

May 2023

All Home Types
Detached
Attached

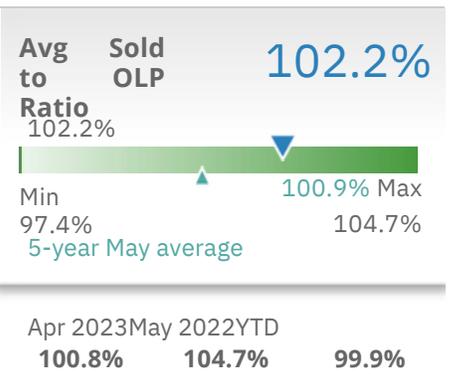
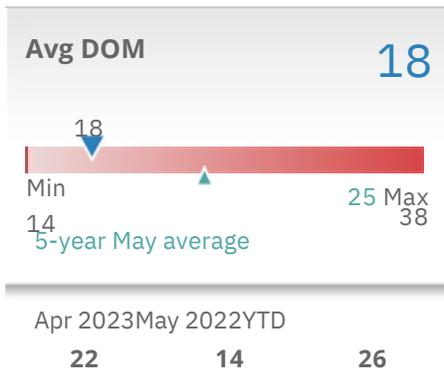
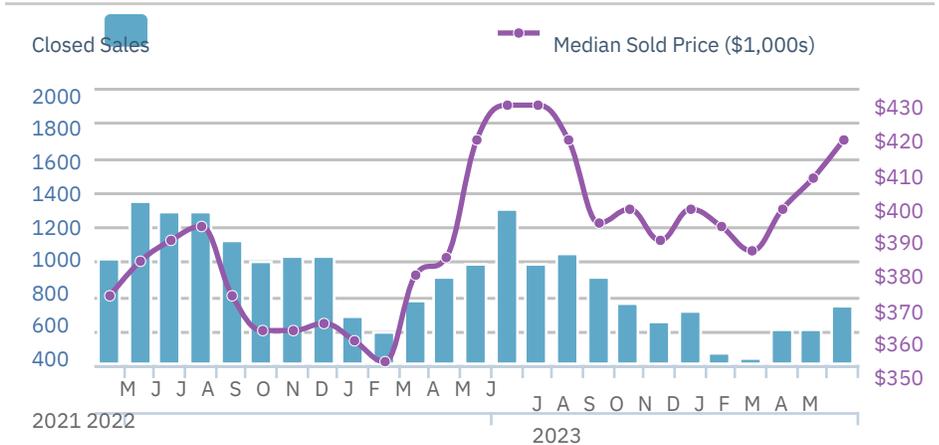
Local Market Insight

Montgomery County, PA

May 2023

Montgomery County, PA

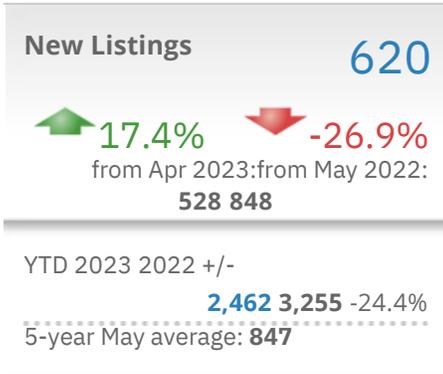
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May 2023

Montgomery County, PA - Detached

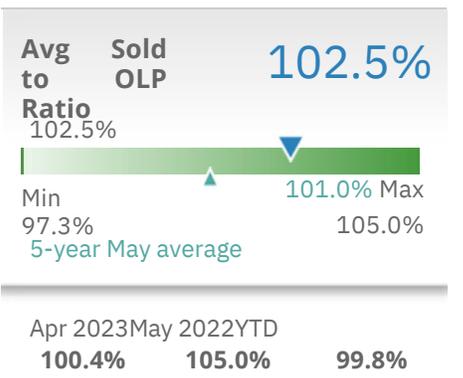
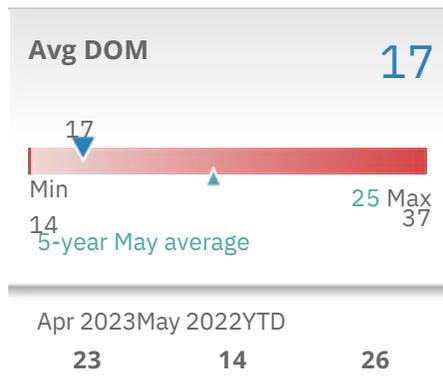
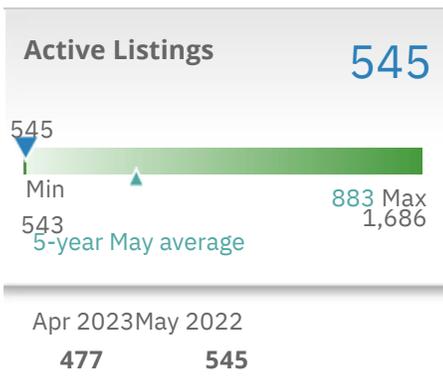
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Summary

