

March 2023

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

March 2023

Montgomery County, PA

Email: adepice@tcsr.realtor

New Listings **825**

↑ 38.9% ↓ -29.6%
 from Feb 2023: from Mar 2022:

594 1,172

YTD 2023 2022 +/-
2,111 2,714 -22.2%
 5-year Mar average: **1,163**

New Pendings **726**

↑ 26.9% ↓ -33.9%
 from Feb 2023: from Mar 2022:

572 1,099

YTD 2023 2022 +/-
1,822 2,559 -28.8%
 5-year Mar average: **1,014**

Closed Sales **597**

↑ 38.5% ↓ -22.9%
 from Feb 2023: from Mar 2022:

431 774

YTD 2023 2022 +/-
1,524 2,079 -26.7%
 5-year Mar average: **737**

Median Sold Price **\$395,000**

↑ 3.0% ↑ 4.8%
 from Feb 2023: from Mar 2022:

\$383,495 \$376,750

YTD 2023 2022 +/-
\$390,000 \$362,000 7.7%
 5-year Mar average: **\$342,050**



Active Listings **767**

767
 Min 597 Max 1,195
 5-year Mar average 2,370

Feb 2023 Mar 2022
720 597

Avg DOM **29**

29
 Min 21 Max 54
 5-year Mar average

Feb 2023 Mar 2022 YTD
32 21 31

Avg Sold to OLP Ratio **99.6%**

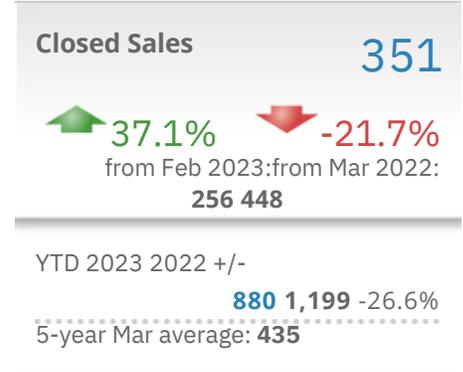
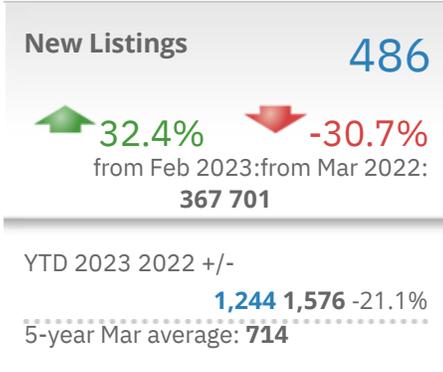
99.6%
 Min 95.8% Max 99.2%
 5-year Mar average 102.5%

Feb 2023 Mar 2022 YTD
98.0% 102.5% 98.4%

March 2023

Montgomery County, PA - Detached

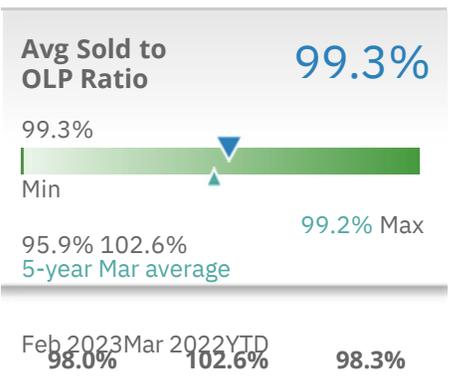
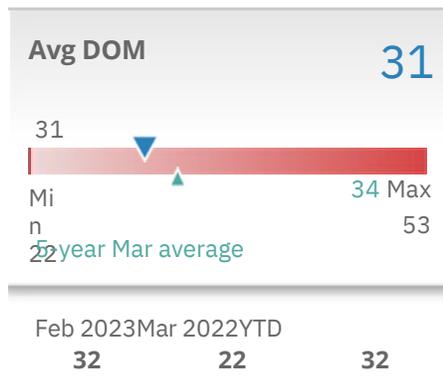
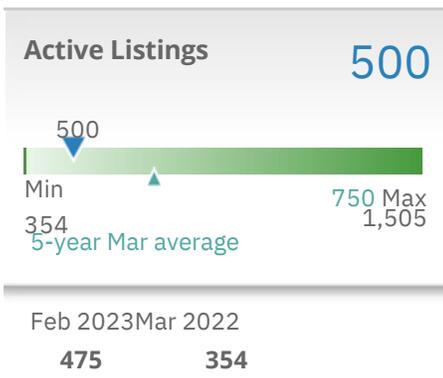
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Summary

In Montgomery County, PA, the median sold price for Detached properties for March was \$455,000, representing an increase of 8.3% compared to last month and an increase of 1.1% from Mar 2022. The average days on market for units sold in March was 31 days, 9% below the 5-year March average of 34 days. There was a 24.2% month over month increase in new contract activity with 416 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 623; and a 5.3% increase in supply to 500 active units.

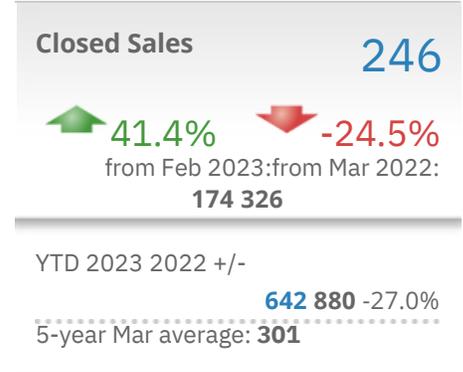
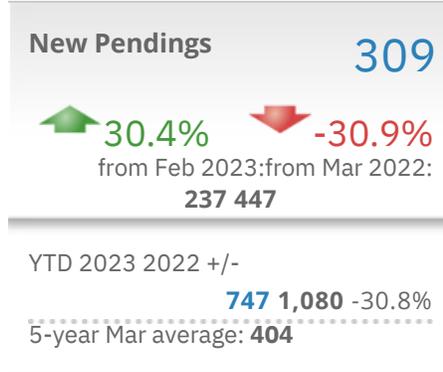
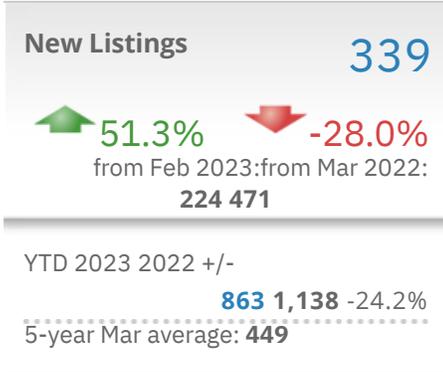
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.21 in February and a decrease from 2.81 in March 2022. The Contract Ratio is 26% lower than the 5-year March average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Montgomery County, PA - Attached

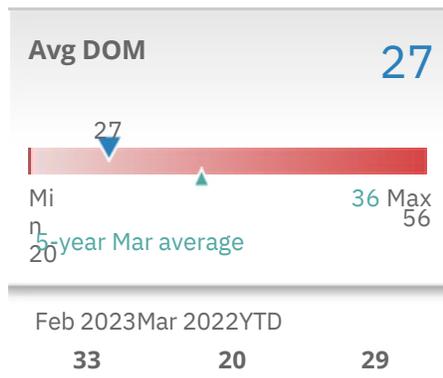
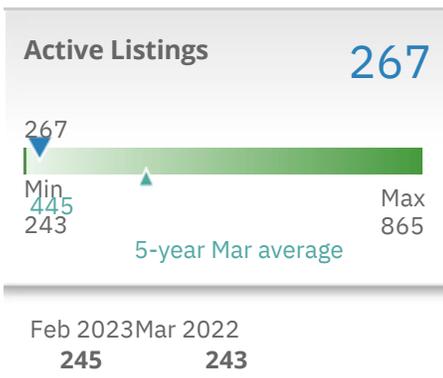
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Summary

In Montgomery County, PA, the median sold price for Attached properties for March was \$305,000, representing a decrease of 0.7% compared to last month and an increase of 8% from Mar 2022. The average days on market for units sold in March was 27 days, 25% below the 5-year March average of 36 days. There was a 30.4% month over month increase in new contract activity with 309 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 447; and a 9% increase in supply to 267 active units.

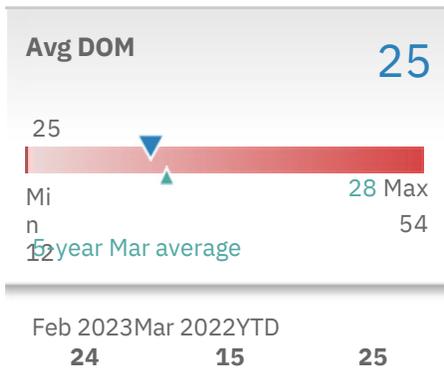
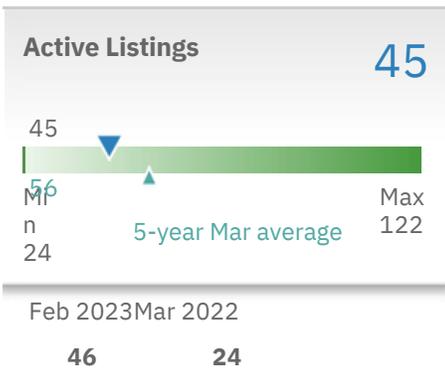
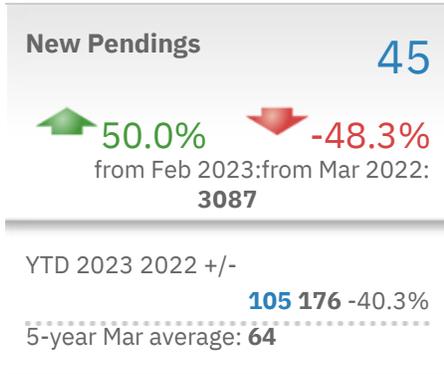
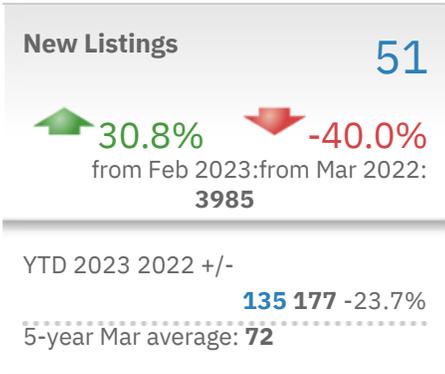
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, no change from February and a decrease from 2.93 in March 2022. The Contract Ratio is 13% lower than the 5-year March average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2023

Abington (Montgomery, PA)

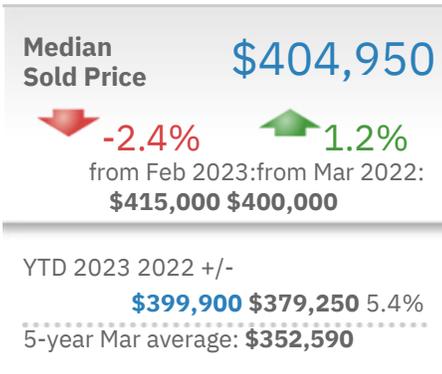
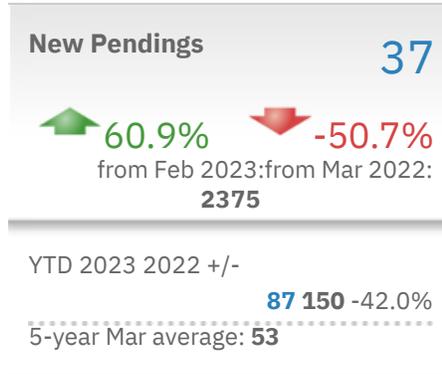
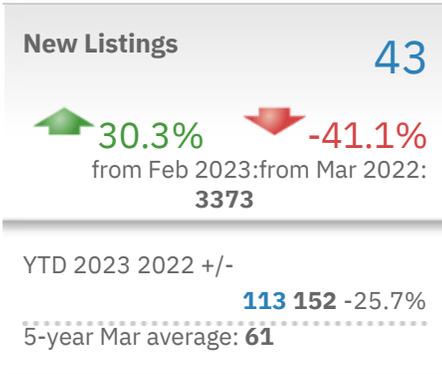
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Abington (Montgomery, PA) - Detached

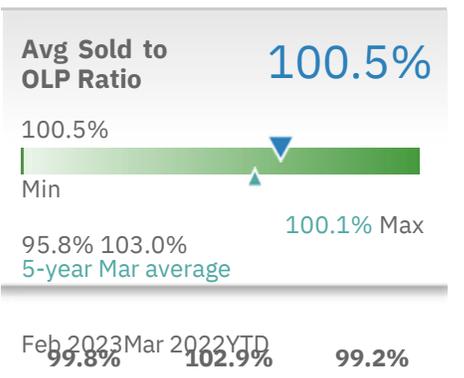
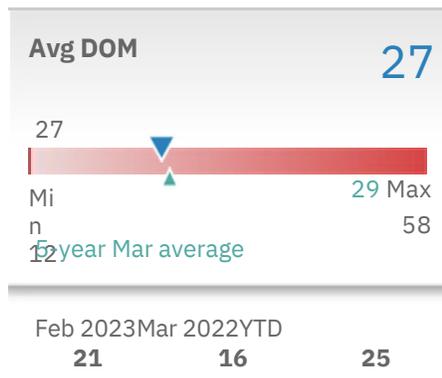
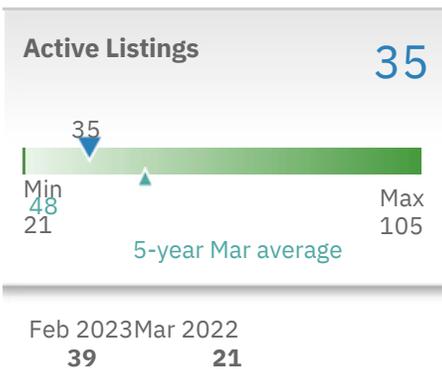
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for March was \$404,950, representing a decrease of 2.4% compared to last month and an increase of 1.2% from Mar 2022. The average days on market for units sold in March was 27 days, 6% below the 5-year March average of 29 days. There was a 60.9% month over month increase in new contract activity with 37 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 50; and a 10.3% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.43 pendencies per active listing, up from 1.15 in February and a decrease from 4.24 in March 2022. The Contract Ratio is 31% lower than the 5-year March average of 2.08. 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.

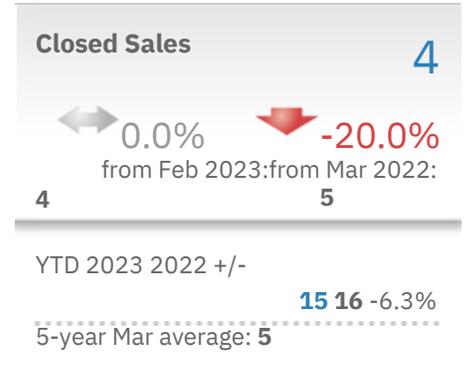
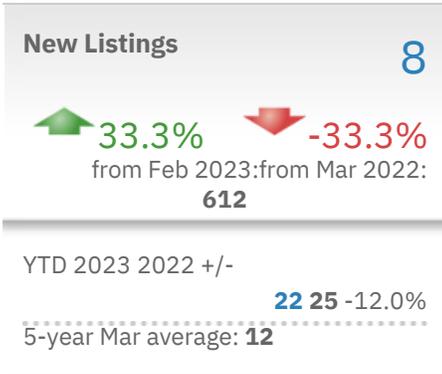


March 2023

Abington (Montgomery, PA) - Attached

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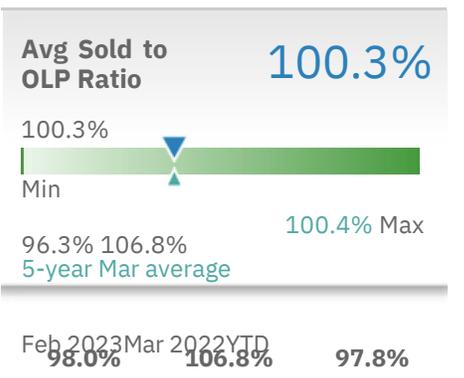
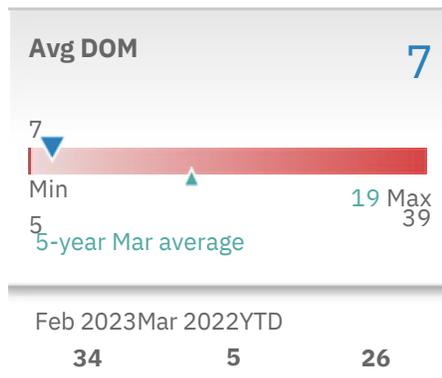
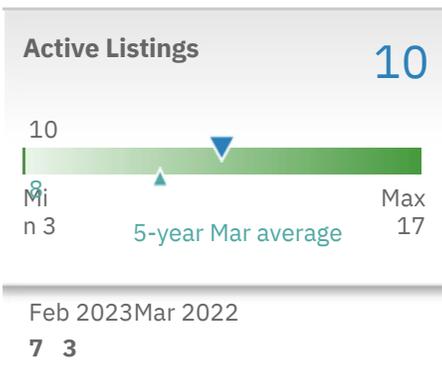
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Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for March was \$224,950, representing a decrease of 33.8% compared to last month and a decrease of 18.2% from Mar 2022. The average days on market for units sold in March was 7 days, 64% below the 5-year March average of 19 days. There was a 14.3% 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 February) to 11; and a 42.9% increase in supply to 10 active units.

