

# January 2023

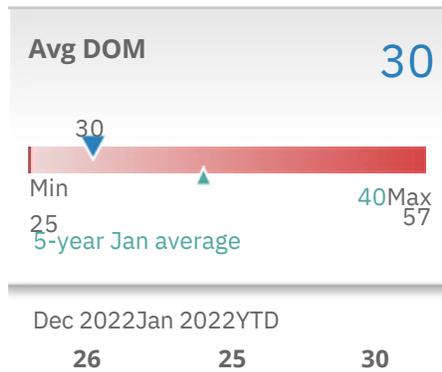
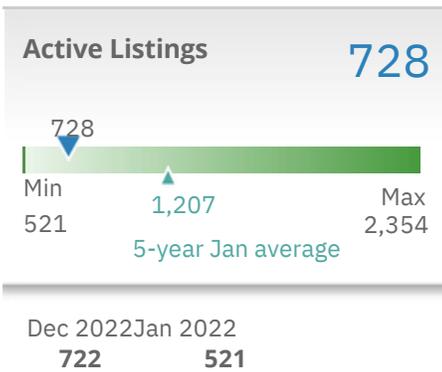
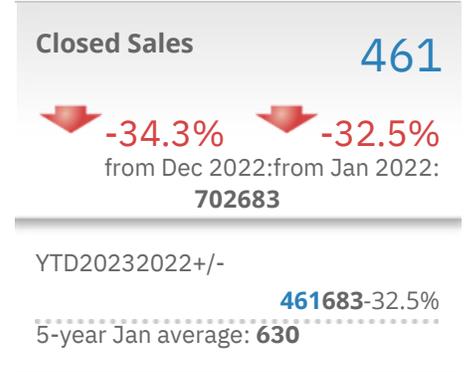
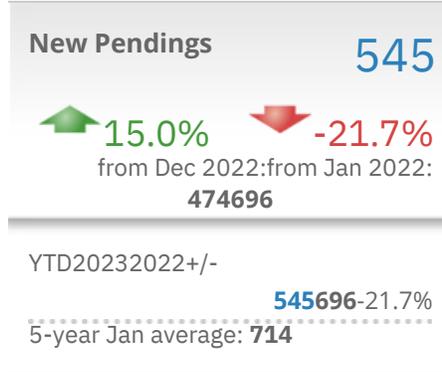
All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

January 2023  
Montgomery County, PA

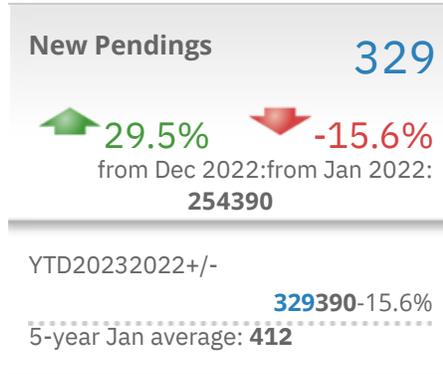
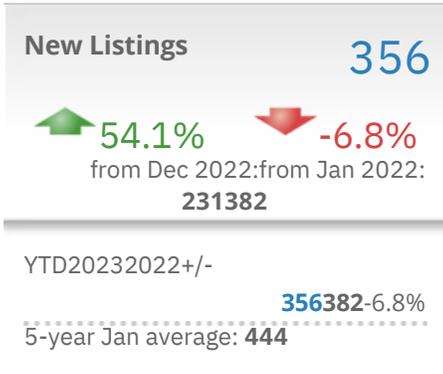
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# January 2023

Montgomery County, PA - Detached

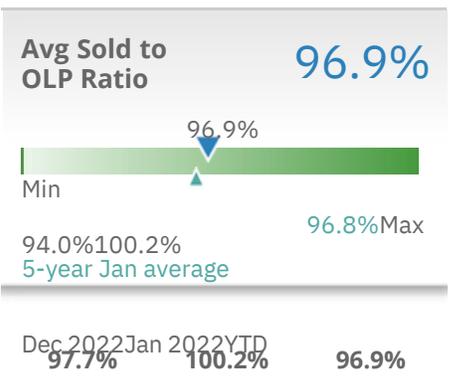
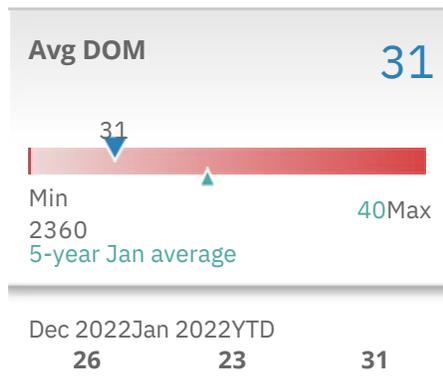
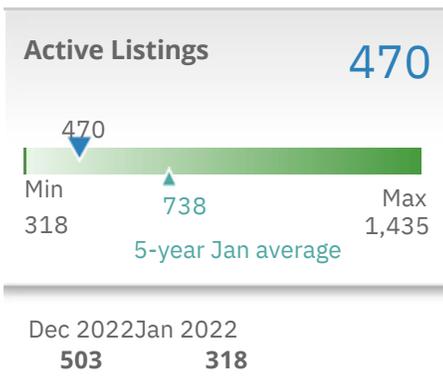
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**Summary**

In Montgomery County, PA, the median sold price for Detached properties for January was \$450,000, representing a decrease of 0.9% compared to last month and an increase of 12.5% from Jan 2022. The average days on market for units sold in January was 31 days, 23% below the 5-year January average of 40 days. There was a 29.5% month over month increase in new contract activity with 329 New Pendings; an 11% MoM increase in All Pendings (new contracts + contracts carried over from December) to 505; and a 6.6% decrease in supply to 470 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.90 in December and a decrease from 2.26 in January 2022. The Contract Ratio is 17% lower than the 5-year January average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

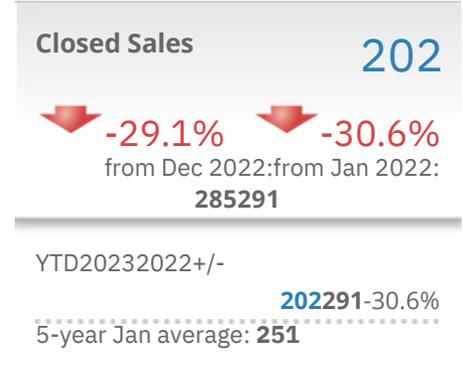
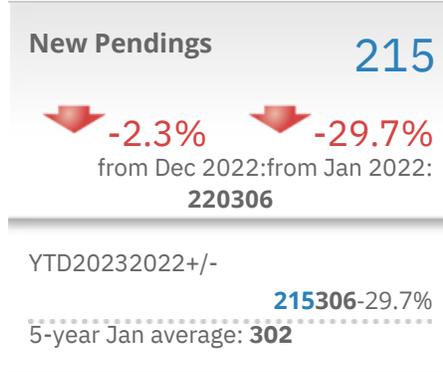
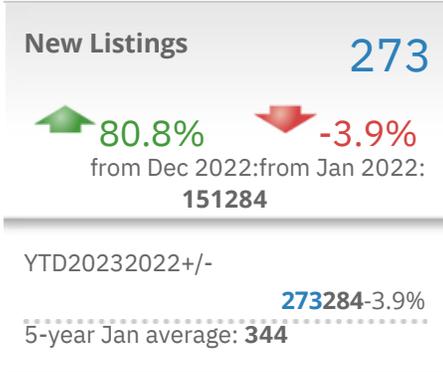


# January 2023

Montgomery County, PA - Attached

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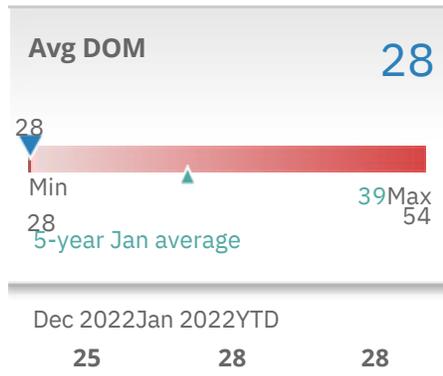
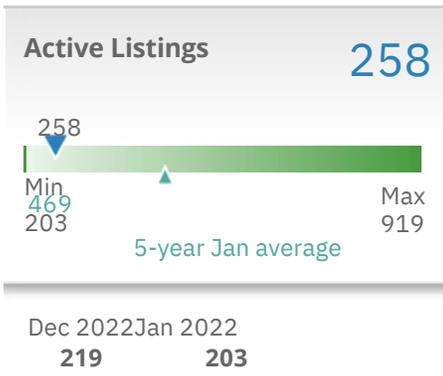
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### Summary

In Montgomery County, PA, the median sold price for Attached properties for January was \$314,945, representing a decrease of 0% compared to last month and an increase of 13.7% from Jan 2022. The average days on market for units sold in January was 28 days, 28% below the 5-year January average of 39 days. There was a 2.3% month over month decrease in new contract activity with 215 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 370; and a 17.8% increase in supply to 258 active units.

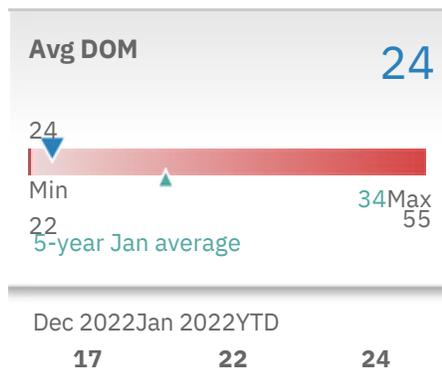
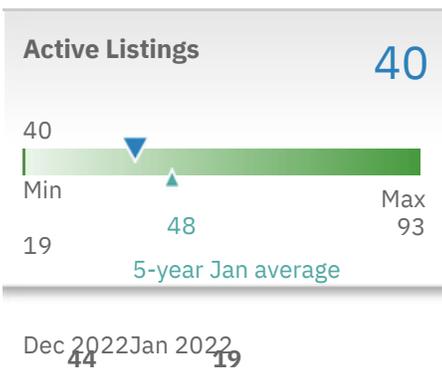
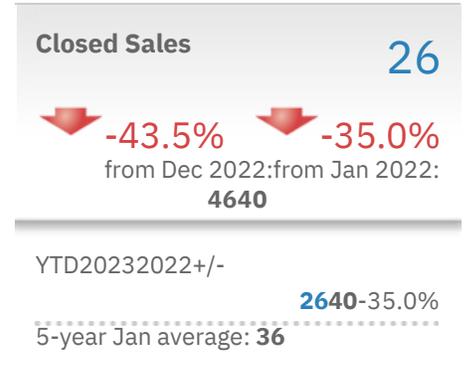
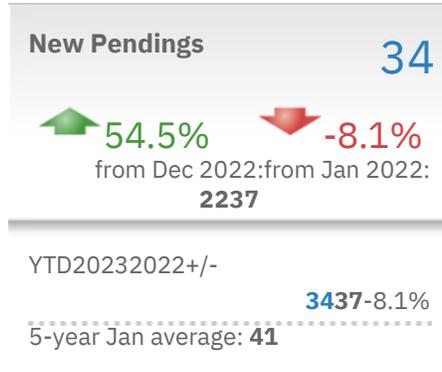
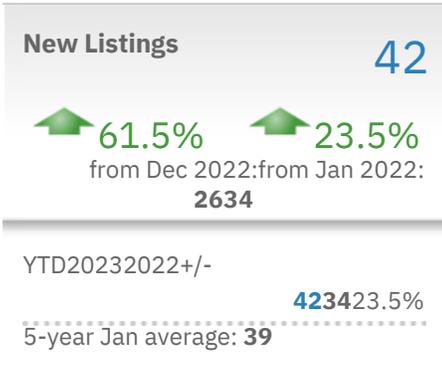
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.69 in December and a decrease from 2.67 in January 2022. The Contract Ratio is 5% lower than the 5-year January average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

Abington (Montgomery, PA)

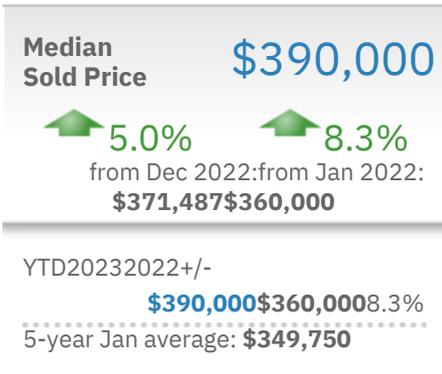
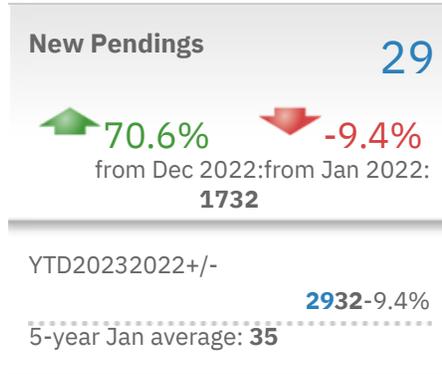
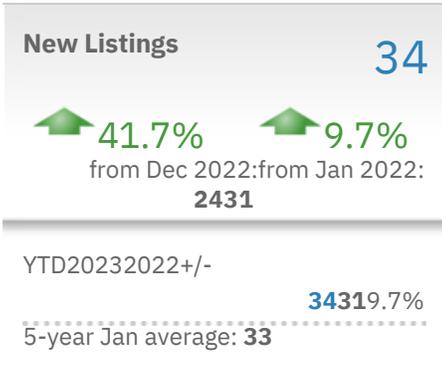
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# January 2023

## Abington (Montgomery, PA) - Detached

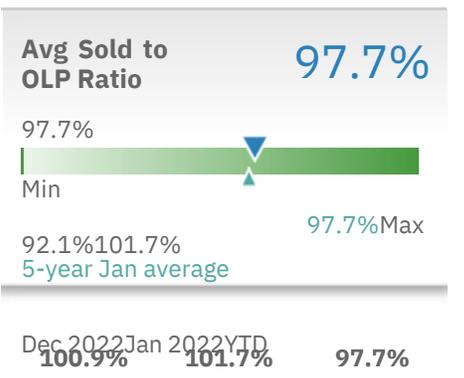
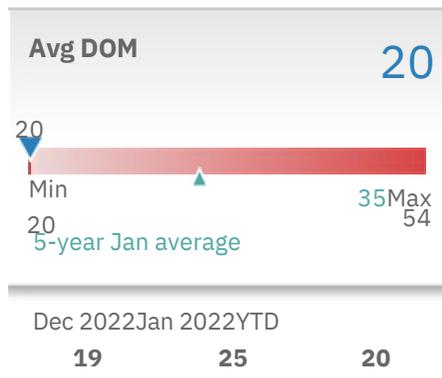
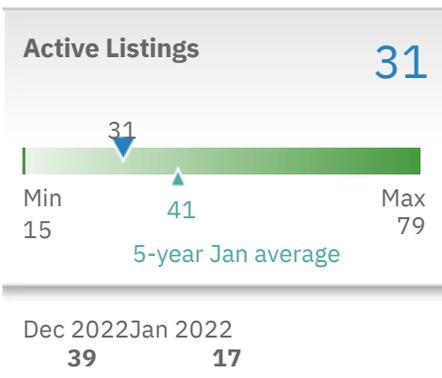
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### Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for January was \$390,000, representing an increase of 5% compared to last month and an increase of 8.3% from Jan 2022. The average days on market for units sold in January was 20 days, 43% below the 5-year January average of 35 days. There was a 70.6% month over month increase in new contract activity with 29 New Pendings; a 34.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 39; and a 20.5% decrease in supply to 31 active units.

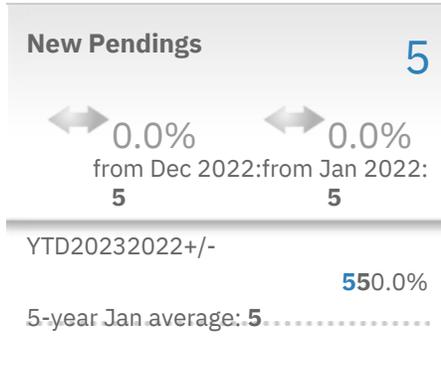
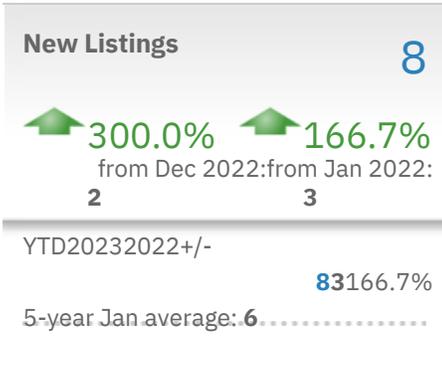
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.74 in December and a decrease from 3.00 in January 2022. The Contract Ratio is 35% lower than the 5-year January average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Abington (Montgomery, PA) - Attached

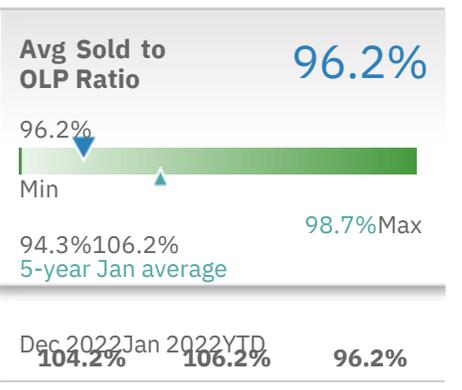
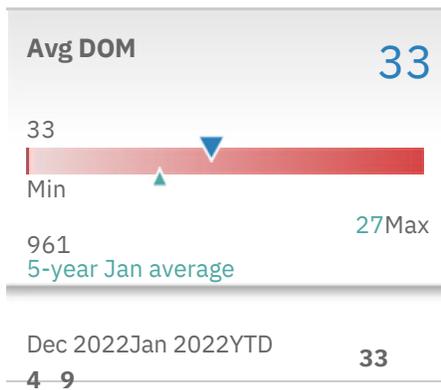
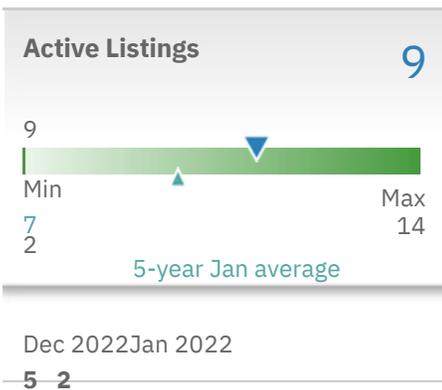
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### Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for January was \$200,000, representing a decrease of 34.2% compared to last month and an increase of 2.6% from Jan 2022. The average days on market for units sold in January was 33 days, 21% above the 5-year January average of 27 days. There was no month over month change in new contract activity with 5 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 6; and an 80% increase in supply to 9 active units.

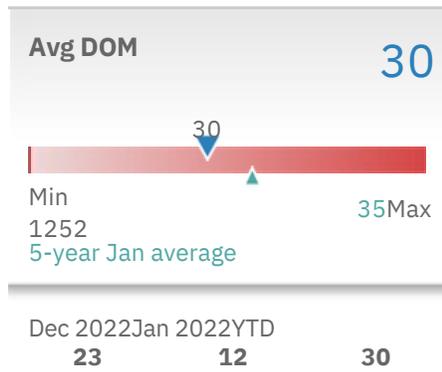
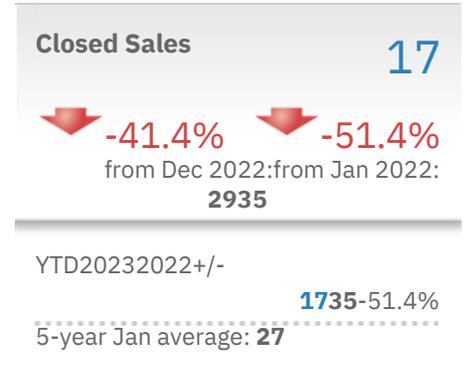
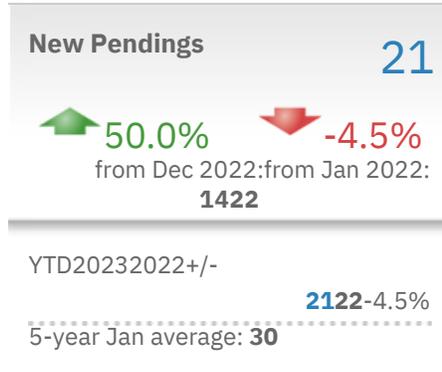
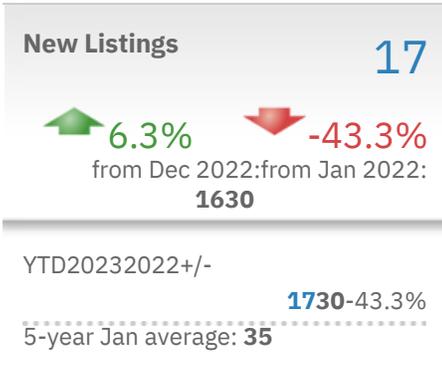
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.80 in December and a decrease from 2.00 in January 2022. The Contract Ratio is 57% lower than the 5-year January average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Boyertown Area (Montgomery, PA)

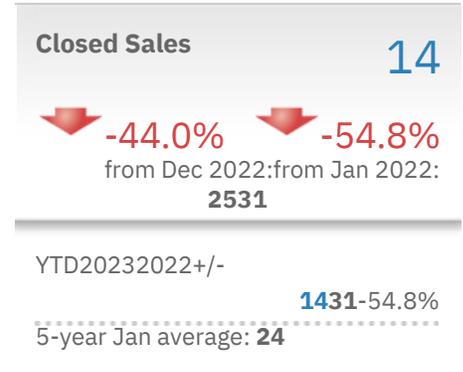
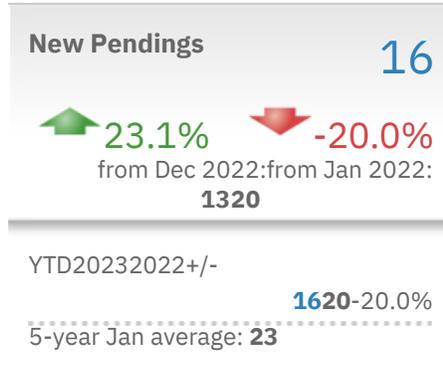
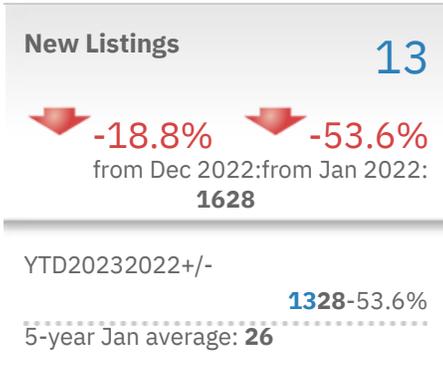
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# January 2023

## Boyertown Area (Montgomery, PA) - Detached

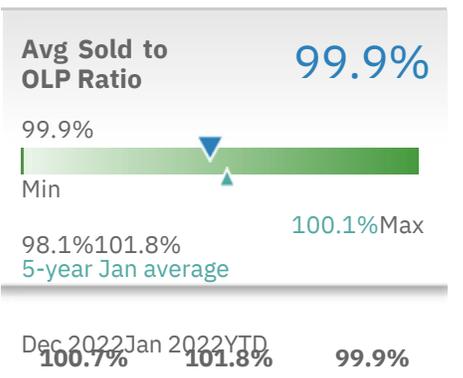
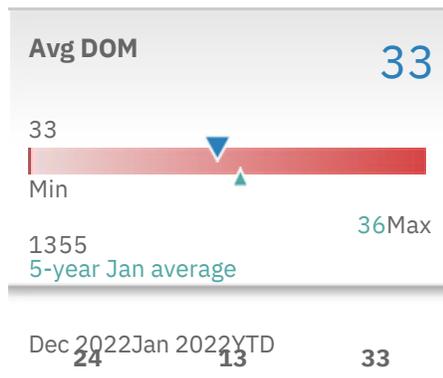
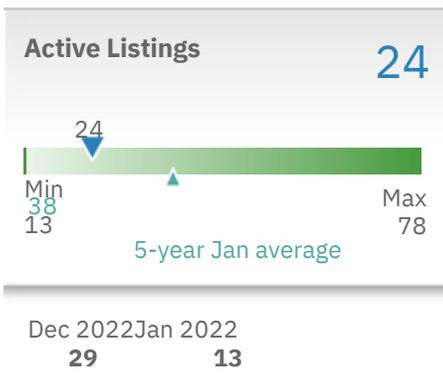
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**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for January was \$460,000, representing an increase of 5.7% compared to last month and an increase of 22.7% from Jan 2022. The average days on market for units sold in January was 33 days, 8% below the 5-year January average of 36 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 21; and a 17.2% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.62 in December and a decrease from 3.08 in January 2022. The Contract Ratio is 60% lower than the 5-year January average of 2.21. 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.

