

# March 2023

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

## March 2023

Montgomery County, PA

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

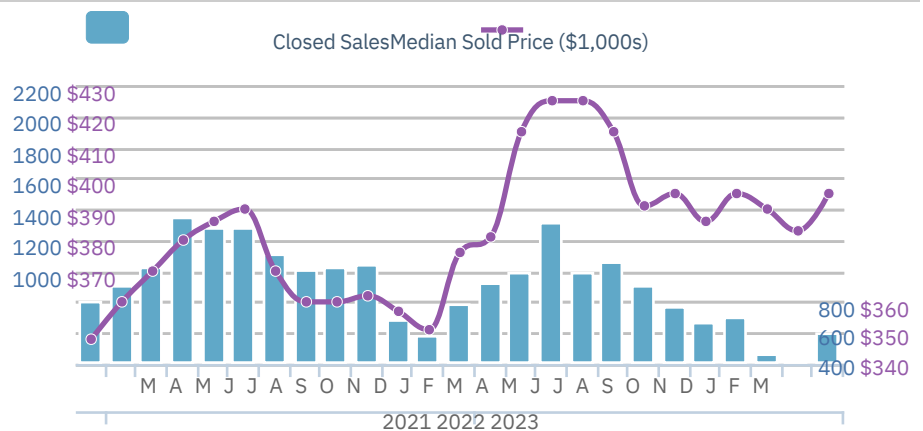
\$395,000

↑ 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



## March 2023



## Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

486

 32.4%  -30.7%  
 from Feb 2023: from Mar 2022:  
 367 701

YTD 2023 2022 +/-

1,244 1,576 -21.1%

5-year Mar average: 714

## New Pendings

416

 24.2%  -36.2%  
 from Feb 2023: from Mar 2022:  
 335 652

YTD 2023 2022 +/-

1,073 1,479 -27.5%

5-year Mar average: 610

## Closed Sales

351

 37.1%  -21.7%  
 from Feb 2023: from Mar 2022:  
 256 448



YTD 2023 2022 +/-

880 1,199 -26.6%

5-year Mar average: 435

## Median Sold Price

\$455,000

 8.3%  1.1%  
 from Feb 2023: from Mar 2022:  
 \$420,000 \$450,000

YTD 2023 2022 +/-

\$450,000 \$422,800 6.4%

5-year Mar average: \$397,300


## 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.

## Active Listings

500


500  
  
 Min 354 Max 1,505  
 5-year Mar average

Feb 2023 Mar 2022

475 354

## Avg DOM

31


31  
  
 Min 22 Max 53  
 5-year Mar average

Feb 2023 Mar 2022 YTD

32 22 32

## Avg Sold to OLP Ratio

99.3%

99.3%  
  
 Min 95.9% Max 102.6%  
 5-year Mar average

Feb 2023 Mar 2022 YTD

98.0% 102.6% 98.3%

## March 2023

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

339


 51.3%  -28.0%  
 from Feb 2023: from Mar 2022:  
 224 471

YTD 2023 2022 +/-

863 1,138 -24.2%  
 5-year Mar average: 449

## New Pendings

309

 30.4%  -30.9%  
 from Feb 2023: from Mar 2022:  
 237 447

YTD 2023 2022 +/-

747 1,080 -30.8%  
 5-year Mar average: 404

## Closed Sales

246



 41.4%  -24.5%  
 from Feb 2023: from Mar 2022:  
 174 326

YTD 2023 2022 +/-

642 880 -27.0%  
 5-year Mar average: 301

## Median Sold Price

\$305,000

 -0.7%  8.0%  
 from Feb 2023: from Mar 2022:  
 \$307,250 \$282,400

YTD 2023 2022 +/-

\$314,945 \$277,500 13.5%  
 5-year Mar average: \$264,180

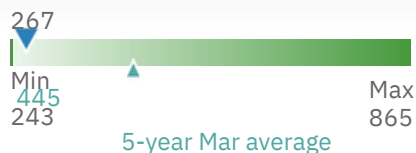
## Summary

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.

## Active Listings

267

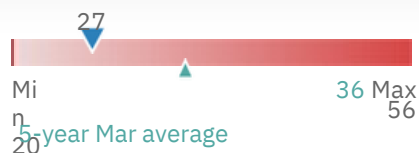
267  
  
 Min 243 Max 865  
 5-year Mar average 445

Feb 2023 Mar 2022

245 243

## Avg DOM

27

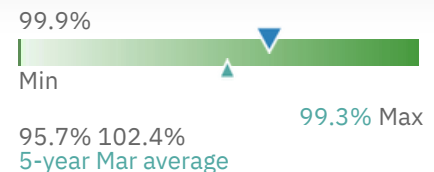
27  
  
 Min 20 Max 56  
 5-year Mar average 36

Feb 2023 Mar 2022 YTD

33 20 29

## Avg Sold to OLP Ratio

99.9%

99.9%  
  
 Min 95.7% Max 102.4%  
 5-year Mar average 99.3%

Feb 2023 Mar 2022 YTD

98.0% 102.4% 98.6%





## March 2023

Abington (Montgomery, PA)

Email: adeptice@tcsr.realtor

## New Listings

51

 30.8%  -40.0%  
 from Feb 2023: from Mar 2022:  
 3985



YTD 2023 2022 +/-

135 177 -23.7%

5-year Mar average: 72

## New Pendings

45

 50.0%  -48.3%  
 from Feb 2023: from Mar 2022:  
 3087

YTD 2023 2022 +/-

105 176 -40.3%

5-year Mar average: 64

## Closed Sales

34

 70.0%  -37.0%  
 from Feb 2023: from Mar 2022:  
 2054



YTD 2023 2022 +/-

82 130 -36.9%

5-year Mar average: 44

## Median Sold Price

\$388,500

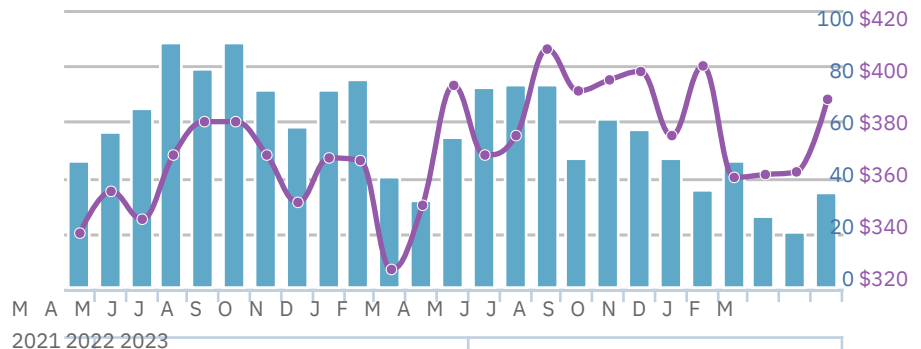
 7.2%  -1.3%  
 from Feb 2023: from Mar 2022:  
 \$362,500 \$393,500

YTD 2023 2022 +/-

\$375,000 \$360,000 4.2%


5-year Mar average: \$341,000

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

45

45  
  
 Min 24 5-year Mar average 122 Max 122


Feb 2023 Mar 2022

46

24

## Avg DOM

25

25  
  
 Min 12 5-year Mar average 54 Max 54

Feb 2023 Mar 2022 YTD


24

15

25

## Avg Sold to OLP Ratio

100.5%

100.5%  
  
 Min 96.0% 103.3% 5-year Mar average 100.1% Max 100.1%

Feb 2023 Mar 2022 YTD

99.4%

103.3%

98.9%

## March 2023



## Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

43



 30.3%  -41.1%  
 from Feb 2023: from Mar 2022:  
**3373**

YTD 2023 2022 +/-

**113 152** -25.7%5-year Mar average: **61**

## New Pendings

37

 60.9%  -50.7%  
 from Feb 2023: from Mar 2022:  
**2375**

YTD 2023 2022 +/-

**87 150** -42.0%5-year Mar average: **53**

## Closed Sales

30


 87.5%  -38.8%  
 from Feb 2023: from Mar 2022:  
**1649**

YTD 2023 2022 +/-

**67 114** -41.2%5-year Mar average: **38**

## Median Sold Price

\$404,950

 -2.4%  1.2%  
 from Feb 2023: from Mar 2022:  
**\$415,000 \$400,000**

YTD 2023 2022 +/-

**\$399,900 \$379,250** 5.4%5-year Mar average: **\$352,590**

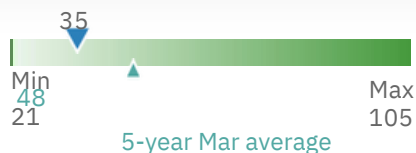
## Summary

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 pendings 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.

## Active Listings

35

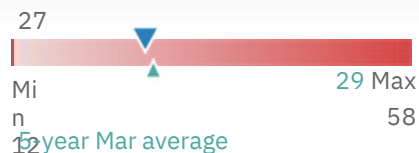


Feb 2023 Mar 2022

**39 21**

## Avg DOM

27

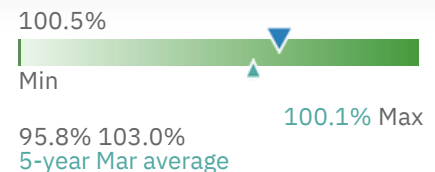


Feb 2023 Mar 2022 YTD

**21 16 25**

## Avg Sold to OLP Ratio

100.5%



Feb 2023 Mar 2022 YTD

**99.8% 102.9% 99.2%**

## March 2023

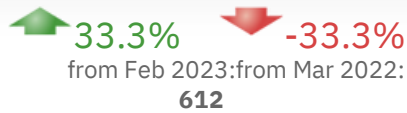
## Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

8



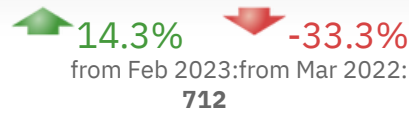
YTD 2023 2022 +/-

22 25 -12.0%

5-year Mar average: 12

## New Pendings

8



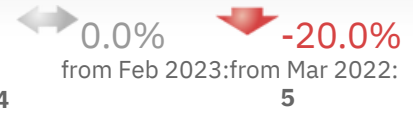
YTD 2023 2022 +/-

18 26 -30.8%

5-year Mar average: 11

## Closed Sales

4



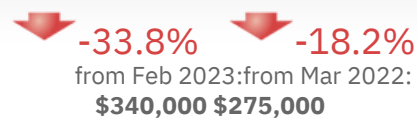
YTD 2023 2022 +/-

15 16 -6.3%

5-year Mar average: 5

## Median Sold Price

\$224,950



YTD 2023 2022 +/-

\$251,000 \$244,500 2.7%

5-year Mar average: \$239,090

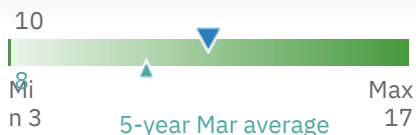
## Summary

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.