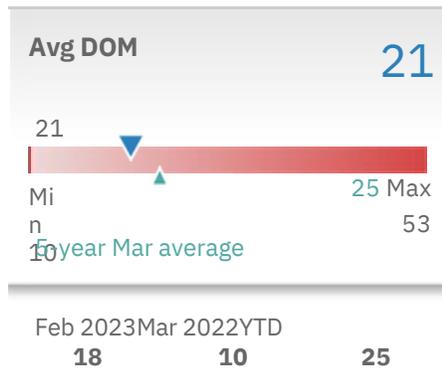
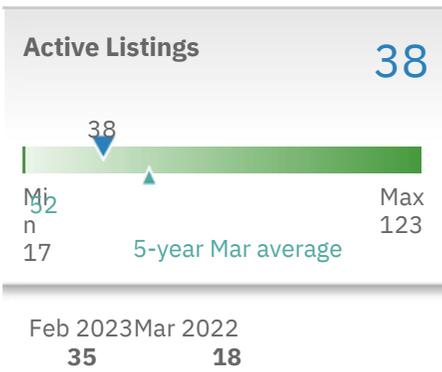
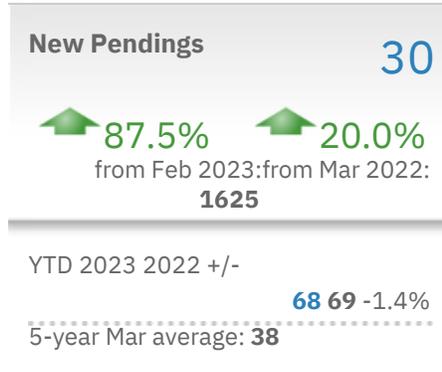
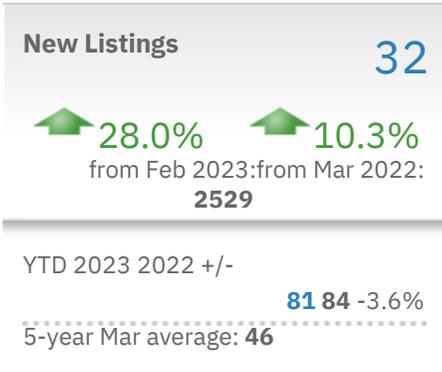
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.29 in February and a decrease from 5.33 in March 2022. The Contract Ratio is 57% lower than the 5-year March average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Boyertown Area (Montgomery, PA)

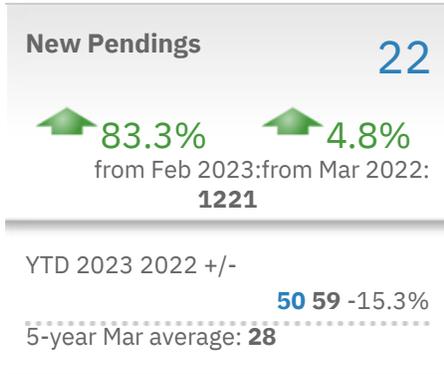
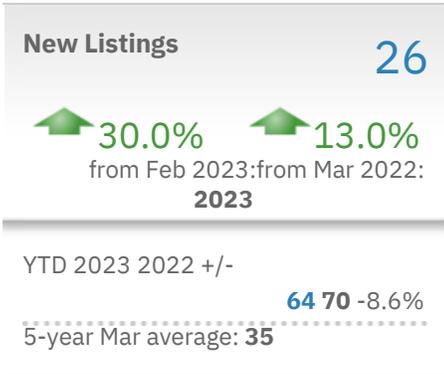
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March 2023

Boyertown Area (Montgomery, PA) - Detached

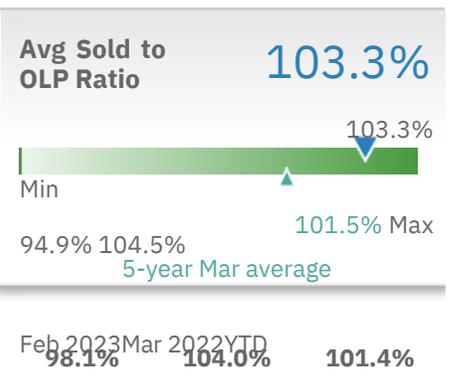
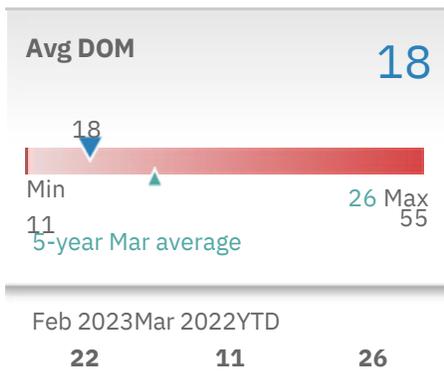
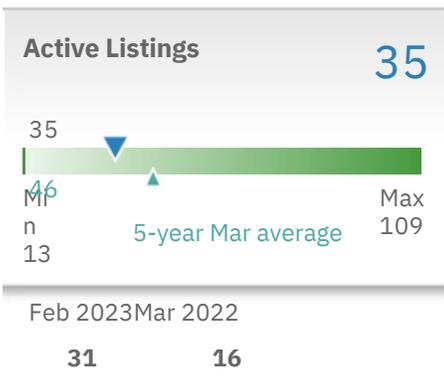
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for March was \$457,750, representing an increase of 12.1% compared to last month and an increase of 6% from Mar 2022. The average days on market for units sold in March was 18 days, 30% below the 5-year March average of 26 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and a 12.9% increase in supply to 35 active units.

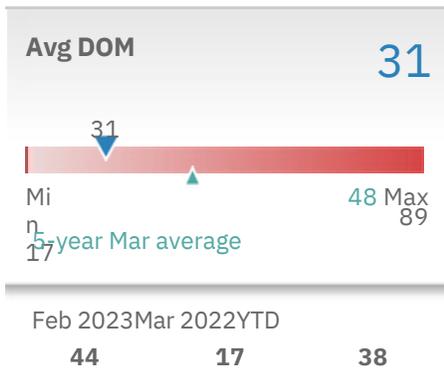
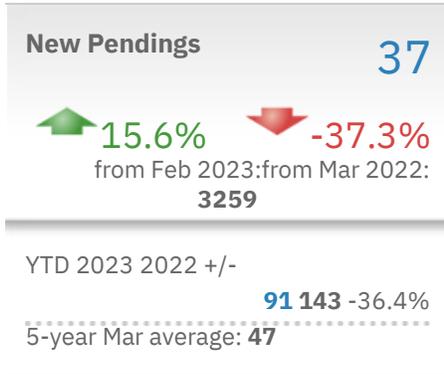
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.71 in February and a decrease from 1.88 in March 2022. The Contract Ratio is 64% lower than the 5-year March average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Cheltenham (Montgomery, PA)

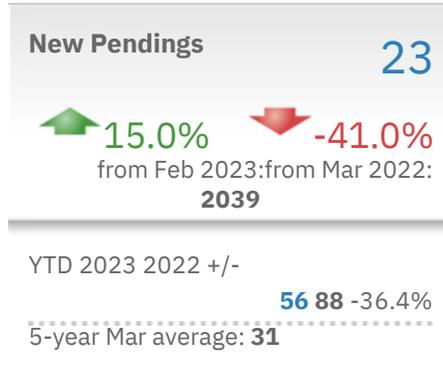
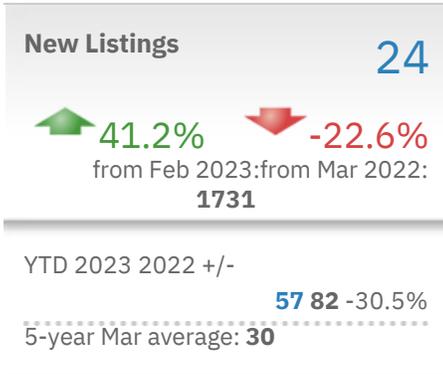
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March 2023

Cheltenham (Montgomery, PA) - Detached

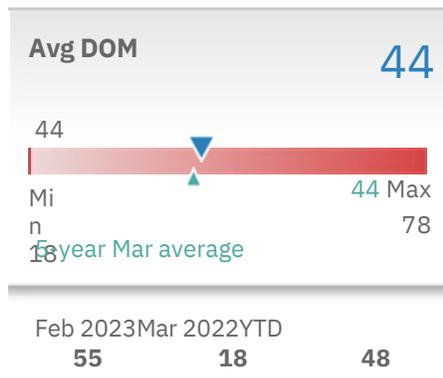
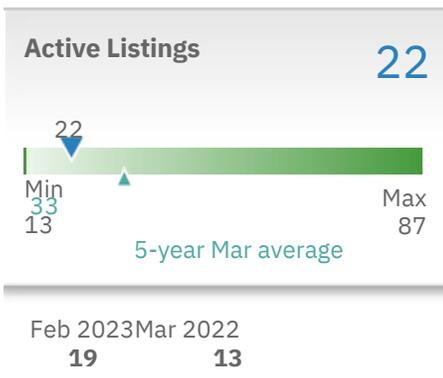
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for March was \$427,500, representing an increase of 14% compared to last month and an increase of 0.6% from Mar 2022. The average days on market for units sold in March was 44 days, the same as the 5-year March average of 44 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; a 13.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 50; and a 15.8% increase in supply to 22 active units.

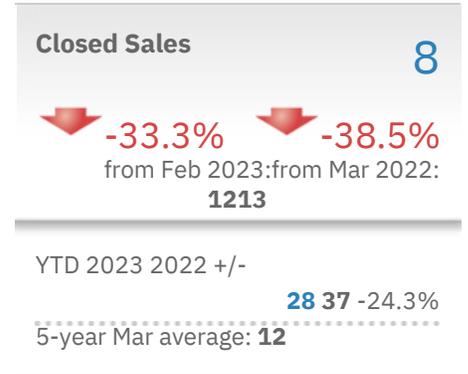
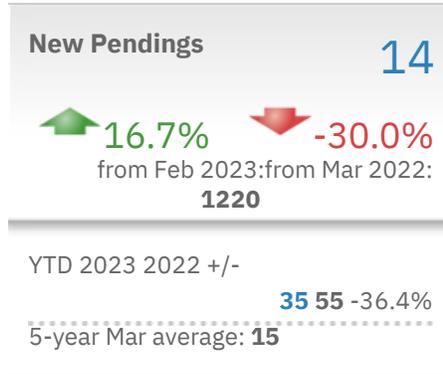
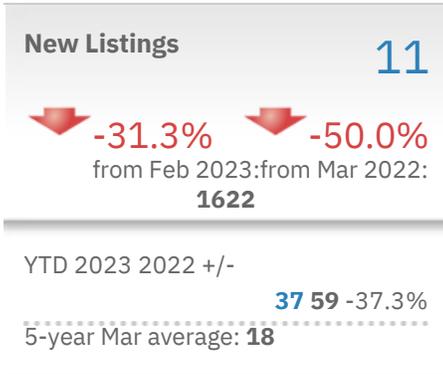
This activity resulted in a Contract Ratio of 2.27 pendencies per active listing, down from 2.32 in February and a decrease from 4.54 in March 2022. The Contract Ratio is 3% lower than the 5-year March average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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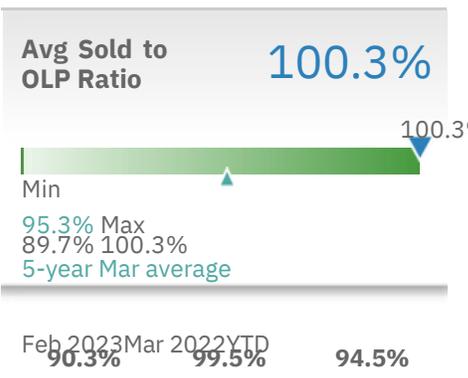
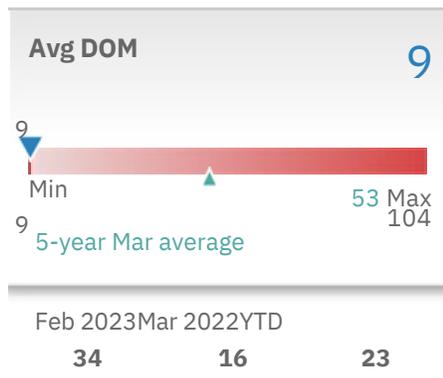
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for March was \$182,500, representing a decrease of 25.9% compared to last month and a decrease of 24% from Mar 2022. The average days on market for units sold in March was 9 days, 83% below the 5-year March average of 53 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 42; and a 25% decrease in supply to 9 active units.

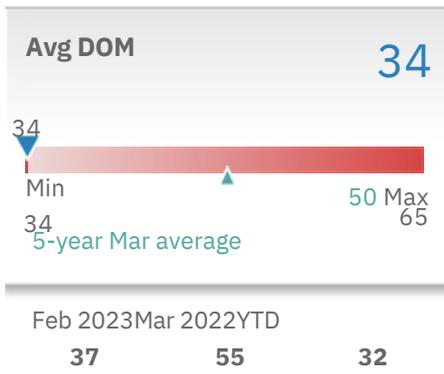
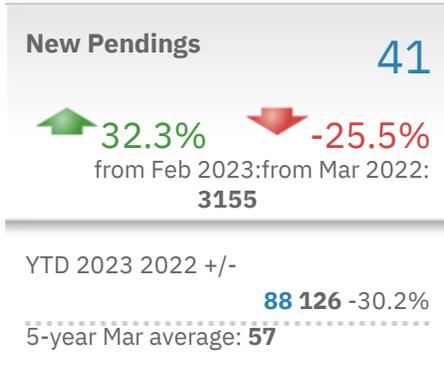
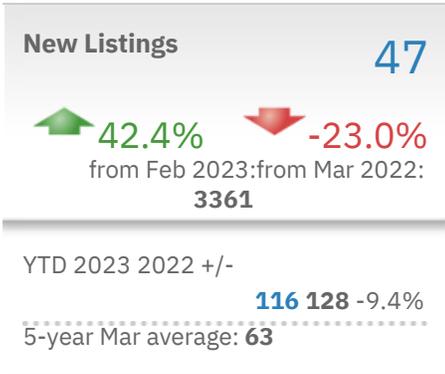
This activity resulted in a Contract Ratio of 4.67 pendings per active listing, up from 3.17 in February and a decrease from 4.80 in March 2022. The Contract Ratio is 92% higher than the 5-year March average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Colonial (Montgomery, PA)

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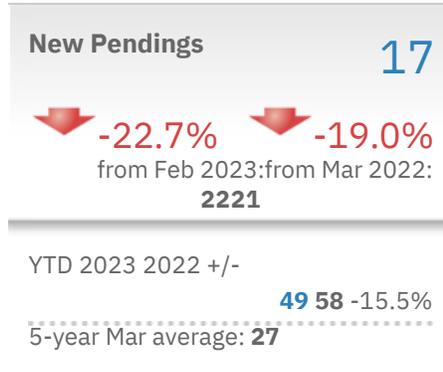
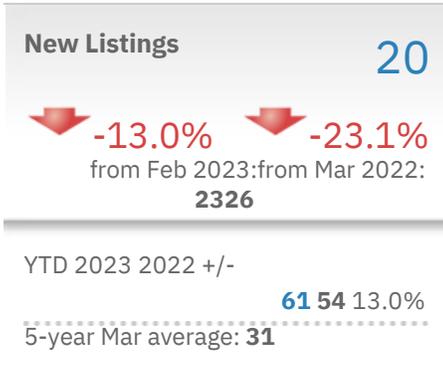


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Colonial (Montgomery, PA) - Detached

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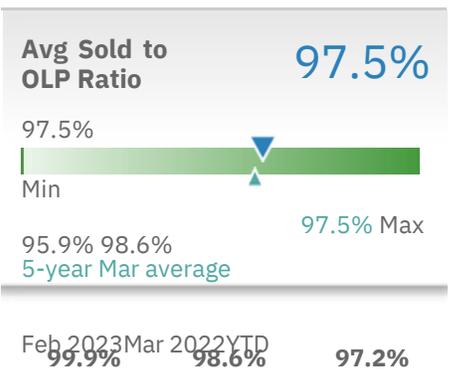
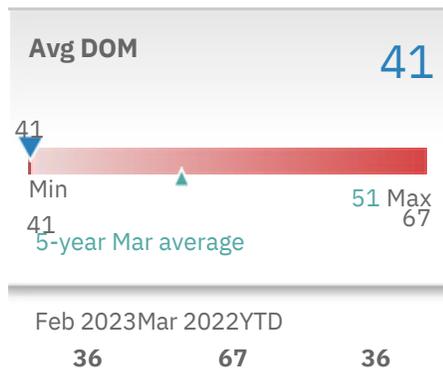
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Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for March was \$612,500, representing a decrease of 1.2% compared to last month and an increase of 27.6% from Mar 2022. The average days on market for units sold in March was 41 days, 20% below the 5-year March average of 51 days. There was a 22.7% month over month decrease in new contract activity with 17 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 26; and a 4.2% increase in supply to 25 active units.

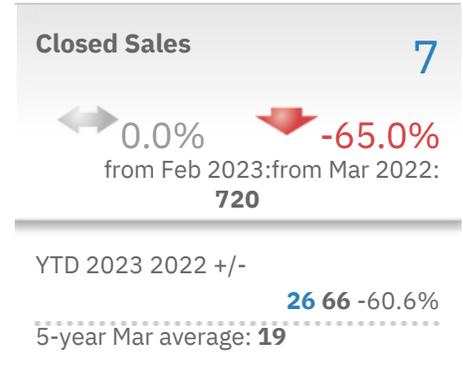
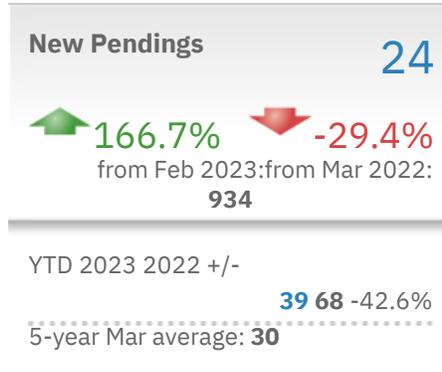
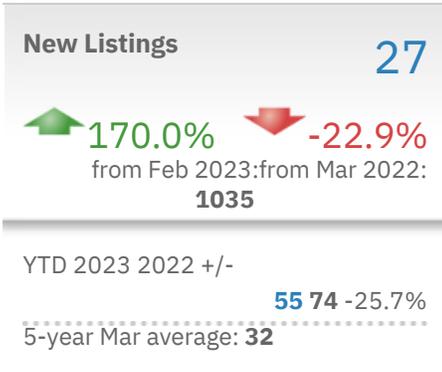
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.17 in February and a decrease from 3.64 in March 2022. The Contract Ratio is 46% lower than the 5-year March average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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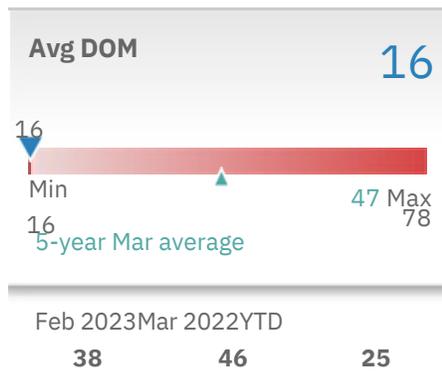
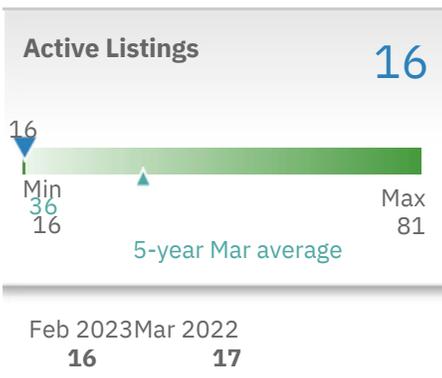
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Email: adeptice@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for March was \$443,000, representing a decrease of 4.7% compared to last month and an increase of 51.5% from Mar 2022. The average days on market for units sold in March was 16 days, 66% below the 5-year March average of 47 days. There was a 166.7% month over month increase in new contract activity with 24 New Pendings; a 160% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and no change in supply with 16 active units.

