

April 2023

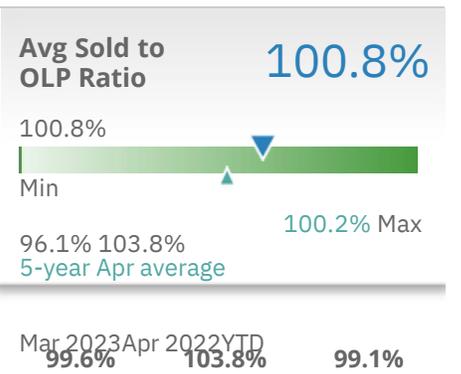
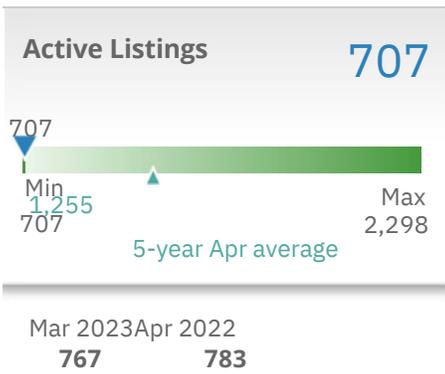
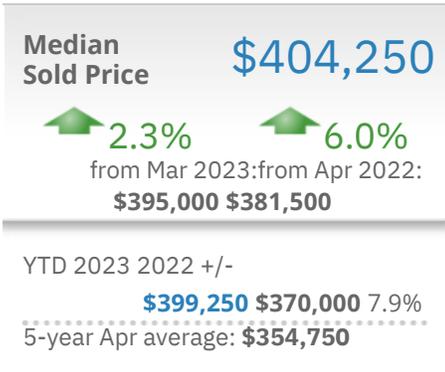
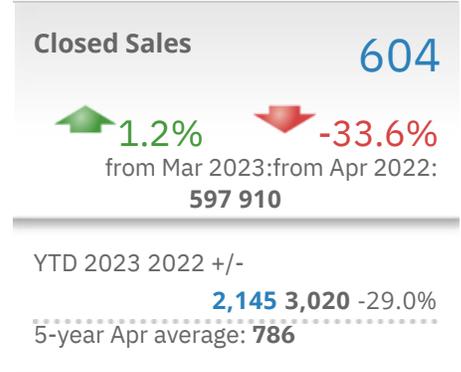
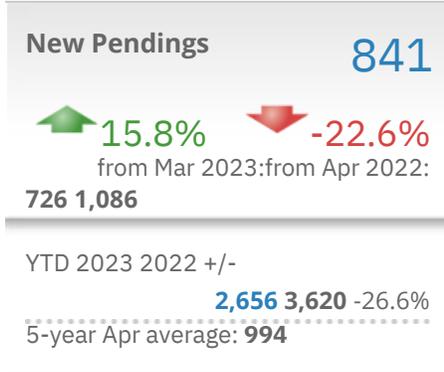
All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

April 2023
Montgomery County, PA

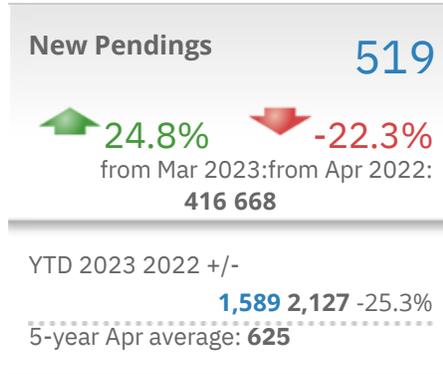
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April 2023

Montgomery County, PA - Detached

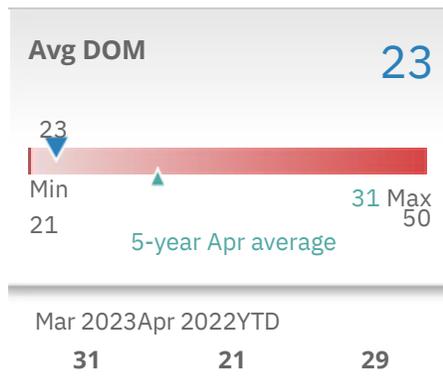
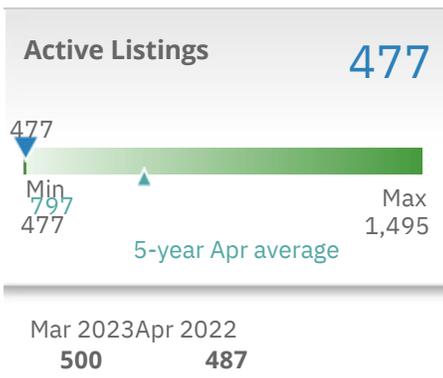
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Summary

In Montgomery County, PA, the median sold price for Detached properties for April was \$469,000, representing an increase of 3.1% compared to last month and an increase of 3.1% from Apr 2022. The average days on market for units sold in April was 23 days, 25% below the 5-year April average of 31 days. There was a 24.8% month over month increase in new contract activity with 519 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from March) to 779; and a 4.6% decrease in supply to 477 active units.

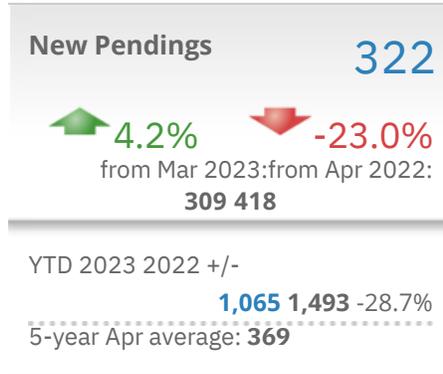
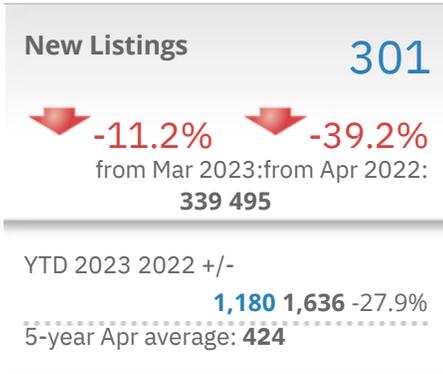
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.25 in March and a decrease from 2.26 in April 2022. The Contract Ratio is the same as the 5-year April average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2023

Montgomery County, PA - Attached

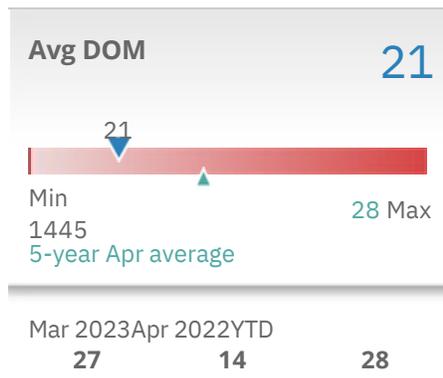
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Summary

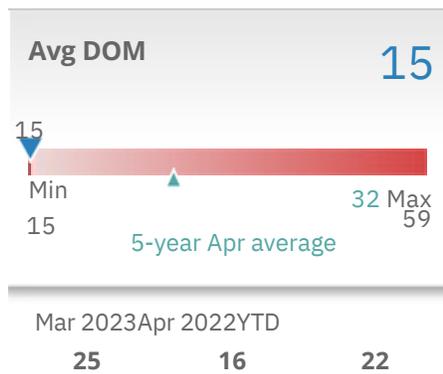
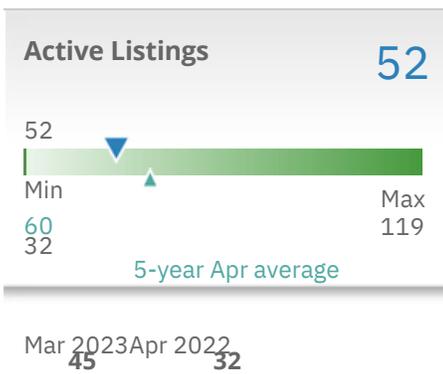
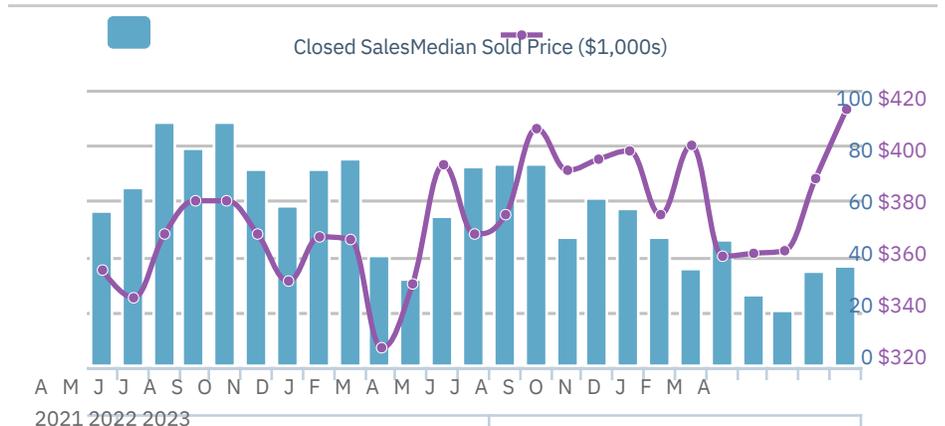
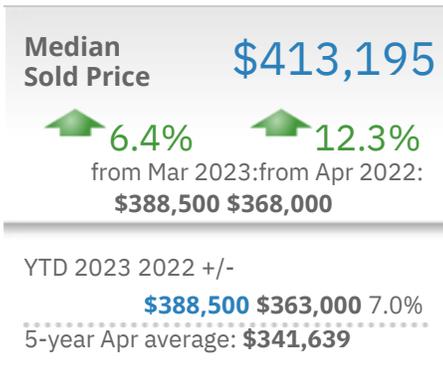
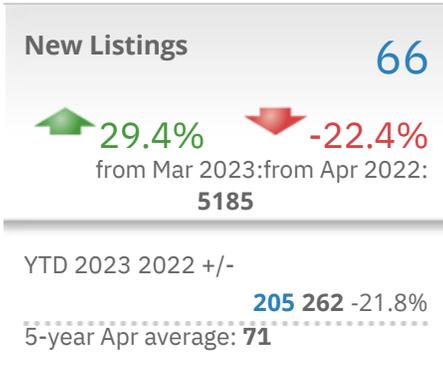
In Montgomery County, PA, the median sold price for Attached properties for April was \$310,000, representing an increase of 1.6% compared to last month and an increase of 5.1% from Apr 2022. The average days on market for units sold in April was 21 days, 25% below the 5-year April average of 28 days. There was a 4.2% month over month increase in new contract activity with 322 New Pendings; a 12.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 502; and a 13.9% decrease in supply to 230 active units.

This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 1.67 in March and a decrease from 2.43 in April 2022. The Contract Ratio is 20% higher than the 5-year April average of 1.82. 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.



April 2023 Abington (Montgomery, PA)

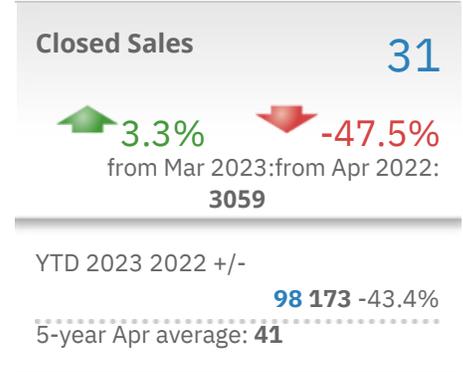
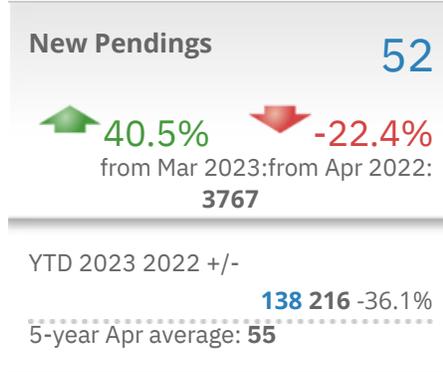
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April 2023

Abington (Montgomery, PA) - Detached

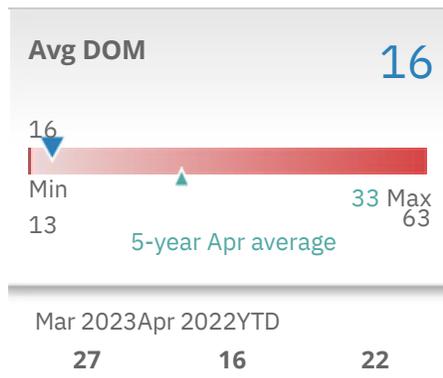
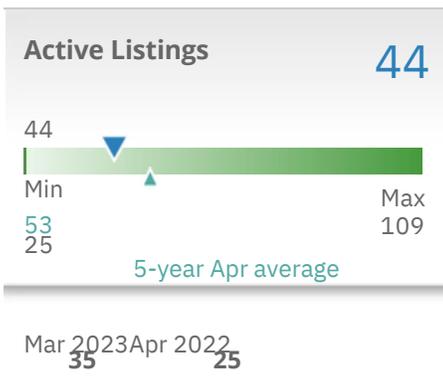
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for April was \$455,000, representing an increase of 12.4% compared to last month and an increase of 13.8% from Apr 2022. The average days on market for units sold in April was 16 days, 51% below the 5-year April average of 33 days. There was a 40.5% month over month increase in new contract activity with 52 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from March) to 70; and a 25.7% increase in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.43 in March and a decrease from 3.84 in April 2022. The Contract Ratio is 23% lower than the 5-year April average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

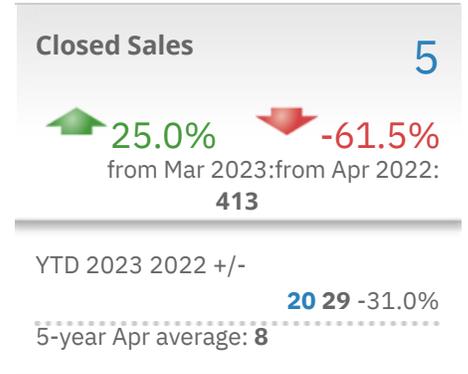
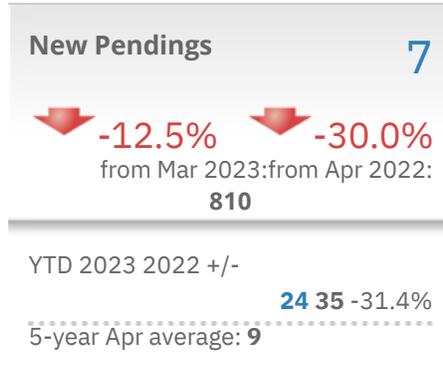
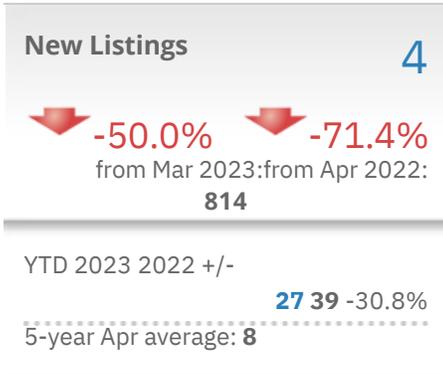


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Abington (Montgomery, PA) - Attached

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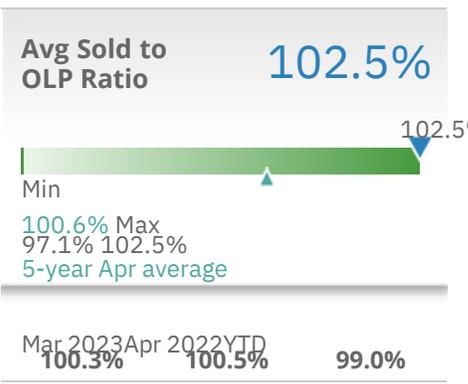
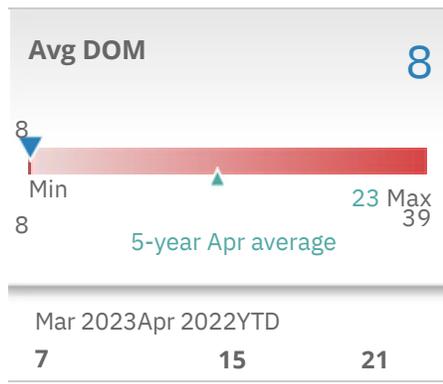
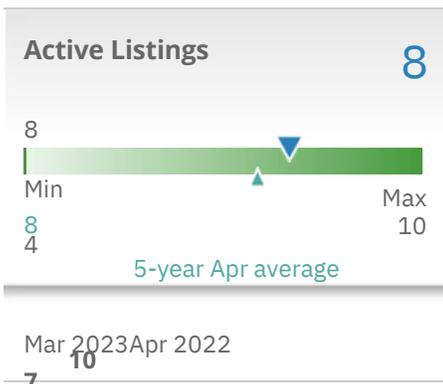
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Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for April was \$293,000, representing an increase of 30.3% compared to last month and an increase of 10.6% from Apr 2022. The average days on market for units sold in April was 8 days, 65% below the 5-year April average of 23 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and a 20% decrease in supply to 8 active units.

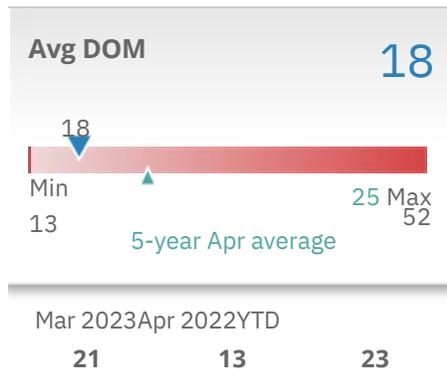
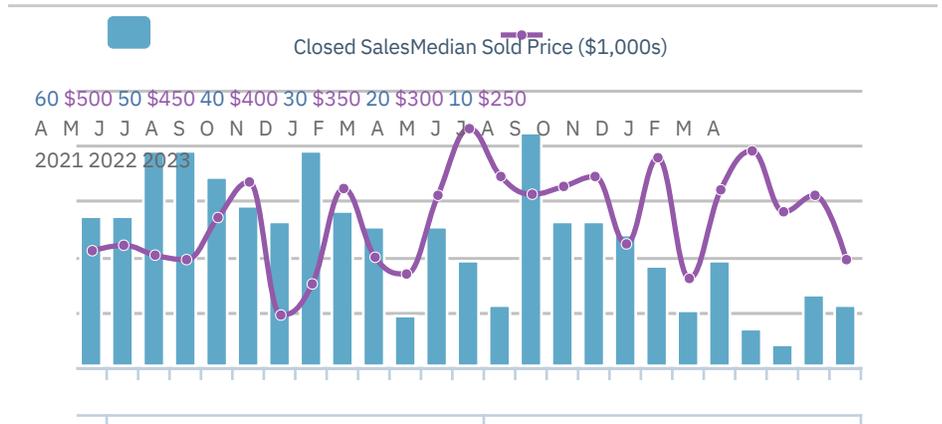
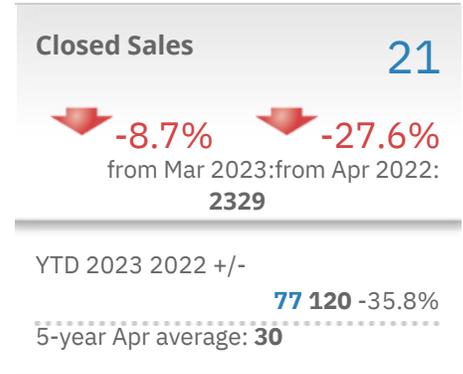
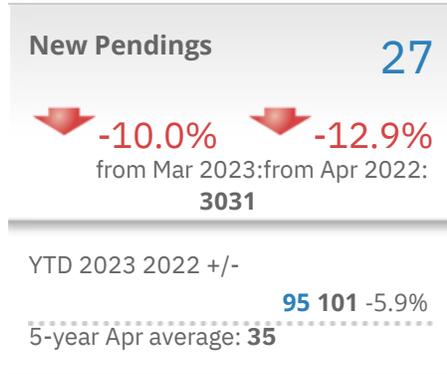
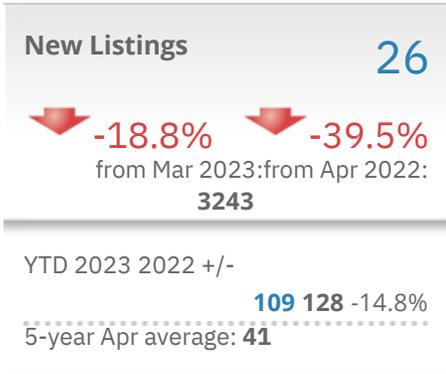
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.10 in March and a decrease from 1.71 in April 2022. The Contract Ratio is 31% lower than the 5-year April average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Boyertown Area (Montgomery, PA)

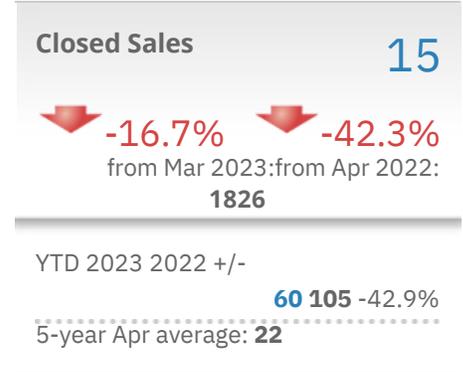
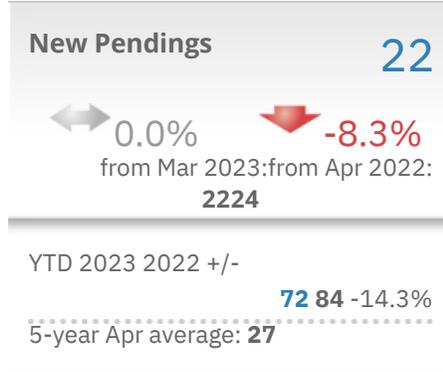
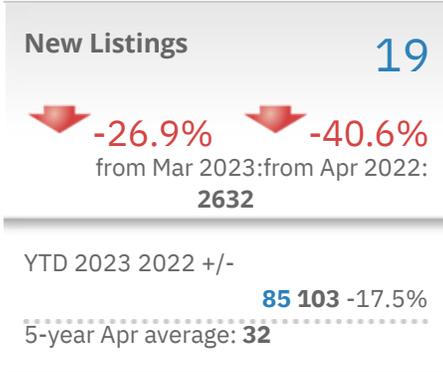
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April 2023

Boyertown Area (Montgomery, PA) - Detached

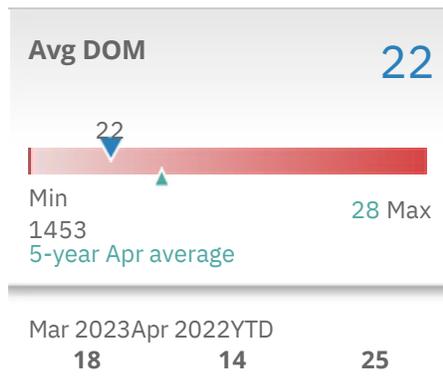
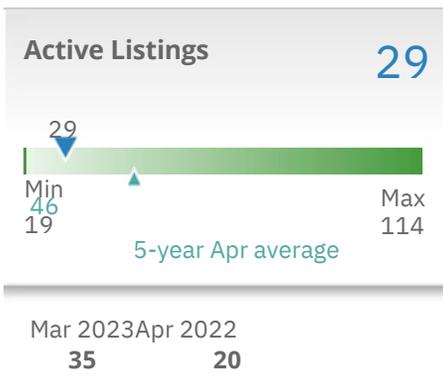
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for April was \$404,000, representing a decrease of 11.7% compared to last month and a decrease of 15.7% from Apr 2022. The average days on market for units sold in April was 22 days, 20% below the 5-year April average of 28 days. There was no month over month change in new contract activity with 22 New Pendings; a 25.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 34; and a 17.1% decrease in supply to 29 active units.

