

March 2022

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

March 2022

Montgomery County, PA

Email: info@tcsr.realtor

New Listings**1,172****↑34.4%**from Feb 2022:
872**↓-7.6%**from Mar 2021:
1,268

YTD	2022	2021	+/-
	2,714	2,889	-6.1%

5-year Mar average: **1,265****New Pendings****1,099****↑36.4%**from Feb 2022:
806**↓-7.0%**from Mar 2021:
1,182

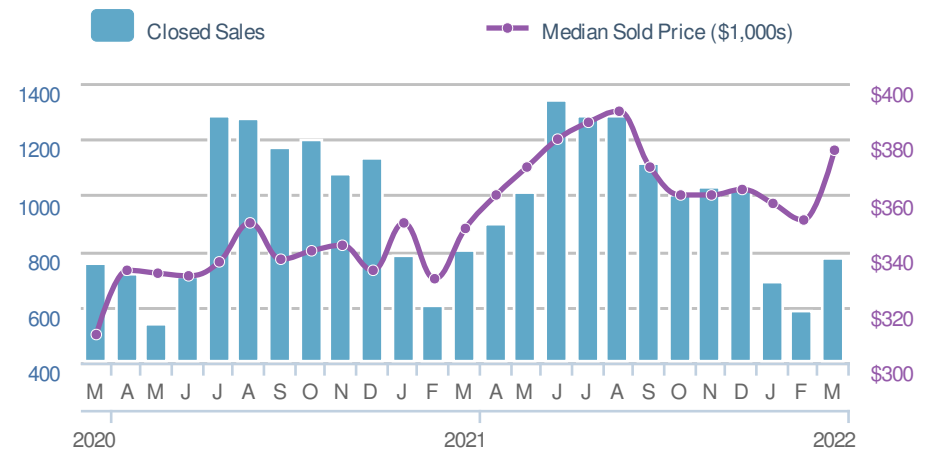
YTD	2022	2021	+/-
	2,559	2,746	-6.8%

5-year Mar average: **1,085****Closed Sales****774****↑33.2%**from Feb 2022:
581**↓-3.1%**from Mar 2021:
799

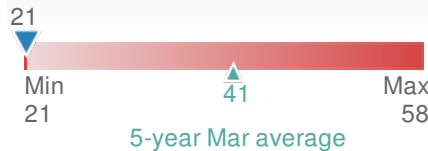
YTD	2022	2021	+/-
	2,079	2,229	-6.7%

5-year Mar average: **770****Median Sold Price****\$376,750****↑7.2%**from Feb 2022:
\$351,500**↑8.3%**from Mar 2021:
\$348,000

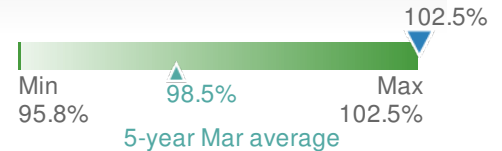
YTD	2022	2021	+/-
	\$362,000	\$345,000	4.9%

5-year Mar average: **\$317,050****Active Listings****597**

Feb 2022	Mar 2021
556	733

Avg DOM**21**

Feb 2022	Mar 2021	YTD
29	27	25

Avg Sold to OLP Ratio**102.5%**

Feb 2022	Mar 2021	YTD
100.6%	101.0%	101.1%

March 2022

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**701** **43.4%**from Feb 2022:
489 **-8.7%**from Mar 2021:
768

YTD	2022	2021	+/-
	1,576	1,704	-7.5%

5-year Mar average: **777****New Pendings****652** **41.4%**from Feb 2022:
461 **-7.6%**from Mar 2021:
706

YTD	2022	2021	+/-
	1,479	1,601	-7.6%

5-year Mar average: **656****Closed Sales****448** **32.5%**from Feb 2022:
338 **-7.6%**from Mar 2021:
485

YTD	2022	2021	+/-
	1,199	1,328	-9.7%

5-year Mar average: **452****Median Sold Price****\$450,000** **9.8%**from Feb 2022:
\$410,000 **12.5%**from Mar 2021:
\$400,000

YTD	2022	2021	+/-
	\$422,800	\$400,000	5.7%

5-year Mar average: **\$370,300****Summary**

In Montgomery County, PA, the median sold price for Detached properties for March was \$450,000, representing an increase of 9.8% compared to last month and an increase of 12.5% from Mar 2021. The average days on market for units sold in March was 22 days, 44% below the 5-year March average of 39 days. There was a 41.4% month over month increase in new contract activity with 652 New Pendings; a 22.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 993; and a 9.3% increase in supply to 354 active units.

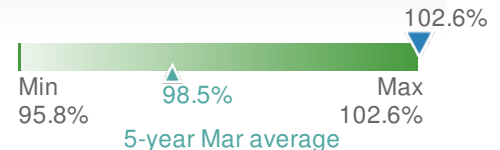
This activity resulted in a Contract Ratio of 2.81 pendings per active listing, up from 2.49 in February and an increase from 2.58 in March 2021. The Contract Ratio is 79% higher than the 5-year March average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**354**

Feb 2022	Mar 2021
324	445

Avg DOM**22**

Feb 2022	Mar 2021	YTD
30	25	25

Avg Sold to OLP Ratio**102.6%**

Feb 2022	Mar 2021	YTD
100.2%	101.1%	101.1%

March 2022

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

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New Listings**471** **23.3%**from Feb 2022:
382 **-5.6%**from Mar 2021:
499

YTD	2022	2021	+/-
	1,138	1,184	-3.9%

5-year Mar average: **486****New Pending****447** **29.6%**from Feb 2022:
345 **-5.9%**from Mar 2021:
475

YTD	2022	2021	+/-
	1,080	1,144	-5.6%

5-year Mar average: **425****Closed Sales****326** **34.2%**from Feb 2022:
243 **3.8%**from Mar 2021:
314

YTD	2022	2021	+/-
	880	901	-2.3%

5-year Mar average: **315****Median
Sold Price****\$282,400** **6.6%**from Feb 2022:
\$265,000 **12.3%**from Mar 2021:
\$251,500

YTD	2022	2021	+/-
	\$277,500	\$255,000	8.8%

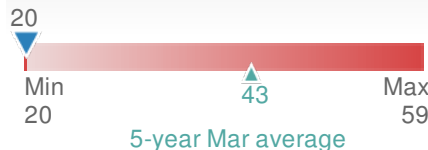
5-year Mar average: **\$246,180****Summary**

In Montgomery County, PA, the median sold price for Attached properties for March was \$282,400, representing an increase of 6.6% compared to last month and an increase of 12.3% from Mar 2021. The average days on market for units sold in March was 20 days, 53% below the 5-year March average of 43 days. There was a 29.6% month over month increase in new contract activity with 447 New Pending; a 14.1% MoM increase in All Pending (new contracts + contracts carried over from February) to 711; and a 4.7% increase in supply to 243 active units.

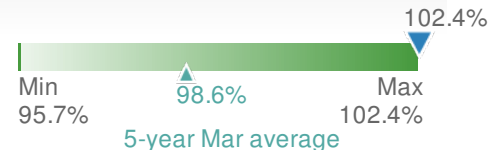
This activity resulted in a Contract Ratio of 2.93 pendings per active listing, up from 2.69 in February and an increase from 2.90 in March 2021. The Contract Ratio is 69% higher than the 5-year March average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**243**

Feb 2022	Mar 2021
232	288

Avg DOM**20**

Feb 2022	Mar 2021	YTD
28	28	25

**Avg Sold to
OLP Ratio****102.4%**

Feb 2022	Mar 2021	YTD
101.2%	100.9%	101.1%

March 2022

Abington (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**85****↑46.6%**from Feb 2022:
58**↑7.6%**from Mar 2021:
79

YTD	2022	2021	+/-
	177	166	6.6%

5-year Mar average: **79****New Pendings****87****↑52.6%**from Feb 2022:
57**↑22.5%**from Mar 2021:
71

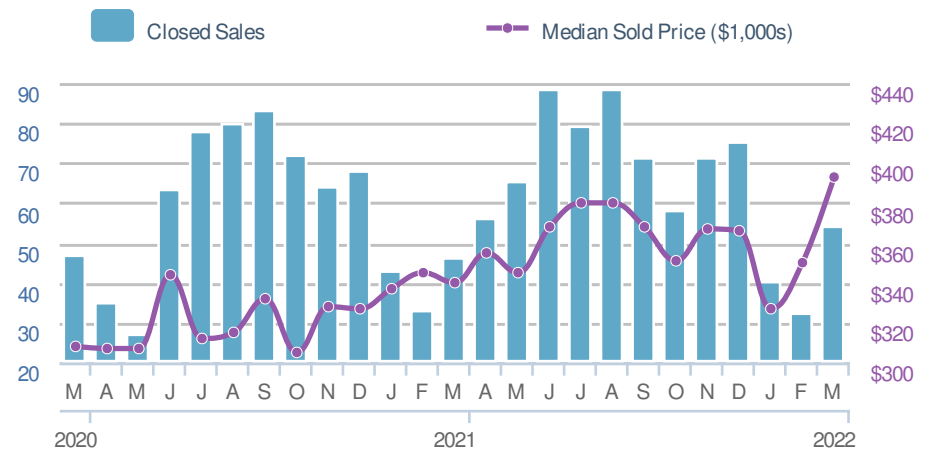
YTD	2022	2021	+/-
	176	157	12.1%

5-year Mar average: **70****Closed Sales****54****↑68.8%**from Feb 2022:
32**↑17.4%**from Mar 2021:
46

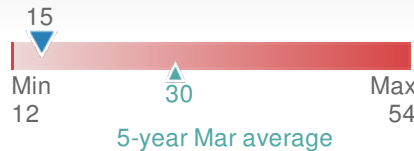
YTD	2022	2021	+/-
	130	125	4.0%

5-year Mar average: **46****Median Sold Price****\$393,500****↑12.4%**from Feb 2022:
\$350,000**↑15.7%**from Mar 2021:
\$340,000

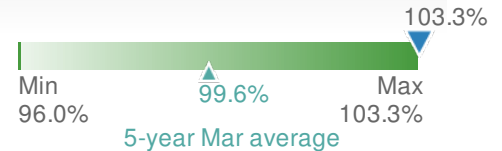
YTD	2022	2021	+/-
	\$360,000	\$340,000	5.9%

5-year Mar average: **\$314,390****Active Listings****24**

Feb 2022	Mar 2021
26	35

Avg DOM**15**

Feb 2022	Mar 2021	YTD
24	12	20

Avg Sold to OLP Ratio**103.3%**

Feb 2022	Mar 2021	YTD
100.3%	102.9%	102.3%

March 2022**Abington (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

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New Listings**73****↑52.1%**from Feb 2022:
48**↑7.4%**from Mar 2021:
68

YTD	2022	2021	+/-
	152	145	4.8%

5-year Mar average: **66****New Pendings****75****↑59.6%**from Feb 2022:
47**↑23.0%**from Mar 2021:
61

YTD	2022	2021	+/-
	150	135	11.1%

5-year Mar average: **60****Closed Sales****49****↑75.0%**from Feb 2022:
28**↑16.7%**from Mar 2021:
42

YTD	2022	2021	+/-
	114	104	9.6%

5-year Mar average: **40****Median Sold Price****\$400,000****↑11.0%**from Feb 2022:
\$360,500**↑14.3%**from Mar 2021:
\$350,000

YTD	2022	2021	+/-
	\$379,250	\$350,000	8.4%

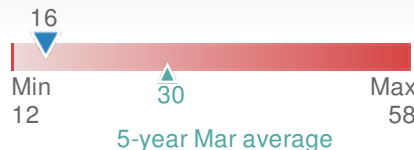
5-year Mar average: **\$324,190****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for March was \$400,000, representing an increase of 11% compared to last month and an increase of 14.3% from Mar 2021. The average days on market for units sold in March was 16 days, 47% below the 5-year March average of 30 days. There was a 59.6% month over month increase in new contract activity with 75 New Pendings; a 41.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 89; and a 12.5% decrease in supply to 21 active units.

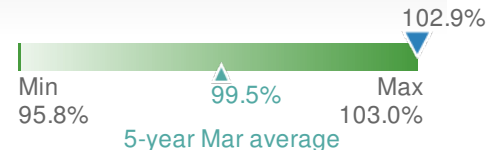
This activity resulted in a Contract Ratio of 4.24 pendings per active listing, up from 2.63 in February and an increase from 2.67 in March 2021. The Contract Ratio is 113% higher than the 5-year March average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**21**

Feb 2022	Mar 2021
24	30

Avg DOM**16**

Feb 2022	Mar 2021	YTD
26	12	21

Avg Sold to OLP Ratio**102.9%**

Feb 2022	Mar 2021	YTD
100.9%	103.0%	102.1%

March 2022

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**12** **20.0%**from Feb 2022:
10 **9.1%**from Mar 2021:
11

YTD	2022	2021	+/-
	25	21	19.0%

5-year Mar average: **13****New Pendings****12** **20.0%**from Feb 2022:
10 **20.0%**from Mar 2021:
10

YTD	2022	2021	+/-
	26	22	18.2%

5-year Mar average: **10****Closed Sales****5** **25.0%**from Feb 2022:
4 **25.0%**from Mar 2021:
4

YTD	2022	2021	+/-
	16	21	-23.8%

5-year Mar average: **6****Median Sold Price****\$275,000** **12.5%**from Feb 2022:
\$244,500 **0.9%**from Mar 2021:
\$272,500

YTD	2022	2021	+/-
	\$244,500	\$267,000	-8.4%

5-year Mar average: **\$240,300****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for March was \$275,000, representing an increase of 12.5% compared to last month and an increase of 0.9% from Mar 2021. The average days on market for units sold in March was 5 days, 81% below the 5-year March average of 26 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 50% increase in supply to 3 active units.

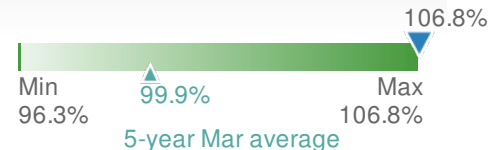
This activity resulted in a Contract Ratio of 5.33 pendings per active listing, up from 5.00 in February and an increase from 3.00 in March 2021. The Contract Ratio is 115% higher than the 5-year March average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
2	5

Avg DOM**5**

Feb 2022	Mar 2021	YTD
15	8	9

Avg Sold to OLP Ratio**106.8%**

Feb 2022	Mar 2021	YTD
95.6%	102.2%	103.7%

March 2022

Boyertown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**29****↑ 20.8%**from Feb 2022:
24**↓ -17.1%**from Mar 2021:
35

YTD	2022	2021	+/-
	84	106	-20.8%

5-year Mar average: **49****New Pendings****25****↑ 8.7%**from Feb 2022:
23**↓ -32.4%**from Mar 2021:
37

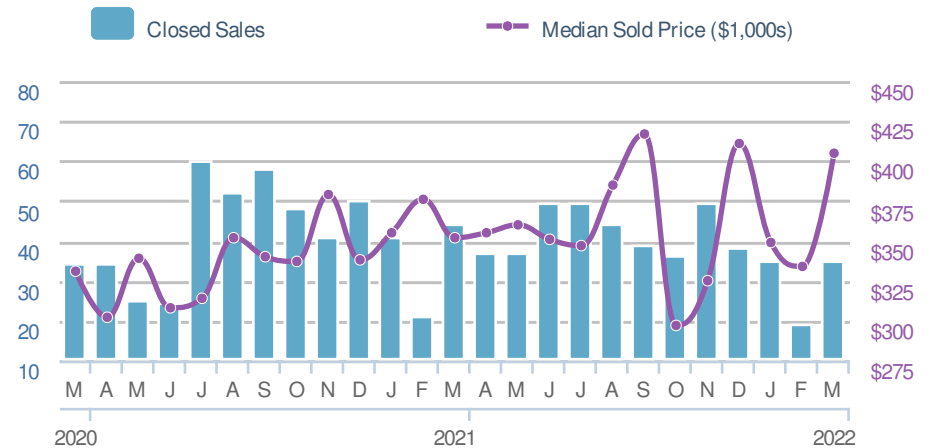
YTD	2022	2021	+/-
	69	107	-35.5%

5-year Mar average: **41****Closed Sales****35****↑ 84.2%**from Feb 2022:
19**↓ -20.5%**from Mar 2021:
44

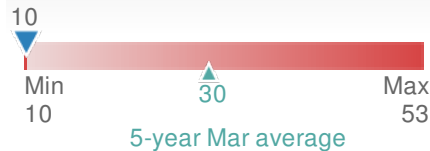
YTD	2022	2021	+/-
	91	106	-14.2%

5-year Mar average: **31****Median Sold Price****\$405,000****↑ 21.0%**from Feb 2022:
\$334,800**↑ 14.9%**from Mar 2021:
\$352,465

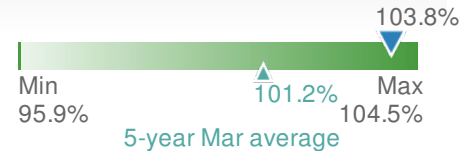
YTD	2022	2021	+/-
	\$375,000	\$354,965	5.6%

5-year Mar average: **\$337,746****Active Listings****18**

Feb 2022	Mar 2021
13	17

Avg DOM**10**

Feb 2022	Mar 2021	YTD
11	10	11

Avg Sold to OLP Ratio**103.8%**

Feb 2022	Mar 2021	YTD
101.4%	104.5%	102.4%

March 2022

Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**23** **27.8%**from Feb 2022:
18 **9.5%**from Mar 2021:
21

YTD	2022	2021	+/-
	70	66	6.1%

5-year Mar average: **37****New Pendings****21** **10.5%**from Feb 2022:
19 **-8.7%**from Mar 2021:
23

YTD	2022	2021	+/-
	59	70	-15.7%

5-year Mar average: **30****Closed Sales****30** **76.5%**from Feb 2022:
17 **-21.1%**from Mar 2021:
38

YTD	2022	2021	+/-
	79	92	-14.1%

5-year Mar average: **25****Median Sold Price****\$432,000** **15.2%**from Feb 2022:
\$375,000 **15.1%**from Mar 2021:
\$375,415

YTD	2022	2021	+/-
	\$411,000	\$375,500	9.5%

5-year Mar average: **\$368,383****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for March was \$432,000, representing an increase of 15.2% compared to last month and an increase of 15.1% from Mar 2021. The average days on market for units sold in March was 11 days, 65% below the 5-year March average of 31 days. There was a 10.5% month over month increase in new contract activity with 21 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 30; and a 45.5% increase in supply to 16 active units.