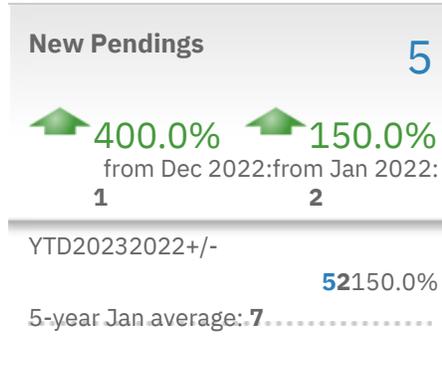
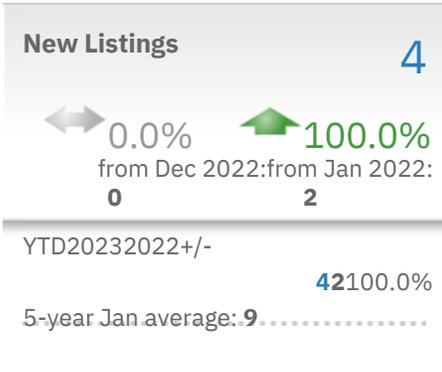


January 2023

Boyertown Area (Montgomery, PA) - Attached

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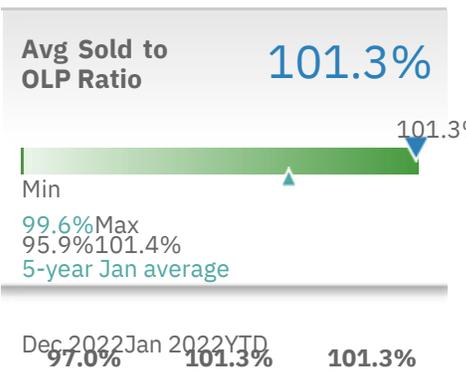
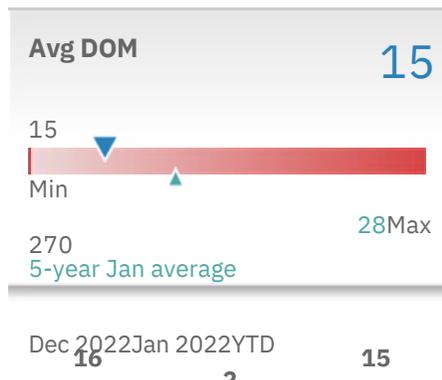
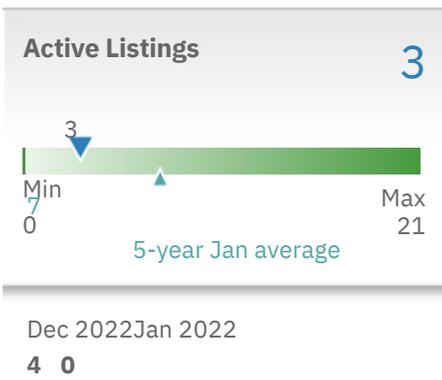
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### Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for January was \$280,000, representing a decrease of 6% compared to last month and a decrease of 16% from Jan 2022. The average days on market for units sold in January was 15 days, 46% below the 5-year January average of 28 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from December) to 6; and a 25% decrease in supply to 3 active units.

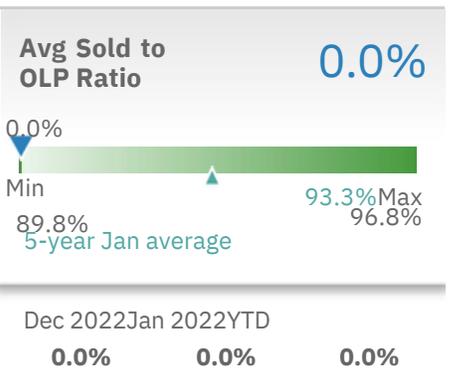
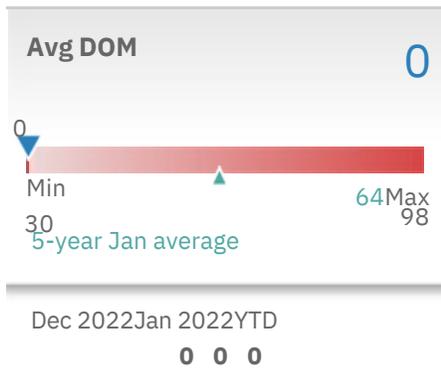
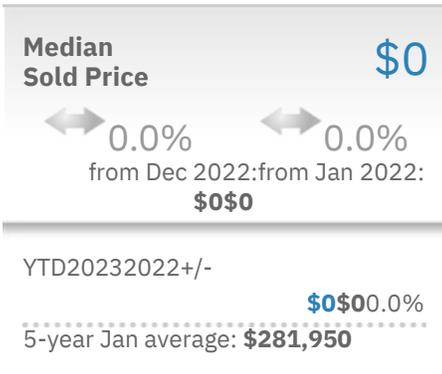
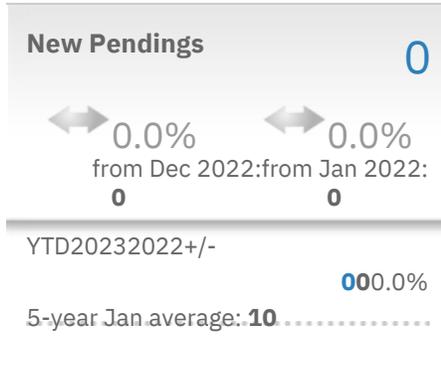
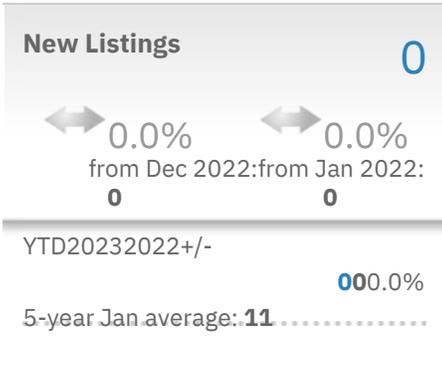
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.25 in December and an increase from 0.00 in January 2022. The Contract Ratio is 40% lower than the 5-year January average of 3.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Cheltenham Township (Montgomery, PA)

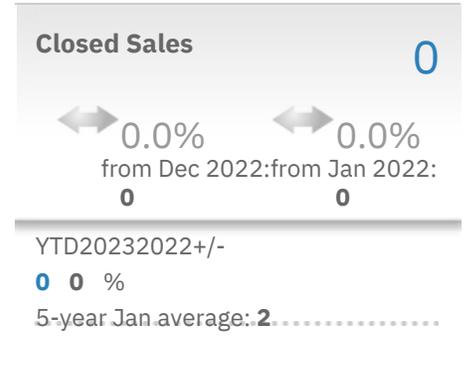
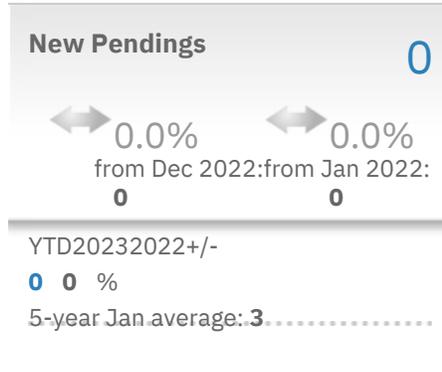
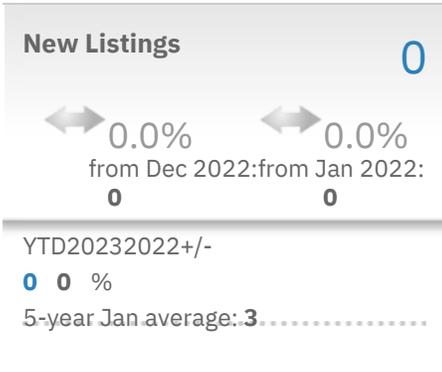
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# January 2023

## Cheltenham Township (Montgomery, PA) - Detached

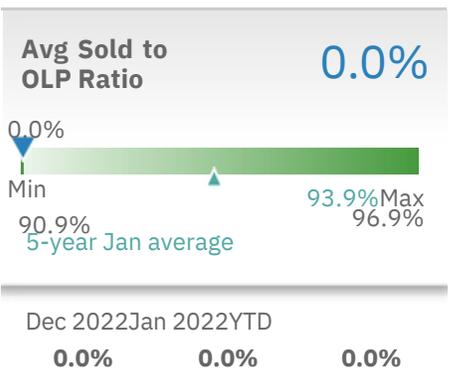
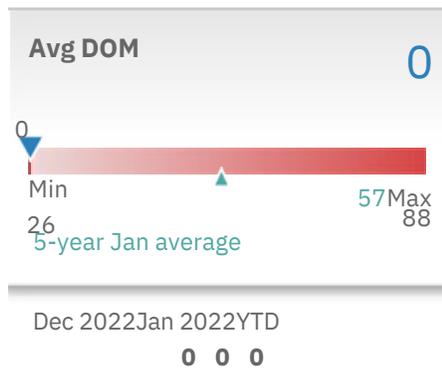
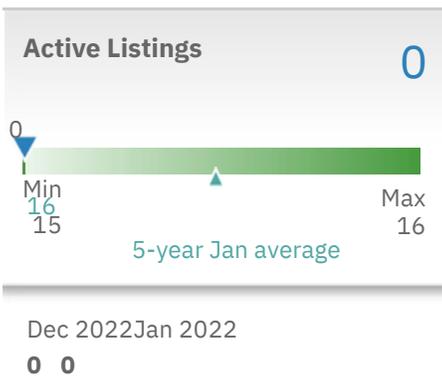
Tri-County Suburban REALTORS  
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### Summary

In Cheltenham Township (Montgomery, PA), the median sold price for Detached properties for January was \$0, representing no change compared to last month and no change from Jan 2022. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 57 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and no change in supply with 0 active units.

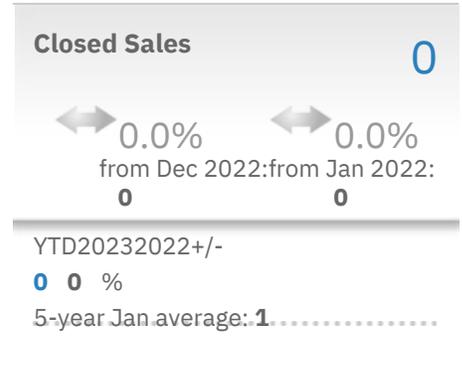
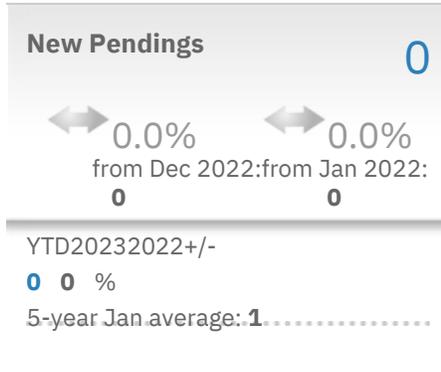
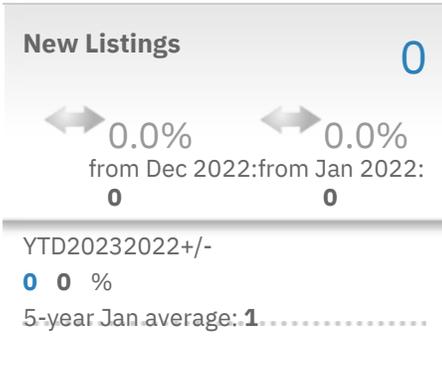
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2022. The Contract Ratio is 100% lower than the 5-year January average of 0.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Cheltenham Township (Montgomery, PA) - Attached

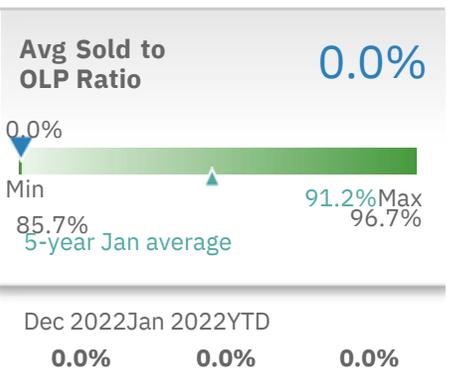
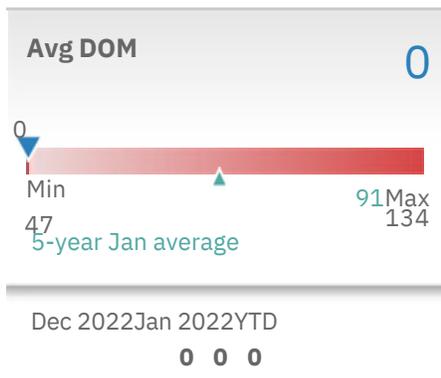
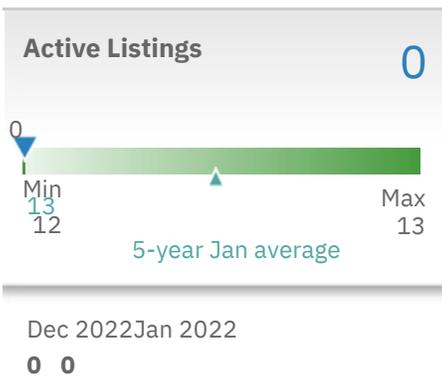
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### Summary

In Cheltenham Township (Montgomery, PA), the median sold price for Attached properties for January was \$0, representing no change compared to last month and no change from Jan 2022. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 91 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and no change in supply with 0 active units.

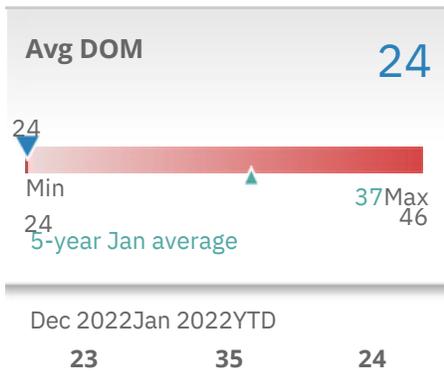
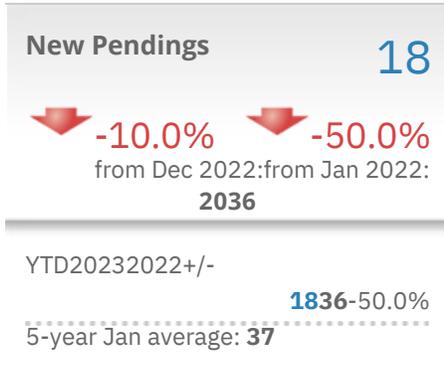
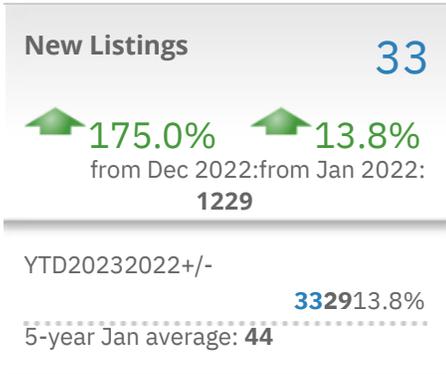
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2022. The Contract Ratio is 100% lower than the 5-year January average of 0.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# January 2023

Colonial (Montgomery, PA)

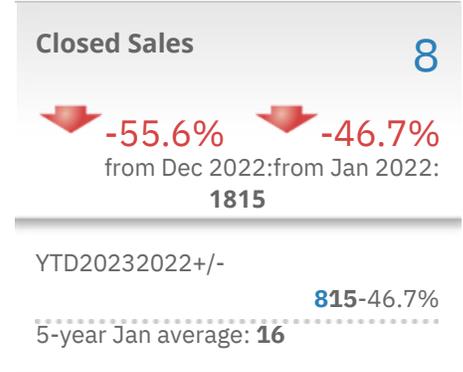
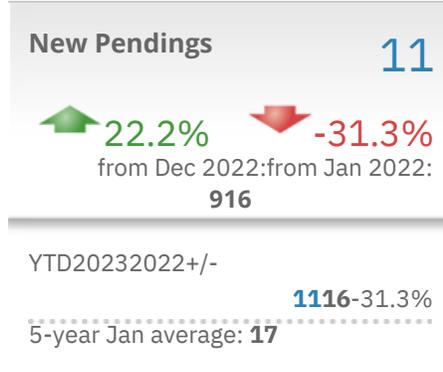
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## Colonial (Montgomery, PA) - Detached

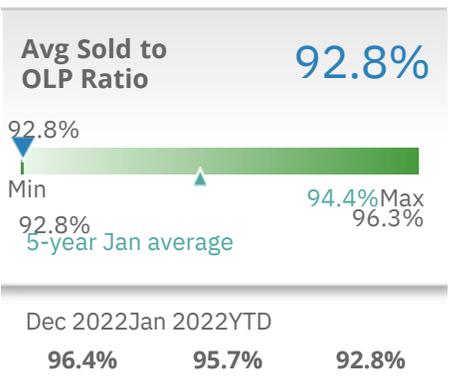
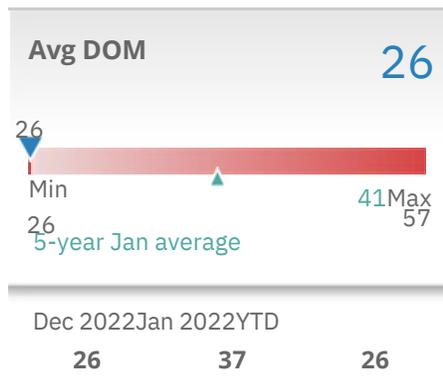
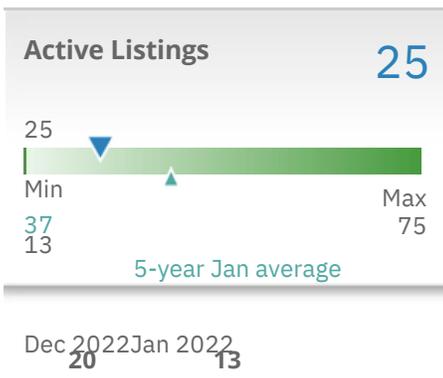
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Email: adeptice@tcsr.realtor



### Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for January was \$442,500, representing a decrease of 10.6% compared to last month and an increase of 5.4% from Jan 2022. The average days on market for units sold in January was 26 days, 37% below the 5-year January average of 41 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 17; and a 25% increase in supply to 25 active units.