## Active Listings

10

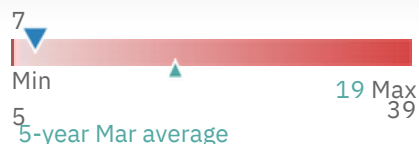


Feb 2023 Mar 2022

7 3

## Avg DOM

7

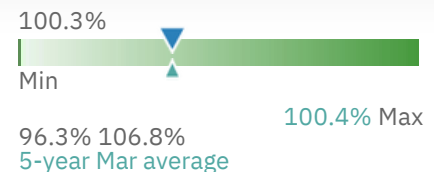


Feb 2023 Mar 2022 YTD

34 5 26

## Avg Sold to OLP Ratio

100.3%



Feb 2023 Mar 2022 YTD

98.0% 106.8% 97.8%

## March 2023

## Boyertown Area (Montgomery, PA)

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

## New Listings

32

↑ 28.0% ↑ 10.3%  
from Feb 2023: from Mar 2022:  
2529

YTD 2023 2022 +/-

81 84 -3.6%

5-year Mar average: 46

## New Pendings

30

↑ 87.5% ↑ 20.0%  
from Feb 2023: from Mar 2022:  
1625

YTD 2023 2022 +/-

68 69 -1.4%

5-year Mar average: 38

## Closed Sales

23

↑ 64.3% ↓ -34.3%  
from Feb 2023: from Mar 2022:  
1435

YTD 2023 2022 +/-

56 91 -38.5%

5-year Mar average: 32

## Median Sold Price

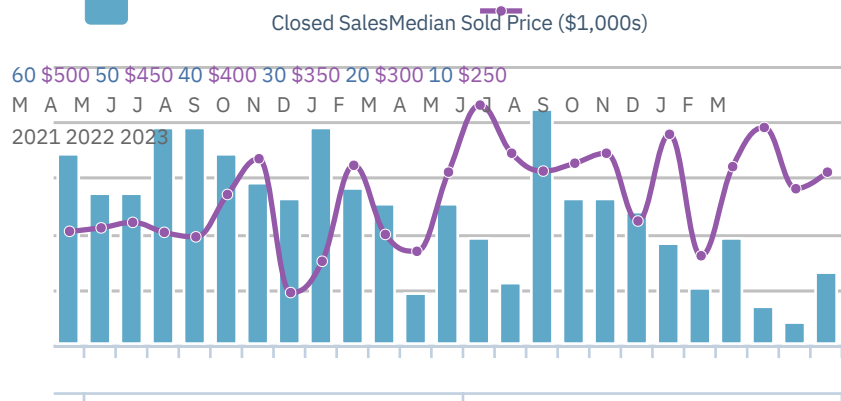
\$405,000

↑ 3.8% ↔ 0.0%  
from Feb 2023: from Mar 2022:  
\$390,000 \$405,000

YTD 2023 2022 +/-

\$420,000 \$375,000 12.0%

5-year Mar average: \$356,766



## Active Listings

38

38  
Min 17 Max 123  
5-year Mar average

Feb 2023 Mar 2022

35

18

## Avg DOM

21

21  
Min 10 Max 53  
5-year Mar average

Feb 2023 Mar 2022 YTD

18

10

25

## Avg Sold to OLP Ratio

102.4%

102.4%  
Min 95.9% Max 104.5%  
5-year Mar average

Feb 2023 Mar 2022 YTD

97.7%

103.8%

101.0%

## March 2023

## Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

26

↑ 30.0% ↑ 13.0%  
from Feb 2023:from Mar 2022:  
2023

YTD 2023 2022 +/-

64 70 -8.6%

5-year Mar average: 35

## New Pendings

22

↑ 83.3% ↑ 4.8%  
from Feb 2023:from Mar 2022:  
1221

YTD 2023 2022 +/-

50 59 -15.3%

5-year Mar average: 28

## Closed Sales

18

↑ 63.6% ↓ -40.0%  
from Feb 2023:from Mar 2022:  
1130

YTD 2023 2022 +/-

45 79 -43.0%

5-year Mar average: 26

## Median Sold Price

\$457,750

↑ 12.1% ↑ 6.0%  
from Feb 2023:from Mar 2022:  
\$408,500 \$432,000

YTD 2023 2022 +/-

\$445,000 \$411,000 8.3%

5-year Mar average: \$388,033

## 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.

## Active Listings

35

35  
Min 46 Max 109  
n 13  
5-year Mar average

Feb 2023Mar 2022

31

16

## Avg DOM

18

18  
Min 11 Max 55  
5-year Mar average

Feb 2023Mar 2022YTD

22

11

26

## Avg Sold to OLP Ratio

103.3%

103.3%  
Min 94.9% Max 104.5%  
5-year Mar average

Feb 2023Mar 2022YTD

98.1%

104.0%

101.4%

## March 2023

## Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

6



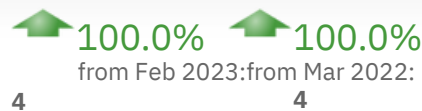
YTD 2023 2022 +/-

17 14 21.4%

5-year Mar average: 12

## New Pendings

8



YTD 2023 2022 +/-

18 10 80.0%

5-year Mar average: 10

## Closed Sales

5



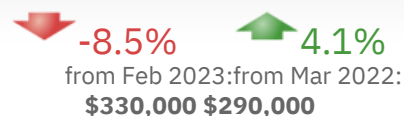
YTD 2023 2022 +/-

11 12 -8.3%

5-year Mar average: 5

## Median Sold Price

\$302,000



YTD 2023 2022 +/-

\$302,000 \$307,500 -1.8%

5-year Mar average: \$273,440

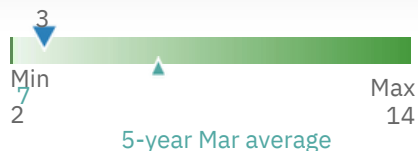
## Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for March was \$302,000, representing a decrease of 8.5% compared to last month and an increase of 4.1% from Mar 2022. The average days on market for units sold in March was 33 days, 68% above the 5-year March average of 20 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 11; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 3.67 pendings per active listing, up from 2.00 in February and an increase from 2.00 in March 2022. The Contract Ratio is 30% lower than the 5-year March average of 5.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

3

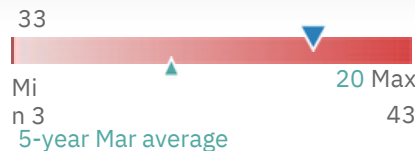


Feb 2023 Mar 2022

4 2

## Avg DOM

33



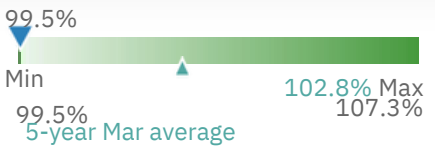
Feb 2023 Mar 2022 YTD

6 6

21

## Avg Sold to OLP Ratio

99.5%



Feb 2023 Mar 2022 YTD

96.2%

103.0%

99.1%

## March 2023

Cheltenham (Montgomery, PA)

Email: adeptice@tcsr.realtor

## New Listings

35

↑ 6.1% ↓ -34.0%  
from Feb 2023: from Mar 2022:  
3353

YTD 2023 2022 +/-

94 141 -33.3%

5-year Mar average: 48

## New Pendings

37

↑ 15.6% ↓ -37.3%  
from Feb 2023: from Mar 2022:  
3259

YTD 2023 2022 +/-

91 143 -36.4%

5-year Mar average: 47

## Closed Sales

22

↓ -4.3% ↓ -45.0%  
from Feb 2023: from Mar 2022:  
2340

YTD 2023 2022 +/-

68 113 -39.8%

5-year Mar average: 31

## Median Sold Price

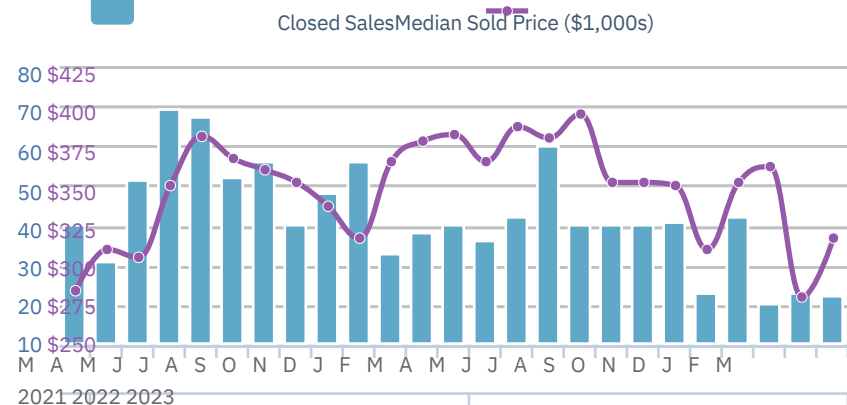
\$317,500

↑ 13.4% ↓ -16.9%  
from Feb 2023: from Mar 2022:  
\$280,000 \$382,000

YTD 2023 2022 +/-

\$336,000 \$370,000 -9.2%

5-year Mar average: \$300,763



## Active Listings

31

31  
Min 54 Max 141  
5-year Mar average

Feb 2023 Mar 2022

31 23

## Avg DOM

31

31  
Min 17 Max 89  
5-year Mar average

Feb 2023 Mar 2022 YTD

44 17 38

## Avg Sold to OLP Ratio

97.1%

97.1%  
Min 92.2% Max 96.7%  
5-year Mar average

Feb 2023 Mar 2022 YTD

91.2% 100.4% 93.9%

## March 2023

## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

24

↑ 41.2% ↓ -22.6%  
from Feb 2023: from Mar 2022:  
1731

YTD 2023 2022 +/-

57 82 -30.5%

5-year Mar average: 30

## New Pendings

23

↑ 15.0% ↓ -41.0%  
from Feb 2023: from Mar 2022:  
2039

YTD 2023 2022 +/-

56 88 -36.4%

5-year Mar average: 31

## Closed Sales

14

↑ 27.3% ↓ -48.1%  
from Feb 2023: from Mar 2022:  
1127

YTD 2023 2022 +/-

40 76 -47.4%

5-year Mar average: 19

## Median Sold Price

\$427,500

↑ 14.0% ↑ 0.6%  
from Feb 2023: from Mar 2022:  
\$375,000 \$425,000

YTD 2023 2022 +/-

\$404,900 \$399,950 1.2%

5-year Mar average: \$361,300

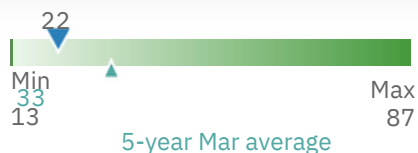
## Summary

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 pendings 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.

## Active Listings

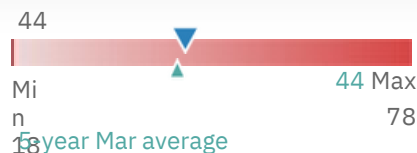
22



Feb 2023 Mar 2022  
19 13

## Avg DOM

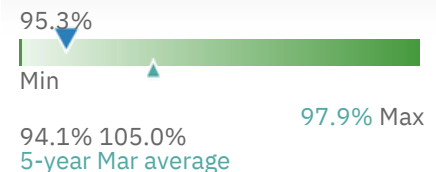
44



Feb 2023 Mar 2022 YTD  
55 18 48

## Avg Sold to OLP Ratio

95.3%



Feb 2023 Mar 2022 YTD  
92.2% 100.8% 93.5%



## March 2023

## Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

11

↓ -31.3% ↓ -50.0%  
from Feb 2023: from Mar 2022:  
1622

YTD 2023 2022 +/-

37 59 -37.3%

5-year Mar average: 18

## New Pendings

14

↑ 16.7% ↓ -30.0%  
from Feb 2023: from Mar 2022:  
1220

YTD 2023 2022 +/-

35 55 -36.4%

5-year Mar average: 15

## Closed Sales

8

↓ -33.3% ↓ -38.5%  
from Feb 2023: from Mar 2022:  
1213

YTD 2023 2022 +/-

28 37 -24.3%

5-year Mar average: 12

## Median Sold Price

\$182,500

↓ -25.9% ↓ -24.0%  
from Feb 2023: from Mar 2022:  
\$246,450 \$240,000

YTD 2023 2022 +/-

\$256,000 \$256,000 0.0%

5-year Mar average: \$212,879

## 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 March 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.

## Active Listings

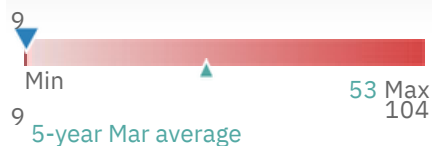
9



Feb 2023 Mar 2022  
12 10

## Avg DOM

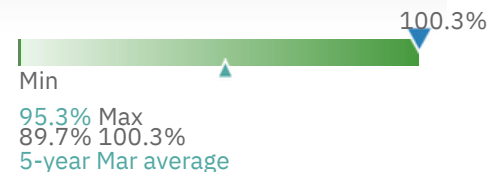
9



Feb 2023 Mar 2022 YTD  
34 16 23

## Avg Sold to OLP Ratio

100.3%



Feb 2023 Mar 2022 YTD  
90.3% 99.5% 94.5%

## Colonial (Montgomery, PA)

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

## 47

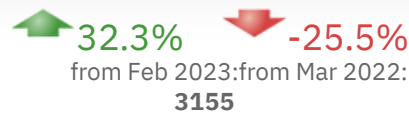


YTD 2023 2022 +/-

**116 128 -9.4%**

5-year Mar average: **63**

41



YTD 2023 2022 +/-

**88 126** -30.2%

5-year Mar average: **57**

## 25

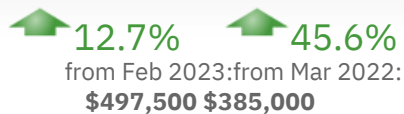


YTD 2023 2022 +/-

**63 120 -47.5%**

5-year Mar average: **38**

\$560,744

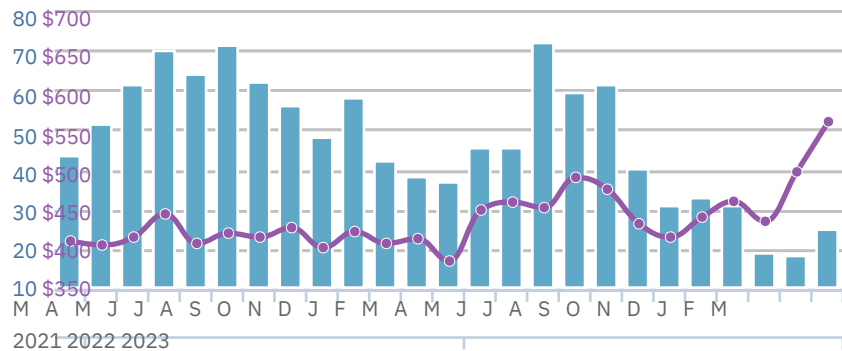


YTD 2023 2022 +/-

**\$475,000** **\$407,250** 16.6%

5-year Mar average: **\$414,049**

Closed SalesMedian Sold Price (\$1,000s)



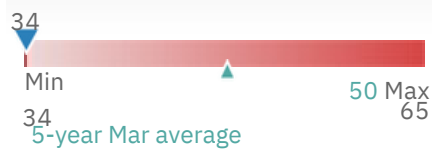
## 41



Feb 2023Mar 2022

40 28

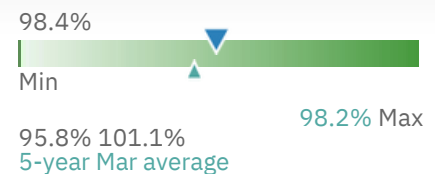
## 34



Feb 2023Mar 2022YTD

37                      55                      32

98.4%



Feb 2023 Mar 2022 YTD

97.3% 98.4% 97.1%

## March 2023

## Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

20

↓ -13.0% ↓ -23.1%  
from Feb 2023: from Mar 2022:  
2326

YTD 2023 2022 +/-

61 54 13.0%

5-year Mar average: 31

## New Pendings

17

↓ -22.7% ↓ -19.0%  
from Feb 2023: from Mar 2022:  
2221

YTD 2023 2022 +/-

49 58 -15.5%

5-year Mar average: 27

## Closed Sales

18

↑ 63.6% ↑ 5.9%  
from Feb 2023: from Mar 2022:  
1117

YTD 2023 2022 +/-

37 54 -31.5%

5-year Mar average: 19

## Median Sold Price

\$612,500

↓ -1.2% ↑ 27.6%  
from Feb 2023: from Mar 2022:  
\$620,000 \$480,000

YTD 2023 2022 +/-

\$545,000 \$462,000 18.0%

5-year Mar average: \$468,750

## 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.

## Active Listings

25

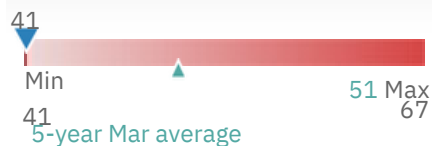


Feb 2023 Mar 2022

24 11

## Avg DOM

41

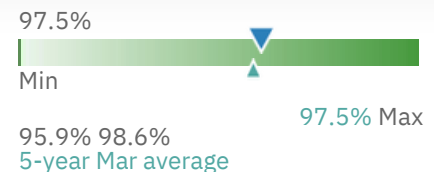


Feb 2023 Mar 2022 YTD

36 67 36

## Avg Sold to OLP Ratio

97.5%



Feb 2023 Mar 2022 YTD

99.9% 98.6% 97.2%

## March 2023

## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

27

↑ 170.0% ↓ -22.9%  
from Feb 2023: from Mar 2022:  
1035

YTD 2023 2022 +/-

55 74 -25.7%

5-year Mar average: 32

## New Pendings

24

↑ 166.7% ↓ -29.4%  
from Feb 2023: from Mar 2022:  
934

YTD 2023 2022 +/-

39 68 -42.6%

5-year Mar average: 30

## Closed Sales

7

↔ 0.0% ↓ -65.0%  
from Feb 2023: from Mar 2022:  
720

YTD 2023 2022 +/-

26 66 -60.6%

5-year Mar average: 19

## Median Sold Price

\$443,000

↓ -4.7% ↑ 51.5%  
from Feb 2023: from Mar 2022:  
\$465,000 \$292,500

YTD 2023 2022 +/-

\$436,000 \$360,500 20.9%

5-year Mar average: \$356,100

## 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.

## Active Listings

16

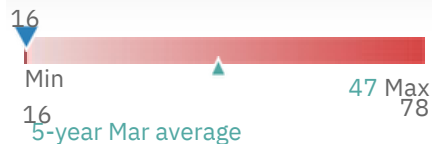


Feb 2023 Mar 2022

16 17

## Avg DOM

16

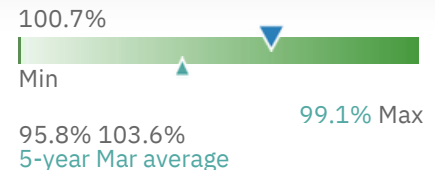


Feb 2023 Mar 2022 YTD

38 46 25

## Avg Sold to OLP Ratio

100.7%



Feb 2023 Mar 2022 YTD

93.3% 98.2% 97.0%

## March 2023

Hatboro-Horsham (Montgomery, PA)

