+/-
	114	84	35.7%

5-year Dec average: **9****Median Sold Price****\$450,000**

 **17.2%**
 **28.6%**
 from Nov 2021: **\$384,000** from Dec 2020: **\$350,000**

YTD	2021	2020	+/-
	\$422,500	\$350,000	20.7%

5-year Dec average: **\$341,400****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for December was \$450,000, representing an increase of 17.2% compared to last month and an increase of 28.6% from Dec 2020. The average days on market for units sold in December was 19 days, 46% below the 5-year December average of 35 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 20% increase in supply to 12 active units.

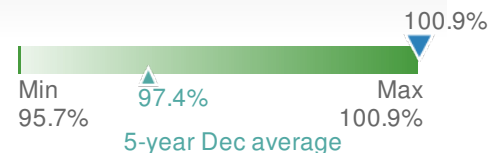
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 2.30 in November and an increase from 0.70 in December 2020. The Contract Ratio is 119% higher than the 5-year December average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Nov 2021	Dec 2020
10	10

Avg DOM**19**

Nov 2021	Dec 2020	YTD
23	21	29

Avg Sold to OLP Ratio**100.9%**

Nov 2021	Dec 2020	YTD
102.9%	97.0%	104.9%

December 2021

Norristown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**52****↓ -10.3%**from Nov 2021:
58**↔ 0.0%**from Dec 2020:
52

YTD	2021	2020	+/-
	1,166	971	20.1%

5-year Dec average: **50****New Pendings****70****↓ -17.6%**from Nov 2021:
85**↑ 14.8%**from Dec 2020:
61

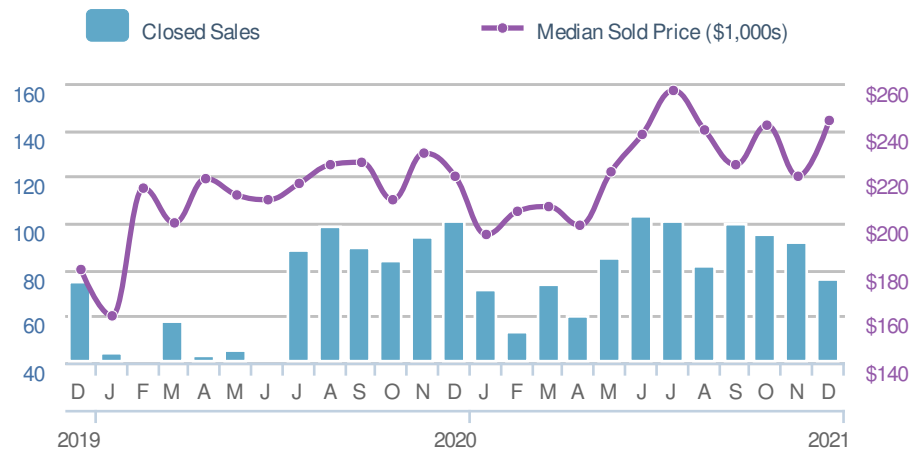
YTD	2021	2020	+/-
	1,025	903	13.5%

5-year Dec average: **56****Closed Sales****76****↓ -17.4%**from Nov 2021:
92**↓ -24.8%**from Dec 2020:
101

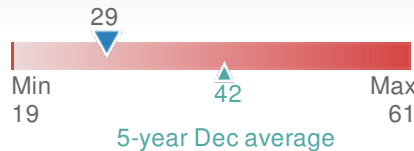
YTD	2021	2020	+/-
	1,012	849	19.2%

5-year Dec average: **79****Median Sold Price****\$244,500****↑ 11.1%**from Nov 2021:
\$220,000**↑ 11.1%**from Dec 2020:
\$220,000

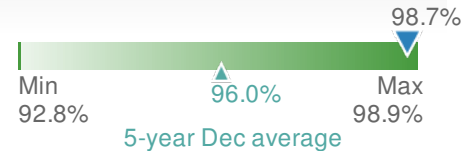
YTD	2021	2020	+/-
	\$227,000	\$215,000	5.6%

5-year Dec average: **\$203,000****Active Listings****68**

Nov 2021	Dec 2020
80	54

Avg DOM**29**

Nov 2021	Dec 2020	YTD
25	19	21

Avg Sold to OLP Ratio**98.7%**

Nov 2021	Dec 2020	YTD
97.8%	98.9%	100.2%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**18**

-25.0%
 from Nov 2021: **24**
-10.0%
 from Dec 2020: **20**

YTD	2021	2020	+/-
	379	372	1.9%

5-year Dec average: **17****New Pendings****24**

-14.3%
 from Nov 2021: **28**
4.3%
 from Dec 2020: **23**

YTD	2021	2020	+/-
	348	355	-2.0%

5-year Dec average: **19****Closed Sales****32**

0.0%
 from Nov 2021: **32**
-11.1%
 from Dec 2020: **36**

YTD	2021	2020	+/-
	355	339	4.7%

5-year Dec average: **31****Median Sold Price****\$327,500**

-5.7%
 from Nov 2021: **\$347,450**
-5.3%
 from Dec 2020: **\$346,000**

YTD	2021	2020	+/-
	\$325,000	\$307,500	5.7%

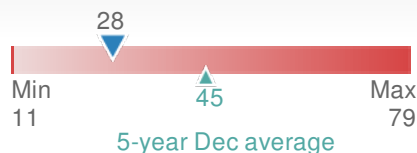
5-year Dec average: **\$292,250****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for December was \$327,500, representing a decrease of 5.7% compared to last month and a decrease of 5.3% from Dec 2020. The average days on market for units sold in December was 28 days, 38% below the 5-year December average of 45 days. There was a 14.3% month over month decrease in new contract activity with 24 New Pendings; a 22.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 31; and a 19.2% decrease in supply to 21 active units.

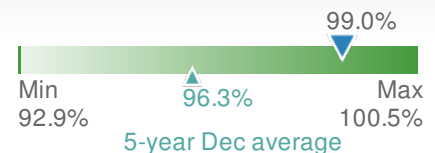
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.54 in November and a decrease from 2.21 in December 2020. The Contract Ratio is 49% higher than the 5-year December average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**21**

Nov 2021	Dec 2020
26	19

Avg DOM**28**

Nov 2021	Dec 2020	YTD
20	11	21

Avg Sold to OLP Ratio**99.0%**

Nov 2021	Dec 2020	YTD
100.8%	100.5%	101.4%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**34**

↔ 0.0%

from Nov 2021:
34

↑ 6.3%

from Dec 2020:
32

YTD	2021	2020	+/-
	787	599	31.4%

5-year Dec average: **33****New Pendings****46**

↓ -19.3%

from Nov 2021:
57

↑ 21.1%

from Dec 2020:
38

YTD	2021	2020	+/-
	677	548	23.5%

5-year Dec average: **37****Closed Sales****44**

↓ -26.7%

from Nov 2021:
60

↓ -32.3%

from Dec 2020:
65

YTD	2021	2020	+/-
	657	510	28.8%

5-year Dec average: **48****Median Sold Price****\$227,450**

↑ 30.0%

from Nov 2021:
\$175,000

↑ 22.9%

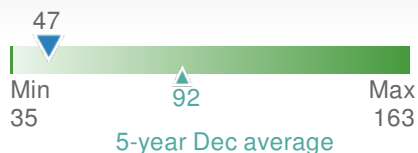
from Dec 2020:
\$185,000

YTD	2021	2020	+/-
	\$185,000	\$175,000	5.7%

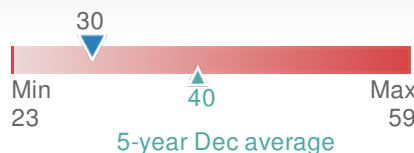
5-year Dec average: **\$168,480****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for December was \$227,450, representing an increase of 30% compared to last month and an increase of 22.9% from Dec 2020. The average days on market for units sold in December was 30 days, 26% below the 5-year December average of 40 days. There was a 19.3% month over month decrease in new contract activity with 46 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 92; and a 13% decrease in supply to 47 active units.

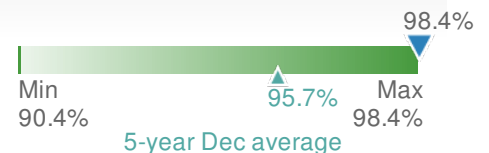
This activity resulted in a Contract Ratio of 1.96 pendings per active listing, up from 1.85 in November and a decrease from 2.31 in December 2020. The Contract Ratio is 70% higher than the 5-year December average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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**47**

Nov 2021	Dec 2020
54	35

Avg DOM**30**

Nov 2021	Dec 2020	YTD
27	23	21

Avg Sold to OLP Ratio**98.4%**

Nov 2021	Dec 2020	YTD
96.1%	97.9%	99.6%

December 2021

North Penn (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**64****↓ -28.1%**from Nov 2021:
89**↓ -1.5%**from Dec 2020:
65

YTD	2021	2020	+/-
	1,429	1,486	-3.8%

5-year Dec average: **59****New Pendings****70****↓ -30.7%**from Nov 2021:
101**↑ 14.8%**from Dec 2020:
61

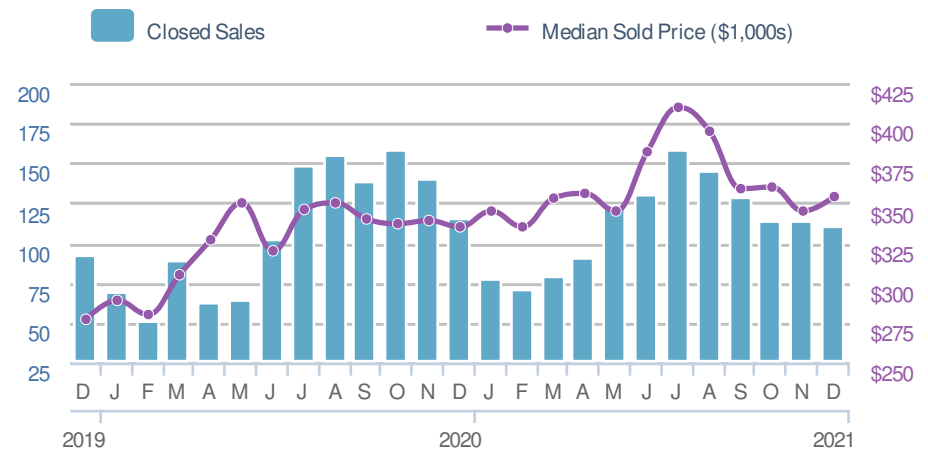
YTD	2021	2020	+/-
	1,367	1,347	1.5%

5-year Dec average: **63****Closed Sales****110****↓ -3.5%**from Nov 2021:
114**↓ -4.3%**from Dec 2020:
115

YTD	2021	2020	+/-
	1,375	1,332	3.2%

5-year Dec average: **106****Median Sold Price****\$354,750****↑ 2.8%**from Nov 2021:
\$345,000**↑ 5.7%**from Dec 2020:
\$335,500

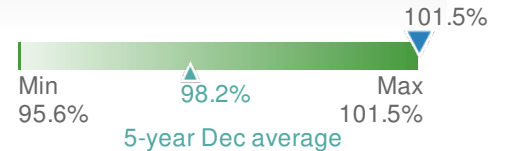
YTD	2021	2020	+/-
	\$365,000	\$330,000	10.6%

5-year Dec average: **\$312,207****Active Listings****28**

Nov 2021	Dec 2020
45	78

Avg DOM**15**

Nov 2021	Dec 2020	YTD
24	19	19

Avg Sold to OLP Ratio**101.5%**

Nov 2021	Dec 2020	YTD
100.9%	100.3%	102.1%



December 2021

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**24**

 **-55.6%**
 from Nov 2021: **54**
 **-41.5%**
 from Dec 2020: **41**



YTD	2021	2020	+/-
	763	802	-4.9%

5-year Dec average: **26****New Pendings****28**

 **-52.5%**
 from Nov 2021: **59**
 **-17.6%**
 from Dec 2020: **34**



YTD	2021	2020	+/-
	724	727	-0.4%

5-year Dec average: **27****Closed Sales****57**

 **-9.5%**
 from Nov 2021: **63**
 **-16.2%**
 from Dec 2020: **68**

YTD	2021	2020	+/-
	729	701	4.0%

5-year Dec average: **55****Median Sold Price****\$424,500**

 **6.1%**
 from Nov 2021: **\$400,000**
 **9.2%**
 from Dec 2020: **\$388,625**

YTD	2021	2020	+/-
	\$421,750	\$389,000	8.4%

5-year Dec average: **\$371,625****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for December was \$424,500, representing an increase of 6.1% compared to last month and an increase of 9.2% from Dec 2020. The average days on market for units sold in December was 20 days, 39% below the 5-year December average of 33 days. There was a 52.5% month over month decrease in new contract activity with 28 New Pendings; a 35.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 59; and a 46.7% decrease in supply to 16 active units.