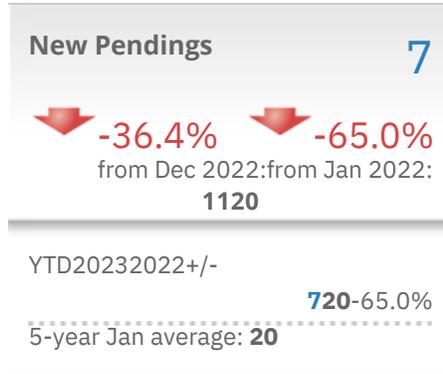
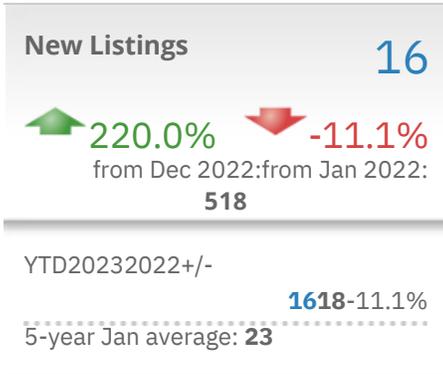
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.80 in December and a decrease from 2.69 in January 2022. The Contract Ratio is 41% lower than the 5-year January average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Colonial (Montgomery, PA) - Attached

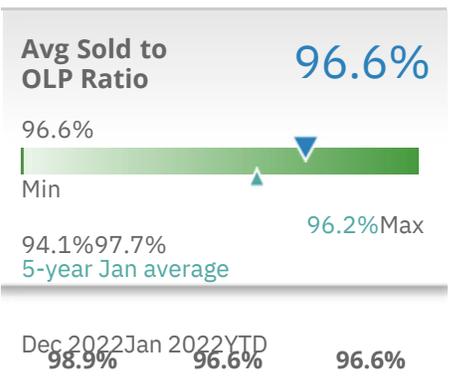
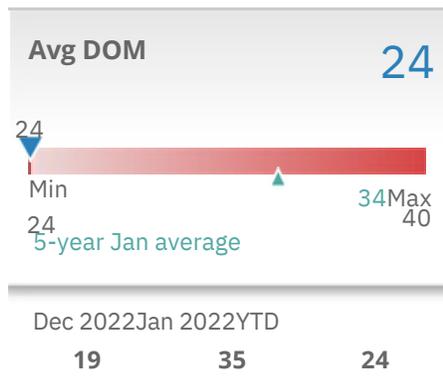
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Email: adeptice@tcsr.realtor



### Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for January was \$430,000, representing an increase of 2.4% compared to last month and an increase of 6.2% from Jan 2022. The average days on market for units sold in January was 24 days, 30% below the 5-year January average of 34 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 10; and a 70% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 1.40 in December and a decrease from 3.09 in January 2022. The Contract Ratio is 52% lower than the 5-year January average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

Hatboro-Horsham (Montgomery, PA)

Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)

**New Listings** 26

↑ 23.8% ↑ 30.0%  
 from Dec 2022: from Jan 2022:  
**2120**

---

YTD 2023 2022 +/-  
26 30.0%

5-year Jan average: **27**

**New Pendings** 25

↑ 19.0% ↔ 0.0%  
 from Dec 2022: from Jan 2022:  
**2125**

---

YTD 2023 2022 +/-  
25 50.0%

5-year Jan average: **29**

**Closed Sales** 22

↓ -8.3% ↓ -15.4%  
 from Dec 2022: from Jan 2022:  
**2426**

---

YTD 2023 2022 +/-  
22 -15.4%

5-year Jan average: **24**

**Median Sold Price** \$385,000

↓ -7.2% ↓ -10.9%  
 from Dec 2022: from Jan 2022:  
**\$415,000 \$432,000**

---

YTD 2023 2022 +/-  
\$385,000 \$432,000 -10.9%

5-year Jan average: **\$354,949**



**Active Listings** 43

43  
 Min 47 25 Max 90  
 5-year Jan average

---

Dec 2022 47 Jan 2023 25

**Avg DOM** 34

34  
 Min 1656 39 Max  
 5-year Jan average

---

Dec 2022 18 Jan 2023 35 YTD 34

**Avg Sold to OLP Ratio** 97.5%

97.5%  
 Min 95.3% 100.6% Max 97.8%  
 5-year Jan average

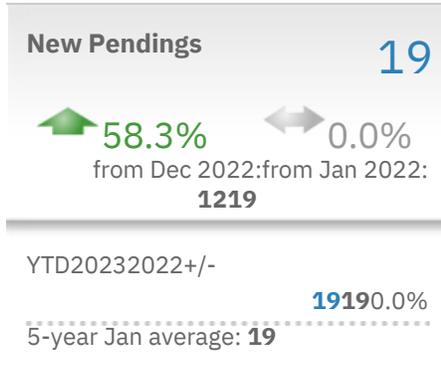
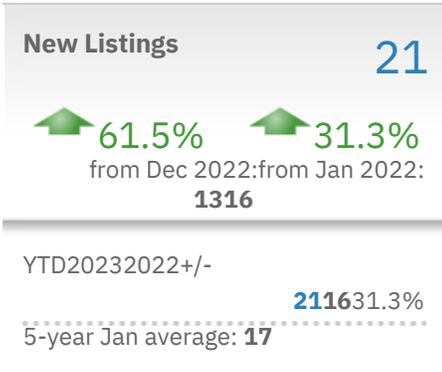
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Dec 2022 96.8% Jan 2023 100.6% YTD 97.5%

# January 2023

## Hatboro-Horsham (Montgomery, PA) - Detached

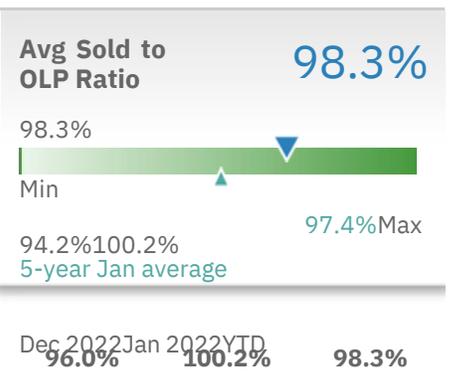
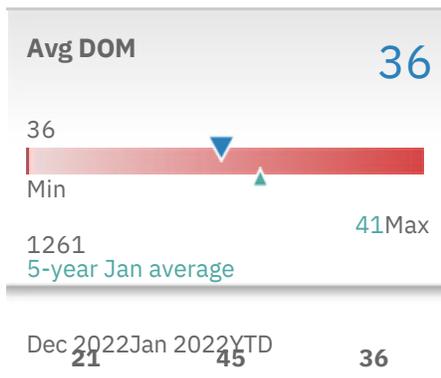
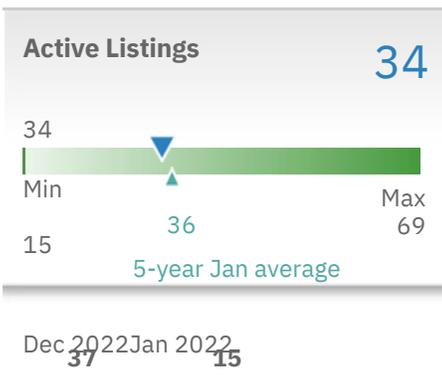
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for January was \$420,000, representing a decrease of 8.9% compared to last month and a decrease of 7.2% from Jan 2022. The average days on market for units sold in January was 36 days, 13% below the 5-year January average of 41 days. There was a 58.3% month over month increase in new contract activity with 19 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 25; and an 8.1% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.54 in December and a decrease from 1.73 in January 2022. The Contract Ratio is 21% lower than the 5-year January average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

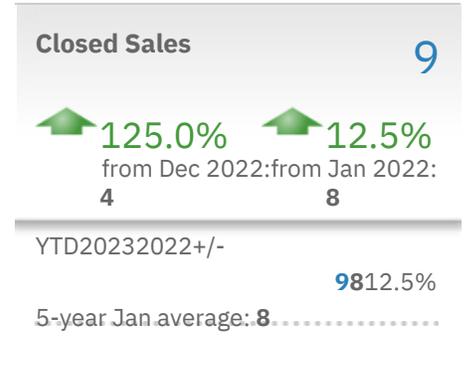
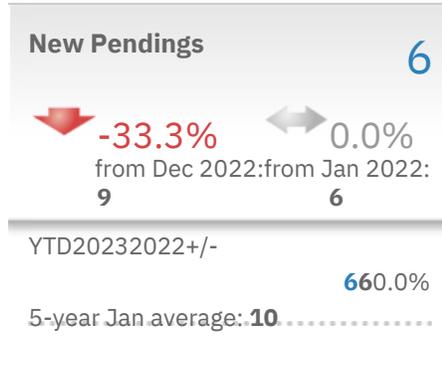


# January 2023

## Hatboro-Horsham (Montgomery, PA) - Attached

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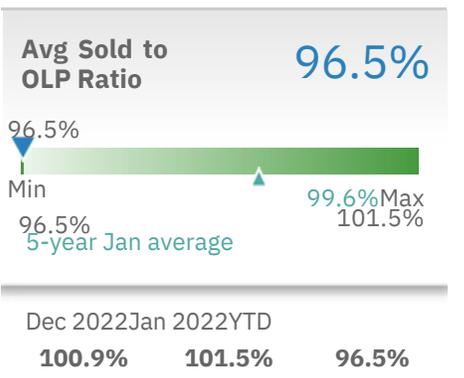
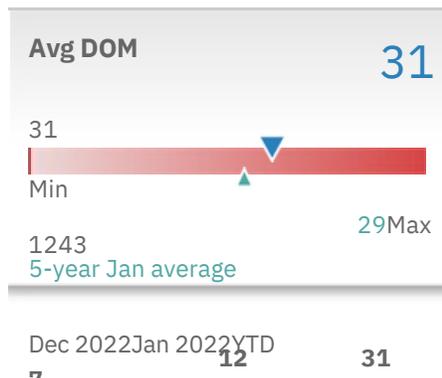
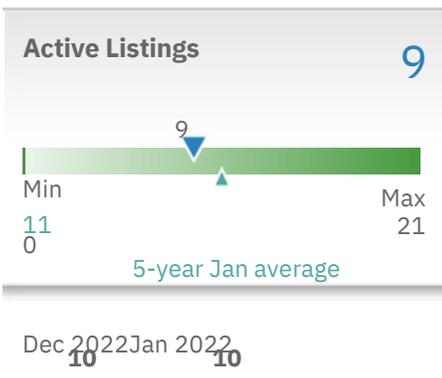
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for January was \$335,000, representing a decrease of 10.4% compared to last month and an increase of 1.3% from Jan 2022. The average days on market for units sold in January was 31 days, 6% above the 5-year January average of 29 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 9; and a 10% decrease in supply to 9 active units.

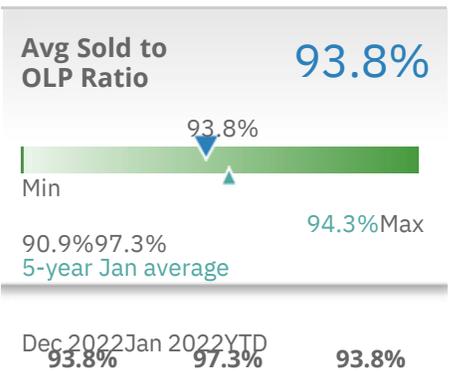
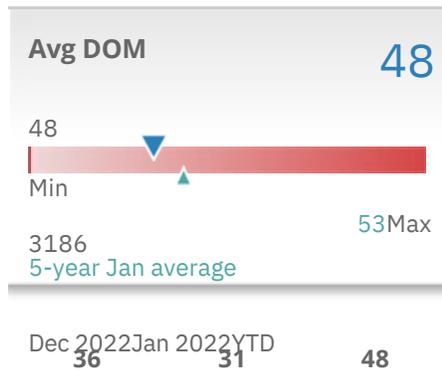
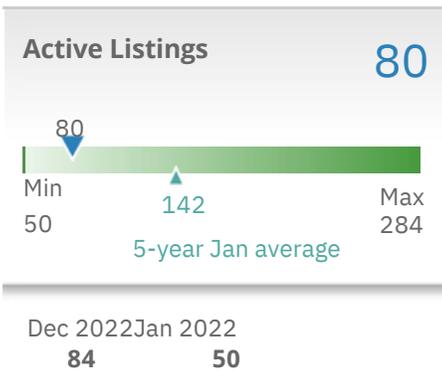
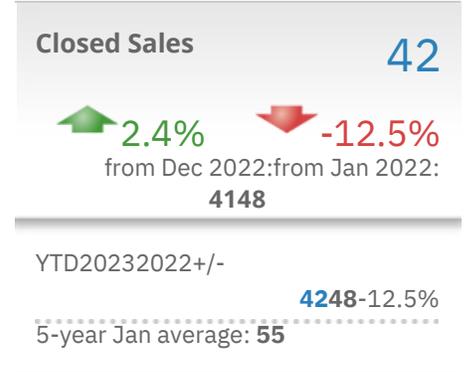
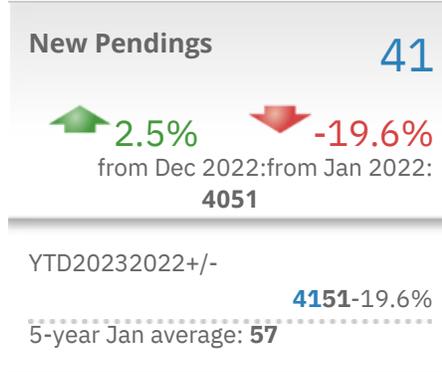
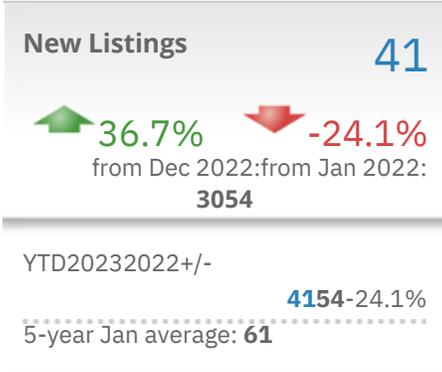
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.10 in December and a decrease from 1.30 in January 2022. The Contract Ratio is 19% higher than the 5-year January average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

Lower Merion (Montgomery, PA)

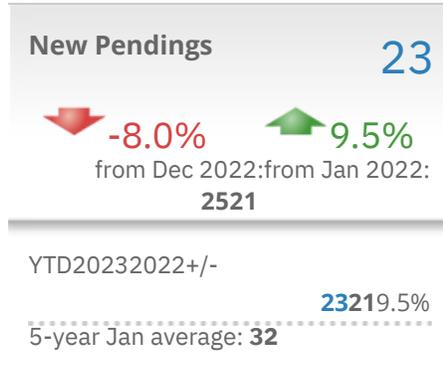
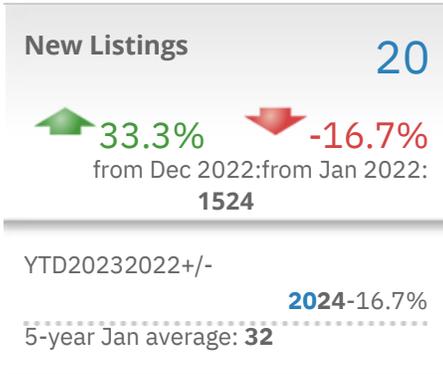
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## Lower Merion (Montgomery, PA) - Detached

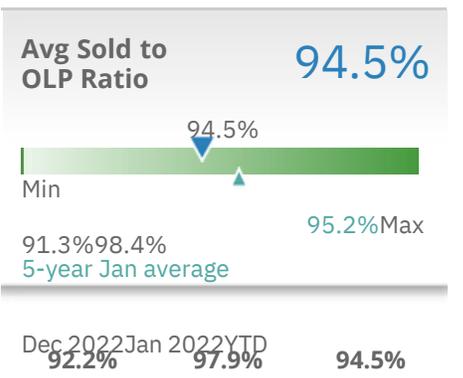
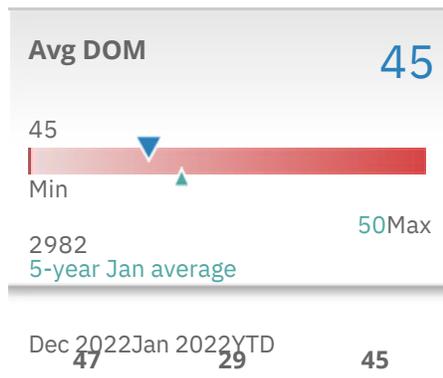
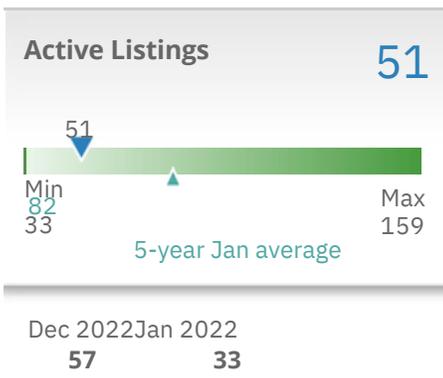
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Email: adeptice@tcsr.realtor



### Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for January was \$924,000, representing an increase of 2.1% compared to last month and a decrease of 5.3% from Jan 2022. The average days on market for units sold in January was 45 days, 10% below the 5-year January average of 50 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 38; and a 10.5% decrease in supply to 51 active units.

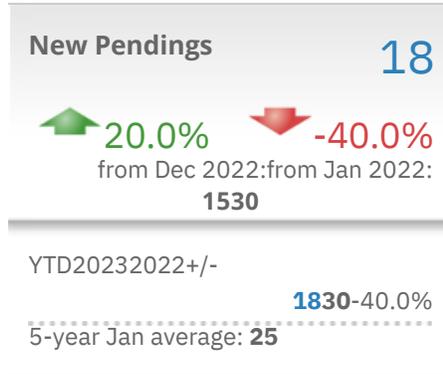
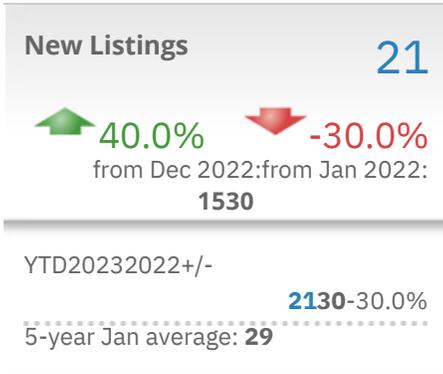
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.74 in December and a decrease from 1.67 in January 2022. The Contract Ratio is 22% lower than the 5-year January average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Lower Merion (Montgomery, PA) - Attached

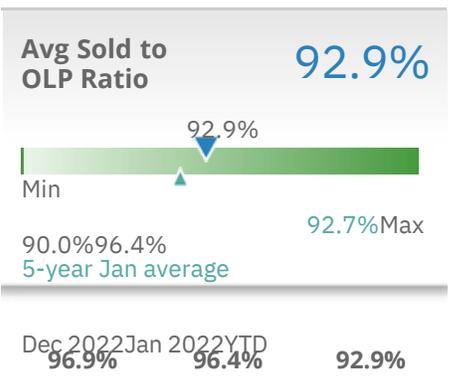
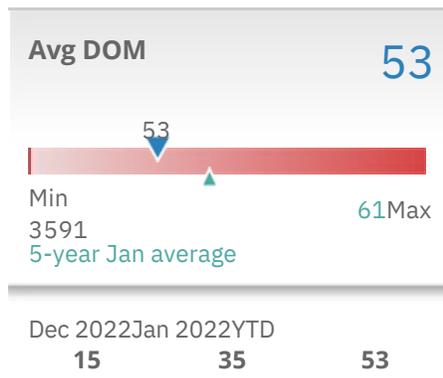
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### Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for January was \$400,000, representing an increase of 26% compared to last month and an increase of 27% from Jan 2022. The average days on market for units sold in January was 53 days, 13% below the 5-year January average of 61 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 25; and a 7.4% increase in supply to 29 active units.

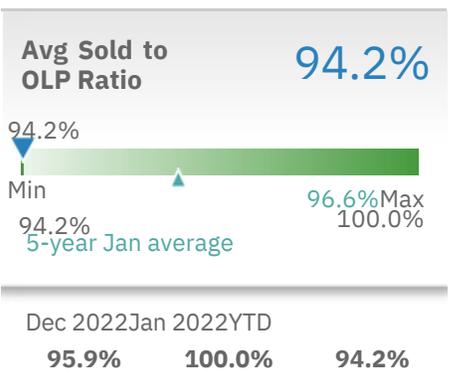
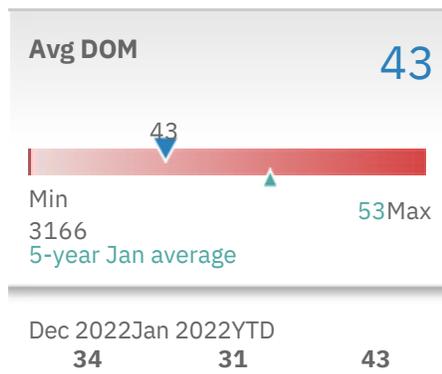
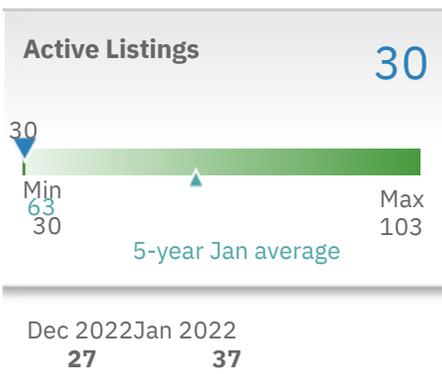
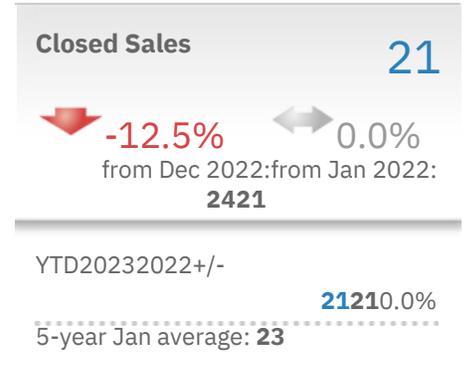
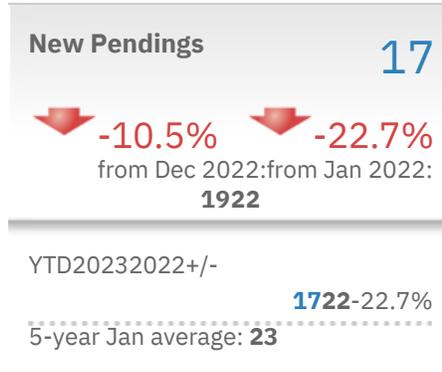
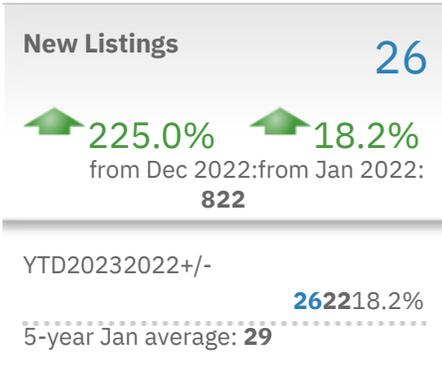
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 0.89 in December and a decrease from 2.24 in January 2022. The Contract Ratio is 14% lower than the 5-year January average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

Methacton (Montgomery, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

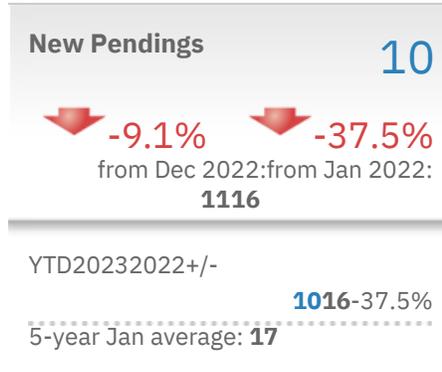
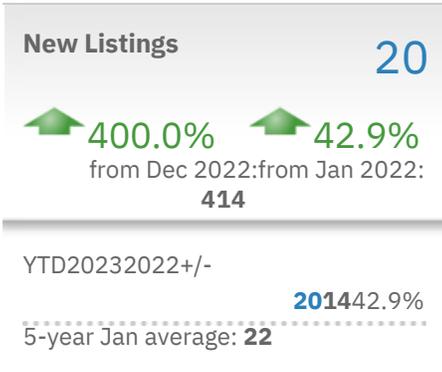


# January 2023

## Methacton (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

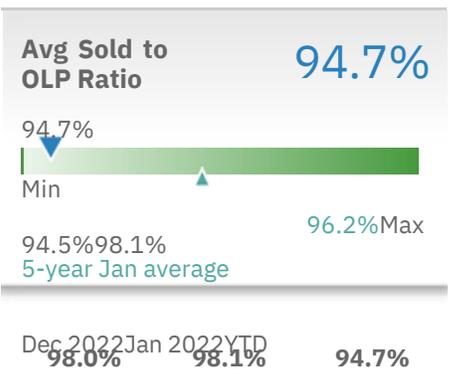
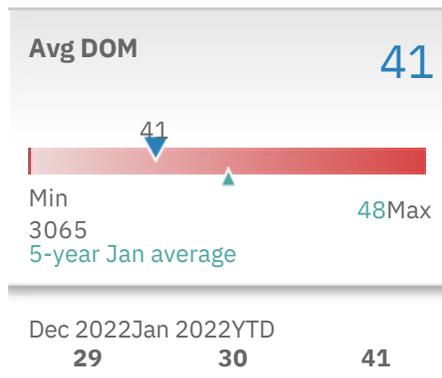
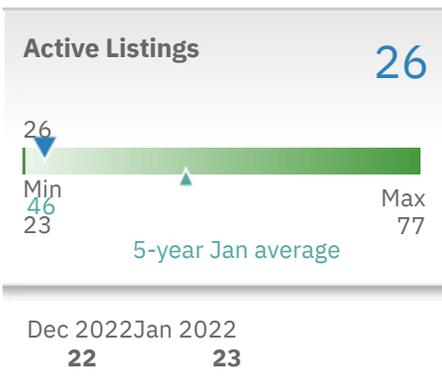
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



**Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for January was \$520,100, representing an increase of 2.5% compared to last month and an increase of 30.8% from Jan 2022. The average days on market for units sold in January was 41 days, 15% below the 5-year January average of 48 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 14; and an 18.2% increase in supply to 26 active units.