Email: adeptice@tcsr.realtor

## New Listings

29

↓ -19.4% ↓ -17.1%  
from Feb 2023: from Mar 2022:  
3635

YTD 2023 2022 +/-

92 93 -1.1%

5-year Mar average: 42

## New Pendings

35

↑ 52.2% ↓ -10.3%  
from Feb 2023: from Mar 2022:  
2339

YTD 2023 2022 +/-

82 90 -8.9%

5-year Mar average: 41

## Closed Sales

24

↑ 50.0% ↓ -4.0%  
from Feb 2023: from Mar 2022:  
1625

YTD 2023 2022 +/-

64 70 -8.6%

5-year Mar average: 25

## Median Sold Price

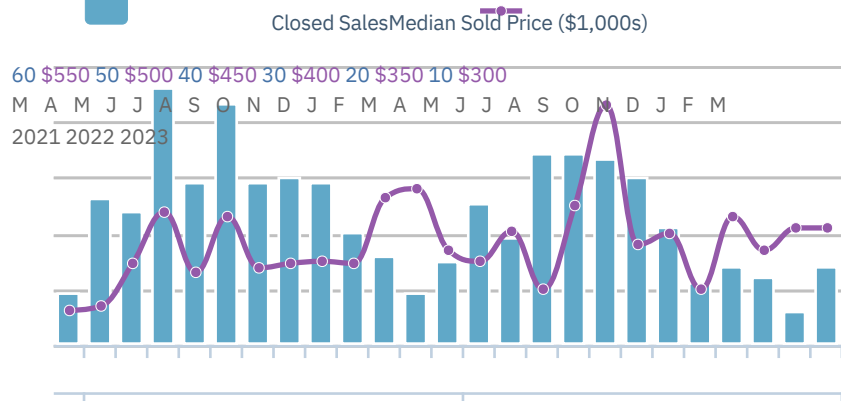
\$405,000

↔ 0.0% ↑ 5.2%  
from Feb 2023: from Mar 2022:  
\$405,000 \$385,000

YTD 2023 2022 +/-

\$398,700 \$407,500 -2.2%

5-year Mar average: \$347,200



## Active Listings

45

45  
Min 17 5-year Mar average Max 103

Feb 2023 Mar 2022

56

19

## Avg DOM

26

26  
Min 19 5-year Mar average Max 34

Feb 2023 Mar 2022 YTD

24

20

31

## Avg Sold to OLP Ratio

100.5%

100.5%  
Min 97.1% 101.9% 5-year Mar average Max 99.4%

Feb 2023 Mar 2022 YTD

99.3%

99.7%

99.0%

## March 2023

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

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

22

↓ -8.3% ↓ -12.0%  
from Feb 2023: from Mar 2022:  
2425

YTD 2023 2022 +/-

68 67 1.5%

5-year Mar average: 30

## New Pendings

26

↑ 62.5% ↔ 0.0%  
from Feb 2023: from Mar 2022:  
1626

YTD 2023 2022 +/-

59 62 -4.8%

5-year Mar average: 27

## Closed Sales

16

↑ 45.5% ↑ 6.7%  
from Feb 2023: from Mar 2022:  
1115

YTD 2023 2022 +/-

42 48 -12.5%

5-year Mar average: 15

## Median Sold Price

\$455,011

↑ 11.0% ↑ 12.3%  
from Feb 2023: from Mar 2022:  
\$410,000 \$405,000

YTD 2023 2022 +/-

\$422,011 \$442,500 -4.6%

5-year Mar average: \$412,952

## 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.

## Active Listings

36

36  
Min 39  
Max 83  
5-year Mar average  
Feb 2023 Mar 2022

Feb 2023 Mar 2022

43

11

## Avg DOM

37

37  
Min 31  
Max 41  
5-year Mar average  
Feb 2023 Mar 2022 YTD

Feb 2023 Mar 2022 YTD

20

31

36

## Avg Sold to OLP Ratio

100.2%

100.2%  
Min 98.0%  
Max 96.4% 100.3%  
5-year Mar average  
Feb 2023 Mar 2022 YTD

Feb 2023 Mar 2022 YTD

99.0%

96.4%

99.0%

## March 2023

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

7

 -41.7%  -30.0%  
 from Feb 2023: from Mar 2022:  
**1210**



YTD 2023 2022 +/-

24 26 -7.7%

5-year Mar average: 12

## New Pending

9

 28.6%  -30.8%  
 from Feb 2023: from Mar 2022:  
**713**

YTD 2023 2022 +/-

23 28 -17.9%

5-year Mar average: 14

## Closed Sales

8

 60.0%  -20.0%  
 from Feb 2023: from Mar 2022:  
**510**



YTD 2023 2022 +/-

22 22 0.0%

5-year Mar average: 10

## Median Sold Price

\$365,000

 4.3%  21.5%  
 from Feb 2023: from Mar 2022:  
**\$350,000 \$300,500**

YTD 2023 2022 +/-

\$350,000 \$290,450 20.5%

5-year Mar average: \$277,000

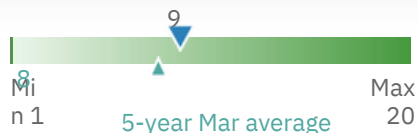
## Summary

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 Pending; an 18.2% MoM increase in All Pending (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.

## Active Listings

9

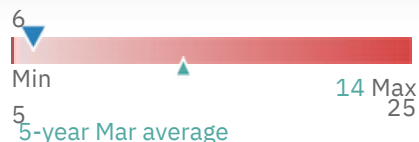


Feb 2023 Mar 2022

8 13

## Avg DOM

6

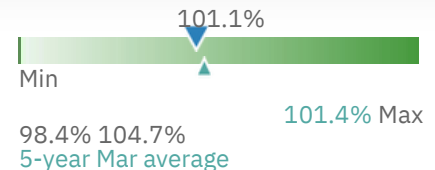


Feb 2023 Mar 2022 YTD

34 5 23

## Avg Sold to OLP Ratio

101.1%



Feb 2023 Mar 2022 YTD

100.0% 104.7% 99.0%

## March 2023

Lower Merion (Montgomery, PA)

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

## New Listings

88

 120.0%  -12.0%  
 from Feb 2023: from Mar 2022:  
 40 100



YTD 2023 2022 +/-

174 224 -22.3%

5-year Mar average: 110

## New Pendings

69

 60.5%  -21.6%  
 from Feb 2023: from Mar 2022:  
 4388



YTD 2023 2022 +/-

152 195 -22.1%

5-year Mar average: 87

## Closed Sales

53

 60.6%  -25.4%  
 from Feb 2023: from Mar 2022:  
 3371



YTD 2023 2022 +/-

128 158 -19.0%

5-year Mar average: 63

## Median Sold Price

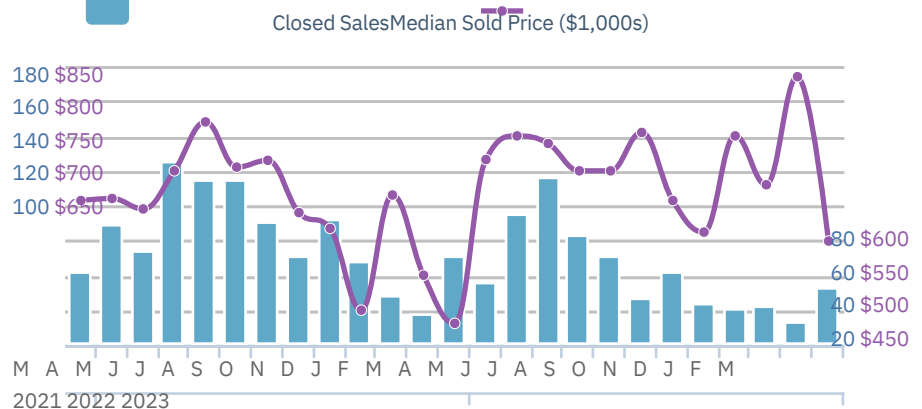
\$599,000

 -28.3%  24.5%  
 from Feb 2023: from Mar 2022:  
 \$835,000 \$481,000

YTD 2023 2022 +/-

\$675,000 \$552,500 22.2%

5-year Mar average: \$556,500



## Active Listings

86

86  
 Min 156 Max 334  
 65  
 5-year Mar average

Feb 2023 Mar 2022

73 65

## Avg DOM

34

34  
 Min 26 Max 57  
 5-year Mar average

Feb 2023 Mar 2022 YTD

45 26 43

## Avg Sold to OLP Ratio

96.7%

96.7%  
 Min 93.3% Max 96.3%  
 99.9%  
 5-year Mar average

Feb 2023 Mar 2022 YTD

97.3% 99.9% 95.7%



## March 2023



## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

50

 92.3%  -19.4%  
 from Feb 2023: from Mar 2022:  
 2662



YTD 2023 2022 +/-

98 125 -21.6%

5-year Mar average: 75

## New Pendings

35

 52.2%  -37.5%  
 from Feb 2023: from Mar 2022:  
 2356

YTD 2023 2022 +/-

83 110 -24.5%

5-year Mar average: 56

## Closed Sales

27

 35.0%  -30.8%  
 from Feb 2023: from Mar 2022:  
 2039


YTD 2023 2022 +/-

72 89 -19.1%

5-year Mar average: 35

## Median Sold Price

\$899,999

 -25.0%  7.8%  
 from Feb 2023: from Mar 2022:  
 \$1,200,000 \$835,000

YTD 2023 2022 +/-

\$996,250 \$885,000 12.6%

5-year Mar average: \$787,500

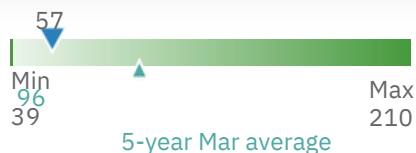
## Summary

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.

## Active Listings

57

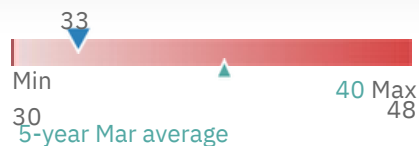


Feb 2023 Mar 2022

50 39

## Avg DOM

33

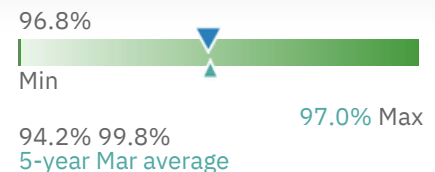


Feb 2023 Mar 2022 YTD

50 30 42

## Avg Sold to OLP Ratio

96.8%



Feb 2023 Mar 2022 YTD

96.1% 99.8% 95.8%

## March 2023

## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

38

↑ 171.4% ↔ 0.0%  
from Feb 2023: from Mar 2022:  
1438

YTD 2023 2022 +/-

76 99 -23.2%

5-year Mar average: 35

## New Pendings

34

↑ 70.0% ↑ 6.3%  
from Feb 2023: from Mar 2022:  
2032

YTD 2023 2022 +/-

69 85 -18.8%

5-year Mar average: 31

## Closed Sales

26

↑ 100.0% ↓ -18.8%  
from Feb 2023: from Mar 2022:  
1332

YTD 2023 2022 +/-

56 69 -18.8%

5-year Mar average: 28

## Median Sold Price

\$270,000

↓ -33.3% ↓ -7.7%  
from Feb 2023: from Mar 2022:  
\$405,000 \$292,500

YTD 2023 2022 +/-

\$330,500 \$300,000 10.2%

5-year Mar average: \$263,190

## 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.

## Active Listings

29

29  
Min 60 Max 124  
26  
5-year Mar average

Feb 2023 Mar 2022

23 26

## Avg DOM

35

35  
Min 22 Max 72  
5-year Mar average

Feb 2023 Mar 2022 YTD

38 22 43

## Avg Sold to OLP Ratio

96.6%

96.6%  
Min 92.1% 100.0% Max 95.4%  
5-year Mar average

Feb 2023 Mar 2022 YTD

99.1% 100.0% 95.6%


## March 2023

Methacton (Montgomery, PA)

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

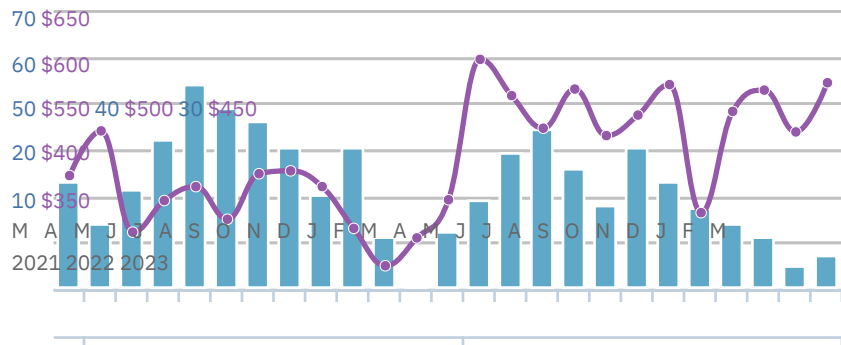
 10.0%  28.1%  
 from Feb 2023: from Mar 2022:  
 \$519,900 \$446,500

YTD 2023 2022 +/-

\$560,619 \$420,000 33.5%

5-year Mar average: \$437,600

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

30

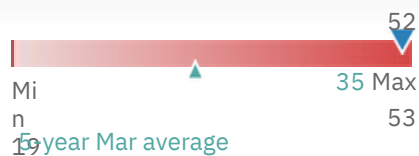


Feb 2023 Mar 2022

22 37

## Avg DOM

52

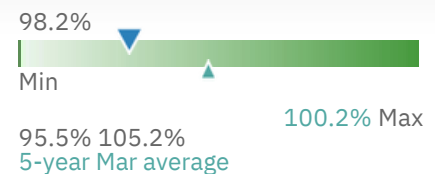


Feb 2023 Mar 2022 YTD

68 19 52

## Avg Sold to OLP Ratio

98.2%



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

## New Listings

26



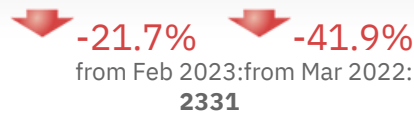
YTD 2023 2022 +/-

65 64 1.6%

5-year Mar average: 32

## New Pendings

18



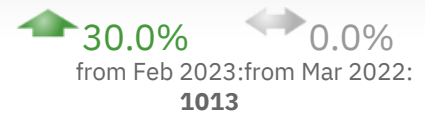
YTD 2023 2022 +/-

50 61 -18.0%

5-year Mar average: 24

## Closed Sales

13



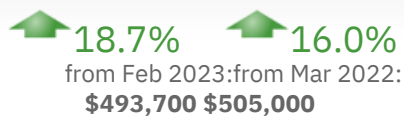
YTD 2023 2022 +/-

33 37 -10.8%

5-year Mar average: 18

## Median Sold Price

\$585,900



YTD 2023 2022 +/-

\$572,000 \$420,000 36.2%

5-year Mar average: \$460,357

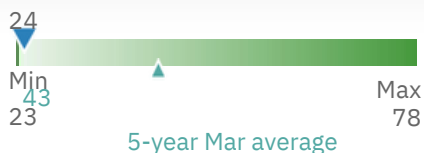
## Summary

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 Pendings; a 15.4% MoM increase in All Pendings (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.