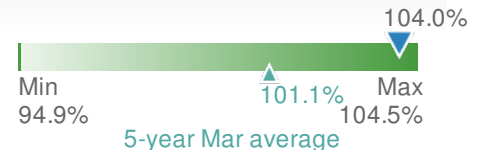
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, down from 3.64 in February and a decrease from 5.46 in March 2021. The Contract Ratio is 13% lower than the 5-year March average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Feb 2022	Mar 2021
11	13

Avg DOM**11**

Feb 2022	Mar 2021	YTD
11	11	12

Avg Sold to OLP Ratio**104.0%**

Feb 2022	Mar 2021	YTD
100.9%	104.5%	102.4%

March 2022

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**6**

↔ 0.0%

from Feb 2022:
6

↓ -57.1%

from Mar 2021:
14

YTD	2022	2021	+/-
	14	40	-65.0%

5-year Mar average: 12

New Pendings**4**

↔ 0.0%

from Feb 2022:
4

↓ -71.4%

from Mar 2021:
14

YTD	2022	2021	+/-
	10	37	-73.0%

5-year Mar average: 10

Closed Sales**5**

↑ 150.0%

from Feb 2022:
2

↓ -16.7%

from Mar 2021:
6

YTD	2022	2021	+/-
	12	14	-14.3%

5-year Mar average: 6

Median Sold Price**\$290,000**

↑ 19.5%

from Feb 2022:
\$242,600

↑ 4.2%

from Mar 2021:
\$278,250

YTD	2022	2021	+/-
	\$307,500	\$254,945	20.6%

5-year Mar average: \$252,840

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for March was \$290,000, representing an increase of 19.5% compared to last month and an increase of 4.2% from Mar 2021. The average days on market for units sold in March was 6 days, 75% below the 5-year March average of 24 days. There was no month over month change in new contract activity with 4 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.50 in February and a decrease from 16.50 in March 2021. The Contract Ratio is 58% lower than the 5-year March average of 4.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**2**

Feb 2022	Mar 2021
2	4

Avg DOM**6**

Feb 2022	Mar 2021	YTD
16	3	6

Avg Sold to OLP Ratio**103.0%**

Feb 2022	Mar 2021	YTD
105.0%	104.1%	102.5%

March 2022

Cheltenham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**53****↑ 20.5%**from Feb 2022:
44**↓ -17.2%**from Mar 2021:
64

YTD	2022	2021	+/-
	141	127	11.0%

5-year Mar average: **53****New Pendings****59****↑ 37.2%**from Feb 2022:
43**↑ 3.5%**from Mar 2021:
57

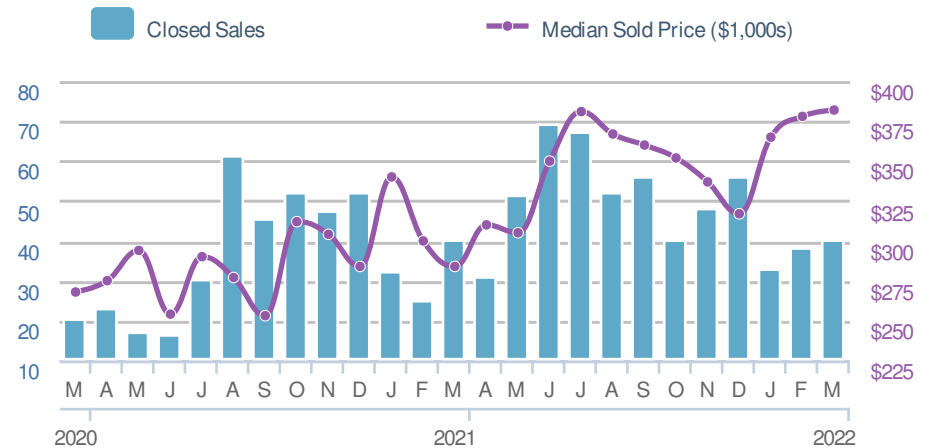
YTD	2022	2021	+/-
	143	123	16.3%

5-year Mar average: **50****Closed Sales****40****↑ 5.3%**from Feb 2022:
38**↔ 0.0%**from Mar 2021:
40

YTD	2022	2021	+/-
	113	100	13.0%

5-year Mar average: **35****Median Sold Price****\$382,000****↑ 1.0%**from Feb 2022:
\$378,250**↑ 34.3%**from Mar 2021:
\$284,500

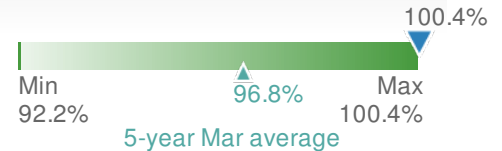
YTD	2022	2021	+/-
	\$370,000	\$295,750	25.1%

5-year Mar average: **\$288,175****Active Listings****23**

Feb 2022	Mar 2021
26	30

Avg DOM**17**

Feb 2022	Mar 2021	YTD
27	28	21

Avg Sold to OLP Ratio**100.4%**

Feb 2022	Mar 2021	YTD
100.4%	100.3%	100.8%

March 2022

Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**31** **19.2%**from Feb 2022:
26 **-13.9%**from Mar 2021:
36

YTD	2022	2021	+/-
	82	71	15.5%

5-year Mar average: **30****New Pendings****39** **77.3%**from Feb 2022:
22 **11.4%**from Mar 2021:
35

YTD	2022	2021	+/-
	88	70	25.7%

5-year Mar average: **33****Closed Sales****27** **8.0%**from Feb 2022:
25 **22.7%**from Mar 2021:
22

YTD	2022	2021	+/-
	76	60	26.7%

5-year Mar average: **20****Median Sold Price****\$425,000** **-1.2%**from Feb 2022:
\$430,000 **26.7%**from Mar 2021:
\$335,500

YTD	2022	2021	+/-
	\$399,950	\$350,000	14.3%

5-year Mar average: **\$331,800****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for March was \$425,000, representing a decrease of 1.2% compared to last month and an increase of 26.7% from Mar 2021. The average days on market for units sold in March was 18 days, 58% below the 5-year March average of 42 days. There was a 77.3% month over month increase in new contract activity with 39 New Pendings; a 22.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 59; and a 31.6% decrease in supply to 13 active units.

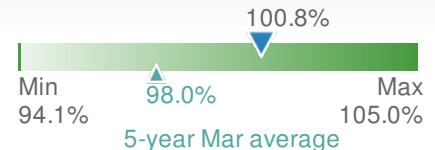
This activity resulted in a Contract Ratio of 4.54 pendings per active listing, up from 2.53 in February and an increase from 3.00 in March 2021. The Contract Ratio is 128% higher than the 5-year March average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**13**

Feb 2022	Mar 2021
19	13

Avg DOM**18**

Feb 2022	Mar 2021	YTD
30	19	22

Avg Sold to OLP Ratio**100.8%**

Feb 2022	Mar 2021	YTD
100.8%	105.0%	101.0%

March 2022

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**22** **22.2%**from Feb 2022:
18 **-21.4%**from Mar 2021:
28

YTD	2022	2021	+/-
	59	56	5.4%

5-year Mar average: **23****New Pendings****20** **-4.8%**from Feb 2022:
21 **-9.1%**from Mar 2021:
22

YTD	2022	2021	+/-
	55	53	3.8%

5-year Mar average: **17****Closed Sales****13** **0.0%**from Feb 2022:
13 **-27.8%**from Mar 2021:
18

YTD	2022	2021	+/-
	37	40	-7.5%

5-year Mar average: **15****Median Sold Price****\$240,000** **-9.4%**from Feb 2022:
\$265,000 **9.1%**from Mar 2021:
\$220,000

YTD	2022	2021	+/-
	\$256,000	\$202,450	26.5%

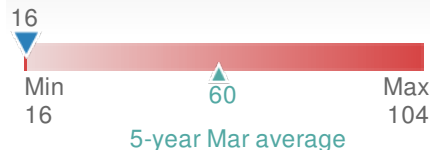
5-year Mar average: **\$215,169****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for March was \$240,000, representing a decrease of 9.4% compared to last month and an increase of 9.1% from Mar 2021. The average days on market for units sold in March was 16 days, 73% below the 5-year March average of 60 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 48; and a 42.9% increase in supply to 10 active units.

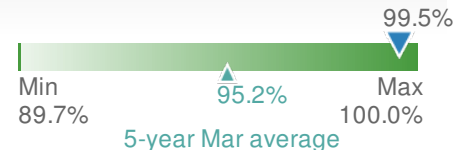
This activity resulted in a Contract Ratio of 4.80 pendings per active listing, down from 6.29 in February and an increase from 1.76 in March 2021. The Contract Ratio is 196% higher than the 5-year March average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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**10**

Feb 2022	Mar 2021
7	17

Avg DOM**16**

Feb 2022	Mar 2021	YTD
23	38	17

Avg Sold to OLP Ratio**99.5%**

Feb 2022	Mar 2021	YTD
99.4%	94.5%	100.5%

March 2022

Colonial (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**61****↑60.5%**from Feb 2022:
38**↓-9.0%**from Mar 2021:
67

YTD	2022	2021	+/-
	128	164	-22.0%

5-year Mar average: **67****New Pendings****55****↑48.6%**from Feb 2022:
37**↓-12.7%**from Mar 2021:
63

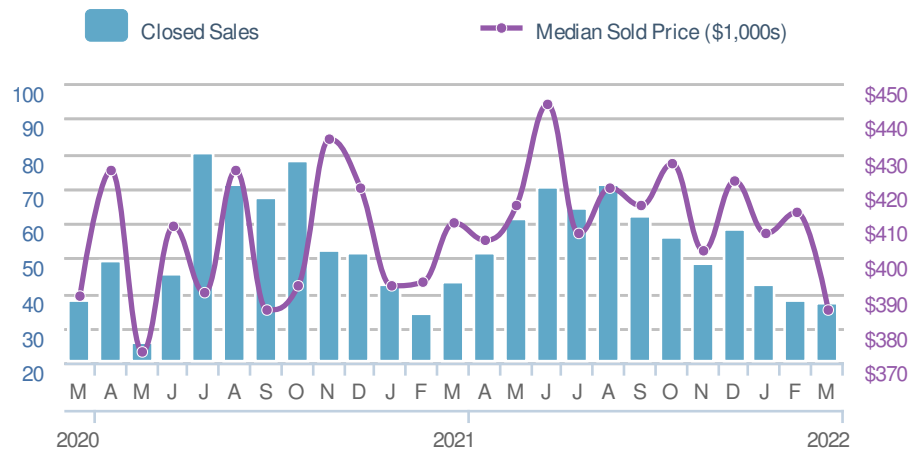
YTD	2022	2021	+/-
	126	160	-21.3%

5-year Mar average: **59****Closed Sales****37****↓-2.6%**from Feb 2022:
38**↓-14.0%**from Mar 2021:
43

YTD	2022	2021	+/-
	120	119	0.8%

5-year Mar average: **41****Median Sold Price****\$385,000****↓-6.8%**from Feb 2022:
\$413,000**↓-6.1%**from Mar 2021:
\$410,000

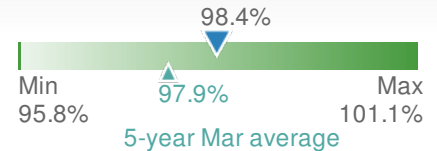
YTD	2022	2021	+/-
	\$407,250	\$399,000	2.1%

5-year Mar average: **\$370,900****Active Listings****28**

Feb 2022	Mar 2021
21	42

Avg DOM**55**

Feb 2022	Mar 2021	YTD
45	50	44

Avg Sold to OLP Ratio**98.4%**

Feb 2022	Mar 2021	YTD
97.2%	101.1%	97.4%

March 2022

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**26** **62.5%**from Feb 2022:
16 **-13.3%**from Mar 2021:
30

YTD	2022	2021	+/-
	54	72	-25.0%

5-year Mar average: **33****New Pendings****21** **5.0%**from Feb 2022:
20 **-27.6%**from Mar 2021:
29

YTD	2022	2021	+/-
	58	71	-18.3%

5-year Mar average: **29****Closed Sales****17** **-10.5%**from Feb 2022:
19 **-15.0%**from Mar 2021:
20

YTD	2022	2021	+/-
	54	51	5.9%

5-year Mar average: **19****Median Sold Price****\$480,000** **6.7%**from Feb 2022:
\$450,000 **6.1%**from Mar 2021:
\$452,500

YTD	2022	2021	+/-
	\$462,000	\$435,000	6.2%

5-year Mar average: **\$419,750****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for March was \$480,000, representing an increase of 6.7% compared to last month and an increase of 6.1% from Mar 2021. The average days on market for units sold in March was 67 days, 27% above the 5-year March average of 53 days. There was a 5% month over month increase in new contract activity with 21 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 40; and a 37.5% increase in supply to 11 active units.

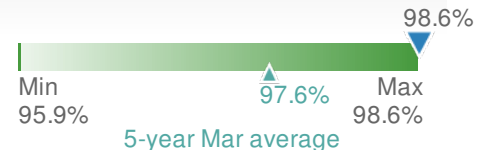
This activity resulted in a Contract Ratio of 3.64 pendings per active listing, down from 4.50 in February and an increase from 2.81 in March 2021. The Contract Ratio is 96% higher than the 5-year March average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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**11**

Feb 2022	Mar 2021
8	16

Avg DOM**67**

Feb 2022	Mar 2021	YTD
53	45	50

Avg Sold to OLP Ratio**98.6%**

Feb 2022	Mar 2021	YTD
94.5%	98.1%	96.4%

March 2022

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**35** **59.1%**from Feb 2022:
22 **-5.4%**from Mar 2021:
37

YTD	2022	2021	+/-
	74	92	-19.6%

5-year Mar average: **34****New Pendings****34** **100.0%**from Feb 2022:
17 **0.0%**from Mar 2021:
34

YTD	2022	2021	+/-
	68	89	-23.6%

5-year Mar average: **30****Closed Sales****20** **5.3%**from Feb 2022:
19 **-13.0%**from Mar 2021:
23

YTD	2022	2021	+/-
	66	68	-2.9%

5-year Mar average: **22****Median Sold Price****\$292,500** **-25.0%**from Feb 2022:
\$390,000 **-22.0%**from Mar 2021:
\$375,000

YTD	2022	2021	+/-
	\$360,500	\$375,000	-3.9%

5-year Mar average: **\$321,500****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for March was \$292,500, representing a decrease of 25% compared to last month and a decrease of 22% from Mar 2021. The average days on market for units sold in March was 46 days, 13% below the 5-year March average of 53 days. There was a 100% month over month increase in new contract activity with 34 New Pendings; a 36.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 41; and a 30.8% increase in supply to 17 active units.