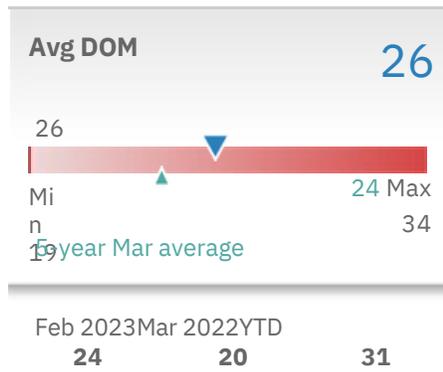
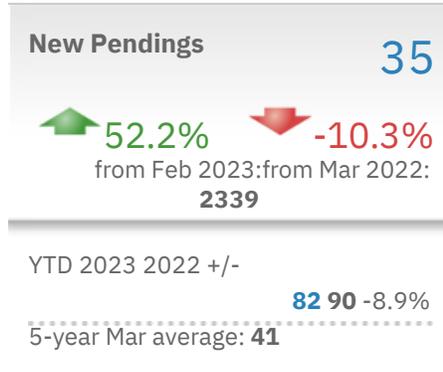
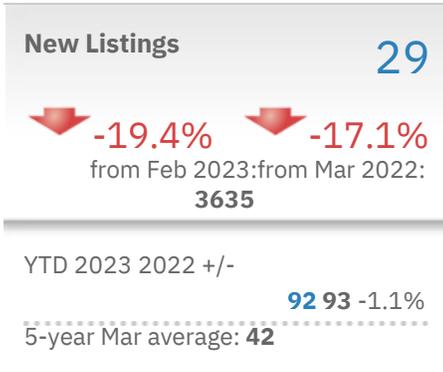
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 0.63 in February and a decrease from 2.41 in March 2022. The Contract Ratio is 4% higher than the 5-year March average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2023

Hatboro-Horsham (Montgomery, PA)

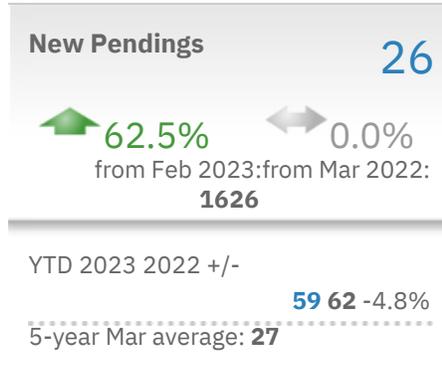
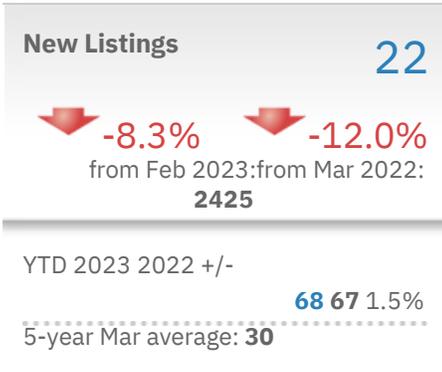
Email: adevice@tcsr.realtor



March 2023

Hatboro-Horsham (Montgomery, PA) - Detached

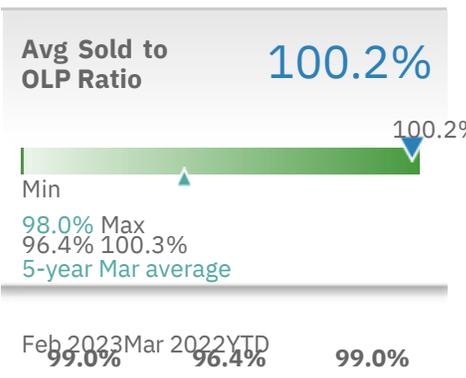
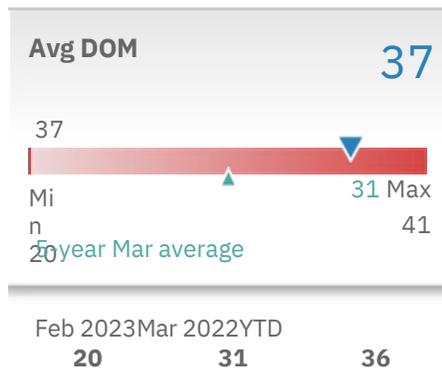
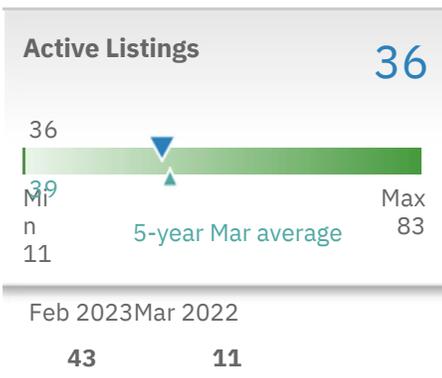
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for March was \$455,011, representing an increase of 11% compared to last month and an increase of 12.3% from Mar 2022. The average days on market for units sold in March was 37 days, 20% above the 5-year March average of 31 days. There was a 62.5% month over month increase in new contract activity with 26 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from February) to 35; and a 16.3% decrease in supply to 36 active units.

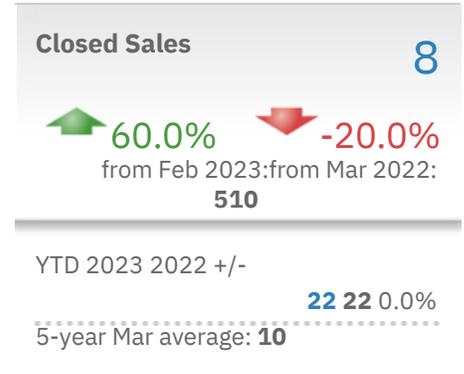
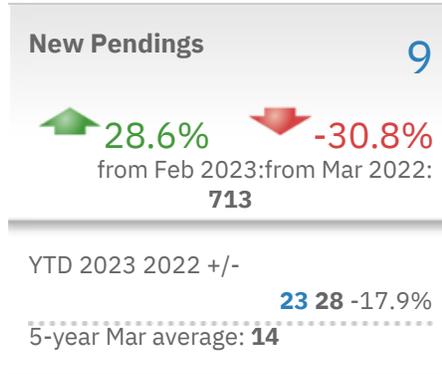
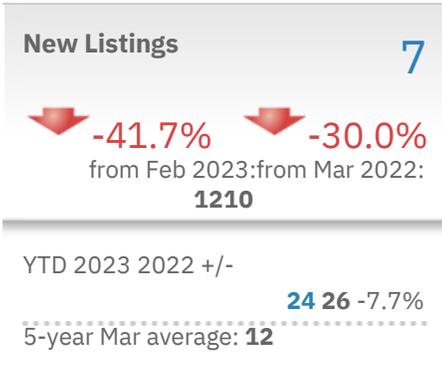
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.65 in February and a decrease from 3.45 in March 2022. The Contract Ratio is 44% lower than the 5-year March average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Hatboro-Horsham (Montgomery, PA) - Attached

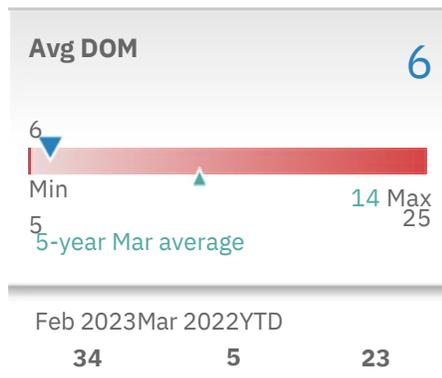
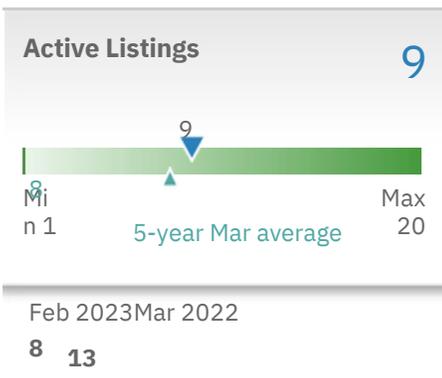
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for March was \$365,000, representing an increase of 4.3% compared to last month and an increase of 21.5% from Mar 2022. The average days on market for units sold in March was 6 days, 57% below the 5-year March average of 14 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 13; and a 30.8% decrease in supply to 9 active units.

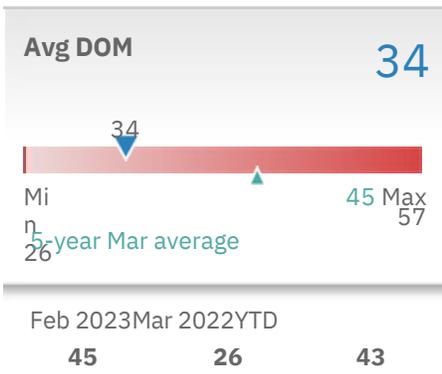
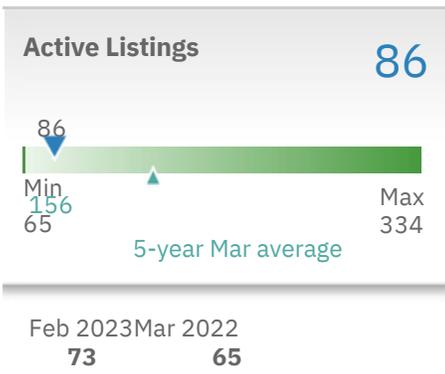
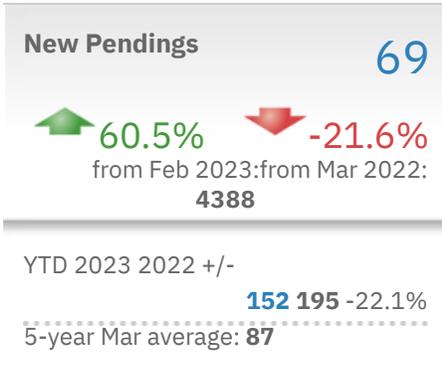
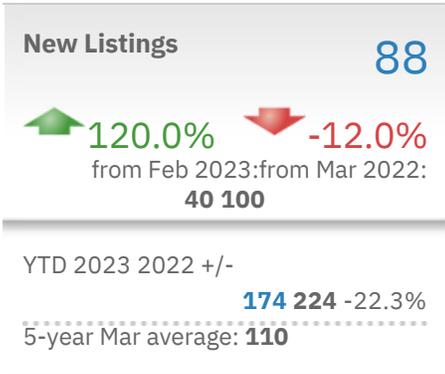
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.85 in February and a decrease from 2.75 in March 2022. The Contract Ratio is 81% lower than the 5-year March average of 7.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Lower Merion (Montgomery, PA)

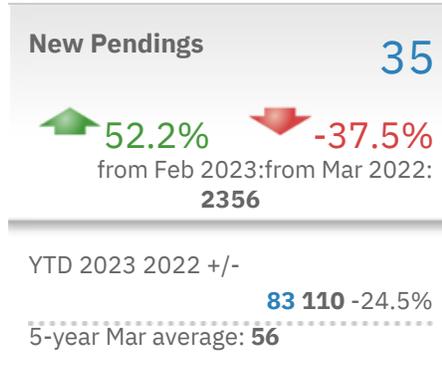
Email: adevice@tcsr.realtor



March 2023

Lower Merion (Montgomery, PA) - Detached

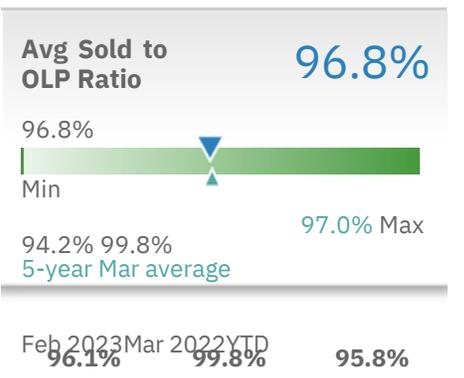
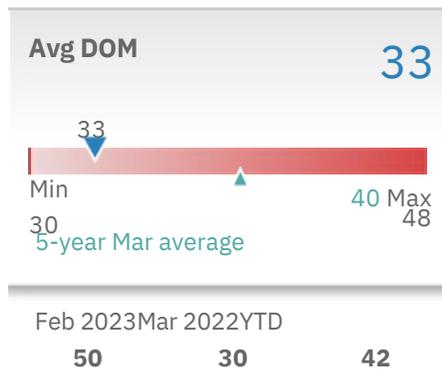
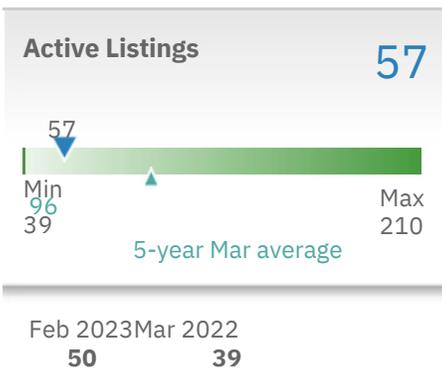
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for March was \$899,999, representing a decrease of 25% compared to last month and an increase of 7.8% from Mar 2022. The average days on market for units sold in March was 33 days, 17% below the 5-year March average of 40 days. There was a 52.2% month over month increase in new contract activity with 35 New Pendings; a 24.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 51; and a 14% increase in supply to 57 active units.

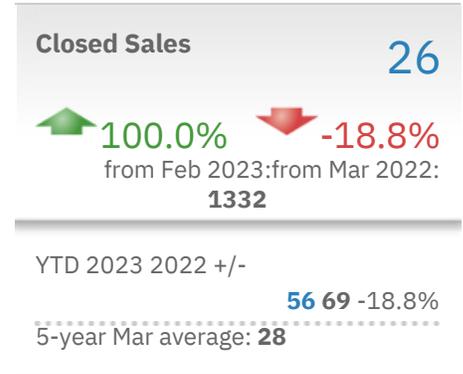
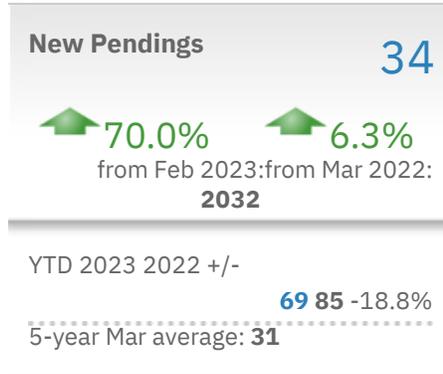
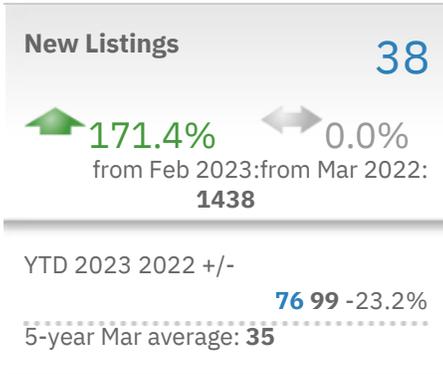
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.82 in February and a decrease from 2.13 in March 2022. The Contract Ratio is 28% lower than the 5-year March average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Lower Merion (Montgomery, PA) - Attached

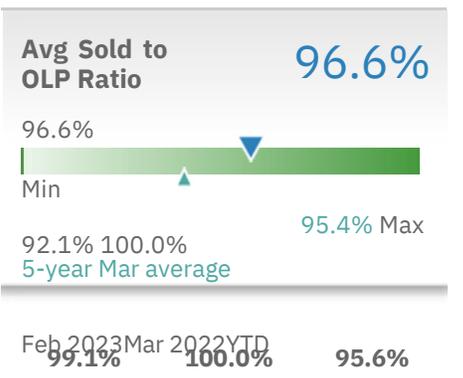
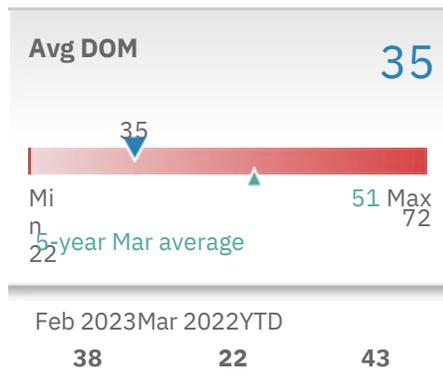
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Email: adeptice@tcsr.realtor



Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for March was \$270,000, representing a decrease of 33.3% compared to last month and a decrease of 7.7% from Mar 2022. The average days on market for units sold in March was 35 days, 31% below the 5-year March average of 51 days. There was a 70% month over month increase in new contract activity with 34 New Pendings; a 19.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 37; and a 26.1% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 1.35 in February and a decrease from 1.58 in March 2022. The Contract Ratio is 22% higher than the 5-year March average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Methacton (Montgomery, PA)

Email: adevice@tcsr.realtor

New Listings 37

↑ 68.2% ↓ -7.5%
 from Feb 2023: from Mar 2022:
2240

YTD 2023 2022 +/-
89 88 1.1%

5-year Mar average: **41**

New Pendings 26

↓ -13.3% ↓ -33.3%
 from Feb 2023: from Mar 2022:
3039

YTD 2023 2022 +/-
73 81 -9.9%

5-year Mar average: **32**

Closed Sales 17

↑ 13.3% ↓ -22.7%
 from Feb 2023: from Mar 2022:
1522

YTD 2023 2022 +/-
54 56 -3.6%

5-year Mar average: **24**

Median Sold Price \$572,000

↑ 10.0% ↑ 28.1%
 from Feb 2023: from Mar 2022:
\$519,900 \$446,500

YTD 2023 2022 +/-
\$560,619 \$420,000 33.5%

5-year Mar average: **\$437,600**



Active Listings 30

30
 Min 60 Max 99
 30
 5-year Mar average

Feb 2023 Mar 2022
22 37

Avg DOM 52

52
 Min 35 Max 53
 19
 5-year Mar average

Feb 2023 Mar 2022 YTD
68 19 52

Avg Sold to OLP Ratio 98.2%

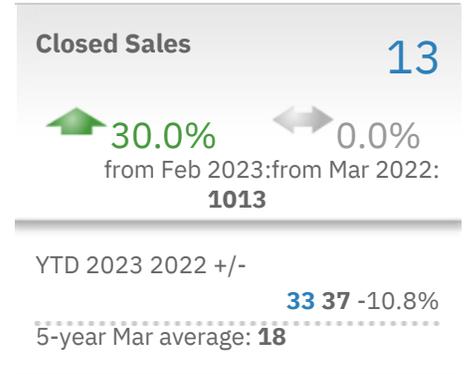
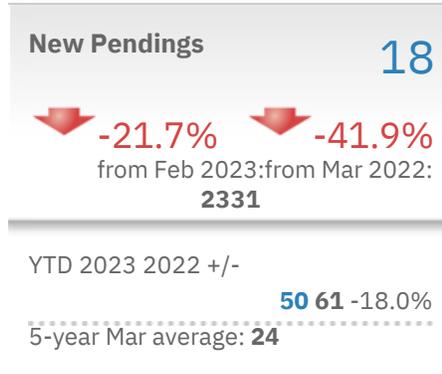
98.2%
 Min 95.5% Max 100.2%
 105.2%
 5-year Mar average

Feb 2023 Mar 2022 YTD
97.6% 105.2% 96.5%

March 2023

Methacton (Montgomery, PA) - Detached

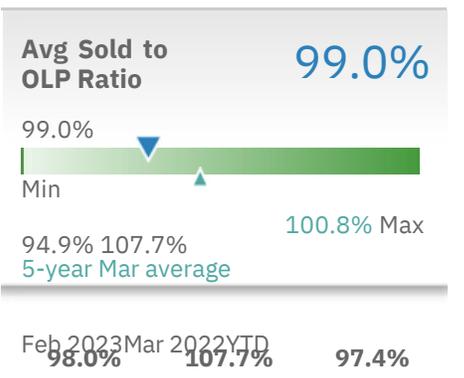
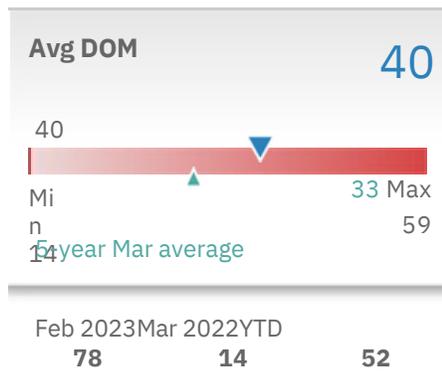
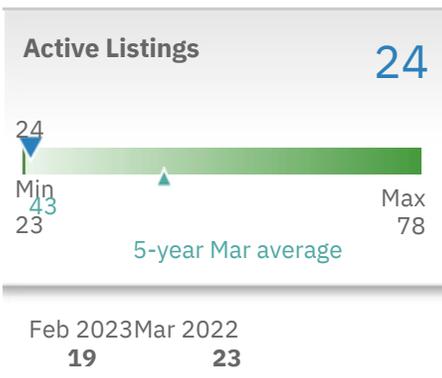
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for March was \$585,900, representing an increase of 18.7% compared to last month and an increase of 16% from March 2022. The average days on market for units sold in March was 40 days, 21% above the 5-year March average of 33 days. There was a 21.7% month over month decrease in new contract activity with 18 New Pending; a 15.4% MoM increase in All Pending (new contracts + contracts carried over from February) to 30; and a 26.3% increase in supply to 24 active units.