In Montgomery County, PA, the median sold price for Detached properties for May was \$475,000, representing an increase of 1.3% compared to last month and a decrease of 2.1% from May 2022. The average days on market for units sold in May was 17 days, 32% below the 5-year May average of 25 days. There was an 8.3% month over month increase in new contract activity with 562 New Pendings; a 13.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 882; and a 14.3% increase in supply to 545 active units.

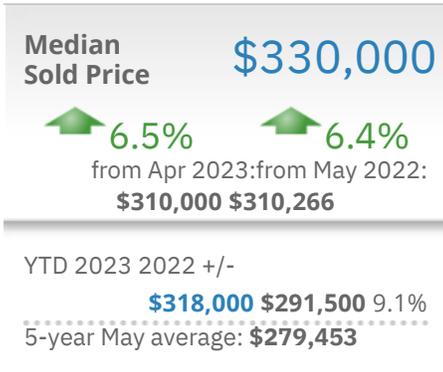
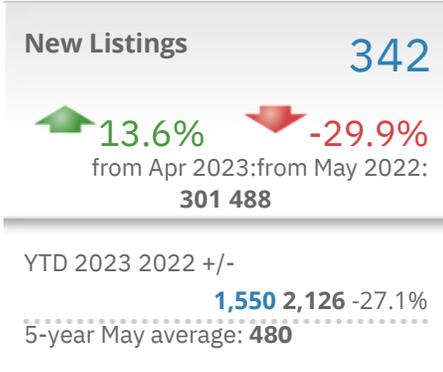
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, down from 1.63 in April and a decrease from 2.26 in May 2022. The Contract Ratio is 5% lower than the 5-year May average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Montgomery County, PA - Attached

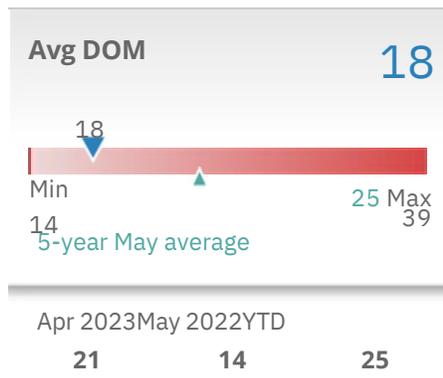
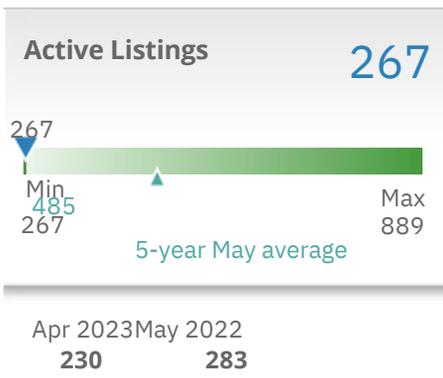
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Summary

In Montgomery County, PA, the median sold price for Attached properties for May was \$330,000, representing an increase of 6.5% compared to last month and an increase of 6.4% from May 2022. The average days on market for units sold in May was 18 days, 28% below the 5-year May average of 25 days. There was a 1.6% month over month decrease in new contract activity with 317 New Pendings; a 0.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 506; and a 16.1% increase in supply to 267 active units.