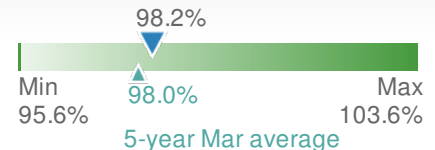
This activity resulted in a Contract Ratio of 2.41 pendings per active listing, up from 2.31 in February and an increase from 2.38 in March 2021. The Contract Ratio is 72% higher than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Feb 2022	Mar 2021
13	26

Avg DOM**46**

Feb 2022	Mar 2021	YTD
37	55	39

Avg Sold to OLP Ratio**98.2%**

Feb 2022	Mar 2021	YTD
99.9%	103.6%	98.1%

March 2022

Hatboro-Horsham (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**35****↓ -7.9%**from Feb 2022:
38**↓ -28.6%**from Mar 2021:
49

YTD	2022	2021	+/-
	93	100	-7.0%

5-year Mar average: **46****New Pendings****39****↑ 50.0%**from Feb 2022:
26**↓ -30.4%**from Mar 2021:
56

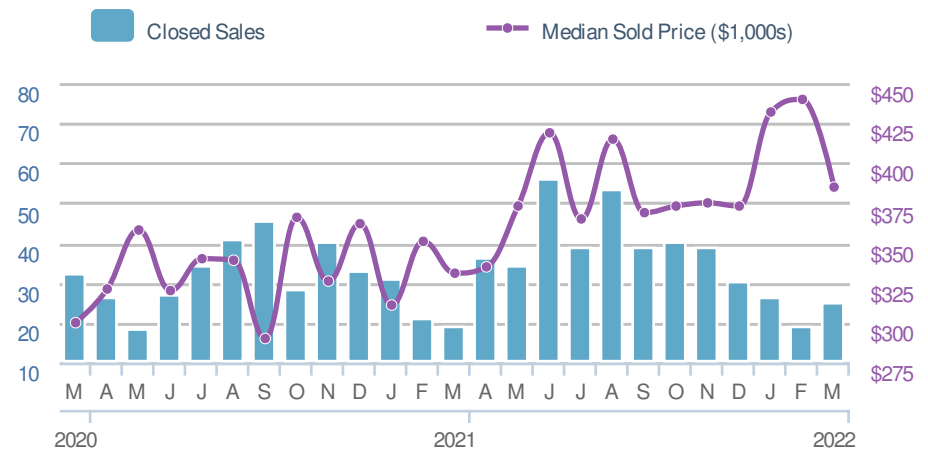
YTD	2022	2021	+/-
	90	108	-16.7%

5-year Mar average: **42****Closed Sales****25****↑ 31.6%**from Feb 2022:
19**↑ 31.6%**from Mar 2021:
19

YTD	2022	2021	+/-
	70	71	-1.4%

5-year Mar average: **24****Median Sold Price****\$385,000****↓ -12.5%**from Feb 2022:
\$440,000**↑ 16.3%**from Mar 2021:
\$331,000

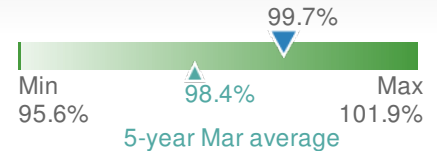
YTD	2022	2021	+/-
	\$407,500	\$330,450	23.3%

5-year Mar average: **\$316,750****Active Listings****19**

Feb 2022	Mar 2021
24	17

Avg DOM**20**

Feb 2022	Mar 2021	YTD
82	19	43

Avg Sold to OLP Ratio**99.7%**

Feb 2022	Mar 2021	YTD
103.3%	101.9%	101.0%

March 2022

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**25****↓ -3.8%**from Feb 2022:
26**↓ -24.2%**from Mar 2021:
33

YTD	2022	2021	+/-
	67	66	1.5%

5-year Mar average: **33****New Pendings****26****↑ 62.5%**from Feb 2022:
16**↓ -33.3%**from Mar 2021:
39

YTD	2022	2021	+/-
	62	71	-12.7%

5-year Mar average: **27****Closed Sales****15****↔ 0.0%**from Feb 2022:
15**↑ 36.4%**from Mar 2021:
11

YTD	2022	2021	+/-
	48	44	9.1%

5-year Mar average: **13****Median Sold Price****\$405,000****↓ -19.0%**from Feb 2022:
\$500,000**↓ -14.9%**from Mar 2021:
\$476,000

YTD	2022	2021	+/-
	\$442,500	\$395,000	12.0%

5-year Mar average: **\$385,950****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for March was \$405,000, representing a decrease of 19% compared to last month and a decrease of 14.9% from Mar 2021. The average days on market for units sold in March was 31 days, 20% below the 5-year March average of 39 days. There was a 62.5% month over month increase in new contract activity with 26 New Pendings; a 46.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 38; and a 21.4% decrease in supply to 11 active units.

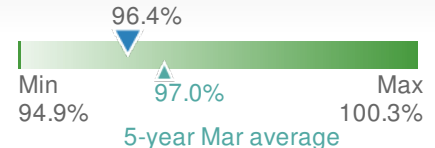
This activity resulted in a Contract Ratio of 3.45 pendings per active listing, up from 1.86 in February and an increase from 3.31 in March 2021. The Contract Ratio is 108% higher than the 5-year March average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
14	16

Avg DOM**31**

Feb 2022	Mar 2021	YTD
103	25	59

Avg Sold to OLP Ratio**96.4%**

Feb 2022	Mar 2021	YTD
102.8%	100.3%	99.8%

March 2022

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**10** **-16.7%**from Feb 2022:
12 **-37.5%**from Mar 2021:
16

YTD	2022	2021	+/-
	26	34	-23.5%

5-year Mar average: **13****New Pendings****13** **30.0%**from Feb 2022:
10 **-23.5%**from Mar 2021:
17

YTD	2022	2021	+/-
	28	37	-24.3%

5-year Mar average: **15****Closed Sales****10** **150.0%**from Feb 2022:
4 **25.0%**from Mar 2021:
8

YTD	2022	2021	+/-
	22	27	-18.5%

5-year Mar average: **11****Median Sold Price****\$300,500** **15.0%**from Feb 2022:
\$261,200 **29.2%**from Mar 2021:
\$232,500

YTD	2022	2021	+/-
	\$290,450	\$275,000	5.6%

5-year Mar average: **\$248,000****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for March was \$300,500, representing an increase of 15% compared to last month and an increase of 29.2% from Mar 2021. The average days on market for units sold in March was 5 days, 81% below the 5-year March average of 26 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from February) to 22; and a 20% decrease in supply to 8 active units.

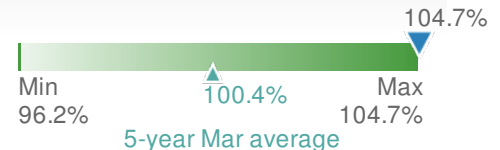
This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 2.00 in February and a decrease from 24.00 in March 2021. The Contract Ratio is 63% lower than the 5-year March average of 7.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Feb 2022	Mar 2021
10	1

Avg DOM**5**

Feb 2022	Mar 2021	YTD
6	10	8

Avg Sold to OLP Ratio**104.7%**

Feb 2022	Mar 2021	YTD
105.4%	104.0%	103.7%

March 2022

Lower Merion (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**100****↑42.9%**from Feb 2022:
70**↓-18.0%**from Mar 2021:
122

YTD	2022	2021	+/-
	224	268	-16.4%

5-year Mar average: **121****New Pendings****88****↑51.7%**from Feb 2022:
58**↓-17.0%**from Mar 2021:
106

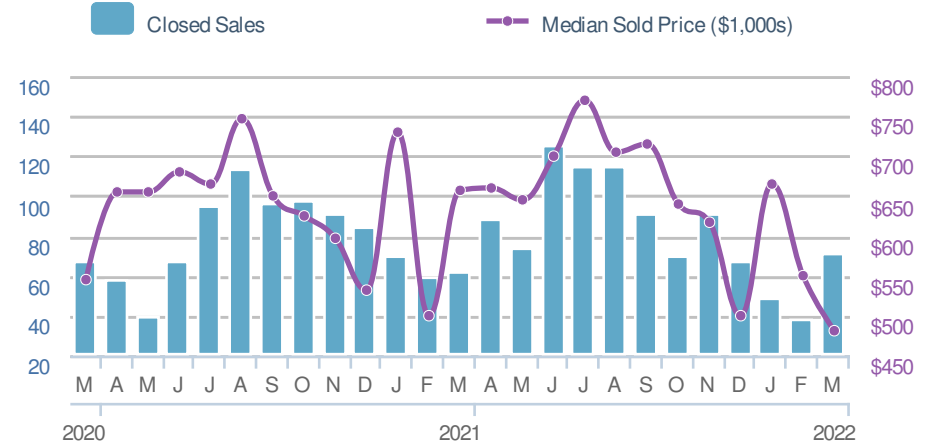
YTD	2022	2021	+/-
	195	249	-21.7%

5-year Mar average: **91****Closed Sales****71****↑86.8%**from Feb 2022:
38**↑14.5%**from Mar 2021:
62

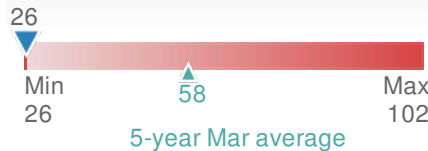
YTD	2022	2021	+/-
	158	192	-17.7%

5-year Mar average: **63****Median Sold Price****\$481,000****↓-12.5%**from Feb 2022:
\$550,000**↓-26.8%**from Mar 2021:
\$657,500

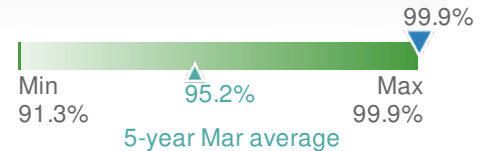
YTD	2022	2021	+/-
	\$552,500	\$652,500	-15.3%

5-year Mar average: **\$535,900****Active Listings****65**

Feb 2022	Mar 2021
54	116

Avg DOM**26**

Feb 2022	Mar 2021	YTD
34	50	30

Avg Sold to OLP Ratio**99.9%**

Feb 2022	Mar 2021	YTD
96.7%	96.9%	98.3%

March 2022**Lower Merion (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**62****↑55.0%**from Feb 2022:
40**↓-25.3%**from Mar 2021:
83

YTD	2022	2021	+/-
	125	169	-26.0%

5-year Mar average: **83****New Pendings****56****↑60.0%**from Feb 2022:
35**↓-18.8%**from Mar 2021:
69

YTD	2022	2021	+/-
	110	155	-29.0%

5-year Mar average: **60****Closed Sales****39****↑77.3%**from Feb 2022:
22**↑14.7%**from Mar 2021:
34

YTD	2022	2021	+/-
	89	124	-28.2%

5-year Mar average: **36****Median Sold Price****\$835,000****↓-6.2%**from Feb 2022:
\$890,000**↓-7.7%**from Mar 2021:
\$904,999

YTD	2022	2021	+/-
	\$885,000	\$856,250	3.4%

5-year Mar average: **\$728,600****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for March was \$835,000, representing a decrease of 6.2% compared to last month and a decrease of 7.7% from Mar 2021. The average days on market for units sold in March was 30 days, 45% below the 5-year March average of 55 days. There was a 60% month over month increase in new contract activity with 56 New Pendings; a 22.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 83; and a 21.9% increase in supply to 39 active units.

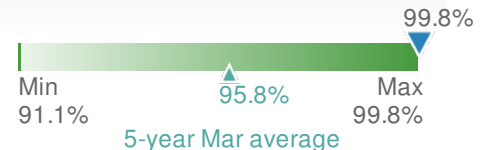
This activity resulted in a Contract Ratio of 2.13 pendings per active listing, no change from February and an increase from 1.71 in March 2021. The Contract Ratio is 86% higher than the 5-year March average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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**39**

Feb 2022	Mar 2021
32	69

Avg DOM**30**

Feb 2022	Mar 2021	YTD
36	44	31

Avg Sold to OLP Ratio**99.8%**

Feb 2022	Mar 2021	YTD
96.3%	98.6%	98.3%

March 2022

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**38** **26.7%**from Feb 2022:
30 **-2.6%**from Mar 2021:
39

YTD	2022	2021	+/-
	99	99	0.0%

5-year Mar average: **38****New Pendings****32** **39.1%**from Feb 2022:
23 **-13.5%**from Mar 2021:
37

YTD	2022	2021	+/-
	85	94	-9.6%

5-year Mar average: **31****Closed Sales****32** **100.0%**from Feb 2022:
16 **14.3%**from Mar 2021:
28

YTD	2022	2021	+/-
	69	68	1.5%

5-year Mar average: **27****Median Sold Price****\$292,500** **-5.6%**from Feb 2022:
\$310,000 **38.5%**from Mar 2021:
\$211,250

YTD	2022	2021	+/-
	\$300,000	\$272,500	10.1%

5-year Mar average: **\$272,190****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for March was \$292,500, representing a decrease of 5.6% compared to last month and an increase of 38.5% from Mar 2021. The average days on market for units sold in March was 22 days, 65% below the 5-year March average of 63 days. There was a 39.1% month over month increase in new contract activity with 32 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 41; and an 18.2% increase in supply to 26 active units.

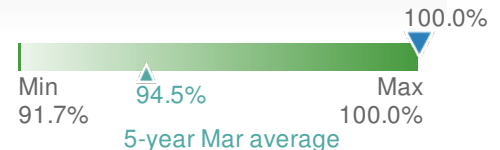
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 2.05 in February and an increase from 1.30 in March 2021. The Contract Ratio is 81% higher than the 5-year March average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**26**

Feb 2022	Mar 2021
22	47

Avg DOM**22**

Feb 2022	Mar 2021	YTD
33	58	28

Avg Sold to OLP Ratio**100.0%**

Feb 2022	Mar 2021	YTD
97.4%	94.8%	98.4%

March 2022

Methacton (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**40****↑53.8%**from Feb 2022:
26**↓-4.8%**from Mar 2021:
42

YTD	2022	2021	+/-
	88	113	-22.1%

5-year Mar average: **44****New Pendings****39****↑77.3%**from Feb 2022:
22**↑25.8%**from Mar 2021:
31

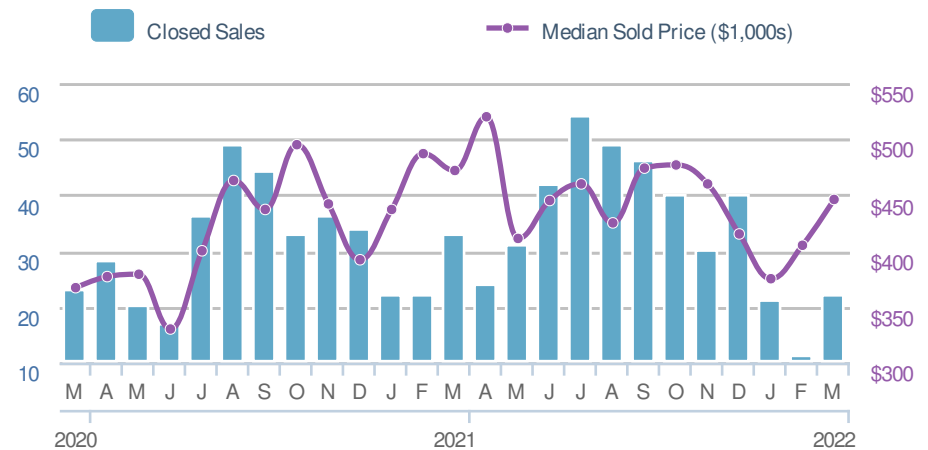
YTD	2022	2021	+/-
	81	94	-13.8%

5-year Mar average: **33****Closed Sales****22****↑100.0%**from Feb 2022:
11**↓-33.3%**from Mar 2021:
33

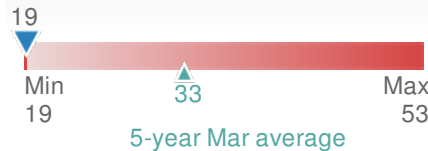
YTD	2022	2021	+/-
	56	79	-29.1%

5-year Mar average: **24****Median Sold Price****\$446,500****↑10.2%**from Feb 2022:
\$405,000**↓-5.5%**from Mar 2021:
\$472,500

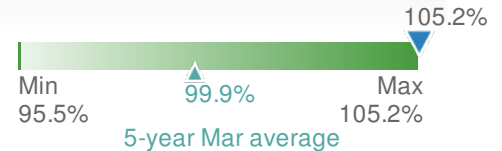
YTD	2022	2021	+/-
	\$420,000	\$474,900	-11.6%

5-year Mar average: **\$382,400****Active Listings****37**

Feb 2022	Mar 2021
35	47

Avg DOM**19**

Feb 2022	Mar 2021	YTD
25	29	25

Avg Sold to OLP Ratio**105.2%**

Feb 2022	Mar 2021	YTD
97.3%	103.5%	101.4%

March 2022**Methacton (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**33****↑ 94.1%**from Feb 2022:
17**↑ 3.1%**from Mar 2021:
32

YTD	2022	2021	+/-
	64	81	-21.0%

5-year Mar average: **35****New Pendings****31****↑ 93.8%**from Feb 2022:
16**↑ 55.0%**from Mar 2021:
20

YTD	2022	2021	+/-
	61	65	-6.2%

5-year Mar average: **25****Closed Sales****13****↑ 30.0%**from Feb 2022:
10**↓ -50.0%**from Mar 2021:
26

YTD	2022	2021	+/-
	37	63	-41.3%

5-year Mar average: **18****Median Sold Price****\$505,000****↑ 22.4%**from Feb 2022:
\$412,500**↑ 2.1%**from Mar 2021:
\$494,383

YTD	2022	2021	+/-
	\$420,000	\$487,500	-13.8%

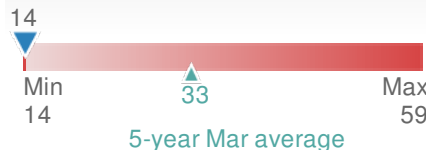
5-year Mar average: **\$411,177****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for March was \$505,000, representing an increase of 22.4% compared to last month and an increase of 2.1% from Mar 2021. The average days on market for units sold in March was 14 days, 58% below the 5-year March average of 33 days. There was a 93.8% month over month increase in new contract activity with 31 New Pendings; a 58.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 46; and a 21.1% increase in supply to 23 active units.

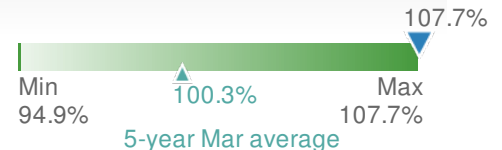
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.53 in February and an increase from 1.20 in March 2021. The Contract Ratio is 102% higher than the 5-year March average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**23**

Feb 2022	Mar 2021
19	35

Avg DOM**14**

Feb 2022	Mar 2021	YTD
25	35	23

Avg Sold to OLP Ratio**107.7%**



Feb 2022	Mar 2021	YTD
97.1%	102.2%	101.2%

March 2022**Methacton (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

New Listings**7**

 **-22.2%**
 from Feb 2022: **9**
 **-30.0%**
 from Mar 2021: **10**



YTD	2022	2021	+/-
	24	32	-25.0%

5-year Mar average: **9****New Pendings****8**

 **33.3%**
 from Feb 2022: **6**
 **-27.3%**
 from Mar 2021: **11**



YTD	2022	2021	+/-
	20	29	-31.0%

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

 **800.0%**
 from Feb 2022: **1**
 **28.6%**
 from Mar 2021: **7**

YTD	2022	2021	+/-
	19	16	18.8%

5-year Mar average: **6****Median Sold Price****\$315,000**

 **-15.5%**
 from Feb 2022: **\$373,000**
 **-11.3%**
 from Mar 2021: **\$355,000**

YTD	2022	2021	+/-
	\$374,000	\$371,020	0.8%

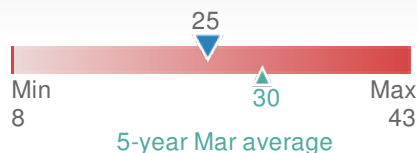
5-year Mar average: **\$302,500****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for March was \$315,000, representing a decrease of 15.5% compared to last month and a decrease of 11.3% from Mar 2021. The average days on market for units sold in March was 25 days, 18% below the 5-year March average of 30 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 19; and a 12.5% decrease in supply to 14 active units.