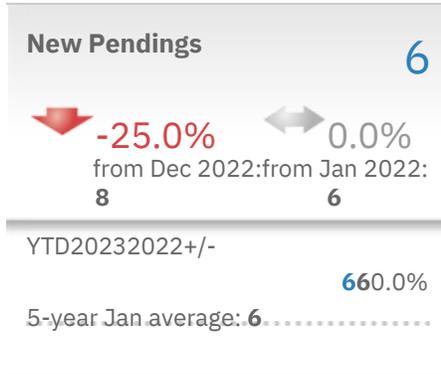
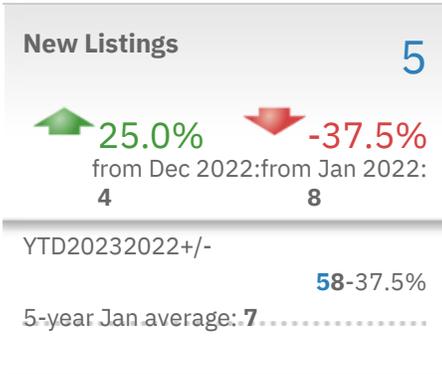
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.64 in December and a decrease from 1.04 in January 2022. The Contract Ratio is 26% lower than the 5-year January average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Methacton (Montgomery, PA) - Attached

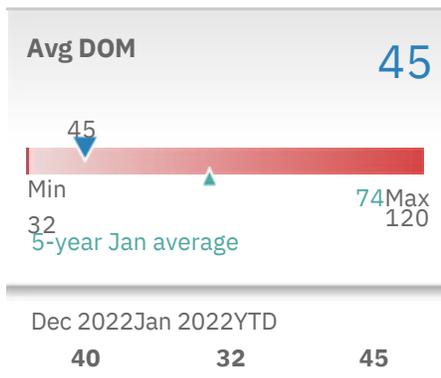
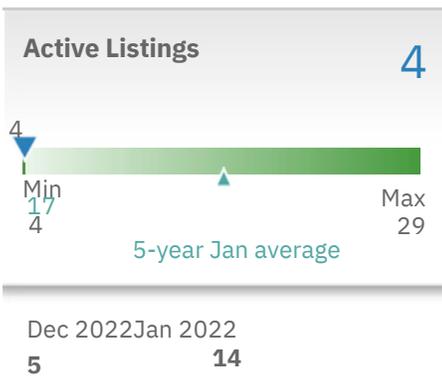
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for January was \$564,990, representing an increase of 4.1% compared to last month and an increase of 53.3% from Jan 2022. The average days on market for units sold in January was 45 days, 39% below the 5-year January average of 74 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 7; and a 20% decrease in supply to 4 active units.

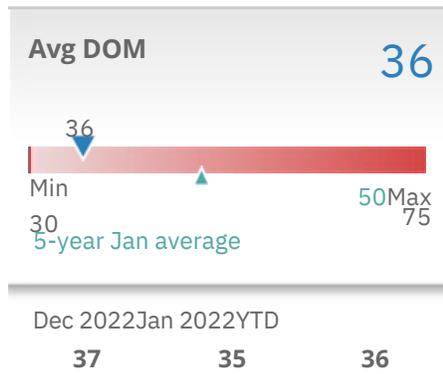
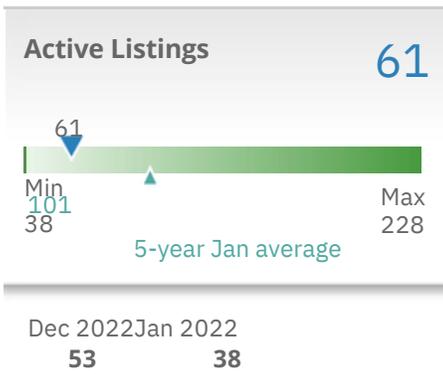
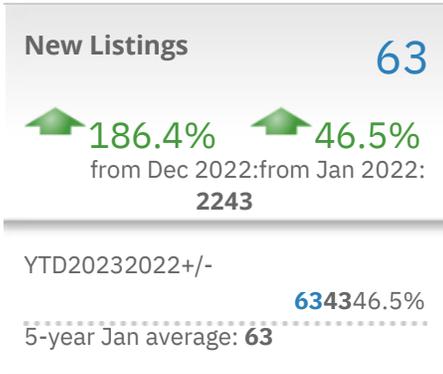
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 2.40 in December and an increase from 1.29 in January 2022. The Contract Ratio is 97% higher than the 5-year January average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Norristown Area (Montgomery, PA)

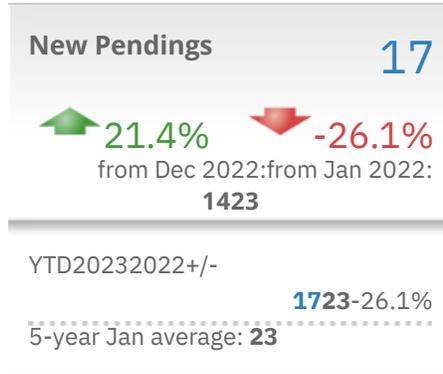
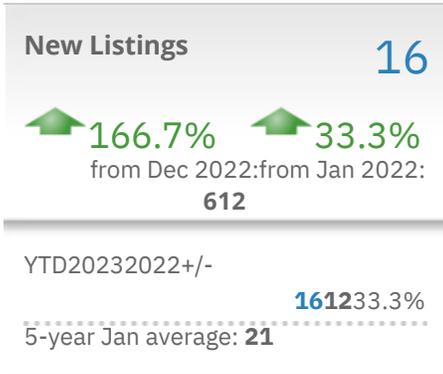
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## Norristown Area (Montgomery, PA) - Detached

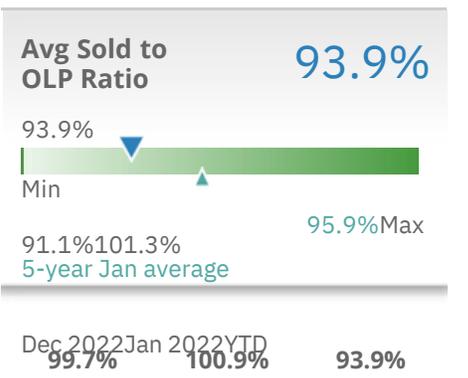
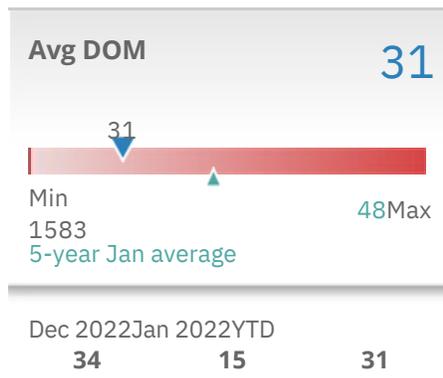
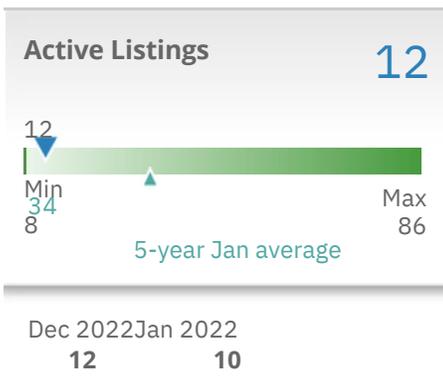
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for January was \$385,000, representing an increase of 10% compared to last month and an increase of 16.2% from Jan 2022. The average days on market for units sold in January was 31 days, 35% below the 5-year January average of 48 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 22; and no change in supply with 12 active units.

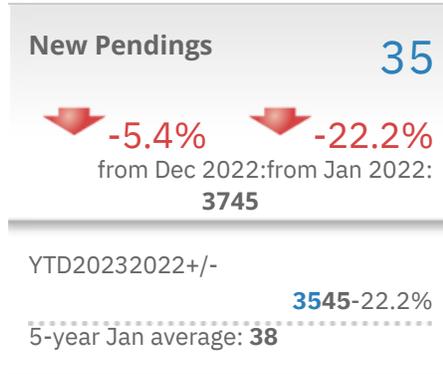
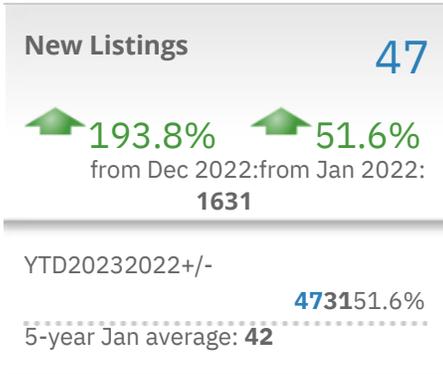
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.75 in December and a decrease from 3.40 in January 2022. The Contract Ratio is 21% lower than the 5-year January average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Norristown Area (Montgomery, PA) - Attached

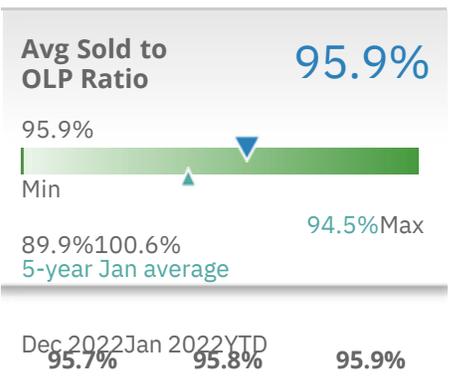
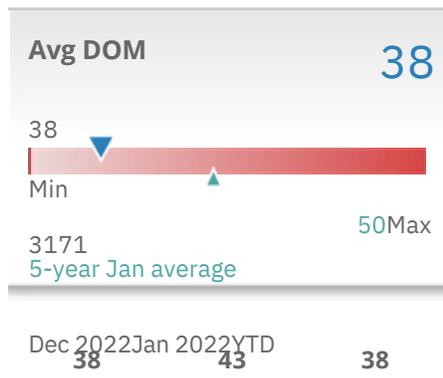
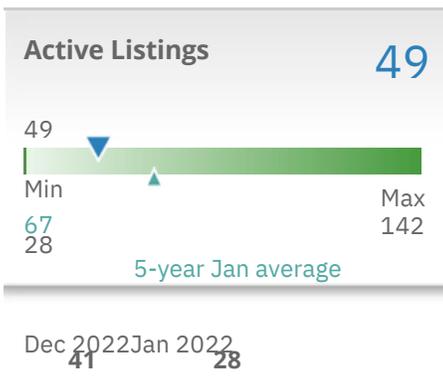
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for January was \$190,000, representing an increase of 1.4% compared to last month and an increase of 8.6% from Jan 2022. The average days on market for units sold in January was 38 days, 24% below the 5-year January average of 50 days. There was a 5.4% month over month decrease in new contract activity with 35 New Pendings; an 8.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 53; and a 19.5% increase in supply to 49 active units.

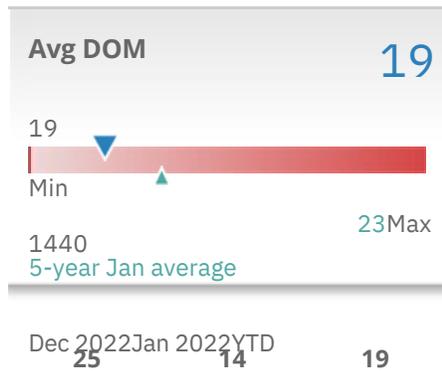
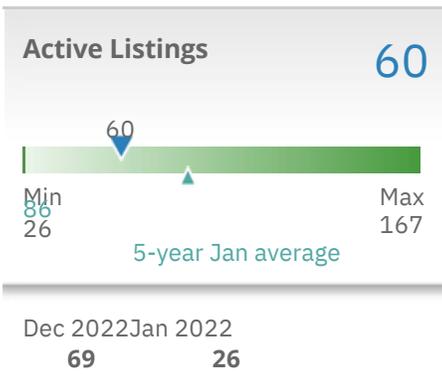
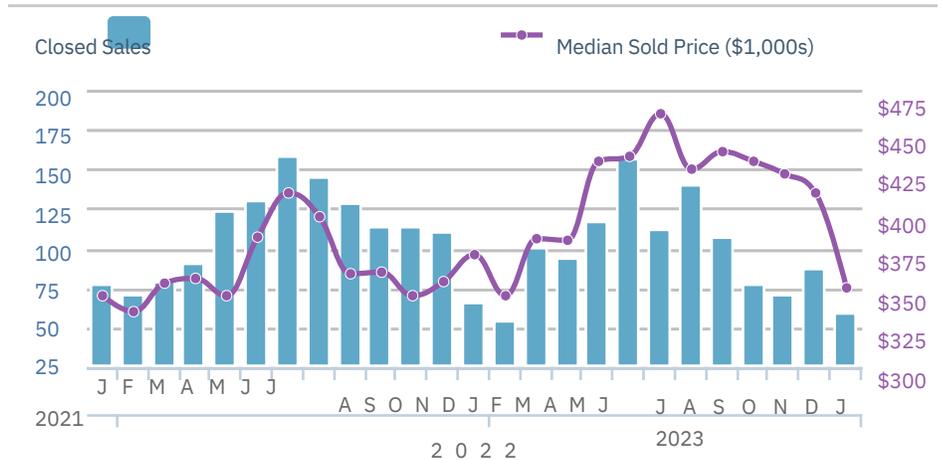
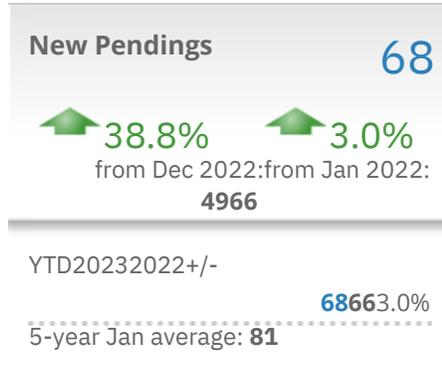
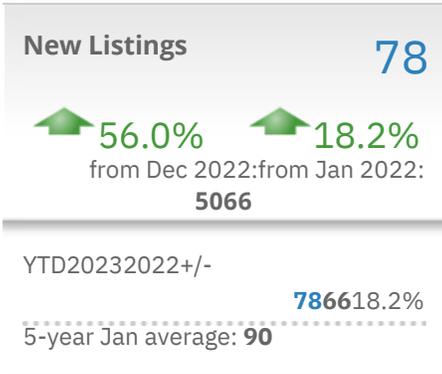
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.20 in December and a decrease from 2.96 in January 2022. The Contract Ratio is 23% lower than the 5-year January average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

North Penn (Montgomery, PA)

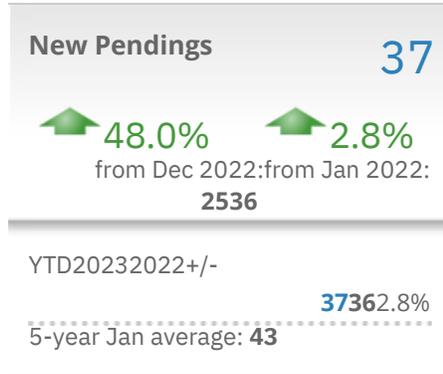
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## North Penn (Montgomery, PA) - Detached

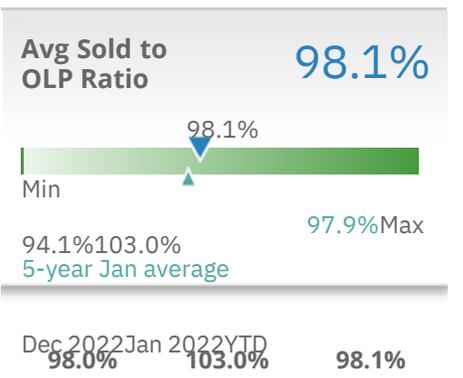
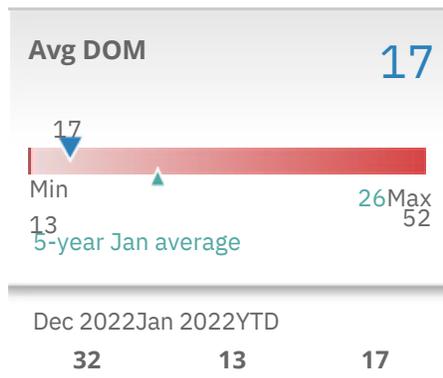
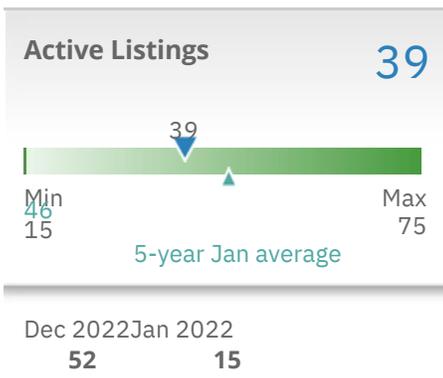
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for January was \$480,000, representing an increase of 9.8% compared to last month and an increase of 20.3% from Jan 2022. The average days on market for units sold in January was 17 days, 35% below the 5-year January average of 26 days. There was a 48% month over month increase in new contract activity with 37 New Pendings; a 14.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 54; and a 25% decrease in supply to 39 active units.

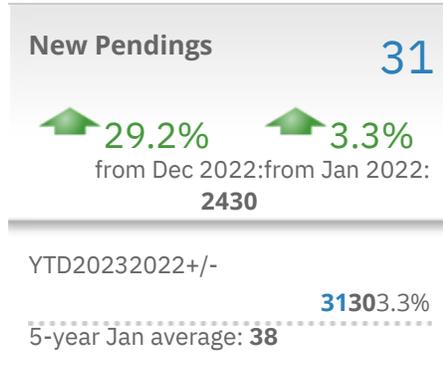
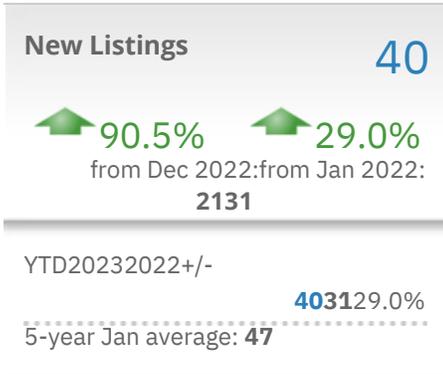
This activity resulted in a Contract Ratio of 1.38 pendencies per active listing, up from 0.90 in December and a decrease from 4.27 in January 2022. The Contract Ratio is 28% lower than the 5-year January average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## North Penn (Montgomery, PA) - Attached

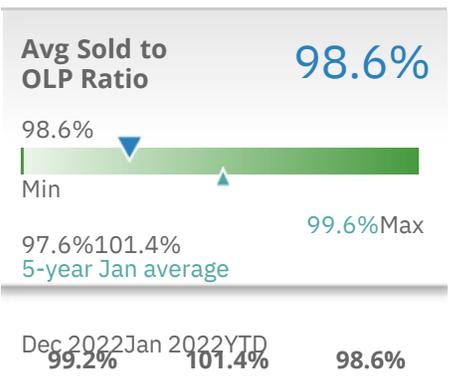
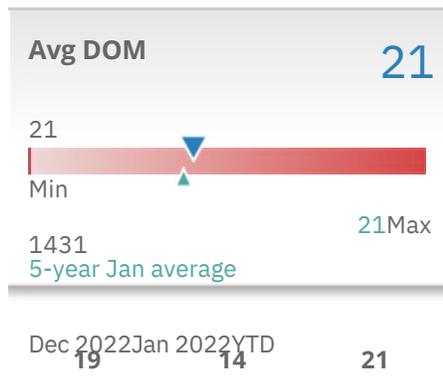
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### Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for January was \$335,500, representing a decrease of 1.3% compared to last month and an increase of 10.7% from Jan 2022. The average days on market for units sold in January was 21 days, 1% above the 5-year January average of 21 days. There was a 29.2% month over month increase in new contract activity with 31 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 48; and a 23.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 2.29 pendings per active listing, down from 3.00 in December and a decrease from 4.09 in January 2022. The Contract Ratio is 3% higher than the 5-year January average of 2.21. 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.