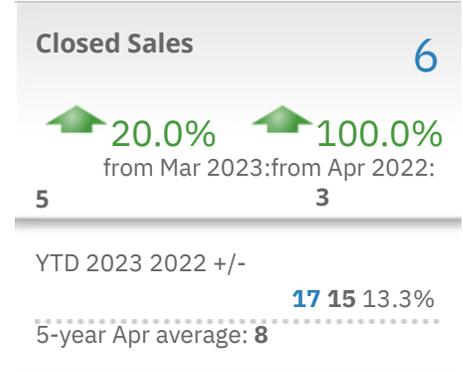
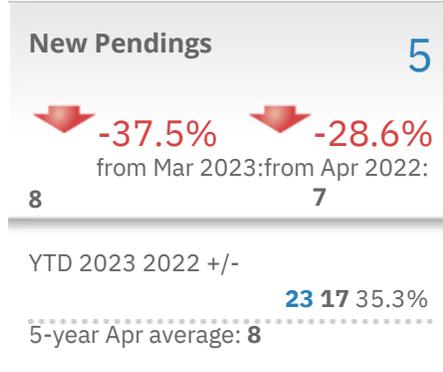
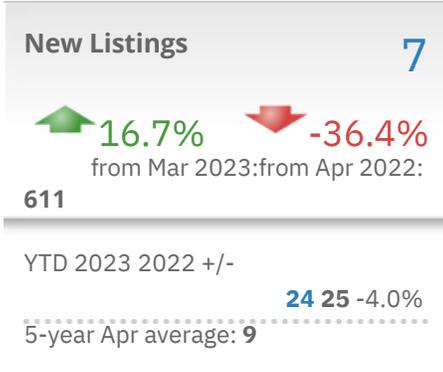
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.77 in March and a decrease from 1.40 in April 2022. The Contract Ratio is 34% lower than the 5-year April average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Boyertown Area (Montgomery, PA) - Attached

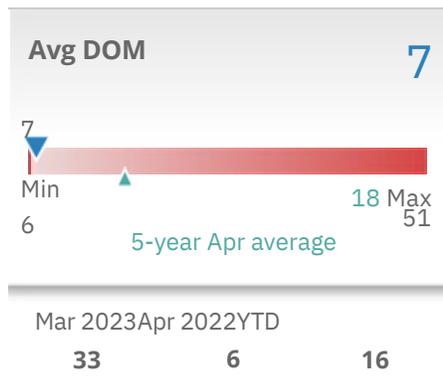
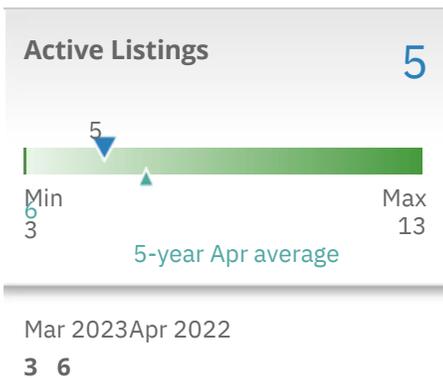
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for April was \$309,500, representing an increase of 2.5% compared to last month and a decrease of 10.4% from Apr 2022. The average days on market for units sold in April was 7 days, 60% below the 5-year April average of 18 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and a 66.7% increase in supply to 5 active units.

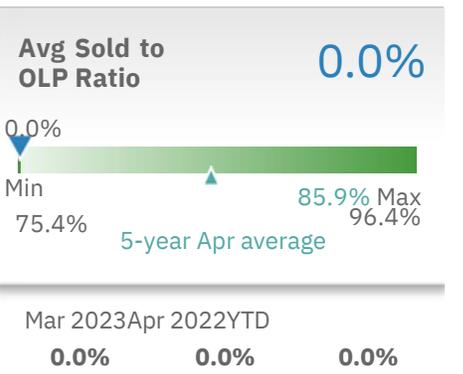
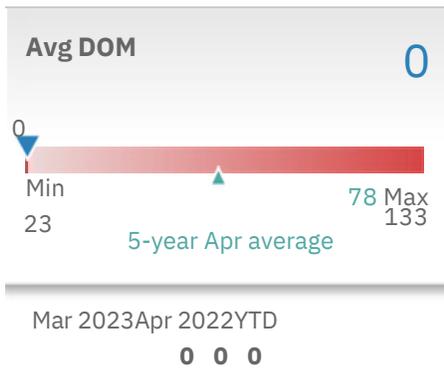
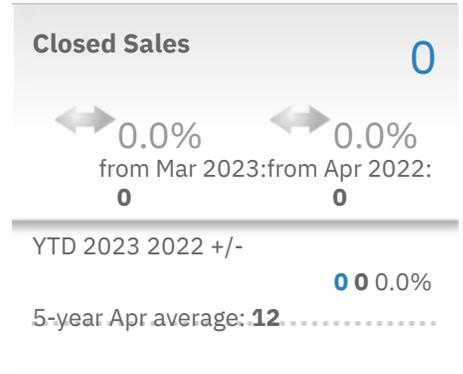
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.67 in March and an increase from 1.33 in April 2022. The Contract Ratio is 71% lower than the 5-year April average of 6.88. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



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Cheltenham Township (Montgomery, PA)

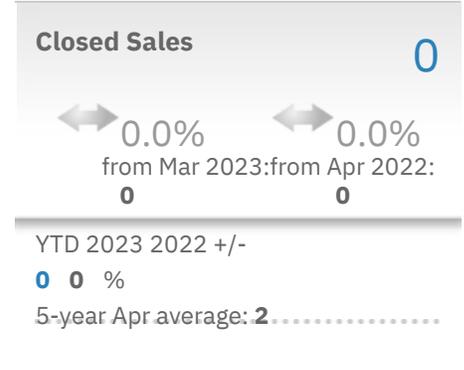
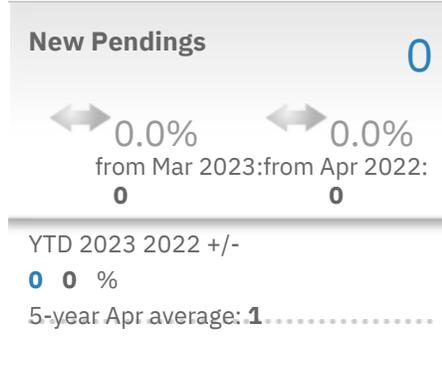
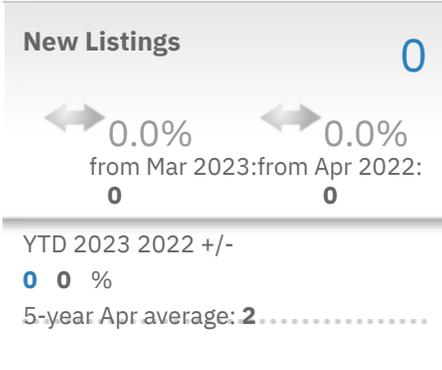
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April 2023

Cheltenham Township (Montgomery, PA) - Detached

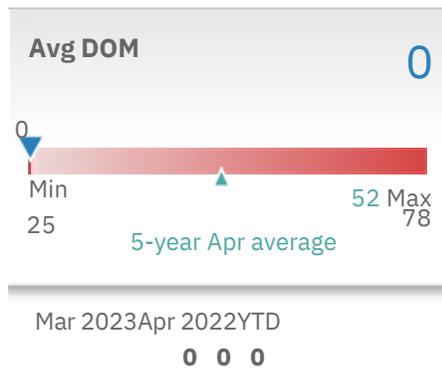
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Summary

In Cheltenham Township (Montgomery, PA), the median sold price for Detached properties for April was \$0, representing no change compared to last month and no change from April 2022. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 52 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and no change in supply with 0 active units.

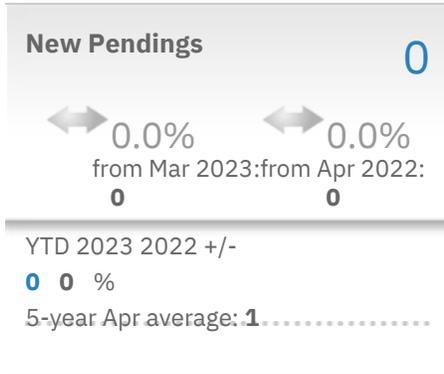
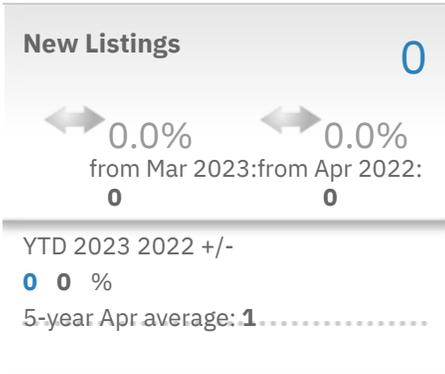
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2022. The Contract Ratio is 100% lower than the 5-year April average of 0.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



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Cheltenham Township (Montgomery, PA) - Attached

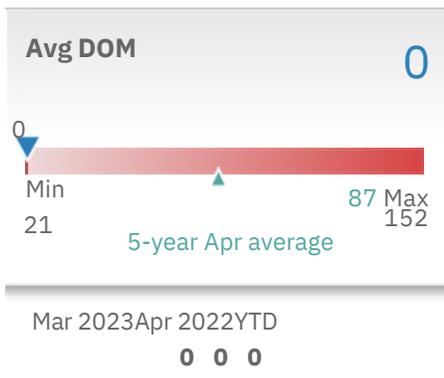
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Summary

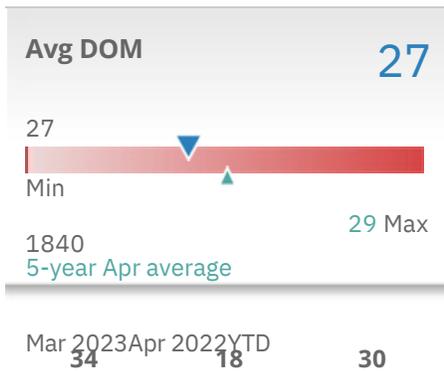
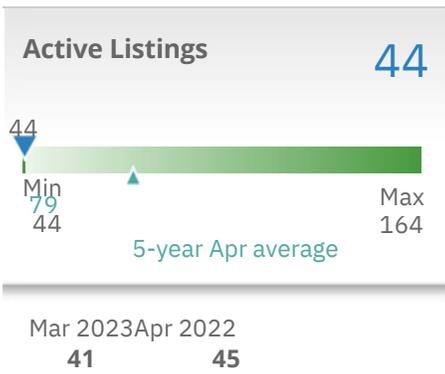
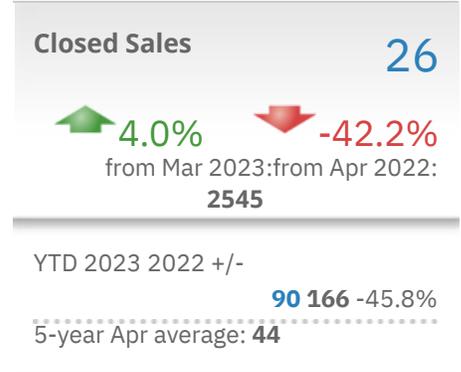
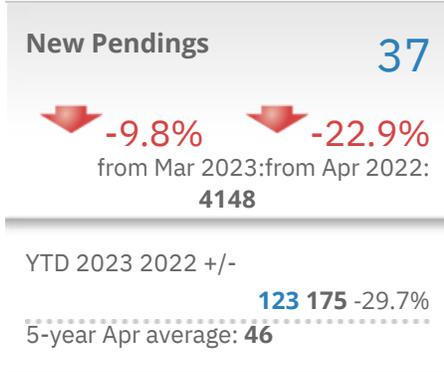
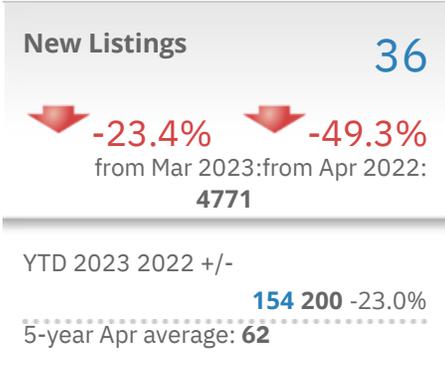
In Cheltenham Township (Montgomery, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and no change from April 2022. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 87 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2022. The Contract Ratio is 100% lower than the 5-year April average of 0.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023
Colonial (Montgomery, PA)

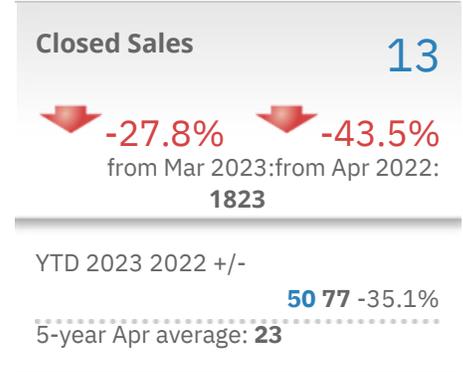
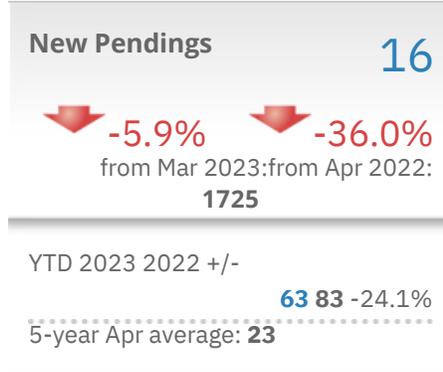
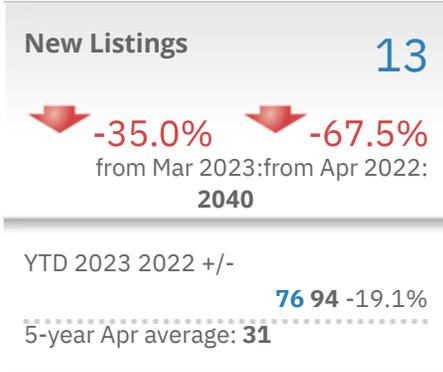
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Colonial (Montgomery, PA) - Detached

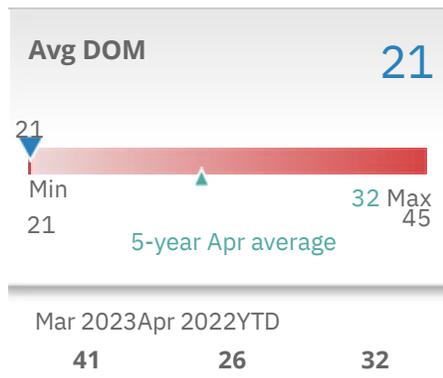
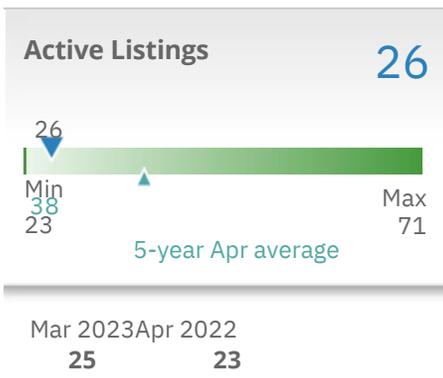
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Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for April was \$440,000, representing a decrease of 28.2% compared to last month and a decrease of 20.9% from Apr 2022. The average days on market for units sold in April was 21 days, 34% below the 5-year April average of 32 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 27; and a 4% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.04 pendencies per active listing, no change from March and a decrease from 1.78 in April 2022. The Contract Ratio is 18% lower than the 5-year April average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

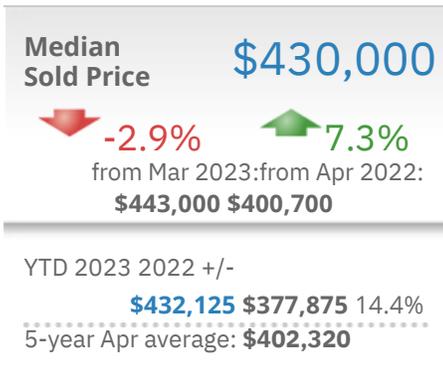
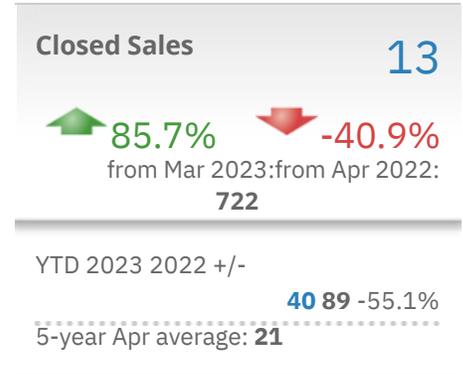
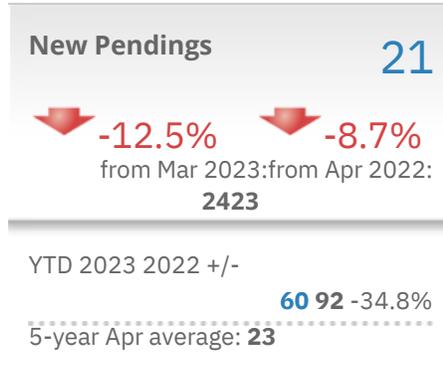
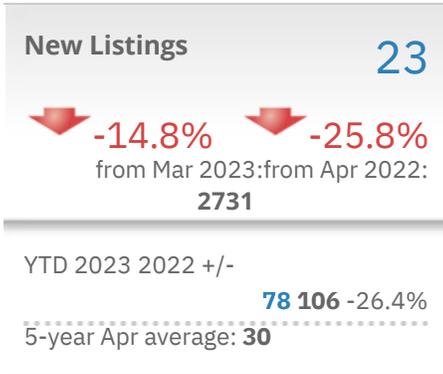


April 2023

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

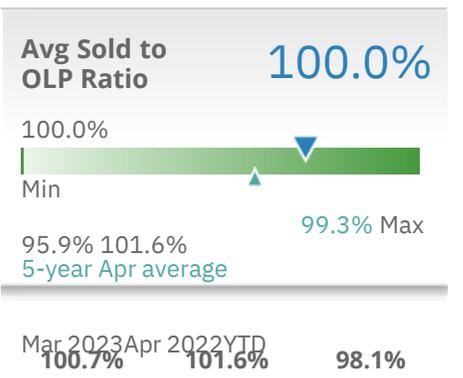
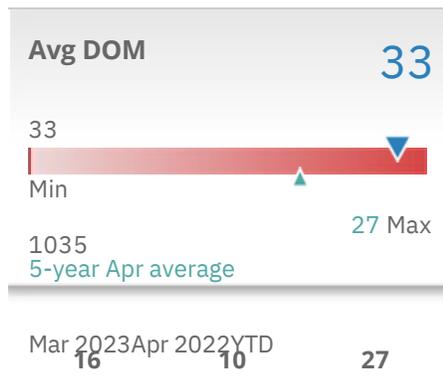
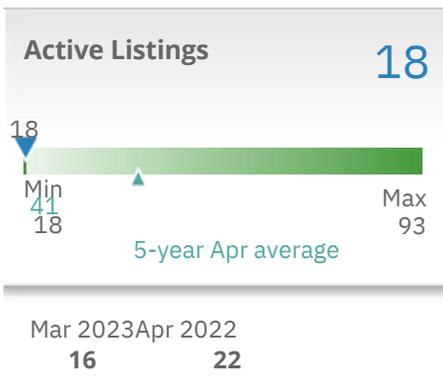
Email: adevice@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for April was \$430,000, representing a decrease of 2.9% compared to last month and an increase of 7.3% from Apr 2022. The average days on market for units sold in April was 33 days, 20% above the 5-year April average of 27 days. There was a 12.5% month over month decrease in new contract activity with 21 New Pendings; a 26.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and a 12.5% increase in supply to 18 active units.