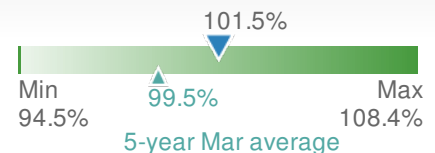
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.31 in February and a decrease from 1.75 in March 2021. The Contract Ratio is 55% higher than the 5-year March average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**14**

Feb 2022	Mar 2021
16	12

Avg DOM**25**

Feb 2022	Mar 2021	YTD
25	8	28

Avg Sold to OLP Ratio**101.5%**

Feb 2022	Mar 2021	YTD
99.5%	108.4%	101.9%

March 2022

Norristown Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**104****↑ 10.6%**from Feb 2022:
94**↓ -4.6%**from Mar 2021:
109

YTD	2022	2021	+/-
	241	229	5.2%

5-year Mar average: **103****New Pendings****108****↑ 44.0%**from Feb 2022:
75**↑ 22.7%**from Mar 2021:
88

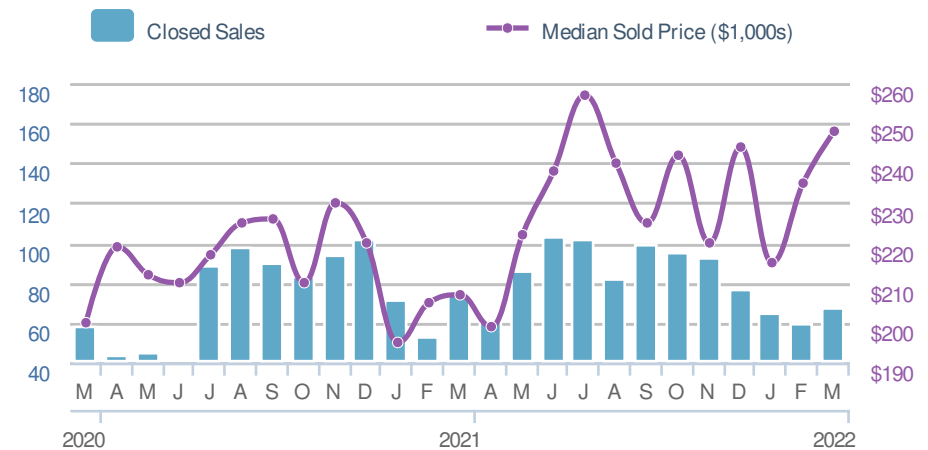
YTD	2022	2021	+/-
	242	210	15.2%

5-year Mar average: **92****Closed Sales****67****↑ 13.6%**from Feb 2022:
59**↓ -8.2%**from Mar 2021:
73

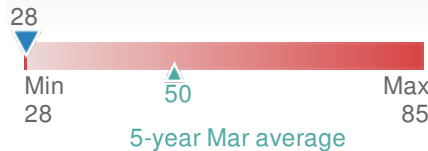
YTD	2022	2021	+/-
	198	198	0.0%

5-year Mar average: **66****Median Sold Price****\$248,000****↑ 5.5%**from Feb 2022:
\$235,000**↑ 19.5%**from Mar 2021:
\$207,500

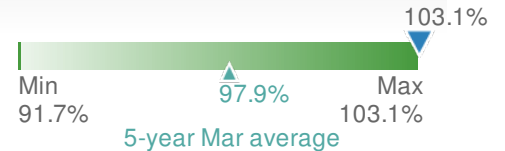
YTD	2022	2021	+/-
	\$229,500	\$205,000	12.0%

5-year Mar average: **\$205,290****Active Listings****51**

Feb 2022	Mar 2021
59	51

Avg DOM**28**

Feb 2022	Mar 2021	YTD
50	30	38

Avg Sold to OLP Ratio**103.1%**

Feb 2022	Mar 2021	YTD
99.3%	100.5%	99.5%

March 2022**Norristown Area (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**34****↑ 30.8%**from Feb 2022:
26**↑ 9.7%**from Mar 2021:
31

YTD	2022	2021	+/-
	72	66	9.1%

5-year Mar average: **37****New Pendings****26****↔ 0.0%**from Feb 2022:
26**↑ 23.8%**from Mar 2021:
21

YTD	2022	2021	+/-
	71	65	9.2%

5-year Mar average: **30****Closed Sales****21****↔ 0.0%**from Feb 2022:
21**↓ -16.0%**from Mar 2021:
25

YTD	2022	2021	+/-
	63	69	-8.7%

5-year Mar average: **26****Median Sold Price****\$379,900****↑ 11.7%**from Feb 2022:
\$340,000**↑ 20.6%**from Mar 2021:
\$315,000

YTD	2022	2021	+/-
	\$340,000	\$296,364	14.7%

5-year Mar average: **\$287,980****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for March was \$379,900, representing an increase of 11.7% compared to last month and an increase of 20.6% from Mar 2021. The average days on market for units sold in March was 18 days, 66% below the 5-year March average of 54 days. There was no month over month change in new contract activity with 26 New Pendings; an 8.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 38; and a 100% increase in supply to 20 active units.

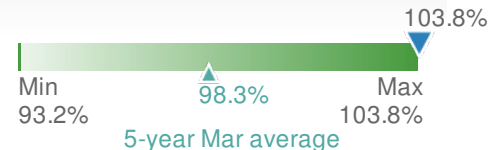
This activity resulted in a Contract Ratio of 1.90 pendings per active listing, down from 3.50 in February and a decrease from 2.43 in March 2021. The Contract Ratio is 36% higher than the 5-year March average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
10	14

Avg DOM**18**

Feb 2022	Mar 2021	YTD
27	50	21

Avg Sold to OLP Ratio**103.8%**

Feb 2022	Mar 2021	YTD
100.3%	101.3%	101.4%

March 2022

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**70** **2.9%**from Feb 2022:
68 **-10.3%**from Mar 2021:
78

YTD	2022	2021	+/-
	169	163	3.7%

5-year Mar average: **66****New Pendings****82** **67.3%**from Feb 2022:
49 **22.4%**from Mar 2021:
67

YTD	2022	2021	+/-
	171	145	17.9%

5-year Mar average: **62****Closed Sales****46** **21.1%**from Feb 2022:
38 **-4.2%**from Mar 2021:
48

YTD	2022	2021	+/-
	135	129	4.7%

5-year Mar average: **41****Median Sold Price****\$200,000** **11.4%**from Feb 2022:
\$179,500 **5.3%**from Mar 2021:
\$190,000

YTD	2022	2021	+/-
	\$180,000	\$173,700	3.6%

5-year Mar average: **\$174,140****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for March was \$200,000, representing an increase of 11.4% compared to last month and an increase of 5.3% from Mar 2021. The average days on market for units sold in March was 32 days, 33% below the 5-year March average of 48 days. There was a 67.3% month over month increase in new contract activity with 82 New Pendings; a 25.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 108; and a 36.7% decrease in supply to 31 active units.

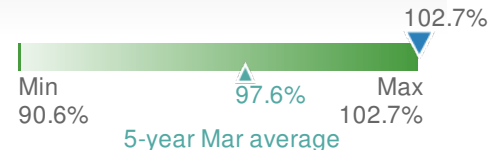
This activity resulted in a Contract Ratio of 3.48 pendings per active listing, up from 1.76 in February and an increase from 2.49 in March 2021. The Contract Ratio is 111% higher than the 5-year March average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**31**

Feb 2022	Mar 2021
49	37

Avg DOM**32**

Feb 2022	Mar 2021	YTD
63	19	46

Avg Sold to OLP Ratio**102.7%**

Feb 2022	Mar 2021	YTD
98.7%	100.1%	98.6%

March 2022

North Penn (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**146****↑30.4%**from Feb 2022:
112**↑23.7%**from Mar 2021:
118

YTD	2022	2021	+/-
	325	291	11.7%

5-year Mar average: **133****New Pendings****130****↑27.5%**from Feb 2022:
102**↓-5.1%**from Mar 2021:
137

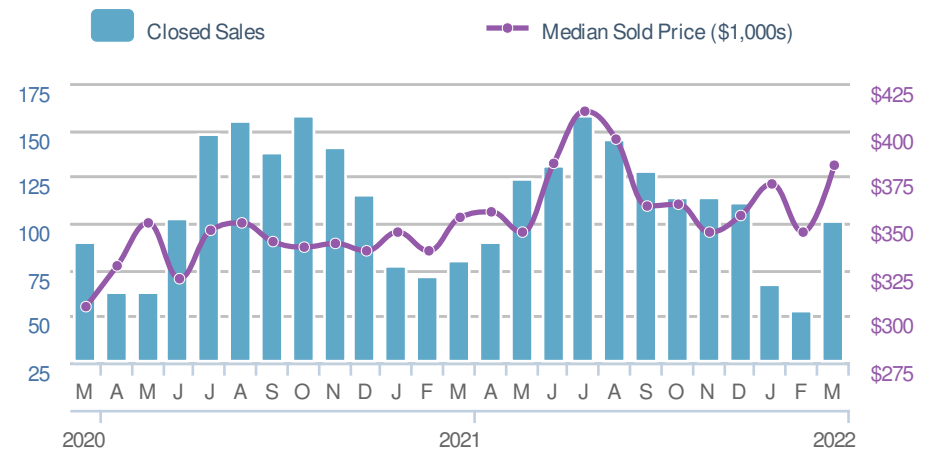
YTD	2022	2021	+/-
	299	299	0.0%

5-year Mar average: **129****Closed Sales****100****↑88.7%**from Feb 2022:
53**↑26.6%**from Mar 2021:
79

YTD	2022	2021	+/-
	226	233	-3.0%

5-year Mar average: **90****Median Sold Price****\$381,000****↑10.4%**from Feb 2022:
\$345,000**↑7.9%**from Mar 2021:
\$353,000

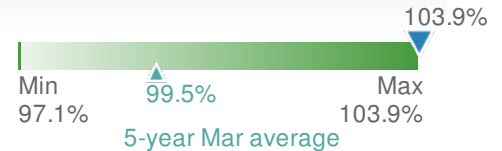
YTD	2022	2021	+/-
	\$370,000	\$341,500	8.3%

5-year Mar average: **\$326,790****Active Listings****46**

Feb 2022	Mar 2021
33	47

Avg DOM**9**

Feb 2022	Mar 2021	YTD
16	20	12

Avg Sold to OLP Ratio**103.9%**

Feb 2022	Mar 2021	YTD
102.0%	99.8%	102.8%

March 2022

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**94** **38.2%**from Feb 2022:
68 **51.6%**from Mar 2021:
62

YTD	2022	2021	+/-
	198	162	22.2%

5-year Mar average: **73****New Pendings****80** **37.9%**from Feb 2022:
58 **5.3%**from Mar 2021:
76

YTD	2022	2021	+/-
	173	172	0.6%

5-year Mar average: **68****Closed Sales****50** **72.4%**from Feb 2022:
29 **6.4%**from Mar 2021:
47

YTD	2022	2021	+/-
	114	123	-7.3%

5-year Mar average: **45****Median Sold Price****\$450,000** **8.4%**from Feb 2022:
\$415,000 **5.1%**from Mar 2021:
\$428,000

YTD	2022	2021	+/-
	\$430,000	\$385,000	11.7%

5-year Mar average: **\$391,975****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for March was \$450,000, representing an increase of 8.4% compared to last month and an increase of 5.1% from Mar 2021. The average days on market for units sold in March was 8 days, 71% below the 5-year March average of 28 days. There was a 37.9% month over month increase in new contract activity with 80 New Pendings; a 28.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 118; and a 56.5% increase in supply to 36 active units.

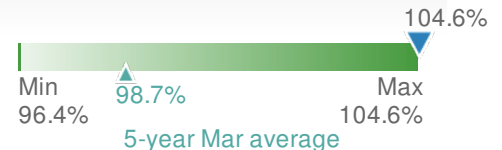
This activity resulted in a Contract Ratio of 3.28 pendings per active listing, down from 4.00 in February and a decrease from 4.60 in March 2021. The Contract Ratio is 49% higher than the 5-year March average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**36**

Feb 2022	Mar 2021
23	25

Avg DOM**8**

Feb 2022	Mar 2021	YTD
22	26	14

Avg Sold to OLP Ratio**104.6%**

Feb 2022	Mar 2021	YTD
101.7%	98.5%	103.3%

March 2022

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**52** **18.2%**from Feb 2022:
44 **-7.1%**from Mar 2021:
56

YTD	2022	2021	+/-
	127	129	-1.6%

5-year Mar average: **59****New Pendings****50** **13.6%**from Feb 2022:
44 **-18.0%**from Mar 2021:
61

YTD	2022	2021	+/-
	126	127	-0.8%

5-year Mar average: **59****Closed Sales****50** **108.3%**from Feb 2022:
24 **56.3%**from Mar 2021:
32

YTD	2022	2021	+/-
	112	110	1.8%

5-year Mar average: **43****Median Sold Price****\$325,500** **11.3%**from Feb 2022:
\$292,500 **20.6%**from Mar 2021:
\$270,000

YTD	2022	2021	+/-
	\$317,500	\$305,000	4.1%

5-year Mar average: **\$274,390****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for March was \$325,500, representing an increase of 11.3% compared to last month and an increase of 20.6% from Mar 2021. The average days on market for units sold in March was 10 days, 57% below the 5-year March average of 23 days. There was a 13.6% month over month increase in new contract activity with 50 New Pendings; a 3.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 64; and no change in supply with 10 active units.

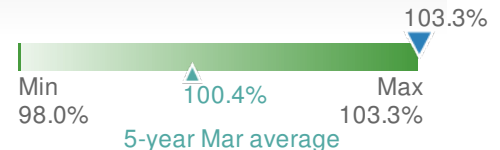
This activity resulted in a Contract Ratio of 6.40 pendings per active listing, up from 6.20 in February and an increase from 3.27 in March 2021. The Contract Ratio is 116% higher than the 5-year March average of 2.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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**10**

Feb 2022	Mar 2021
10	22

Avg DOM**10**

Feb 2022	Mar 2021	YTD
8	12	11

Avg Sold to OLP Ratio**103.3%**

Feb 2022	Mar 2021	YTD
102.4%	101.7%	102.4%

March 2022

Perkiomen Valley (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**66**

↑ **83.3%**
from Feb 2022:
36

↑ **22.2%**
from Mar 2021:
54

YTD	2022	2021	+/-
	133	123	8.1%

5-year Mar average: **62****New Pendings****62**

↑ **55.0%**
from Feb 2022:
40

↑ **29.2%**
from Mar 2021:
48

YTD	2022	2021	+/-
	123	120	2.5%

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

↑ **17.4%**
from Feb 2022:
23

↓ **-12.9%**
from Mar 2021:
31

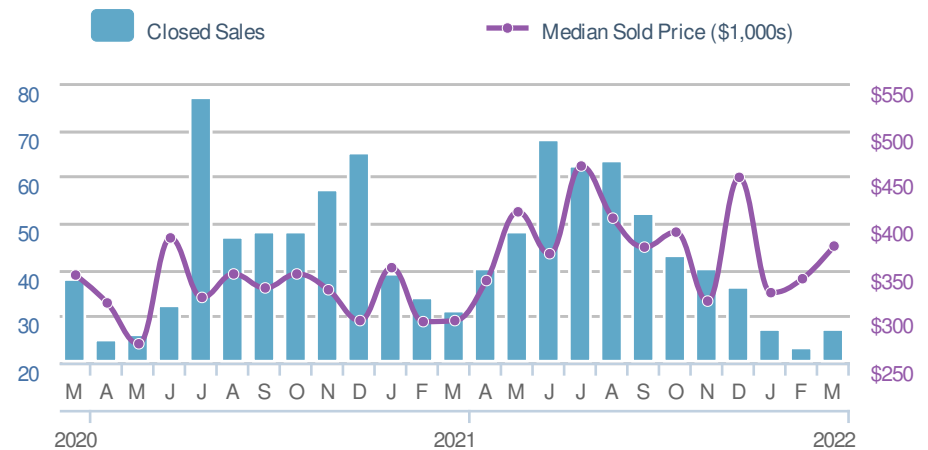
YTD	2022	2021	+/-
	77	106	-27.4%

5-year Mar average: **33****Median Sold Price****\$375,000**

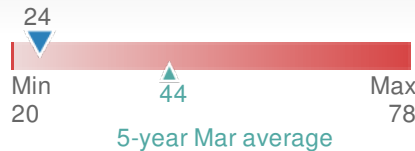
↑ **10.3%**
from Feb 2022:
\$340,000

↑ **27.1%**
from Mar 2021:
\$295,000

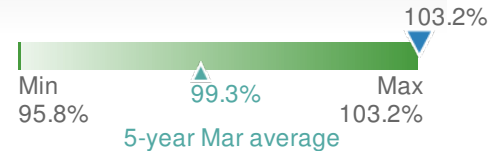
YTD	2022	2021	+/-
	\$340,000	\$306,023	11.1%

5-year Mar average: **\$316,930****Active Listings****29**

Feb 2022	Mar 2021
30	28

Avg DOM**24**

Feb 2022	Mar 2021	YTD
13	20	16

Avg Sold to OLP Ratio**103.2%**

Feb 2022	Mar 2021	YTD
102.1%	103.2%	103.1%

March 2022

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**39****↑85.7%**from Feb 2022:
21**↑8.3%**from Mar 2021:
36

YTD	2022	2021	+/-
	78	68	14.7%

5-year Mar average: **40****New Pendings****37****↑105.6%**from Feb 2022:
18**↑27.6%**from Mar 2021:
29

YTD	2022	2021	+/-
	70	65	7.7%

5-year Mar average: **29****Closed Sales****13****↓-18.8%**from Feb 2022:
16**↓-7.1%**from Mar 2021:
14

YTD	2022	2021	+/-
	43	53	-18.9%

5-year Mar average: **17****Median Sold Price****\$415,000****↑7.5%**from Feb 2022:
\$386,000**↑8.5%**from Mar 2021:
\$382,500

YTD	2022	2021	+/-
	\$410,000	\$392,500	4.5%

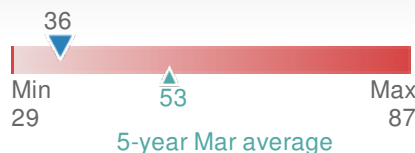
5-year Mar average: **\$379,250****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for March was \$415,000, representing an increase of 7.5% compared to last month and an increase of 8.5% from Mar 2021. The average days on market for units sold in March was 36 days, 32% below the 5-year March average of 53 days. There was a 105.6% month over month increase in new contract activity with 37 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from February) to 56; and an 18.2% decrease in supply to 18 active units.