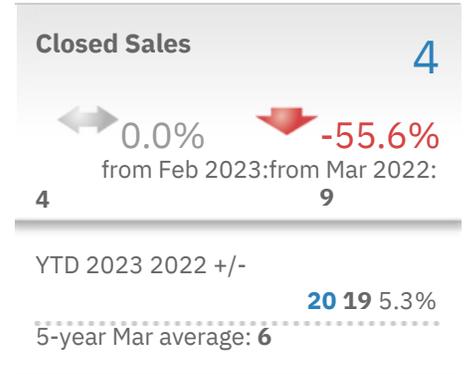
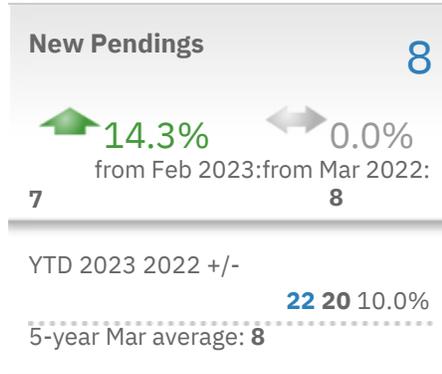
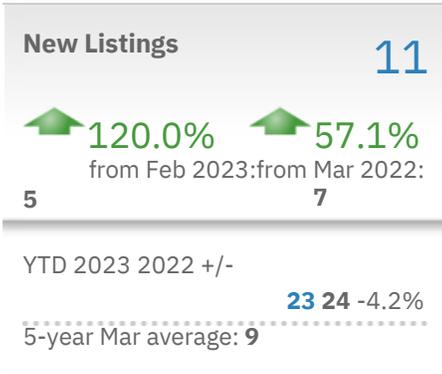
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.37 in February and a decrease from 2.00 in March 2022. The Contract Ratio is 9% higher than the 5-year March average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Methacton (Montgomery, PA) - Attached

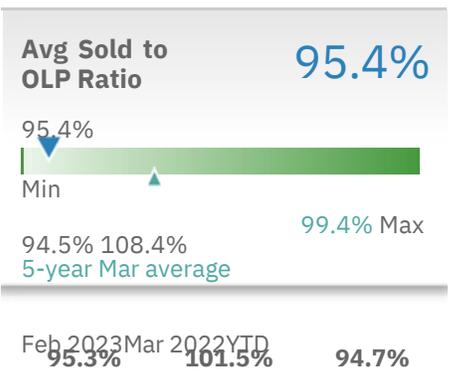
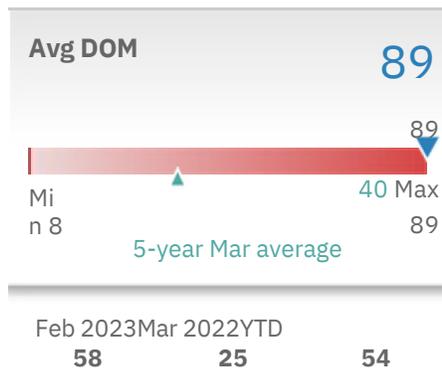
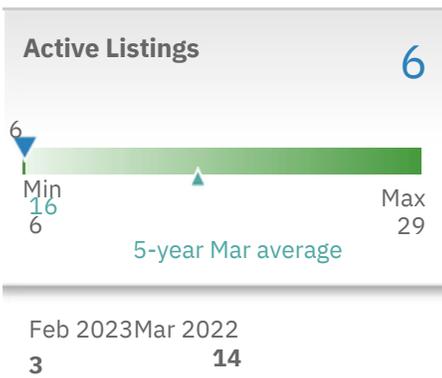
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for March was \$540,624, representing an increase of 0.1% compared to last month and an increase of 71.6% from Mar 2022. The average days on market for units sold in March was 89 days, 125% above the 5-year March average of 40 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 13; and a 100% increase in supply to 6 active units.

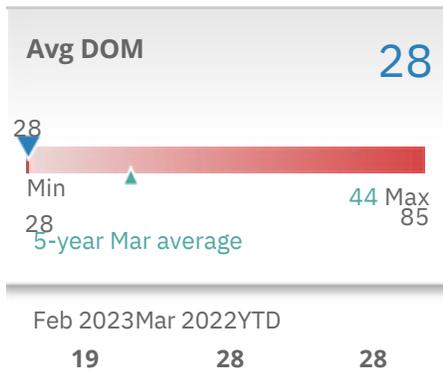
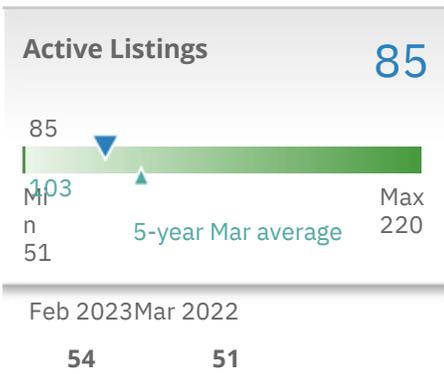
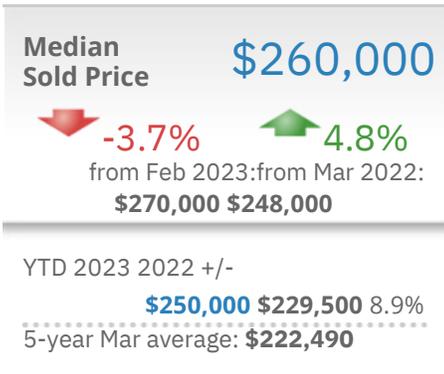
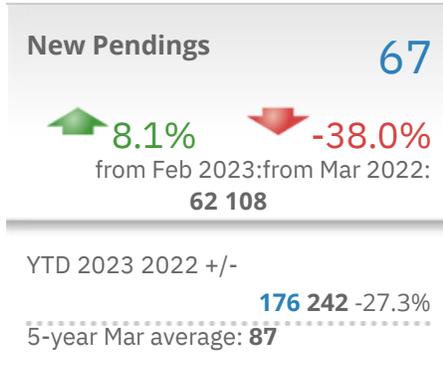
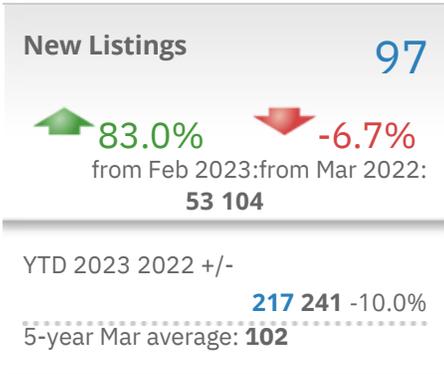
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, down from 3.00 in February and an increase from 1.36 in March 2022. The Contract Ratio is 76% higher than the 5-year March average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Norristown Area (Montgomery, PA)

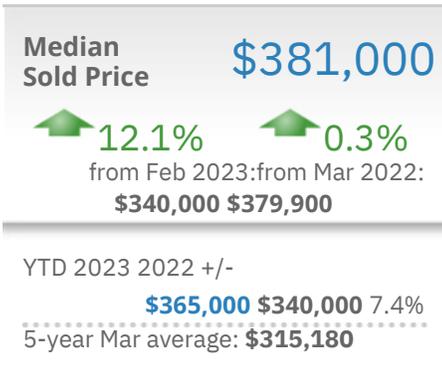
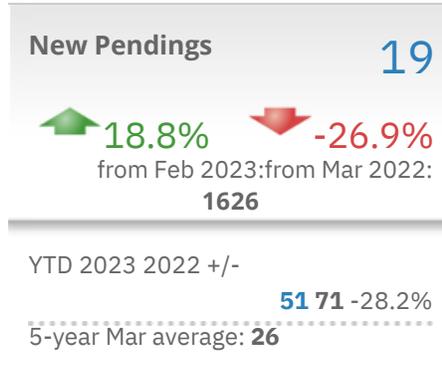
Email: adevice@tcsr.realtor



March 2023

Norristown Area (Montgomery, PA) - Detached

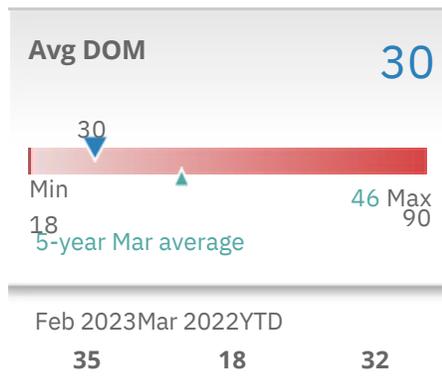
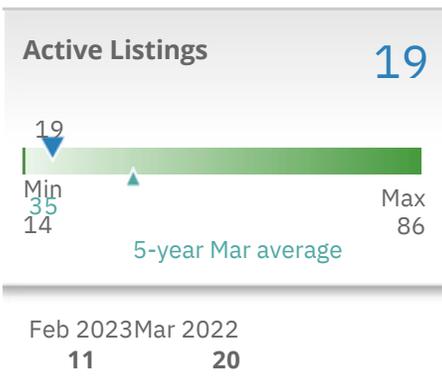
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for March was \$381,000, representing an increase of 12.1% compared to last month and an increase of 0.3% from Mar 2022. The average days on market for units sold in March was 30 days, 35% below the 5-year March average of 46 days. There was an 18.8% month over month increase in new contract activity with 19 New Pendings; a 4% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 24; and a 72.7% increase in supply to 19 active units.

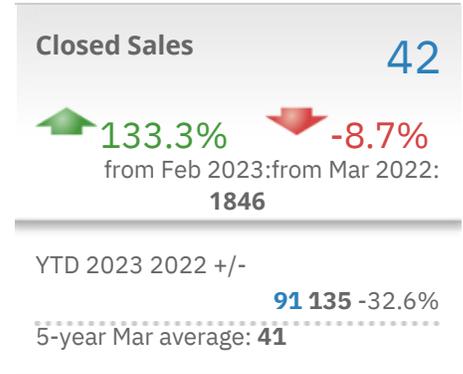
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 2.27 in February and a decrease from 1.90 in March 2022. The Contract Ratio is 17% lower than the 5-year March average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Norristown Area (Montgomery, PA) - Attached

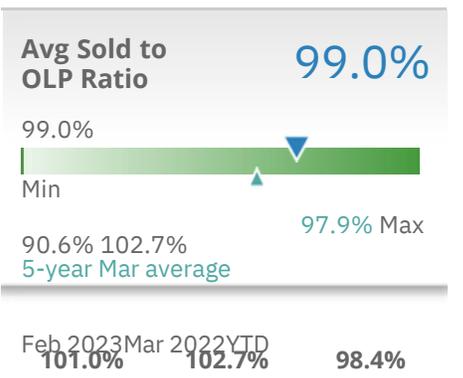
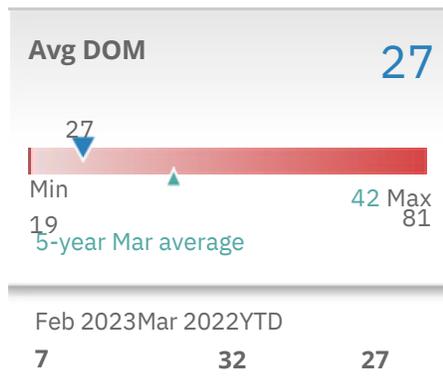
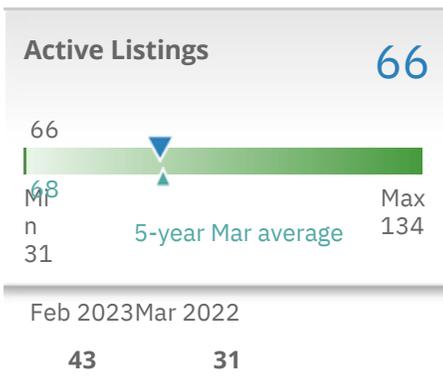
Tri-County Suburban REALTORS
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for March was \$202,450, representing a decrease of 12% compared to last month and an increase of 1.2% from Mar 2022. The average days on market for units sold in March was 27 days, 36% below the 5-year March average of 42 days. There was a 4.3% month over month increase in new contract activity with 48 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 77; and a 53.5% increase in supply to 66 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.81 in February and a decrease from 3.48 in March 2022. The Contract Ratio is 34% lower than the 5-year March average of 1.78. 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.



March 2023

North Penn (Montgomery, PA)

Email: adevice@tcsr.realtor

New Listings 87

↑ 20.8% ↓ -40.4%
 from Feb 2023: from Mar 2022:
72 146

YTD 2023 2022 +/-
254 325 -21.8%
 5-year Mar average: **123**

New Pendings 78

↑ 13.0% ↓ -40.0%
 from Feb 2023: from Mar 2022:
69 130

YTD 2023 2022 +/-
213 299 -28.8%
 5-year Mar average: **118**

Closed Sales 76

↑ 68.9% ↓ -24.0%
 from Feb 2023: from Mar 2022:
45 100

YTD 2023 2022 +/-
191 226 -15.5%
 5-year Mar average: **88**

Median Sold Price \$379,500

↓ -12.8% ↓ -0.4%
 from Feb 2023: from Mar 2022:
\$435,000 \$381,000

YTD 2023 2022 +/-
\$408,000 \$370,000 10.3%
 5-year Mar average: **\$343,500**



Active Listings 77

77
 |-----▼-----|
 Mi n 46 90 Max 157
5-year Mar average

Feb 2023 Mar 2022
70 46

Avg DOM 21

21
 |-----▼-----|
 Mi n 9 22 Max 39
5-year Mar average

Feb 2023 Mar 2022 YTD
22 9 20

Avg Sold to OLP Ratio 98.8%

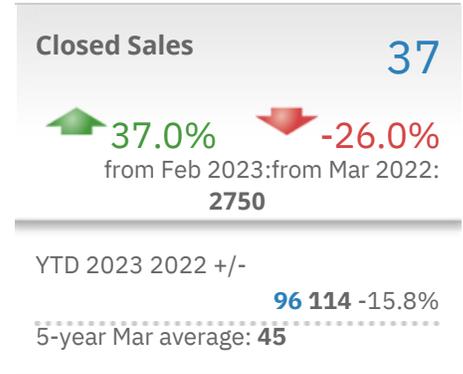
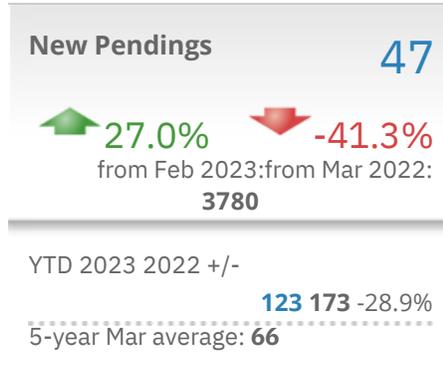
98.8%
 |-----▼-----|
 Min 99.8% Max
5-year Mar average

Feb 2023 Mar 2022 YTD
100.7% 103.9% 99.2%

March 2023

North Penn (Montgomery, PA) - Detached

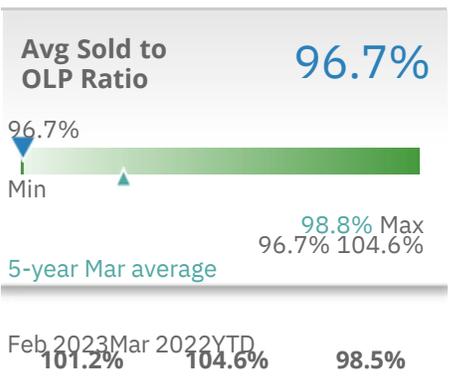
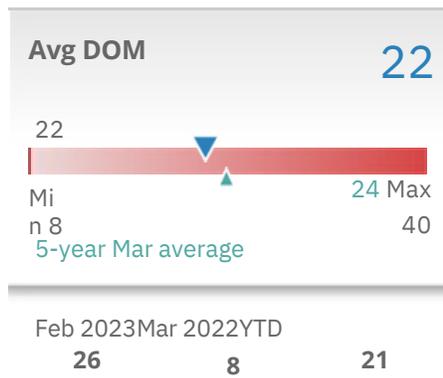
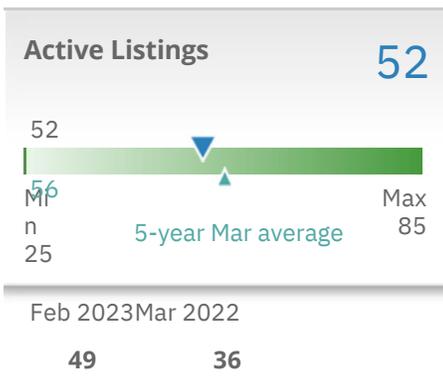
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for March was \$385,000, representing a decrease of 23% compared to last month and a decrease of 14.4% from Mar 2022. The average days on market for units sold in March was 22 days, 9% below the 5-year March average of 24 days. There was a 27% month over month increase in new contract activity with 47 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 75; and a 6.1% increase in supply to 52 active units.