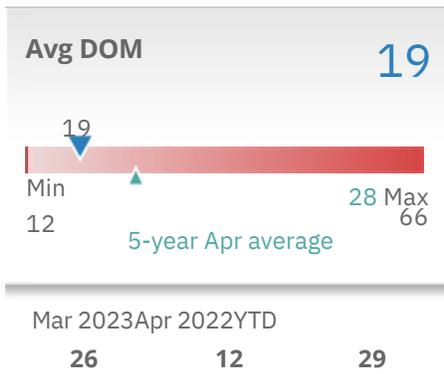
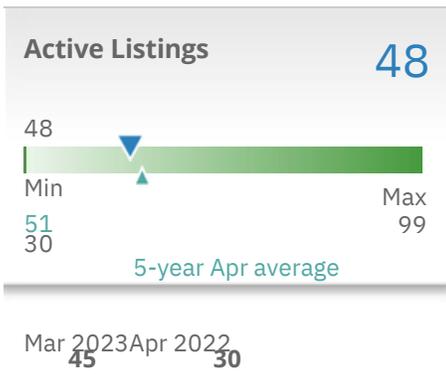
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.63 in March and a decrease from 1.95 in April 2022. The Contract Ratio is 29% higher than the 5-year April average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Hatboro-Horsham (Montgomery, PA)

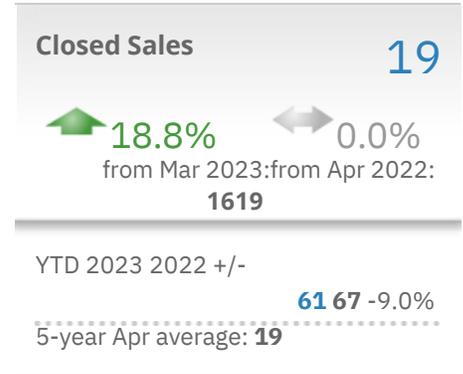
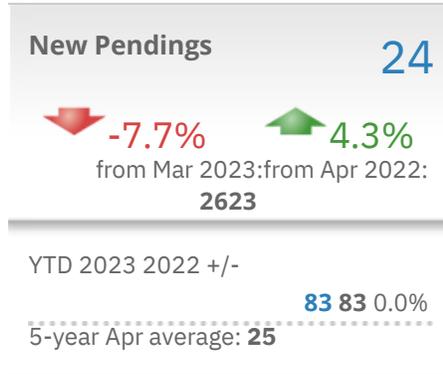
Email: adevice@tcsr.realtor



April 2023

Hatboro-Horsham (Montgomery, PA) - Detached

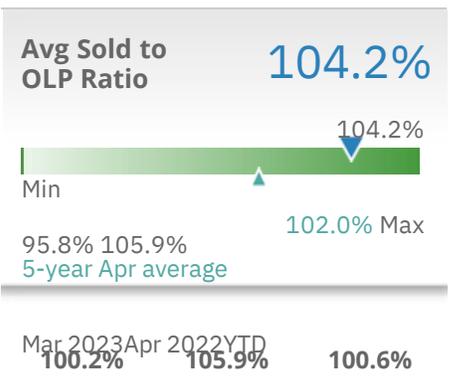
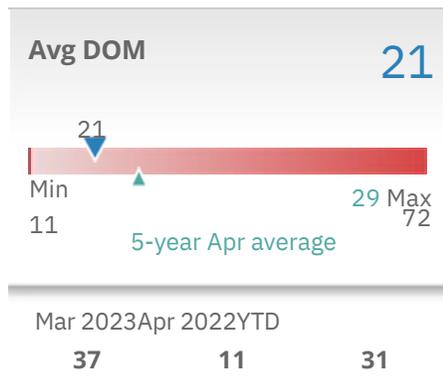
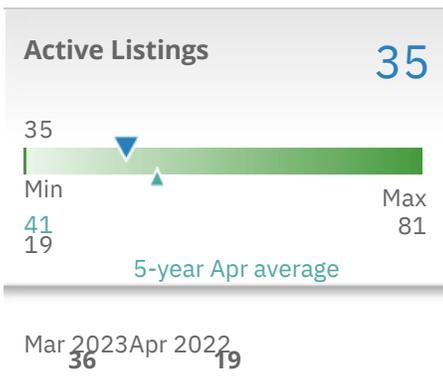
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for April was \$452,250, representing a decrease of 0.6% compared to last month and an increase of 14.5% from Apr 2022. The average days on market for units sold in April was 21 days, 27% below the 5-year April average of 29 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 40; and a 2.8% decrease in supply to 35 active units.

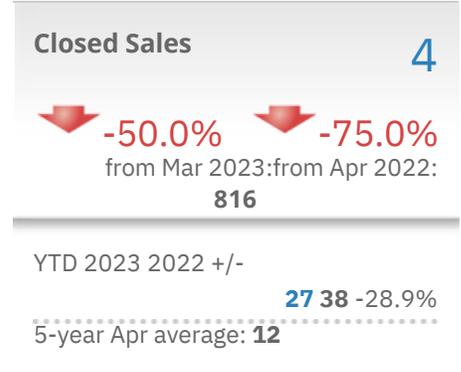
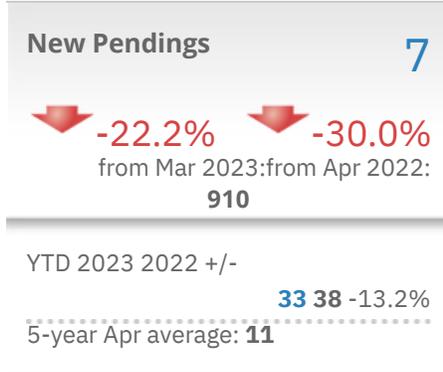
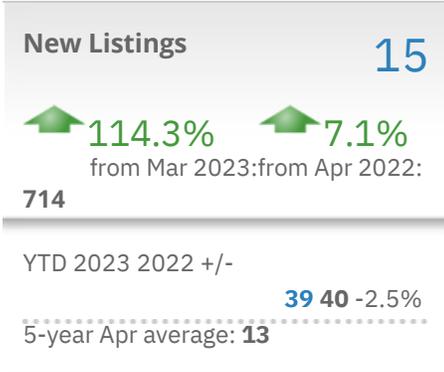
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 0.97 in March and a decrease from 2.11 in April 2022. The Contract Ratio is 13% lower than the 5-year April average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Hatboro-Horsham (Montgomery, PA) - Attached

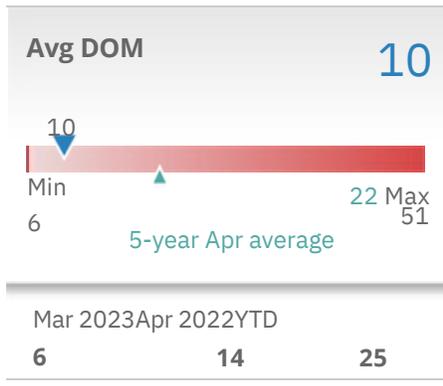
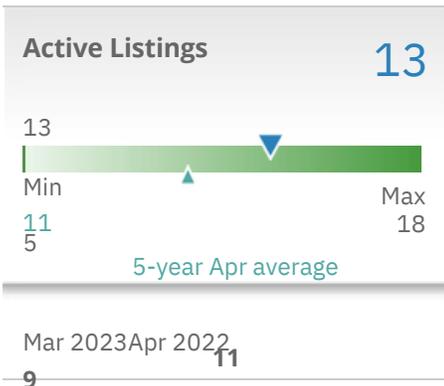
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Email: adeptice@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for April was \$370,500, representing an increase of 1.5% compared to last month and an increase of 24.7% from Apr 2022. The average days on market for units sold in April was 10 days, 54% below the 5-year April average of 22 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 18; and a 44.4% increase in supply to 13 active units.

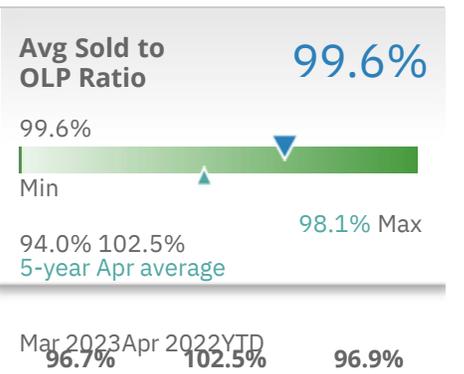
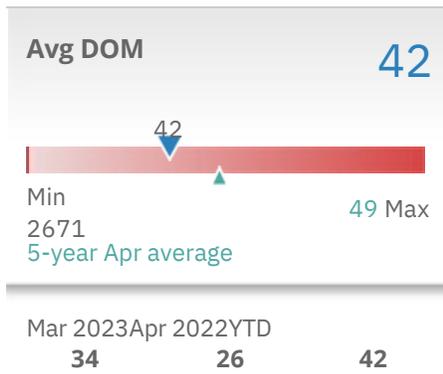
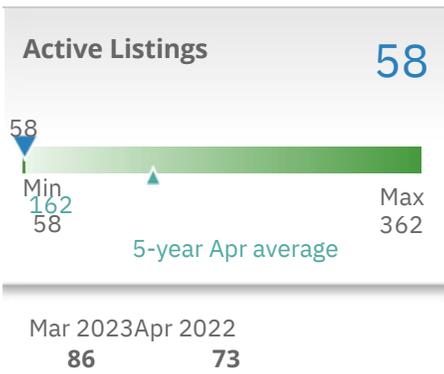
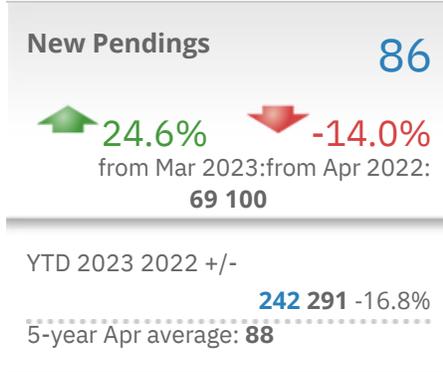
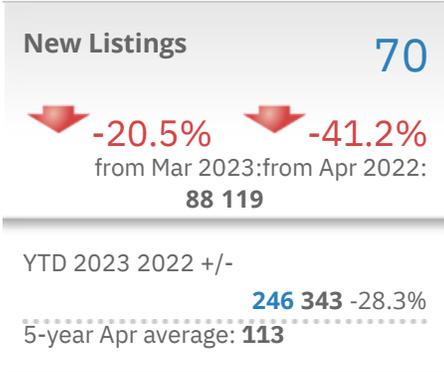
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.44 in March and a decrease from 1.45 in April 2022. The Contract Ratio is 33% lower than the 5-year April average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Lower Merion (Montgomery, PA)

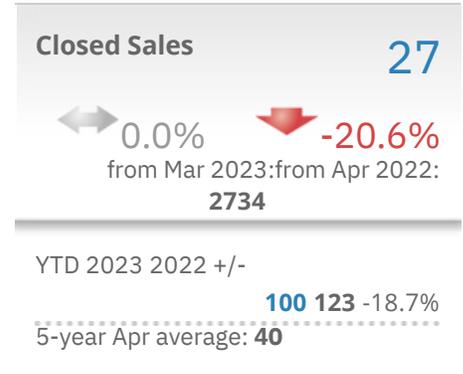
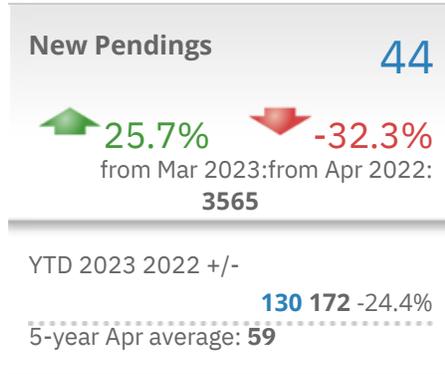
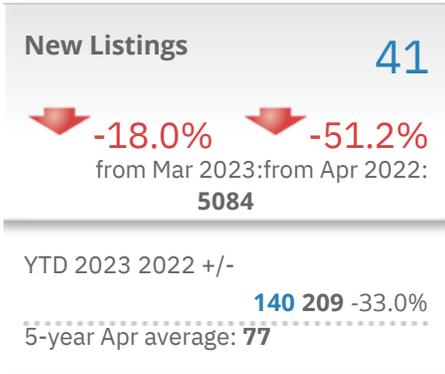
Email: adepice@tcsr.realtor



April 2023

Lower Merion (Montgomery, PA) - Detached

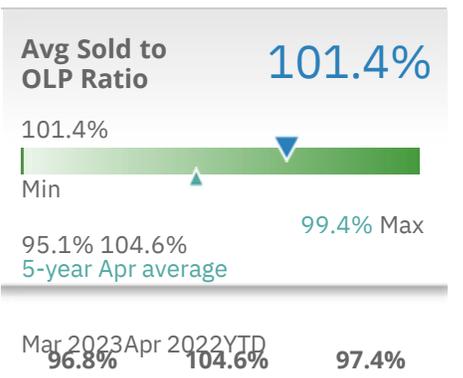
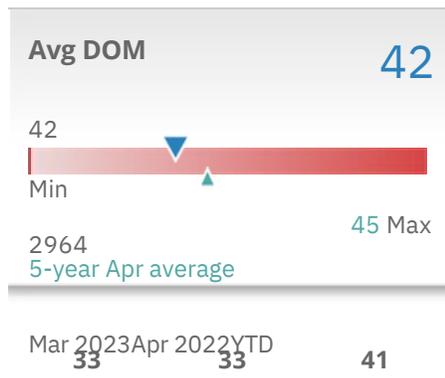
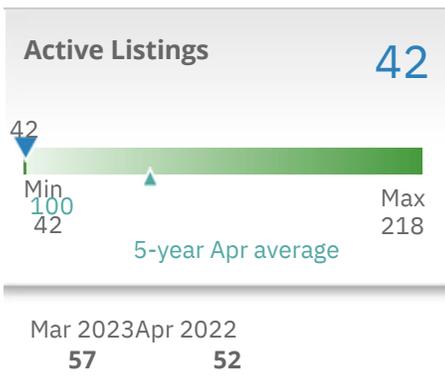
Tri-County Suburban REALTORS
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for April was \$1,160,000, representing an increase of 28.9% compared to last month and an increase of 8.2% from Apr 2022. The average days on market for units sold in April was 42 days, 7% below the 5-year April average of 45 days. There was a 25.7% month over month increase in new contract activity with 44 New Pendings; a 37.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 70; and a 26.3% decrease in supply to 42 active units.

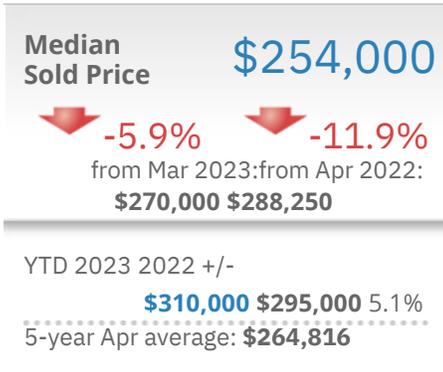
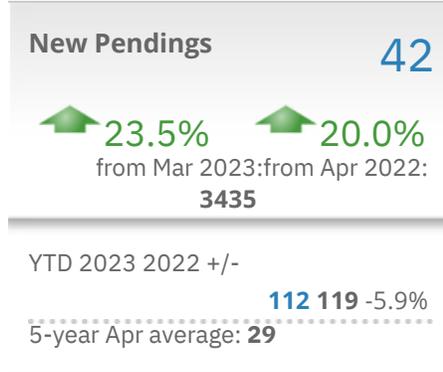
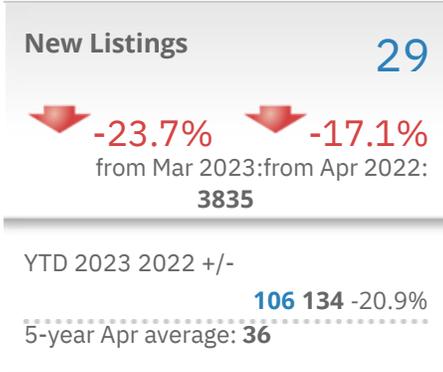
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.89 in March and a decrease from 2.13 in April 2022. The Contract Ratio is 22% higher than the 5-year April average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Lower Merion (Montgomery, PA) - Attached

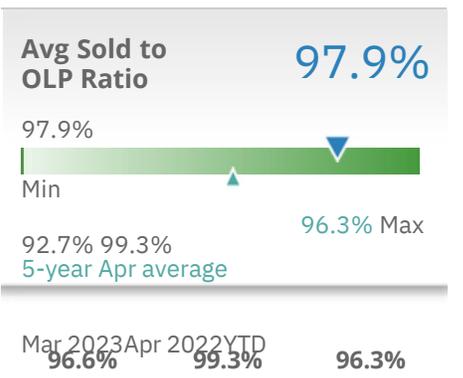
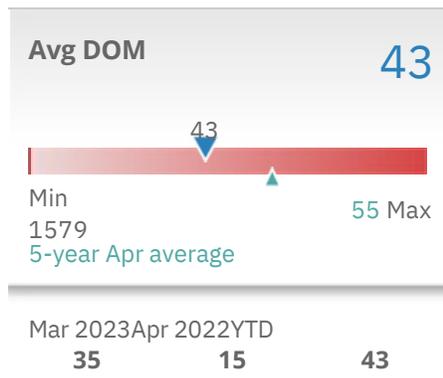
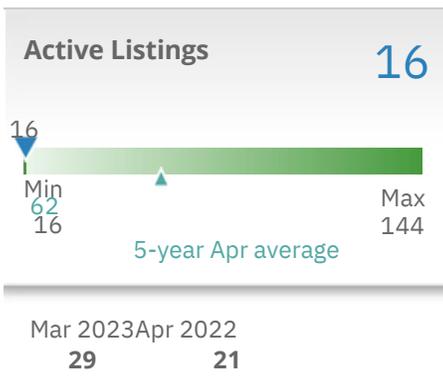
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for April was \$254,000, representing a decrease of 5.9% compared to last month and a decrease of 11.9% from Apr 2022. The average days on market for units sold in April was 43 days, 22% below the 5-year April average of 55 days. There was a 23.5% month over month increase in new contract activity with 42 New Pending; a 43.2% MoM increase in All Pending (new contracts + contracts carried over from March) to 53; and a 44.8% decrease in supply to 16 active units.