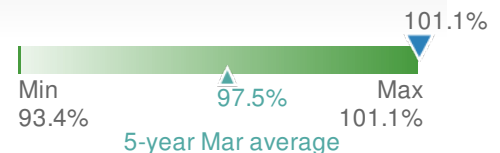
This activity resulted in a Contract Ratio of 3.11 pendings per active listing, up from 1.45 in February and an increase from 2.40 in March 2021. The Contract Ratio is 110% higher than the 5-year March average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
22	25

Avg DOM**36**

Feb 2022	Mar 2021	YTD
14	34	19

Avg Sold to OLP Ratio**101.1%**

Feb 2022	Mar 2021	YTD
102.4%	101.0%	102.4%

March 2022

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**27** **80.0%**

from Feb 2022:

15 **50.0%**

from Mar 2021:

18

YTD	2022	2021	+/-
	55	55	0.0%

5-year Mar average: **22****New Pendings****25** **13.6%**

from Feb 2022:

22 **31.6%**

from Mar 2021:

19

YTD	2022	2021	+/-
	53	55	-3.6%

5-year Mar average: **18****Closed Sales****14** **100.0%**

from Feb 2022:

7 **-17.6%**

from Mar 2021:

17

YTD	2022	2021	+/-
	34	53	-35.8%

5-year Mar average: **16****Median Sold Price****\$328,500** **24.0%**

from Feb 2022:

\$265,000 **15.3%**

from Mar 2021:

\$285,000

YTD	2022	2021	+/-
	\$304,750	\$274,500	11.0%

5-year Mar average: **\$271,940****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for March was \$328,500, representing an increase of 24% compared to last month and an increase of 15.3% from Mar 2021. The average days on market for units sold in March was 13 days, 62% below the 5-year March average of 34 days. There was a 13.6% month over month increase in new contract activity with 25 New Pendings; a 39.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 39; and a 37.5% increase in supply to 11 active units.

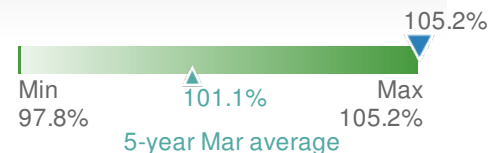
This activity resulted in a Contract Ratio of 3.55 pendings per active listing, up from 3.50 in February and a decrease from 9.00 in March 2021. The Contract Ratio is 20% higher than the 5-year March average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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**11**

Feb 2022	Mar 2021
8	3

Avg DOM**13**

Feb 2022	Mar 2021	YTD
9	9	11

Avg Sold to OLP Ratio**105.2%**

Feb 2022	Mar 2021	YTD
101.5%	105.0%	103.8%

March 2022

Pottsgrove (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**46****↑48.4%**from Feb 2022:
31**↓-14.8%**from Mar 2021:
54

YTD	2022	2021	+/-
	100	115	-13.0%

5-year Mar average: **47****New Pendings****40****↑37.9%**from Feb 2022:
29**↓-7.0%**from Mar 2021:
43

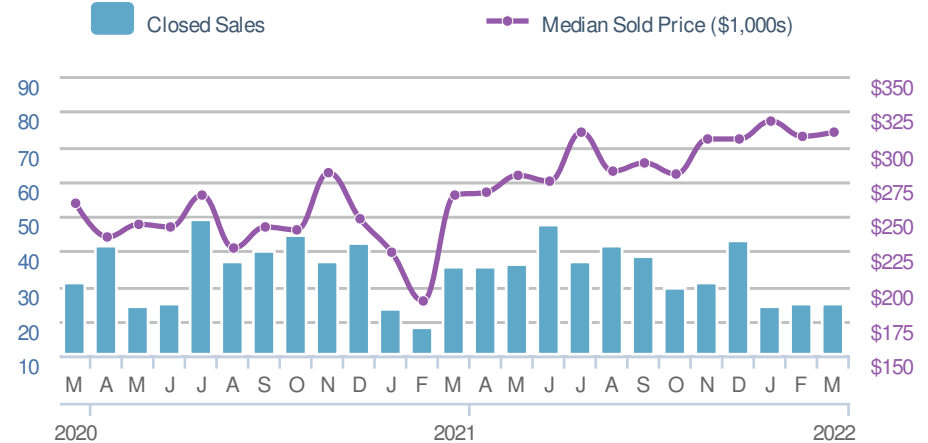
YTD	2022	2021	+/-
	92	98	-6.1%

5-year Mar average: **40****Closed Sales****25****↔0.0%**from Feb 2022:
25**↓-28.6%**from Mar 2021:
35

YTD	2022	2021	+/-
	75	78	-3.8%

5-year Mar average: **31****Median Sold Price****\$310,000****↑1.0%**from Feb 2022:
\$307,000**↑17.0%**from Mar 2021:
\$265,000

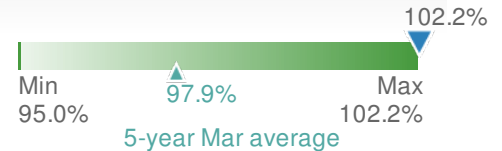
YTD	2022	2021	+/-
	\$315,000	\$250,500	25.7%

5-year Mar average: **\$237,300****Active Listings****18**

Feb 2022	Mar 2021
10	15

Avg DOM**16**

Feb 2022	Mar 2021	YTD
12	16	13

Avg Sold to OLP Ratio**102.2%**

Feb 2022	Mar 2021	YTD
102.4%	100.1%	101.9%

March 2022**Pottsgrove (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**29** **93.3%**from Feb 2022:
15 **-25.6%**from Mar 2021:
39

YTD	2022	2021	+/-
	57	83	-31.3%

5-year Mar average: **33****New Pendings****23** **53.3%**from Feb 2022:
15 **-14.8%**from Mar 2021:
27

YTD	2022	2021	+/-
	51	65	-21.5%

5-year Mar average: **26****Closed Sales****17** **21.4%**from Feb 2022:
14 **-34.6%**from Mar 2021:
26

YTD	2022	2021	+/-
	51	51	0.0%

5-year Mar average: **23****Median Sold Price****\$375,000** **10.8%**from Feb 2022:
\$338,500 **21.4%**from Mar 2021:
\$308,885

YTD	2022	2021	+/-
	\$355,000	\$308,070	15.2%

5-year Mar average: **\$271,067****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for March was \$375,000, representing an increase of 10.8% compared to last month and an increase of 21.4% from Mar 2021. The average days on market for units sold in March was 22 days, 31% below the 5-year March average of 32 days. There was a 53.3% month over month increase in new contract activity with 23 New Pendings; a 2.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 48; and a 100% increase in supply to 14 active units.

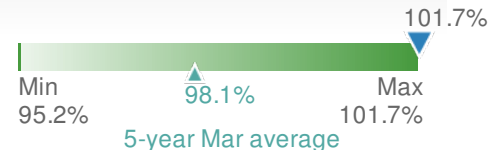
This activity resulted in a Contract Ratio of 3.43 pendencies per active listing, down from 6.71 in February and a decrease from 4.38 in March 2021. The Contract Ratio is 62% higher than the 5-year March average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**14**

Feb 2022	Mar 2021
7	13

Avg DOM**22**

Feb 2022	Mar 2021	YTD
14	19	16

Avg Sold to OLP Ratio**101.7%**

Feb 2022	Mar 2021	YTD
101.9%	99.6%	101.4%

March 2022**Pottsgrove (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17** **6.3%**from Feb 2022:
16 **13.3%**from Mar 2021:
15

YTD	2022	2021	+/-
	43	32	34.4%

5-year Mar average: **14****New Pendings****17** **21.4%**from Feb 2022:
14 **6.3%**from Mar 2021:
16

YTD	2022	2021	+/-
	41	33	24.2%

5-year Mar average: **13****Closed Sales****8** **-27.3%**from Feb 2022:
11 **-11.1%**from Mar 2021:
9

YTD	2022	2021	+/-
	24	27	-11.1%

5-year Mar average: **8****Median Sold Price****\$270,000** **-6.9%**from Feb 2022:
\$290,000 **73.1%**from Mar 2021:
\$156,000

YTD	2022	2021	+/-
	\$295,000	\$148,000	99.3%

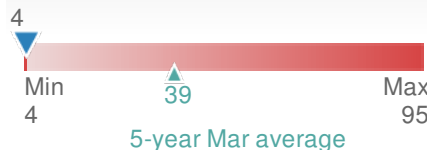
5-year Mar average: **\$166,950****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for March was \$270,000, representing a decrease of 6.9% compared to last month and an increase of 73.1% from Mar 2021. The average days on market for units sold in March was 4 days, 90% below the 5-year March average of 39 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 22.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 43; and a 33.3% increase in supply to 4 active units.

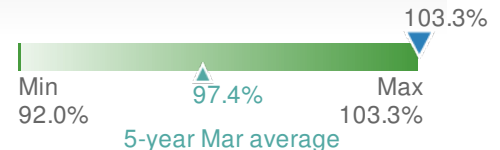
This activity resulted in a Contract Ratio of 10.75 pendings per active listing, down from 11.67 in February and an increase from 10.50 in March 2021. The Contract Ratio is 100% higher than the 5-year March average of 5.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**4**

Feb 2022	Mar 2021
3	2

Avg DOM**4**

Feb 2022	Mar 2021	YTD
9	9	6

Avg Sold to OLP Ratio**103.3%**

Feb 2022	Mar 2021	YTD
103.0%	101.6%	103.0%

March 2022

Pottstown (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**37****↑ 15.6%**from Feb 2022:
32**↓ -2.6%**from Mar 2021:
38

YTD	2022	2021	+/-
	96	103	-6.8%

5-year Mar average: **42****New Pendings****41****↑ 24.2%**from Feb 2022:
33**↑ 17.1%**from Mar 2021:
35

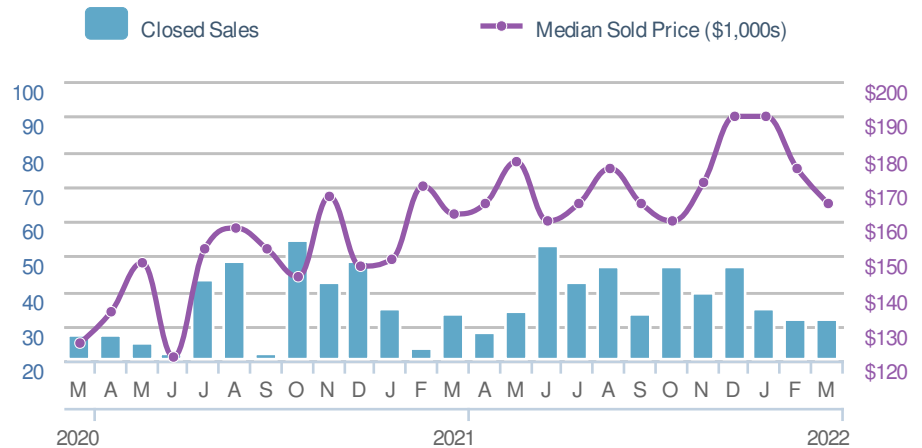
YTD	2022	2021	+/-
	109	104	4.8%

5-year Mar average: **39****Closed Sales****32****↔ 0.0%**from Feb 2022:
32**↓ -3.0%**from Mar 2021:
33

YTD	2022	2021	+/-
	99	92	7.6%

5-year Mar average: **34****Median Sold Price****\$165,000****↓ -6.0%**from Feb 2022:
\$175,500**↑ 1.9%**from Mar 2021:
\$162,000

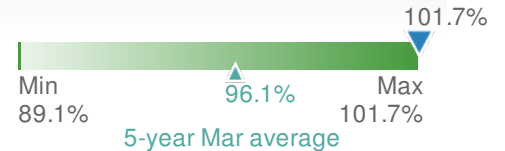
YTD	2022	2021	+/-
	\$176,153	\$160,000	10.1%

5-year Mar average: **\$134,440****Active Listings****17**

Feb 2022	Mar 2021
22	18

Avg DOM**22**

Feb 2022	Mar 2021	YTD
26	22	23

Avg Sold to OLP Ratio**101.7%**

Feb 2022	Mar 2021	YTD
99.4%	100.8%	100.0%

March 2022**Pottstown (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**20** **33.3%**from Feb 2022:
15 **42.9%**from Mar 2021:
14

YTD	2022	2021	+/-
	46	46	0.0%

5-year Mar average: **22****New Pendings****18** **38.5%**from Feb 2022:
13 **12.5%**from Mar 2021:
16

YTD	2022	2021	+/-
	44	50	-12.0%

5-year Mar average: **20****Closed Sales****9** **-25.0%**from Feb 2022:
12 **-40.0%**from Mar 2021:
15

YTD	2022	2021	+/-
	36	42	-14.3%

5-year Mar average: **15****Median Sold Price****\$200,000** **2.8%**from Feb 2022:
\$194,500 **-2.4%**from Mar 2021:
\$205,000

YTD	2022	2021	+/-
	\$200,750	\$182,000	10.3%

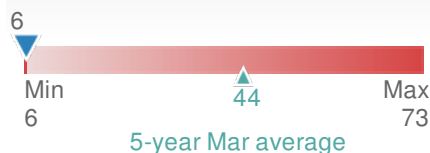
5-year Mar average: **\$167,790****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for March was \$200,000, representing an increase of 2.8% compared to last month and a decrease of 2.4% from Mar 2021. The average days on market for units sold in March was 6 days, 86% below the 5-year March average of 44 days. There was a 38.5% month over month increase in new contract activity with 18 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and no change in supply with 10 active units.

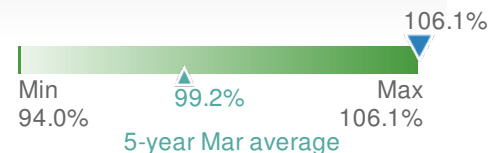
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.50 in February and a decrease from 6.25 in March 2021. The Contract Ratio is 9% higher than the 5-year March average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**10**

Feb 2022	Mar 2021
10	4

Avg DOM**6**

Feb 2022	Mar 2021	YTD
28	22	18

Avg Sold to OLP Ratio**106.1%**

Feb 2022	Mar 2021	YTD
96.5%	102.0%	99.6%

March 2022**Pottstown (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17**

↔ 0.0%

from Feb 2022:
17

↓ -29.2%

from Mar 2021:
24

YTD	2022	2021	+/-
	50	57	-12.3%

5-year Mar average: **20****New Pendings****23**

↑ 15.0%

from Feb 2022:
20

↑ 21.1%

from Mar 2021:
19

YTD	2022	2021	+/-
	65	54	20.4%

5-year Mar average: **19****Closed Sales****23**

↑ 15.0%

from Feb 2022:
20

↑ 27.8%

from Mar 2021:
18

YTD	2022	2021	+/-
	63	50	26.0%

5-year Mar average: **18****Median Sold Price****\$140,000**

↓ -18.2%

from Feb 2022:
\$171,250

↑ 7.3%

from Mar 2021:
\$130,500

YTD	2022	2021	+/-
	\$165,000	\$141,625	16.5%

5-year Mar average: **\$102,690****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for March was \$140,000, representing a decrease of 18.2% compared to last month and an increase of 7.3% from Mar 2021. The average days on market for units sold in March was 28 days, 56% below the 5-year March average of 63 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; an 8.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 31; and a 41.7% decrease in supply to 7 active units.