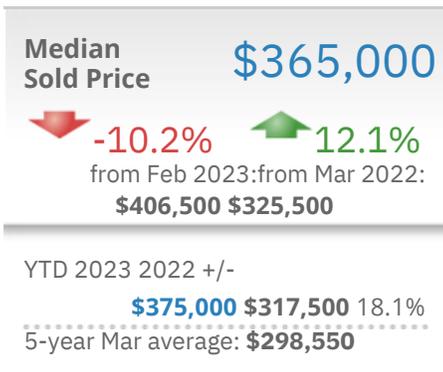
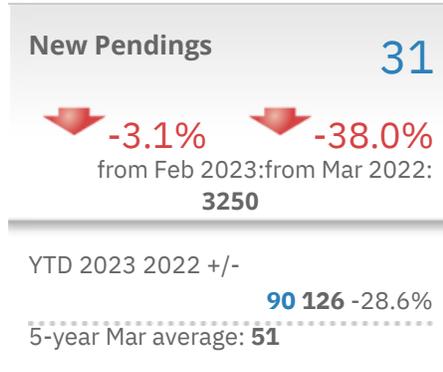
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.33 in February and a decrease from 3.28 in March 2022. The Contract Ratio is 37% lower than the 5-year March average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

North Penn (Montgomery, PA) - Attached

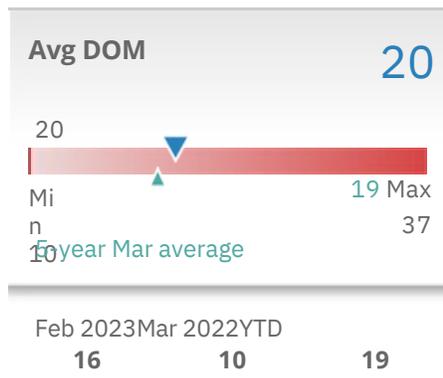
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Email: adeptice@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for March was \$365,000, representing a decrease of 10.2% compared to last month and an increase of 12.1% from Mar 2022. The average days on market for units sold in March was 20 days, 5% above the 5-year March average of 19 days. There was a 3.1% month over month decrease in new contract activity with 31 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 41; and a 19% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 2.48 in February and a decrease from 6.40 in March 2022. The Contract Ratio is 47% lower than the 5-year March average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Perkiomen Valley (Montgomery, PA)

Email: adepice@tcsr.realtor

New Listings 29

↑ 31.8% ↓ -56.1%
 from Feb 2023: from Mar 2022:
2266

YTD 2023 2022 +/-
78 133 -41.4%
 5-year Mar average: **53**

New Pendings 27

↑ 50.0% ↓ -56.5%
 from Feb 2023: from Mar 2022:
1862

YTD 2023 2022 +/-
68 123 -44.7%
 5-year Mar average: **44**

Closed Sales 15

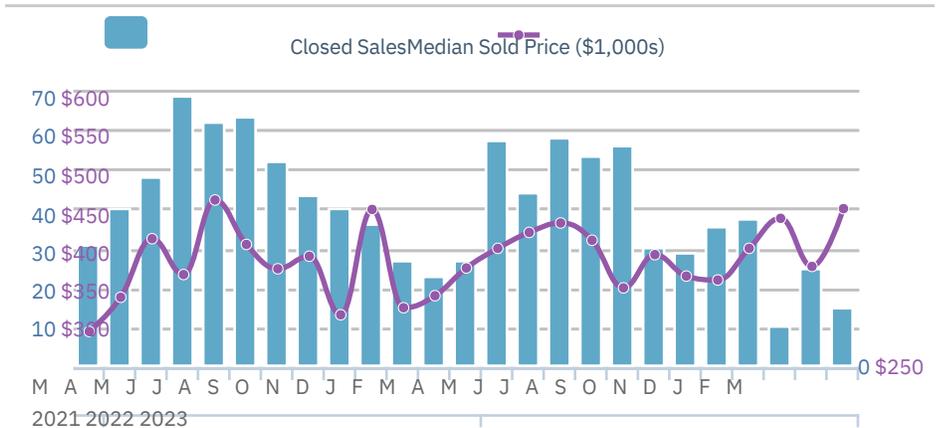
↓ -40.0% ↓ -44.4%
 from Feb 2023: from Mar 2022:
2527

YTD 2023 2022 +/-
50 77 -35.1%
 5-year Mar average: **28**

Median Sold Price \$450,000

↑ 19.2% ↑ 20.0%
 from Feb 2023: from Mar 2022:
\$377,500 \$375,000

YTD 2023 2022 +/-
\$415,000 \$340,000 22.1%
 5-year Mar average: **\$345,440**



Active Listings 27

27
▲ ▼
 Min 54 Max 111
 27
 5-year Mar average

Feb 2023 Mar 2022
31 29

Avg DOM 31

31
▼ ▲
 Min 2078 Max 36
 5-year Mar average

Feb 2023 Mar 2022 YTD
29 24 36

Avg Sold to OLP Ratio 97.5%

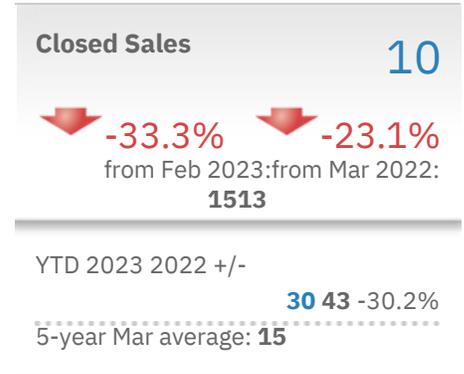
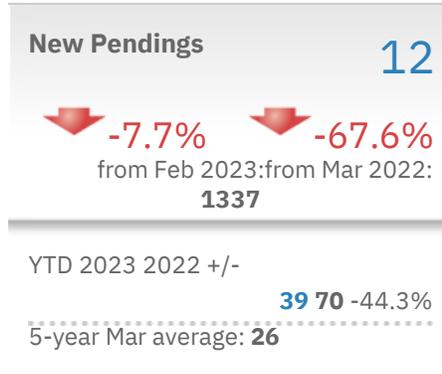
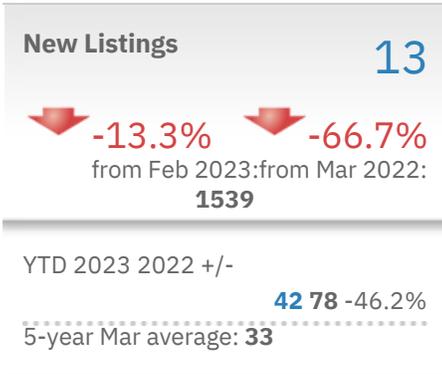
97.5%
▼ ▲
 Min 96.2% Max 99.6%
 103.2%
 5-year Mar average

Feb 2023 Mar 2022 YTD
101.6% 103.2% 99.5%

March 2023

Perkiomen Valley (Montgomery, PA) - Detached

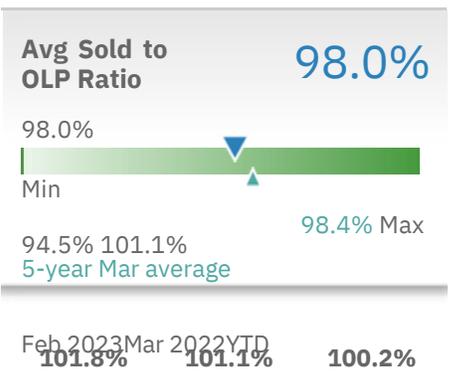
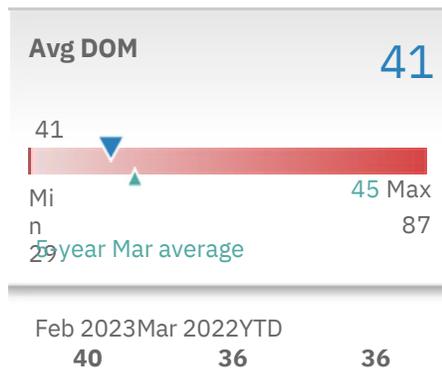
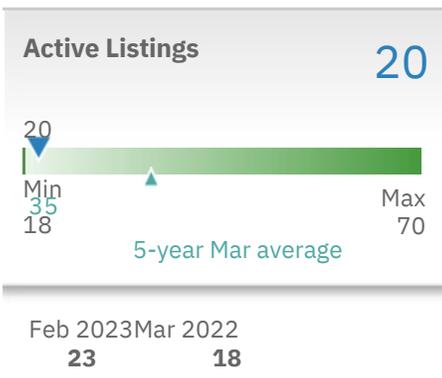
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for March was \$692,500, representing an increase of 53.1% compared to last month and an increase of 66.9% from Mar 2022. The average days on market for units sold in March was 41 days, 10% below the 5-year March average of 45 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 20; and a 13% decrease in supply to 20 active units.

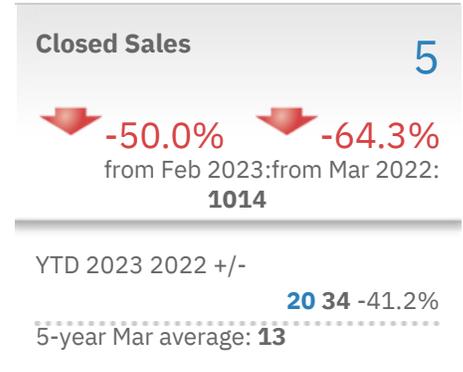
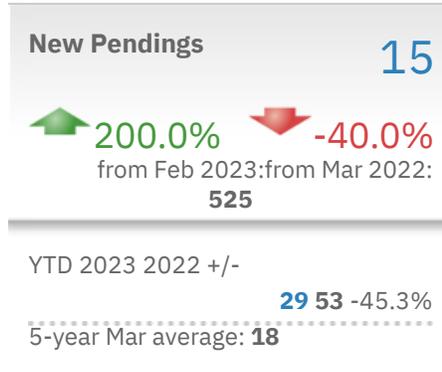
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.78 in February and a decrease from 3.11 in March 2022. The Contract Ratio is 37% lower than the 5-year March average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Perkiomen Valley (Montgomery, PA) - Attached

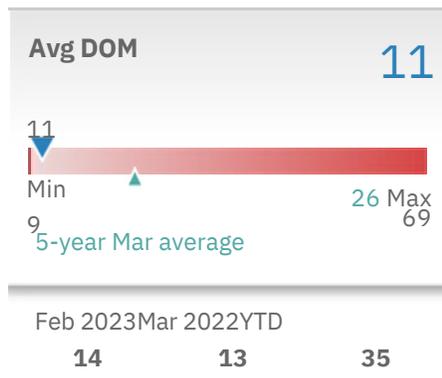
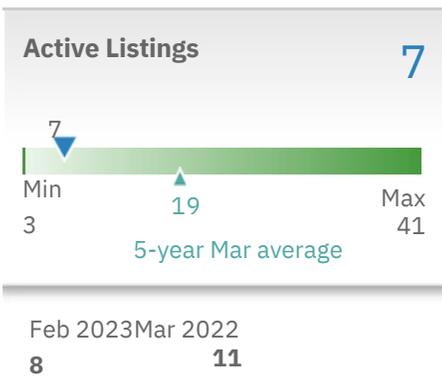
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Email: adeptice@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for March was \$310,000, representing an increase of 5.1% compared to last month and a decrease of 5.6% from Mar 2022. The average days on market for units sold in March was 11 days, 58% below the 5-year March average of 26 days. There was a 200% month over month increase in new contract activity with 15 New Pendings; a 142.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 17; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.43 pendings per active listing, up from 0.88 in February and a decrease from 3.55 in March 2022. The Contract Ratio is 27% lower than the 5-year March average of 3.31. 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.



March 2023

Pottstown (Montgomery, PA)

Email: adevice@tcsr.realtor

New Listings 24

↓ -11.1% ↓ -35.1%
 from Feb 2023: from Mar 2022:
2737

YTD 2023 2022 +/-
84 96 -12.5%
 5-year Mar average: **36**

New Pending 27

↓ -22.9% ↓ -34.1%
 from Feb 2023: from Mar 2022:
3541

YTD 2023 2022 +/-
91 109 -16.5%
 5-year Mar average: **34**

Closed Sales 38

↑ 40.7% ↑ 18.8%
 from Feb 2023: from Mar 2022:
2732

YTD 2023 2022 +/-
83 99 -16.2%
 5-year Mar average: **34**

Median Sold Price \$207,500

↑ 2.0% ↑ 25.8%
 from Feb 2023: from Mar 2022:
\$203,500 \$165,000

YTD 2023 2022 +/-
\$216,000 \$176,153 22.6%
 5-year Mar average: **\$157,690**

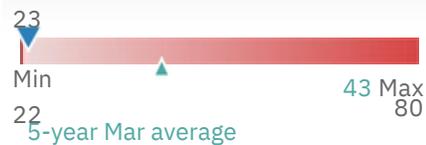


Active Listings 16



Feb 2023 Mar 2022
14 17

Avg DOM 23



Feb 2023 Mar 2022 YTD
25 22 22

Avg Sold to OLP Ratio 101.5%

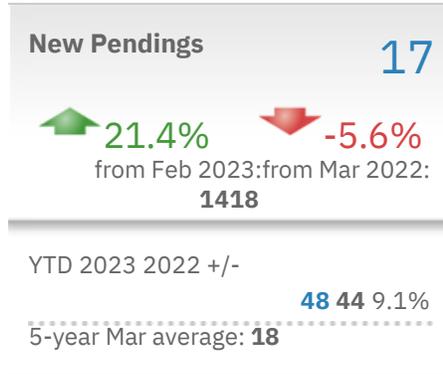
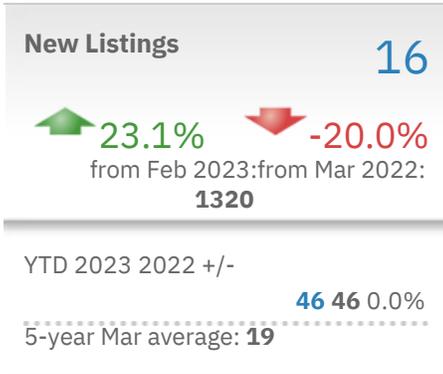


Feb 2023 Mar 2022 YTD
97.9% 101.7% 99.8%

March 2023

Pottstown (Montgomery, PA) - Detached

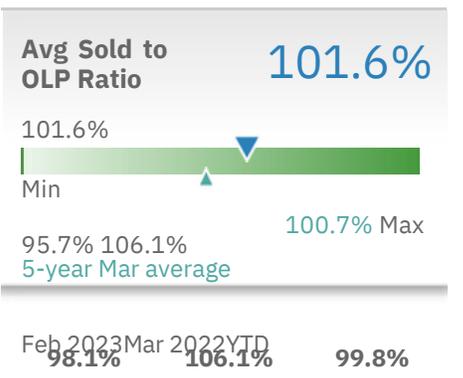
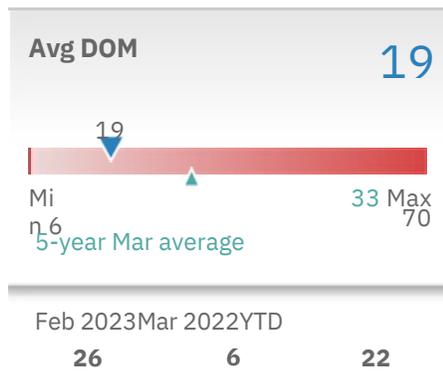
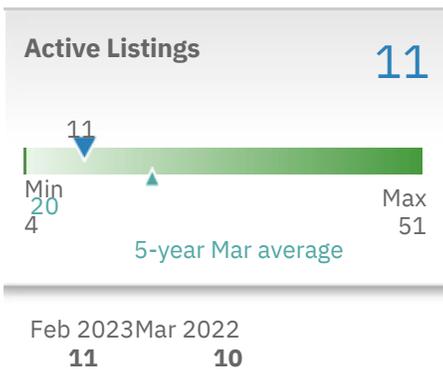
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Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for March was \$270,000, representing an increase of 18.2% compared to last month and an increase of 35% from Mar 2022. The average days on market for units sold in March was 19 days, 42% below the 5-year March average of 33 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 20; and no change in supply with 11 active units.

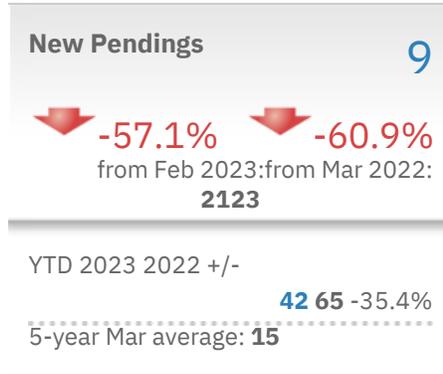
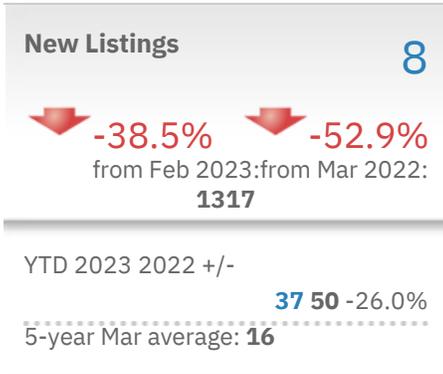
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 2.09 in February and a decrease from 2.50 in March 2022. The Contract Ratio is 29% lower than the 5-year March average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Pottstown (Montgomery, PA) - Attached

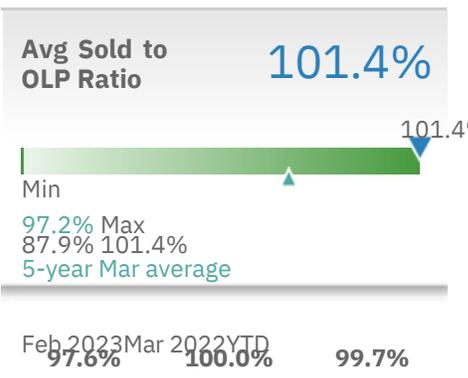
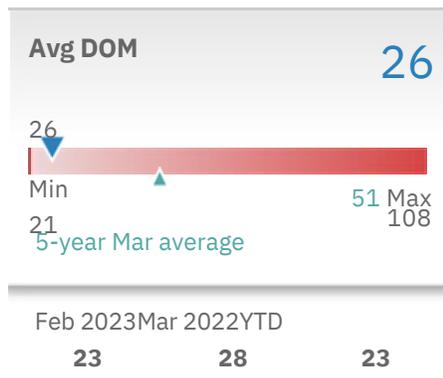
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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for March was \$165,000, representing an increase of 4.8% compared to last month and an increase of 17.9% from Mar 2022. The average days on market for units sold in March was 26 days, 49% below the 5-year March average of 51 days. There was a 57.1% month over month decrease in new contract activity with 9 New Pendings; a 58.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 10; and a 66.7% increase in supply to 5 active units.