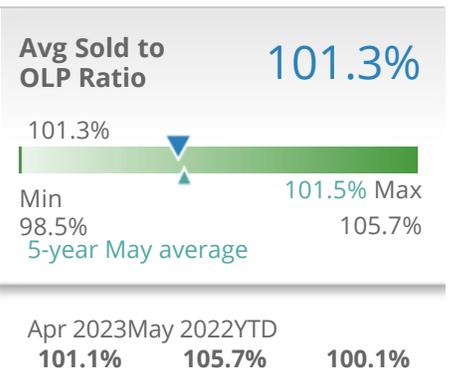
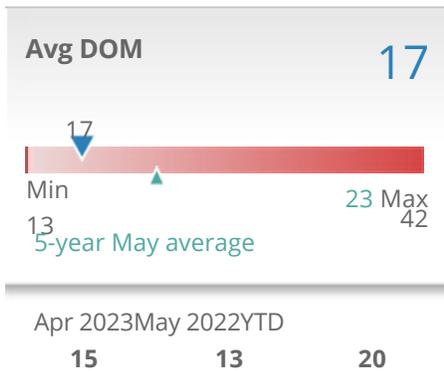
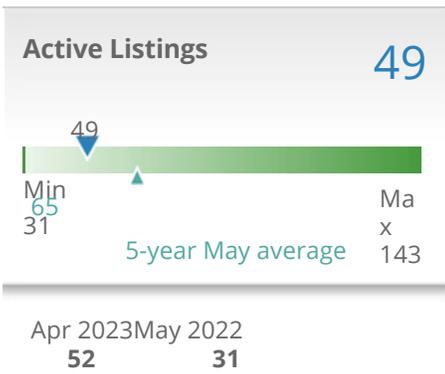
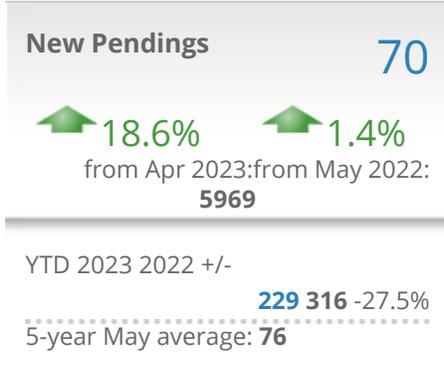
This activity resulted in a Contract Ratio of 1.90 pendings per active listing, down from 2.18 in April and a decrease from 2.81 in May 2022. The Contract Ratio is 1% lower than the 5-year May average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Abington (Montgomery, PA)

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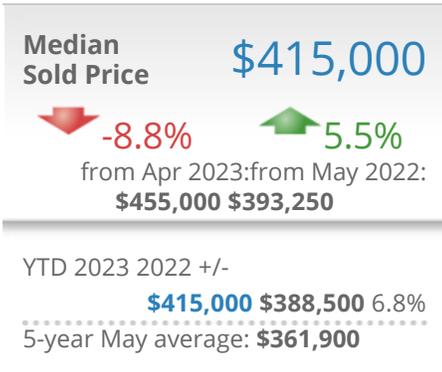


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Abington (Montgomery, PA) - Detached

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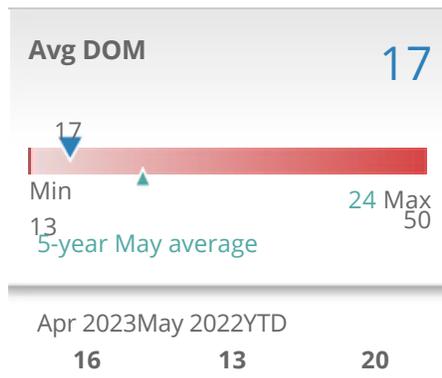
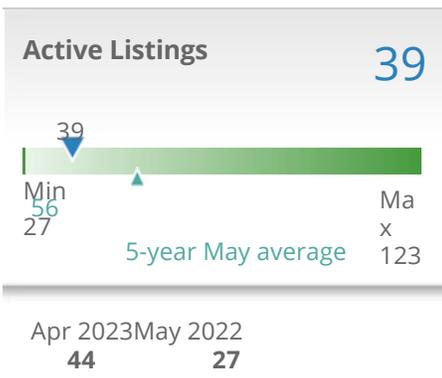
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for May was \$415,000, representing a decrease of 8.8% compared to last month and an increase of 5.5% from May 2022. The average days on market for units sold in May was 17 days, 30% below the 5-year May average of 24 days. There was a 13.5% month over month increase in new contract activity with 59 New Pendings; an 18.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 83; and an 11.4% decrease in supply to 39 active units.