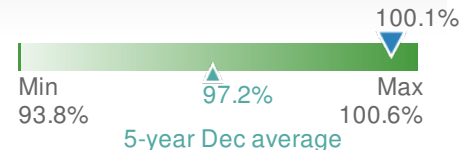
This activity resulted in a Contract Ratio of 3.69 pendings per active listing, up from 3.03 in November and an increase from 1.31 in December 2020. The Contract Ratio is 171% higher than the 5-year December average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Nov 2021	Dec 2020
30	51

Avg DOM**20**

Nov 2021	Dec 2020	YTD
17	13	18

Avg Sold to OLP Ratio**100.1%**

Nov 2021	Dec 2020	YTD
100.4%	100.6%	101.6%

December 2021

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**40** **14.3%**from Nov 2021:
35 **66.7%**from Dec 2020:
24

YTD	2021	2020	+/-
	666	684	-2.6%

5-year Dec average: **32****New Pendings****42** **0.0%**from Nov 2021:
42 **55.6%**from Dec 2020:
27

YTD	2021	2020	+/-
	643	620	3.7%

5-year Dec average: **36****Closed Sales****53** **3.9%**from Nov 2021:
51 **12.8%**from Dec 2020:
47

YTD	2021	2020	+/-
	646	631	2.4%

5-year Dec average: **50****Median Sold Price****\$295,000** **18.0%**from Nov 2021:
\$250,000 **8.3%**from Dec 2020:
\$272,500

YTD	2021	2020	+/-
	\$305,000	\$270,000	13.0%

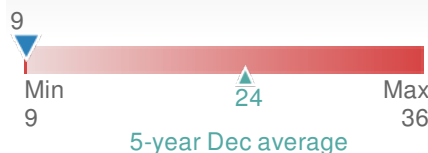
5-year Dec average: **\$260,760****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for December was \$295,000, representing an increase of 18% compared to last month and an increase of 8.3% from Dec 2020. The average days on market for units sold in December was 9 days, 63% below the 5-year December average of 24 days. There was no month over month change in new contract activity with 42 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 52; and a 20% decrease in supply to 12 active units.

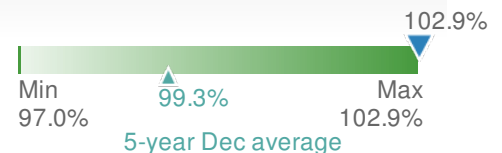
This activity resulted in a Contract Ratio of 4.33 pendings per active listing, no change from November and an increase from 2.04 in December 2020. The Contract Ratio is 121% higher than the 5-year December average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Nov 2021	Dec 2020
15	27

Avg DOM**9**

Nov 2021	Dec 2020	YTD
32	29	19

Avg Sold to OLP Ratio**102.9%**

Nov 2021	Dec 2020	YTD
101.5%	99.9%	102.7%

December 2021

Perkiomen Valley (Montgomery, PA)



Email: info@tcsr.realtor

New Listings**21**

 **-48.8%**  **-25.0%**
 from Nov 2021: **41** from Dec 2020: **28**

YTD	2021	2020	+/-
	612	613	-0.2%

5-year Dec average: **22****New Pendings****28**

 **-15.2%**  **-20.0%**
 from Nov 2021: **33** from Dec 2020: **35**



YTD	2021	2020	+/-
	552	567	-2.6%

5-year Dec average: **24****Closed Sales****36**

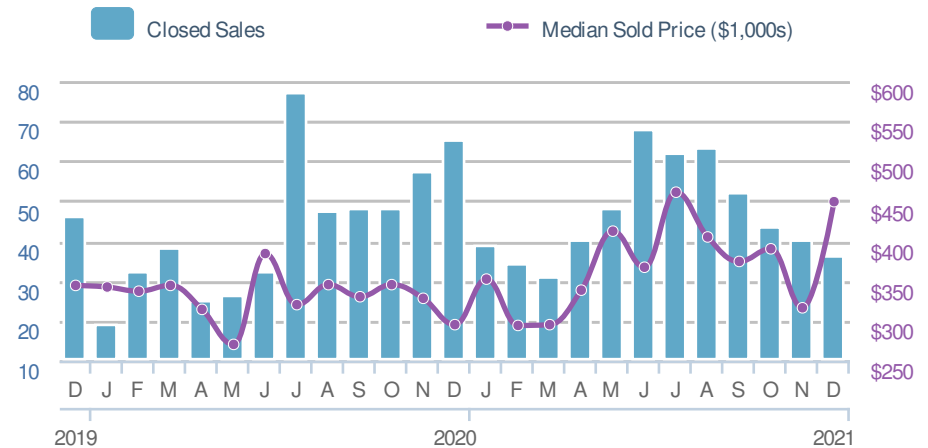
 **-10.0%**  **-44.6%**
 from Nov 2021: **40** from Dec 2020: **65**

YTD	2021	2020	+/-
	568	527	7.8%

5-year Dec average: **44****Median Sold Price****\$449,847**

 **42.1%**  **52.2%**
 from Nov 2021: **\$316,500** from Dec 2020: **\$295,512**

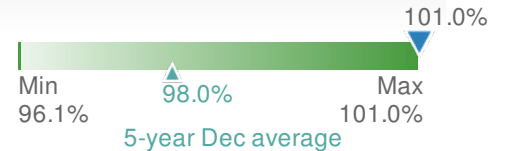
YTD	2021	2020	+/-
	\$375,000	\$335,000	11.9%

5-year Dec average: **\$313,755****Active Listings****26**

Nov 2021	Dec 2020
40	27

Avg DOM**31**

Nov 2021	Dec 2020	YTD
18	30	18

Avg Sold to OLP Ratio**101.0%**

Nov 2021	Dec 2020	YTD
103.0%	99.3%	103.0%

December 2021

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS


Email: info@tcsr.realtor

New Listings**13**

 **-13.3%**
 from Nov 2021: **15**
 **-27.8%**
 from Dec 2020: **18**



YTD	2021	2020	+/-
	372	383	-2.9%

5-year Dec average: **14****New Pendings****19**

 **18.8%**
 from Nov 2021: **16**
 **-13.6%**
 from Dec 2020: **22**



YTD	2021	2020	+/-
	332	345	-3.8%

5-year Dec average: **14****Closed Sales****26**

 **52.9%**
 from Nov 2021: **17**
 **-35.0%**
 from Dec 2020: **40**

YTD	2021	2020	+/-
	345	310	11.3%

5-year Dec average: **26****Median Sold Price****\$482,495**

 **11.6%**
 from Nov 2021: **\$432,500**
 **19.6%**
 from Dec 2020: **\$403,500**

YTD	2021	2020	+/-
	\$465,750	\$404,990	15.0%

5-year Dec average: **\$388,999****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for December was \$482,495, representing an increase of 11.6% compared to last month and an increase of 19.6% from Dec 2020. The average days on market for units sold in December was 30 days, 28% below the 5-year December average of 42 days. There was an 18.8% month over month increase in new contract activity with 19 New Pendings; a 19.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 33; and a 37% decrease in supply to 17 active units.

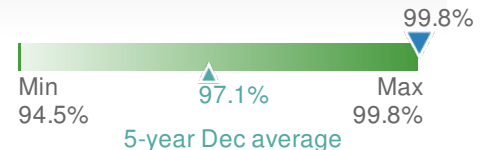
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, up from 1.52 in November and a decrease from 2.48 in December 2020. The Contract Ratio is 77% higher than the 5-year December average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2021	Dec 2020
27	21

Avg DOM**30**

Nov 2021	Dec 2020	YTD
26	28	21

Avg Sold to OLP Ratio**99.8%**

Nov 2021	Dec 2020	YTD
103.8%	99.0%	102.5%

December 2021

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**8**


 **-69.2%**
 from Nov 2021:
26

 **-20.0%**
 from Dec 2020:
10

YTD	2021	2020	+/-
	240	230	4.3%

5-year Dec average: **9****New Pendings****9**

 **-47.1%**
 from Nov 2021:
17

 **-30.8%**
 from Dec 2020:
13

YTD	2021	2020	+/-
	220	222	-0.9%


5-year Dec average: **10****Closed Sales****10**


 **-56.5%**
 from Nov 2021:
23

 **-60.0%**
 from Dec 2020:
25

YTD	2021	2020	+/-
	223	217	2.8%

5-year Dec average: **18****Median Sold Price****\$279,000**

 **1.5%**
 from Nov 2021:
\$275,000

 **11.2%**
 from Dec 2020:
\$251,000

YTD	2021	2020	+/-
	\$274,500	\$250,000	9.8%

5-year Dec average: **\$245,960****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for December was \$279,000, representing an increase of 1.5% compared to last month and an increase of 11.2% from Dec 2020. The average days on market for units sold in December was 35 days, 30% above the 5-year December average of 27 days. There was a 47.1% month over month decrease in new contract activity with 9 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 30.8% decrease in supply to 9 active units.