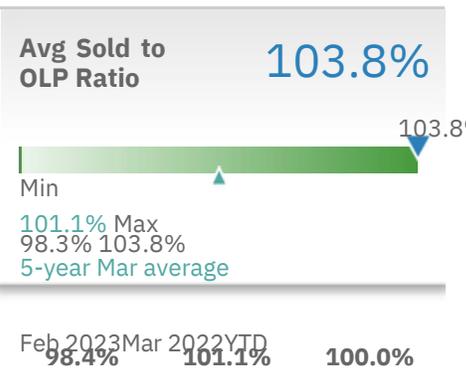
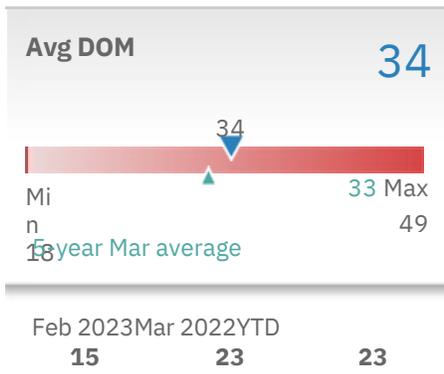
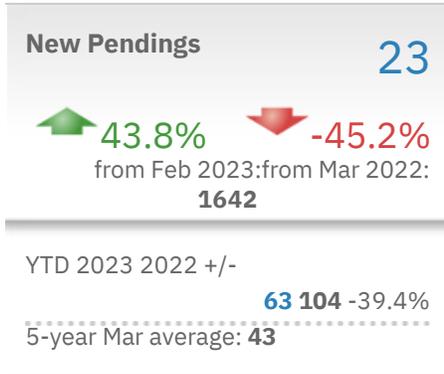
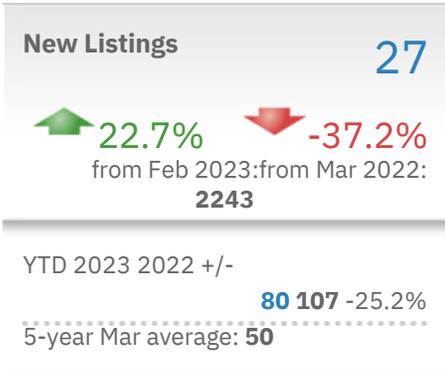
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 8.00 in February and a decrease from 4.43 in March 2022. The Contract Ratio is 5% lower than the 5-year March average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Souderton Area (Montgomery, PA)

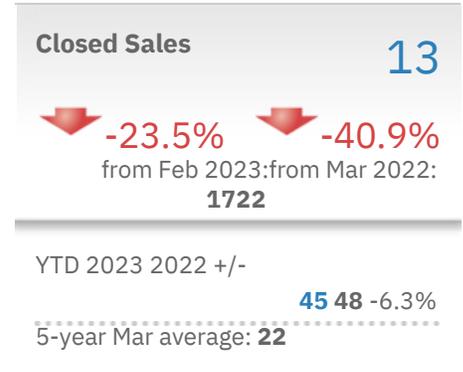
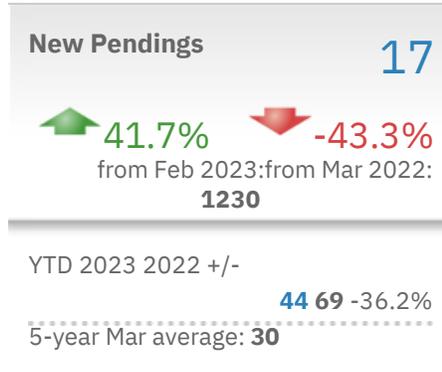
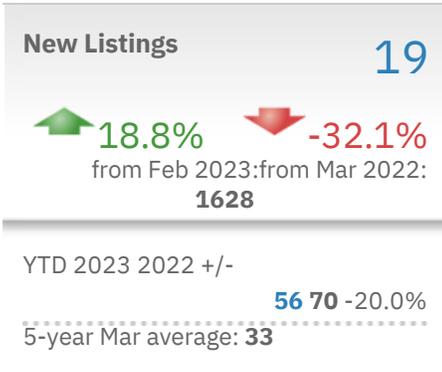
Email: adepice@tcsr.realtor



March 2023

Souderton Area (Montgomery, PA) - Detached

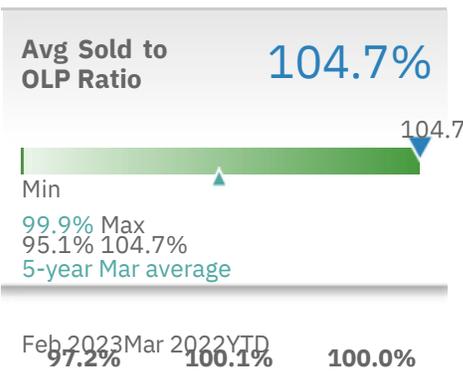
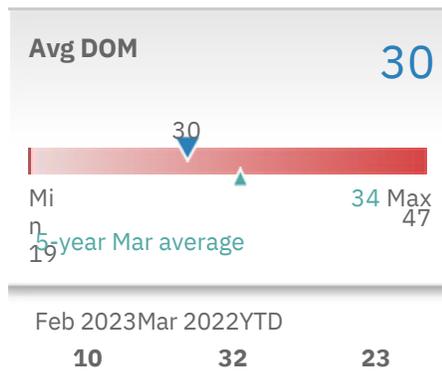
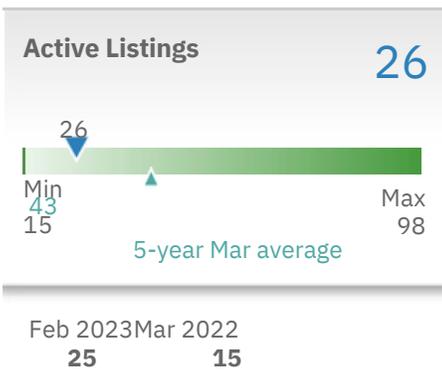
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for March was \$515,000, representing an increase of 23.8% compared to last month and an increase of 28.8% from Mar 2022. The average days on market for units sold in March was 30 days, 12% below the 5-year March average of 34 days. There was a 41.7% month over month increase in new contract activity with 17 New Pendings; a 19% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 4% increase in supply to 26 active units.

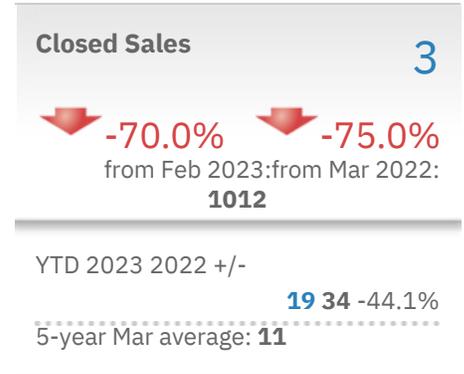
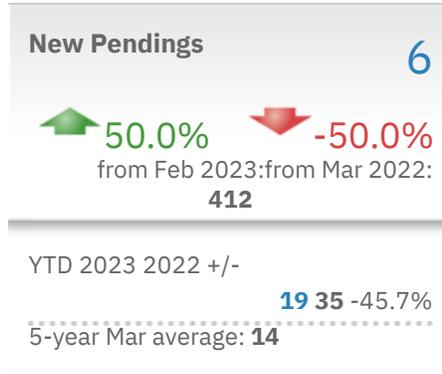
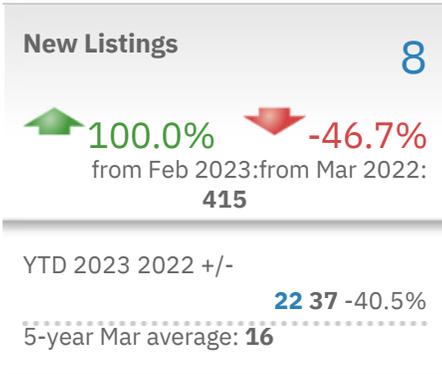
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.84 in February and a decrease from 3.93 in March 2022. The Contract Ratio is 51% lower than the 5-year March average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2023

Souderton Area (Montgomery, PA) - Attached

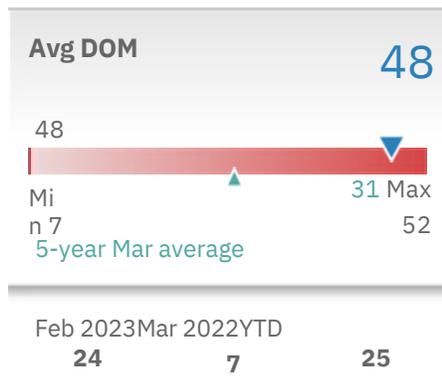
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for March was \$369,000, representing an increase of 12% compared to last month and an increase of 8.5% from Mar 2022. The average days on market for units sold in March was 48 days, 56% above the 5-year March average of 31 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from February) to 9; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.50 in February and a decrease from 4.00 in March 2022. The Contract Ratio is 21% lower than the 5-year March average of 3.82. 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.



March 2023

Springfield (Montgomery, PA)

Email: adepice@tcsr.realtor

New Listings 15

↑ 36.4% ↓ -37.5%
 from Feb 2023: from Mar 2022:
1124

YTD 2023 2022 +/-
43 47 -8.5%

5-year Mar average: **23**

New Pendings 14

↑ 7.7% ↓ -30.0%
 from Feb 2023: from Mar 2022:
1320

YTD 2023 2022 +/-
37 44 -15.9%

5-year Mar average: **20**

Closed Sales 8

↓ -20.0% ↓ -42.9%
 from Feb 2023: from Mar 2022:
1014

YTD 2023 2022 +/-
25 41 -39.0%

5-year Mar average: **16**

Median Sold Price \$477,412

↑ 2.1% ↑ 9.1%
 from Feb 2023: from Mar 2022:
\$467,500 **\$437,750**

YTD 2023 2022 +/-
\$450,000 \$435,000 3.4%

5-year Mar average: **\$413,462**



Active Listings 14

14
 Min 22
 9
 Max 54
 5-year Mar average

Feb 2023 Mar 2022
9 **13**

Avg DOM 24

24
 Min 14
 5-year Mar average
 Max 57

Feb 2023 Mar 2022 YTD
11 **14** **18**

Avg Sold to OLP Ratio 97.1%

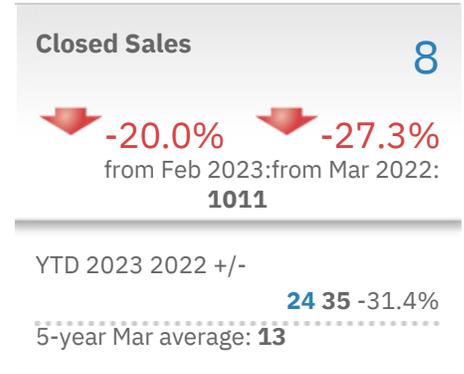
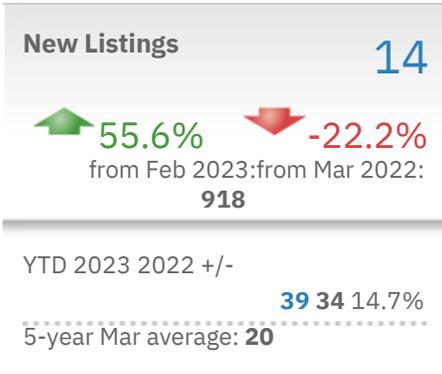
97.1%
 Min
 5-year Mar average
 Max 99.6%

Feb 2023 Mar 2022 YTD
101.0% **106.6%** **99.6%**

March 2023

Springfield (Montgomery, PA) - Detached

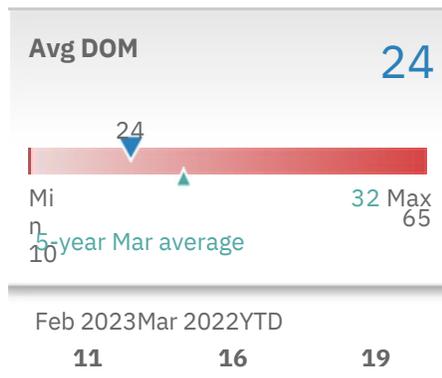
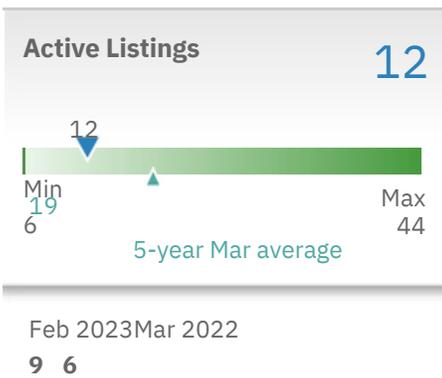
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Email: adeptice@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for March was \$477,412, representing an increase of 2.1% compared to last month and an increase of 6.1% from Mar 2022. The average days on market for units sold in March was 24 days, 25% below the 5-year March average of 32 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 33.3% increase in supply to 12 active units.

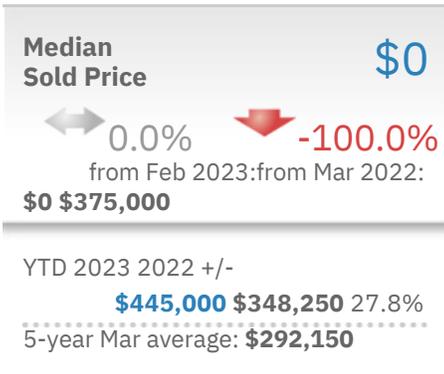
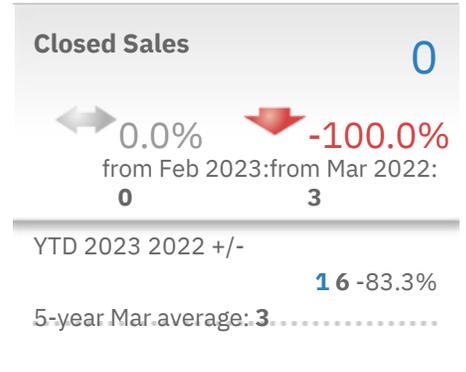
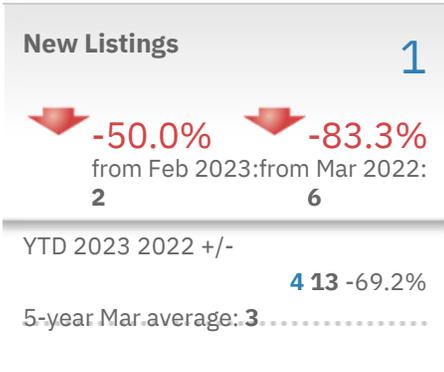
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.89 in February and a decrease from 4.17 in March 2022. The Contract Ratio is 25% lower than the 5-year March average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Springfield (Montgomery, PA) - Attached

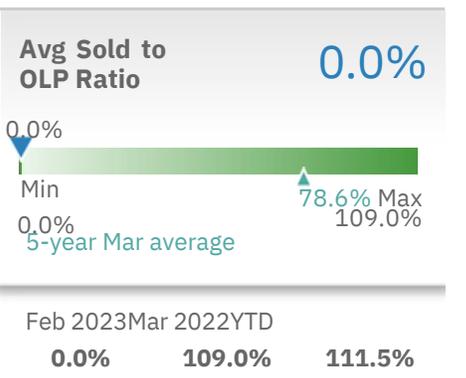
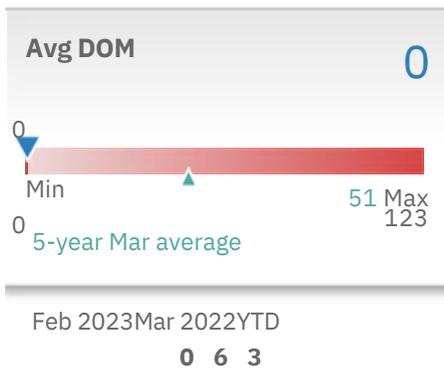
Tri-County Suburban REALTORS
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Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2022. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 51 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from February) to 3; and a 50% decrease in supply to 2 active units.

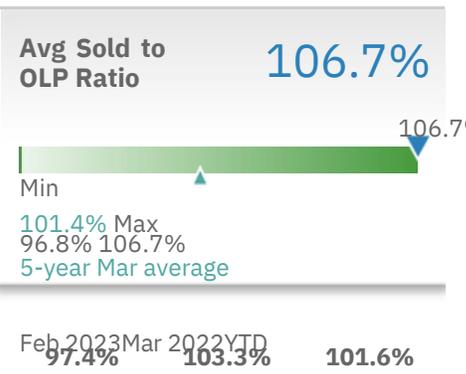
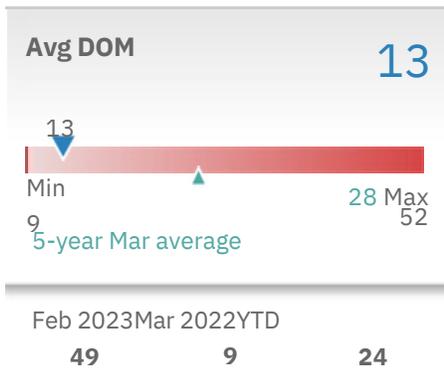
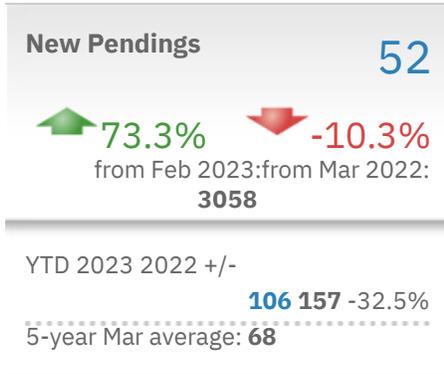
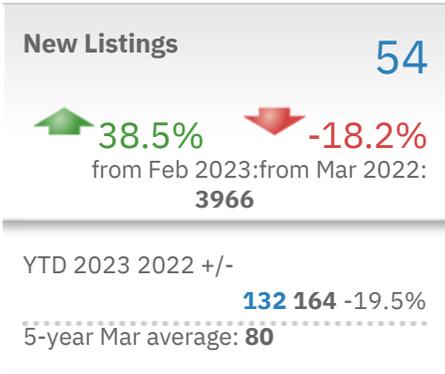
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in February and an increase from 1.33 in March 2022. The Contract Ratio is 77% higher than the 5-year March average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Spring-Ford Area (Montgomery, PA)

Email: adevice@tcsr.realtor

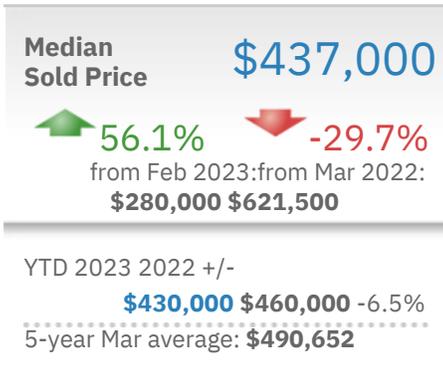
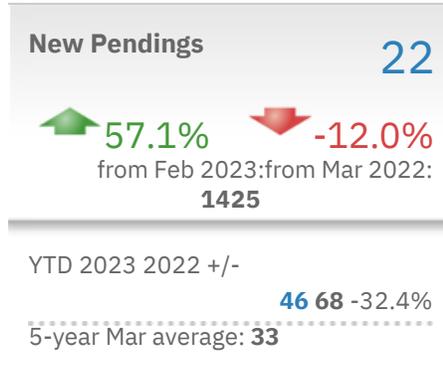
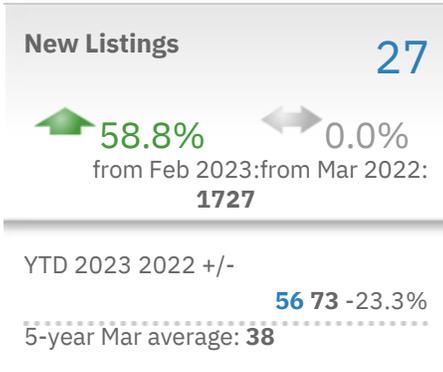


March 2023

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

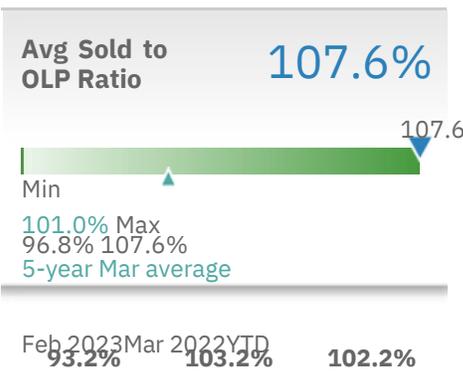
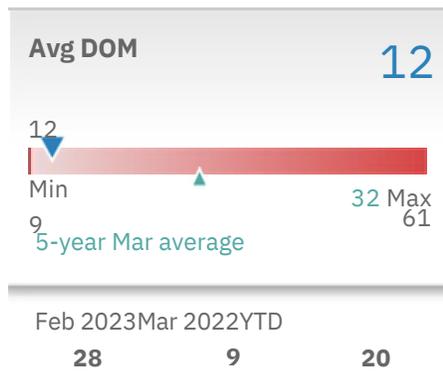
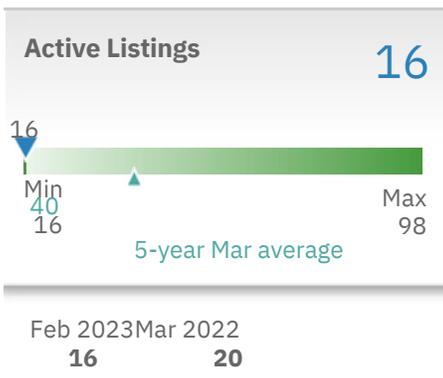
Email: adevice@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for March was \$437,000, representing an increase of 56.1% compared to last month and a decrease of 29.7% from Mar 2022. The average days on market for units sold in March was 12 days, 63% below the 5-year March average of 32 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 28; and no change in supply with 16 active units.