## Active Listings

24

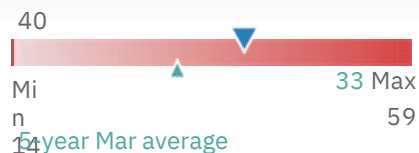


Feb 2023 Mar 2022

19 23

## Avg DOM

40

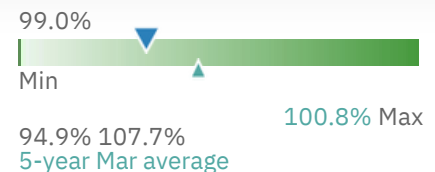


Feb 2023 Mar 2022 YTD

78 14 52

## Avg Sold to OLP Ratio

99.0%



Feb 2023 Mar 2022 YTD

98.0% 107.7% 97.4%

## March 2023

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

11

↑ 120.0% ↑ 57.1%  
from Feb 2023: from Mar 2022:  
5 7

YTD 2023 2022 +/-

23 24 -4.2%

5-year Mar average: 9

## New Pendings

8

↑ 14.3% ↔ 0.0%  
from Feb 2023: from Mar 2022:  
7 8

YTD 2023 2022 +/-

22 20 10.0%

5-year Mar average: 8

## Closed Sales

4

↔ 0.0% ↓ -55.6%  
from Feb 2023: from Mar 2022:  
4 9

YTD 2023 2022 +/-

20 19 5.3%

5-year Mar average: 6

## Median Sold Price

\$540,624

↑ 0.1% ↑ 71.6%  
from Feb 2023: from Mar 2022:  
\$539,995 \$315,000

YTD 2023 2022 +/-

\$553,124 \$374,000 47.9%

5-year Mar average: \$357,425

## 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.

## Active Listings

6

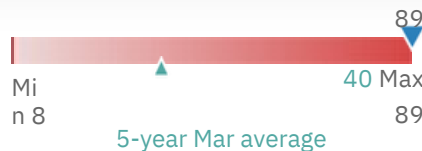


Feb 2023 Mar 2022

3 14

## Avg DOM

89

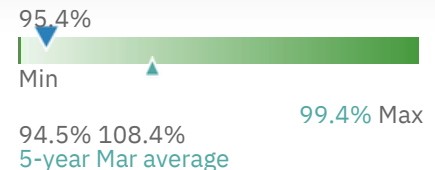


Feb 2023 Mar 2022 YTD

58 25 54

## Avg Sold to OLP Ratio

95.4%



Feb 2023 Mar 2022 YTD

95.3% 101.5% 94.7%

## March 2023

Norristown Area (Montgomery, PA)

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

## New Listings

97

 **83.0%**
 **-6.7%**  
 from Feb 2023:from Mar 2022:  
**53 104**

YTD 2023 2022 +/-

**217 241** -10.0%5-year Mar average: **102**

## New Pendings

67

 **8.1%**
 **-38.0%**  
 from Feb 2023:from Mar 2022:  
**62 108**

YTD 2023 2022 +/-

**176 242** -27.3%5-year Mar average: **87**

## Closed Sales

60



 **93.5%**
 **-10.4%**  
 from Feb 2023:from Mar 2022:  
**3167**

YTD 2023 2022 +/-

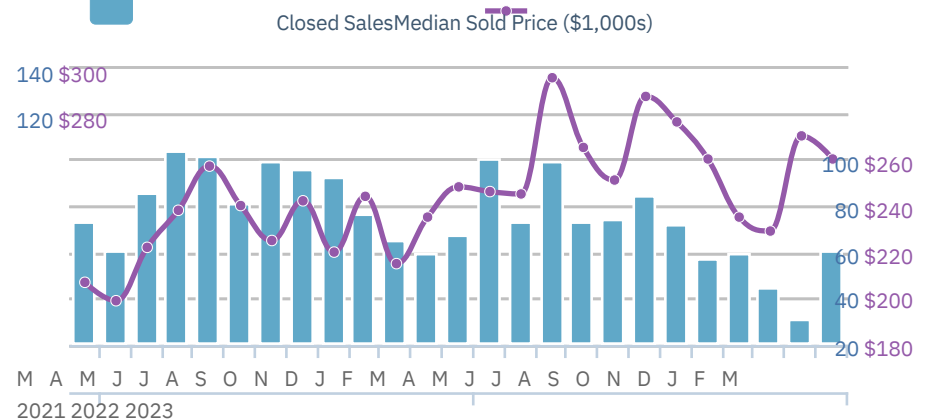
**137 198** -30.8%5-year Mar average: **65**

## Median Sold Price

\$260,000

 **-3.7%**
 **4.8%**  
 from Feb 2023:from Mar 2022:  
**\$270,000 \$248,000**

YTD 2023 2022 +/-

**\$250,000 \$229,500** 8.9%5-year Mar average: **\$222,490**

## Active Listings

85

85  
 Min 51  
 Max 220  
 5-year Mar average

Feb 2023Mar 2022

54

51

## Avg DOM

28

28  
 Min 28  
 Max 85  
 5-year Mar average

Feb 2023Mar 2022YTD

19

28

28

## Avg Sold to OLP Ratio

99.4%

99.4%  
 Min 91.7%  
 Max 98.2%  
 5-year Mar average

Feb 2023Mar 2022YTD

100.5%

103.1%

98.3%

## March 2023

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

26

↑ 85.7% ↓ -23.5%  
from Feb 2023: from Mar 2022:  
1434

YTD 2023 2022 +/-

57 72 -20.8%

5-year Mar average: 34

## New Pendings

19

↑ 18.8% ↓ -26.9%  
from Feb 2023: from Mar 2022:  
1626

YTD 2023 2022 +/-

51 71 -28.2%

5-year Mar average: 26

## Closed Sales

18

↑ 38.5% ↓ -14.3%  
from Feb 2023: from Mar 2022:  
1321

YTD 2023 2022 +/-

46 63 -27.0%

5-year Mar average: 24

## Median Sold Price

\$381,000

↑ 12.1% ↑ 0.3%  
from Feb 2023: from Mar 2022:  
\$340,000 \$379,900

YTD 2023 2022 +/-

\$365,000 \$340,000 7.4%

5-year Mar average: \$315,180

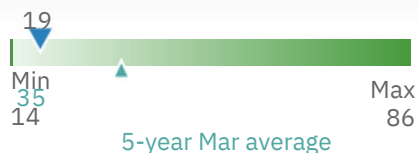
## Summary

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.

## Active Listings

19

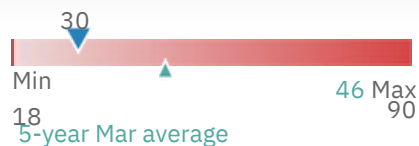


Feb 2023 Mar 2022

11 20

## Avg DOM

30

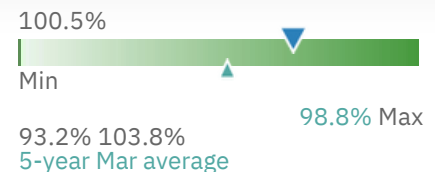


Feb 2023 Mar 2022 YTD

35 18 32

## Avg Sold to OLP Ratio

100.5%



Feb 2023 Mar 2022 YTD

99.8% 103.8% 98.1%

## March 2023

## Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

71

↑ 82.1% ↑ 1.4%  
from Feb 2023: from Mar 2022:  
3970

YTD 2023 2022 +/-

160 169 -5.3%

5-year Mar average: 69

## New Pendings

48

↑ 4.3% ↓ -41.5%  
from Feb 2023: from Mar 2022:  
4682

YTD 2023 2022 +/-

125 171 -26.9%

5-year Mar average: 61

## Closed Sales

42

↑ 133.3% ↓ -8.7%  
from Feb 2023: from Mar 2022:  
1846

YTD 2023 2022 +/-

91 135 -32.6%

5-year Mar average: 41

## Median Sold Price

\$202,450

↓ -12.0% ↑ 1.2%  
from Feb 2023: from Mar 2022:  
\$230,000 \$200,000

YTD 2023 2022 +/-

\$200,000 \$180,000 11.1%

5-year Mar average: \$187,140

## 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.

## Active Listings

66

66  
Min 68 Max 134  
5-year Mar average  
31

Feb 2023 Mar 2022

43

31

## Avg DOM

27

27  
Min 19 Max 81  
5-year Mar average

Feb 2023 Mar 2022 YTD

7

32

27

## Avg Sold to OLP Ratio

99.0%

99.0%  
Min 90.6% Max 102.7%  
5-year Mar average

Feb 2023 Mar 2022 YTD

101.0%

102.7%

98.4%



## March 2023

North Penn (Montgomery, PA)

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

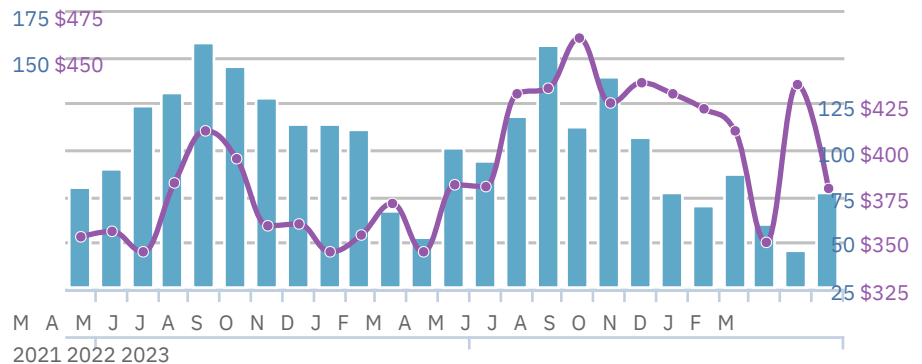
-12.8% -0.4%  
 from Feb 2023: from Mar 2022:  
 \$435,000 \$381,000

YTD 2023 2022 +/-

\$408,000 \$370,000 10.3%

5-year Mar average: \$343,500

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

77

77  

 Min 46 5-year Mar average 90 Max 157

Feb 2023 Mar 2022

70 46

## Avg DOM

21

21  

 Min 9 5-year Mar average 22 Max 39

Feb 2023 Mar 2022 YTD

22 9 20

## Avg Sold to OLP Ratio

98.8%

98.8%  

 Min 98.1% 103.9% 5-year Mar average 99.8% Max

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

## New Listings

52

↑ 15.6% ↓ -44.7%  
from Feb 2023: from Mar 2022:  
4594

YTD 2023 2022 +/-

147 198 -25.8%

5-year Mar average: 71

## New Pendings

47

↑ 27.0% ↓ -41.3%  
from Feb 2023: from Mar 2022:  
3780

YTD 2023 2022 +/-

123 173 -28.9%

5-year Mar average: 66

## Closed Sales

37

↑ 37.0% ↓ -26.0%  
from Feb 2023: from Mar 2022:  
2750

YTD 2023 2022 +/-

96 114 -15.8%

5-year Mar average: 45

## Median Sold Price

\$385,000

↓ -23.0% ↓ -14.4%  
from Feb 2023: from Mar 2022:  
\$499,900 \$450,000

YTD 2023 2022 +/-

\$471,750 \$430,000 9.7%

5-year Mar average: \$397,050

## 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.

## Active Listings

52

52  
Min 25 5-year Mar average 85 Max 85

Feb 2023 Mar 2022

49

36

## Avg DOM

22

22  
Min 8 5-year Mar average 40 Max 40

Feb 2023 Mar 2022 YTD

26

8

21

## Avg Sold to OLP Ratio

96.7%

96.7%  
Min 96.7% 5-year Mar average 104.6% Max 98.8%

Feb 2023 Mar 2022 YTD

101.2%

104.6%

98.5%

## March 2023



North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

35

 29.6%  -32.7%  
 from Feb 2023: from Mar 2022:  
 2752



YTD 2023 2022 +/-

107 127 -15.7%

5-year Mar average: 52

## New Pendings

31

 -3.1%  -38.0%  
 from Feb 2023: from Mar 2022:  
 3250



YTD 2023 2022 +/-

90 126 -28.6%

5-year Mar average: 51

## Closed Sales

39

 116.7%  -22.0%  
 from Feb 2023: from Mar 2022:  
 1850



YTD 2023 2022 +/-

95 112 -15.2%

5-year Mar average: 43

## Median Sold Price

\$365,000

 -10.2%  12.1%  
 from Feb 2023: from Mar 2022:  
 \$406,500 \$325,500

YTD 2023 2022 +/-

\$375,000 \$317,500 18.1%

5-year Mar average: \$298,550

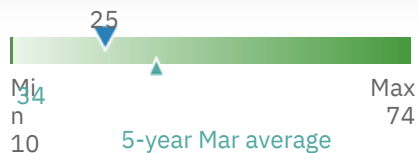
## Summary

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.