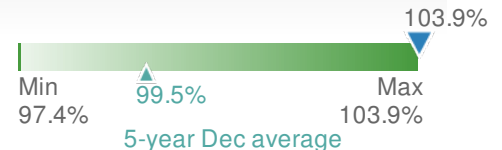
This activity resulted in a Contract Ratio of 2.44 pendings per active listing, up from 1.85 in November and a decrease from 4.00 in December 2020. The Contract Ratio is 43% higher than the 5-year December average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Nov 2021	Dec 2020
13	6

Avg DOM**35**

Nov 2021	Dec 2020	YTD
13	32	13

Avg Sold to OLP Ratio**103.9%**

Nov 2021	Dec 2020	YTD
102.3%	99.8%	103.8%

December 2021

Pottsgrove (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**48**

↑ **26.3%**
from Nov 2021:
38

↑ **166.7%**
from Dec 2020:
18

YTD	2021	2020	+/-
	559	503	11.1%

5-year Dec average: **25****New Pendings****43**

↑ **4.9%**
from Nov 2021:
41

↑ **138.9%**
from Dec 2020:
18

YTD	2021	2020	+/-
	456	445	2.5%

5-year Dec average: **25****Closed Sales****43**

↑ **38.7%**
from Nov 2021:
31

↑ **2.4%**
from Dec 2020:
42

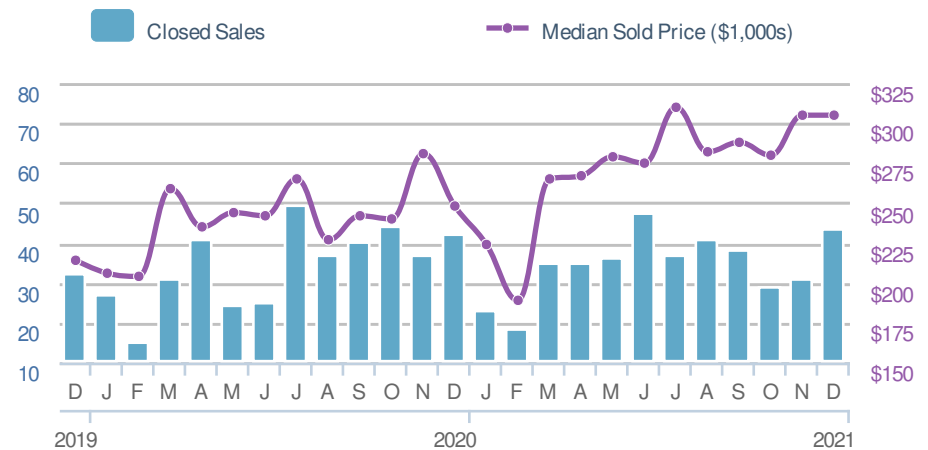
YTD	2021	2020	+/-
	428	443	-3.4%

5-year Dec average: **35****Median Sold Price****\$305,000**

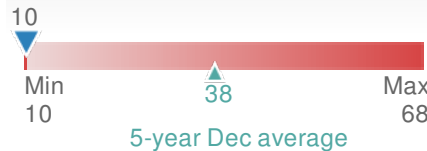
↔ **0.0%**
from Nov 2021:
\$305,000

↑ **23.0%**
from Dec 2020:
\$248,000

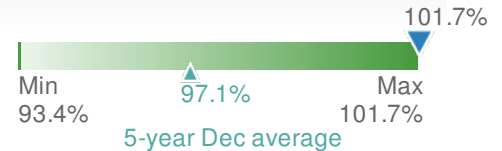
YTD	2021	2020	+/-
	\$280,000	\$245,000	14.3%

5-year Dec average: **\$229,320****Active Listings****15**

Nov 2021	Dec 2020
22	20

Avg DOM**10**

Nov 2021	Dec 2020	YTD
12	11	11

Avg Sold to OLP Ratio**101.7%**

Nov 2021	Dec 2020	YTD
100.2%	101.0%	102.9%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**20** **-37.5%**from Nov 2021:
32 **66.7%**from Dec 2020:
12

YTD	2021	2020	+/-
	407	378	7.7%

5-year Dec average: **16****New Pendings****18** **-45.5%**from Nov 2021:
33 **100.0%**from Dec 2020:
9

YTD	2021	2020	+/-
	316	320	-1.3%

5-year Dec average: **16****Closed Sales****34** **54.5%**from Nov 2021:
22 **17.2%**from Dec 2020:
29

YTD	2021	2020	+/-
	301	322	-6.5%

5-year Dec average: **25****Median Sold Price****\$319,950** **-8.7%**from Nov 2021:
\$350,450 **17.2%**from Dec 2020:
\$273,000

YTD	2021	2020	+/-
	\$320,000	\$275,000	16.4%

5-year Dec average: **\$256,240****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for December was \$319,950, representing a decrease of 8.7% compared to last month and an increase of 17.2% from Dec 2020. The average days on market for units sold in December was 9 days, 75% below the 5-year December average of 35 days. There was a 45.5% month over month decrease in new contract activity with 18 New Pendings; a 28% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 54; and a 42.1% decrease in supply to 11 active units.

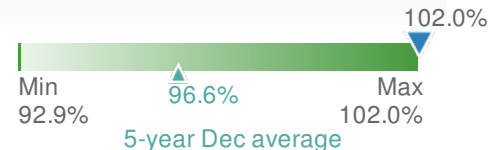
This activity resulted in a Contract Ratio of 4.91 pendings per active listing, up from 3.95 in November and an increase from 2.61 in December 2020. The Contract Ratio is 158% higher than the 5-year December average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**11**

Nov 2021	Dec 2020
19	18

Avg DOM**9**

Nov 2021	Dec 2020	YTD
9	11	12

Avg Sold to OLP Ratio**102.0%**

Nov 2021	Dec 2020	YTD
100.7%	101.0%	103.1%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**28**

366.7% **366.7%**
 from Nov 2021: 6 from Dec 2020: 6

YTD	2021	2020	+/-
	152	125	21.6%

5-year Dec average: **9****New Pendings****25**

212.5% **177.8%**
 from Nov 2021: 8 from Dec 2020: 9

YTD	2021	2020	+/-
	140	125	12.0%

5-year Dec average: **10****Closed Sales****9**

0.0% **-30.8%**
 from Nov 2021: 9 from Dec 2020: 13

YTD	2021	2020	+/-
	127	121	5.0%

5-year Dec average: **9****Median Sold Price****\$145,000**

-28.9% **-23.3%**
 from Nov 2021: **\$204,000** from Dec 2020: **\$189,000**

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

5-year Dec average: **\$151,080****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for December was \$145,000, representing a decrease of 28.9% compared to last month and a decrease of 23.3% from Dec 2020. The average days on market for units sold in December was 15 days, 70% below the 5-year December average of 51 days. There was a 212.5% month over month increase in new contract activity with 25 New Pendings; an 86.7% MoM increase in All Pendings (new contracts + contracts carried over from November) to 28; and a 33.3% increase in supply to 4 active units.

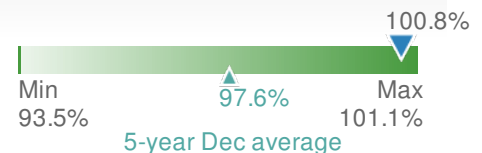
This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 5.00 in November and a decrease from 7.50 in December 2020. The Contract Ratio is 120% higher than the 5-year December average of 3.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Nov 2021	Dec 2020
3	2

Avg DOM**15**

Nov 2021	Dec 2020	YTD
19	9	9

Avg Sold to OLP Ratio**100.8%**

Nov 2021	Dec 2020	YTD
98.9%	101.1%	102.3%

December 2021

Pottstown (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**21**

-53.3%
 from Nov 2021:
45

-32.3%
 from Dec 2020:
31

YTD	2021	2020	+/-
	551	472	16.7%

5-year Dec average: **26****New Pendings****33**

-34.0%
 from Nov 2021:
50

0.0%
 from Dec 2020:
33

YTD	2021	2020	+/-
	485	434	11.8%

5-year Dec average: **27****Closed Sales****47**

20.5%
 from Nov 2021:
39

-2.1%
 from Dec 2020:
48

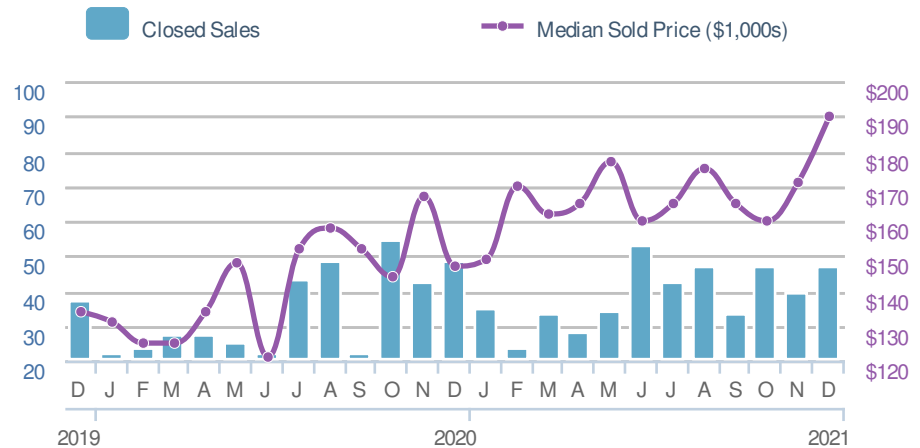
YTD	2021	2020	+/-
	472	421	12.1%

5-year Dec average: **39****Median Sold Price****\$190,000**

11.1%
 from Nov 2021:
\$171,000

29.3%
 from Dec 2020:
\$147,000

YTD	2021	2020	+/-
	\$167,000	\$146,450	14.0%

5-year Dec average: **\$133,800****Active Listings****29**

29

Min 26 77 Max 154

5-year Dec average

Nov 2021	Dec 2020
41	26

Avg DOM**19**

19

Min 19 40 Max 61

5-year Dec average

Nov 2021	Dec 2020	YTD
16	22	15

Avg Sold to OLP Ratio**98.1%**

98.1%

Min 89.1% 94.7% Max 98.1%

5-year Dec average

Nov 2021	Dec 2020	YTD
99.4%	96.7%	100.8%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**6**

-70.0%
 from Nov 2021:
20

-66.7%
 from Dec 2020:
18

YTD	2021	2020	+/-
	259	254	2.0%

5-year Dec average: **13****New Pendings****14**

-39.1%
 from Nov 2021:
23

-6.7%
 from Dec 2020:
15

YTD	2021	2020	+/-
	239	238	0.4%

5-year Dec average: **14****Closed Sales****22**

15.8%
 from Nov 2021:
19

-12.0%
 from Dec 2020:
25

YTD	2021	2020	+/-
	236	236	0.0%

5-year Dec average: **19****Median Sold Price****\$214,887**

-4.5%
 from Nov 2021:
\$225,000

26.8%
 from Dec 2020:
\$169,500

YTD	2021	2020	+/-
	\$205,000	\$165,000	24.2%

5-year Dec average: **\$166,067****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for December was \$214,887, representing a decrease of 4.5% compared to last month and an increase of 26.8% from Dec 2020. The average days on market for units sold in December was 18 days, 56% below the 5-year December average of 41 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; a 35.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 53.3% decrease in supply to 7 active units.

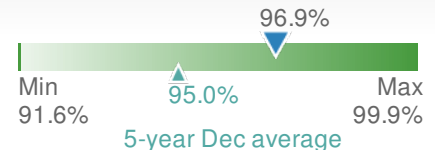
This activity resulted in a Contract Ratio of 2.86 pendings per active listing, up from 2.07 in November and an increase from 1.46 in December 2020. The Contract Ratio is 153% higher than the 5-year December average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Nov 2021	Dec 2020
15	13

Avg DOM**18**

Nov 2021	Dec 2020	YTD
20	17	13

Avg Sold to OLP Ratio**96.9%**

Nov 2021	Dec 2020	YTD
99.8%	99.9%	101.7%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**15** **-40.0%**from Nov 2021:
25 **15.4%**from Dec 2020:
13

YTD	2021	2020	+/-
	292	218	33.9%

5-year Dec average: **12****New Pendings****19** **-29.6%**from Nov 2021:
27 **5.6%**from Dec 2020:
18

YTD	2021	2020	+/-
	246	196	25.5%

5-year Dec average: **13****Closed Sales****25** **25.0%**from Nov 2021:
20 **8.7%**from Dec 2020:
23

YTD	2021	2020	+/-
	236	185	27.6%

5-year Dec average: **20****Median Sold Price****\$178,000** **36.9%**from Nov 2021:
\$130,000 **36.9%**from Dec 2020:
\$130,000

YTD	2021	2020	+/-
	\$145,000	\$124,950	16.0%

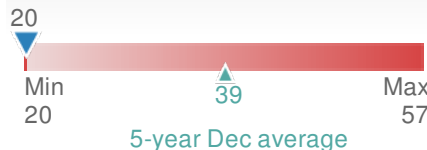
5-year Dec average: **\$114,040****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for December was \$178,000, representing an increase of 36.9% compared to last month and an increase of 36.9% from Dec 2020. The average days on market for units sold in December was 20 days, 49% below the 5-year December average of 39 days. There was a 29.6% month over month decrease in new contract activity with 19 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 33; and a 15.4% decrease in supply to 22 active units.