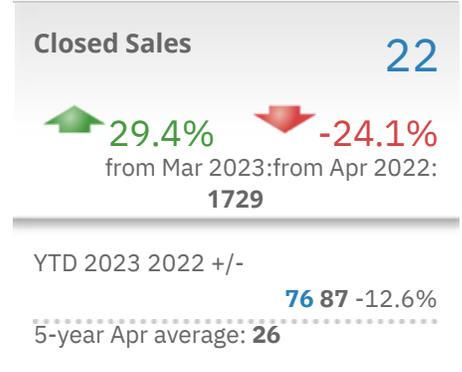
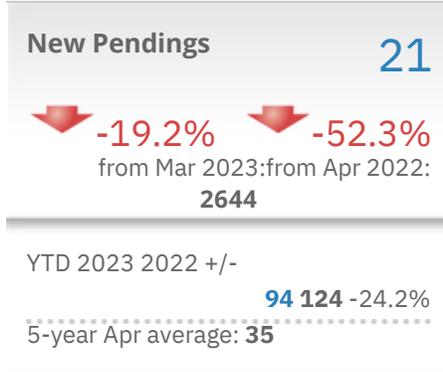
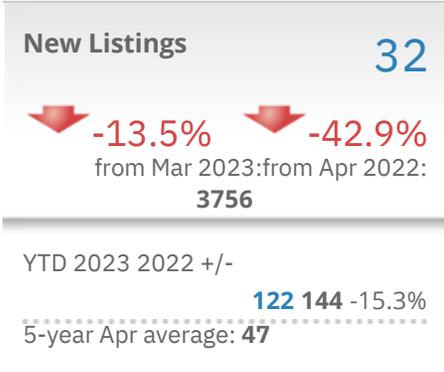
This activity resulted in a Contract Ratio of 3.31 pendings per active listing, up from 1.28 in March and an increase from 2.48 in April 2022. The Contract Ratio is 116% higher than the 5-year April average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Methacton (Montgomery, PA)

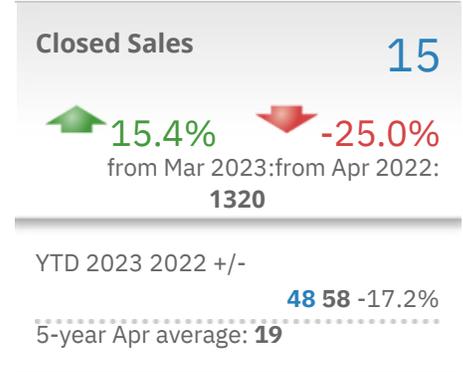
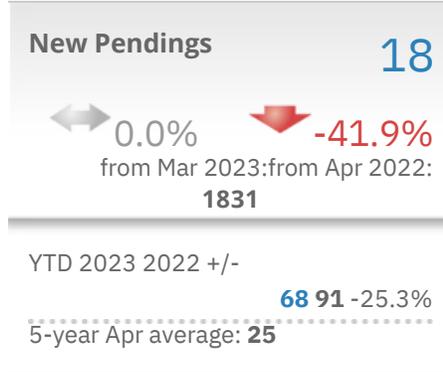
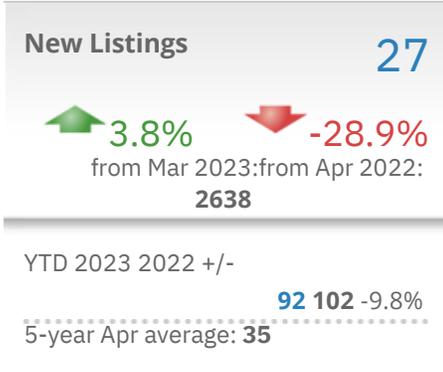
Email: adepice@tcsr.realtor



April 2023

Methacton (Montgomery, PA) - Detached

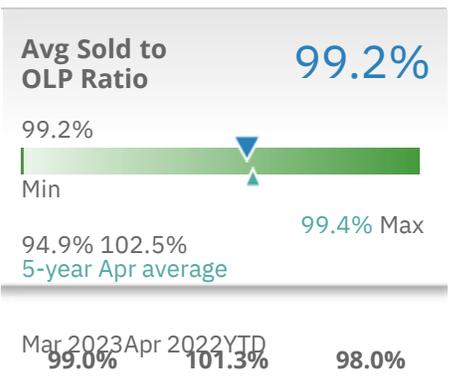
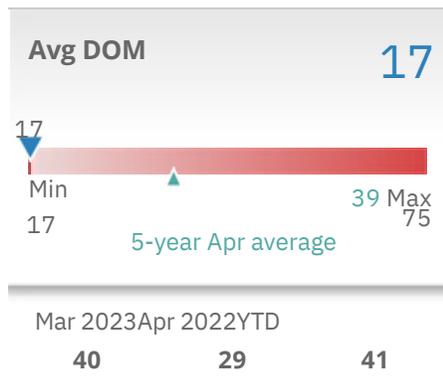
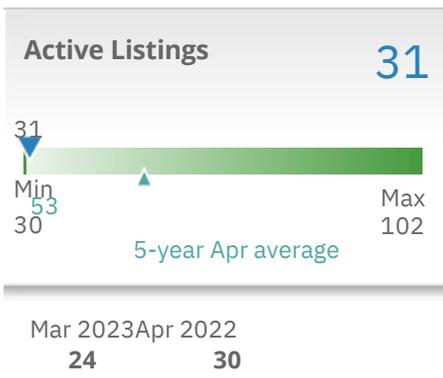
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for April was \$600,000, representing an increase of 2.4% compared to last month and a decrease of 1.6% from Apr 2022. The average days on market for units sold in April was 17 days, 56% below the 5-year April average of 39 days. There was no month over month change in new contract activity with 18 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and a 29.2% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.25 in March and a decrease from 1.83 in April 2022. The Contract Ratio is 4% lower than the 5-year April average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

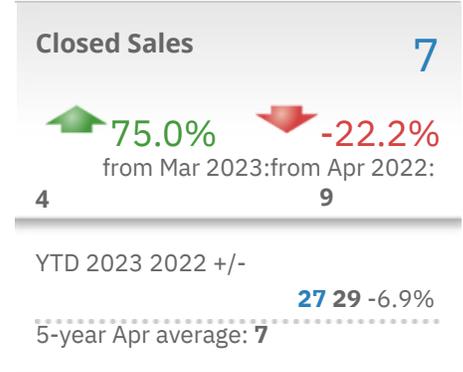
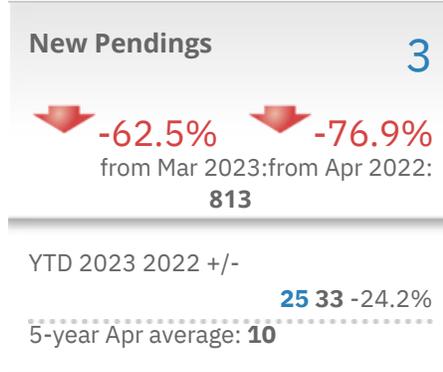
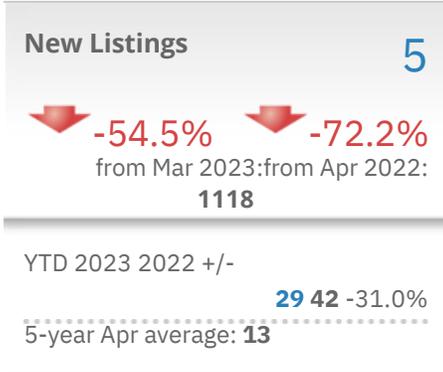


April 2023

Methacton (Montgomery, PA) - Attached

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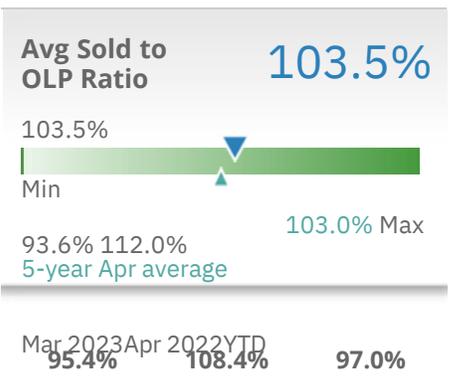
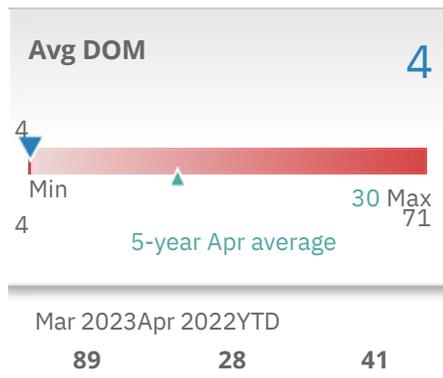
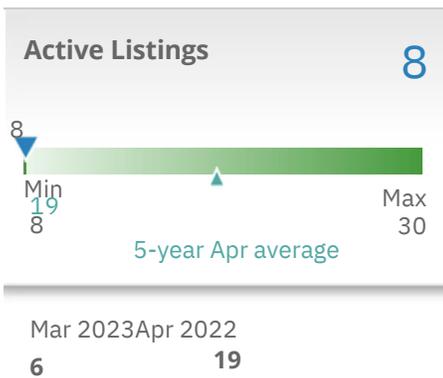
Email: adepice@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for April was \$430,000, representing a decrease of 20.5% compared to last month and a decrease of 24.4% from Apr 2022. The average days on market for units sold in April was 4 days, 87% below the 5-year April average of 30 days. There was a 62.5% month over month decrease in new contract activity with 3 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 9; and a 33.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 2.17 in March and a decrease from 1.16 in April 2022. The Contract Ratio is 8% higher than the 5-year April average of 1.04. 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.



April 2023

Norristown Area (Montgomery, PA)

Email: adevice@tcsr.realtor

New Listings 59

↓ -39.2% ↓ -41.0%
 from Mar 2023: from Apr 2022:
97 100

YTD 2023 2022 +/-
281 341 -17.6%
 5-year Apr average: **86**

New Pendings 74

↑ 10.4% ↔ 0.0%
 from Mar 2023: from Apr 2022:
6774

YTD 2023 2022 +/-
247 314 -21.3%
 5-year Apr average: **80**

Closed Sales 55

↓ -8.3% ↓ -45.0%
 from Mar 2023: from Apr 2022:
60 100

YTD 2023 2022 +/-
195 300 -35.0%
 5-year Apr average: **70**

Median Sold Price \$288,500

↑ 11.0% ↑ 17.0%
 from Mar 2023: from Apr 2022:
\$260,000 \$246,500

YTD 2023 2022 +/-
\$261,500 \$235,000 11.3%
 5-year Apr average: **\$229,186**



Active Listings 60

60
 Min 103 Max 197
 60
 5-year Apr average

Mar 2023 Apr 2022
85 75

Avg DOM 21

21
 Min 1039 Max 23
 1039
 5-year Apr average

Mar 2023 Apr 2022 YTD
28 16 26

Avg Sold to OLP Ratio 102.8%

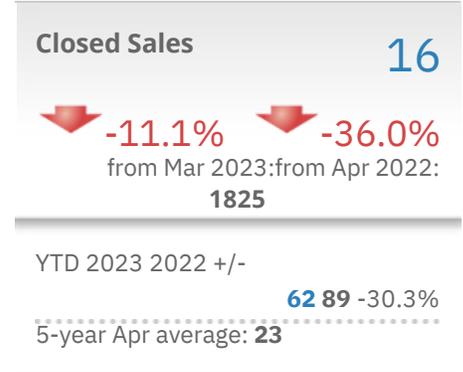
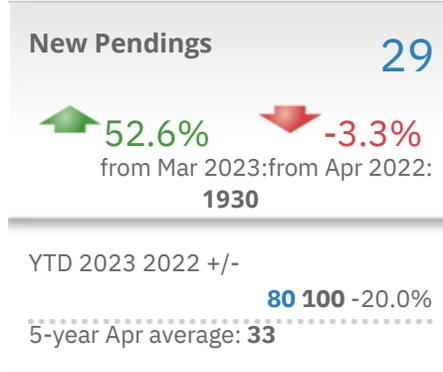
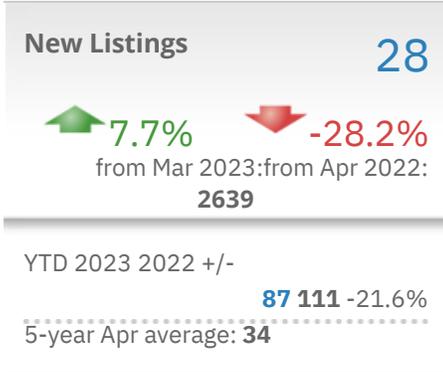
102.8%
 Min 94.1% Max 100.4%
 105.0%
 5-year Apr average

Mar 2023 Apr 2022 YTD
99.4% 105.0% 99.5%

April 2023

Norristown Area (Montgomery, PA) - Detached

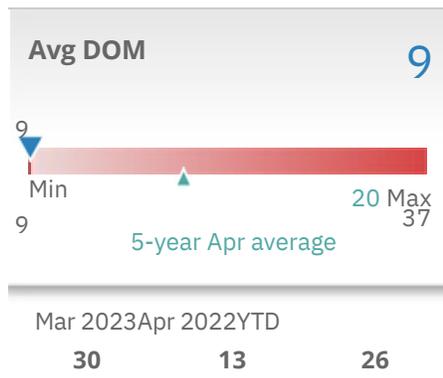
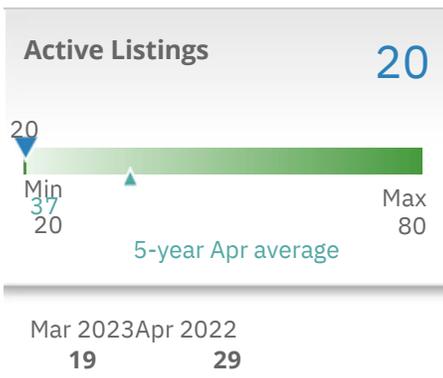
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Email: adeptice@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for April was \$417,500, representing an increase of 9.6% compared to last month and an increase of 14.4% from Apr 2022. The average days on market for units sold in April was 9 days, 55% below the 5-year April average of 20 days. There was a 52.6% month over month increase in new contract activity with 29 New Pendings; a 54.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 5.3% increase in supply to 20 active units.

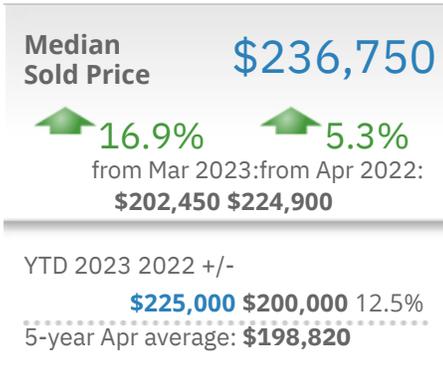
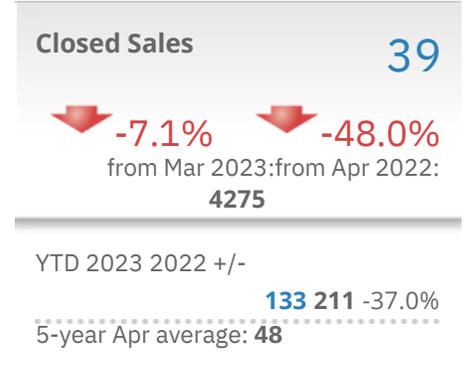
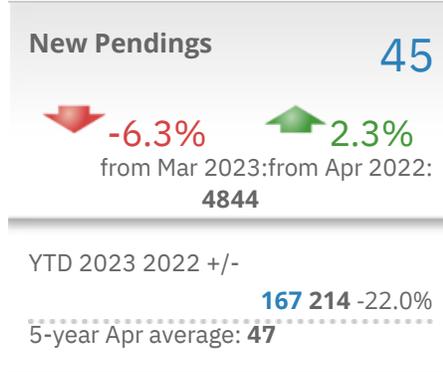
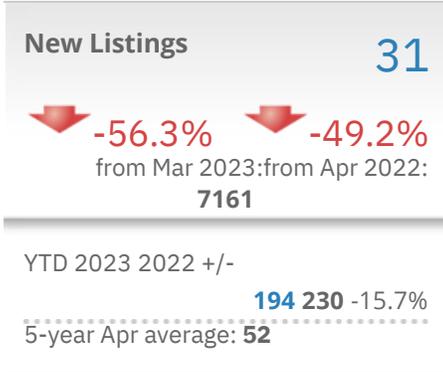
This activity resulted in a Contract Ratio of 1.85 pendings per active listing, up from 1.26 in March and an increase from 1.41 in April 2022. The Contract Ratio is 22% higher than the 5-year April average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Norristown Area (Montgomery, PA) - Attached

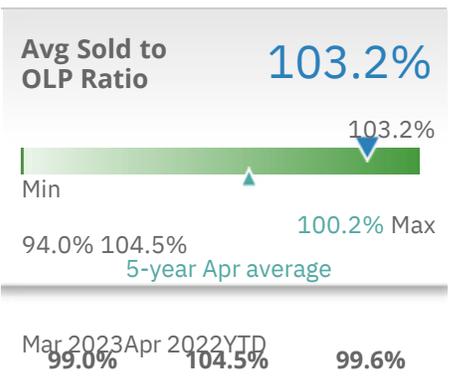
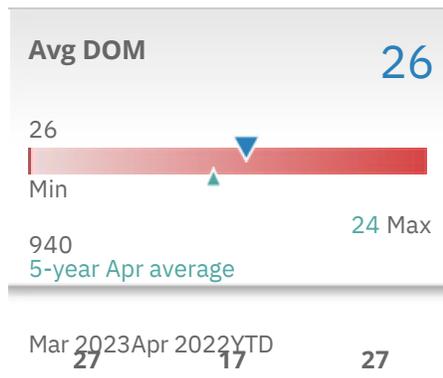
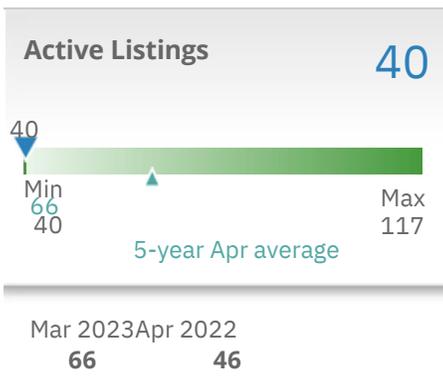
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for April was \$236,750, representing an increase of 16.9% compared to last month and an increase of 5.3% from Apr 2022. The average days on market for units sold in April was 26 days, 9% above the 5-year April average of 24 days. There was a 6.3% month over month decrease in new contract activity with 45 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 76; and a 39.4% decrease in supply to 40 active units.

This activity resulted in a Contract Ratio of 1.90 pendings per active listing, up from 1.17 in March and an increase from 1.63 in April 2022. The Contract Ratio is 29% higher than the 5-year April average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

North Penn (Montgomery, PA)

Email: adevice@tcsr.realtor

New Listings 100

↑ 14.9% ↓ -31.5%
 from Mar 2023: from Apr 2022:
87 146

YTD 2023 2022 +/-
362 471 -23.1%
 5-year Apr average: **125**

New Pendings 109

↑ 39.7% ↓ -17.4%
 from Mar 2023: from Apr 2022:
78 132

YTD 2023 2022 +/-
321 425 -24.5%
 5-year Apr average: **108**

Closed Sales 80

↑ 5.3% ↓ -14.9%
 from Mar 2023: from Apr 2022:
7694

YTD 2023 2022 +/-
275 323 -14.9%
 5-year Apr average: **89**

Median Sold Price \$408,250

↑ 7.6% ↑ 7.4%
 from Mar 2023: from Apr 2022:
\$379,500 \$380,150

YTD 2023 2022 +/-
\$410,000 \$374,000 9.6%
 5-year Apr average: **\$356,780**



Active Listings 63

63
 Min 102 Max 174
 62
 5-year Apr average

Mar 2023 Apr 2022
77 62

Avg DOM 14

14
 Min 841 Max 22
 5-year Apr average

Mar 2023 Apr 2022 YTD
21 8 18

Avg Sold to OLP Ratio 101.1%

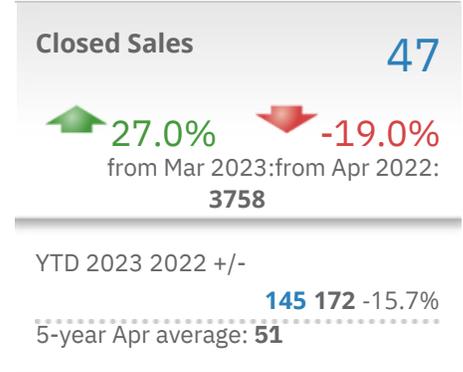
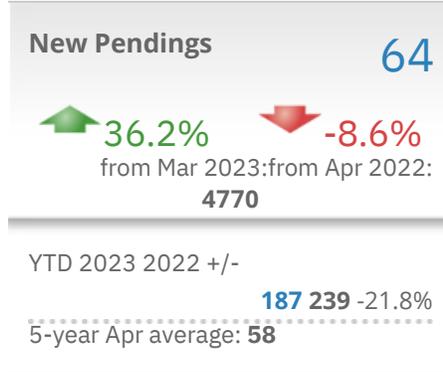
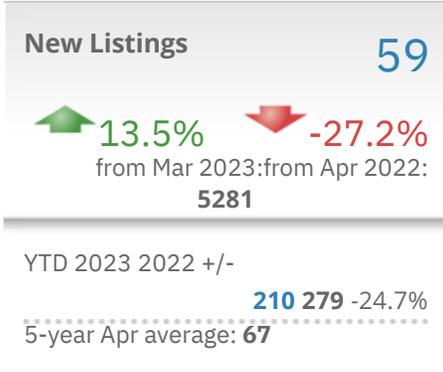
101.1%
 Min 98.0% Max 101.2%
 5-year Apr average

Mar 2023 Apr 2022 YTD
98.8% 105.2% 99.7%

April 2023

North Penn (Montgomery, PA) - Detached

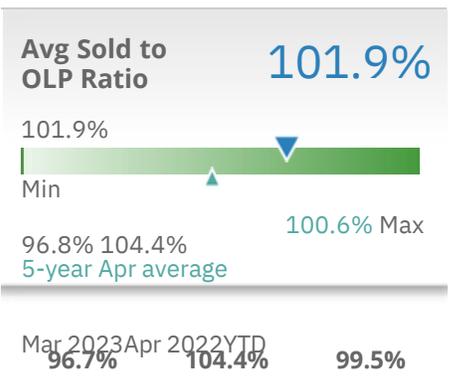
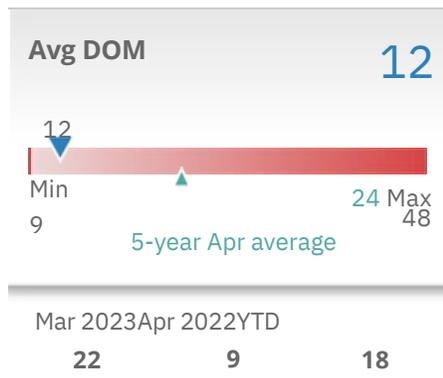
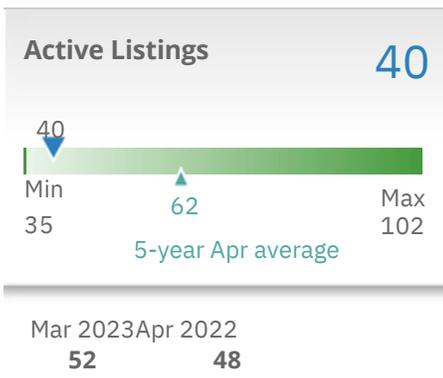
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for April was \$480,000, representing an increase of 24.7% compared to last month and an increase of 11% from Apr 2022. The average days on market for units sold in April was 12 days, 51% below the 5-year April average of 24 days. There was a 36.2% month over month increase in new contract activity with 64 New Pendings; an 18.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 89; and a 23.1% decrease in supply to 40 active units.