# January 2023

Perkiomen Valley (Montgomery, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

**New Listings** 26

↑ 136.4% ↓ -16.1%  
 from Dec 2022: from Jan 2022:  
**1131**

---

YTD 2023 2022 +/-  
2631 -16.1%

5-year Jan average: **36**

**New Pendings** 22

↑ 100.0% ↓ -4.3%  
 from Dec 2022: from Jan 2022:  
**1123**

---

YTD 2023 2022 +/-  
2223 -4.3%

5-year Jan average: **33**

**Closed Sales** 10

↓ -73.0% ↓ -63.0%  
 from Dec 2022: from Jan 2022:  
**3727**

---

YTD 2023 2022 +/-  
1027 -63.0%

5-year Jan average: **26**

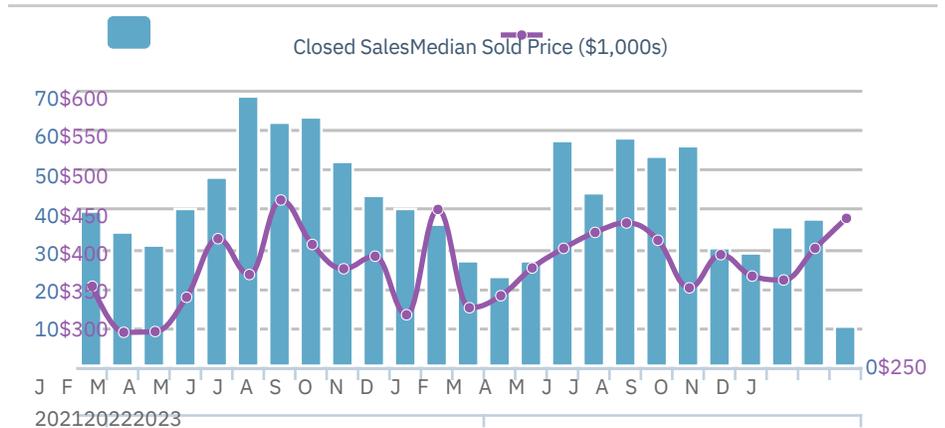
**Median Sold Price** \$438,500

↑ 9.6% ↑ 34.7%  
 from Dec 2022: from Jan 2022:  
**\$400,000 \$325,500**

---

YTD 2023 2022 +/-  
\$438,500 \$325,500 34.7%

5-year Jan average: **\$346,229**



**Active Listings** 29

29  
 Min 50 Max 97  
 5-year Jan average

---

Dec 2022 Jan 2022 YTD  
**31 36**

**Avg DOM** 59

59  
 Min 1059 Max 38  
 5-year Jan average

---

Dec 2022 Jan 2022 YTD  
**29 10 59**

**Avg Sold to OLP Ratio** 97.6%

97.6%  
 Min 94.4% Max 98.2%  
 5-year Jan average

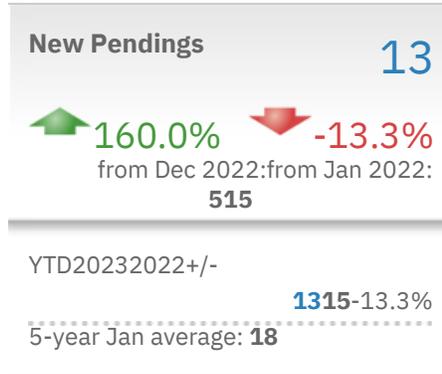
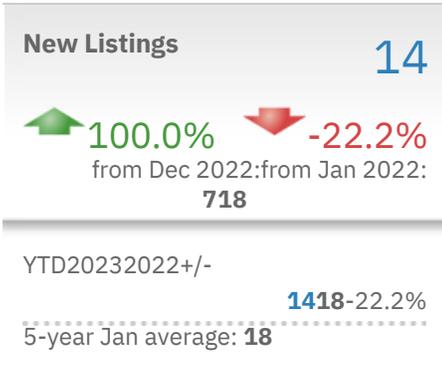
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Dec 2022 Jan 2022 YTD  
**98.3% 103.7% 97.6%**

# January 2023

## Perkiomen Valley (Montgomery, PA) - Detached

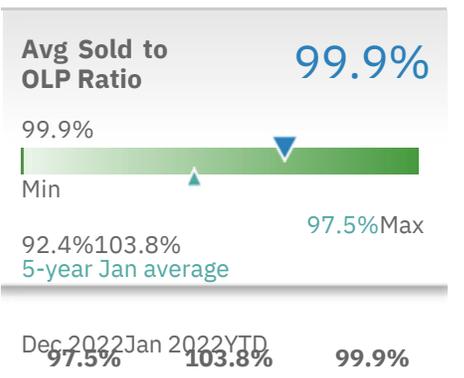
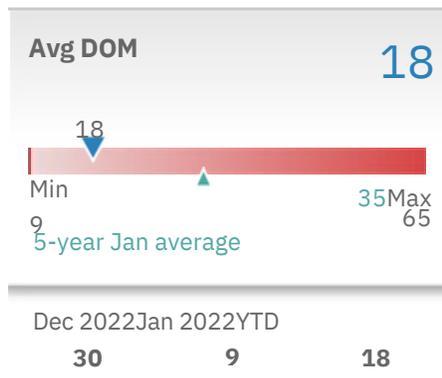
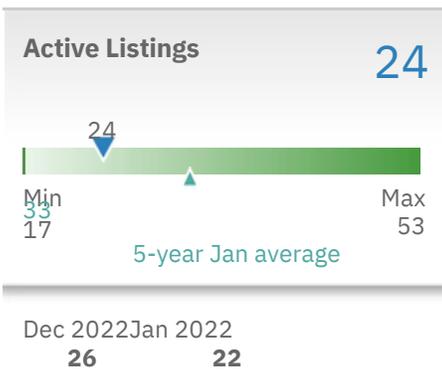
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for January was \$421,000, representing a decrease of 8% compared to last month and an increase of 4.7% from Jan 2022. The average days on market for units sold in January was 18 days, 48% below the 5-year January average of 35 days. There was a 160% month over month increase in new contract activity with 13 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 20; and a 7.7% decrease in supply to 24 active units.

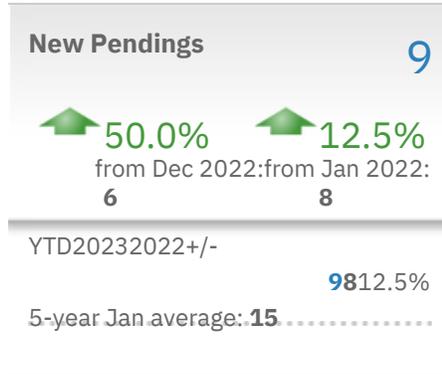
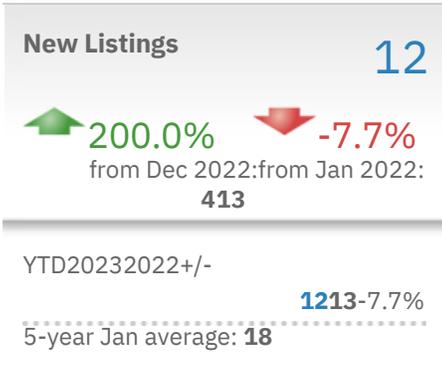
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.46 in December and a decrease from 1.41 in January 2022. The Contract Ratio is 29% lower than the 5-year January average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Perkiomen Valley (Montgomery, PA) - Attached

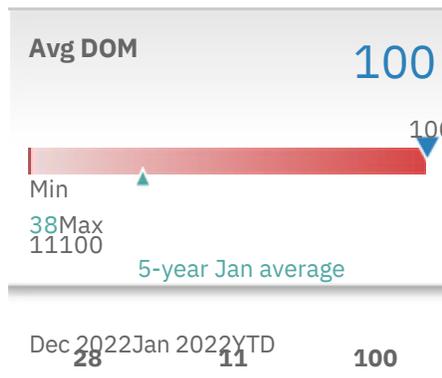
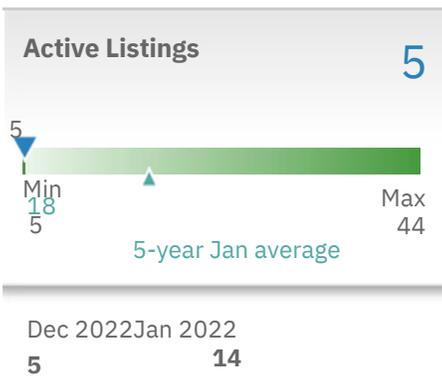
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for January was \$490,000, representing an increase of 46.3% compared to last month and an increase of 62% from Jan 2022. The average days on market for units sold in January was 100 days, 162% above the 5-year January average of 38 days. There was a 50% month over month increase in new contract activity with 9 New Pending; a 30% MoM increase in All Pending (new contracts + contracts carried over from December) to 13; and no change in supply with 5 active units.

This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 2.00 in December and an increase from 1.07 in January 2022. The Contract Ratio is 3% higher than the 5-year January average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

Pottsgrove (Montgomery, PA)

Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)

**New Listings** 17

↓ -39.3% ↓ -26.1%  
 from Dec 2022: from Jan 2022:  
**2823**

---

YTD20232022+/-  
1723-26.1%  
 5-year Jan average: **29**

**New Pendings** 22

↔ 0.0% ↓ -26.7%  
 from Dec 2022: from Jan 2022:  
**2230**

---

YTD20232022+/-  
2230-26.7%  
 5-year Jan average: **29**

**Closed Sales** 20

↓ -9.1% ↓ -16.7%  
 from Dec 2022: from Jan 2022:  
**2224**

---

YTD20232022+/-  
2024-16.7%  
 5-year Jan average: **22**

**Median Sold Price** \$231,000

↓ -41.0% ↓ -27.4%  
 from Dec 2022: from Jan 2022:  
**\$391,495 \$318,000**

---

YTD20232022+/-  
\$231,000 \$318,000-27.4%  
 5-year Jan average: **\$241,980**



**Active Listings** 32

32  
 Min 37 Max 77  
 5  
 5-year Jan average

---

Dec 2022 Jan 2022  
5 35

**Avg DOM** 29

29  
 Min 1267 Max 33  
 5-year Jan average

---

Dec 2022 Jan 2022 YTD  
21 12 29

**Avg Sold to OLP Ratio** 101.8%

101.8%  
 Min 98.9% Max 94.5%  
 5-year Jan average

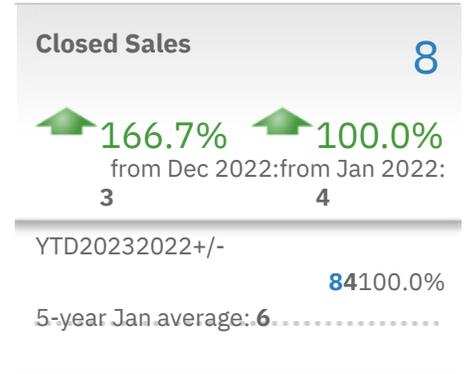
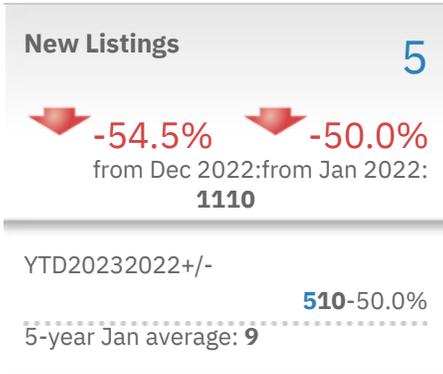
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Dec 2022 Jan 2022 YTD  
101.3% 101.1% 101.8%

# January 2023

## Pottsgrove (Montgomery, PA) - Attached

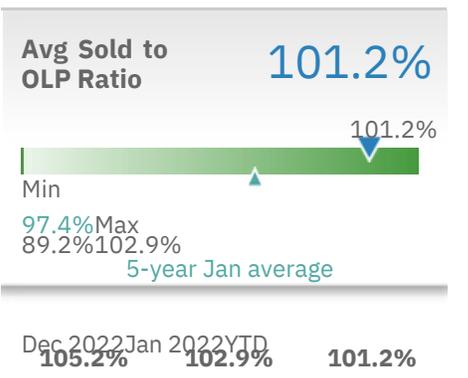
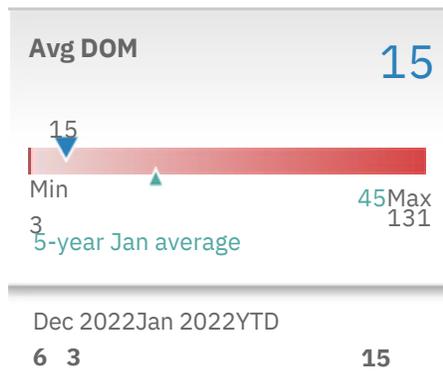
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for January was \$186,500, representing a decrease of 35.1% compared to last month and a decrease of 22.8% from Jan 2022. The average days on market for units sold in January was 15 days, 67% below the 5-year January average of 45 days. There was a 61.5% month over month decrease in new contract activity with 5 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 26; and no change in supply with 1 active units.

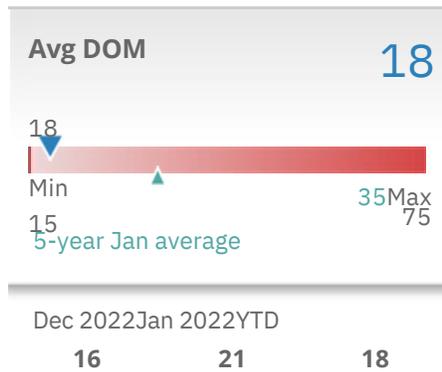
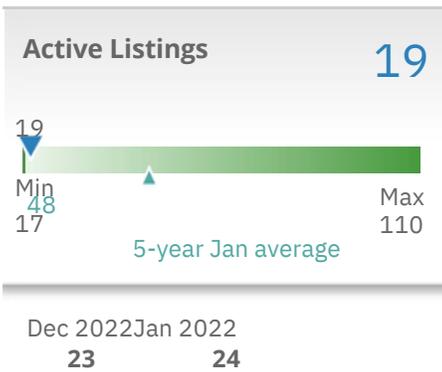
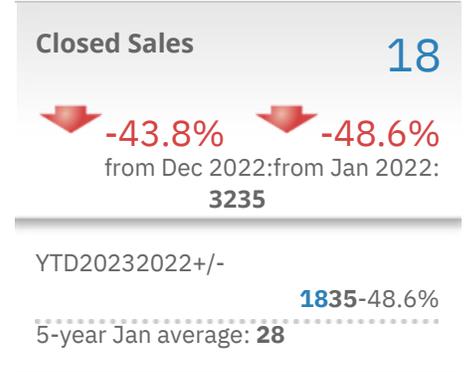
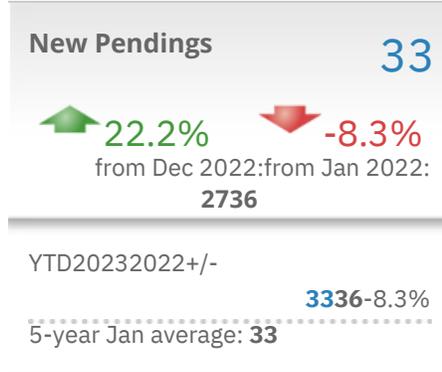
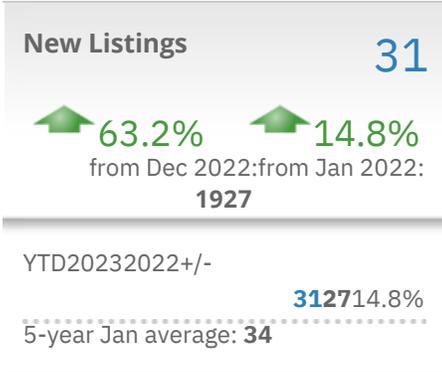
This activity resulted in a Contract Ratio of 26.00 pendings per active listing, down from 29.00 in December and an increase from 0.00 in January 2022. The Contract Ratio is 258% higher than the 5-year January average of 7.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

Pottstown (Montgomery, PA)

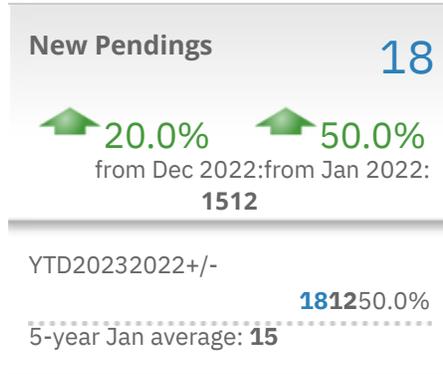
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## Pottstown (Montgomery, PA) - Detached

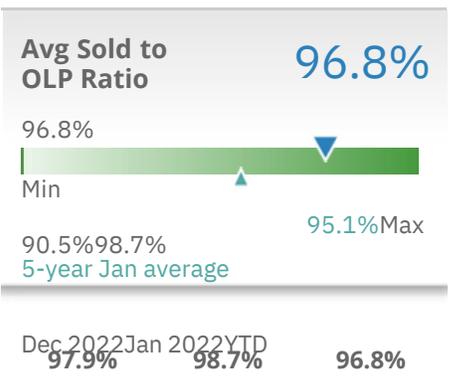
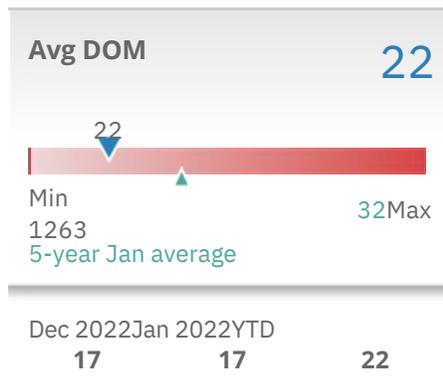
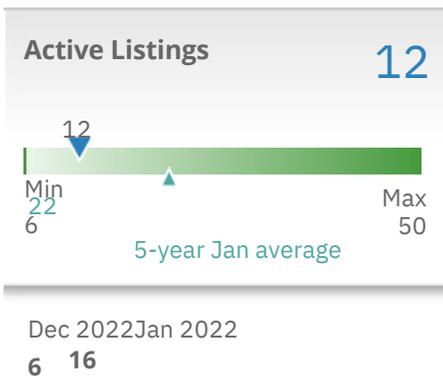
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for January was \$249,500, representing an increase of 15% compared to last month and an increase of 21.3% from Jan 2022. The average days on market for units sold in January was 22 days, 32% below the 5-year January average of 32 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 23; and a 25% decrease in supply to 12 active units.

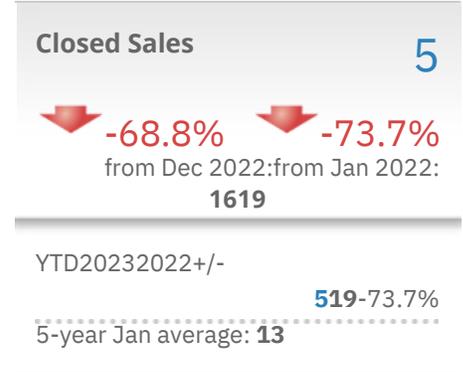
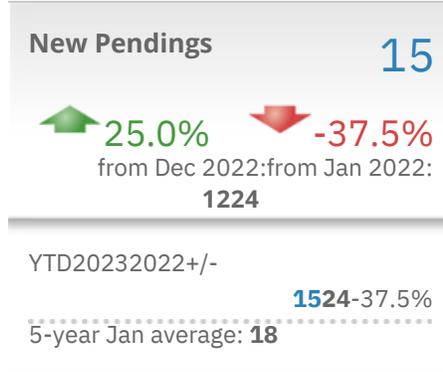
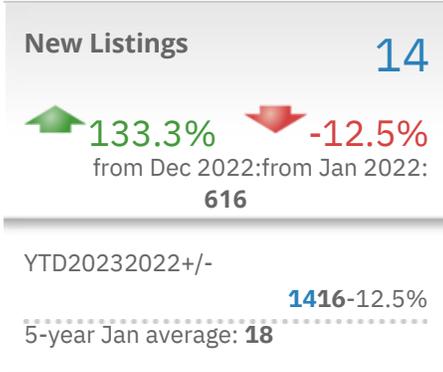
This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.13 in December and a decrease from 2.17 in January 2022. The Contract Ratio is 39% higher than the 5-year January average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Pottstown (Montgomery, PA) - Attached

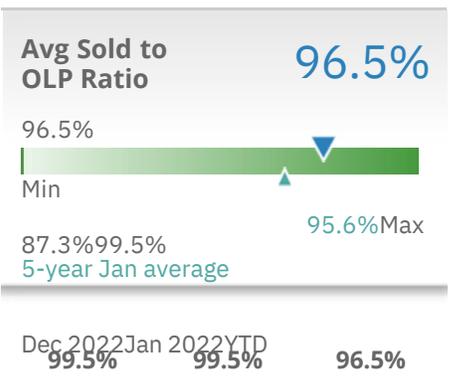
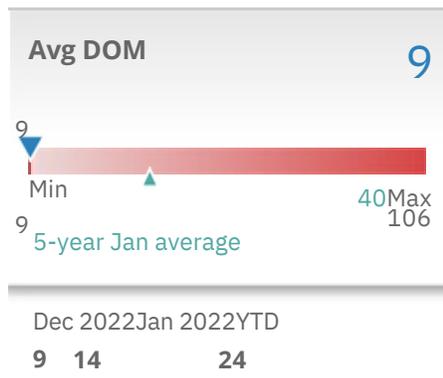
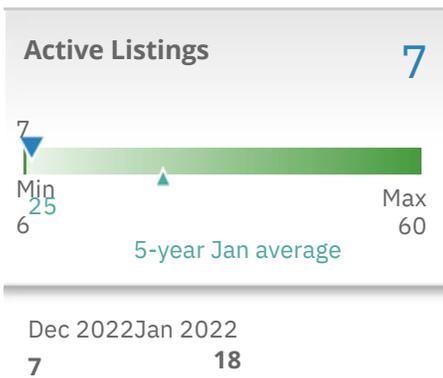
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for January was \$216,000, representing an increase of 51.6% compared to last month and an increase of 30.9% from Jan 2022. The average days on market for units sold in January was 9 days, 77% below the 5-year January average of 40 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 90% MoM increase in All Pendings (new contracts + contracts carried over from December) to 19; and no change in supply with 7 active units.