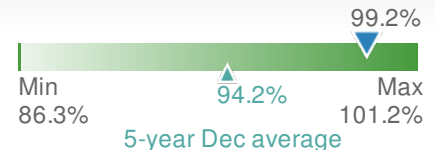
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.69 in November and a decrease from 1.85 in December 2020. The Contract Ratio is 72% higher than the 5-year December average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Nov 2021	Dec 2020
26	13

Avg DOM**20**

Nov 2021	Dec 2020	YTD
11	27	16

Avg Sold to OLP Ratio**99.2%**

Nov 2021	Dec 2020	YTD
99.1%	93.2%	99.9%

December 2021

Souderton Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**20**

-47.4%
 from Nov 2021: **38**

-13.0%
 from Dec 2020: **23**

YTD	2021	2020	+/-
	596	585	1.9%

5-year Dec average: **26****New Pendings****27**

-37.2%
 from Nov 2021: **43**

58.8%
 from Dec 2020: **17**

YTD	2021	2020	+/-
	549	556	-1.3%

5-year Dec average: **23****Closed Sales****53**

51.4%
 from Nov 2021: **35**

10.4%
 from Dec 2020: **48**

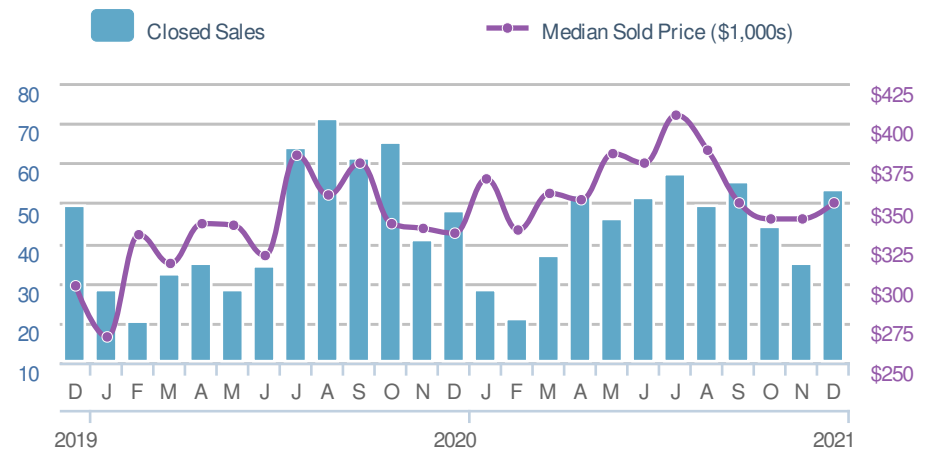
YTD	2021	2020	+/-
	546	541	0.9%

5-year Dec average: **45****Median Sold Price****\$350,000**

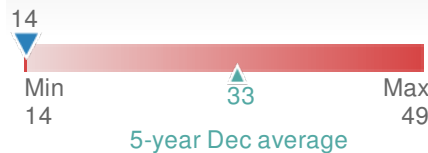
2.9%
 from Nov 2021: **\$340,000**

5.7%
 from Dec 2020: **\$331,000**

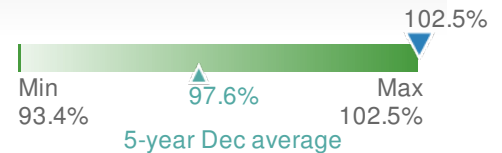
YTD	2021	2020	+/-
	\$360,000	\$337,000	6.8%

5-year Dec average: **\$309,024****Active Listings****21**

Nov 2021	Dec 2020
28	43

Avg DOM**14**

Nov 2021	Dec 2020	YTD
9	14	15

Avg Sold to OLP Ratio**102.5%**

Nov 2021	Dec 2020	YTD
101.9%	101.9%	102.4%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**11** **-64.5%**from Nov 2021:
31 **-35.3%**from Dec 2020:
17

YTD	2021	2020	+/-
	411	417	-1.4%

5-year Dec average: **15****New Pendings****15** **-55.9%**from Nov 2021:
34 **0.0%**from Dec 2020:
15

YTD	2021	2020	+/-
	377	379	-0.5%

5-year Dec average: **15****Closed Sales****35** **59.1%**from Nov 2021:
22 **-7.9%**from Dec 2020:
38

YTD	2021	2020	+/-
	373	364	2.5%

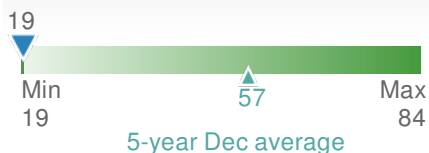
5-year Dec average: **30****Median Sold Price****\$369,900** **5.7%**from Nov 2021:
\$350,000 **7.6%**from Dec 2020:
\$343,750

YTD	2021	2020	+/-
	\$405,000	\$385,000	5.2%

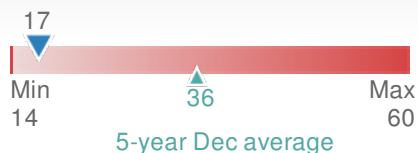
5-year Dec average: **\$333,170****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for December was \$369,900, representing an increase of 5.7% compared to last month and an increase of 7.6% from Dec 2020. The average days on market for units sold in December was 17 days, 53% below the 5-year December average of 36 days. There was a 55.9% month over month decrease in new contract activity with 15 New Pendings; a 35.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 40; and a 13.6% decrease in supply to 19 active units.

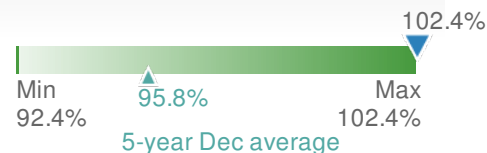
This activity resulted in a Contract Ratio of 2.11 pendings per active listing, down from 2.82 in November and an increase from 0.97 in December 2020. The Contract Ratio is 155% higher than the 5-year December average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**19**

Nov 2021	Dec 2020
22	38

Avg DOM**17**

Nov 2021	Dec 2020	YTD
9	14	18

Avg Sold to OLP Ratio**102.4%**

Nov 2021	Dec 2020	YTD
100.7%	97.9%	102.1%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**9****↑28.6%**from Nov 2021:
7**↑50.0%**from Dec 2020:
6

YTD	2021	2020	+/-
	185	167	10.8%

5-year Dec average: **10****New Pendings****12****↑33.3%**from Nov 2021:
9**↑500.0%**from Dec 2020:
2

YTD	2021	2020	+/-
	172	176	-2.3%

5-year Dec average: **9****Closed Sales****18****↑38.5%**from Nov 2021:
13**↑80.0%**from Dec 2020:
10

YTD	2021	2020	+/-
	173	176	-1.7%

5-year Dec average: **15****Median Sold Price****\$280,500****↓-8.0%**from Nov 2021:
\$305,000**↓-10.5%**from Dec 2020:
\$313,250

YTD	2021	2020	+/-
	\$305,000	\$287,925	5.9%

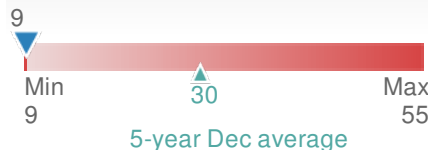
5-year Dec average: **\$274,707****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for December was \$280,500, representing a decrease of 8% compared to last month and a decrease of 10.5% from Dec 2020. The average days on market for units sold in December was 9 days, 70% below the 5-year December average of 30 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 17; and a 66.7% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 8.50 pendings per active listing, up from 3.67 in November and an increase from 4.00 in December 2020. The Contract Ratio is 183% higher than the 5-year December average of 3.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**2**

Nov 2021	Dec 2020
6	5

Avg DOM**9**

Nov 2021	Dec 2020	YTD
9	14	11

Avg Sold to OLP Ratio**102.6%**

Nov 2021	Dec 2020	YTD
104.0%	116.8%	103.0%

December 2021

Springfield (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**9**

↔ 0.0%

from Nov 2021:
9

↓ -35.7%

from Dec 2020:
14

YTD	2021	2020	+/-
	302	313	-3.5%

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

↓ -55.6%

from Nov 2021:
18

↓ -20.0%

from Dec 2020:
10

YTD	2021	2020	+/-
	274	277	-1.1%

5-year Dec average: **9****Closed Sales****35**

↑ 25.0%

from Nov 2021:
28

↑ 20.7%

from Dec 2020:
29

YTD	2021	2020	+/-
	285	250	14.0%

5-year Dec average: **22****Median Sold Price****\$490,000**

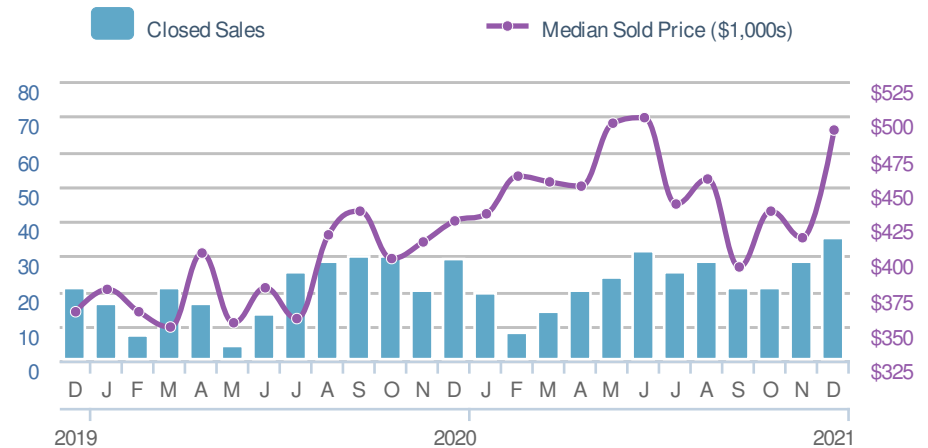
↑ 18.4%

from Nov 2021:
\$413,750

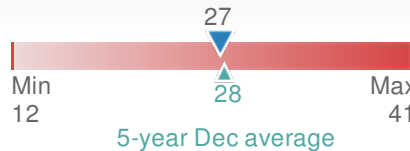
↑ 15.3%

from Dec 2020:
\$425,000

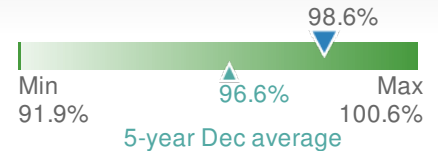
YTD	2021	2020	+/-
	\$457,500	\$395,000	15.8%

5-year Dec average: **\$404,100****Active Listings****10**

Nov 2021	Dec 2020
13	23

Avg DOM**27**

Nov 2021	Dec 2020	YTD
19	12	19

Avg Sold to OLP Ratio**98.6%**

Nov 2021	Dec 2020	YTD
99.7%	100.6%	101.2%

December 2021

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**8**

 **-11.1%**
 from Nov 2021: **9**
 **-27.3%**
 from Dec 2020: **11**


YTD	2021	2020	+/-
	268	219	22.4%

5-year Dec average: **8****New Pendings****8**

 **-52.9%**
 from Nov 2021: **17**
 **-11.1%**
 from Dec 2020: **9**



YTD	2021	2020	+/-
	238	202	17.8%

5-year Dec average: **7****Closed Sales****32**

 **33.3%**
 from Nov 2021: **24**
 **60.0%**
 from Dec 2020: **20**

YTD	2021	2020	+/-
	233	199	17.1%

5-year Dec average: **19****Median Sold Price****\$521,500**

 **22.3%**
 from Nov 2021: **\$426,500**
 **22.0%**
 from Dec 2020: **\$427,500**

YTD	2021	2020	+/-
	\$453,000	\$410,000	10.5%

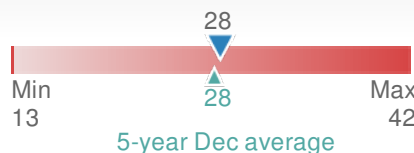
5-year Dec average: **\$404,800****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for December was \$521,500, representing an increase of 22.3% compared to last month and an increase of 22% from Dec 2020. The average days on market for units sold in December was 28 days, the same as the 5-year December average of 28 days. There was a 52.9% month over month decrease in new contract activity with 8 New Pendings; a 47.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and an 18.2% decrease in supply to 9 active units.