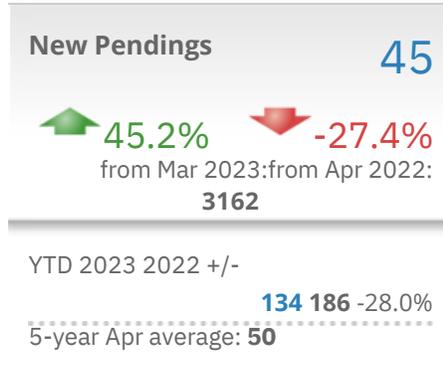
This activity resulted in a Contract Ratio of 2.23 pendencies per active listing, up from 1.44 in March and a decrease from 2.63 in April 2022. The Contract Ratio is 10% higher than the 5-year April average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

North Penn (Montgomery, PA) - Attached

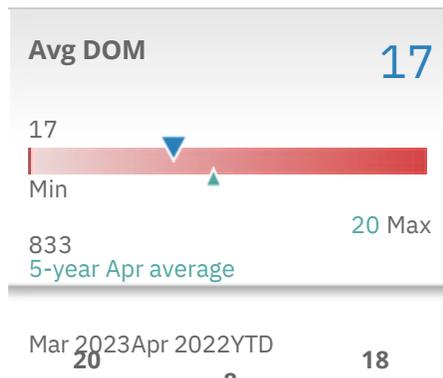
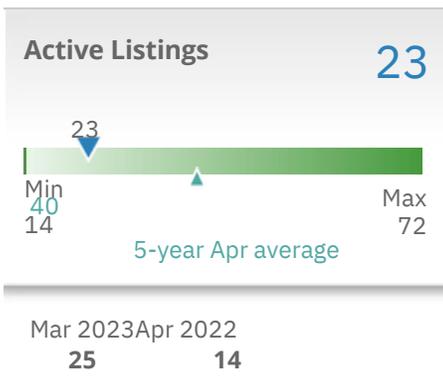
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Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for April was \$305,000, representing a decrease of 16.4% compared to last month and a decrease of 2.6% from Apr 2022. The average days on market for units sold in April was 17 days, 15% below the 5-year April average of 20 days. There was a 45.2% month over month increase in new contract activity with 45 New Pendings; a 22% MoM increase in All Pendings (new contracts + contracts carried over from March) to 50; and an 8% decrease in supply to 23 active units.

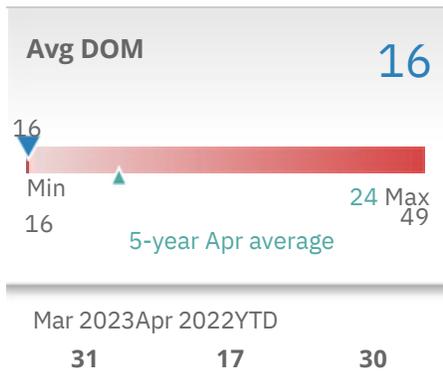
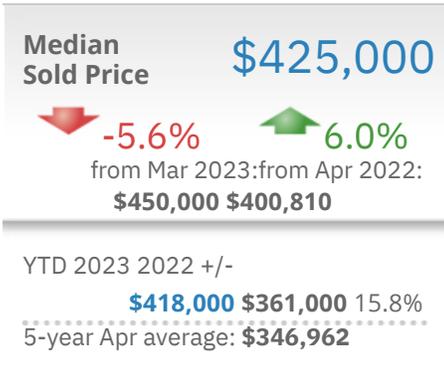
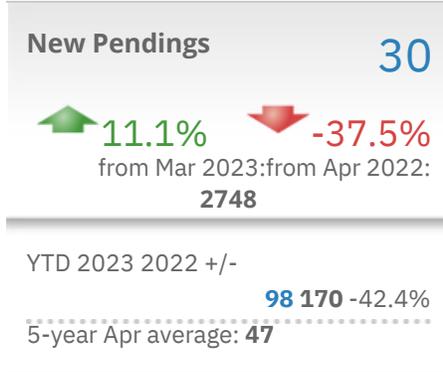
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.64 in March and a decrease from 6.07 in April 2022. The Contract Ratio is 22% lower than the 5-year April average of 2.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Perkiomen Valley (Montgomery, PA)

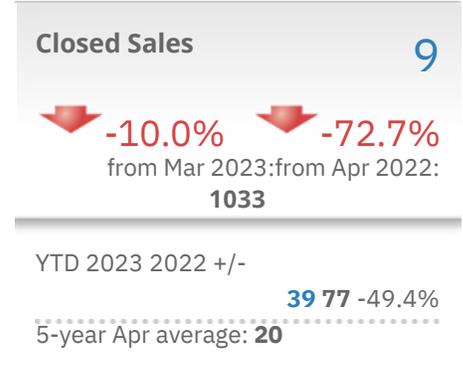
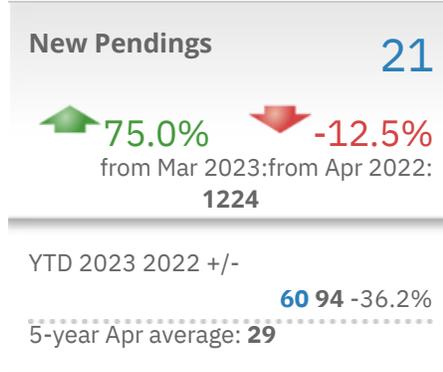
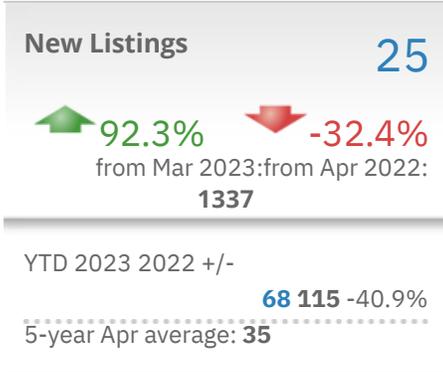
Email: adepice@tcsr.realtor



April 2023

Perkiomen Valley (Montgomery, PA) - Detached

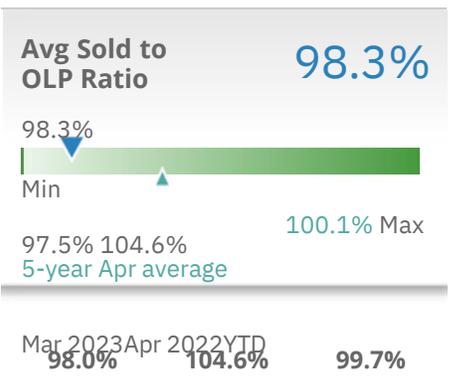
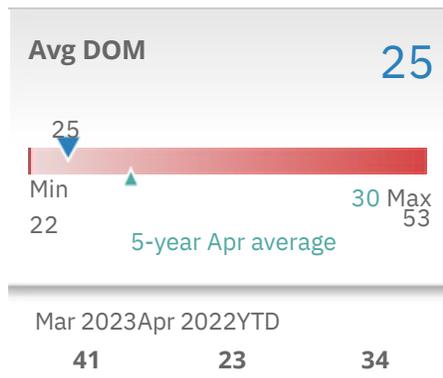
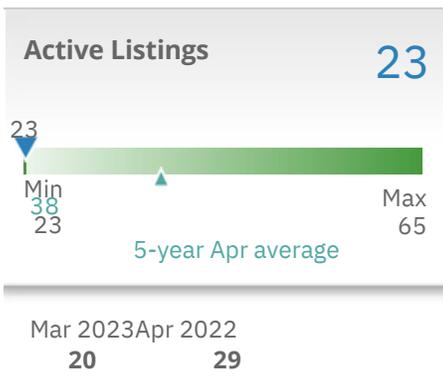
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for April was \$560,000, representing a decrease of 19.1% compared to last month and an increase of 7.7% from Apr 2022. The average days on market for units sold in April was 25 days, 18% below the 5-year April average of 30 days. There was a 75% month over month increase in new contract activity with 21 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and a 15% increase in supply to 23 active units.

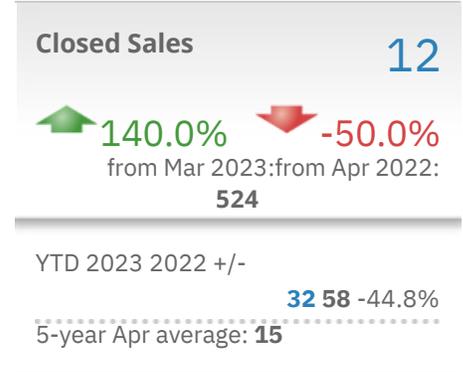
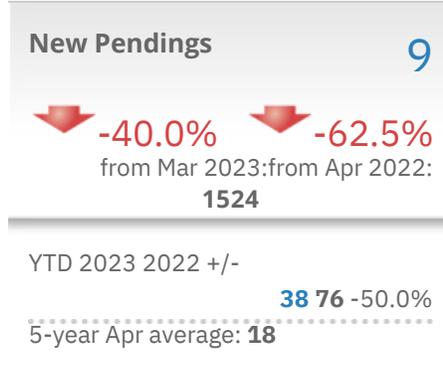
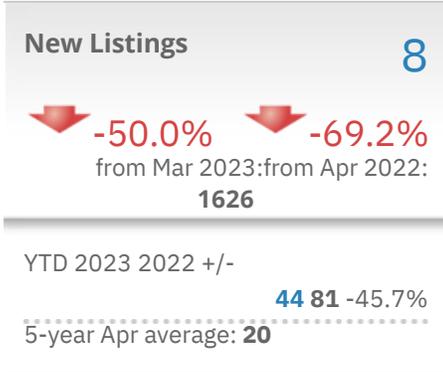
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.00 in March and a decrease from 1.59 in April 2022. The Contract Ratio is 10% lower than the 5-year April average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Perkiomen Valley (Montgomery, PA) - Attached

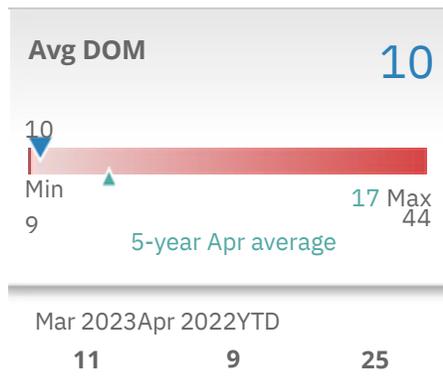
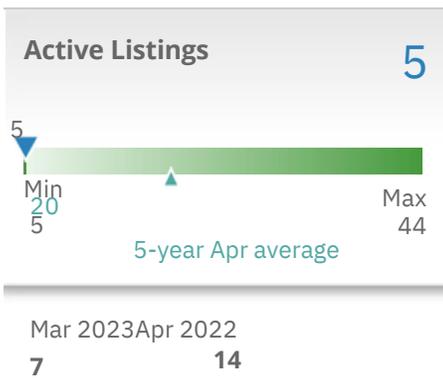
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for April was \$341,250, representing an increase of 10.1% compared to last month and an increase of 5.7% from Apr 2022. The average days on market for units sold in April was 10 days, 40% below the 5-year April average of 17 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 14; and a 28.6% decrease in supply to 5 active units.

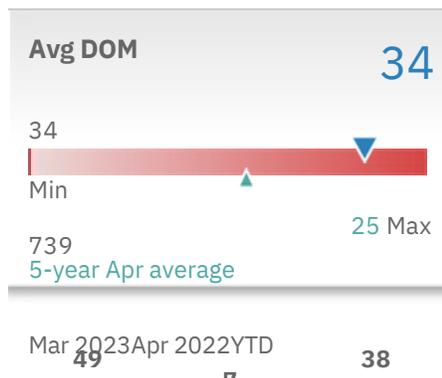
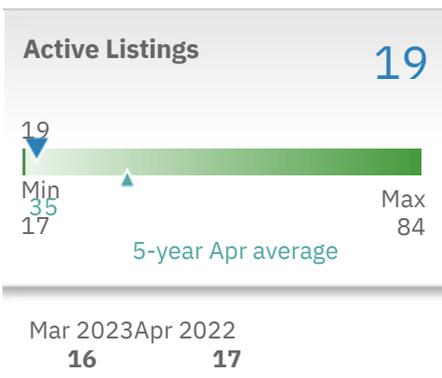
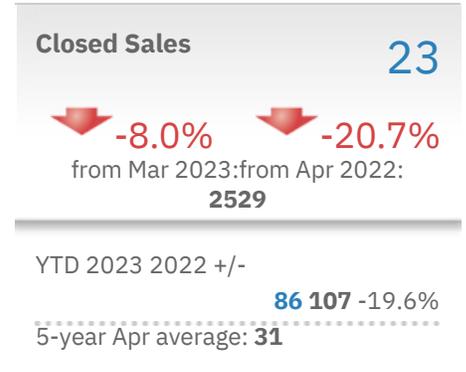
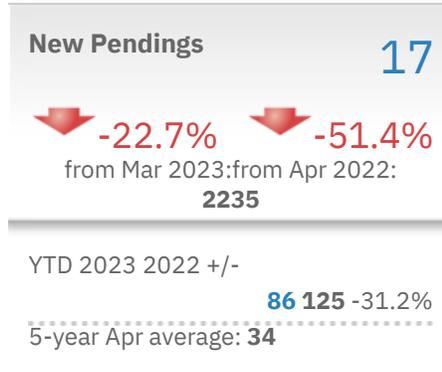
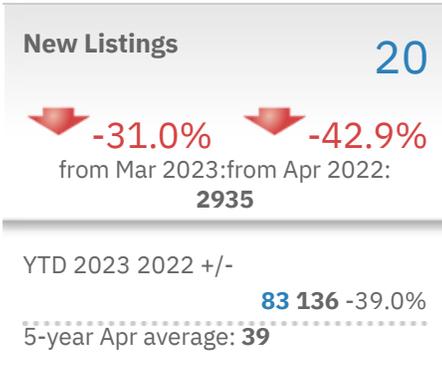
This activity resulted in a Contract Ratio of 2.80 pendings per active listing, up from 2.43 in March and an increase from 2.71 in April 2022. The Contract Ratio is 29% higher than the 5-year April average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Pottsgrove (Montgomery, PA)

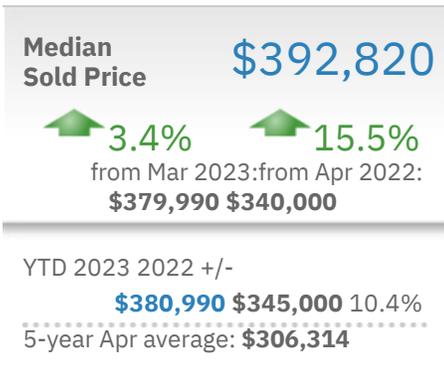
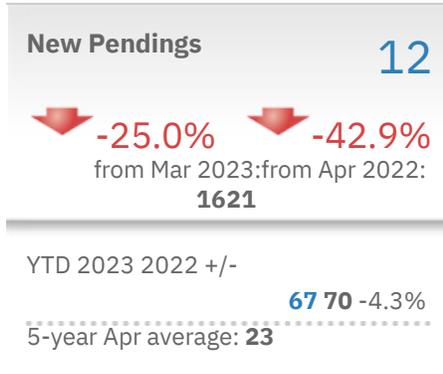
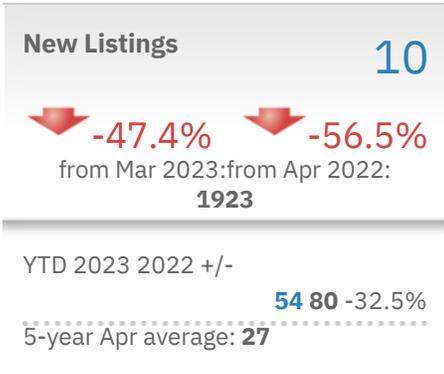
Email: adepice@tcsr.realtor



April 2023

Pottsgrove (Montgomery, PA) - Detached

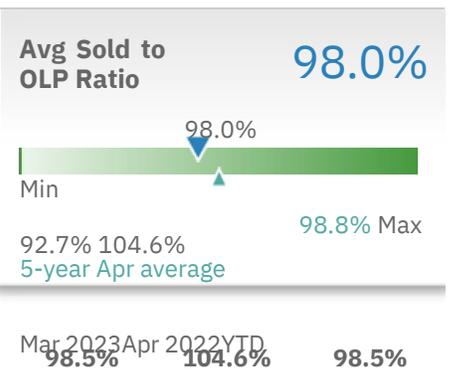
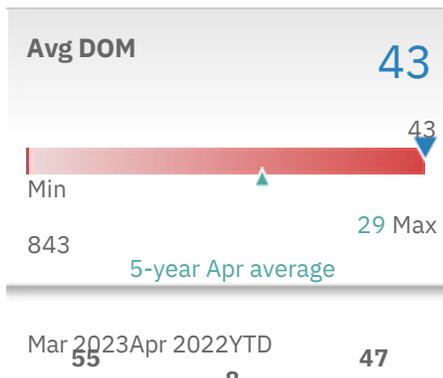
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for April was \$392,820, representing an increase of 3.4% compared to last month and an increase of 15.5% from Apr 2022. The average days on market for units sold in April was 43 days, 47% above the 5-year April average of 29 days. There was a 25% month over month decrease in new contract activity with 12 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 26; and a 6.3% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 2.06 in March and a decrease from 2.88 in April 2022. The Contract Ratio is 24% lower than the 5-year April average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

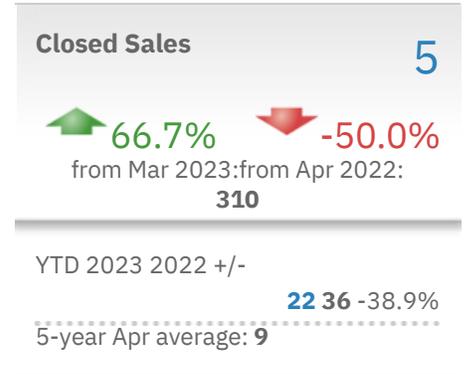
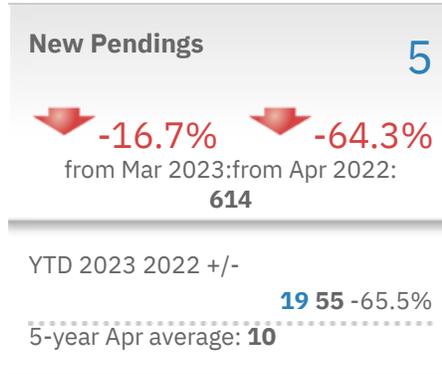


April 2023

Pottsgrove (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

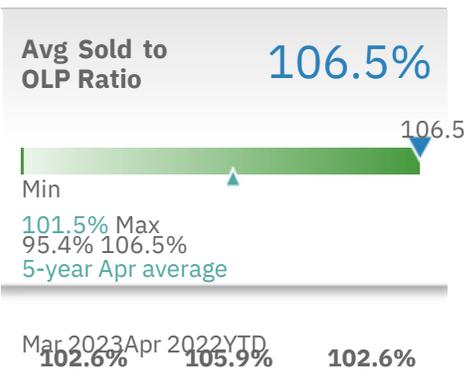
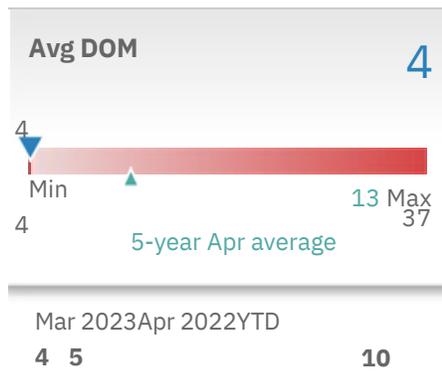
Email: adevice@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for April was \$256,501, representing a decrease of 8.4% compared to last month and a decrease of 17.3% from Apr 2022. The average days on market for units sold in April was 4 days, 69% below the 5-year April average of 13 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 21; and a 0% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 5.25 pendings per active listing, up from 0.00 in March and a decrease from 45.00 in April 2022. The Contract Ratio is 58% lower than the 5-year April average of 12.50. 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.