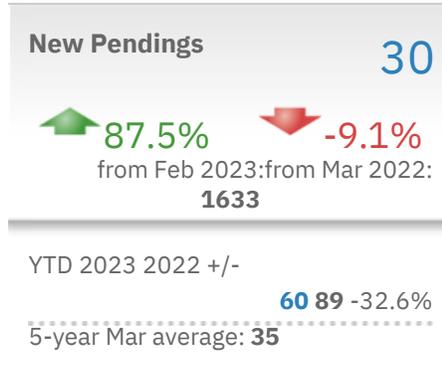
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.38 in February and a decrease from 2.40 in March 2022. The Contract Ratio is 3% lower than the 5-year March average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Spring-Ford Area (Montgomery, PA) - Attached

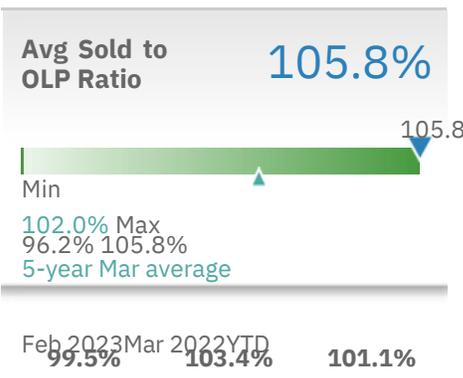
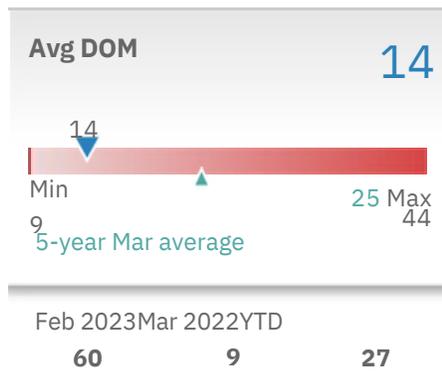
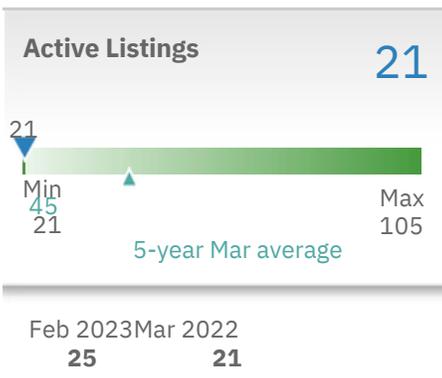
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for March was \$340,000, representing a decrease of 26.3% compared to last month and a decrease of 0.1% from Mar 2022. The average days on market for units sold in March was 14 days, 43% below the 5-year March average of 25 days. There was an 87.5% month over month increase in new contract activity with 30 New Pendings; a 48.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 43; and a 16% decrease in supply to 21 active units.

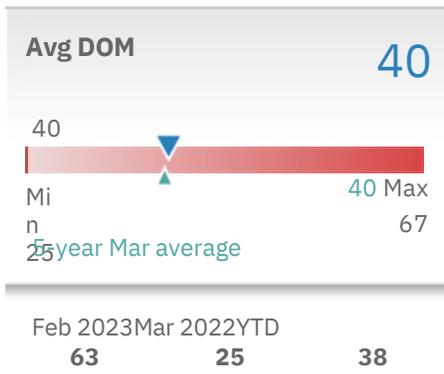
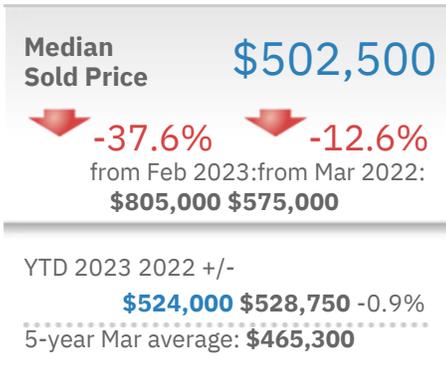
This activity resulted in a Contract Ratio of 2.05 pendings per active listing, up from 1.16 in February and a decrease from 2.57 in March 2022. The Contract Ratio is 6% higher than the 5-year March average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2023

Upper Dublin (Montgomery, PA)

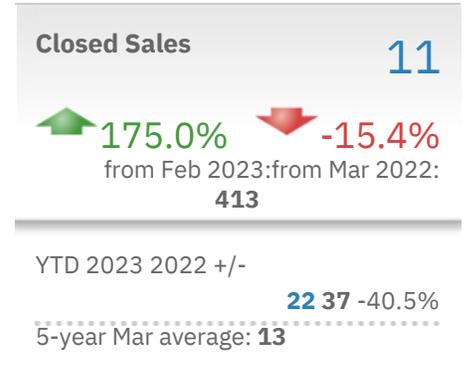
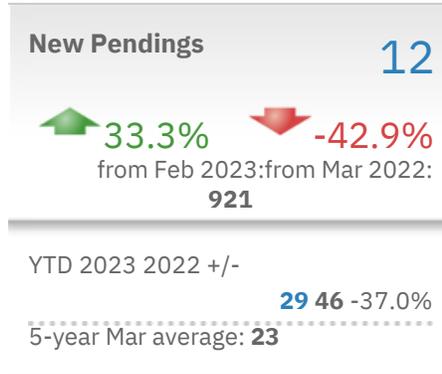
Email: adepice@tcsr.realtor



March 2023

Upper Dublin (Montgomery, PA) - Detached

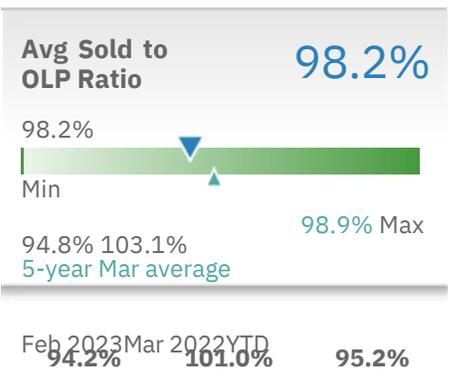
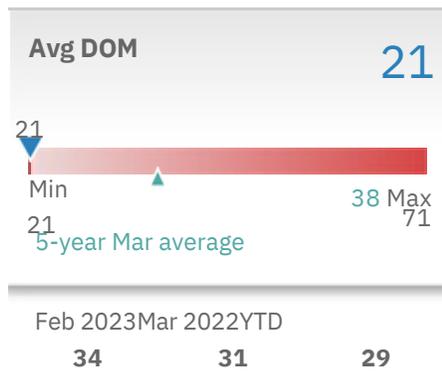
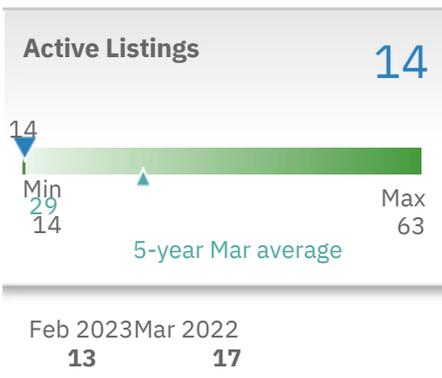
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for March was \$485,000, representing a decrease of 27% compared to last month and a decrease of 33.1% from Mar 2022. The average days on market for units sold in March was 21 days, 44% below the 5-year March average of 38 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 7.7% increase in supply to 14 active units.

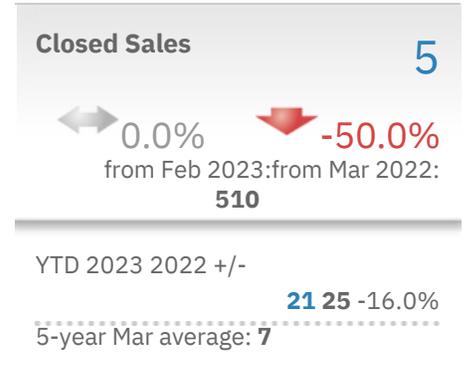
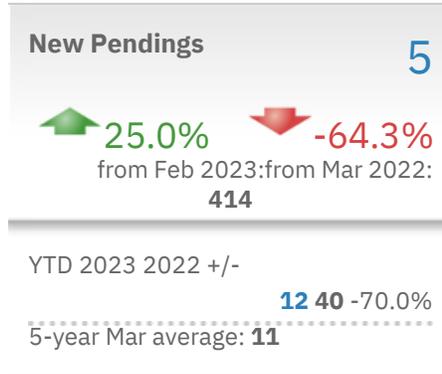
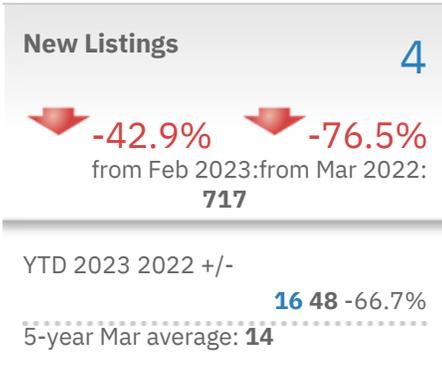
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.15 in February and a decrease from 1.94 in March 2022. The Contract Ratio is 28% lower than the 5-year March average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Upper Dublin (Montgomery, PA) - Attached

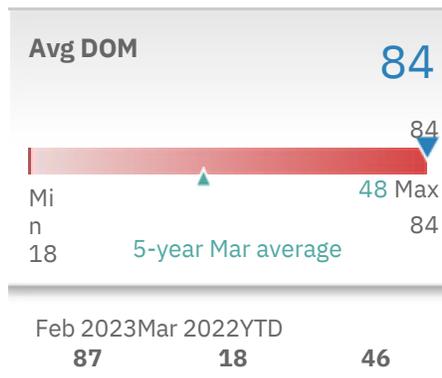
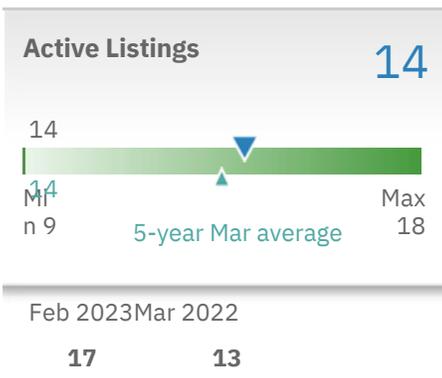
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for March was \$832,163, representing a decrease of 12.8% compared to last month and an increase of 90.8% from Mar 2022. The average days on market for units sold in March was 84 days, 76% above the 5-year March average of 48 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 14; and a 17.6% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.82 in February and a decrease from 3.54 in March 2022. The Contract Ratio is 45% lower than the 5-year March 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.



March 2023

Upper Merion Area (Montgomery, PA)

Email: adepice@tcsr.realtor

New Listings 34

↑ 112.5% ↓ -37.0%
 from Feb 2023: from Mar 2022:
1654

YTD 2023 2022 +/-
86,128 -32.8%

5-year Mar average: **46**

New Pendings 30

↑ 36.4% ↓ -36.2%
 from Feb 2023: from Mar 2022:
2247

YTD 2023 2022 +/-
81,108 -25.0%

5-year Mar average: **40**

Closed Sales 30

↑ 20.0% ↓ -14.3%
 from Feb 2023: from Mar 2022:
2535

YTD 2023 2022 +/-
75,98 -23.5%

5-year Mar average: **35**

Median Sold Price \$440,000

↑ 17.3% ↓ -6.2%
 from Feb 2023: from Mar 2022:
\$375,000 \$469,000

YTD 2023 2022 +/-
\$401,500 \$422,000 -4.9%

5-year Mar average: **\$395,250**



Active Listings 40

40
 Min 64 Max 117
 40
 5-year Mar average

Feb 2023 Mar 2022
38 45

Avg DOM 41

41
 Min 24 Max 73
 24
 5-year Mar average

Feb 2023 Mar 2022 YTD
50 27 47

Avg Sold to OLP Ratio 98.7%

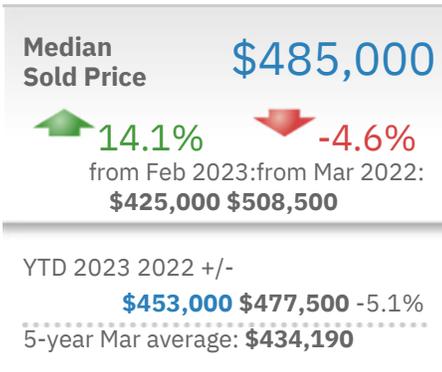
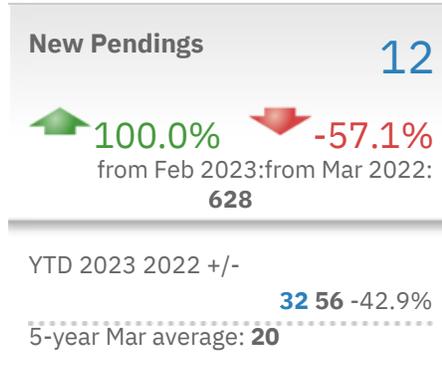
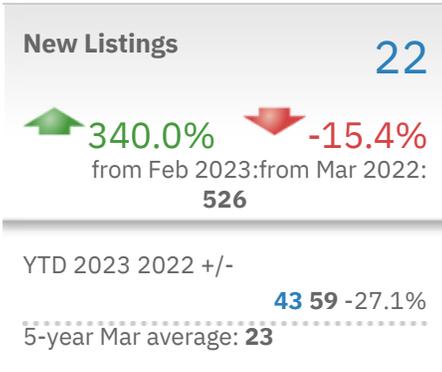
98.7%
 Min 96.5% Max 99.5%
 104.0%
 5-year Mar average

Feb 2023 Mar 2022 YTD
94.8% 104.0% 97.6%

March 2023

Upper Merion Area (Montgomery, PA) - Detached

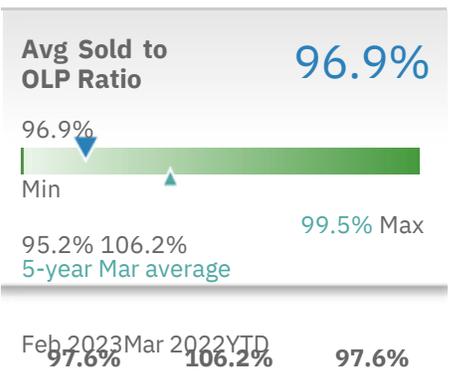
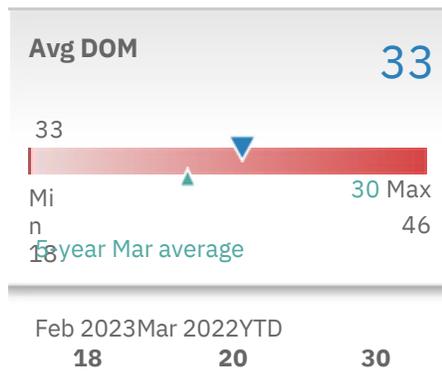
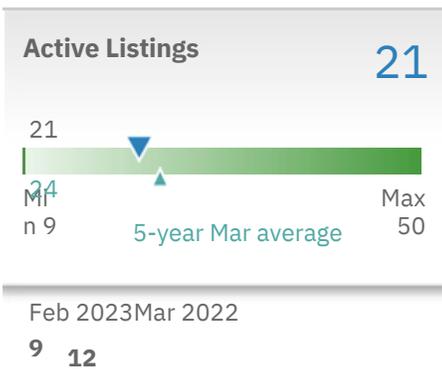
Tri-County Suburban REALTORS
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for March was \$485,000, representing an increase of 14.1% compared to last month and a decrease of 4.6% from Mar 2022. The average days on market for units sold in March was 33 days, 12% above the 5-year March average of 30 days. There was a 100% month over month increase in new contract activity with 12 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 75% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.25 in February and a decrease from 4.00 in March 2022. The Contract Ratio is 60% lower than the 5-year March average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Upper Merion Area (Montgomery, PA) - Attached

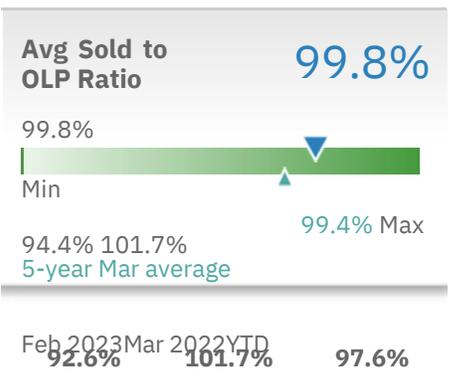
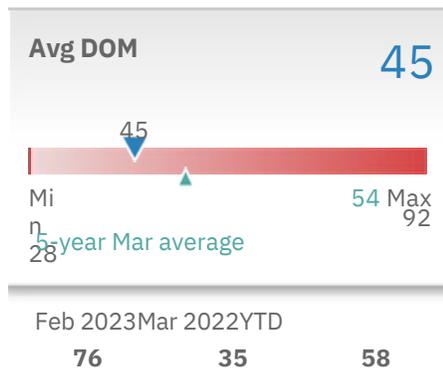
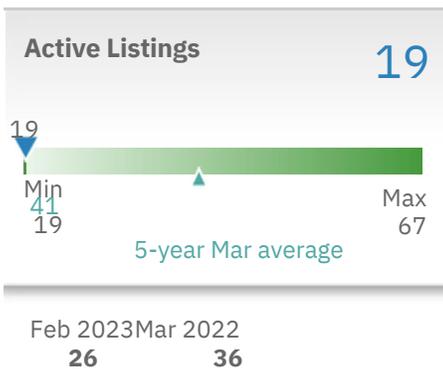
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for March was \$430,000, representing an increase of 35.2% compared to last month and an increase of 33.5% from Mar 2022. The average days on market for units sold in March was 45 days, 17% below the 5-year March average of 54 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 20; and a 26.9% decrease in supply to 19 active units.