## Active Listings

25

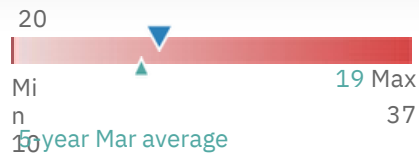


Feb 2023 Mar 2022

21 10

## Avg DOM

20

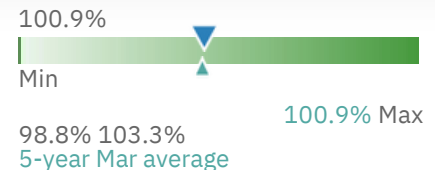


Feb 2023 Mar 2022 YTD

16 10 19

## Avg Sold to OLP Ratio

100.9%



Feb 2023 Mar 2022 YTD

100.0% 103.3% 99.9%



## March 2023

Perkiomen Valley (Montgomery, PA)

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

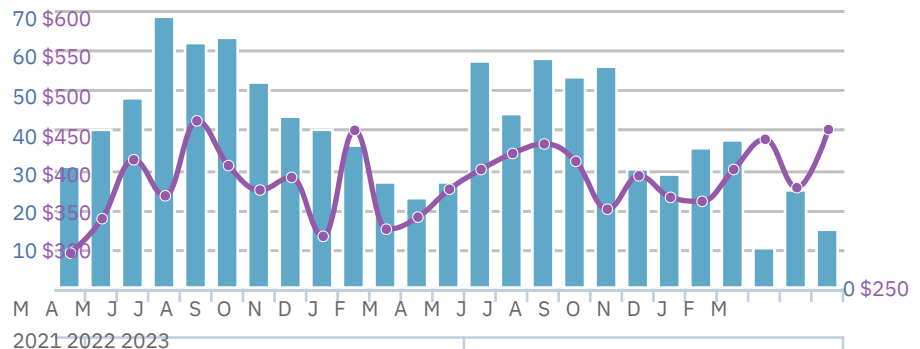
\$450,000

 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**

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

27



Feb 2023 Mar 2022

**31 29**

## Avg DOM

31

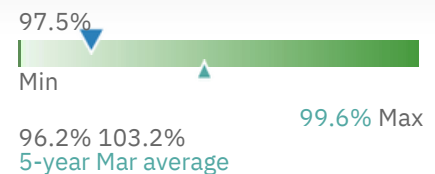


Feb 2023 Mar 2022 YTD

**29 24 36**

## Avg Sold to OLP Ratio

97.5%



Feb 2023 Mar 2022 YTD

**101.6% 103.2% 99.5%**

## March 2023

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

13

↓ -13.3% ↓ -66.7%  
from Feb 2023: from Mar 2022:  
1539

YTD 2023 2022 +/-

42 78 -46.2%

5-year Mar average: 33

## New Pendings

12

↓ -7.7% ↓ -67.6%  
from Feb 2023: from Mar 2022:  
1337

YTD 2023 2022 +/-

39 70 -44.3%

5-year Mar average: 26

## Closed Sales

10

↓ -33.3% ↓ -23.1%  
from Feb 2023: from Mar 2022:  
1513

YTD 2023 2022 +/-

30 43 -30.2%

5-year Mar average: 15

## Median Sold Price

\$692,500

↑ 53.1% ↑ 66.9%  
from Feb 2023: from Mar 2022:  
\$452,450 \$415,000

YTD 2023 2022 +/-

\$456,000 \$410,000 11.2%

5-year Mar average: \$446,400

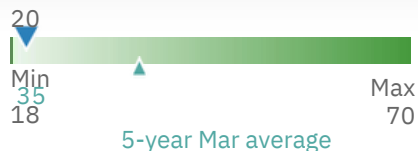
## Summary

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.

## Active Listings

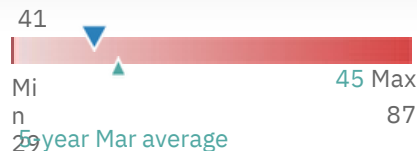
20



Feb 2023 Mar 2022  
23 18

## Avg DOM

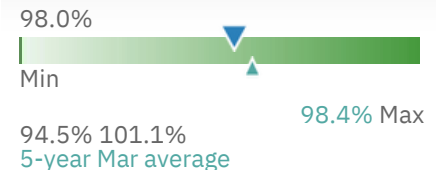
41



Feb 2023 Mar 2022 YTD  
40 36 36

## Avg Sold to OLP Ratio

98.0%



Feb 2023 Mar 2022 YTD  
101.8% 101.1% 100.2%

## March 2023

## Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

16

↑ 128.6% ↓ -40.7%  
from Feb 2023: from Mar 2022:  
727

YTD 2023 2022 +/-

36 55 -34.5%

5-year Mar average: 20

## New Pendings

15

↑ 200.0% ↓ -40.0%  
from Feb 2023: from Mar 2022:  
525

YTD 2023 2022 +/-

29 53 -45.3%

5-year Mar average: 18

## Closed Sales

5

↓ -50.0% ↓ -64.3%  
from Feb 2023: from Mar 2022:  
1014

YTD 2023 2022 +/-

20 34 -41.2%

5-year Mar average: 13

## Median Sold Price

\$310,000

↑ 5.1% ↓ -5.6%  
from Feb 2023: from Mar 2022:  
\$294,950 \$328,500

YTD 2023 2022 +/-

\$305,000 \$304,750 0.1%

5-year Mar average: \$284,190

## 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.

## Active Listings

7

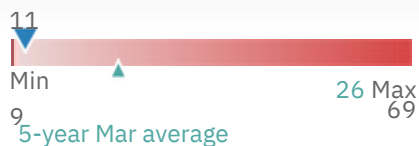


Feb 2023 Mar 2022

8 11

## Avg DOM

11

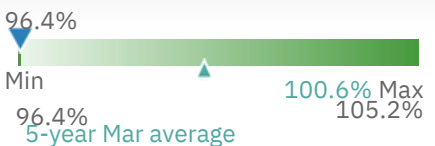


Feb 2023 Mar 2022 YTD

14 13 35

## Avg Sold to OLP Ratio

96.4%

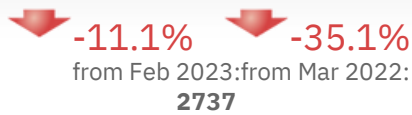


Feb 2023 Mar 2022 YTD

101.2% 105.2% 98.5%

## Pottstown (Montgomery, PA)

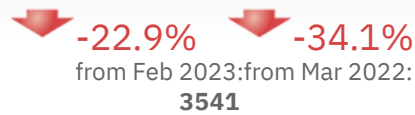
Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)



YTD 2023 2022 +/-

84 96 -12.5%

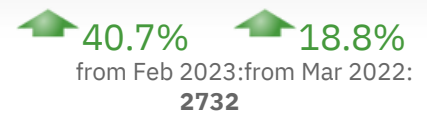
5-year Mar average: **36**



YTD 2023 2022 +/-

91 109 -16.5%

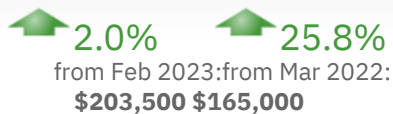
5-year Mar average: **34**



YTD 2023 2022 +/-

**83 99** -16.2%

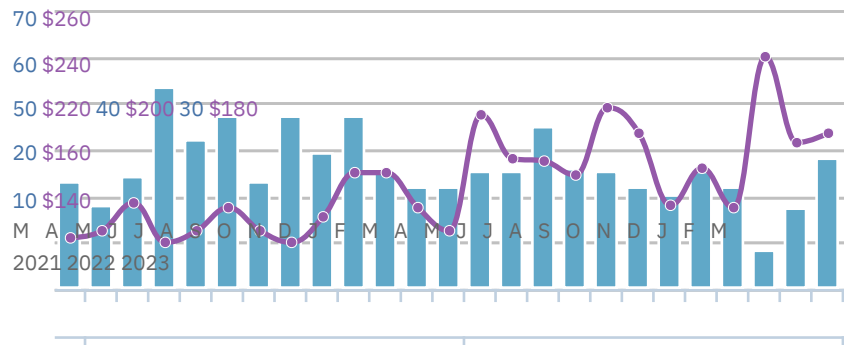
5-year Mar average: **34**



YTD 2023 2022 +/-

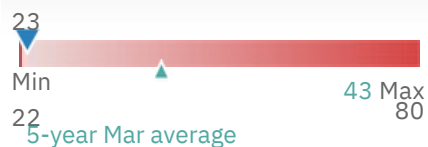
**\$216,000** **\$176,153** 22.6%

5-year Mar average: **\$157,690**



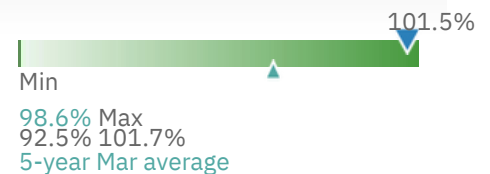
Feb 2023Mar 2022

14 17



Feb 2023Mar 2022YTD

25                      22                      22



Feb 2023 Mar 2022 YTD

97.9%      101.7%      99.8%

## March 2023

## Pottstown (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

16

↑ 23.1% ↓ -20.0%  
from Feb 2023: from Mar 2022:  
1320

YTD 2023 2022 +/-

46 46 0.0%

5-year Mar average: 19

## New Pendings

17

↑ 21.4% ↓ -5.6%  
from Feb 2023: from Mar 2022:  
1418

YTD 2023 2022 +/-

48 44 9.1%

5-year Mar average: 18

## Closed Sales

17

↑ 13.3% ↑ 88.9%  
from Feb 2023: from Mar 2022:  
15 9

YTD 2023 2022 +/-

44 36 22.2%

5-year Mar average: 14

## Median Sold Price

\$270,000

↑ 18.2% ↑ 35.0%  
from Feb 2023: from Mar 2022:  
\$228,500 \$200,000

YTD 2023 2022 +/-

\$259,000 \$200,750 29.0%

5-year Mar average: \$198,000

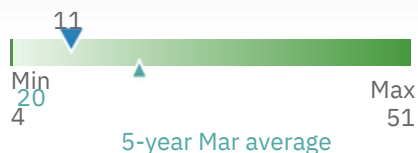
## Summary

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 March 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.

## Active Listings

11

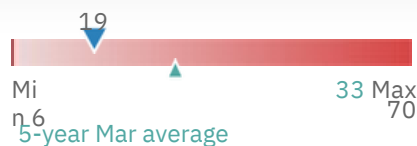


Feb 2023 Mar 2022

11 10

## Avg DOM

19

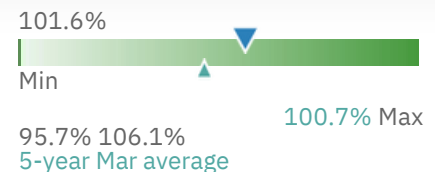


Feb 2023 Mar 2022 YTD

26 6 22

## Avg Sold to OLP Ratio

101.6%



Feb 2023 Mar 2022 YTD

98.1% 106.1% 99.8%



## March 2023


## Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

8



 -38.5%  -52.9%  
 from Feb 2023: from Mar 2022:  
**1317**

YTD 2023 2022 +/-

**37 50** -26.0%5-year Mar average: **16**

## New Pendings

9

 -57.1%  -60.9%  
 from Feb 2023: from Mar 2022:  
**2123**

YTD 2023 2022 +/-

**42 65** -35.4%5-year Mar average: **15**

## Closed Sales

21



 75.0%  -8.7%  
 from Feb 2023: from Mar 2022:  
**1223**

YTD 2023 2022 +/-

**39 63** -38.1%5-year Mar average: **19**

## Median Sold Price

\$165,000

 4.8%  17.9%  
 from Feb 2023: from Mar 2022:  
**\$157,500 \$140,000**

YTD 2023 2022 +/-

**\$169,900 \$165,000** 3.0%5-year Mar average: **\$119,950**

## 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.

## Active Listings

5

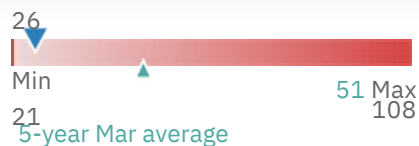


Feb 2023 Mar 2022

**3 7**

## Avg DOM

26

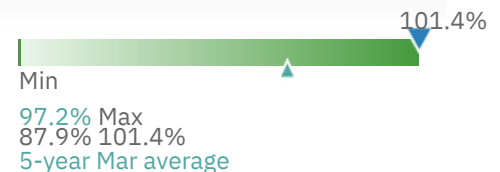


Feb 2023 Mar 2022 YTD

**23****28****23**

## Avg Sold to OLP Ratio

101.4%



Feb 2023 Mar 2022 YTD

**97.6%****100.0%****99.7%**

## March 2023

Souderton Area (Montgomery, PA)

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

## New Listings

27

22.7% -37.2%  
 from Feb 2023: from Mar 2022:  
 2243

YTD 2023 2022 +/-

80 107 -25.2%

5-year Mar average: 50

## New Pendings

23

43.8% -45.2%  
 from Feb 2023: from Mar 2022:  
 1642

YTD 2023 2022 +/-

63 104 -39.4%

5-year Mar average: 43

## Closed Sales

16

-40.7% -52.9%  
 from Feb 2023: from Mar 2022:  
 2734

YTD 2023 2022 +/-

64 82 -22.0%

5-year Mar average: 32

## Median Sold Price

\$497,500

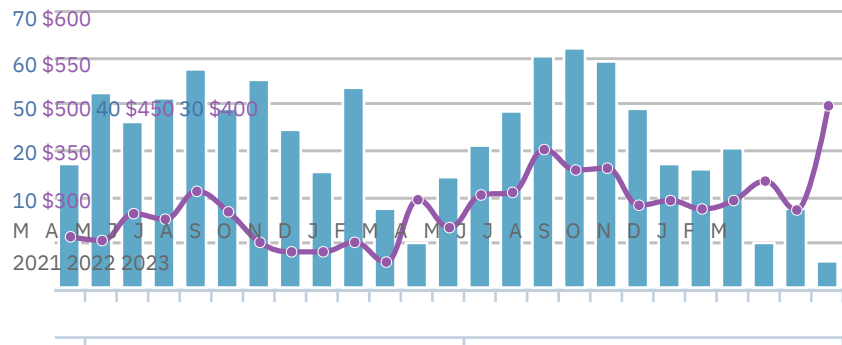
29.2% 35.9%  
 from Feb 2023: from Mar 2022:  
 \$385,000 \$366,000