April 2023

Pottstown (Montgomery, PA)

Email: adevice@tcsr.realtor

New Listings 21

↓ -12.5% ↓ -58.8%
 from Mar 2023: from Apr 2022:
2451

YTD 2023 2022 +/-
108 147 -26.5%
 5-year Apr average: **40**

New Pendings 24

↓ -11.1% ↓ -44.2%
 from Mar 2023: from Apr 2022:
2743

YTD 2023 2022 +/-
115 150 -23.3%
 5-year Apr average: **36**

Closed Sales 22

↓ -42.1% ↓ -37.1%
 from Mar 2023: from Apr 2022:
3835

YTD 2023 2022 +/-
106 135 -21.5%
 5-year Apr average: **28**

Median Sold Price \$234,500

↑ 13.0% ↑ 9.1%
 from Mar 2023: from Apr 2022:
\$207,500 \$215,000

YTD 2023 2022 +/-
\$220,000 \$185,000 18.9%
 5-year Apr average: **\$175,330**



Active Listings 14

14
 Min 44 Max 118
 14
 5-year Apr average

Mar 2023 Apr 2022
16 26

Avg DOM 28

28
 Min 1441 Max 29
 5-year Apr average

Mar 2023 Apr 2022 YTD
23 35 23

Avg Sold to OLP Ratio 96.0%

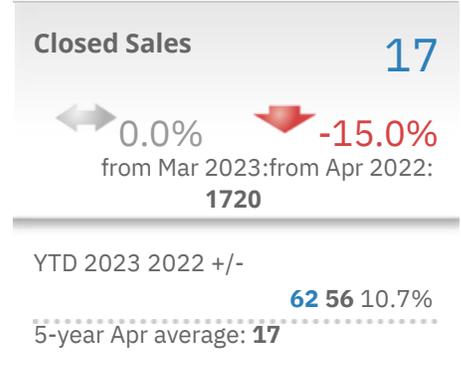
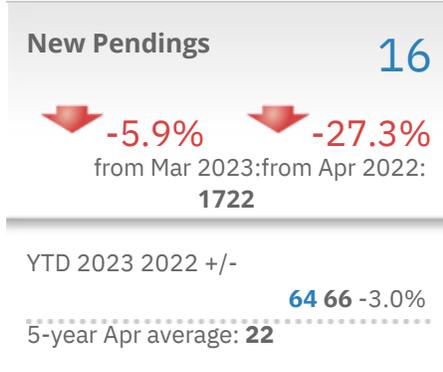
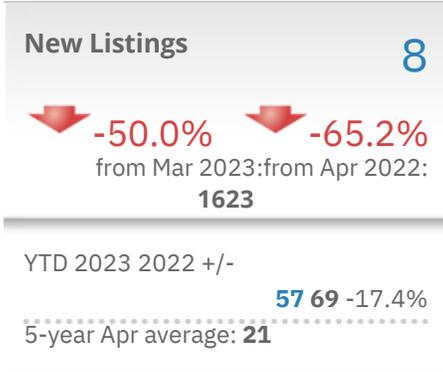
96.0%
 Min 95.1% Max 97.8%
 5-year Apr average

Mar 2023 Apr 2022 YTD
101.5% 102.2% 99.1%

April 2023

Pottstown (Montgomery, PA) - Detached

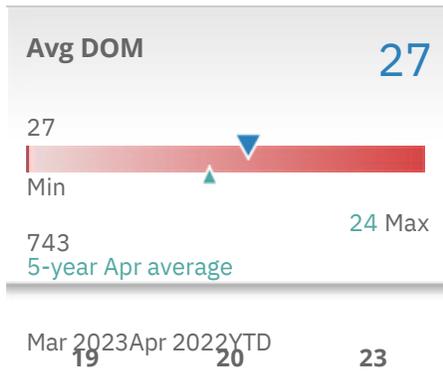
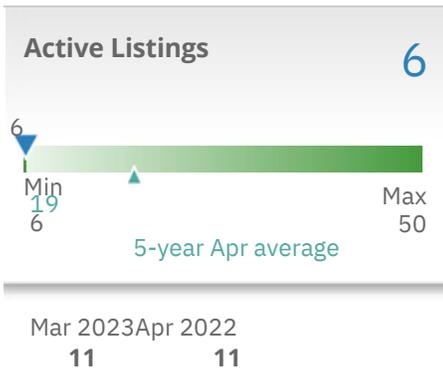
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Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for April was \$250,000, representing a decrease of 7.4% compared to last month and an increase of 6.4% from Apr 2022. The average days on market for units sold in April was 27 days, 13% above the 5-year April average of 24 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 18; and a 45.5% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.82 in March and an increase from 2.45 in April 2022. The Contract Ratio is 24% higher than the 5-year April average of 2.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

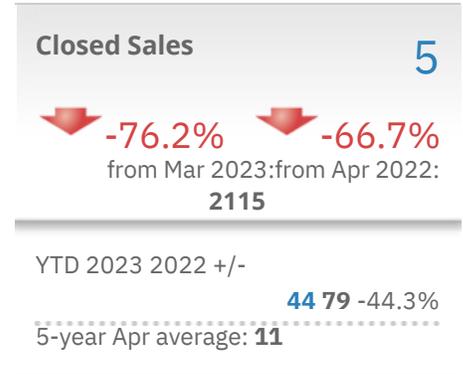
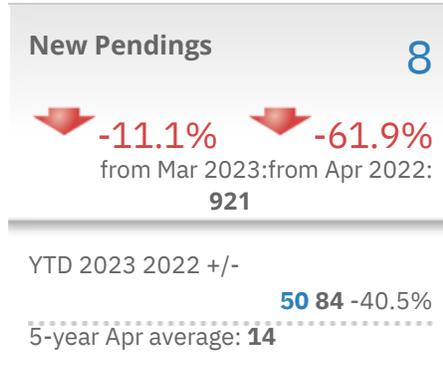


April 2023

Pottstown (Montgomery, PA) - Attached

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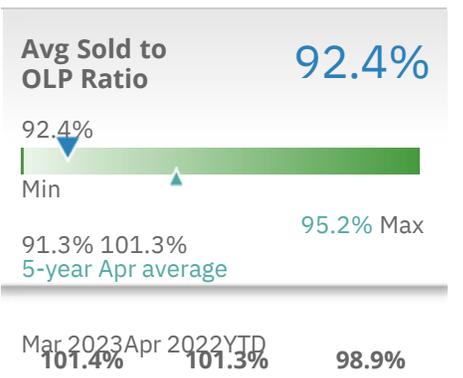
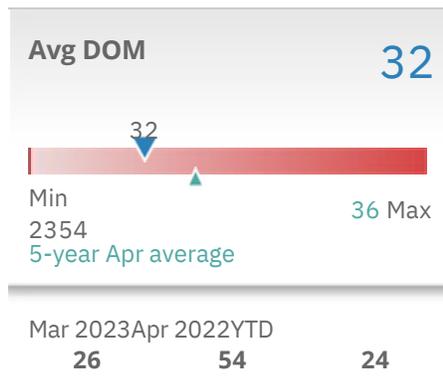
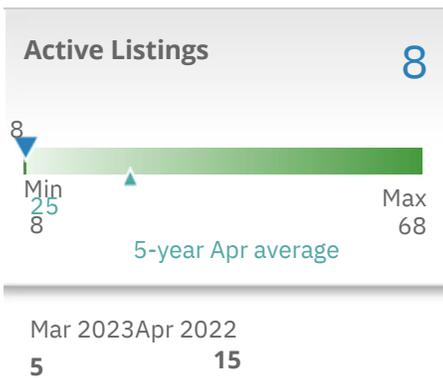
Email: adevice@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for April was \$210,000, representing an increase of 27.3% compared to last month and an increase of 16.7% from Apr 2022. The average days on market for units sold in April was 32 days, 12% below the 5-year April average of 36 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from March) to 13; and a 60% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.63 pendings per active listing, down from 2.00 in March and a decrease from 2.27 in April 2022. The Contract Ratio is 4% higher than the 5-year April average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Souderton Area (Montgomery, PA)

Email: adepice@tcsr.realtor

New Listings 46

↑ 70.4% ↓ -4.2%
 from Mar 2023: from Apr 2022:
2748

YTD 2023 2022 +/-
127 156 -18.6%
 5-year Apr average: **50**

New Pendings 42

↑ 82.6% ↓ -6.7%
 from Mar 2023: from Apr 2022:
2345

YTD 2023 2022 +/-
105 149 -29.5%
 5-year Apr average: **41**

Closed Sales 16

↔ 0.0% ↓ -61.0%
 from Mar 2023: from Apr 2022:
1641

YTD 2023 2022 +/-
81 125 -35.2%
 5-year Apr average: **37**

Median Sold Price \$416,100

↓ -16.4% ↑ 3.8%
 from Mar 2023: from Apr 2022:
\$497,500 **\$401,000**

YTD 2023 2022 +/-
\$420,000 \$380,000 10.5%
 5-year Apr average: **\$357,120**



Active Listings 30

30
 Min 61 Max 123
 5-year Apr average

Mar 2023 Apr 2022
29 **22**

Avg DOM 43

43
 Min 1243 Max 30
 5-year Apr average

Mar 2023 Apr 2022 YTD
34 **12** **27**

Avg Sold to OLP Ratio 100.8%

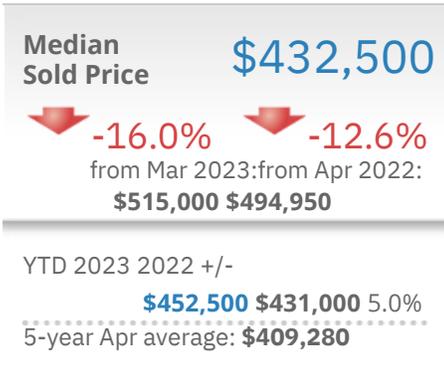
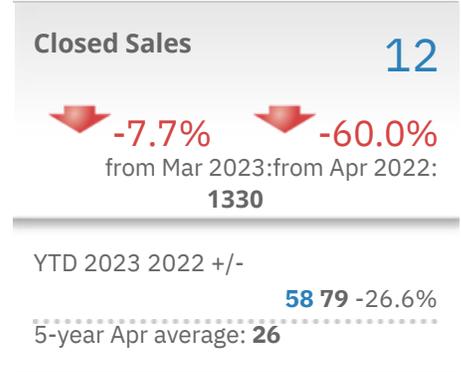
100.8%
 Min 96.3% Max 100.3%
 5-year Apr average

Mar 2023 Apr 2022 YTD
103.8% **104.2%** **100.0%**

April 2023

Souderton Area (Montgomery, PA) - Detached

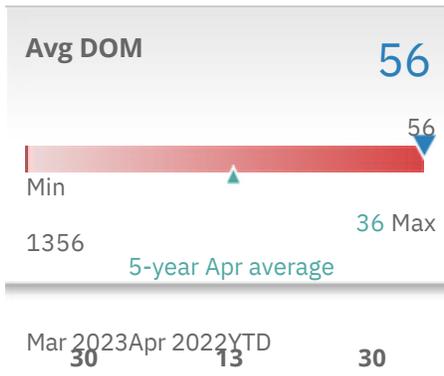
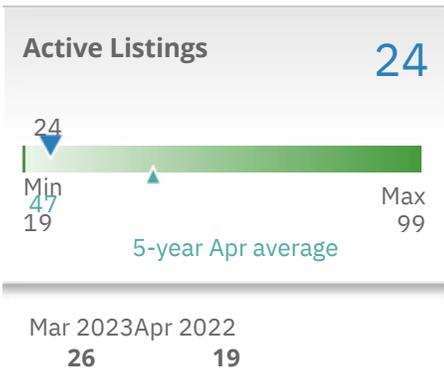
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for April was \$432,500, representing a decrease of 16% compared to last month and a decrease of 12.6% from Apr 2022. The average days on market for units sold in April was 56 days, 56% above the 5-year April average of 36 days. There was an 82.4% month over month increase in new contract activity with 31 New Pendings; a 72% MoM increase in All Pendings (new contracts + contracts carried over from March) to 43; and a 7.7% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 0.96 in March and a decrease from 3.21 in April 2022. The Contract Ratio is 6% higher than the 5-year April 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.

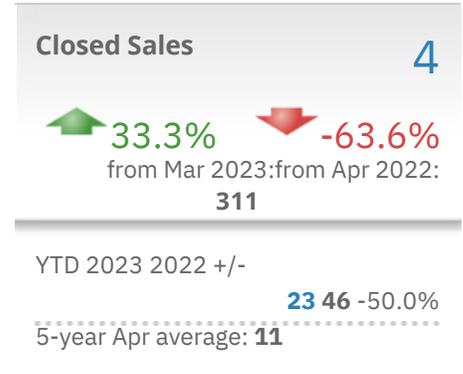
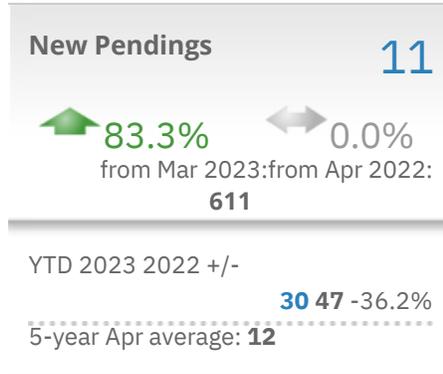
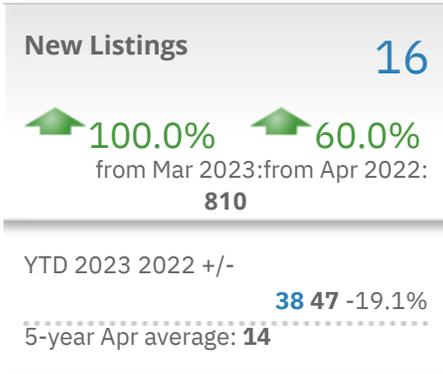


April 2023

Souderton Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

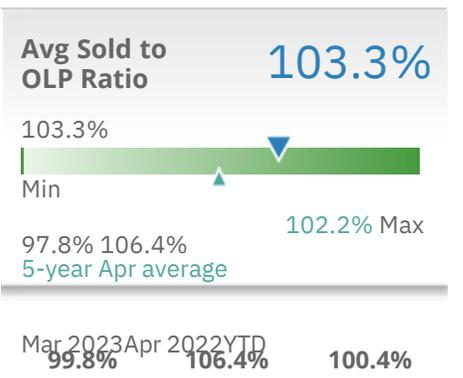
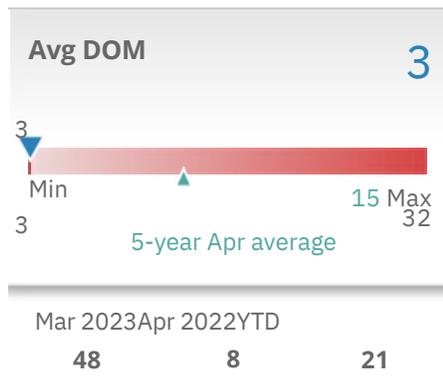
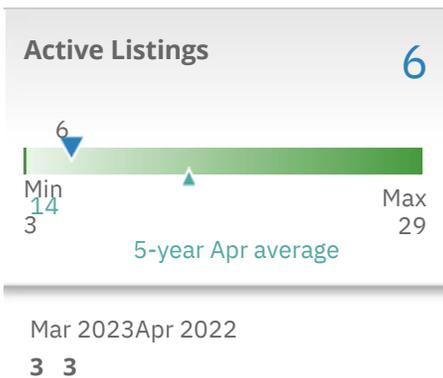
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for April was \$350,000, representing a decrease of 5.1% compared to last month and a decrease of 7.7% from Apr 2022. The average days on market for units sold in April was 3 days, 80% below the 5-year April average of 15 days. There was an 83.3% month over month increase in new contract activity with 11 New Pendings; a 77.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 100% increase in supply to 6 active units.

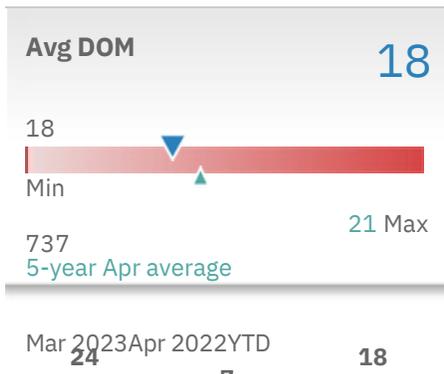
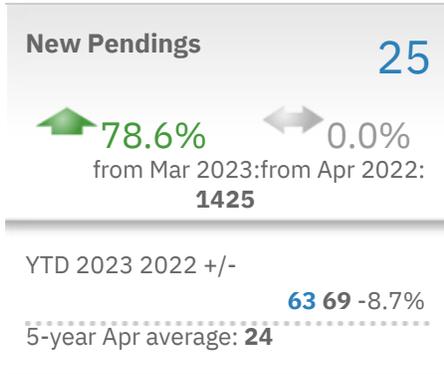
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, down from 3.00 in March and a decrease from 5.33 in April 2022. The Contract Ratio is 7% higher than the 5-year April average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Springfield (Montgomery, PA)

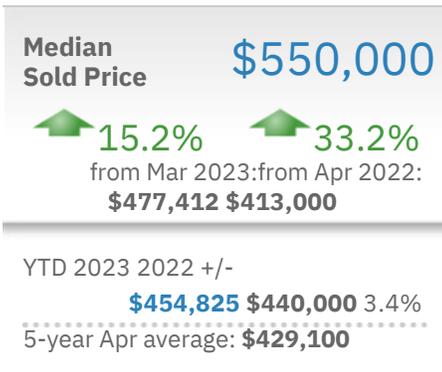
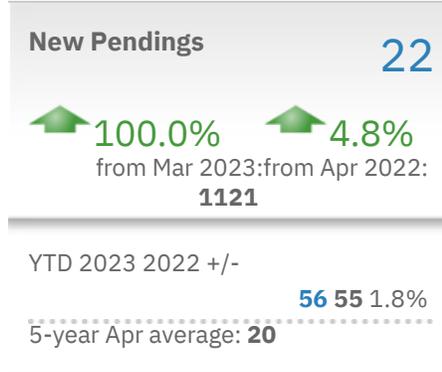
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April 2023

Springfield (Montgomery, PA) - Detached

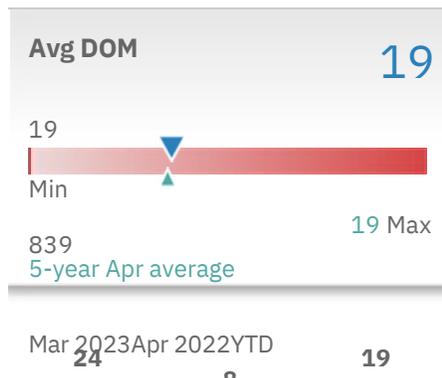
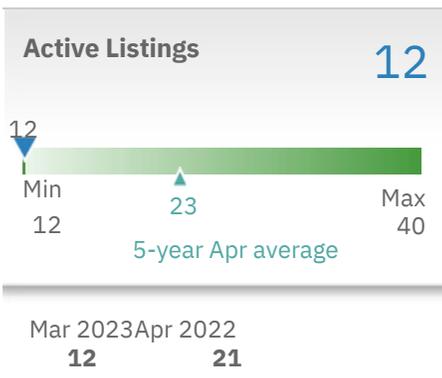
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Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for April was \$550,000, representing an increase of 15.2% compared to last month and an increase of 33.2% from Apr 2022. The average days on market for units sold in April was 19 days, 1% below the 5-year April average of 19 days. There was a 100% month over month increase in new contract activity with 22 New Pendings; a 61.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and no change in supply with 12 active units.

This activity resulted in a Contract Ratio of 2.42 pendings per active listing, up from 1.50 in March and an increase from 1.52 in April 2022. The Contract Ratio is 63% higher than the 5-year April average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

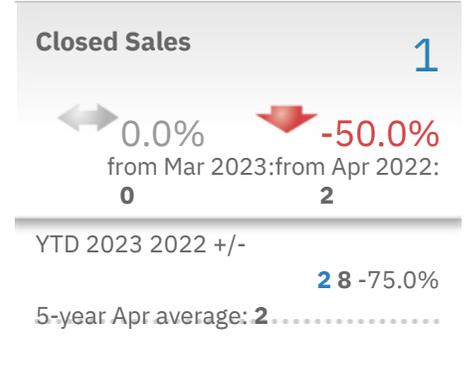
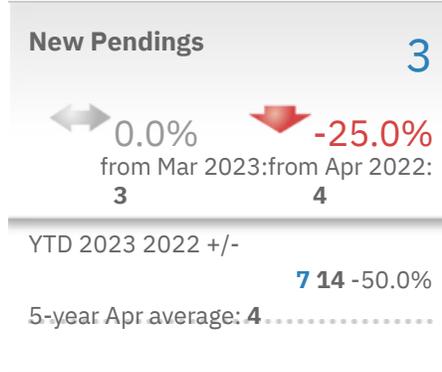
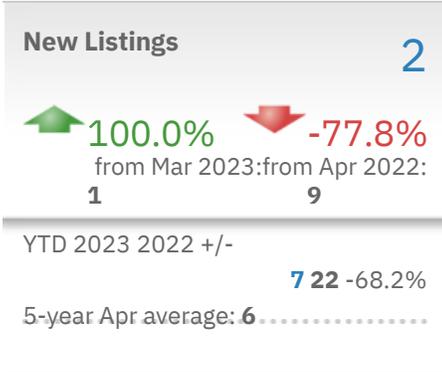


April 2023

Springfield (Montgomery, PA) - Attached

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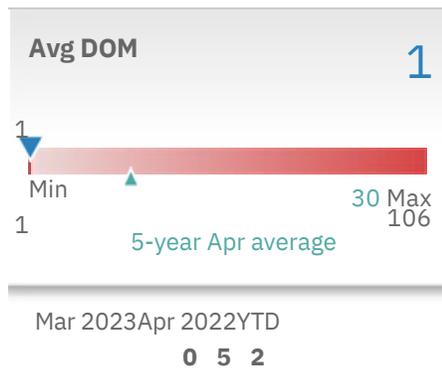
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Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for April was \$245,000, representing an increase of 0% compared to last month and a decrease of 43.4% from Apr 2022. The average days on market for units sold in April was 1 days, 97% below the 5-year April average of 30 days. There was no month over month change in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 6; and a 50% decrease in supply to 1 active units.