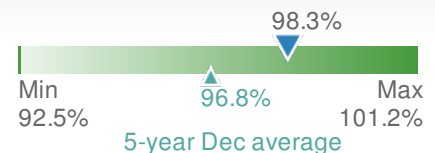
This activity resulted in a Contract Ratio of 3.11 pendings per active listing, down from 4.82 in November and an increase from 2.40 in December 2020. The Contract Ratio is 123% higher than the 5-year December average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**9**

Nov 2021	Dec 2020
11	10

Avg DOM**28**

Nov 2021	Dec 2020	YTD
21	13	17

Avg Sold to OLP Ratio**98.3%**

Nov 2021	Dec 2020	YTD
99.1%	101.2%	101.1%

December 2021

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**1**

↔ 0.0%

from Nov 2021:
0

↓ -66.7%

from Dec 2020:
3

YTD	2021	2020	+/-
	34	94	-63.8%

5-year Dec average: 2

New Pendings**0**

↓ -100.0%

from Nov 2021:
1

↓ -100.0%

from Dec 2020:
1

YTD	2021	2020	+/-
	36	75	-52.0%

5-year Dec average: 2

Closed Sales**3**

↓ -25.0%

from Nov 2021:
4

↓ -66.7%

from Dec 2020:
9

YTD	2021	2020	+/-
	52	51	2.0%

5-year Dec average: 4

Median Sold Price**\$319,500**

↓ -15.3%

from Nov 2021:
\$377,000

↓ -8.1%

from Dec 2020:
\$347,500

YTD	2021	2020	+/-
	\$474,000	\$330,000	43.6%

5-year Dec average: \$295,450

Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for December was \$319,500, representing a decrease of 15.3% compared to last month and a decrease of 8.1% from Dec 2020. The average days on market for units sold in December was 16 days, 5% below the 5-year December average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and a 50% decrease in supply to 1 active units.

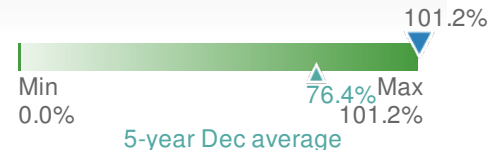
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.50 in November and a decrease from 2.15 in December 2020. The Contract Ratio is 100% lower than the 5-year December average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Nov 2021	Dec 2020
2	13

Avg DOM**16**

Nov 2021	Dec 2020	YTD
7	11	26

Avg Sold to OLP Ratio**101.2%**

Nov 2021	Dec 2020	YTD
103.5%	99.5%	101.3%

December 2021

Spring-Ford Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**35**

-46.2%
 from Nov 2021: **65**
-25.5%
 from Dec 2020: **47**

YTD	2021	2020	+/-
	941	916	2.7%

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

-32.1%
 from Nov 2021: **56**
-29.6%
 from Dec 2020: **54**

YTD	2021	2020	+/-
	824	784	5.1%

5-year Dec average: **40****Closed Sales****59**

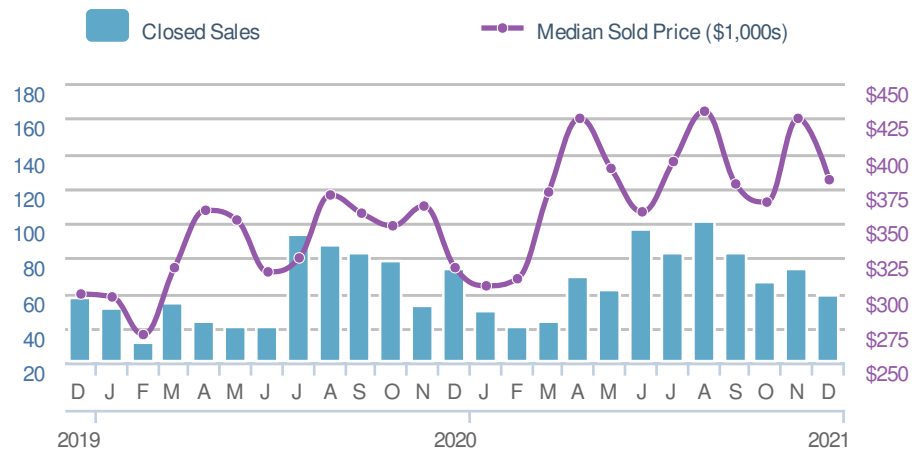
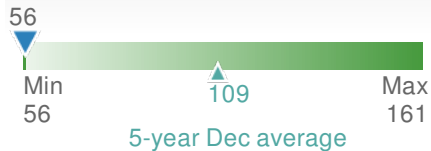
-19.2%
 from Nov 2021: **73**
-20.3%
 from Dec 2020: **74**

YTD	2021	2020	+/-
	853	760	12.2%

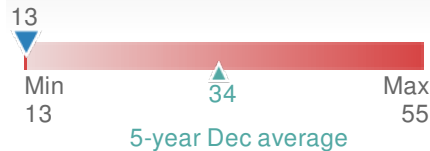
5-year Dec average: **62****Median Sold Price****\$381,040**

-10.3%
 from Nov 2021: **\$425,000**
19.5%
 from Dec 2020: **\$318,800**

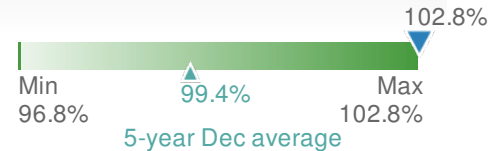
YTD	2021	2020	+/-
	\$386,000	\$338,500	14.0%

5-year Dec average: **\$318,758****Active Listings****56**

Nov 2021	Dec 2020
70	64

Avg DOM**13**

Nov 2021	Dec 2020	YTD
18	28	14

Avg Sold to OLP Ratio**102.8%**

Nov 2021	Dec 2020	YTD
102.2%	100.7%	102.9%

December 2021

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**11**

 **-67.6%**
 from Nov 2021: **34**
 **-45.0%**
 from Dec 2020: **20**

YTD	2021	2020	+/-
	458	390	17.4%

5-year Dec average: **16****New Pendings****14**

 **-36.4%**
 from Nov 2021: **22**
 **-41.7%**
 from Dec 2020: **24**



YTD	2021	2020	+/-
	387	334	15.9%

5-year Dec average: **16****Closed Sales****24**

 **-25.0%**
 from Nov 2021: **32**
 **-14.3%**
 from Dec 2020: **28**

YTD	2021	2020	+/-
	385	327	17.7%

5-year Dec average: **26****Median Sold Price****\$475,000**

 **-13.3%**
 from Nov 2021: **\$547,750**
 **6.0%**
 from Dec 2020: **\$448,000**

YTD	2021	2020	+/-
	\$500,000	\$435,500	14.8%

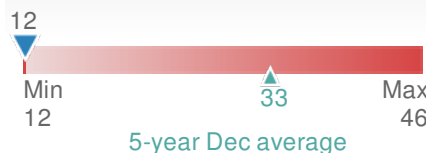
5-year Dec average: **\$413,200****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for December was \$475,000, representing a decrease of 13.3% compared to last month and an increase of 6% from Dec 2020. The average days on market for units sold in December was 12 days, 64% below the 5-year December average of 33 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 22.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 41; and a 22.9% decrease in supply to 27 active units.

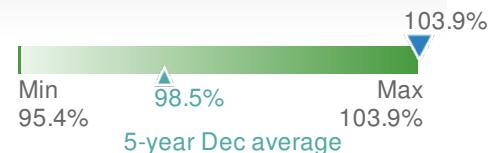
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.51 in November and a decrease from 1.69 in December 2020. The Contract Ratio is 69% higher than the 5-year December average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**27**

Nov 2021	Dec 2020
35	26

Avg DOM**12**

Nov 2021	Dec 2020	YTD
25	32	15

Avg Sold to OLP Ratio**103.9%**

Nov 2021	Dec 2020	YTD
100.9%	99.3%	102.8%

December 2021

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**24**

-22.6%
 from Nov 2021: **31**

-11.1%
 from Dec 2020: **27**

YTD	2021	2020	+/-
	483	526	-8.2%

5-year Dec average: **25****New Pendings****24**

-29.4%
 from Nov 2021: **34**

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

YTD	2021	2020	+/-
	437	450	-2.9%

5-year Dec average: **24****Closed Sales****35**

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

-23.9%
 from Dec 2020: **46**

YTD	2021	2020	+/-
	468	433	8.1%

5-year Dec average: **36****Median Sold Price****\$345,000**

-6.8%
 from Nov 2021: **\$370,000**

25.7%
 from Dec 2020: **\$274,500**

YTD	2021	2020	+/-
	\$315,000	\$276,625	13.9%

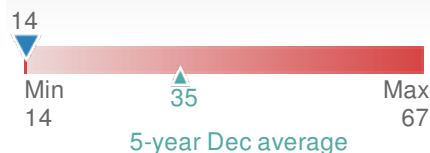
5-year Dec average: **\$265,690****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for December was \$345,000, representing a decrease of 6.8% compared to last month and an increase of 25.7% from Dec 2020. The average days on market for units sold in December was 14 days, 61% below the 5-year December average of 35 days. There was a 29.4% month over month decrease in new contract activity with 24 New Pendings; a 25.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 38; and a 17.1% decrease in supply to 29 active units.