YTD 2023 2022 +/-

\$423,750 \$355,000 19.4%

5-year Mar average: \$366,073

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

29

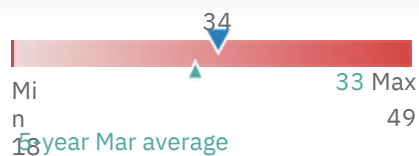


Feb 2023 Mar 2022

29 19

## Avg DOM

34

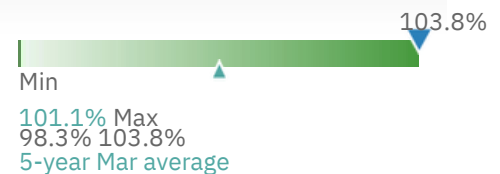


Feb 2023 Mar 2022 YTD

15 23 23

## Avg Sold to OLP Ratio

103.8%



Feb 2023 Mar 2022 YTD

98.4% 101.1% 100.0%

## March 2023

## Souderton Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

19

↑ 18.8% ↓ -32.1%  
from Feb 2023: from Mar 2022:  
1628

YTD 2023 2022 +/-

56 70 -20.0%

5-year Mar average: 33

## New Pendings

17

↑ 41.7% ↓ -43.3%  
from Feb 2023: from Mar 2022:  
1230

YTD 2023 2022 +/-

44 69 -36.2%

5-year Mar average: 30

## Closed Sales

13

↓ -23.5% ↓ -40.9%  
from Feb 2023: from Mar 2022:  
1722

YTD 2023 2022 +/-

45 48 -6.3%

5-year Mar average: 22

## Median Sold Price

\$515,000

↑ 23.8% ↑ 28.8%  
from Feb 2023: from Mar 2022:  
\$416,000 \$400,000

YTD 2023 2022 +/-

\$465,000 \$400,000 16.3%

5-year Mar average: \$389,000

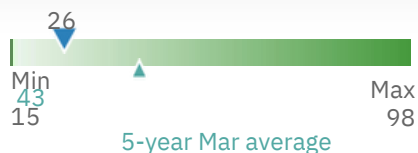
## Summary

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.

## Active Listings

26

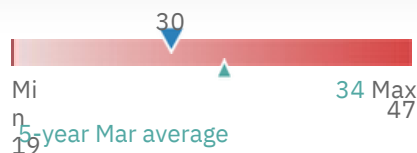


Feb 2023 Mar 2022

25 15

## Avg DOM

30

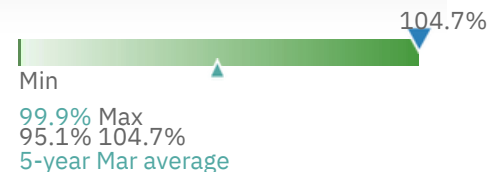


Feb 2023 Mar 2022 YTD

10 32 23

## Avg Sold to OLP Ratio

104.7%



Feb 2023 Mar 2022 YTD

97.2% 100.1% 100.0%

## March 2023

## Souderton Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

8



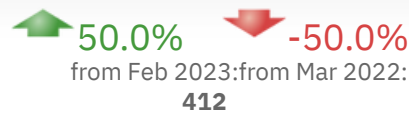
YTD 2023 2022 +/-

22 37 -40.5%

5-year Mar average: 16

## New Pendings

6



YTD 2023 2022 +/-

19 35 -45.7%

5-year Mar average: 14

## Closed Sales

3



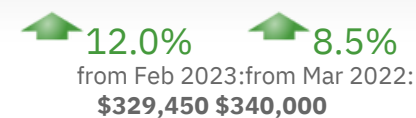
YTD 2023 2022 +/-

19 34 -44.1%

5-year Mar average: 11

## Median Sold Price

\$369,000



YTD 2023 2022 +/-

\$351,900 \$343,250 2.5%

5-year Mar average: \$319,710

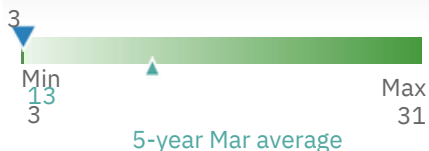
## Summary

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.

## Active Listings

3

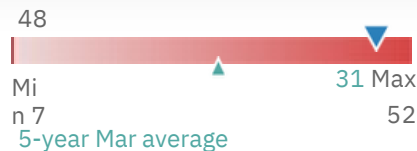


Feb 2023 Mar 2022

4 4

## Avg DOM

48



Feb 2023 Mar 2022 YTD

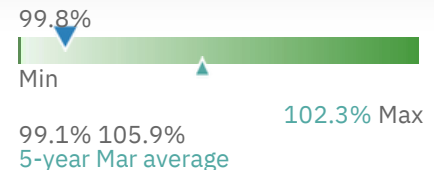
24

7

25

## Avg Sold to OLP Ratio

99.8%



Feb 2023 Mar 2022 YTD

100.4%

102.7%

99.7%

## March 2023

Springfield (Montgomery, PA)

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

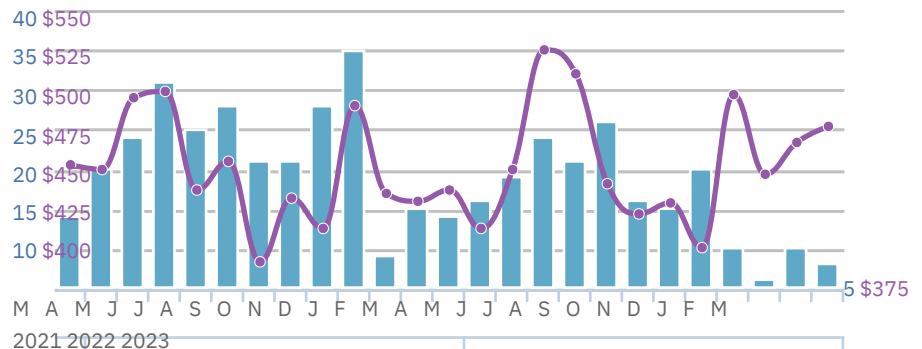
 2.1%  9.1%  
 from Feb 2023: from Mar 2022:  
 \$467,500 \$437,750

YTD 2023 2022 +/-

\$450,000 \$435,000 3.4%

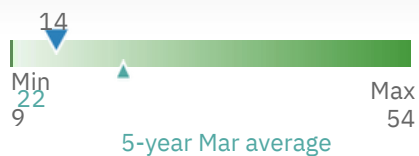
5-year Mar average: \$413,462

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

14

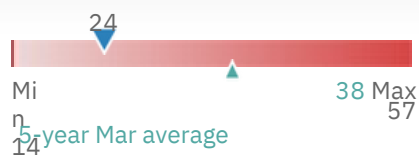


Feb 2023 Mar 2022

9 13

## Avg DOM

24



Feb 2023 Mar 2022 YTD

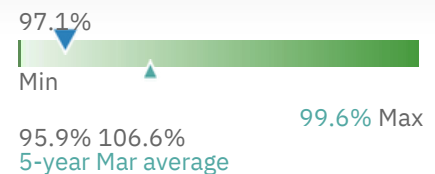
11

14

18

## Avg Sold to OLP Ratio

97.1%



Feb 2023 Mar 2022 YTD

101.0%

106.6%

99.6%

## March 2023

## Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

14

↑ 55.6% ↓ -22.2%  
from Feb 2023: from Mar 2022:  
918

YTD 2023 2022 +/-

39 34 14.7%

5-year Mar average: 20

## New Pendings

11

↓ -15.4% ↓ -31.3%  
from Feb 2023: from Mar 2022:  
1316

YTD 2023 2022 +/-

34 34 0.0%

5-year Mar average: 17

## Closed Sales

8

↓ -20.0% ↓ -27.3%  
from Feb 2023: from Mar 2022:  
1011

YTD 2023 2022 +/-

24 35 -31.4%

5-year Mar average: 13

## Median Sold Price

\$477,412

↑ 2.1% ↑ 6.1%  
from Feb 2023: from Mar 2022:  
\$467,500 \$450,000

YTD 2023 2022 +/-

\$452,412 \$450,000 0.5%

5-year Mar average: \$418,422

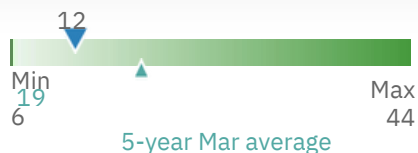
## Summary

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.

## Active Listings

12

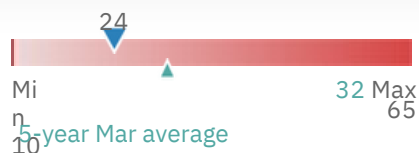


Feb 2023 Mar 2022

9 6

## Avg DOM

24

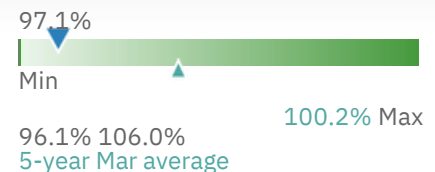


Feb 2023 Mar 2022 YTD

11 16 19

## Avg Sold to OLP Ratio

97.1%



Feb 2023 Mar 2022 YTD

101.0% 106.0% 99.1%

## March 2023



Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

1

 -50.0%  -83.3%  
 from Feb 2023: from Mar 2022:  
 2 6



YTD 2023 2022 +/-

4 13 -69.2%

5-year Mar average: 3

## New Pendings

3

 0.0%  -25.0%  
 from Feb 2023: from Mar 2022:  
 0 4



YTD 2023 2022 +/-

3 10 -70.0%

5-year Mar average: 3

## Closed Sales

0

 0.0%  -100.0%  
 from Feb 2023: from Mar 2022:  
 0 3



YTD 2023 2022 +/-

1 6 -83.3%

5-year Mar average: 3

## Median Sold Price

\$0

 0.0%  -100.0%  
 from Feb 2023: from Mar 2022:  
 \$0 \$375,000

YTD 2023 2022 +/-

\$445,000 \$348,250 27.8%

5-year Mar average: \$292,150

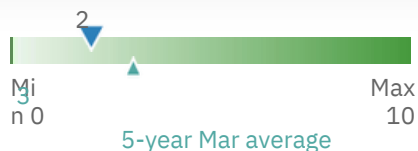
## Summary

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.

## Active Listings

2

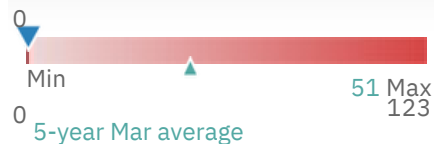


Feb 2023 Mar 2022

4 3

## Avg DOM

0

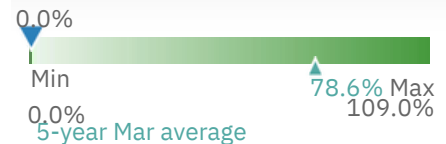


Feb 2023 Mar 2022 YTD

0 6 3

## Avg Sold to OLP Ratio

0.0%



Feb 2023 Mar 2022 YTD

0.0% 109.0% 111.5%

## March 2023

Spring-Ford Area (Montgomery, PA)

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

## New Listings

54

38.5% -18.2%  
 from Feb 2023: from Mar 2022:  
 3966

YTD 2023 2022 +/-

132 164 -19.5%

5-year Mar average: 80

## New Pendings

52

73.3% -10.3%  
 from Feb 2023: from Mar 2022:  
 3058

YTD 2023 2022 +/-

106 157 -32.5%

5-year Mar average: 68

## Closed Sales

30

42.9% -40.0%  
 from Feb 2023: from Mar 2022:  
 2150

YTD 2023 2022 +/-

89 131 -32.1%

5-year Mar average: 46

## Median Sold Price

\$412,500

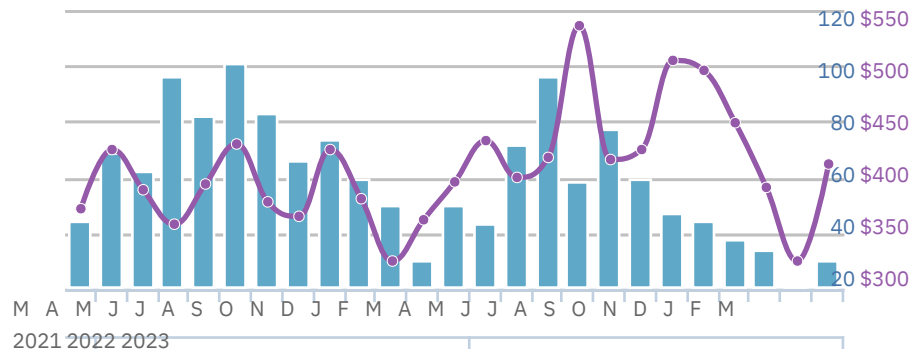
26.9% 4.2%  
 from Feb 2023: from Mar 2022:  
 \$325,000 \$396,000