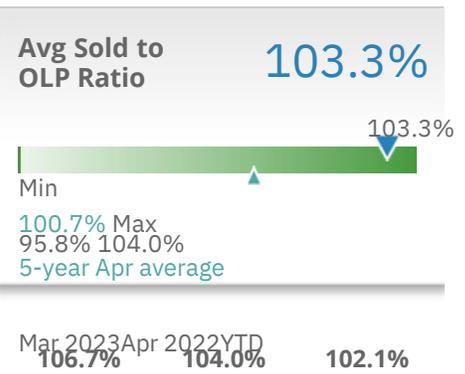
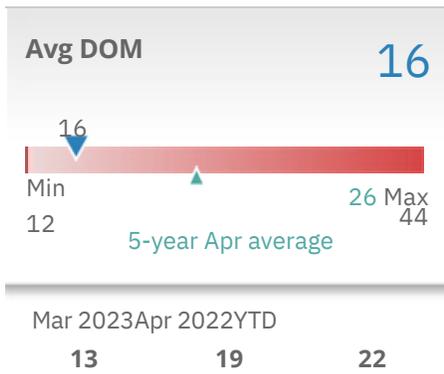
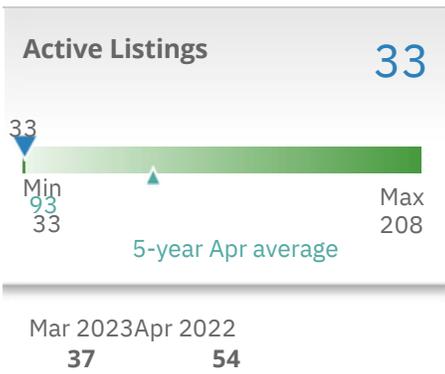
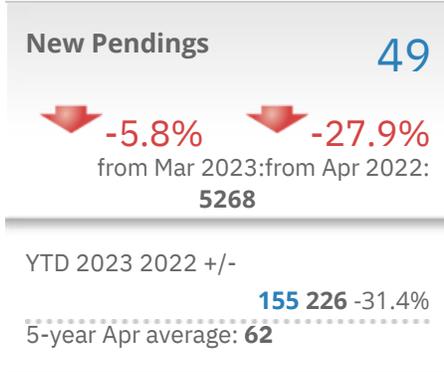
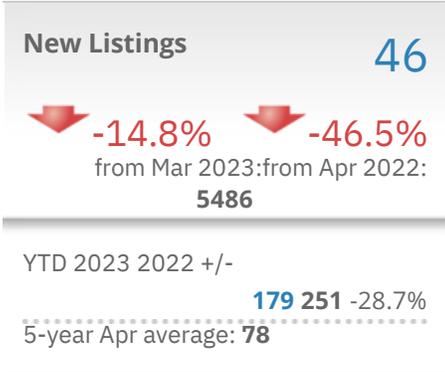
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 1.50 in March and an increase from 0.75 in April 2022. The Contract Ratio is 88% higher than the 5-year April average of 3.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Spring-Ford Area (Montgomery, PA)

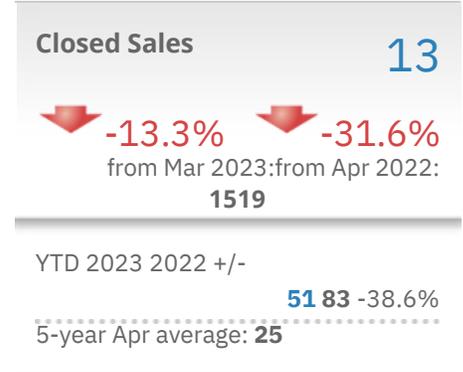
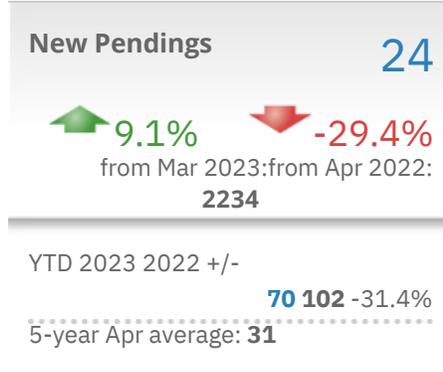
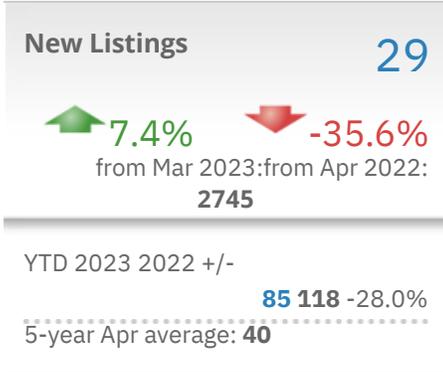
Email: adepice@tcsr.realtor



April 2023

Spring-Ford Area (Montgomery, PA) - Detached

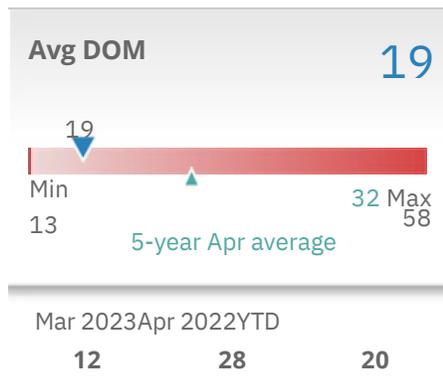
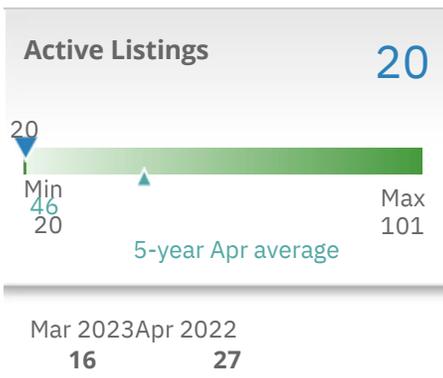
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for April was \$490,000, representing an increase of 12.1% compared to last month and a decrease of 23.4% from Apr 2022. The average days on market for units sold in April was 19 days, 40% below the 5-year April average of 32 days. There was a 9.1% month over month increase in new contract activity with 24 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 38; and a 25% increase in supply to 20 active units.

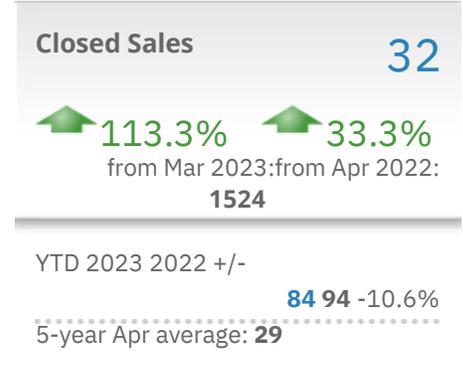
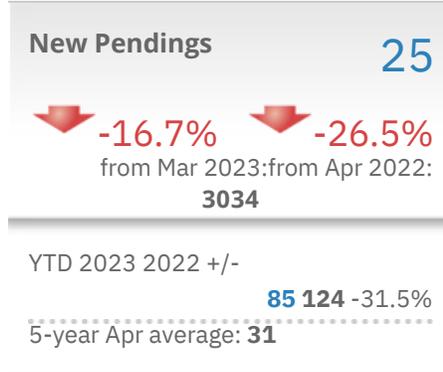
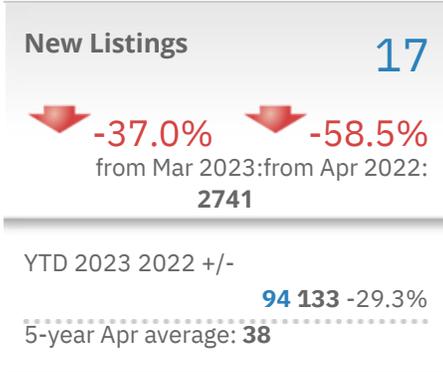
This activity resulted in a Contract Ratio of 1.90 pendings per active listing, up from 1.75 in March and a decrease from 2.30 in April 2022. The Contract Ratio is 19% higher than the 5-year April average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Spring-Ford Area (Montgomery, PA) - Attached

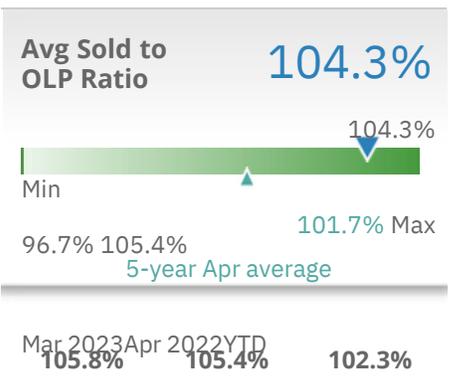
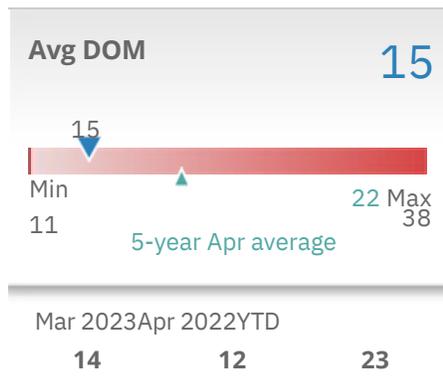
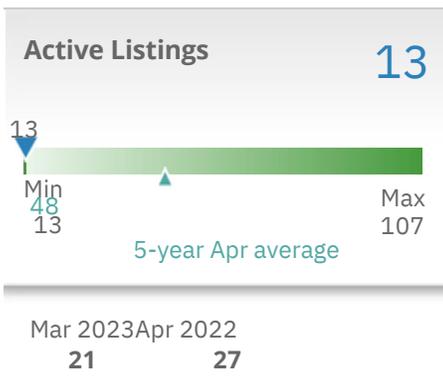
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for April was \$342,500, representing an increase of 0.7% compared to last month and a decrease of 2.9% from Apr 2022. The average days on market for units sold in April was 15 days, 31% below the 5-year April average of 22 days. There was a 16.7% month over month decrease in new contract activity with 25 New Pendings; a 16.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 36; and a 38.1% decrease in supply to 13 active units.

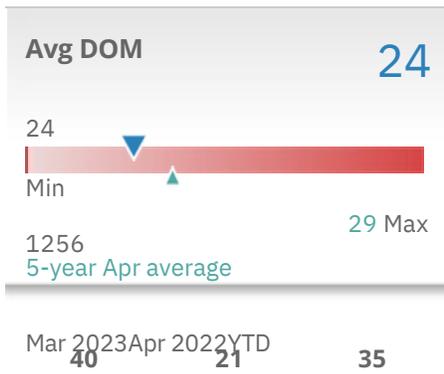
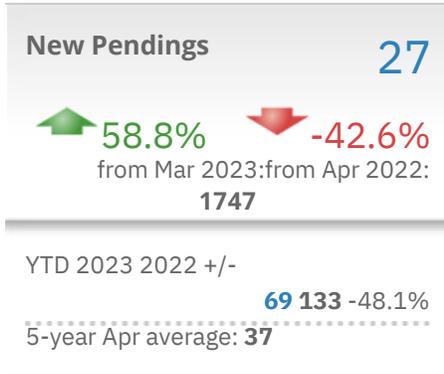
This activity resulted in a Contract Ratio of 2.77 pendings per active listing, up from 2.05 in March and an increase from 2.33 in April 2022. The Contract Ratio is 51% higher than the 5-year April average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Upper Dublin (Montgomery, PA)

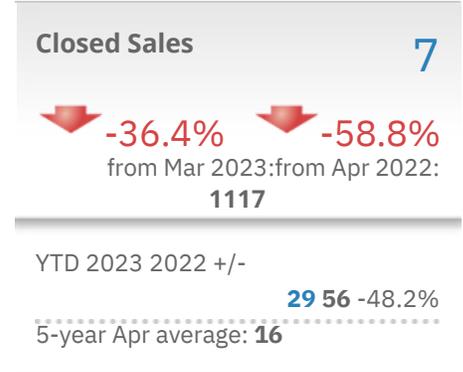
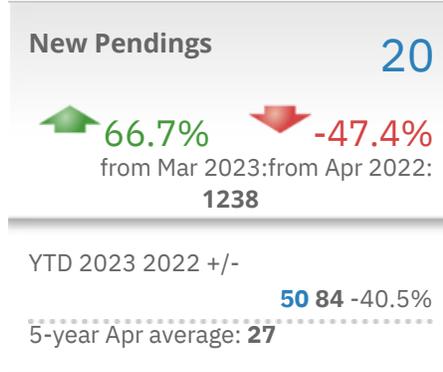
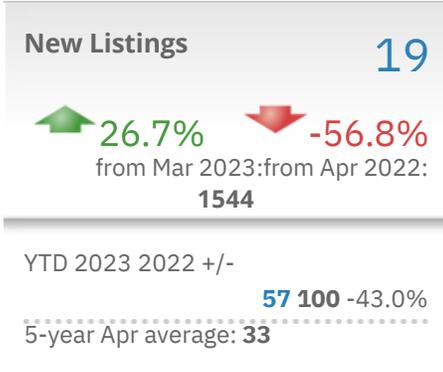
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April 2023

Upper Dublin (Montgomery, PA) - Detached

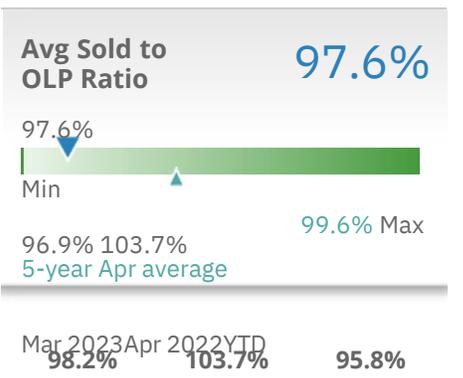
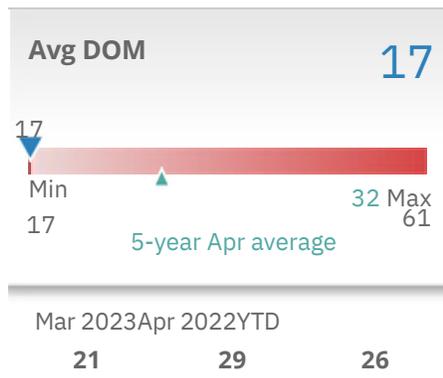
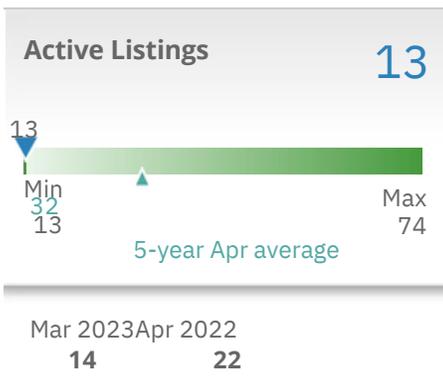
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for April was \$630,000, representing an increase of 29.9% compared to last month and an increase of 11.9% from Apr 2022. The average days on market for units sold in April was 17 days, 47% below the 5-year April average of 32 days. There was a 66.7% month over month increase in new contract activity with 20 New Pendings; an 87.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 7.1% decrease in supply to 13 active units.

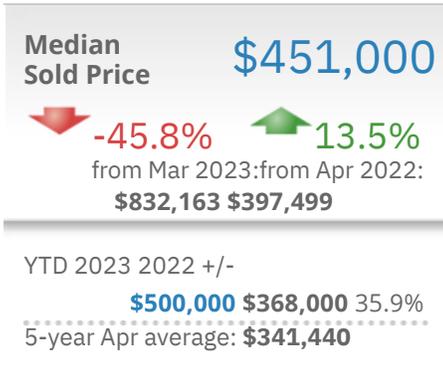
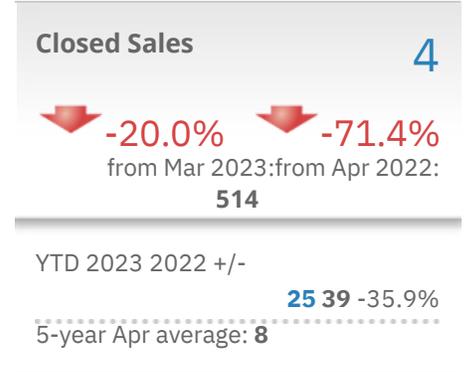
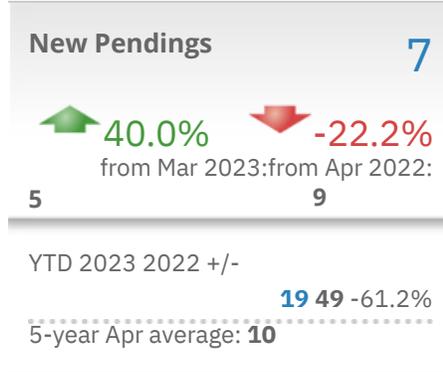
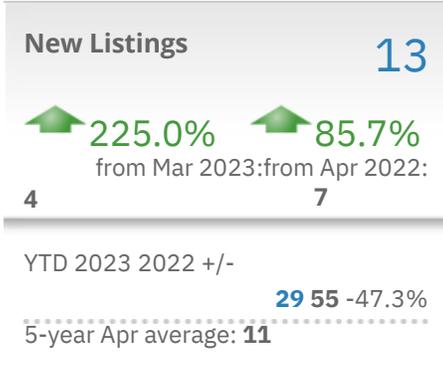
This activity resulted in a Contract Ratio of 2.31 pendings per active listing, up from 1.14 in March and a decrease from 2.32 in April 2022. The Contract Ratio is 17% higher than the 5-year April average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Upper Dublin (Montgomery, PA) - Attached

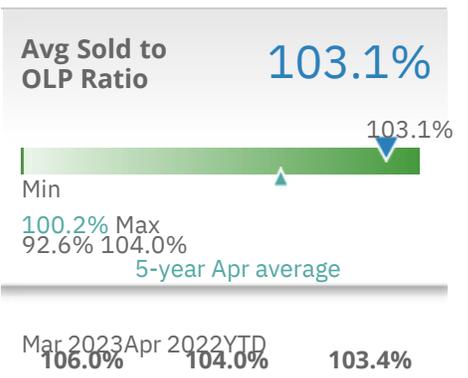
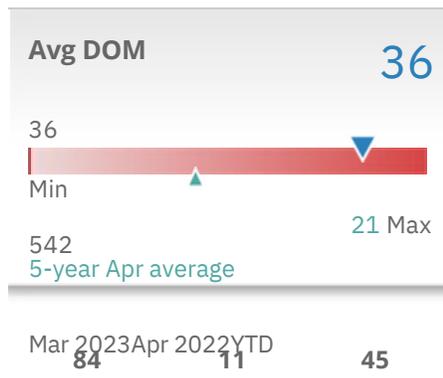
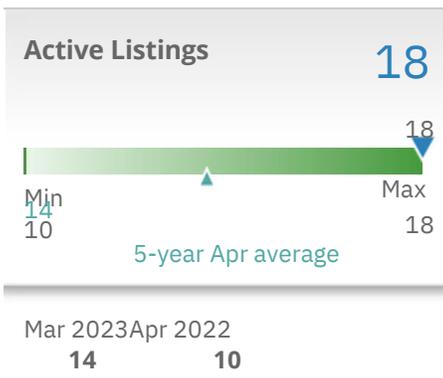
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for April was \$451,000, representing a decrease of 45.8% compared to last month and an increase of 13.5% from Apr 2022. The average days on market for units sold in April was 36 days, 71% above the 5-year April average of 21 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 28.6% increase in supply to 18 active units.

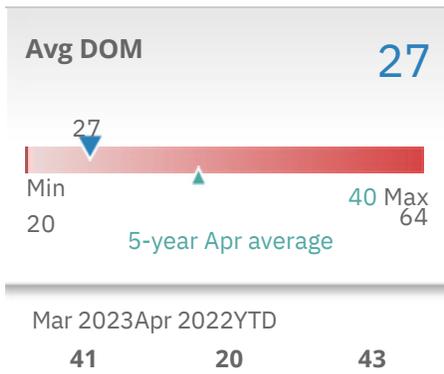
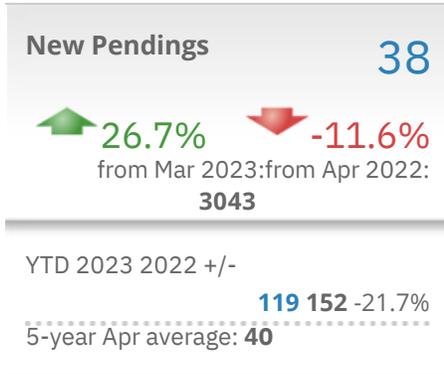
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.00 in March and a decrease from 4.10 in April 2022. The Contract Ratio is 54% lower than the 5-year April average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Upper Merion Area (Montgomery, PA)

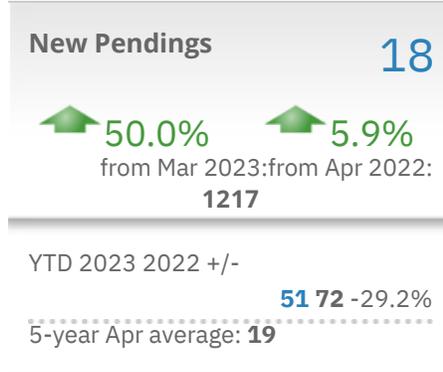
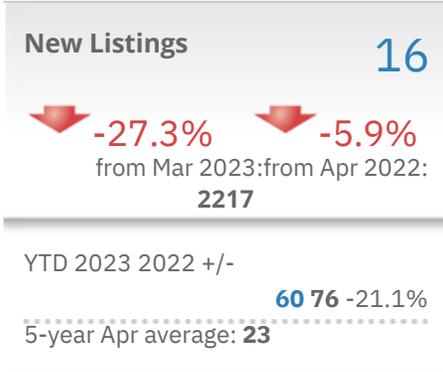
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April 2023

Upper Merion Area (Montgomery, PA) - Detached

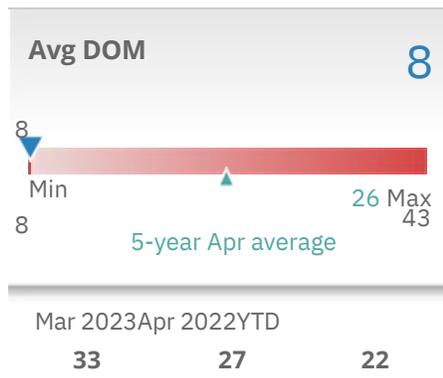
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for April was \$475,000, representing a decrease of 2.1% compared to last month and an increase of 5.6% from Apr 2022. The average days on market for units sold in April was 8 days, 69% below the 5-year April average of 26 days. There was a 50% month over month increase in new contract activity with 18 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and a 14.3% decrease in supply to 18 active units.