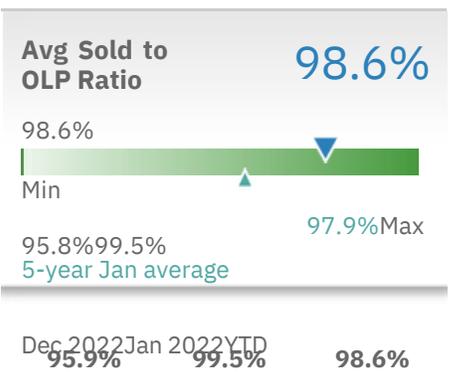
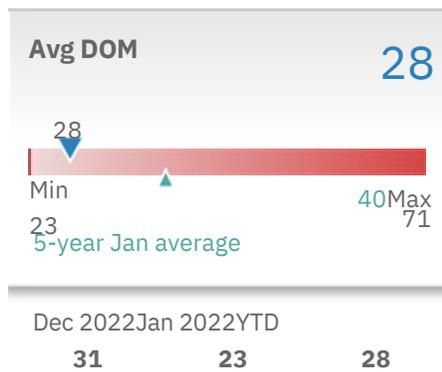
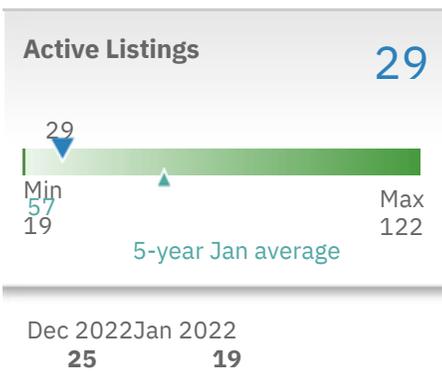
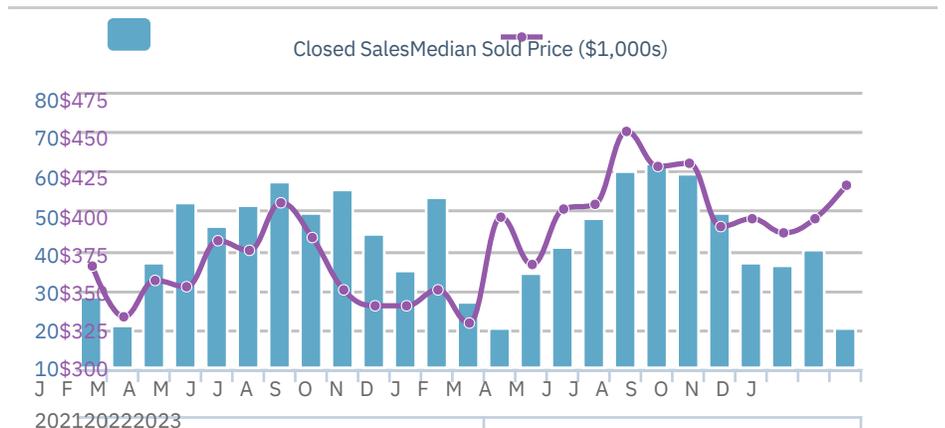
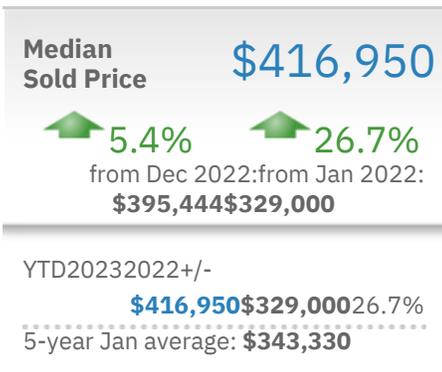
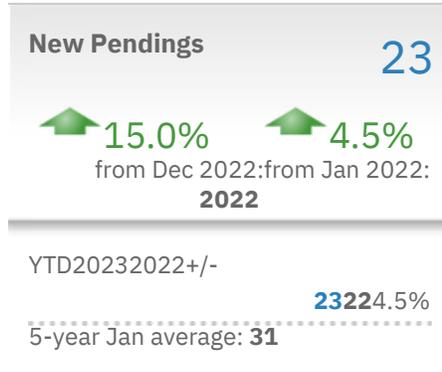
This activity resulted in a Contract Ratio of 2.71 pendings per active listing, up from 1.43 in December and an increase from 1.89 in January 2022. The Contract Ratio is 50% higher than the 5-year January average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Souderton Area (Montgomery, PA)

Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)

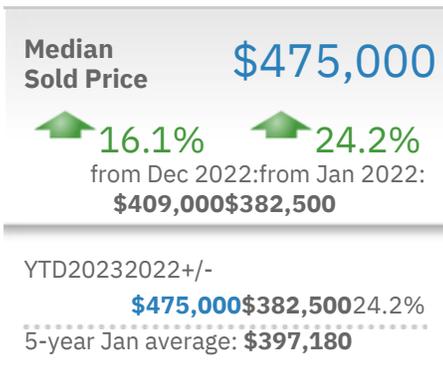
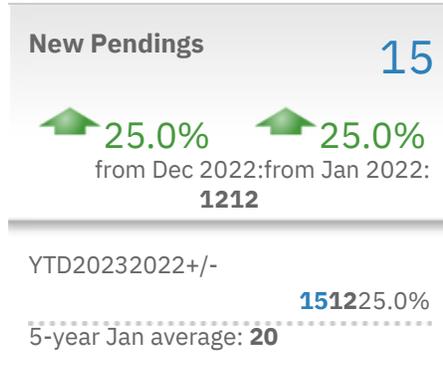
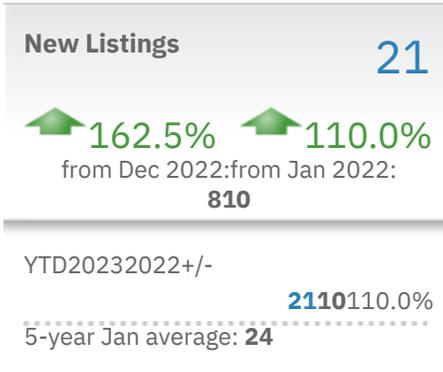


# January 2023

## Souderton Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

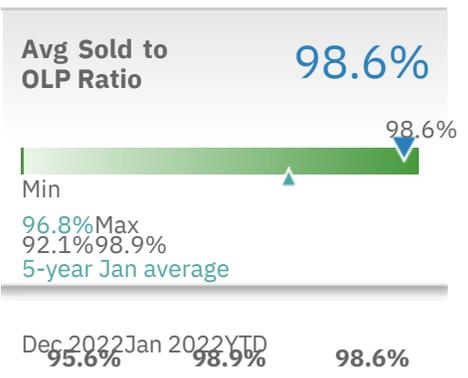
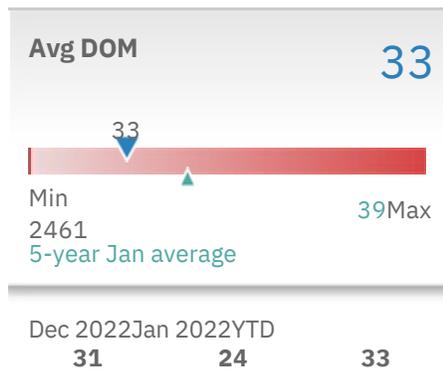
Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for January was \$475,000, representing an increase of 16.1% compared to last month and an increase of 24.2% from Jan 2022. The average days on market for units sold in January was 33 days, 16% below the 5-year January average of 39 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 26; and a 19% increase in supply to 25 active units.

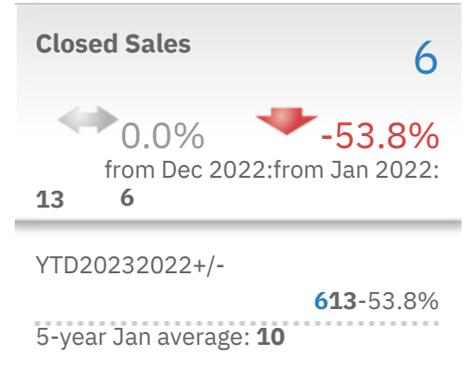
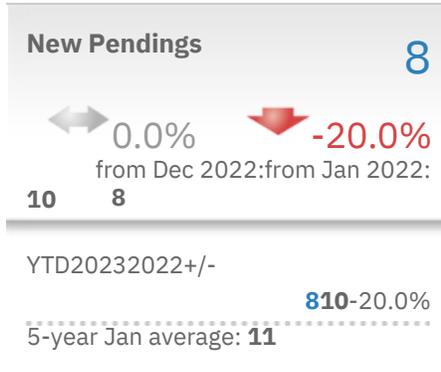
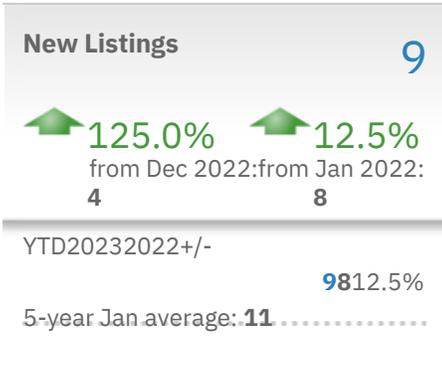
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.19 in December and a decrease from 2.12 in January 2022. The Contract Ratio is 9% lower than the 5-year January average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Souderton Area (Montgomery, PA) - Attached

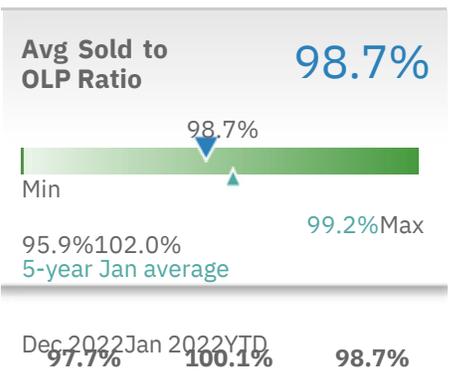
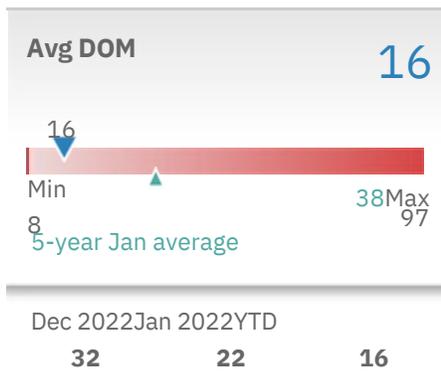
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for January was \$377,500, representing an increase of 4.9% compared to last month and an increase of 16.2% from Jan 2022. The average days on market for units sold in January was 16 days, 57% below the 5-year January average of 38 days. There was no month over month change in new contract activity with 8 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 2.25 in December and a decrease from 6.00 in January 2022. The Contract Ratio is 22% lower than the 5-year January average of 3.52. 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.



# January 2023

Springfield (Montgomery, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

**New Listings** 16

▲ 77.8% ▲ 33.3%  
 from Dec 2022: from Jan 2022:  
**912**

---

YTD 2023 2022 +/-  
1612 33.3%

---

5-year Jan average: **13**

**New Pendings** 11

▲ 57.1% ▼ -15.4%  
 from Dec 2022: from Jan 2022:  
**713**

---

YTD 2023 2022 +/-  
1113 -15.4%

---

5-year Jan average: **13**

**Closed Sales** 6

▼ -40.0% ▼ -33.3%  
 from Dec 2022: from Jan 2022:  
**10** **9**

---

YTD 2023 2022 +/-  
69 -33.3%

---

5-year Jan average: **12**

**Median Sold Price** \$447,450

▼ -10.0% ▲ 2.9%  
 from Dec 2022: from Jan 2022:  
**\$497,250** **\$435,000**

---

YTD 2023 2022 +/-  
\$447,450 \$435,000 2.9%

---

5-year Jan average: **\$401,319**



**Active Listings** 14

14  
 Min ▲ 23 ▼ Max 50  
 6 5-year Jan average

---

Dec 2022 Jan 2022 YTD  
**11** **6**

**Avg DOM** 24

▼ 24 ▲ 31 Max  
 Min 862  
5-year Jan average

---

Dec 2022 Jan 2022 YTD  
**12** **8** **24**

**Avg Sold to OLP Ratio** 100.4%

▲ 100.4%  
 Min 97.9% Max 101.0%  
5-year Jan average

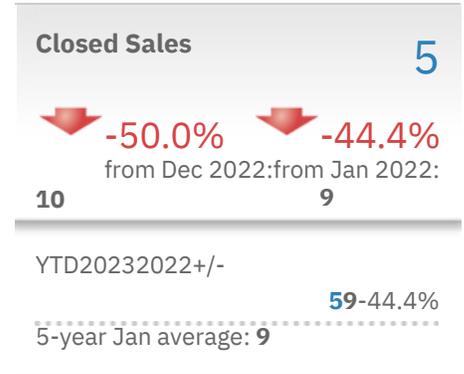
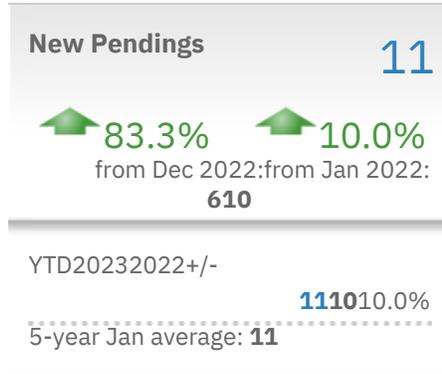
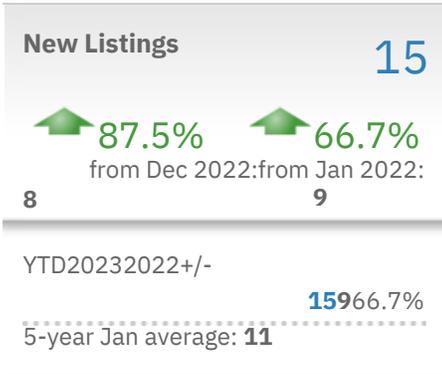
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Dec 2022 Jan 2022 YTD  
**100.5%** **101.0%** **100.4%**

# January 2023

## Springfield (Montgomery, PA) - Detached

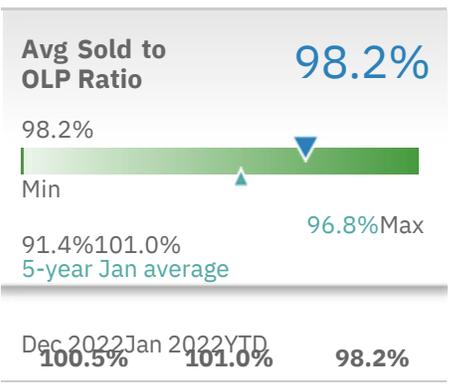
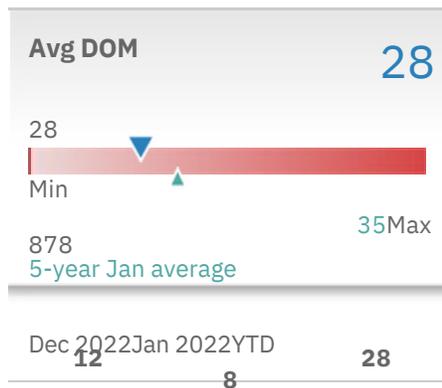
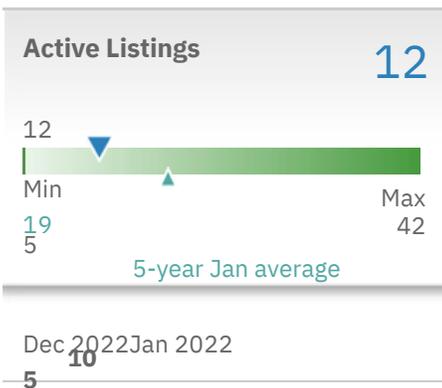
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for January was \$449,900, representing a decrease of 9.5% compared to last month and an increase of 3.4% from Jan 2022. The average days on market for units sold in January was 28 days, 20% below the 5-year January average of 35 days. There was an 83.3% month over month increase in new contract activity with 11 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 20% increase in supply to 12 active units.

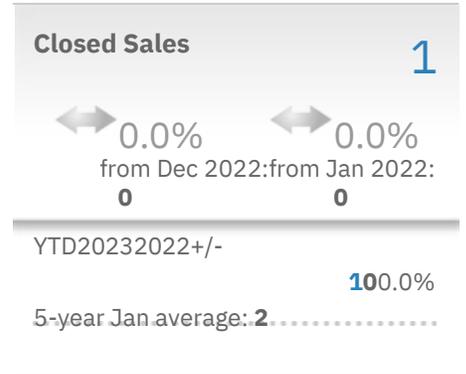
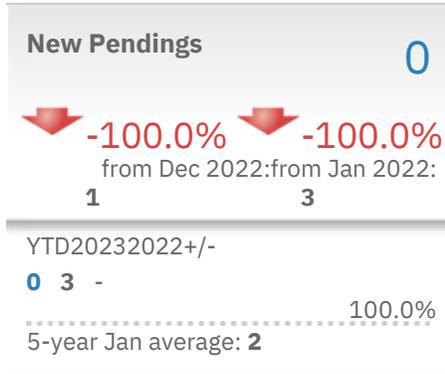
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.80 in December and a decrease from 5.80 in January 2022. The Contract Ratio is 40% lower than the 5-year January average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Springfield (Montgomery, PA) - Attached

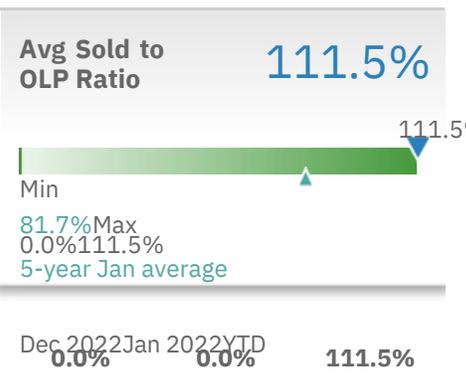
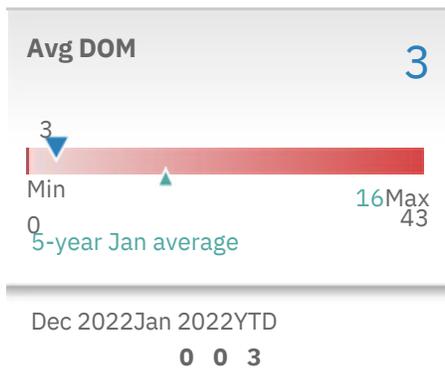
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for January was \$445,000, representing an increase of 0% compared to last month and an increase of 0% from Jan 2022. The average days on market for units sold in January was 3 days, 81% below the 5-year January average of 16 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 0; and a 100% increase in supply to 2 active units.

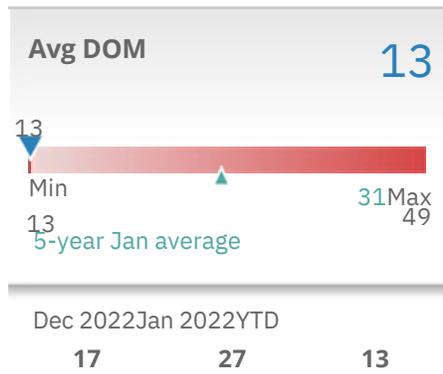
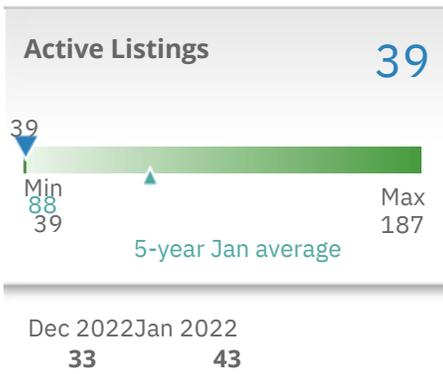
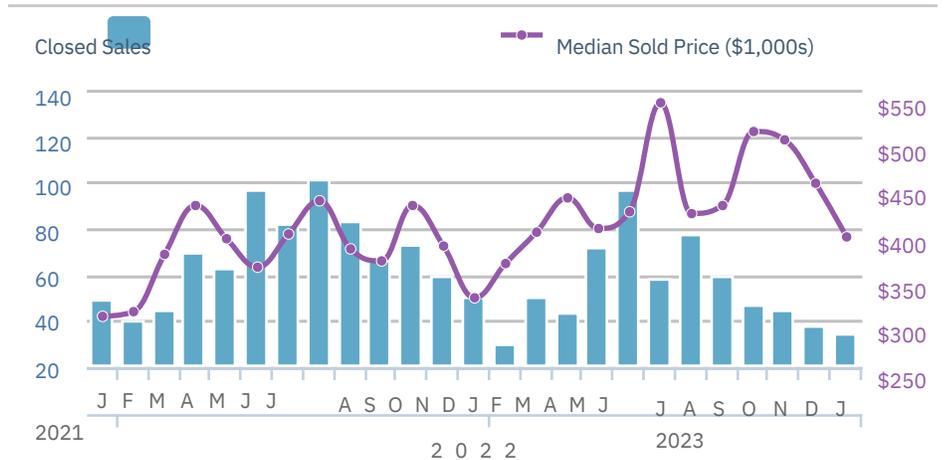
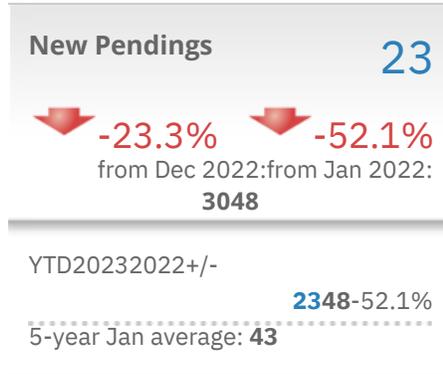
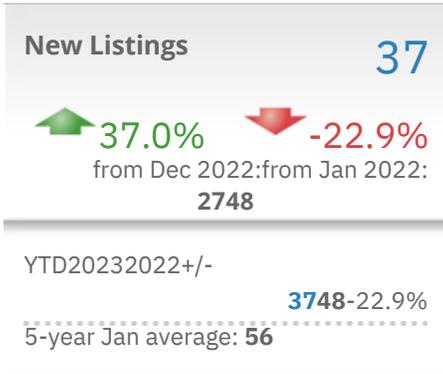
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in December and a decrease from 3.00 in January 2022. The Contract Ratio is 100% lower than the 5-year January average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Spring-Ford Area (Montgomery, PA)

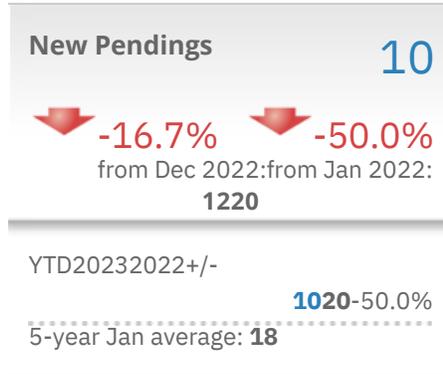
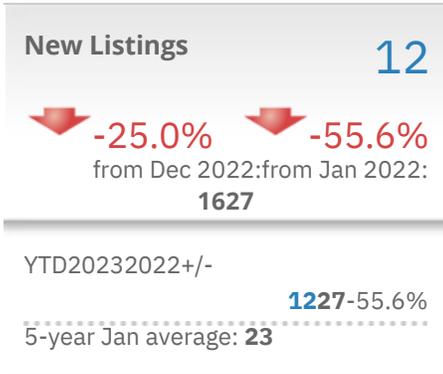
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## Spring-Ford Area (Montgomery, PA) - Detached

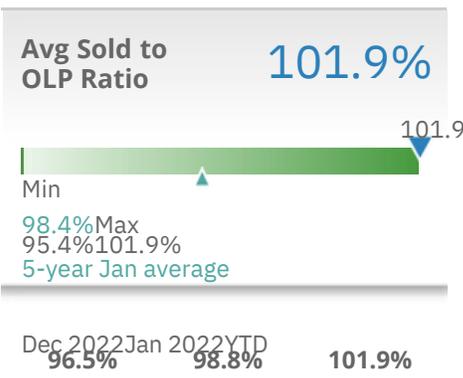
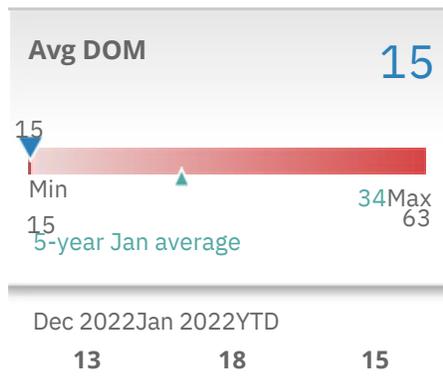
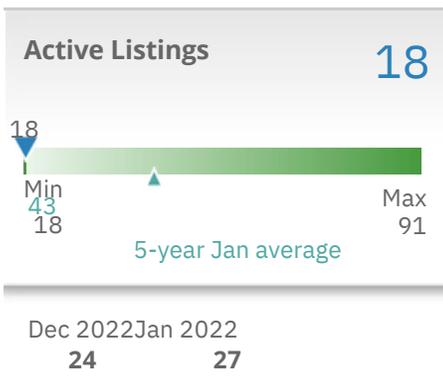
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for January was \$460,450, representing an increase of 2.2% compared to last month and an increase of 23.1% from Jan 2022. The average days on market for units sold in January was 15 days, 56% below the 5-year January average of 34 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and a 25% decrease in supply to 18 active units.