YTD 2023 2022 +/-

\$390,000 \$372,000 4.8%

5-year Mar average: \$361,685

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

37

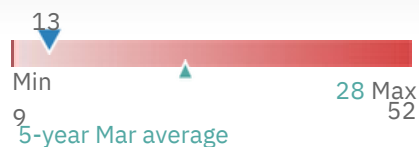


Feb 2023 Mar 2022

41 41

## Avg DOM

13

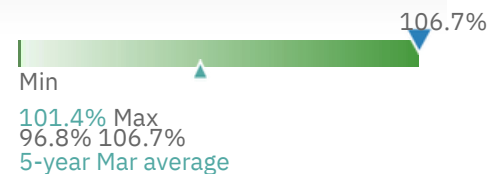


Feb 2023 Mar 2022 YTD

49 9 24

## Avg Sold to OLP Ratio

106.7%



Feb 2023 Mar 2022 YTD

97.4% 103.3% 101.6%



## March 2023

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

27

↑ 58.8% ↔ 0.0%  
from Feb 2023: from Mar 2022:  
1727

YTD 2023 2022 +/-

56 73 -23.3%

5-year Mar average: 38

## New Pendings

22

↑ 57.1% ↓ -12.0%  
from Feb 2023: from Mar 2022:  
1425

YTD 2023 2022 +/-

46 68 -32.4%

5-year Mar average: 33

## Closed Sales

15

↑ 114.3% ↓ -37.5%  
from Feb 2023: from Mar 2022:  
724

YTD 2023 2022 +/-

37 63 -41.3%

5-year Mar average: 22

## Median Sold Price

\$437,000

↑ 56.1% ↓ -29.7%  
from Feb 2023: from Mar 2022:  
\$280,000 \$621,500

YTD 2023 2022 +/-

\$430,000 \$460,000 -6.5%

5-year Mar average: \$490,652

## 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.

## Active Listings

16

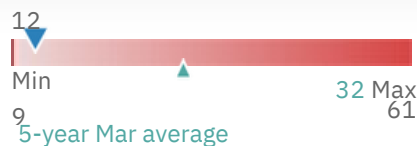


Feb 2023 Mar 2022

16 20

## Avg DOM

12

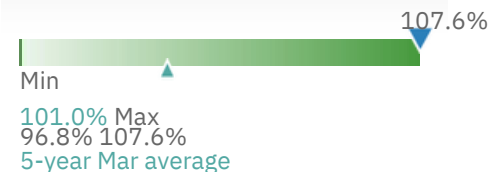


Feb 2023 Mar 2022 YTD

28 9 20

## Avg Sold to OLP Ratio

107.6%



Feb 2023 Mar 2022 YTD

93.2% 103.2% 102.2%

## March 2023


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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

27

 22.7%  -30.8%  
 from Feb 2023: from Mar 2022:  
 2239



YTD 2023 2022 +/-

76 91 -16.5%

5-year Mar average: 41

## New Pendings

30

 87.5%  -9.1%  
 from Feb 2023: from Mar 2022:  
 1633

YTD 2023 2022 +/-

60 89 -32.6%

5-year Mar average: 35

## Closed Sales

15

 7.1%  -42.3%  
 from Feb 2023: from Mar 2022:  
 1426



YTD 2023 2022 +/-

52 68 -23.5%

5-year Mar average: 24

## Median Sold Price

\$340,000

 -26.3%  -0.1%  
 from Feb 2023: from Mar 2022:  
 \$461,547 \$340,425

YTD 2023 2022 +/-

\$356,100 \$324,950 9.6%

5-year Mar average: \$299,655

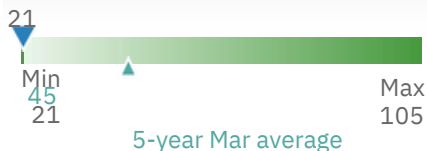
## Summary

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.

## Active Listings

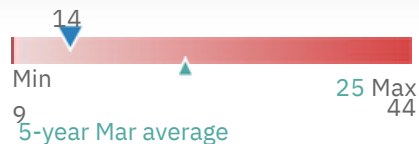
21



Feb 2023 Mar 2022  
25 21

## Avg DOM

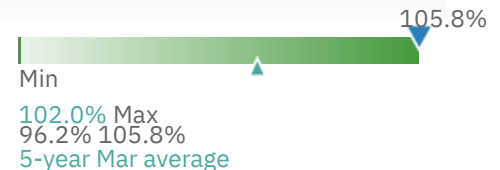
14



Feb 2023 Mar 2022 YTD  
60 9 27

## Avg Sold to OLP Ratio

105.8%



Feb 2023 Mar 2022 YTD  
99.5% 103.4% 101.1%

## March 2023

Upper Dublin (Montgomery, PA)

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

## New Listings

19

↔ 0.0% ↓ -53.7%  
from Feb 2023: from Mar 2022:  
1941

YTD 2023 2022 +/-

54 104 -48.1%

5-year Mar average: 38

## New Pendings

17

↑ 30.8% ↓ -51.4%  
from Feb 2023: from Mar 2022:  
1335

YTD 2023 2022 +/-

41 86 -52.3%

5-year Mar average: 34

## Closed Sales

16

↑ 77.8% ↓ -30.4%  
from Feb 2023: from Mar 2022:  
923

YTD 2023 2022 +/-

43 62 -30.6%

5-year Mar average: 20

## Median Sold Price

\$502,500

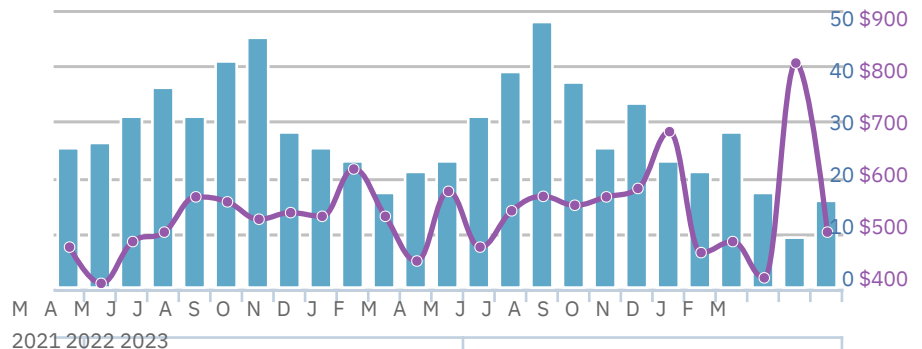
↓ -37.6% ↓ -12.6%  
from Feb 2023: from Mar 2022:  
\$805,000 \$575,000

YTD 2023 2022 +/-

\$524,000 \$528,750 -0.9%

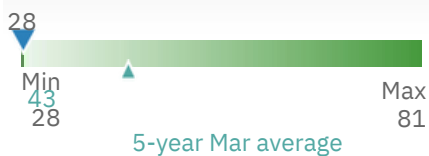
5-year Mar average: \$465,300

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

28

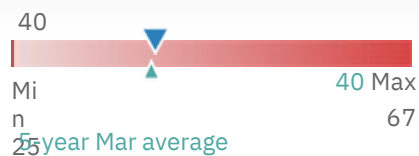


Feb 2023 Mar 2022

30 30

## Avg DOM

40

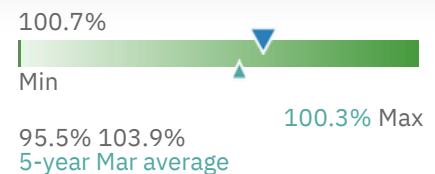


Feb 2023 Mar 2022 YTD

63 25 38

## Avg Sold to OLP Ratio

100.7%



Feb 2023 Mar 2022 YTD

98.3% 103.9% 99.2%

## March 2023



## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

15

 25.0%  -37.5%  
 from Feb 2023: from Mar 2022:  
 1224


YTD 2023 2022 +/-

38 56 -32.1%

5-year Mar average: 24

## New Pendings

12

 33.3%  -42.9%  
 from Feb 2023: from Mar 2022:  
 921

YTD 2023 2022 +/-

29 46 -37.0%

5-year Mar average: 23

## Closed Sales

11

 175.0%  -15.4%  
 from Feb 2023: from Mar 2022:  
 413



YTD 2023 2022 +/-

22 37 -40.5%

5-year Mar average: 13

## Median Sold Price

\$485,000

 -27.0%  -33.1%  
 from Feb 2023: from Mar 2022:  
 \$664,500 \$724,900

YTD 2023 2022 +/-

\$530,000 \$565,000 -6.2%

5-year Mar average: \$513,070

## 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.

## Active Listings

14

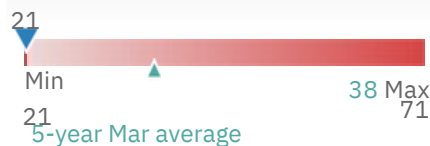


Feb 2023 Mar 2022

13 17

## Avg DOM

21

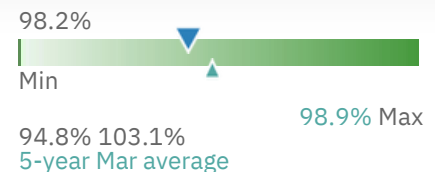


Feb 2023 Mar 2022 YTD

34 31 29

## Avg Sold to OLP Ratio

98.2%



Feb 2023 Mar 2022 YTD

94.2% 101.0% 95.2%

## March 2023



## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

4

 -42.9%  -76.5%  
 from Feb 2023: from Mar 2022:  
**717**



YTD 2023 2022 +/-

16 48 -66.7%

5-year Mar average: 14

## New Pendings

5

 25.0%  -64.3%  
 from Feb 2023: from Mar 2022:  
**414**

YTD 2023 2022 +/-

12 40 -70.0%

5-year Mar average: 11

## Closed Sales

5

 0.0%  -50.0%  
 from Feb 2023: from Mar 2022:  
**510**



YTD 2023 2022 +/-

21 25 -16.0%

5-year Mar average: 7

## Median Sold Price

\$832,163

 -12.8%  90.8%  
 from Feb 2023: from Mar 2022:  
**\$954,338 \$436,250**

YTD 2023 2022 +/-

\$500,000 \$315,000 58.7%

5-year Mar average: \$446,883


## 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.

## Active Listings

14

14  
  
 Min 9 Max 18  
 5-year Mar average

Feb 2023 Mar 2022

17 13

## Avg DOM

84


84  
  
 Min 18 Max 84  
 5-year Mar average

Feb 2023 Mar 2022 YTD

87 18 46

## Avg Sold to OLP Ratio

106.0%

106.0%  
  
 Min 96.9% Max 107.8%  
 5-year Mar average

Feb 2023 Mar 2022 YTD

101.6% 107.8% 103.4%

## March 2023

## Upper Merion Area (Montgomery, PA)

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

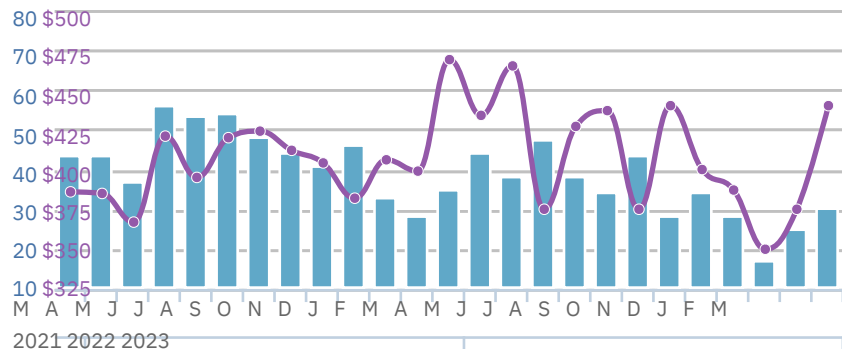
 17.3%  -6.2%  
 from Feb 2023: from Mar 2022:  
 \$375,000 \$469,000

YTD 2023 2022 +/-

\$401,500 \$422,000 -4.9%

5-year Mar average: \$395,250

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

40

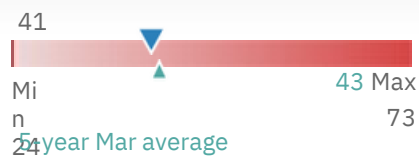


Feb 2023 Mar 2022

38 45

## Avg DOM

41

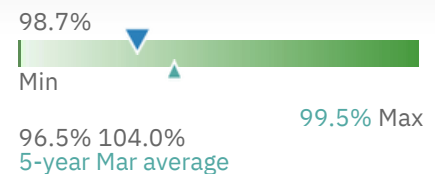


Feb 2023 Mar 2022 YTD

50 27 47

## Avg Sold to OLP Ratio

98.7%



Feb 2023 Mar 2022 YTD

94.8% 104.0% 97.6%

## March 2023

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

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

22



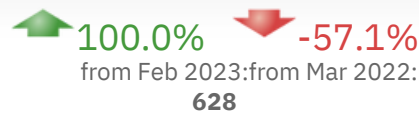
YTD 2023 2022 +/-

43 59 -27.1%

5-year Mar average: 23

## New Pendings

12



YTD 2023 2022 +/-

32 56 -42.9%

5-year Mar average: 20

## Closed Sales

11



YTD 2023 2022 +/-

29 44 -34.1%

5-year Mar average: 16

## Median Sold Price

\$485,000



YTD 2023 2022 +/-

\$453,000 \$477,500 -5.1%

5-year Mar average: \$434,190

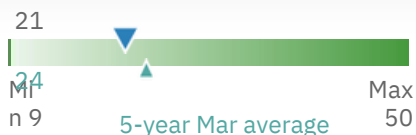
## Summary

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.