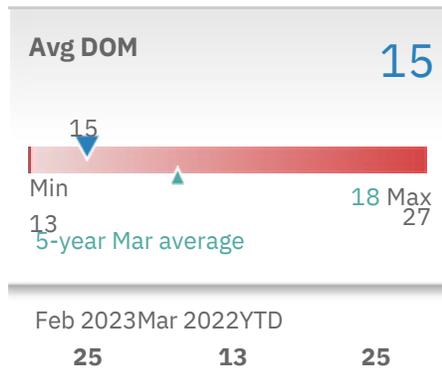
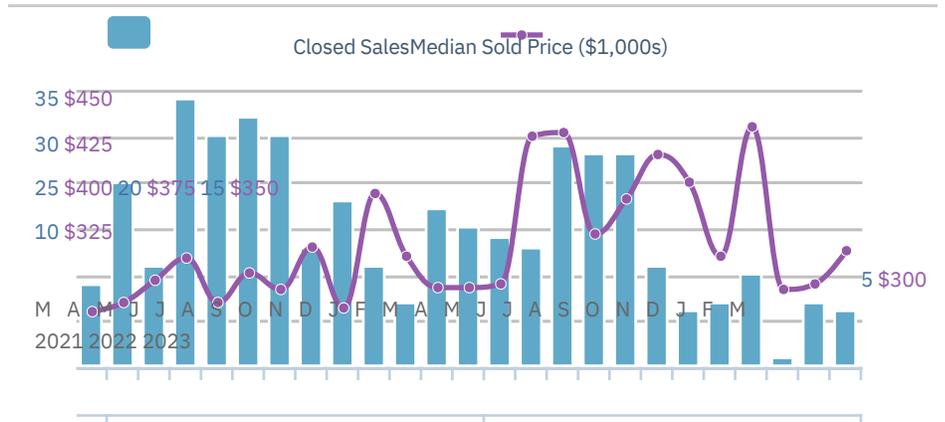
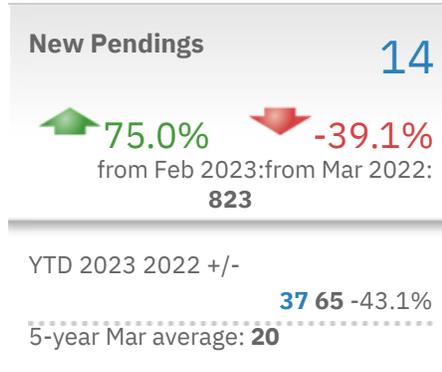
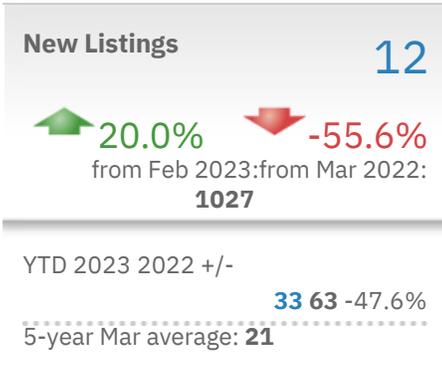
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.81 in February and an increase from 1.00 in March 2022. The Contract Ratio is 13% lower than the 5-year March average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Upper Moreland (Montgomery, PA)

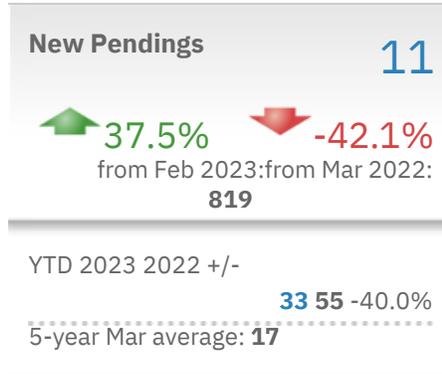
Email: adepice@tcsr.realtor



March 2023

Upper Moreland (Montgomery, PA) - Detached

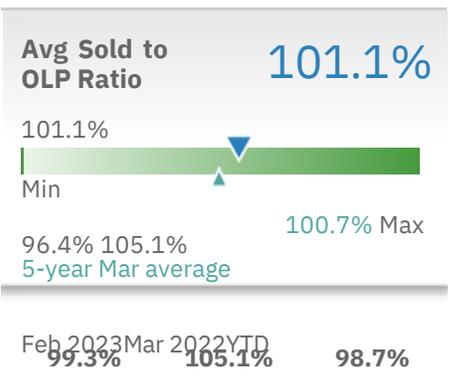
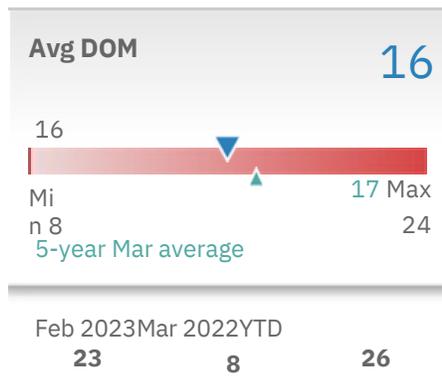
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for March was \$391,750, representing an increase of 8.8% compared to last month and a decrease of 0.2% from Mar 2022. The average days on market for units sold in March was 16 days, 8% below the 5-year March average of 17 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 18; and no change in supply with 9 active units.

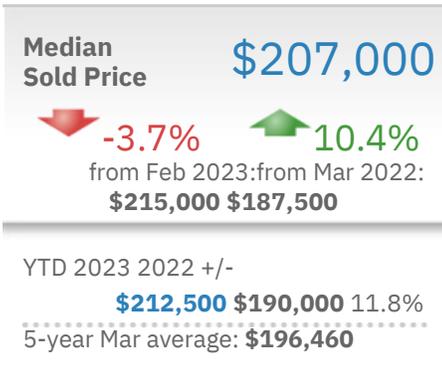
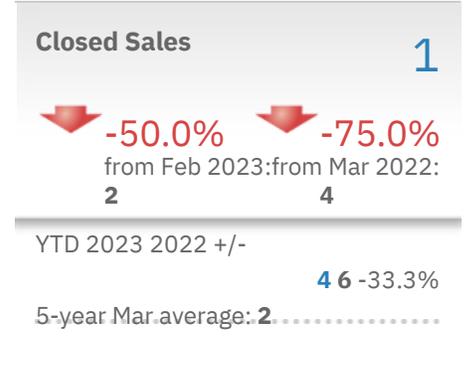
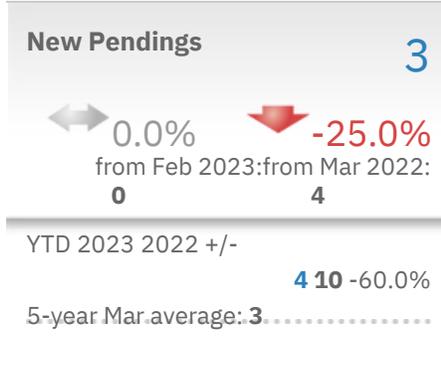
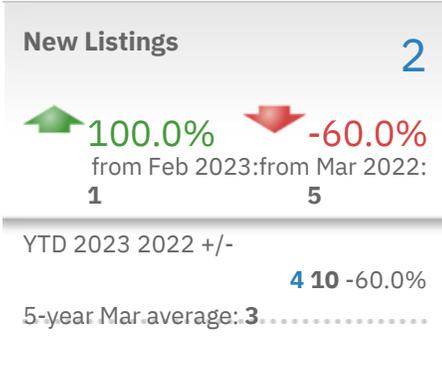
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from February and a decrease from 3.13 in March 2022. The Contract Ratio is 36% lower than the 5-year March average of 3.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Upper Moreland (Montgomery, PA) - Attached

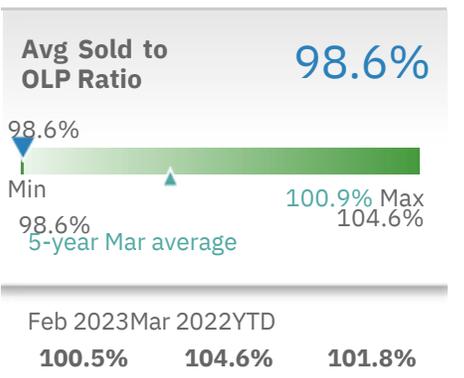
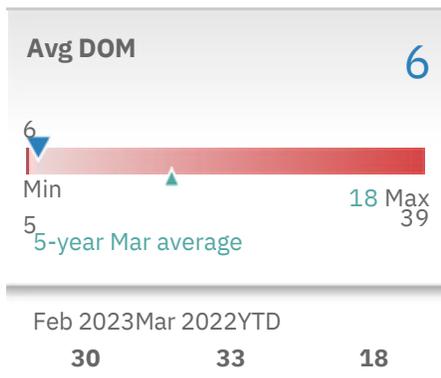
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for March was \$207,000, representing a decrease of 3.7% compared to last month and an increase of 10.4% from Mar 2022. The average days on market for units sold in March was 6 days, 66% below the 5-year March average of 18 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from February) to 2; and a 100% decrease in supply to 0 active units.

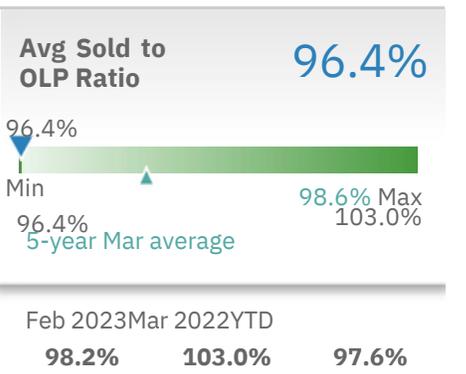
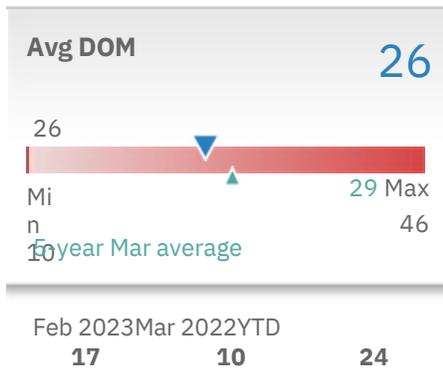
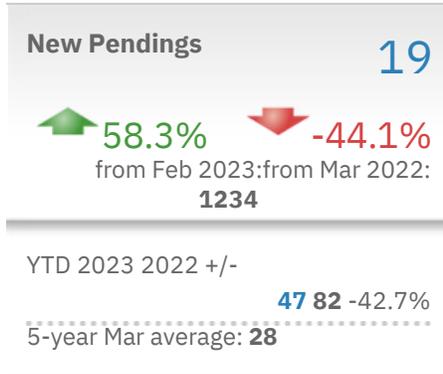
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and a decrease from 6.00 in March 2022. The Contract Ratio is 100% lower than the 5-year March average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Upper Perkiomen (Montgomery, PA)

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March 2023

Wissahickon (Montgomery, PA)

Email: adevice@tcsr.realtor

New Listings 41

↑ 70.8% ↓ -18.0%
 from Feb 2023: from Mar 2022:
2450

YTD 2023 2022 +/-
93 114 -18.4%
 5-year Mar average: **48**

New Pendings 35

↑ 59.1% ↓ -5.4%
 from Feb 2023: from Mar 2022:
2237

YTD 2023 2022 +/-
79 103 -23.3%
 5-year Mar average: **41**

Closed Sales 30

↑ 100.0% ↑ 3.4%
 from Feb 2023: from Mar 2022:
1529

YTD 2023 2022 +/-
67 78 -14.1%
 5-year Mar average: **27**

Median Sold Price \$504,500

↓ -7.4% ↓ -4.8%
 from Feb 2023: from Mar 2022:
\$545,000 \$530,000

YTD 2023 2022 +/-
\$520,000 \$517,500 0.5%
 5-year Mar average: **\$479,800**



Active Listings 32

32
 Min 66 Max 125
 32
 5-year Mar average

Feb 2023 Mar 2022
27 35

Avg DOM 36

36
 Min 17 Max 48
 32
 5-year Mar average

Feb 2023 Mar 2022 YTD
23 33 32

Avg Sold to OLP Ratio 98.2%

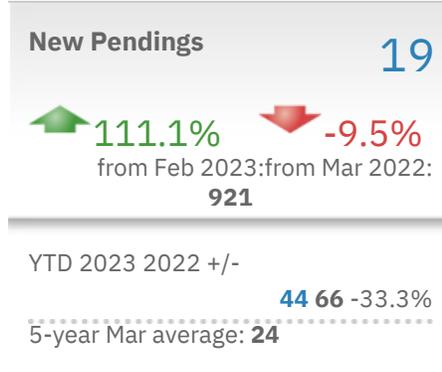
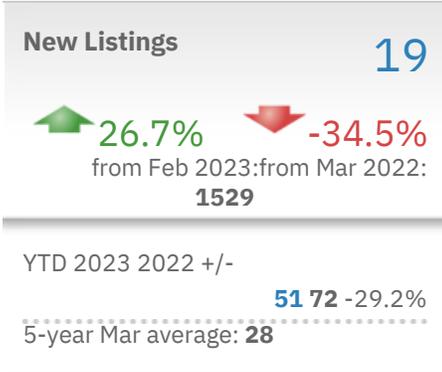
98.2%
 Min 96.8% Max 99.4%
 103.2%
 5-year Mar average

Feb 2023 Mar 2022 YTD
97.8% 103.2% 97.3%

March 2023

Wissahickon (Montgomery, PA) - Detached

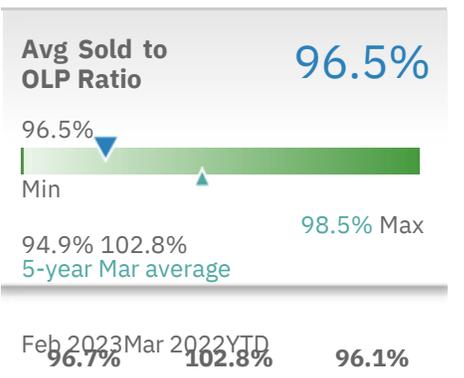
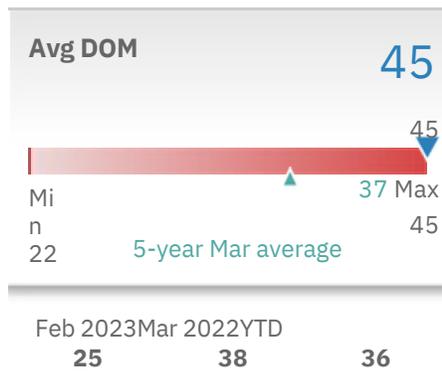
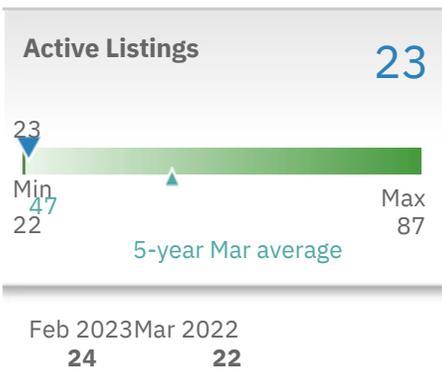
Tri-County Suburban REALTORS
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for March was \$570,000, representing no change compared to last month and no change from Mar 2022. The average days on market for units sold in March was 45 days, 20% above the 5-year March average of 37 days. There was a 111.1% month over month increase in new contract activity with 19 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and a 4.2% decrease in supply to 23 active units.

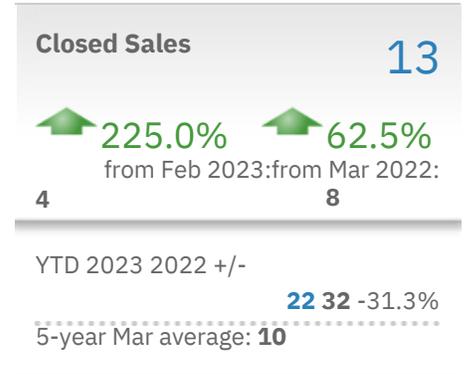
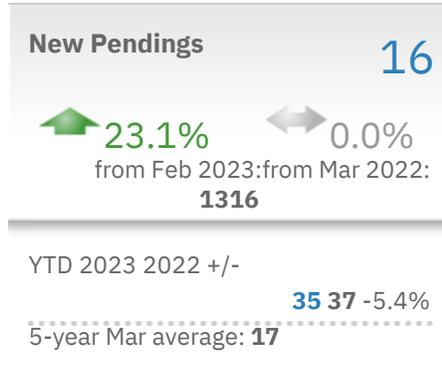
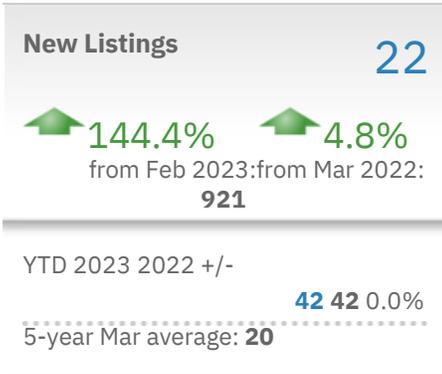
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.04 in February and a decrease from 1.77 in March 2022. The Contract Ratio is 9% higher than the 5-year March average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Wissahickon (Montgomery, PA) - Attached

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for March was \$346,500, representing a decrease of 22% compared to last month and an increase of 18.9% from Mar 2022. The average days on market for units sold in March was 23 days, 8% below the 5-year March average of 25 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; a 23.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and a 200% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, down from 5.67 in February and an increase from 1.92 in March 2022. The Contract Ratio is 39% higher than the 5-year March average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