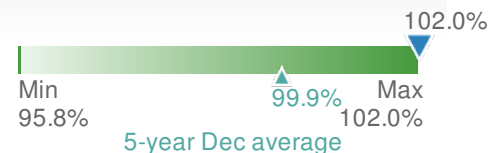
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.46 in November and a decrease from 1.89 in December 2020. The Contract Ratio is 18% higher than the 5-year December average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Nov 2021	Dec 2020
35	38

Avg DOM**14**

Nov 2021	Dec 2020	YTD
12	25	14

Avg Sold to OLP Ratio**102.0%**

Nov 2021	Dec 2020	YTD
103.2%	101.5%	102.9%

December 2021

Upper Dublin (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**10****↓ -52.4%**from Nov 2021:
21**↔ 0.0%**from Dec 2020:
10

YTD	2021	2020	+/-
	430	411	4.6%

5-year Dec average: **13****New Pendings****14****↓ -33.3%**from Nov 2021:
21**↓ -17.6%**from Dec 2020:
17

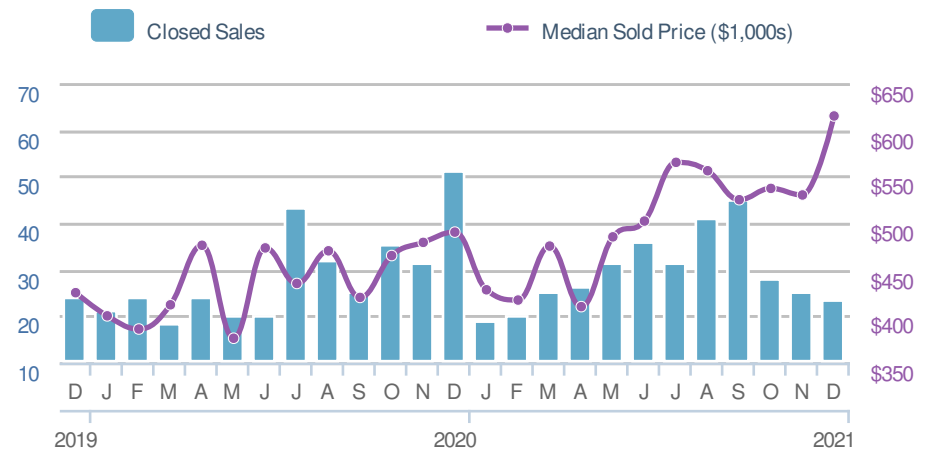
YTD	2021	2020	+/-
	370	369	0.3%

5-year Dec average: **16****Closed Sales****23****↓ -8.0%**from Nov 2021:
25**↓ -54.9%**from Dec 2020:
51

YTD	2021	2020	+/-
	365	355	2.8%

5-year Dec average: **30****Median Sold Price****\$615,000****↑ 16.0%**from Nov 2021:
\$530,000**↑ 25.5%**from Dec 2020:
\$490,000

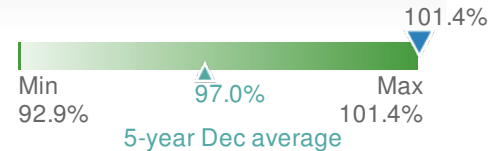
YTD	2021	2020	+/-
	\$500,000	\$447,500	11.7%

5-year Dec average: **\$451,140****Active Listings****18**

Nov 2021	Dec 2020
26	34

Avg DOM**49**

Nov 2021	Dec 2020	YTD
12	18	20

Avg Sold to OLP Ratio**101.4%**

Nov 2021	Dec 2020	YTD
104.0%	99.1%	102.7%


December 2021


Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**5**


 **-70.6%**
 from Nov 2021: **17**

 **-28.6%**
 from Dec 2020: **7**

YTD	2021	2020	+/-
	292	300	-2.7%


5-year Dec average: **8****New Pendings****8**

 **-42.9%**
 from Nov 2021: **14**

 **-38.5%**
 from Dec 2020: **13**

YTD	2021	2020	+/-
	251	274	-8.4%


5-year Dec average: **11****Closed Sales****16**

 **23.1%**
 from Nov 2021: **13**

 **-59.0%**
 from Dec 2020: **39**

YTD	2021	2020	+/-
	257	274	-6.2%

5-year Dec average: **22****Median Sold Price****\$655,000**

 **23.6%**
 from Nov 2021: **\$530,000**

 **25.2%**
 from Dec 2020: **\$523,000**

YTD	2021	2020	+/-
	\$550,000	\$500,000	10.0%

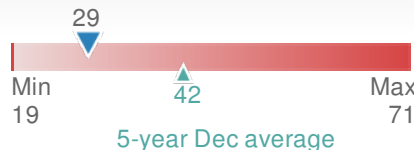
5-year Dec average: **\$500,600****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for December was \$655,000, representing an increase of 23.6% compared to last month and an increase of 25.2% from Dec 2020. The average days on market for units sold in December was 29 days, 31% below the 5-year December average of 42 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 22.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 33.3% decrease in supply to 12 active units.

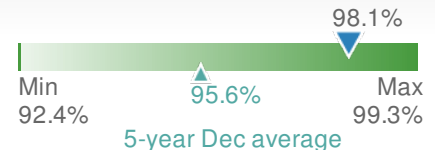
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.72 in November and no change from December 2020. The Contract Ratio is 74% higher than the 5-year December average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Nov 2021	Dec 2020
18	16

Avg DOM**29**

Nov 2021	Dec 2020	YTD
12	19	19

Avg Sold to OLP Ratio**98.1%**

Nov 2021	Dec 2020	YTD
101.6%	99.3%	102.1%

December 2021

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**5** **25.0%**

from Nov 2021:

4 **66.7%**

from Dec 2020:

3

YTD	2021	2020	+/-
	138	111	24.3%

5-year Dec average: **4****New Pendings****6** **-14.3%**

from Nov 2021:

7 **50.0%**

from Dec 2020:

4

YTD	2021	2020	+/-
	119	95	25.3%

5-year Dec average: **5****Closed Sales****7** **-41.7%**

from Nov 2021:

12 **-41.7%**

from Dec 2020:

12

YTD	2021	2020	+/-
	108	81	33.3%

5-year Dec average: **8****Median Sold Price****\$277,000** **-52.3%**

from Nov 2021:

\$580,859 **-10.2%**

from Dec 2020:

\$308,500

YTD	2021	2020	+/-
	\$373,250	\$310,000	20.4%

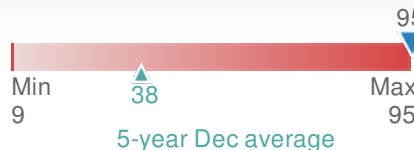
5-year Dec average: **\$271,421****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for December was \$277,000, representing a decrease of 52.3% compared to last month and a decrease of 10.2% from Dec 2020. The average days on market for units sold in December was 95 days, 150% above the 5-year December average of 38 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 31; and a 25% decrease in supply to 6 active units.

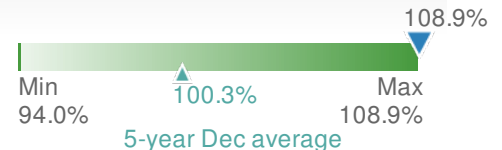
This activity resulted in a Contract Ratio of 5.17 pendings per active listing, up from 4.13 in November and an increase from 1.17 in December 2020. The Contract Ratio is 194% higher than the 5-year December average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2021	Dec 2020
8	18

Avg DOM**95**

Nov 2021	Dec 2020	YTD
12	13	24

Avg Sold to OLP Ratio**108.9%**

Nov 2021	Dec 2020	YTD
106.7%	98.4%	104.1%

December 2021

Upper Merion Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**31****↓ -16.2%**from Nov 2021:
37**↑ 10.7%**from Dec 2020:
28

YTD	2021	2020	+/-
	584	591	-1.2%

5-year Dec average: **26****New Pendings****38****↓ -13.6%**from Nov 2021:
44**↑ 58.3%**from Dec 2020:
24

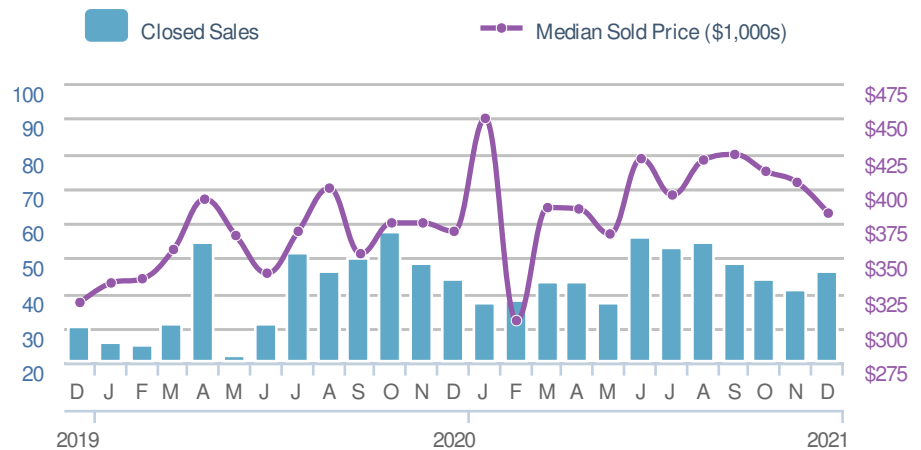
YTD	2021	2020	+/-
	562	481	16.8%

5-year Dec average: **27****Closed Sales****46****↑ 12.2%**from Nov 2021:
41**↑ 4.5%**from Dec 2020:
44

YTD	2021	2020	+/-
	557	504	10.5%

5-year Dec average: **40****Median Sold Price****\$382,500****↓ -5.3%**from Nov 2021:
\$404,000**↑ 3.5%**from Dec 2020:
\$369,500

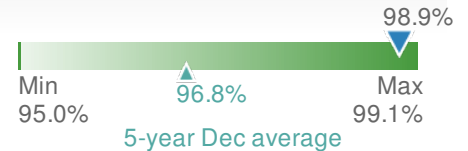
YTD	2021	2020	+/-
	\$402,500	\$363,000	10.9%

5-year Dec average: **\$340,304****Active Listings****29**

Nov 2021	Dec 2020
47	79

Avg DOM**34**

Nov 2021	Dec 2020	YTD
39	42	41

Avg Sold to OLP Ratio**98.9%**

Nov 2021	Dec 2020	YTD
96.9%	99.1%	99.4%

December 2021

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**11** **-21.4%**from Nov 2021:
14 **-21.4%**from Dec 2020:
14

YTD	2021	2020	+/-
	267	259	3.1%

5-year Dec average: **12****New Pendings****18** **0.0%**from Nov 2021:
18 **28.6%**from Dec 2020:
14

YTD	2021	2020	+/-
	246	236	4.2%

5-year Dec average: **15****Closed Sales****21** **40.0%**from Nov 2021:
15 **10.5%**from Dec 2020:
19

YTD	2021	2020	+/-
	262	216	21.3%

5-year Dec average: **22****Median Sold Price****\$455,000** **-3.2%**from Nov 2021:
\$470,000 **25.5%**from Dec 2020:
\$362,500

YTD	2021	2020	+/-
	\$450,000	\$410,000	9.8%

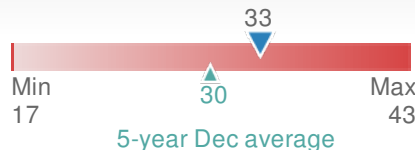
5-year Dec average: **\$382,690****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for December was \$455,000, representing a decrease of 3.2% compared to last month and an increase of 25.5% from Dec 2020. The average days on market for units sold in December was 33 days, 9% above the 5-year December average of 30 days. There was no month over month change in new contract activity with 18 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 50% decrease in supply to 11 active units.

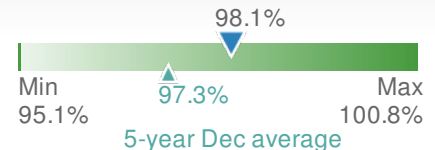
This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 1.23 in November and a decrease from 2.28 in December 2020. The Contract Ratio is 65% higher than the 5-year December average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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**11**

Nov 2021	Dec 2020
22	18

Avg DOM**33**

Nov 2021	Dec 2020	YTD
33	17	22

Avg Sold to OLP Ratio**98.1%**

Nov 2021	Dec 2020	YTD
98.3%	100.8%	100.3%

December 2021

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**20** **-13.0%**from Nov 2021:
23 **42.9%**from Dec 2020:
14

YTD	2021	2020	+/-
	315	331	-4.8%

5-year Dec average: **14****New Pendings****20** **-23.1%**from Nov 2021:
26 **100.0%**from Dec 2020:
10

YTD	2021	2020	+/-
	314	243	29.2%

5-year Dec average: **13****Closed Sales****25** **-3.8%**from Nov 2021:
26 **0.0%**from Dec 2020:
25

YTD	2021	2020	+/-
	293	286	2.4%

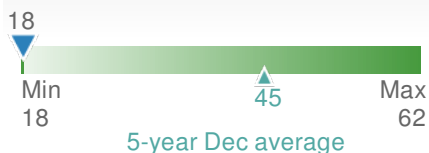
5-year Dec average: **19****Median Sold Price****\$332,000** **-3.1%**from Nov 2021:
\$342,500 **-10.1%**from Dec 2020:
\$369,500

YTD	2021	2020	+/-
	\$334,999	\$325,000	3.1%

5-year Dec average: **\$299,600****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for December was \$332,000, representing a decrease of 3.1% compared to last month and a decrease of 10.1% from Dec 2020. The average days on market for units sold in December was 34 days, 42% below the 5-year December average of 58 days. There was a 23.1% month over month decrease in new contract activity with 20 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 41; and a 28% decrease in supply to 18 active units.