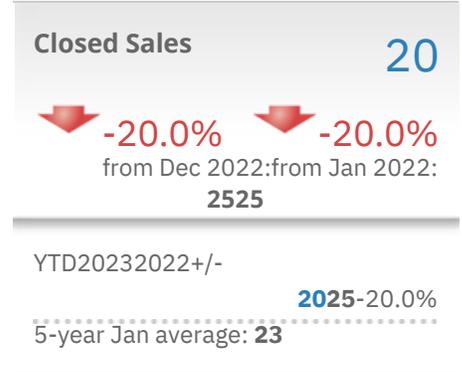
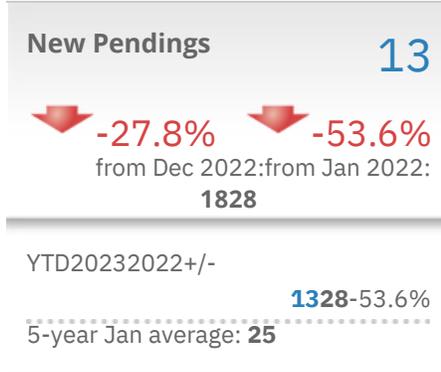
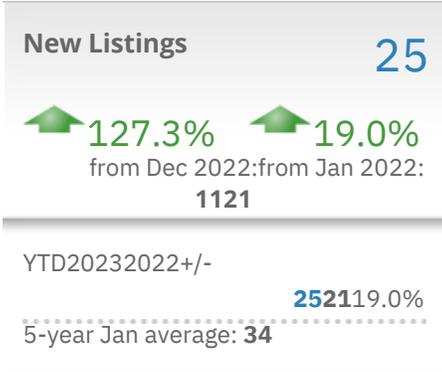
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, no change from December and a decrease from 1.37 in January 2022. The Contract Ratio is 14% lower than the 5-year January average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Spring-Ford Area (Montgomery, PA) - Attached

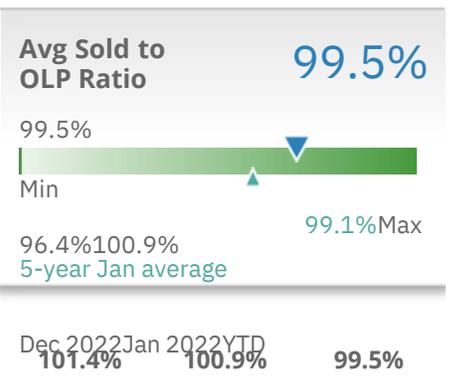
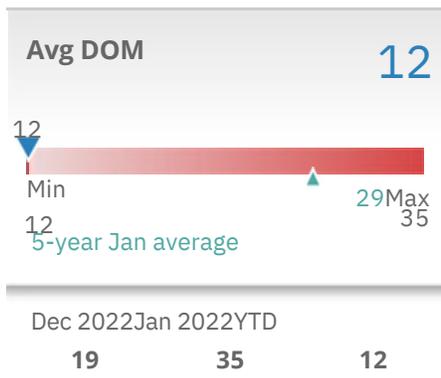
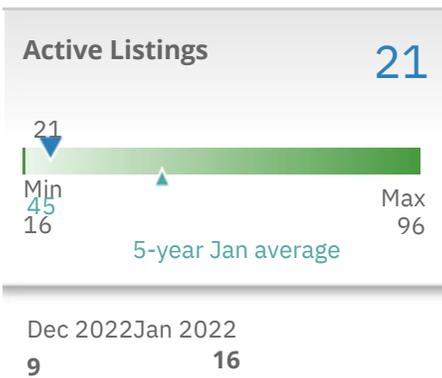
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for January was \$371,000, representing a decrease of 14.7% compared to last month and an increase of 24.9% from Jan 2022. The average days on market for units sold in January was 12 days, 58% below the 5-year January average of 29 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 25.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 26; and a 133.3% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 3.89 in December and a decrease from 2.25 in January 2022. The Contract Ratio is 13% lower than the 5-year January average of 1.42. 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.



# January 2023

Upper Dublin (Montgomery, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

**New Listings** **12**

▲ **20.0%** ▼ **-64.7%**  
 from Dec 2022: from Jan 2022:  
**1034**

---

YTD2023 2022+/-  
▲ **1234** -64.7%

5-year Jan average: **24**

**New Pendings** **10**

▼ **-9.1%** ▼ **-58.3%**  
 from Dec 2022: from Jan 2022:  
**1124**

---

YTD2023 2022+/-  
▲ **1024** -58.3%

5-year Jan average: **19**

**Closed Sales** **17**

▼ **-39.3%** ↔ **0.0%**  
 from Dec 2022: from Jan 2022:  
**2817**

---

YTD2023 2022+/-  
▲ **1717** 0.0%

5-year Jan average: **19**

**Median Sold Price** **\$420,000**

▼ **-13.5%** ▼ **-20.8%**  
 from Dec 2022: from Jan 2022:  
**\$485,812 \$530,000**

---

YTD2023 2022+/-  
▲ **\$420,000** \$530,000 -20.8%

5-year Jan average: **\$445,500**



**Active Listings** **24**

24  
 Min 44 Max 90  
 24  
 5-year Jan average

---

Dec 2022 Jan 2022  
**27 25**

**Avg DOM** **22**

22  
 Min 20 Max 75  
 20  
 5-year Jan average

---

Dec 2022 Jan 2022 YTD  
**21 20 22**

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

98.5%  
 Min 93.7% Max 97.6%  
 101.7%  
 5-year Jan average

---

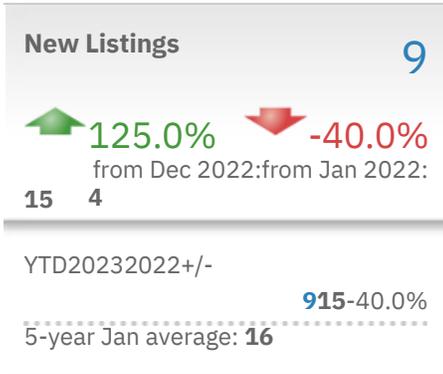
Dec 2022 Jan 2022 YTD  
**100.5% 101.7% 98.5%**

# January 2023

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

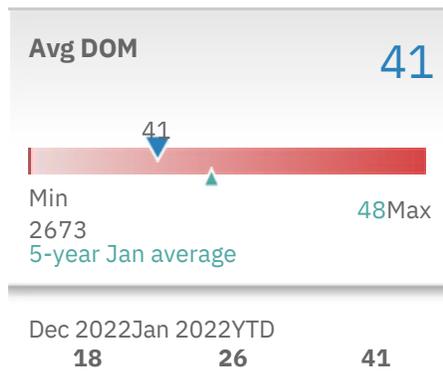
Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)



### Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for January was \$695,000, representing an increase of 12.1% compared to last month and an increase of 25.8% from Jan 2022. The average days on market for units sold in January was 41 days, 15% below the 5-year January average of 48 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and no change in supply with 9 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 1.00 in December and a decrease from 1.24 in January 2022. The Contract Ratio is 18% higher than the 5-year January average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

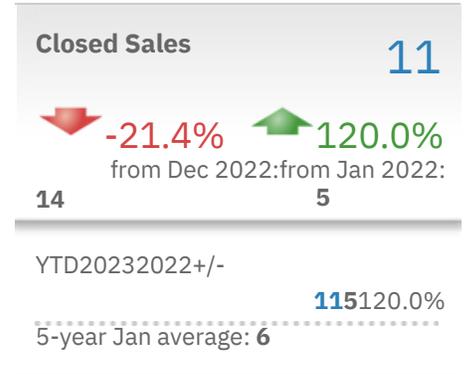
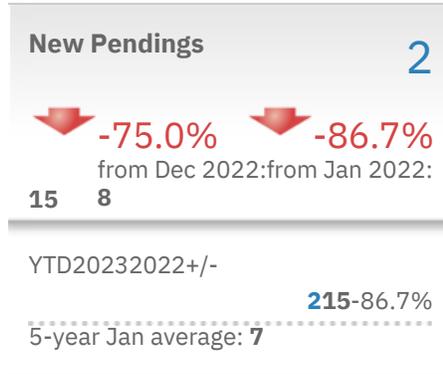
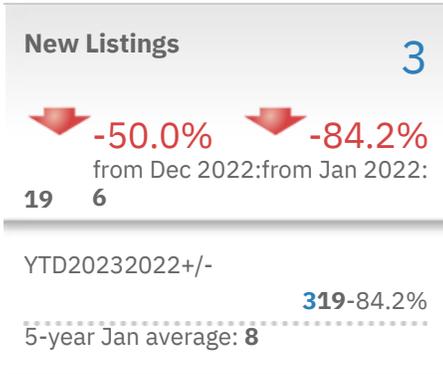


# January 2023

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

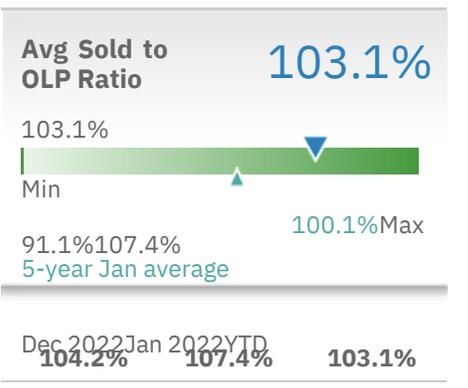
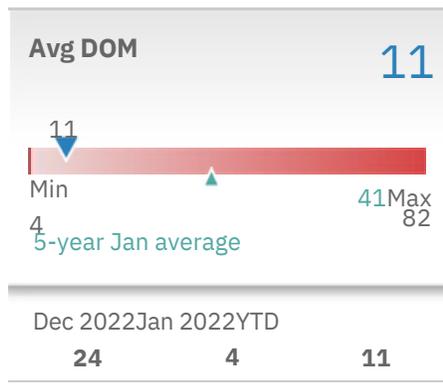
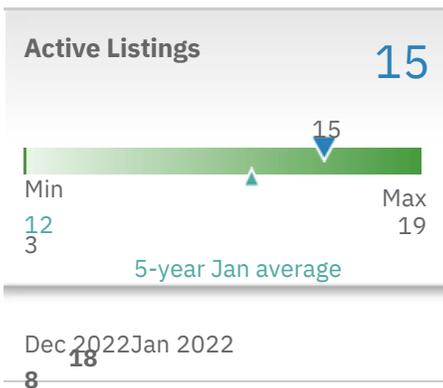
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for January was \$382,000, representing a decrease of 10.1% compared to last month and an increase of 102.1% from Jan 2022. The average days on market for units sold in January was 11 days, 73% below the 5-year January average of 41 days. There was a 75% month over month decrease in new contract activity with 2 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 14; and a 16.7% decrease in supply to 15 active units.

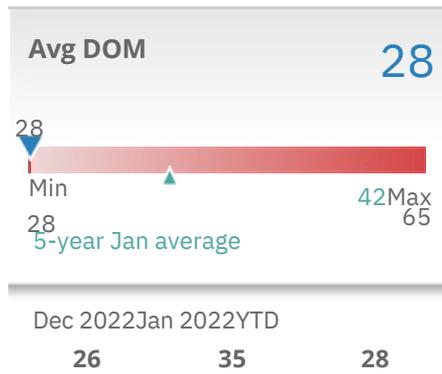
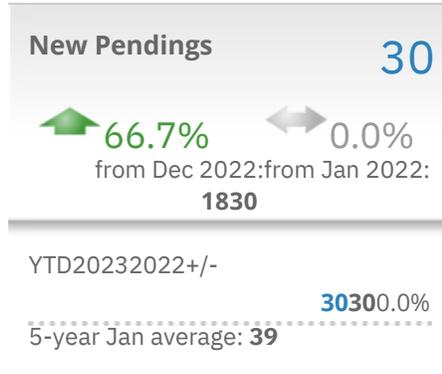
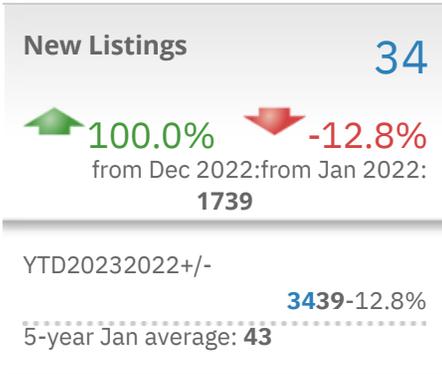
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.33 in December and a decrease from 5.13 in January 2022. The Contract Ratio is 59% lower than the 5-year January average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Upper Merion Area (Montgomery, PA)

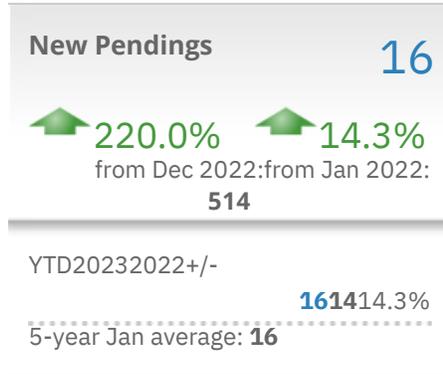
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## Upper Merion Area (Montgomery, PA) - Detached

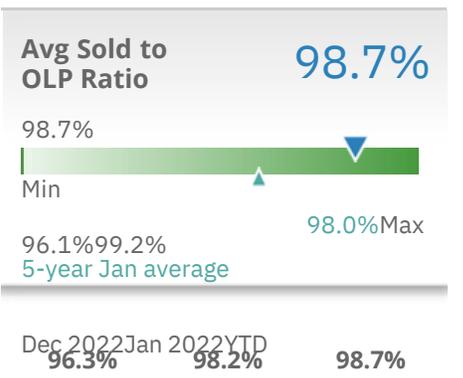
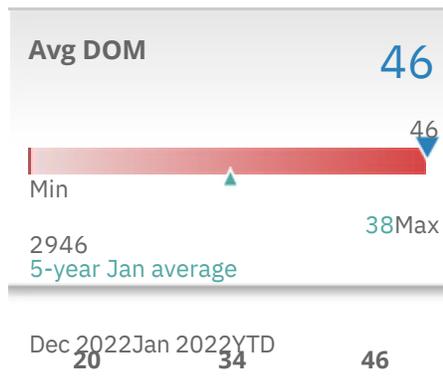
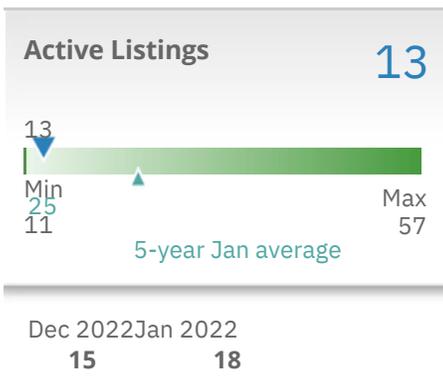
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Email: adeptice@tcsr.realtor



### Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for January was \$453,000, representing a decrease of 21.2% compared to last month and an increase of 0.7% from Jan 2022. The average days on market for units sold in January was 46 days, 22% above the 5-year January average of 38 days. There was a 220% month over month increase in new contract activity with 16 New Pendings; a 69.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 22; and a 13.3% decrease in supply to 13 active units.

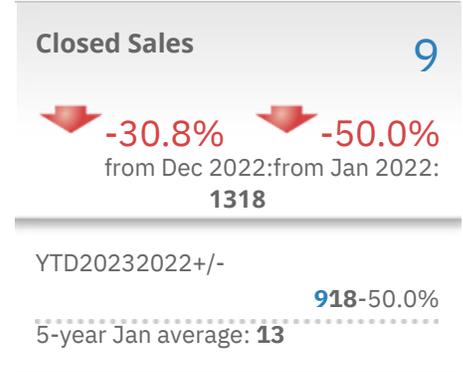
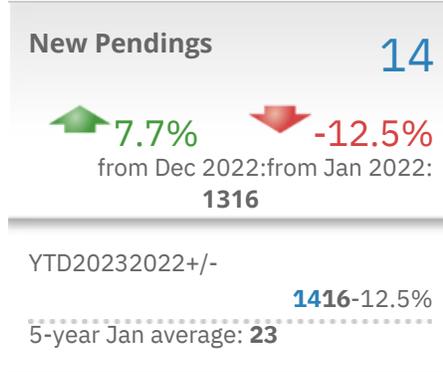
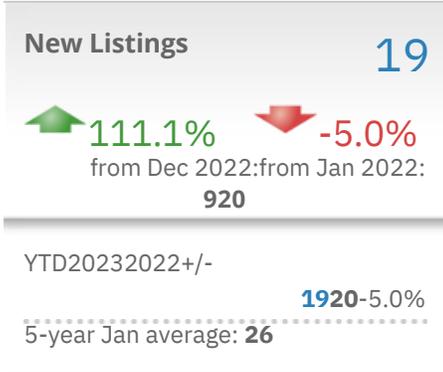
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 0.87 in December and an increase from 1.22 in January 2022. The Contract Ratio is 9% higher than the 5-year January average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Upper Merion Area (Montgomery, PA) - Attached

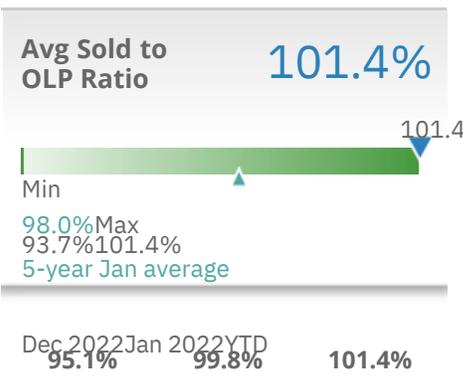
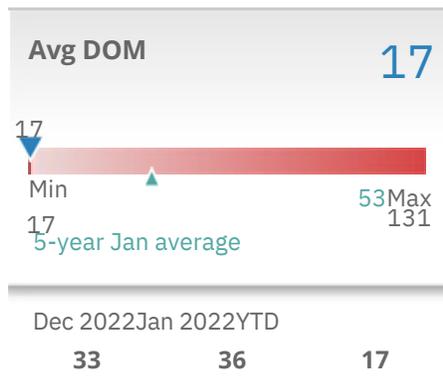
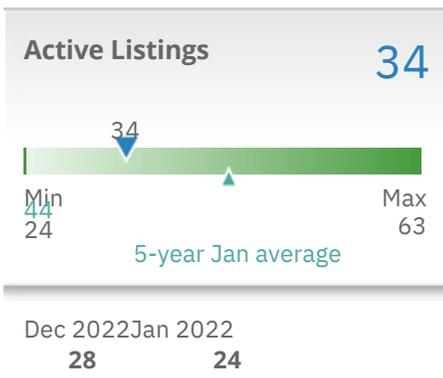
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### Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for January was \$341,000, representing a decrease of 3.9% compared to last month and a decrease of 2.2% from Jan 2022. The average days on market for units sold in January was 17 days, 68% below the 5-year January average of 53 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 22; and a 21.4% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.64 in December and a decrease from 1.46 in January 2022. The Contract Ratio is 39% lower than the 5-year January average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Upper Moreland (Montgomery, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

**New Listings** **11**

↓ **-8.3%** ↓ **-47.6%**  
 from Dec 2022: from Jan 2022:  
**1221**

---

YTD20232022+/-  
1121-47.6%

5-year Jan average: **16**

**New Pendings** **16**

↑ **77.8%** ↓ **-40.7%**  
 from Dec 2022: from Jan 2022:  
**927**

---

YTD20232022+/-  
1627-40.7%

5-year Jan average: **15**

**Closed Sales** **6**

↓ **-60.0%** ↓ **-50.0%**  
 from Dec 2022: from Jan 2022:  
**1512**

---

YTD20232022+/-  
612-50.0%

5-year Jan average: **12**

**Median Sold Price** **\$342,107**

↓ **-20.4%** ↓ **-5.0%**  
 from Dec 2022: from Jan 2022:  
**\$430,000** **\$360,000**

---

YTD20232022+/-  
\$342,107 **\$360,000**-5.0%

5-year Jan average: **\$301,221**



**Active Listings** **10**

10  
 Min 5 Max 41  
 16  
 5-year Jan average

---

Dec 2022Jan 2022  
**5 15**

**Avg DOM** **44**

44  
 Min 33 Max 1055  
 5-year Jan average

---

Dec 2022Jan 2022YTD  
**34 10 44**

**Avg Sold to OLP Ratio** **95.3%**

95.3%  
 Min 90.1% Max 96.6%  
 103.3%  
 5-year Jan average

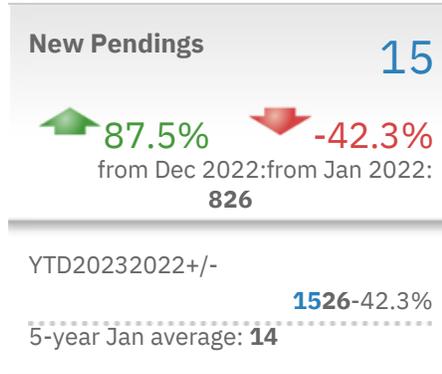
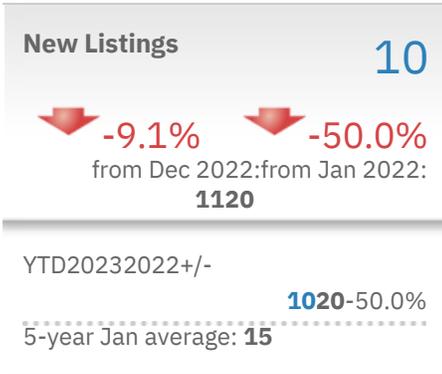
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Dec 2022Jan 2022YTD  
**99.5% 103.3% 95.3%**

# January 2023

## Upper Moreland (Montgomery, PA) - Detached

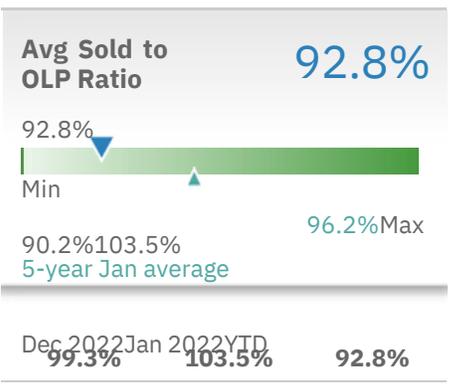
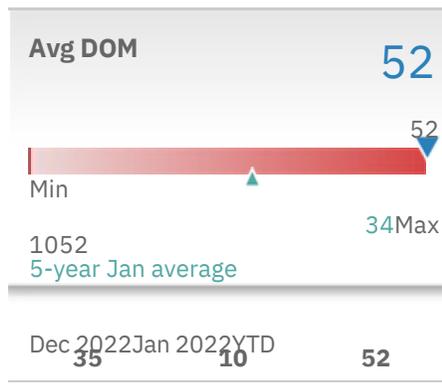
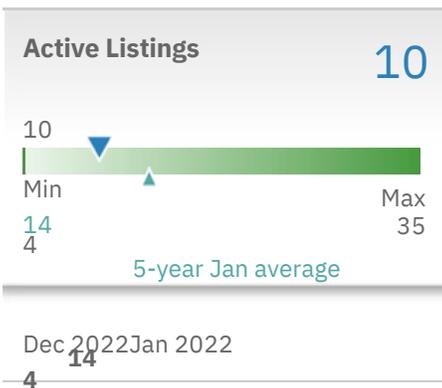
Tri-County Suburban REALTORS  
Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)



### Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for January was \$344,000, representing a decrease of 22.7% compared to last month and a decrease of 4.4% from Jan 2022. The average days on market for units sold in January was 52 days, 53% above the 5-year January average of 34 days. There was an 87.5% month over month increase in new contract activity with 15 New Pendings; a 53.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 20; and a 28.6% decrease in supply to 10 active units.