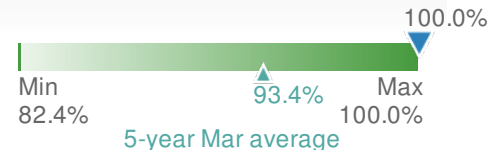
This activity resulted in a Contract Ratio of 4.43 pendings per active listing, up from 2.83 in February and an increase from 1.93 in March 2021. The Contract Ratio is 148% higher than the 5-year March average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

Feb 2022	Mar 2021
12	14

Avg DOM**28**

Feb 2022	Mar 2021	YTD
24	21	25

Avg Sold to OLP Ratio**100.0%**

Feb 2022	Mar 2021	YTD
101.1%	99.9%	100.3%

March 2022

Souderton Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**43****↓ -6.5%**from Feb 2022:
46**↓ -17.3%**from Mar 2021:
52

YTD	2022	2021	+/-
	107	137	-21.9%

5-year Mar average: **54****New Pendings****42****↑ 2.4%**from Feb 2022:
41**↓ -31.1%**from Mar 2021:
61

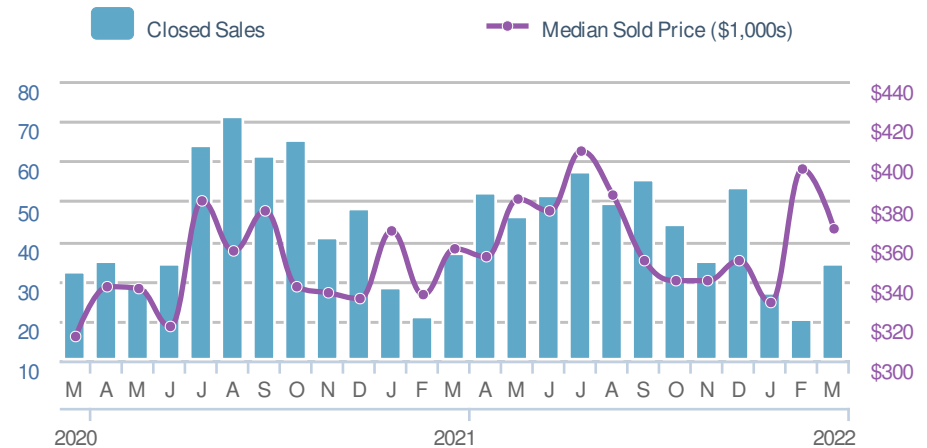
YTD	2022	2021	+/-
	104	132	-21.2%

5-year Mar average: **49****Closed Sales****34****↑ 70.0%**from Feb 2022:
20**↓ -8.1%**from Mar 2021:
37

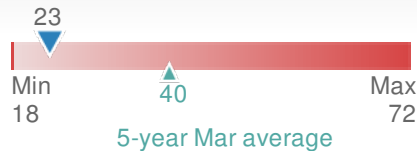
YTD	2022	2021	+/-
	82	92	-10.9%

5-year Mar average: **37****Median Sold Price****\$366,000****↓ -7.6%**from Feb 2022:
\$396,000**↑ 2.8%**from Mar 2021:
\$356,000

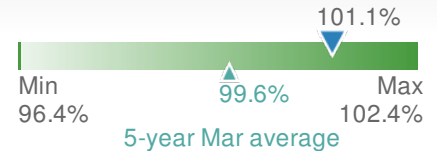
YTD	2022	2021	+/-
	\$355,000	\$355,000	0.0%

5-year Mar average: **\$318,573****Active Listings****19**

Feb 2022	Mar 2021
23	21

Avg DOM**23**

Feb 2022	Mar 2021	YTD 22
18	18	22

Avg Sold to OLP Ratio**101.1%**



Feb 2022	Mar 2021	YTD
102.2%	102.4%	100.6%

March 2022**Souderton Area (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**28**

 **-12.5%**  **-20.0%**
 from Feb 2022: **32** from Mar 2021: **35**


YTD	2022	2021	+/-
	70	94	-25.5%

5-year Mar average: **35****New Pendings****30**

 **7.1%**  **-25.0%**
 from Feb 2022: **28** from Mar 2021: **40**



YTD	2022	2021	+/-
	69	94	-26.6%

5-year Mar average: **32****Closed Sales****22**

 **100.0%**  **-26.7%**
 from Feb 2022: **11** from Mar 2021: **30**

YTD	2022	2021	+/-
	48	66	-27.3%

5-year Mar average: **24****Median Sold Price****\$400,000**

 **-17.7%**  **3.2%**
 from Feb 2022: **\$486,000** from Mar 2021: **\$387,500**

YTD	2022	2021	+/-
	\$400,000	\$368,250	8.6%

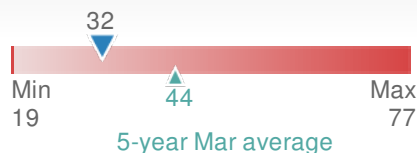
5-year Mar average: **\$338,000****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for March was \$400,000, representing a decrease of 17.7% compared to last month and an increase of 3.2% from Mar 2021. The average days on market for units sold in March was 32 days, 27% below the 5-year March average of 44 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; a 15.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 59; and a 25% decrease in supply to 15 active units.

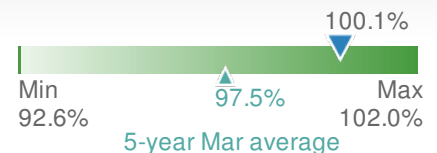
This activity resulted in a Contract Ratio of 3.93 pendings per active listing, up from 2.55 in February and an increase from 3.61 in March 2021. The Contract Ratio is 107% higher than the 5-year March average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Feb 2022	Mar 2021
20	18

Avg DOM**32**

Feb 2022	Mar 2021	YTD
20	19	26

Avg Sold to OLP Ratio**100.1%**

Feb 2022	Mar 2021	YTD
102.9%	102.0%	100.1%

March 2022**Souderton Area (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**15** **7.1%**from Feb 2022:
14 **-11.8%**from Mar 2021:
17

YTD	2022	2021	+/-
	37	43	-14.0%

5-year Mar average: **19****New Pendings****12** **-7.7%**from Feb 2022:
13 **-42.9%**from Mar 2021:
21

YTD	2022	2021	+/-
	35	38	-7.9%

5-year Mar average: **16****Closed Sales****12** **33.3%**from Feb 2022:
9 **71.4%**from Mar 2021:
7

YTD	2022	2021	+/-
	34	26	30.8%

5-year Mar average: **13****Median Sold Price****\$340,000** **-4.2%**from Feb 2022:
\$355,000 **3.8%**from Mar 2021:
\$327,500

YTD	2022	2021	+/-
	\$343,250	\$335,500	2.3%

5-year Mar average: **\$296,910****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for March was \$340,000, representing a decrease of 4.2% compared to last month and an increase of 3.8% from Mar 2021. The average days on market for units sold in March was 7 days, 79% below the 5-year March average of 34 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 16; and a 33.3% increase in supply to 4 active units.

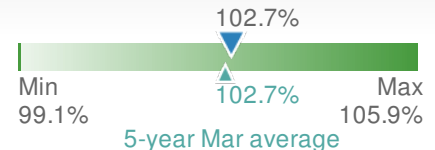
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 5.33 in February and a decrease from 10.00 in March 2021. The Contract Ratio is 16% higher than the 5-year March average of 3.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
3	3

Avg DOM**7**

Feb 2022	Mar 2021	YTD
16	13	15

Avg Sold to OLP Ratio**102.7%**

Feb 2022	Mar 2021	YTD
101.3%	104.1%	101.3%

March 2022

Springfield (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**24****↑ 118.2%**from Feb 2022:
11**↓ -7.7%**from Mar 2021:
26

YTD	2022	2021	+/-
	47	53	-11.3%

5-year Mar average: **24****New Pendings****20****↑ 100.0%**from Feb 2022:
10**↓ -28.6%**from Mar 2021:
28

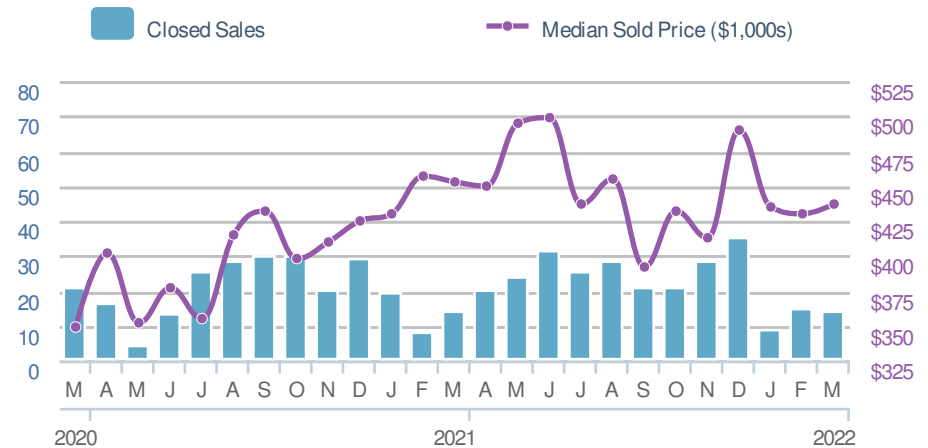
YTD	2022	2021	+/-
	44	53	-17.0%

5-year Mar average: **21****Closed Sales****14****↓ -6.7%**from Feb 2022:
15**↔ 0.0%**from Mar 2021:
14

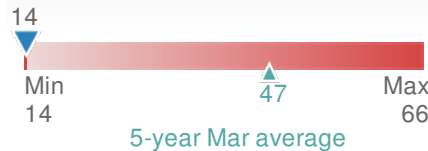
YTD	2022	2021	+/-
	41	41	0.0%

5-year Mar average: **17****Median Sold Price****\$437,750****↑ 1.8%**from Feb 2022:
\$430,000**↓ -3.5%**from Mar 2021:
\$453,750

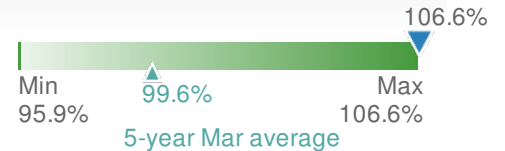
YTD	2022	2021	+/-
	\$435,000	\$450,500	-3.4%

5-year Mar average: **\$391,480****Active Listings****9**

Feb 2022	Mar 2021
8	14

Avg DOM**14**

Feb 2022	Mar 2021	YTD
45	40	24

Avg Sold to OLP Ratio**106.6%**

Feb 2022	Mar 2021	YTD
98.9%	102.1%	102.1%

March 2022

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**18**

157.1% **-21.7%**
 from Feb 2022: 7 from Mar 2021: 23

YTD	2022	2021	+/-
	34	48	-29.2%

5-year Mar average: **21****New Pendings****16**

128.6% **-30.4%**
 from Feb 2022: 7 from Mar 2021: 23

YTD	2022	2021	+/-
	34	41	-17.1%

5-year Mar average: **18****Closed Sales****11**

-8.3% **10.0%**
 from Feb 2022: 12 from Mar 2021: 10

YTD	2022	2021	+/-
	35	29	20.7%

5-year Mar average: **14****Median Sold Price****\$450,000**

-6.7% **1.6%**
 from Feb 2022: **\$482,500** from Mar 2021: **\$442,750**

YTD	2022	2021	+/-
	\$450,000	\$450,000	0.0%

5-year Mar average: **\$396,440****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for March was \$450,000, representing a decrease of 6.7% compared to last month and an increase of 1.6% from Mar 2021. The average days on market for units sold in March was 16 days, 57% below the 5-year March average of 38 days. There was a 128.6% month over month increase in new contract activity with 16 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 14.3% decrease in supply to 6 active units.

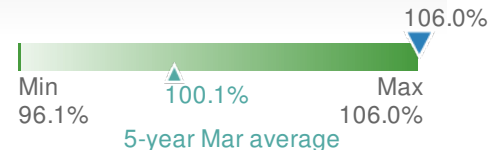
This activity resulted in a Contract Ratio of 4.17 pendings per active listing, up from 2.86 in February and an increase from 2.50 in March 2021. The Contract Ratio is 119% higher than the 5-year March average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**6**

Feb 2022	Mar 2021
7	14

Avg DOM**16**

Feb 2022	Mar 2021	YTD
47	10	24

Avg Sold to OLP Ratio**106.0%**

Feb 2022	Mar 2021	YTD
100.1%	105.8%	102.2%

March 2022

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**6** **50.0%**

from Feb 2022:

4 **100.0%**

from Mar 2021:

3

YTD	2022	2021	+/-
	13	5	160.0%

5-year Mar average: **4****New Pendings****4** **33.3%**

from Feb 2022:

3 **-20.0%**

from Mar 2021:

5

YTD	2022	2021	+/-
	10	12	-16.7%

5-year Mar average: **3****Closed Sales****3** **0.0%**

from Feb 2022:

3 **-25.0%**

from Mar 2021:

4

YTD	2022	2021	+/-
	6	12	-50.0%

5-year Mar average: **3****Median Sold Price****\$375,000** **22.5%**

from Feb 2022:

\$306,000 **-18.3%**

from Mar 2021:

\$458,750

YTD	2022	2021	+/-
	\$348,250	\$458,750	-24.1%

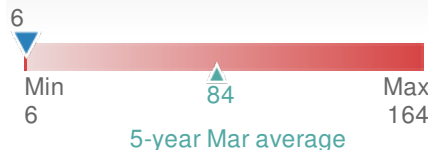
5-year Mar average: **\$424,650****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for March was \$375,000, representing an increase of 22.5% compared to last month and a decrease of 18.3% from Mar 2021. The average days on market for units sold in March was 6 days, 93% below the 5-year March average of 84 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 200% increase in supply to 3 active units.

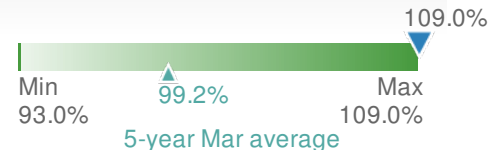
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 3.00 in February and an increase from 0.00 in March 2021. The Contract Ratio is 106% higher than the 5-year March average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
1	0

Avg DOM**6**

Feb 2022	Mar 2021	YTD
36	116	21

Avg Sold to OLP Ratio**109.0%**

Feb 2022	Mar 2021	YTD
93.9%	93.0%	101.5%

March 2022

Spring-Ford Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**66****↑32.0%**from Feb 2022:
50**↓-36.5%**from Mar 2021:
104

YTD	2022	2021	+/-
	164	207	-20.8%

5-year Mar average: **84****New Pendings****58****↑5.5%**from Feb 2022:
55**↓-27.5%**from Mar 2021:
80

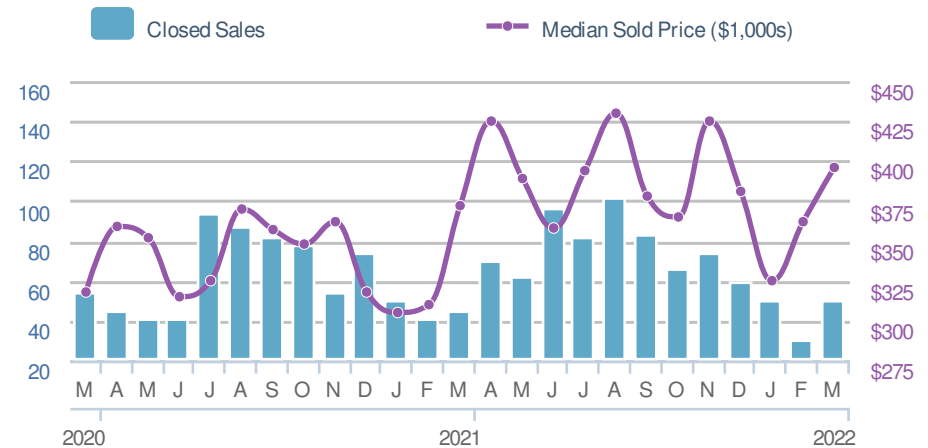
YTD	2022	2021	+/-
	157	181	-13.3%

5-year Mar average: **72****Closed Sales****50****↑66.7%**from Feb 2022:
30**↑13.6%**from Mar 2021:
44

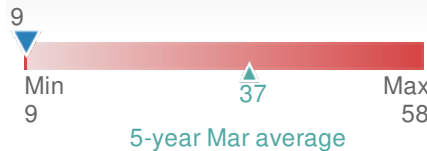
YTD	2022	2021	+/-
	131	136	-3.7%

5-year Mar average: **51****Median Sold Price****\$396,000****↑9.2%**from Feb 2022:
\$362,500**↑6.3%**from Mar 2021:
\$372,450

YTD	2022	2021	+/-
	\$372,000	\$325,000	14.5%

5-year Mar average: **\$327,385****Active Listings****41**

Feb 2022	Mar 2021
41	55

Avg DOM**9**

Feb 2022	Mar 2021	YTD
16	27	17

Avg Sold to OLP Ratio**103.3%**

Feb 2022	Mar 2021	YTD
104.3%	102.0%	102.3%

March 2022

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**27** **42.1%**from Feb 2022:
19 **-55.7%**from Mar 2021:
61

YTD	2022	2021	+/-
	73	111	-34.2%

5-year Mar average: **43****New Pendings****25** **0.0%**from Feb 2022:
25 **-46.8%**from Mar 2021:
47

YTD	2022	2021	+/-
	68	96	-29.2%

5-year Mar average: **36****Closed Sales****24** **71.4%**from Feb 2022:
14 **-4.0%**from Mar 2021:
25

YTD	2022	2021	+/-
	63	61	3.3%

5-year Mar average: **24****Median Sold Price****\$621,500** **52.5%**from Feb 2022:
\$407,450 **42.9%**from Mar 2021:
\$435,000

YTD	2022	2021	+/-
	\$460,000	\$420,000	9.5%

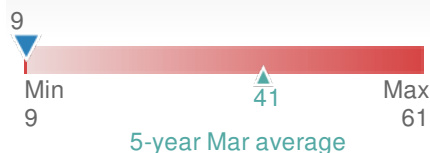
5-year Mar average: **\$467,232****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for March was \$621,500, representing an increase of 52.5% compared to last month and an increase of 42.9% from Mar 2021. The average days on market for units sold in March was 9 days, 78% below the 5-year March average of 41 days. There was no month over month change in new contract activity with 25 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 48; and a 9.1% decrease in supply to 20 active units.