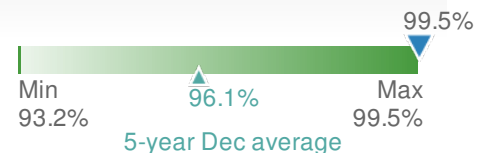
This activity resulted in a Contract Ratio of 2.28 pendings per active listing, up from 1.88 in November and an increase from 0.33 in December 2020. The Contract Ratio is 94% higher than the 5-year December average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Nov 2021	Dec 2020
25	61

Avg DOM**34**

Nov 2021	Dec 2020	YTD
43	61	57

Avg Sold to OLP Ratio**99.5%**

Nov 2021	Dec 2020	YTD
96.1%	97.9%	98.7%

December 2021

Upper Moreland (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**17****↑ 30.8%**from Nov 2021:
13**↑ 6.3%**from Dec 2020:
16

YTD	2021	2020	+/-
	290	269	7.8%

5-year Dec average: **12****New Pendings****16****↑ 14.3%**from Nov 2021:
14**↓ -15.8%**from Dec 2020:
19

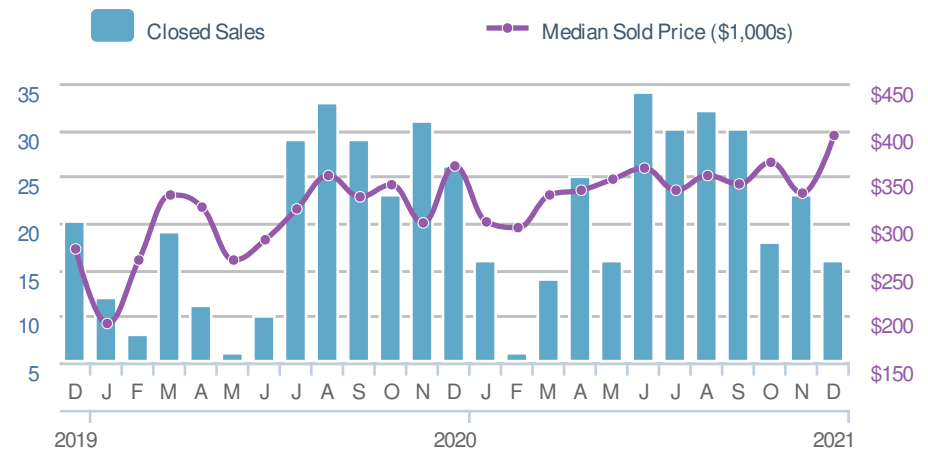
YTD	2021	2020	+/-
	267	254	5.1%

5-year Dec average: **13****Closed Sales****16****↓ -30.4%**from Nov 2021:
23**↓ -38.5%**from Dec 2020:
26

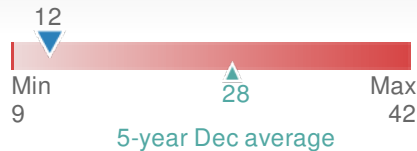
YTD	2021	2020	+/-
	267	246	8.5%

5-year Dec average: **19****Median Sold Price****\$394,500****↑ 18.6%**from Nov 2021:
\$332,500**↑ 9.1%**from Dec 2020:
\$361,500

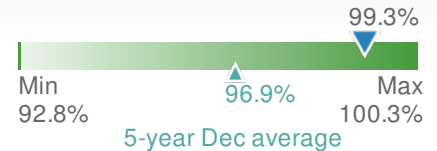
YTD	2021	2020	+/-
	\$345,000	\$325,000	6.2%

5-year Dec average: **\$317,720****Active Listings****8**

Nov 2021	Dec 2020
10	7

Avg DOM**12**

Nov 2021	Dec 2020	YTD
12	9	12

Avg Sold to OLP Ratio**99.3%**

Nov 2021	Dec 2020	YTD
101.6%	100.3%	101.6%

December 2021

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17** **70.0%**from Nov 2021:
10 **13.3%**from Dec 2020:
15

YTD	2021	2020	+/-
	256	240	6.7%

5-year Dec average: **11****New Pending****15** **50.0%**from Nov 2021:
10 **-6.3%**from Dec 2020:
16

YTD	2021	2020	+/-
	235	229	2.6%

5-year Dec average: **11****Closed Sales****13** **-18.8%**from Nov 2021:
16 **-45.8%**from Dec 2020:
24

YTD	2021	2020	+/-
	235	217	8.3%

5-year Dec average: **17****Median
Sold Price****\$399,000** **-1.7%**from Nov 2021:
\$405,950 **7.8%**from Dec 2020:
\$370,000

YTD	2021	2020	+/-
	\$358,500	\$337,500	6.2%

5-year Dec average: **\$324,440****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for December was \$399,000, representing a decrease of 1.7% compared to last month and an increase of 7.8% from Dec 2020. The average days on market for units sold in December was 11 days, 61% below the 5-year December average of 28 days. There was a 50% month over month increase in new contract activity with 15 New Pending; an 11.8% MoM increase in All Pending (new contracts + contracts carried over from November) to 19; and a 12.5% decrease in supply to 7 active units.

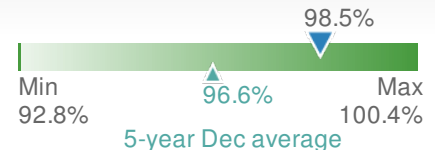
This activity resulted in a Contract Ratio of 2.71 pendings per active listing, up from 2.13 in November and a decrease from 3.00 in December 2020. The Contract Ratio is 73% higher than the 5-year December average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

Nov 2021	Dec 2020
8	7

Avg DOM**11**

Nov 2021	Dec 2020	YTD
14	9	13

**Avg Sold to
OLP Ratio****98.5%**

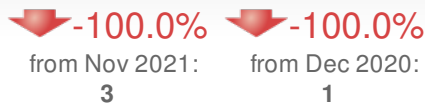
Nov 2021	Dec 2020	YTD
101.6%	100.4%	101.6%

December 2021

Upper Moreland (Montgomery, PA) - Attached

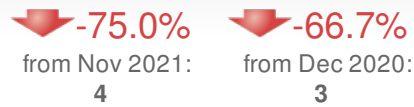
Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**0**

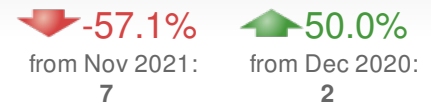
YTD	2021	2020	+/-
	34	29	17.2%

5-year Dec average: 1

New Pendings**1**

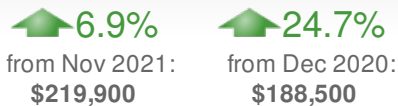
YTD	2021	2020	+/-
	32	25	28.0%

5-year Dec average: 1

Closed Sales**3**

YTD	2021	2020	+/-
	32	29	10.3%

5-year Dec average: 2

Median Sold Price**\$235,000**

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

5-year Dec average: \$158,250

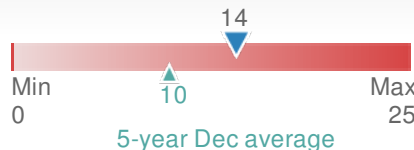
Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for December was \$235,000, representing an increase of 6.9% compared to last month and an increase of 24.7% from Dec 2020. The average days on market for units sold in December was 14 days, 37% above the 5-year December average of 10 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and a 50% decrease in supply to 1 active units.

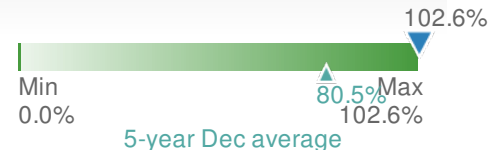
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from November and an increase from 0.00 in December 2020. The Contract Ratio is 257% higher than the 5-year December average of 0.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Nov 2021	Dec 2020
2	0

Avg DOM**14**

Nov 2021	Dec 2020	YTD
9	4	10

Avg Sold to OLP Ratio**102.6%**

Nov 2021	Dec 2020	YTD
101.5%	98.8%	101.5%

December 2021

Upper Perkiomen (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**19****↓ -34.5%**from Nov 2021:
29**↑ 11.8%**from Dec 2020:
17

YTD	2021	2020	+/-
	376	360	4.4%

5-year Dec average: **16****New Pendings****19****↓ -24.0%**from Nov 2021:
25**↓ -5.0%**from Dec 2020:
20

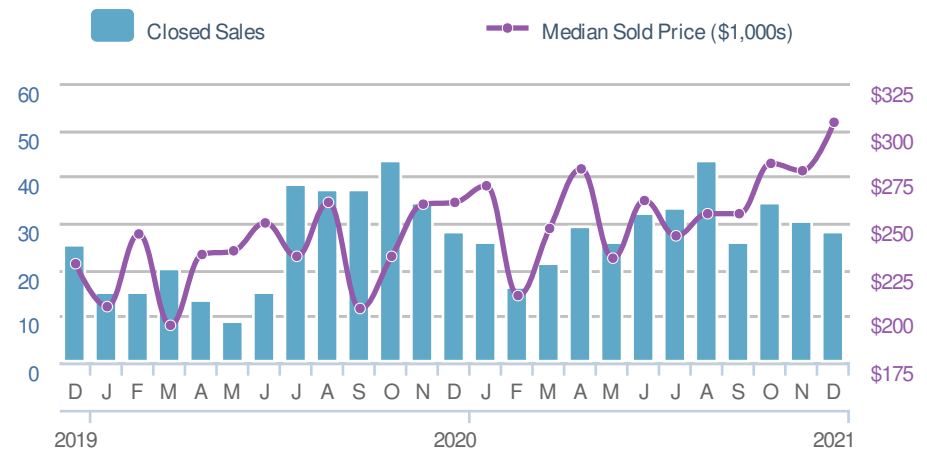
YTD	2021	2020	+/-
	350	327	7.0%

5-year Dec average: **17****Closed Sales****28****↓ -6.7%**from Nov 2021:
30**↔ 0.0%**from Dec 2020:
28

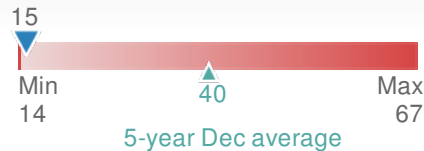
YTD	2021	2020	+/-
	355	316	12.3%

5-year Dec average: **25****Median Sold Price****\$304,750****↑ 9.4%**from Nov 2021:
\$278,500**↑ 16.3%**from Dec 2020:
\$261,950

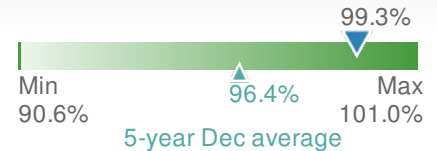
YTD	2021	2020	+/-
	\$263,000	\$239,950	9.6%