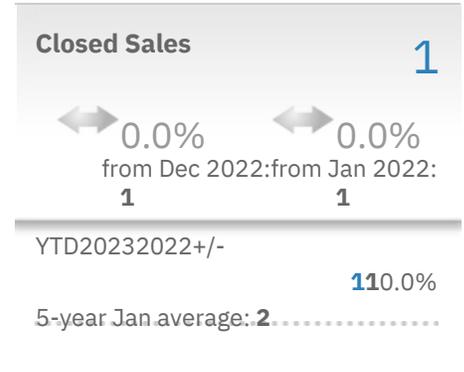
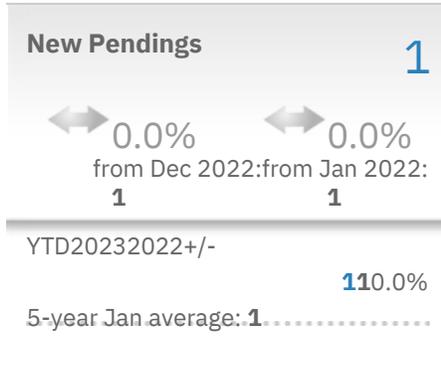
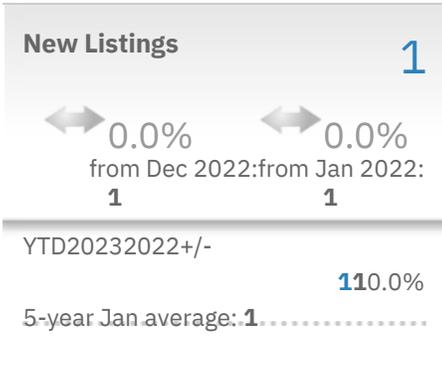
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.93 in December and a decrease from 8.25 in January 2022. The Contract Ratio is 29% lower than the 5-year January average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Upper Moreland (Montgomery, PA) - Attached

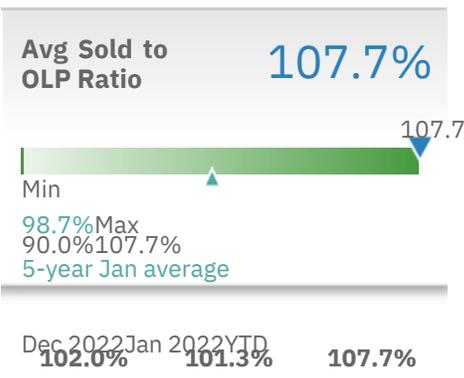
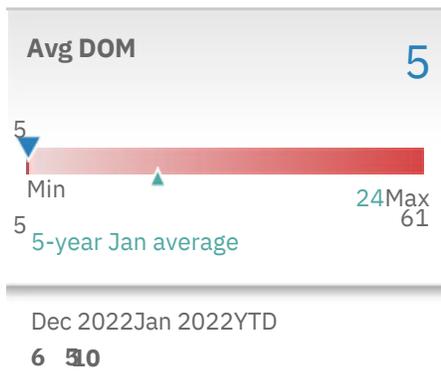
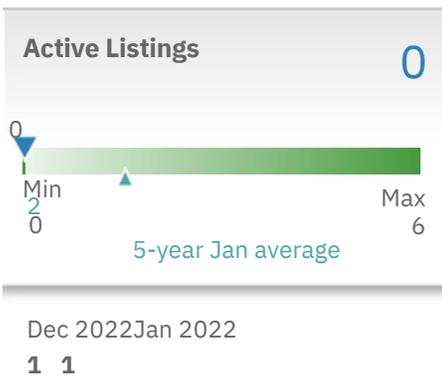
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Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)



### Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for January was \$210,000, representing a decrease of 17.6% compared to last month and a decrease of 7.5% from Jan 2022. The average days on market for units sold in January was 5 days, 79% below the 5-year January average of 24 days. There was no month over month change in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and a 100% decrease in supply to 0 active units.

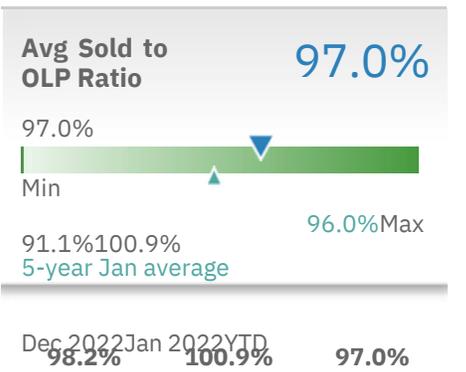
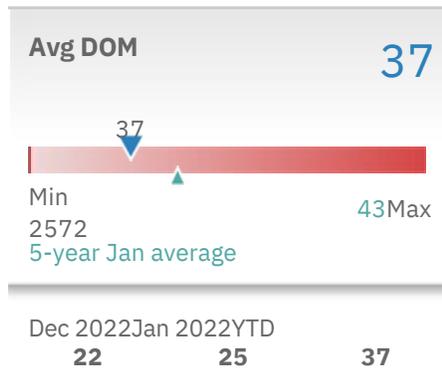
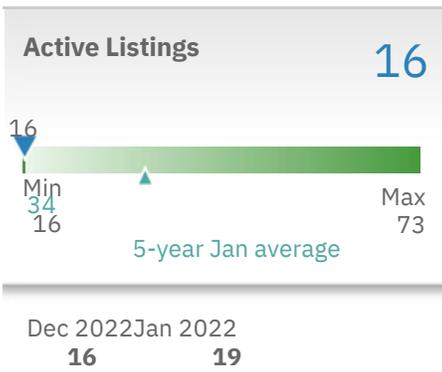
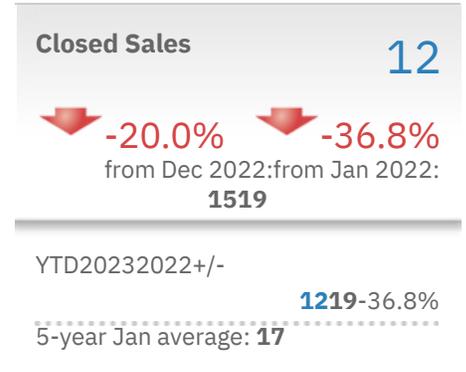
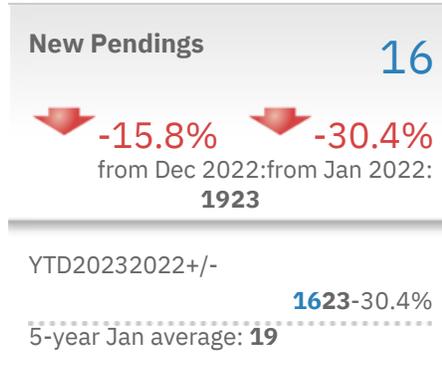
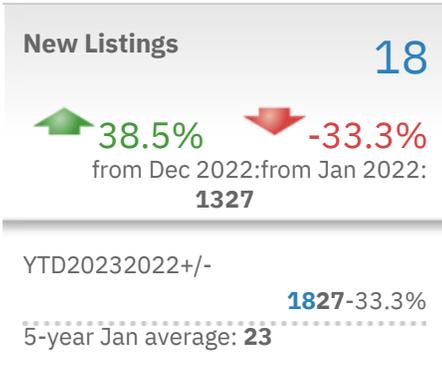
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in December and a decrease from 2.00 in January 2022. The Contract Ratio is 100% lower than the 5-year January average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Upper Perkiomen (Montgomery, PA)

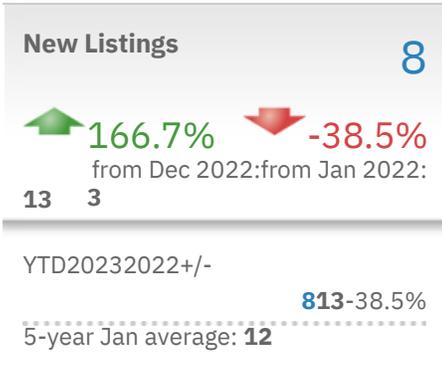
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# January 2023

## Upper Perkiomen (Montgomery, PA) - Detached

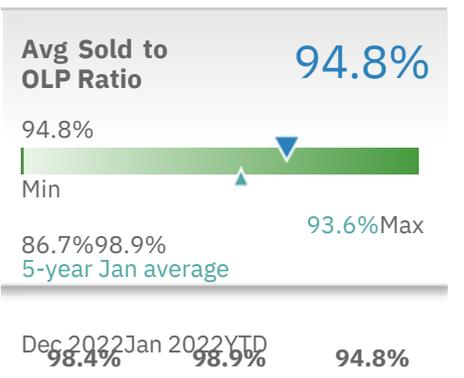
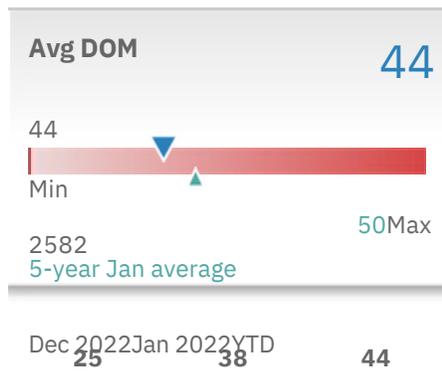
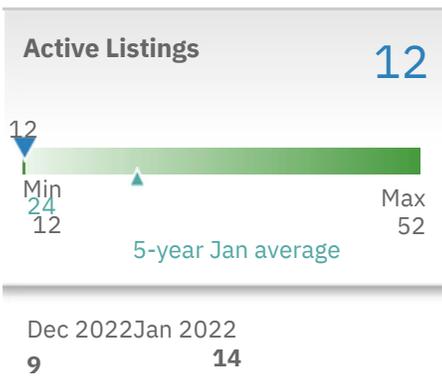
Tri-County Suburban REALTORS  
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for January was \$441,100, representing an increase of 44.6% compared to last month and an increase of 31.7% from Jan 2022. The average days on market for units sold in January was 44 days, 12% below the 5-year January average of 50 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 13; and a 33.3% increase in supply to 12 active units.

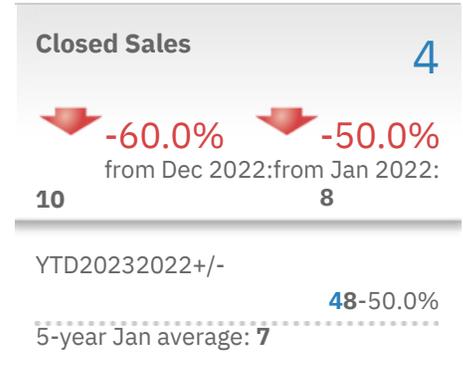
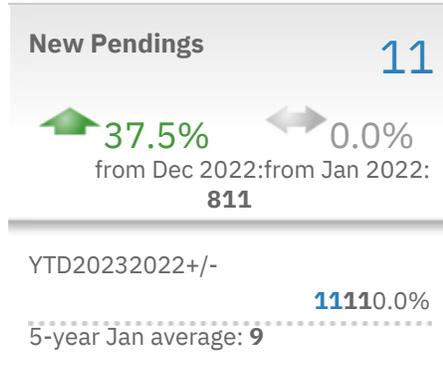
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.89 in December and a decrease from 1.36 in January 2022. The Contract Ratio is 15% higher than the 5-year January average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# January 2023

## Upper Perkiomen (Montgomery, PA) - Attached

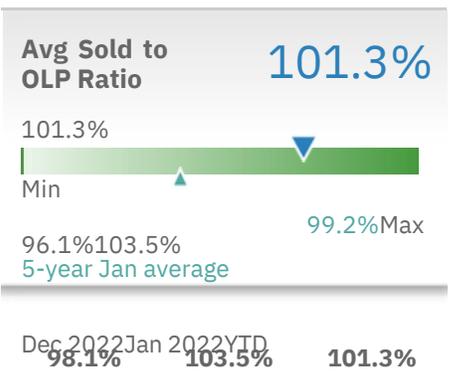
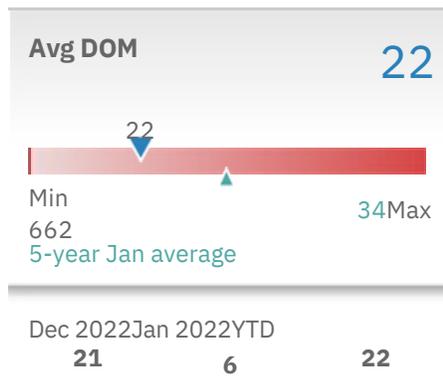
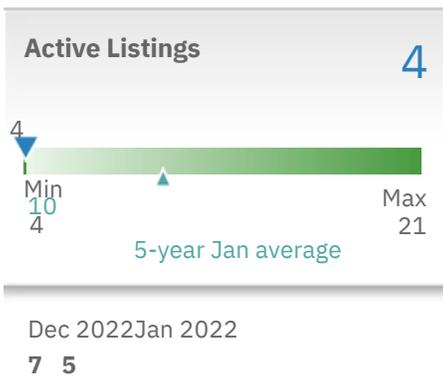
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### Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for January was \$272,995, representing a decrease of 14.6% compared to last month and a decrease of 0.7% from Jan 2022. The average days on market for units sold in January was 22 days, 36% below the 5-year January average of 34 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from December) to 16; and a 42.9% decrease in supply to 4 active units.

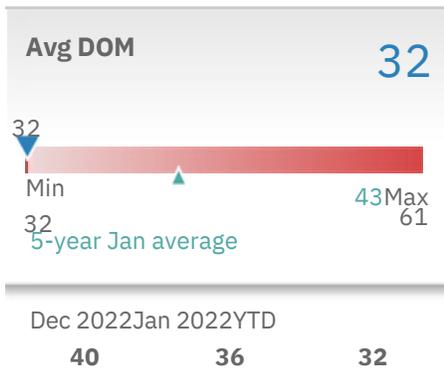
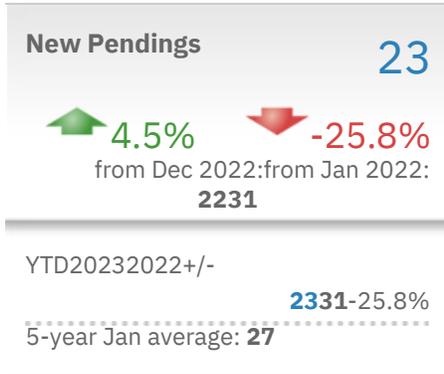
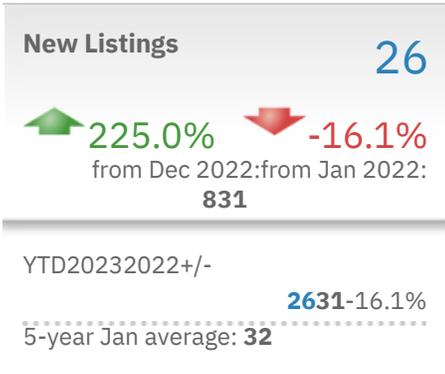
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.14 in December and an increase from 3.00 in January 2022. The Contract Ratio is 84% higher than the 5-year January average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

Wissahickon (Montgomery, PA)

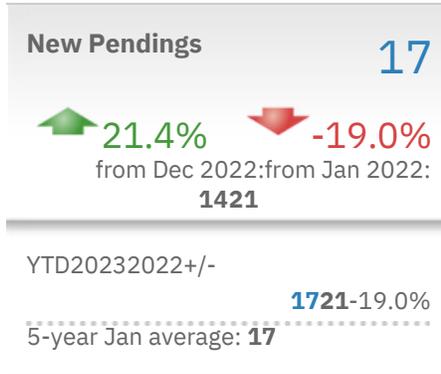
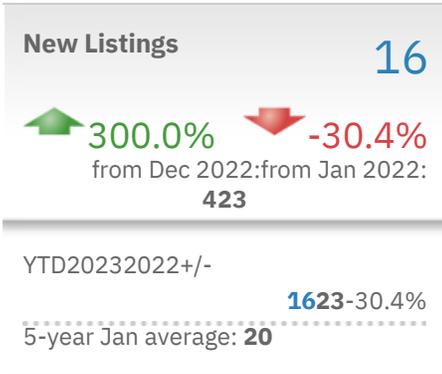
Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)



# January 2023

## Wissahickon (Montgomery, PA) - Detached

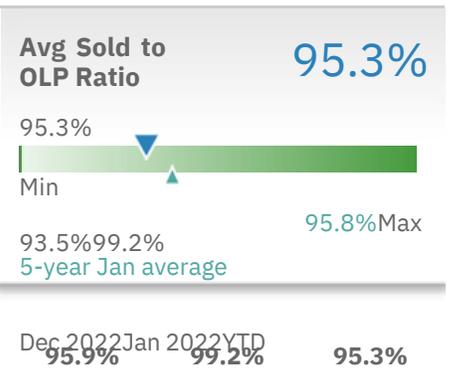
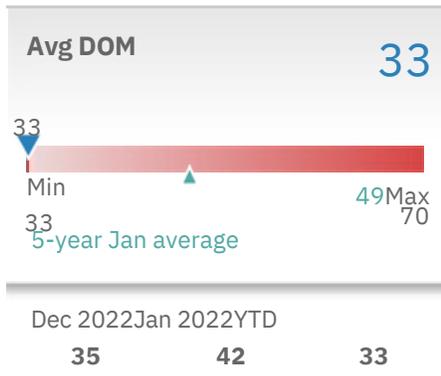
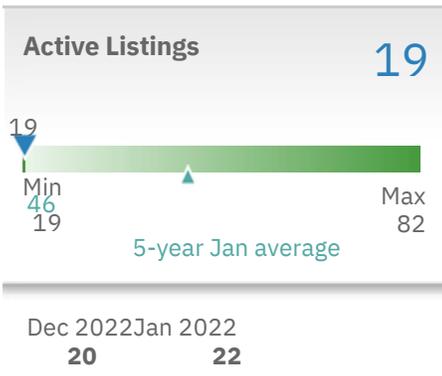
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Email: adeptice@tcsr.realtor



### Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for January was \$530,000, representing a decrease of 17.2% compared to last month and a decrease of 26.9% from Jan 2022. The average days on market for units sold in January was 33 days, 32% below the 5-year January average of 49 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 28; and a 5% decrease in supply to 19 active units.

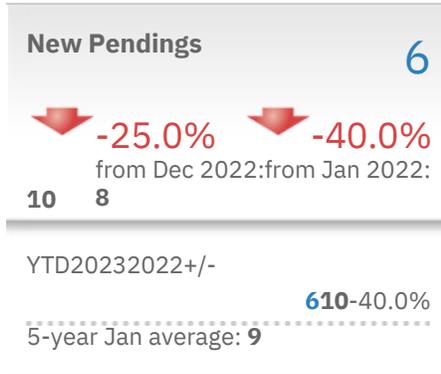
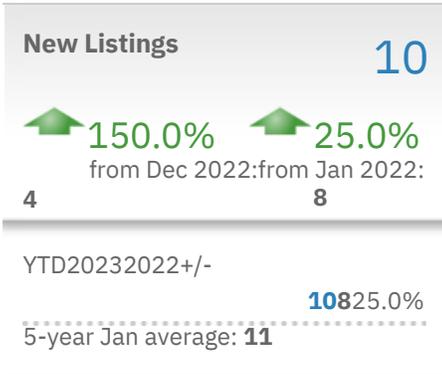
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.45 in December and an increase from 1.23 in January 2022. The Contract Ratio is 80% higher than the 5-year January average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2023

## Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for January was \$323,000, representing a decrease of 20.2% compared to last month and a decrease of 34.9% from Jan 2022. The average days on market for units sold in January was 27 days, 9% above the 5-year January average of 25 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 9; and a 300% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.13 pendencies per active listing, down from 4.50 in December and a decrease from 2.00 in January 2022. The Contract Ratio is the same as the 5-year January average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