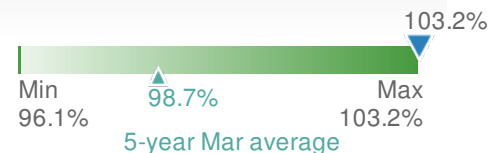
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 2.18 in February and a decrease from 2.62 in March 2021. The Contract Ratio is 55% higher than the 5-year March average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**20**

Feb 2022	Mar 2021
22	29

Avg DOM**9**

Feb 2022	Mar 2021	YTD
12	30	13

Avg Sold to OLP Ratio**103.2%**

Feb 2022	Mar 2021	YTD
102.6%	99.5%	101.3%

March 2022

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**39** **25.8%**from Feb 2022:
31 **-9.3%**from Mar 2021:
43

YTD	2022	2021	+/-
	91	96	-5.2%

5-year Mar average: **41****New Pendings****33** **10.0%**from Feb 2022:
30 **0.0%**from Mar 2021:
33

YTD	2022	2021	+/-
	89	85	4.7%

5-year Mar average: **36****Closed Sales****26** **62.5%**from Feb 2022:
16 **36.8%**from Mar 2021:
19

YTD	2022	2021	+/-
	68	75	-9.3%

5-year Mar average: **27****Median Sold Price****\$340,425** **11.8%**from Feb 2022:
\$304,500 **9.8%**from Mar 2021:
\$309,900

YTD	2022	2021	+/-
	\$324,950	\$270,000	20.4%

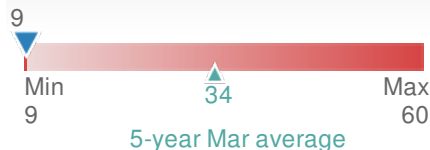
5-year Mar average: **\$274,645****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for March was \$340,425, representing an increase of 11.8% compared to last month and an increase of 9.8% from Mar 2021. The average days on market for units sold in March was 9 days, 73% below the 5-year March average of 34 days. There was a 10% month over month increase in new contract activity with 33 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 54; and a 10.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 2.57 pendings per active listing, down from 2.63 in February and a decrease from 3.12 in March 2021. The Contract Ratio is 45% higher than the 5-year March average of 1.77. 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**

Feb 2022	Mar 2021
19	26

Avg DOM**9**

Feb 2022	Mar 2021	YTD
19	24	21

Avg Sold to OLP Ratio**103.4%**

Feb 2022	Mar 2021	YTD
105.8%	105.2%	103.2%

March 2022

Upper Dublin (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**41****↑41.4%**from Feb 2022:
29**↓-4.7%**from Mar 2021:
43

YTD	2022	2021	+/-
	104	108	-3.7%

5-year Mar average: **44****New Pendings****35****↑25.0%**from Feb 2022:
28**↓-10.3%**from Mar 2021:
39

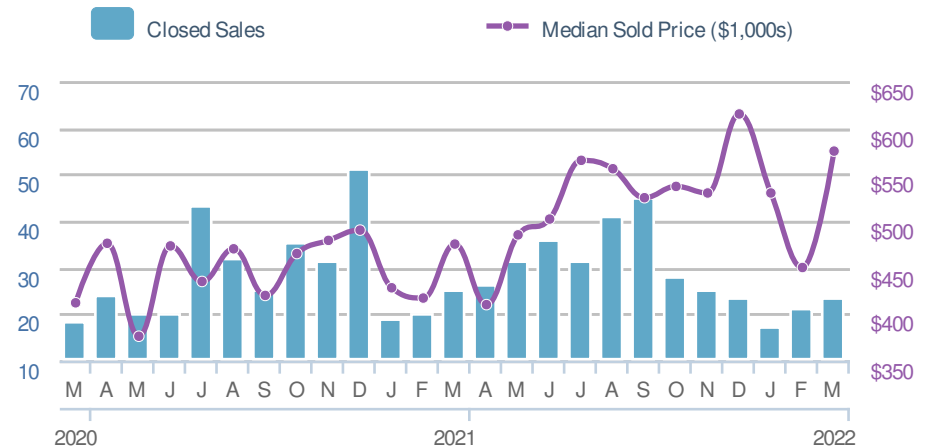
YTD	2022	2021	+/-
	86	91	-5.5%

5-year Mar average: **38****Closed Sales****23****↑9.5%**from Feb 2022:
21**↓-8.0%**from Mar 2021:
25

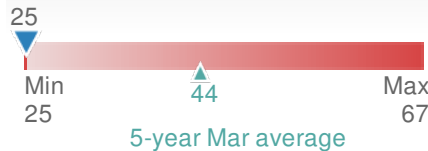
YTD	2022	2021	+/-
	62	65	-4.6%

5-year Mar average: **23****Median Sold Price****\$575,000****↑27.8%**from Feb 2022:
\$450,000**↑21.1%**from Mar 2021:
\$475,000

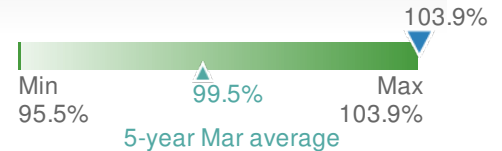
YTD	2022	2021	+/-
	\$528,750	\$445,500	18.7%

5-year Mar average: **\$447,900****Active Listings****30**

Feb 2022	Mar 2021
26	28

Avg DOM**25**

Feb 2022	Mar 2021	YTD
34	25	26

Avg Sold to OLP Ratio**103.9%**

Feb 2022	Mar 2021	YTD
103.1%	103.6%	103.1%

March 2022

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**24** **41.2%**from Feb 2022:
17 **-11.1%**from Mar 2021:
27

YTD	2022	2021	+/-
	56	62	-9.7%

5-year Mar average: **28****New Pendings****21** **23.5%**from Feb 2022:
17 **-19.2%**from Mar 2021:
26

YTD	2022	2021	+/-
	46	57	-19.3%

5-year Mar average: **26****Closed Sales****13** **18.2%**from Feb 2022:
11 **-18.8%**from Mar 2021:
16

YTD	2022	2021	+/-
	37	47	-21.3%

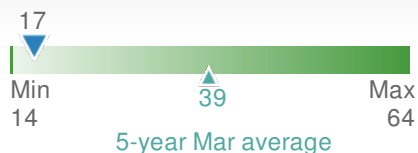
5-year Mar average: **16****Median Sold Price****\$724,900** **37.4%**from Feb 2022:
\$527,500 **47.2%**from Mar 2021:
\$492,450

YTD	2022	2021	+/-
	\$565,000	\$451,000	25.3%

5-year Mar average: **\$500,670****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for March was \$724,900, representing an increase of 37.4% compared to last month and an increase of 47.2% from Mar 2021. The average days on market for units sold in March was 31 days, 33% below the 5-year March average of 46 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 32% MoM increase in All Pendings (new contracts + contracts carried over from February) to 33; and no change in supply with 17 active units.

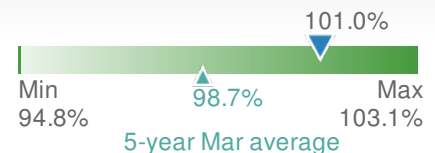
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, up from 1.47 in February and a decrease from 2.93 in March 2021. The Contract Ratio is 26% higher than the 5-year March average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
17	14

Avg DOM**31**

Feb 2022	Mar 2021	YTD
31	24	29

Avg Sold to OLP Ratio**101.0%**

Feb 2022	Mar 2021	YTD
98.3%	103.1%	99.8%

March 2022

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**17** **41.7%**from Feb 2022:
12 **6.3%**from Mar 2021:
16

YTD	2022	2021	+/-
	48	46	4.3%

5-year Mar average: **16****New Pendings****14** **27.3%**from Feb 2022:
11 **7.7%**from Mar 2021:
13

YTD	2022	2021	+/-
	40	34	17.6%

5-year Mar average: **12****Closed Sales****10** **0.0%**from Feb 2022:
10 **11.1%**from Mar 2021:
9

YTD	2022	2021	+/-
	25	18	38.9%

5-year Mar average: **7****Median Sold Price****\$436,250** **31.6%**from Feb 2022:
\$331,500 **24.6%**from Mar 2021:
\$350,000

YTD	2022	2021	+/-
	\$315,000	\$360,000	-12.5%

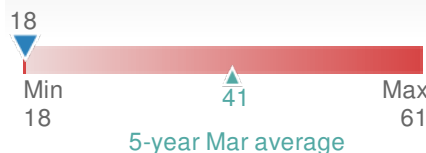
5-year Mar average: **\$327,450****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for March was \$436,250, representing an increase of 31.6% compared to last month and an increase of 24.6% from Mar 2021. The average days on market for units sold in March was 18 days, 56% below the 5-year March average of 41 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 46; and a 44.4% increase in supply to 13 active units.

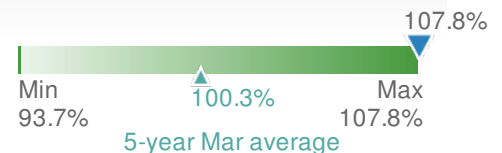
This activity resulted in a Contract Ratio of 3.54 pendings per active listing, down from 4.78 in February and an increase from 2.57 in March 2021. The Contract Ratio is 101% higher than the 5-year March average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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**13**

Feb 2022	Mar 2021
9	14

Avg DOM**18**

Feb 2022	Mar 2021	YTD
37	27	23

Avg Sold to OLP Ratio**107.8%**

Feb 2022	Mar 2021	YTD
108.4%	104.7%	108.0%

March 2022

Upper Merion Area (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**54****↑54.3%**from Feb 2022:
35**↓-8.5%**from Mar 2021:
59

YTD	2022	2021	+/-
	128	139	-7.9%

5-year Mar average: **50****New Pendings****47****↑51.6%**from Feb 2022:
31**↓-11.3%**from Mar 2021:
53

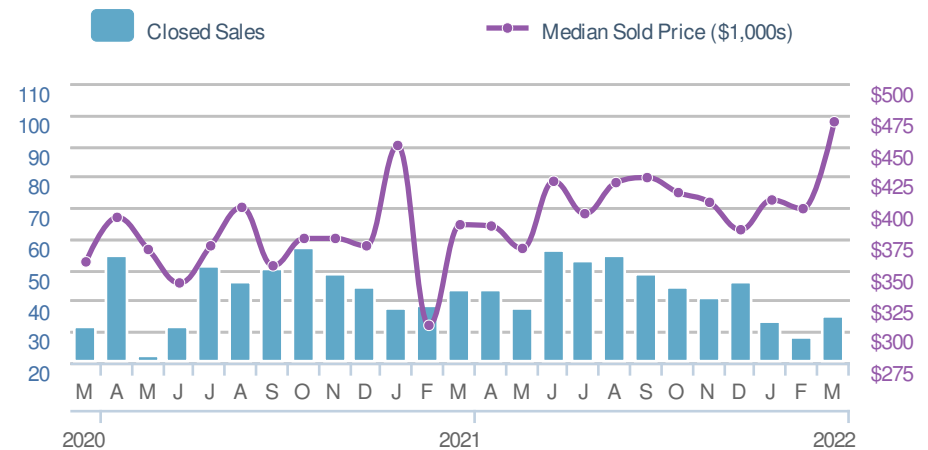
YTD	2022	2021	+/-
	108	150	-28.0%

5-year Mar average: **41****Closed Sales****35****↑25.0%**from Feb 2022:
28**↓-18.6%**from Mar 2021:
43

YTD	2022	2021	+/-
	98	121	-19.0%

5-year Mar average: **35****Median Sold Price****\$469,000****↑17.4%**from Feb 2022:
\$399,450**↑21.4%**from Mar 2021:
\$386,250

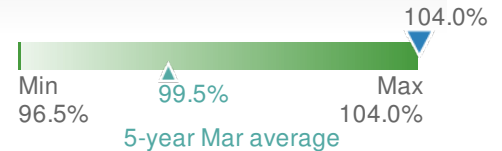
YTD	2022	2021	+/-
	\$422,000	\$385,000	9.6%

5-year Mar average: **\$368,550****Active Listings****45**

Feb 2022	Mar 2021
41	52

Avg DOM**27**

Feb 2022	Mar 2021	YTD
25	24	30

Avg Sold to OLP Ratio**104.0%**

Feb 2022	Mar 2021	YTD
99.8%	101.1%	101.0%

March 2022

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**26** **85.7%**from Feb 2022:
14 **-10.3%**from Mar 2021:
29

YTD	2022	2021	+/-
	59	54	9.3%

5-year Mar average: **24****New Pendings****28** **64.7%**from Feb 2022:
17 **21.7%**from Mar 2021:
23

YTD	2022	2021	+/-
	56	53	5.7%

5-year Mar average: **21****Closed Sales****18** **80.0%**from Feb 2022:
10 **0.0%**from Mar 2021:
18

YTD	2022	2021	+/-
	44	57	-22.8%

5-year Mar average: **17****Median Sold Price****\$508,500** **9.5%**from Feb 2022:
\$464,499 **10.0%**from Mar 2021:
\$462,450

YTD	2022	2021	+/-
	\$477,500	\$455,000	4.9%

5-year Mar average: **\$401,190****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for March was \$508,500, representing an increase of 9.5% compared to last month and an increase of 10% from Mar 2021. The average days on market for units sold in March was 20 days, 32% below the 5-year March average of 29 days. There was a 64.7% month over month increase in new contract activity with 28 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 36; and a 30.8% decrease in supply to 9 active units.

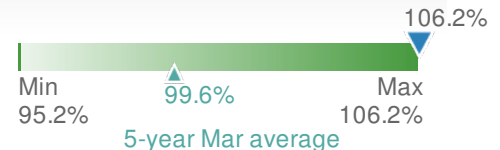
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.15 in February and an increase from 2.31 in March 2021. The Contract Ratio is 112% higher than the 5-year March average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
13	16

Avg DOM**20**

Feb 2022	Mar 2021	YTD
13	18	23

Avg Sold to OLP Ratio**106.2%**

Feb 2022	Mar 2021	YTD
100.5%	100.8%	102.0%

March 2022

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

28

↑ 40.0%

from Feb 2022:
20

↓ -3.4%

from Mar 2021:
29

YTD	2022	2021	+/-
	69	84	-17.9%

5-year Mar average: 26

New Pendings

19

↑ 35.7%

from Feb 2022:
14

↓ -34.5%

from Mar 2021:
29

YTD	2022	2021	+/-
	52	96	-45.8%

5-year Mar average: 20

Closed Sales

17

↓ -5.6%

from Feb 2022:
18

↓ -32.0%

from Mar 2021:
25

YTD	2022	2021	+/-
	54	64	-15.6%

5-year Mar average: 18

Median Sold Price

\$322,000

↓ -10.4%

from Feb 2022:
\$359,500

↑ 2.2%

from Mar 2021:
\$315,000

YTD	2022	2021	+/-
	\$343,500	\$300,000	14.5%

5-year Mar average: \$309,300

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for March was \$322,000, representing a decrease of 10.4% compared to last month and an increase of 2.2% from Mar 2021. The average days on market for units sold in March was 35 days, 32% below the 5-year March average of 52 days. There was a 35.7% month over month increase in new contract activity with 19 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 36; and a 28.6% increase in supply to 36 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.14 in February and a decrease from 1.44 in March 2021. The Contract Ratio is 14% lower than the 5-year March average of 1.17. 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

36



Feb 2022	Mar 2021
28	36

Avg DOM

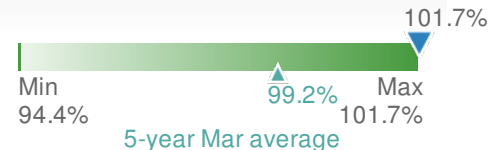
35



Feb 2022	Mar 2021	YTD
32	28	36

Avg Sold to OLP Ratio

101.7%



Feb 2022	Mar 2021	YTD
99.4%	101.2%	100.3%

March 2022

Upper Moreland (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**27****↑80.0%**from Feb 2022:
15**↓-3.6%**from Mar 2021:
28

YTD	2022	2021	+/-
	63	56	12.5%

5-year Mar average: **25****New Pendings****23****↑27.8%**from Feb 2022:
18**↓-25.8%**from Mar 2021:
31

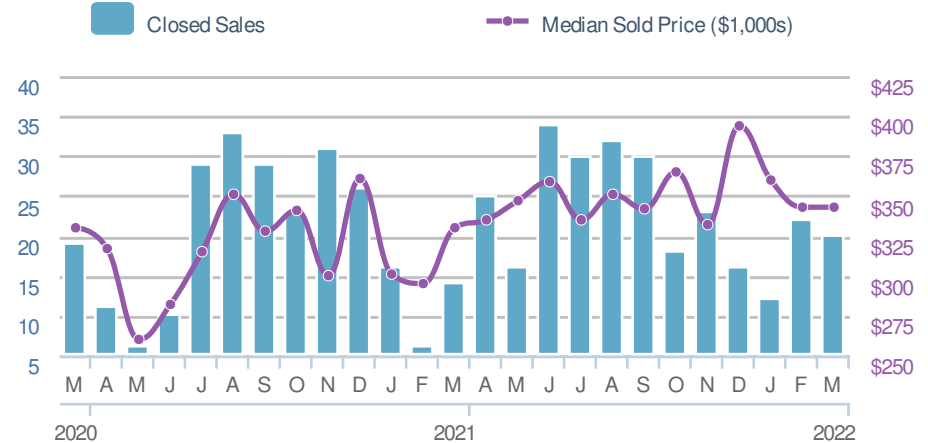
YTD	2022	2021	+/-
	65	53	22.6%

5-year Mar average: **21****Closed Sales****20****↓-9.1%**from Feb 2022:
22**↑42.9%**from Mar 2021:
14

YTD	2022	2021	+/-
	54	38	42.1%

5-year Mar average: **18****Median Sold Price****\$343,000****↓-0.2%**from Feb 2022:
\$343,700**↑3.9%**from Mar 2021:
\$330,000

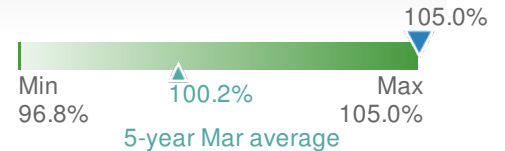
YTD	2022	2021	+/-
	\$349,950	\$311,000	12.5%

5-year Mar average: **\$308,425****Active Listings****9**

Feb 2022	Mar 2021
4	4

Avg DOM**13**

Feb 2022	Mar 2021	YTD
30	15	19

Avg Sold to OLP Ratio**105.0%**

Feb 2022	Mar 2021	YTD
102.1%	102.4%	103.5%

March 2022

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor


New Listings**22**


 **100.0%**
 from Feb 2022: **11**

 **-12.0%**
 from Mar 2021: **25**

YTD	2022	2021	+/-
	53	51	3.9%


5-year Mar average: **21****New Pendings****19**


 **46.2%**
 from Feb 2022: **13**

 **-29.6%**
 from Mar 2021: **27**

YTD	2022	2021	+/-
	55	48	14.6%


5-year Mar average: **18****Closed Sales****16**


 **-23.8%**
 from Feb 2022: **21**

 **23.1%**
 from Mar 2021: **13**

YTD	2022	2021	+/-
	48	35	37.1%

5-year Mar average: **16****Median Sold Price****\$392,500**

 **12.2%**
 from Feb 2022: **\$349,900**

 **18.9%**
 from Mar 2021: **\$330,000**

YTD	2022	2021	+/-
	\$363,350	\$330,000	10.1%

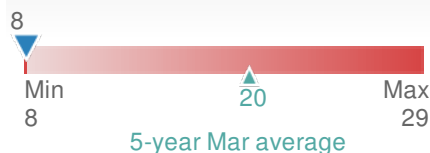
5-year Mar average: **\$320,400****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for March was \$392,500, representing an increase of 12.2% compared to last month and an increase of 18.9% from Mar 2021. The average days on market for units sold in March was 8 days, 60% below the 5-year March average of 20 days. There was a 46.2% month over month increase in new contract activity with 19 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 100% increase in supply to 8 active units.