5-year Dec average: **\$242,740****Active Listings****14**

Nov 2021	Dec 2020
22	21

Avg DOM**15**

Nov 2021	Dec 2020	YTD
24	14	16

Avg Sold to OLP Ratio**99.3%**

Nov 2021	Dec 2020	YTD
100.0%	101.0%	101.1%

December 2021

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**10**

-44.4%

from Nov 2021:
18

11.1%

from Dec 2020:
9

YTD	2021	2020	+/-
	199	190	4.7%

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

-15.4%

from Nov 2021:
13

-15.4%

from Dec 2020:
13

YTD	2021	2020	+/-
	177	168	5.4%

5-year Dec average: **10****Closed Sales****11**

-38.9%

from Nov 2021:
18

-31.3%

from Dec 2020:
16

YTD	2021	2020	+/-
	181	160	13.1%

5-year Dec average: **15****Median Sold Price****\$330,000**

-16.1%

from Nov 2021:
\$393,500

7.4%

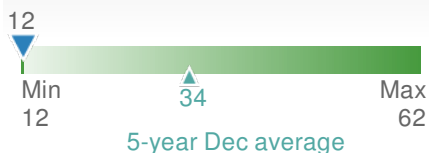
from Dec 2020:
\$307,250

YTD	2021	2020	+/-
	\$320,000	\$277,500	15.3%

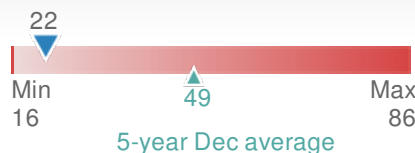
5-year Dec average: **\$273,330****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for December was \$330,000, representing a decrease of 16.1% compared to last month and an increase of 7.4% from Dec 2020. The average days on market for units sold in December was 22 days, 55% below the 5-year December average of 49 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 36.8% decrease in supply to 12 active units.

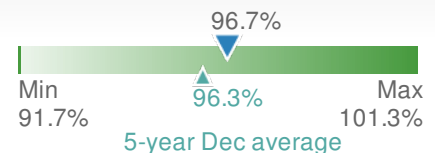
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.26 in November and an increase from 1.79 in December 2020. The Contract Ratio is 97% higher than the 5-year December average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Nov 2021	Dec 2020
19	14

Avg DOM**22**

Nov 2021	Dec 2020	YTD
32	16	21

Avg Sold to OLP Ratio**96.7%**

Nov 2021	Dec 2020	YTD
99.9%	101.3%	100.0%

December 2021

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**9** **-18.2%**from Nov 2021:
11 **12.5%**from Dec 2020:
8

YTD	2021	2020	+/-
	177	170	4.1%

5-year Dec average: **7****New Pendings****8** **-33.3%**from Nov 2021:
12 **14.3%**from Dec 2020:
7

YTD	2021	2020	+/-
	173	159	8.8%

5-year Dec average: **6****Closed Sales****17** **41.7%**from Nov 2021:
12 **41.7%**from Dec 2020:
12

YTD	2021	2020	+/-
	174	156	11.5%

5-year Dec average: **10****Median Sold Price****\$300,000** **36.2%**from Nov 2021:
\$220,250 **33.3%**from Dec 2020:
\$225,000

YTD	2021	2020	+/-
	\$233,500	\$225,000	3.8%

5-year Dec average: **\$212,390****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for December was \$300,000, representing an increase of 36.2% compared to last month and an increase of 33.3% from Dec 2020. The average days on market for units sold in December was 10 days, 61% below the 5-year December average of 26 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 33.3% decrease in supply to 2 active units.

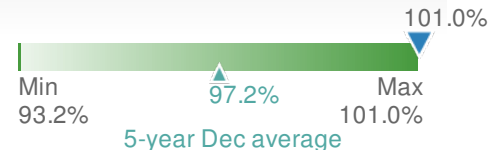
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, down from 7.33 in November and an increase from 2.00 in December 2020. The Contract Ratio is 208% higher than the 5-year December average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**2**

Nov 2021	Dec 2020
3	7

Avg DOM**10**

Nov 2021	Dec 2020	YTD
12	12	12

Avg Sold to OLP Ratio**101.0%**

Nov 2021	Dec 2020	YTD
100.1%	100.5%	102.1%

December 2021

Wissahickon (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**18****↓ -48.6%**from Nov 2021:
35**↑ 63.6%**from Dec 2020:
11

YTD	2021	2020	+/-
	607	542	12.0%

5-year Dec average: **17****New Pendings****21****↓ -47.5%**from Nov 2021:
40**↓ -27.6%**from Dec 2020:
29

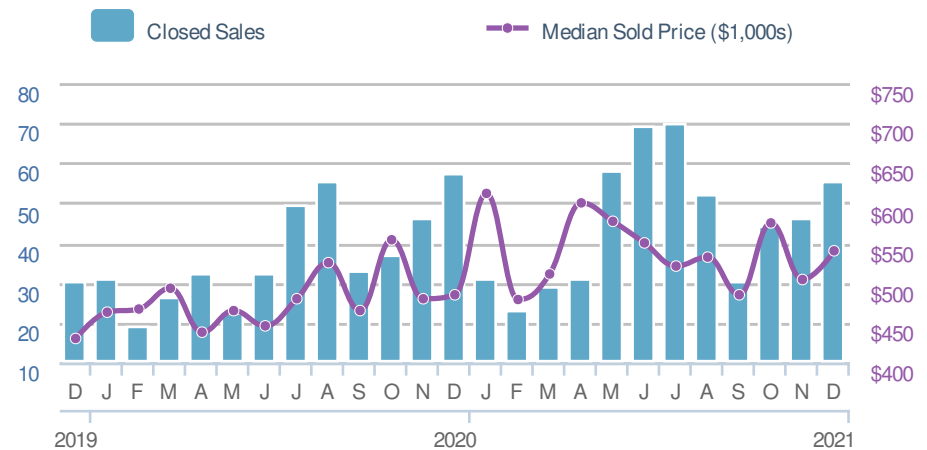
YTD	2021	2020	+/-
	536	461	16.3%

5-year Dec average: **22****Closed Sales****55****↑ 19.6%**from Nov 2021:
46**↓ -3.5%**from Dec 2020:
57

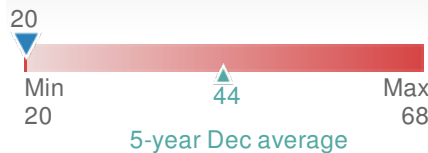
YTD	2021	2020	+/-
	554	451	22.8%

5-year Dec average: **43****Median Sold Price****\$540,000****↑ 7.1%**from Nov 2021:
\$504,300**↑ 11.3%**from Dec 2020:
\$485,000

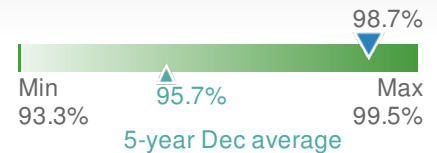
YTD	2021	2020	+/-
	\$545,000	\$480,000	13.5%

5-year Dec average: **\$454,500****Active Listings****31**

Nov 2021	Dec 2020
42	62

Avg DOM**20**

Nov 2021	Dec 2020	YTD
25	29	25

Avg Sold to OLP Ratio**98.7%**

Nov 2021	Dec 2020	YTD
102.1%	99.5%	101.5%

December 2021

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**8** **-42.9%**from Nov 2021:
14 **14.3%**from Dec 2020:
7

YTD	2021	2020	+/-
	395	360	9.7%

5-year Dec average: **9****New Pendings****10** **-41.2%**from Nov 2021:
17 **-54.5%**from Dec 2020:
22

YTD	2021	2020	+/-
	344	294	17.0%

5-year Dec average: **13****Closed Sales****29** **20.8%**from Nov 2021:
24 **-21.6%**from Dec 2020:
37

YTD	2021	2020	+/-
	366	284	28.9%

5-year Dec average: **25****Median Sold Price****\$700,000** **4.9%**from Nov 2021:
\$667,500 **25.2%**from Dec 2020:
\$559,000

YTD	2021	2020	+/-
	\$650,000	\$590,000	10.2%

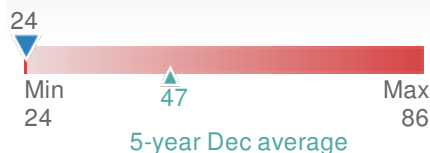
5-year Dec average: **\$578,000****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for December was \$700,000, representing an increase of 4.9% compared to last month and an increase of 25.2% from Dec 2020. The average days on market for units sold in December was 24 days, 49% below the 5-year December average of 47 days. There was a 41.2% month over month decrease in new contract activity with 10 New Pendings; a 48.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 21; and a 31% decrease in supply to 20 active units.

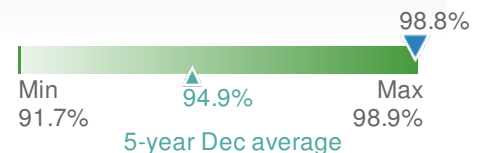
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.41 in November and an increase from 0.82 in December 2020. The Contract Ratio is 78% higher than the 5-year December average of 0.59. A higher Contract Ratio signifies a relative increase in contract activity 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**

Nov 2021	Dec 2020
29	49

Avg DOM**24**

Nov 2021	Dec 2020	YTD
34	25	30

Avg Sold to OLP Ratio**98.8%**

Nov 2021	Dec 2020	YTD
101.6%	98.9%	100.9%



December 2021

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**10**

 **-52.4%**  **150.0%**
 from Nov 2021: **21** from Dec 2020: **4**



YTD	2021	2020	+/-
	212	182	16.5%

5-year Dec average: **8****New Pendings****11**

 **-52.2%**  **57.1%**
 from Nov 2021: **23** from Dec 2020: **7**



YTD	2021	2020	+/-
	192	167	15.0%

5-year Dec average: **9****Closed Sales****26**

 **18.2%**  **30.0%**
 from Nov 2021: **22** from Dec 2020: **20**

YTD	2021	2020	+/-
	188	167	12.6%

5-year Dec average: **18****Median Sold Price****\$425,750**

 **20.8%**  **25.2%**
 from Nov 2021: **\$352,500** from Dec 2020: **\$340,000**

YTD	2021	2020	+/-
	\$397,000	\$380,000	4.5%

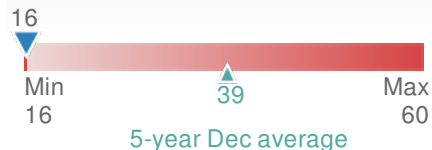
5-year Dec average: **\$346,130****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for December was \$425,750, representing an increase of 20.8% compared to last month and an increase of 25.2% from Dec 2020. The average days on market for units sold in December was 16 days, 59% below the 5-year December average of 39 days. There was a 52.2% month over month decrease in new contract activity with 11 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 15.4% decrease in supply to 11 active units.

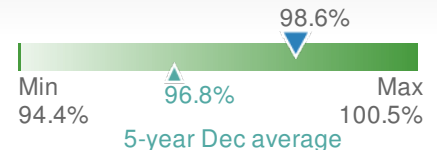
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 2.69 in November and an increase from 1.15 in December 2020. The Contract Ratio is 96% higher than the 5-year December average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**11**

Nov 2021	Dec 2020
13	13

Avg DOM**16**

Nov 2021	Dec 2020	YTD
16	38	15

Avg Sold to OLP Ratio**98.6%**

Nov 2021	Dec 2020	YTD
102.8%	100.5%	102.6%