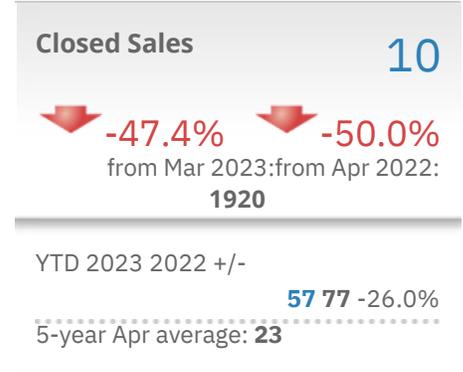
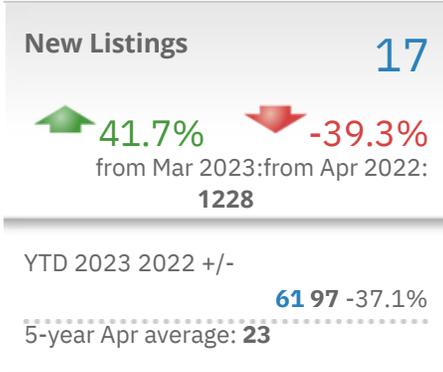
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.76 in March and a decrease from 3.50 in April 2022. The Contract Ratio is 34% lower than the 5-year April average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2023

Upper Merion Area (Montgomery, PA) - Attached

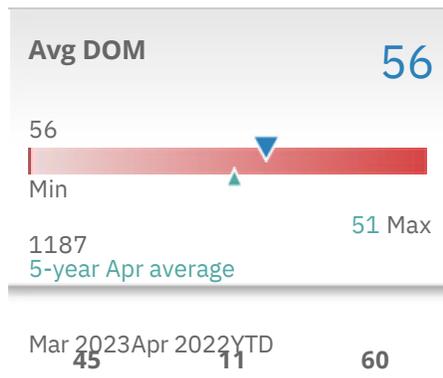
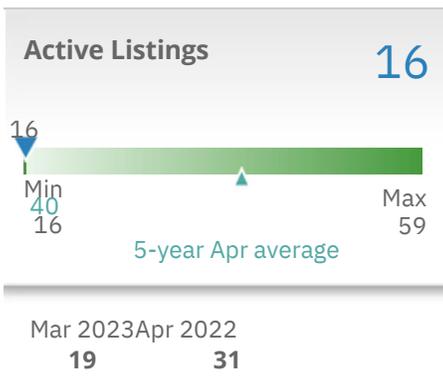
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for April was \$460,750, representing an increase of 7.2% compared to last month and an increase of 46.5% from Apr 2022. The average days on market for units sold in April was 56 days, 10% above the 5-year April average of 51 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from March) to 27; and a 15.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.05 in March and an increase from 1.32 in April 2022. The Contract Ratio is 42% higher than the 5-year April average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Upper Moreland (Montgomery, PA) - Detached

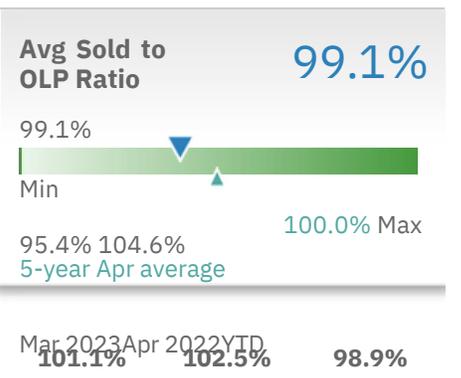
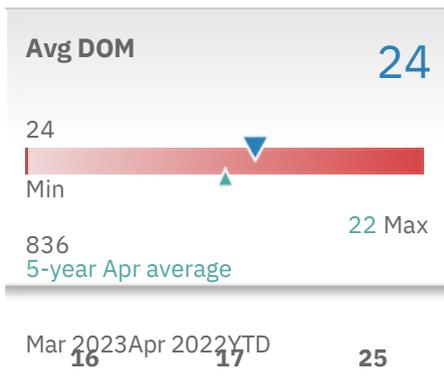
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for April was \$388,650, representing a decrease of 0.8% compared to last month and an increase of 9.5% from Apr 2022. The average days on market for units sold in April was 24 days, 7% above the 5-year April average of 22 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 16; and a 55.6% decrease in supply to 4 active units.

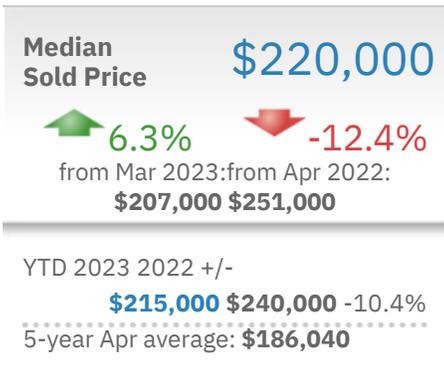
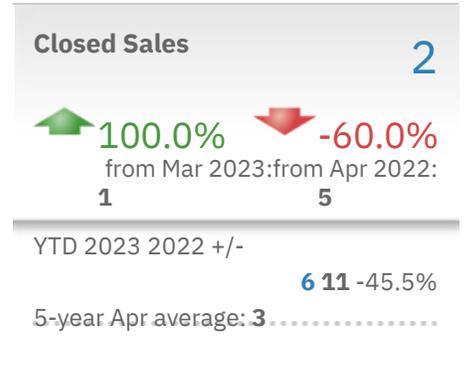
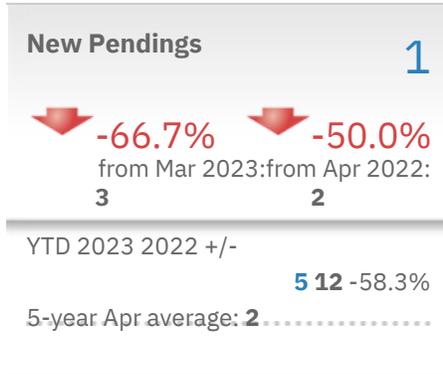
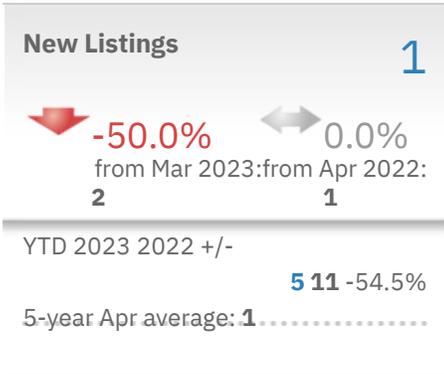
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in March and an increase from 2.36 in April 2022. The Contract Ratio is 71% higher than the 5-year April average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Upper Moreland (Montgomery, PA) - Attached

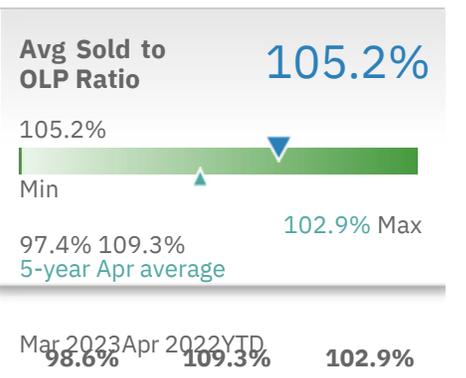
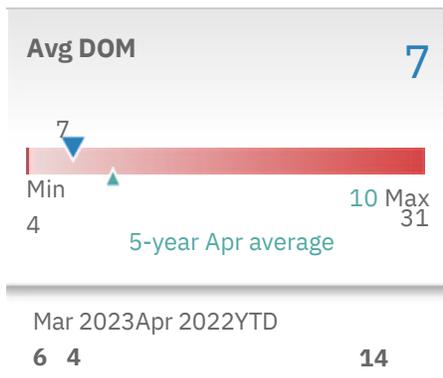
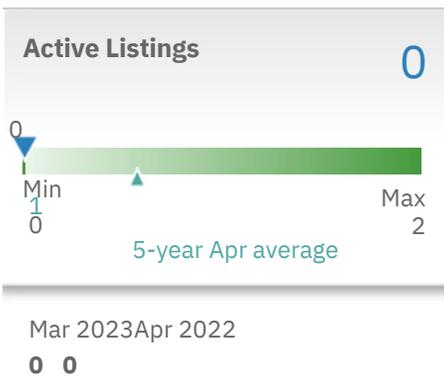
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for April was \$220,000, representing an increase of 6.3% compared to last month and a decrease of 12.4% from Apr 2022. The average days on market for units sold in April was 7 days, 31% below the 5-year April average of 10 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 1; and no change in supply with 0 active units.

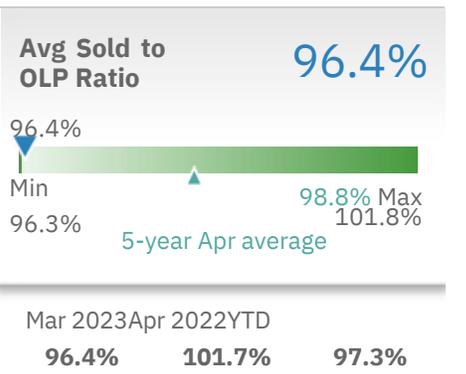
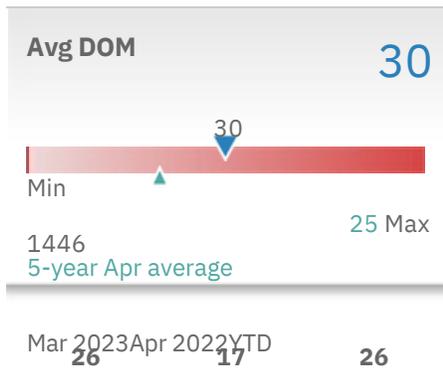
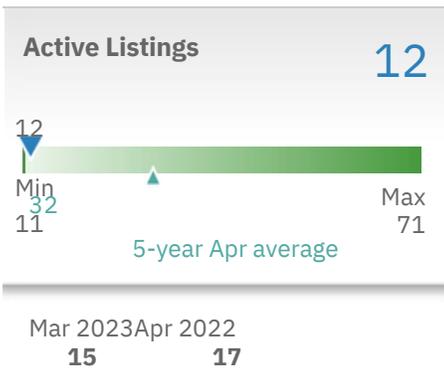
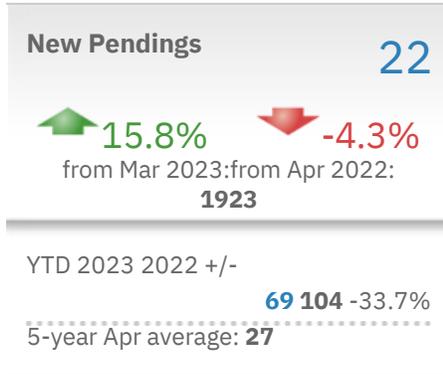
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2022. The Contract Ratio is 100% lower than the 5-year April average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Upper Perkiomen (Montgomery, PA)

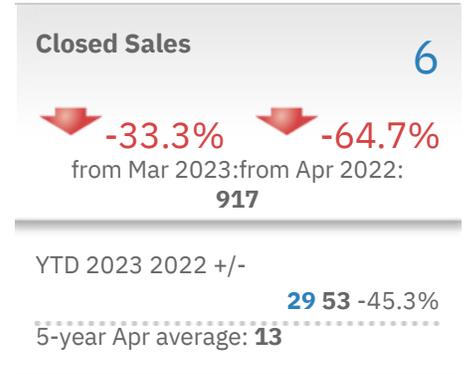
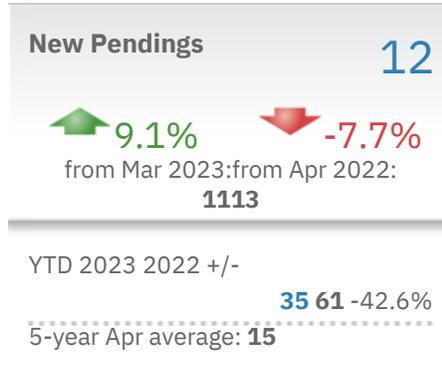
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April 2023

Upper Perkiomen (Montgomery, PA) - Detached

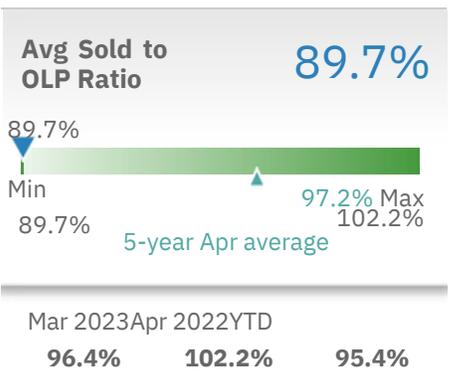
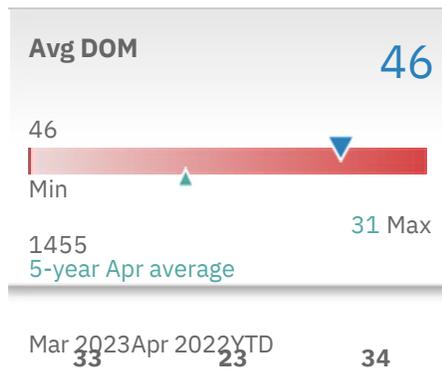
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for April was \$417,450, representing a decrease of 1.8% compared to last month and an increase of 26.5% from Apr 2022. The average days on market for units sold in April was 46 days, 50% above the 5-year April average of 31 days. There was a 9.1% month over month increase in new contract activity with 12 New Pending; a 46.2% MoM increase in All Pending (new contracts + contracts carried over from March) to 19; and an 18.2% decrease in supply to 9 active units.

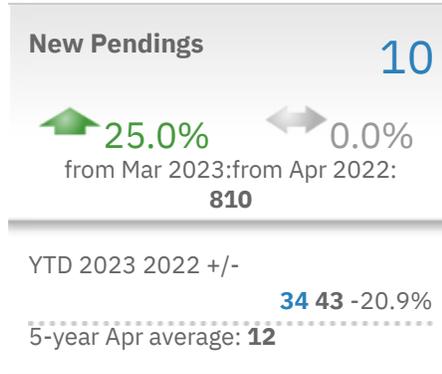
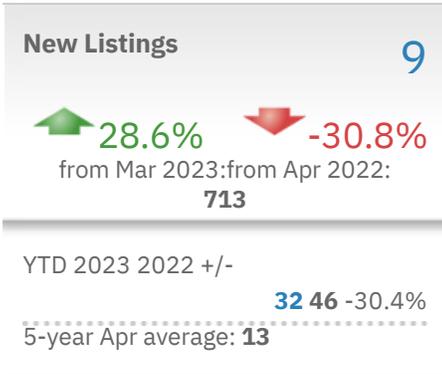
This activity resulted in a Contract Ratio of 2.11 pendings per active listing, up from 1.18 in March and an increase from 1.86 in April 2022. The Contract Ratio is 13% higher than the 5-year April average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Upper Perkiomen (Montgomery, PA) - Attached

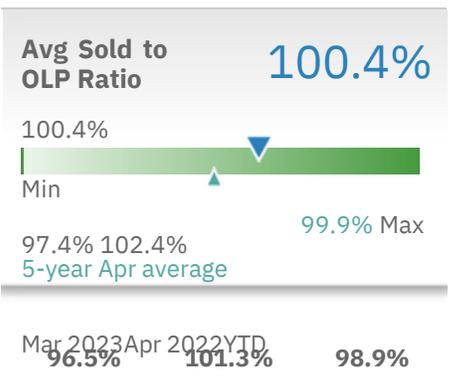
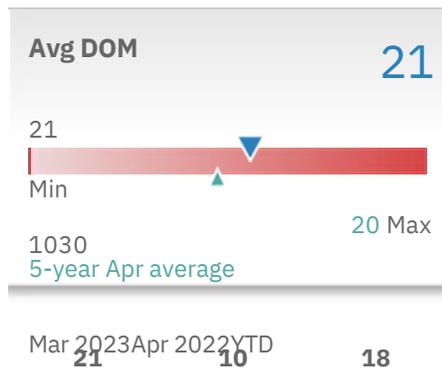
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for April was \$329,990, representing an increase of 3.1% compared to last month and an increase of 7.4% from Apr 2022. The average days on market for units sold in April was 21 days, 6% above the 5-year April average of 20 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 11; and a 25% decrease in supply to 3 active units.

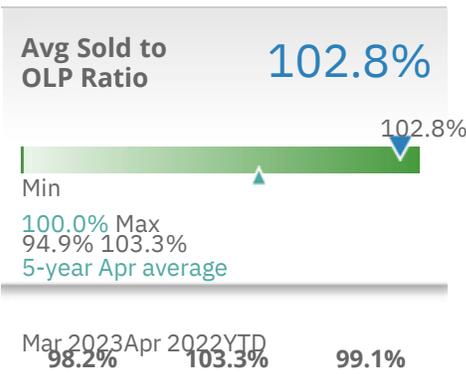
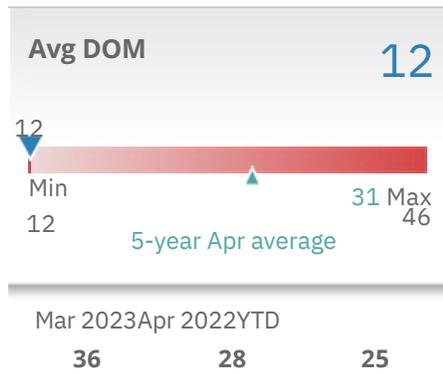
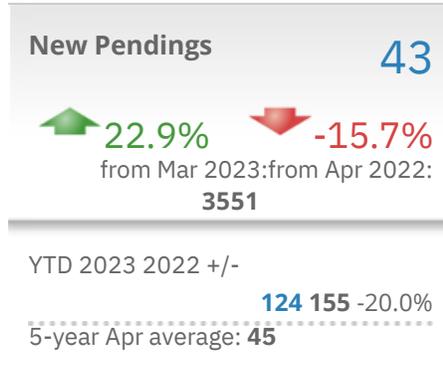
This activity resulted in a Contract Ratio of 3.67 pendings per active listing, up from 2.75 in March and a decrease from 4.33 in April 2022. The Contract Ratio is 13% higher than the 5-year April average of 3.25. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Wissahickon (Montgomery, PA)

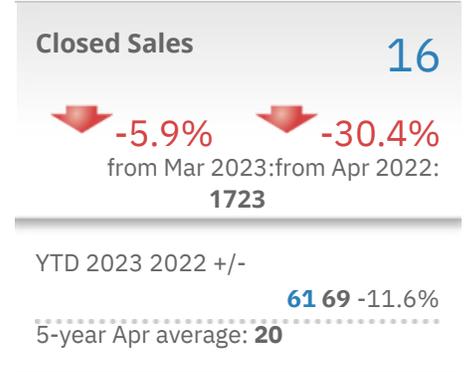
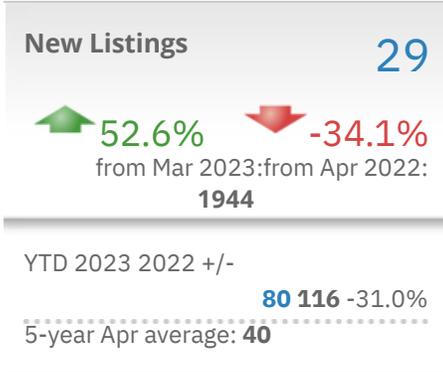
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April 2023

Wissahickon (Montgomery, PA) - Detached

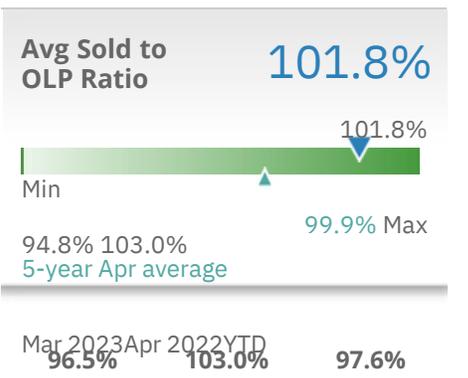
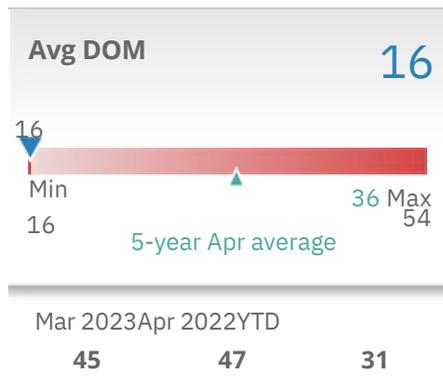
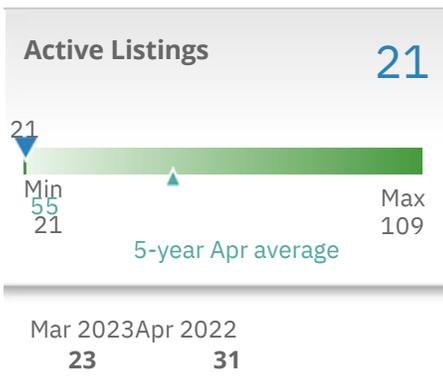
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for April was \$657,500, representing an increase of 15.4% compared to last month and a decrease of 0.4% from Apr 2022. The average days on market for units sold in April was 16 days, 56% below the 5-year April average of 36 days. There was a 26.3% month over month increase in new contract activity with 24 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 36; and an 8.7% decrease in supply to 21 active units.

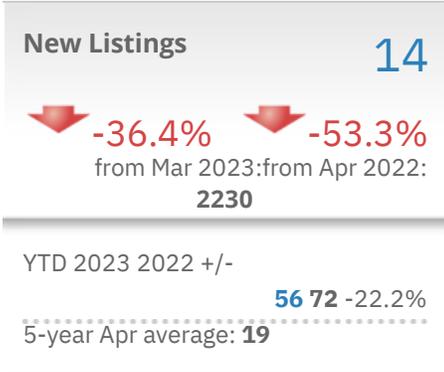
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 1.17 in March and an increase from 1.45 in April 2022. The Contract Ratio is 50% higher than the 5-year April average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Wissahickon (Montgomery, PA) - Attached

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for April was \$480,000, representing an increase of 38.5% compared to last month and an increase of 39.1% from Apr 2022. The average days on market for units sold in April was 8 days, 69% below the 5-year April average of 25 days. There was an 18.8% month over month increase in new contract activity with 19 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 24; and a 55.6% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 2.33 in March and an increase from 1.53 in April 2022. The Contract Ratio is 153% higher than the 5-year April average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