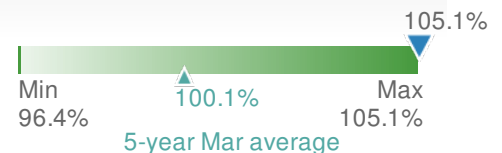
This activity resulted in a Contract Ratio of 3.13 pendings per active listing, down from 5.75 in February and a decrease from 8.25 in March 2021. The Contract Ratio is 8% higher than the 5-year March average of 2.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**8**

Feb 2022	Mar 2021
4	4

Avg DOM**8**

Feb 2022	Mar 2021	YTD
26	16	17

Avg Sold to OLP Ratio**105.1%**

Feb 2022	Mar 2021	YTD
102.4%	102.3%	103.6%

March 2022

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

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

from Feb 2022:

4 **66.7%**

from Mar 2021:

3

YTD	2022	2021	+/-
	10	5	100.0%

5-year Mar average: **3****New Pendings****4** **-20.0%**

from Feb 2022:

5 **0.0%**

from Mar 2021:

4

YTD	2022	2021	+/-
	10	5	100.0%

5-year Mar average: **3****Closed Sales****4** **300.0%**

from Feb 2022:

1 **300.0%**

from Mar 2021:

1

YTD	2022	2021	+/-
	6	3	100.0%

5-year Mar average: **2****Median Sold Price****\$187,500** **1.4%**

from Feb 2022:

\$185,000 **-12.8%**

from Mar 2021:

\$215,000

YTD	2022	2021	+/-
	\$190,000	\$197,500	-3.8%

5-year Mar average: **\$188,460****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for March was \$187,500, representing an increase of 1.4% compared to last month and a decrease of 12.8% from Mar 2021. The average days on market for units sold in March was 33 days, 85% above the 5-year March average of 18 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 6; and a 0% increase in supply to 1 active units.

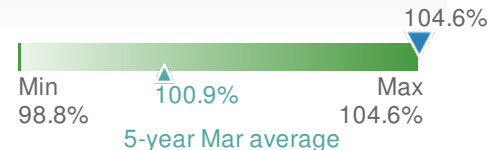
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 0.00 in February and an increase from 0.00 in March 2021. The Contract Ratio is 161% higher than the 5-year March average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Feb 2022	Mar 2021
0	0

Avg DOM**33**

Feb 2022	Mar 2021	YTD
109	5	41

Avg Sold to OLP Ratio**104.6%**

Feb 2022	Mar 2021	YTD
95.1%	102.4%	102.5%

March 2022

Upper Perkiomen (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**28****↑ 3.7%**from Feb 2022:
27**↓ -28.2%**from Mar 2021:
39

YTD	2022	2021	+/-
	83	78	6.4%

5-year Mar average: **33****New Pendings****34****↑ 30.8%**from Feb 2022:
26**↓ -17.1%**from Mar 2021:
41

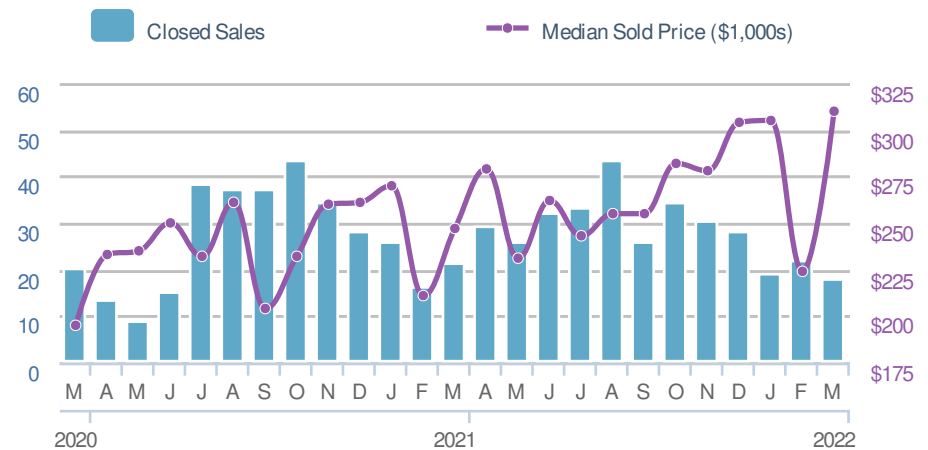
YTD	2022	2021	+/-
	82	78	5.1%

5-year Mar average: **29****Closed Sales****18****↓ -18.2%**from Feb 2022:
22**↓ -14.3%**from Mar 2021:
21

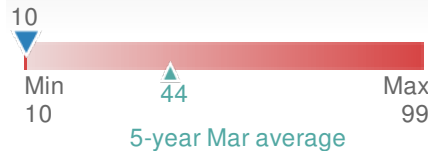
YTD	2022	2021	+/-
	61	63	-3.2%

5-year Mar average: **22****Median Sold Price****\$310,995****↑ 38.5%**from Feb 2022:
\$224,500**↑ 25.7%**from Mar 2021:
\$247,500

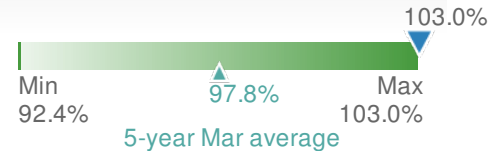
YTD	2022	2021	+/-
	\$270,000	\$253,000	6.7%

5-year Mar average: **\$228,789****Active Listings****12**

Feb 2022	Mar 2021
18	11

Avg DOM**10**

Feb 2022	Mar 2021	YTD
12	19	16

Avg Sold to OLP Ratio**103.0%**

Feb 2022	Mar 2021	YTD
103.3%	99.1%	102.4%

March 2022

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**18**

↔ 0.0%

from Feb 2022:
18

↓ -18.2%

from Mar 2021:
22

YTD	2022	2021	+/-
	50	43	16.3%

5-year Mar average: 18

New Pendings**22**

↑ 46.7%

from Feb 2022:
15

↓ -4.3%

from Mar 2021:
23

YTD	2022	2021	+/-
	49	41	19.5%

5-year Mar average: 17

Closed Sales**13**

↑ 30.0%

from Feb 2022:
10

↑ 8.3%

from Mar 2021:
12

YTD	2022	2021	+/-
	36	38	-5.3%

5-year Mar average: 12

Median Sold Price**\$415,000**

↑ 61.5%

from Feb 2022:
\$257,000

↑ 60.6%

from Mar 2021:
\$258,450

YTD	2022	2021	+/-
	\$370,000	\$265,000	39.6%

5-year Mar average: \$283,190

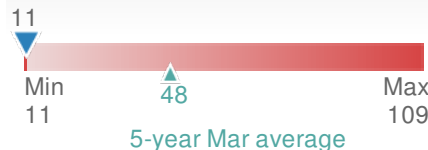
Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for March was \$415,000, representing an increase of 61.5% compared to last month and an increase of 60.6% from Mar 2021. The average days on market for units sold in March was 11 days, 77% below the 5-year March average of 48 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 34.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 31; and a 26.7% decrease in supply to 11 active units.

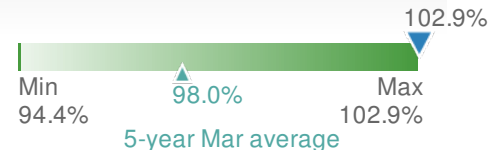
This activity resulted in a Contract Ratio of 2.82 pendings per active listing, up from 1.53 in February and a decrease from 3.00 in March 2021. The Contract Ratio is 92% higher than the 5-year March average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Feb 2022	Mar 2021
15	10

Avg DOM**11**

Feb 2022	Mar 2021	YTD
18	22	22

Avg Sold to OLP Ratio**102.9%**

Feb 2022	Mar 2021	YTD
101.7%	99.3%	101.3%

March 2022

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**10** **11.1%**

from Feb 2022:

9 **-41.2%**

from Mar 2021:

17

YTD	2022	2021	+/-
	33	35	-5.7%

5-year Mar average: **14****New Pendings****12** **9.1%**

from Feb 2022:

11 **-33.3%**

from Mar 2021:

18

YTD	2022	2021	+/-
	33	37	-10.8%

5-year Mar average: **12****Closed Sales****5** **-58.3%**

from Feb 2022:

12 **-44.4%**

from Mar 2021:

9

YTD	2022	2021	+/-
	25	25	0.0%

5-year Mar average: **9****Median Sold Price****\$232,000** **8.0%**

from Feb 2022:

\$214,720 **-5.3%**

from Mar 2021:

\$245,000

YTD	2022	2021	+/-
	\$235,000	\$207,500	13.3%

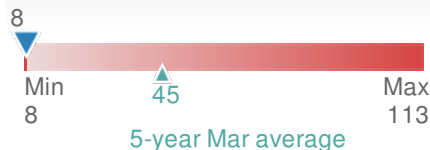
5-year Mar average: **\$206,900****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for March was \$232,000, representing an increase of 8% compared to last month and a decrease of 5.3% from Mar 2021. The average days on market for units sold in March was 8 days, 82% below the 5-year March average of 45 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 46.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 66.7% decrease in supply to 1 active units.

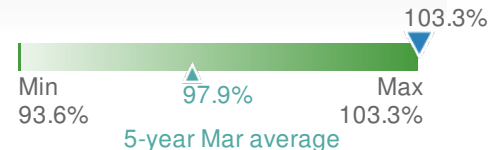
This activity resulted in a Contract Ratio of 19.00 pendings per active listing, up from 4.33 in February and a decrease from 25.00 in March 2021. The Contract Ratio is 104% higher than the 5-year March average of 9.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Feb 2022	Mar 2021
3	1

Avg DOM**8**

Feb 2022	Mar 2021	YTD
7	14	7

Avg Sold to OLP Ratio**103.3%**

Feb 2022	Mar 2021	YTD
104.7%	98.8%	104.0%

March 2022

Wissahickon (Montgomery, PA)

Email: info@tcsr.realtor

New Listings**50**

↑ **51.5%**
from Feb 2022:
33

↓ **-2.0%**
from Mar 2021:
51

YTD	2022	2021	+/-
	114	129	-11.6%

5-year Mar average: **54****New Pendings****37**

↑ **12.1%**
from Feb 2022:
33

↓ **-24.5%**
from Mar 2021:
49

YTD	2022	2021	+/-
	103	108	-4.6%

5-year Mar average: **44****Closed Sales****29**

↑ **38.1%**
from Feb 2022:
21

↔ **0.0%**
from Mar 2021:
29

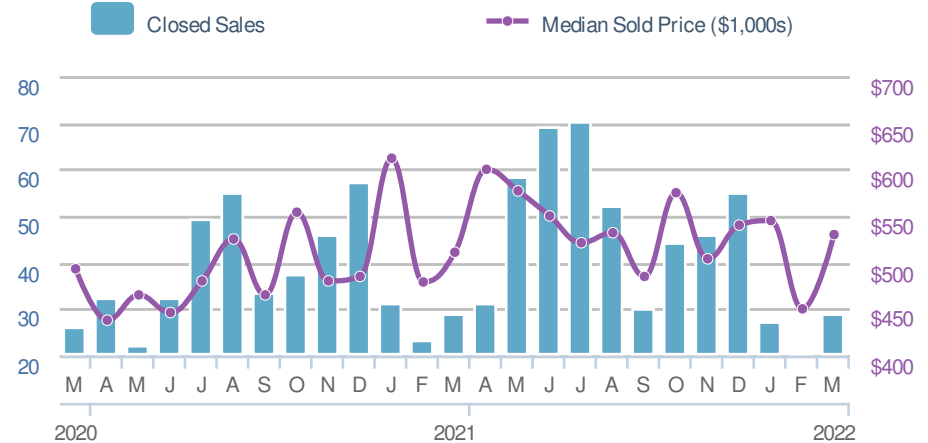
YTD	2022	2021	+/-
	78	86	-9.3%

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

↑ **17.8%**
from Feb 2022:
\$450,000

↑ **3.7%**
from Mar 2021:
\$511,000

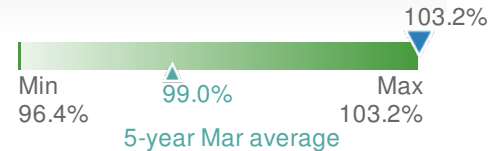
YTD	2022	2021	+/-
	\$517,500	\$530,000	-2.4%

5-year Mar average: **\$457,900****Active Listings****35**

Feb 2022	Mar 2021
26	55

Avg DOM**33**

Feb 2022	Mar 2021	YTD
25	17	31

Avg Sold to OLP Ratio**103.2%**

Feb 2022	Mar 2021	YTD
103.4%	101.8%	102.2%

March 2022

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**29** **45.0%**from Feb 2022:
20 **-19.4%**from Mar 2021:
36

YTD	2022	2021	+/-
	72	96	-25.0%

5-year Mar average: **32****New Pendings****21** **-4.5%**from Feb 2022:
22 **-40.0%**from Mar 2021:
35

YTD	2022	2021	+/-
	66	79	-16.5%

5-year Mar average: **26****Closed Sales****21** **90.9%**from Feb 2022:
11 **-4.5%**from Mar 2021:
22

YTD	2022	2021	+/-
	46	62	-25.8%

5-year Mar average: **17****Median Sold Price****\$570,000** **14.0%**from Feb 2022:
\$499,900 **-3.4%**from Mar 2021:
\$589,950

YTD	2022	2021	+/-
	\$551,500	\$613,750	-10.1%

5-year Mar average: **\$548,980****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for March was \$570,000, representing an increase of 14% compared to last month and a decrease of 3.4% from Mar 2021. The average days on market for units sold in March was 38 days, 5% above the 5-year March average of 36 days. There was a 4.5% month over month decrease in new contract activity with 21 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 39; and a 37.5% increase in supply to 22 active units.

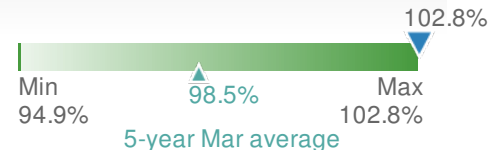
This activity resulted in a Contract Ratio of 1.77 pendings per active listing, down from 2.38 in February and an increase from 1.28 in March 2021. The Contract Ratio is 91% higher than the 5-year March average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Feb 2022	Mar 2021
16	46

Avg DOM**38**

Feb 2022	Mar 2021	YTD
29	22	36

Avg Sold to OLP Ratio**102.8%**

Feb 2022	Mar 2021	YTD
101.1%	100.3%	101.3%

March 2022

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings**21** **61.5%**from Feb 2022:
13 **40.0%**from Mar 2021:
15

YTD	2022	2021	+/-
	42	33	27.3%

5-year Mar average: **22****New Pendings****16** **45.5%**from Feb 2022:
11 **14.3%**from Mar 2021:
14

YTD	2022	2021	+/-
	37	29	27.6%

5-year Mar average: **18****Closed Sales****8** **-20.0%**from Feb 2022:
10 **14.3%**from Mar 2021:
7

YTD	2022	2021	+/-
	32	24	33.3%

5-year Mar average: **10****Median Sold Price****\$291,400** **-30.2%**from Feb 2022:
\$417,500 **12.0%**from Mar 2021:
\$260,100

YTD	2022	2021	+/-
	\$450,000	\$348,000	29.3%

5-year Mar average: **\$322,850****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for March was \$291,400, representing a decrease of 30.2% compared to last month and an increase of 12% from Mar 2021. The average days on market for units sold in March was 19 days, 39% below the 5-year March average of 31 days. There was a 45.5% month over month increase in new contract activity with 16 New Pendings; a 47.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 30% increase in supply to 13 active units.

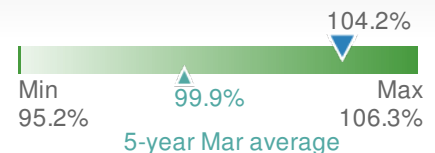
This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.70 in February and a decrease from 2.33 in March 2021. The Contract Ratio is 36% higher than the 5-year March average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**13**

Feb 2022	Mar 2021
10	9

Avg DOM**19**

Feb 2022	Mar 2021	YTD
20	4	24

Avg Sold to OLP Ratio**104.2%**

Feb 2022	Mar 2021	YTD
106.0%	106.3%	103.6%