## Active Listings

21

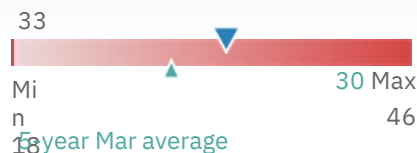


Feb 2023 Mar 2022

9 12

## Avg DOM

33

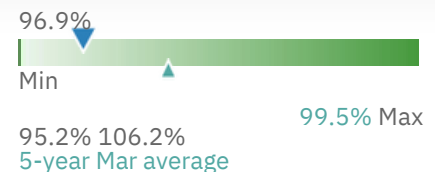


Feb 2023 Mar 2022 YTD

18 20 30

## Avg Sold to OLP Ratio

96.9%



Feb 2023 Mar 2022 YTD

97.6% 106.2% 97.6%

## March 2023

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

12

↑ 9.1%

↓ -57.1%

from Feb 2023: from Mar 2022:  
1128

YTD 2023 2022 +/-

43 69 -37.7%

5-year Mar average: 23

## New Pendings

18

↑ 12.5%

↓ -5.3%

from Feb 2023: from Mar 2022:  
1619

YTD 2023 2022 +/-

49 52 -5.8%

5-year Mar average: 20

## Closed Sales

19

↑ 35.7%

↑ 11.8%

from Feb 2023: from Mar 2022:  
1417

YTD 2023 2022 +/-

45 54 -16.7%

5-year Mar average: 18

## Median Sold Price

\$430,000

↑ 35.2%

↑ 33.5%

from Feb 2023: from Mar 2022:  
\$318,000 \$322,000

YTD 2023 2022 +/-

\$368,000 \$343,500 7.1%

5-year Mar average: \$336,300

## 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.

## Active Listings

19

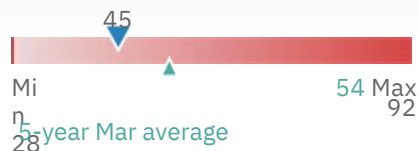


Feb 2023 Mar 2022

26 36

## Avg DOM

45

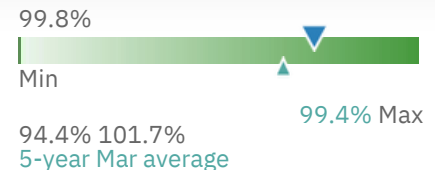


Feb 2023 Mar 2022 YTD

76 35 58

## Avg Sold to OLP Ratio

99.8%



Feb 2023 Mar 2022 YTD

92.6% 101.7% 97.6%



## March 2023

Upper Moreland (Montgomery, PA)

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

## New Listings

12

 20.0%  -55.6%  
 from Feb 2023: from Mar 2022:  
 1027



YTD 2023 2022 +/-

33 63 -47.6%

5-year Mar average: 21

## New Pendings

14

 75.0%  -39.1%  
 from Feb 2023: from Mar 2022:  
 823

YTD 2023 2022 +/-

37 65 -43.1%

5-year Mar average: 20

## Closed Sales

11

 -8.3%  -45.0%  
 from Feb 2023: from Mar 2022:  
 1220



YTD 2023 2022 +/-

29 54 -46.3%

5-year Mar average: 16

## Median Sold Price

\$363,500

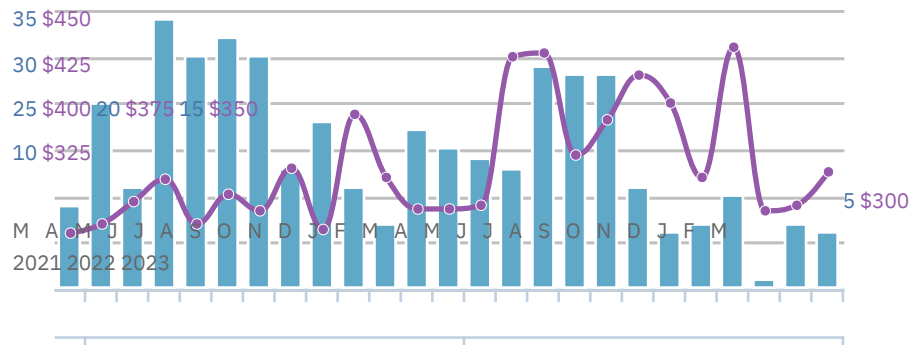
 5.4%  6.0%  
 from Feb 2023: from Mar 2022:  
 \$345,000 \$343,000

YTD 2023 2022 +/-

\$345,000 \$349,950 -1.4%

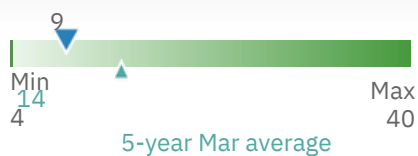
5-year Mar average: \$322,825

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

9

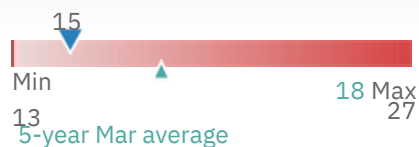


Feb 2023 Mar 2022

9 10

## Avg DOM

15

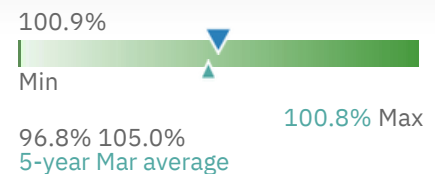


Feb 2023 Mar 2022 YTD

25 13 25

## Avg Sold to OLP Ratio

100.9%



Feb 2023 Mar 2022 YTD

99.5% 105.0% 99.1%

## March 2023

## Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

10

↑ 11.1% ↓ -54.5%  
from Feb 2023: from Mar 2022:  
922

YTD 2023 2022 +/-

29 53 -45.3%

5-year Mar average: 18

## New Pendings

11

↑ 37.5% ↓ -42.1%  
from Feb 2023: from Mar 2022:  
819

YTD 2023 2022 +/-

33 55 -40.0%

5-year Mar average: 17

## Closed Sales

10

↔ 0.0% ↓ -37.5%  
from Feb 2023: from Mar 2022:  
1016

YTD 2023 2022 +/-

25 48 -47.9%

5-year Mar average: 14

## Median Sold Price

\$391,750

↑ 8.8% ↓ -0.2%  
from Feb 2023: from Mar 2022:  
\$360,000 \$392,500

YTD 2023 2022 +/-

\$363,500 \$363,350 0.0%

5-year Mar average: \$339,350

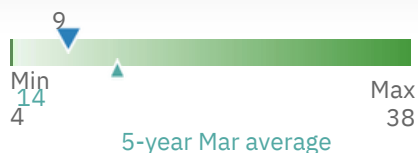
## Summary

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.

## Active Listings

9

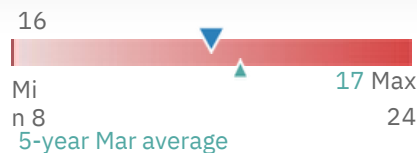


Feb 2023 Mar 2022

9 8

## Avg DOM

16

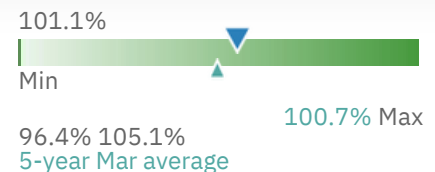


Feb 2023 Mar 2022 YTD

23 8 26

## Avg Sold to OLP Ratio

101.1%



Feb 2023 Mar 2022 YTD

99.3% 105.1% 98.7%

## March 2023

## Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

2

↑ 100.0% ↓ -60.0%  
from Feb 2023: from Mar 2022:  
1 5

YTD 2023 2022 +/-

4 10 -60.0%

5-year Mar average: 3

## New Pending

3

↔ 0.0% ↓ -25.0%  
from Feb 2023: from Mar 2022:  
0 4

YTD 2023 2022 +/-

4 10 -60.0%

5-year Mar average: 3

## Closed Sales

1

↓ -50.0% ↓ -75.0%  
from Feb 2023: from Mar 2022:  
2 4

YTD 2023 2022 +/-

4 6 -33.3%

5-year Mar average: 2

## Median Sold Price

\$207,000

↓ -3.7% ↑ 10.4%  
from Feb 2023: from Mar 2022:  
\$215,000 \$187,500

YTD 2023 2022 +/-

\$212,500 \$190,000 11.8%

5-year Mar average: \$196,460

## 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 Pending; a 0% MoM increase in All Pending (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.

## Active Listings

0

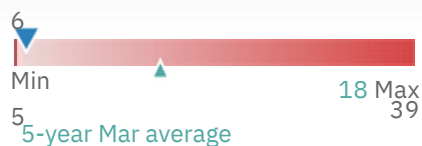


Feb 2023 Mar 2022

1 1

## Avg DOM

6

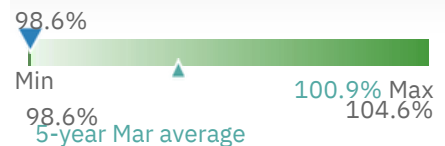


Feb 2023 Mar 2022 YTD

30 33 18

## Avg Sold to OLP Ratio

98.6%



Feb 2023 Mar 2022 YTD

100.5% 104.6% 101.8%

## March 2023

Upper Perkiomen (Montgomery, PA)

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

## New Listings

15

↑ 7.1%

↓ -46.4%

from Feb 2023: 1428  
from Mar 2022:

YTD 2023 2022 +/-

48 83 -42.2%

5-year Mar average: 30

## New Pendings

19

↑ 58.3%

↓ -44.1%

from Feb 2023: 1234  
from Mar 2022:

YTD 2023 2022 +/-

47 82 -42.7%

5-year Mar average: 28

## Closed Sales

20

↑ 53.8%

↑ 11.1%

from Feb 2023: 1318  
from Mar 2022:

YTD 2023 2022 +/-

45 61 -26.2%

5-year Mar average: 20

## Median Sold Price

\$319,995

↑ 6.7%

↑ 2.9%

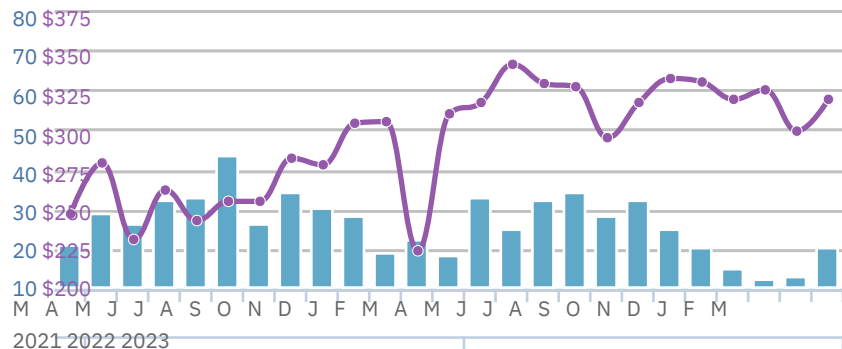
from Feb 2023: \$299,900  
from Mar 2022: \$310,995

YTD 2023 2022 +/-

\$319,990 \$270,000 18.5%

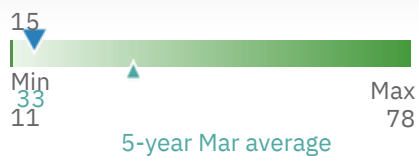
5-year Mar average: \$261,788

Closed Sales Median Sold Price (\$1,000s)



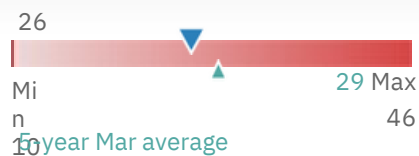
## Active Listings

15

Feb 2023 16  
Mar 2022 12

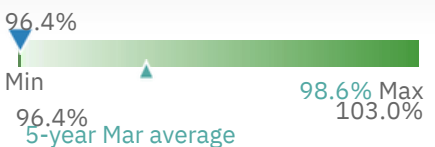
## Avg DOM

26

Feb 2023 17  
Mar 2022 10  
YTD 24

## Avg Sold to OLP Ratio

96.4%

Feb 2023 98.2%  
Mar 2022 103.0%  
YTD 97.6%



## March 2023

Wissahickon (Montgomery, PA)

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

Closed Sales Median Sold Price (\$1,000s)



## Active Listings

32

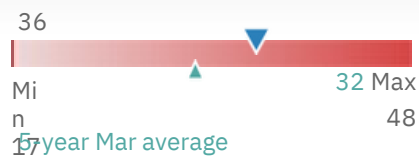


Feb 2023 Mar 2022

27 35

## Avg DOM

36

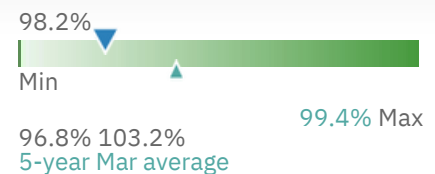


Feb 2023 Mar 2022 YTD

23 33 32

## Avg Sold to OLP Ratio

98.2%



Feb 2023 Mar 2022 YTD

97.8% 103.2% 97.3%

## March 2023

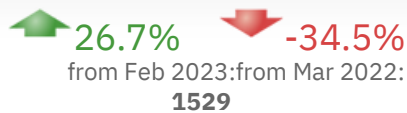
## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

19



YTD 2023 2022 +/-

51 72 -29.2%

5-year Mar average: 28

## New Pendings

19



YTD 2023 2022 +/-

44 66 -33.3%

5-year Mar average: 24

## Closed Sales

17



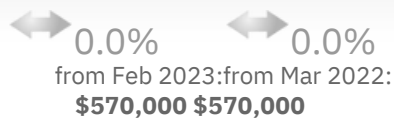
YTD 2023 2022 +/-

45 46 -2.2%

5-year Mar average: 17

## Median Sold Price

\$570,000



YTD 2023 2022 +/-

\$570,000 \$551,500 3.4%

5-year Mar average: \$551,480

## 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 March 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.

## Active Listings

23



Feb 2023 Mar 2022

24 22

## Avg DOM

45

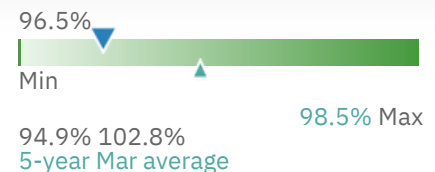


Feb 2023 Mar 2022 YTD

25 38 36

## Avg Sold to OLP Ratio

96.5%



Feb 2023 Mar 2022 YTD

96.7% 102.8% 96.1%

**March 2023**

Wissahickon (Montgomery, PA) - Attached

**Tri-County Suburban REALTORS**Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)**New Listings****22**

↑ 144.4% ↑ 4.8%  
from Feb 2023: from Mar 2022:  
**921**

YTD 2023 2022 +/-

**42 42 0.0%**5-year Mar average: **20****New Pending****16**

↑ 23.1% ↔ 0.0%  
from Feb 2023: from Mar 2022:  
**1316**

YTD 2023 2022 +/-

**35 37 -5.4%**5-year Mar average: **17****Closed Sales****13**

↑ 225.0% ↑ 62.5%  
from Feb 2023: from Mar 2022:  
**4 8**

YTD 2023 2022 +/-

**22 32 -31.3%**5-year Mar average: **10****Median Sold Price****\$346,500**

↓ -22.0% ↑ 18.9%  
from Feb 2023: from Mar 2022:  
**\$443,950 \$291,400**

YTD 2023 2022 +/-

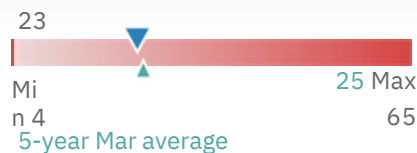
**\$345,750 \$450,000 -23.2%**5-year Mar average: **\$322,650****Summary**

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 Pending; a 23.5% MoM increase in All Pending (new contracts + contracts carried over from February) to 21; and a 200% increase in supply to 9 active units.

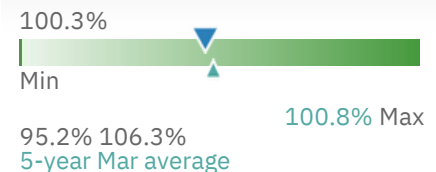
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, down from 5.67 in February and an increase from 1.92 in March 2022. The Contract Ratio is 39% higher than the 5-year March average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

**Active Listings****9**

Feb 2023 Mar 2022

**3 13****Avg DOM****23**

Feb 2023 Mar 2022 YTD

**17 19 23****Avg Sold to OLP Ratio****100.3%**

Feb 2023 Mar 2022 YTD

**101.0% 104.2% 99.6%**