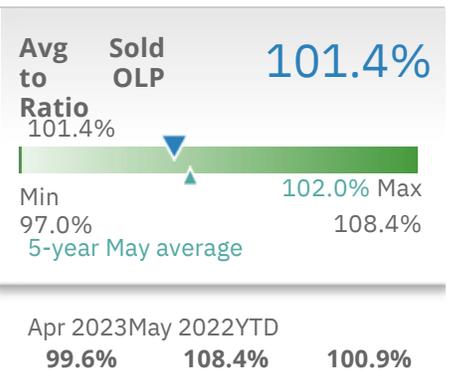
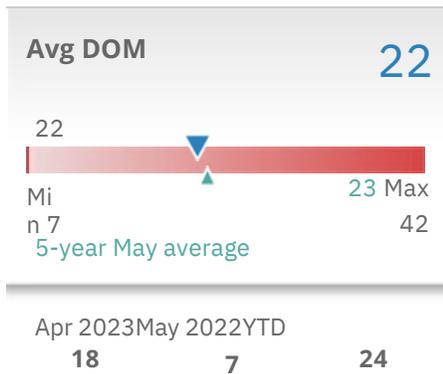
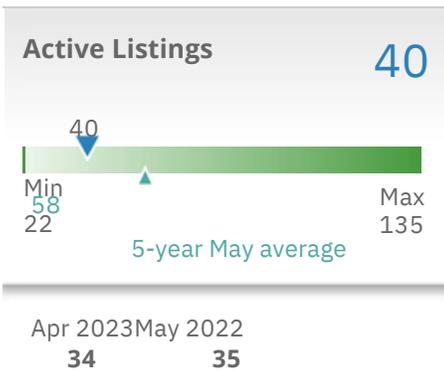
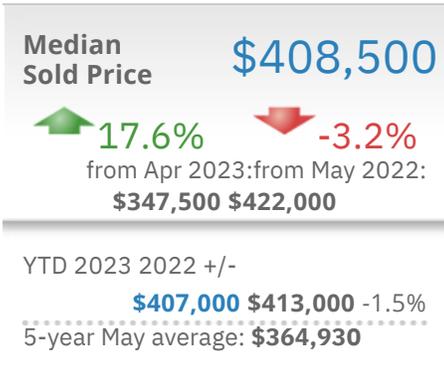
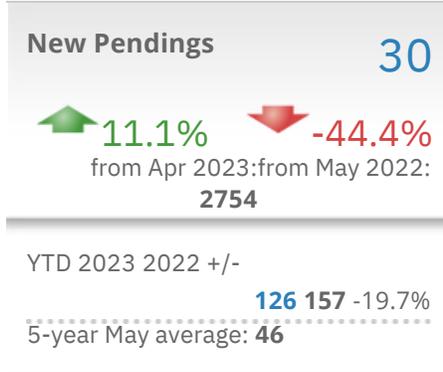
This activity resulted in a Contract Ratio of 2.13 pendings per active listing, up from 1.59 in April and a decrease from 3.04 in May 2022. The Contract Ratio is 9% lower than the 5-year May average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Boyertown Area (Montgomery, PA)

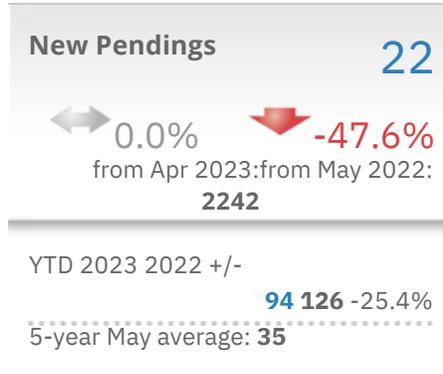
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May 2023

Boyertown Area (Montgomery, PA) - Detached

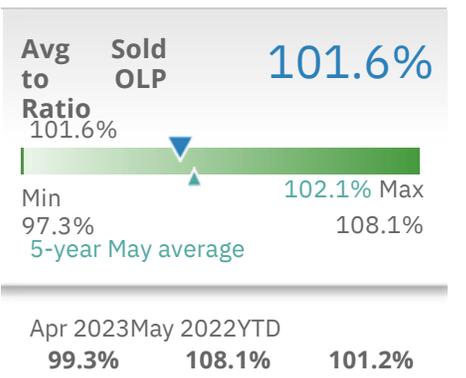
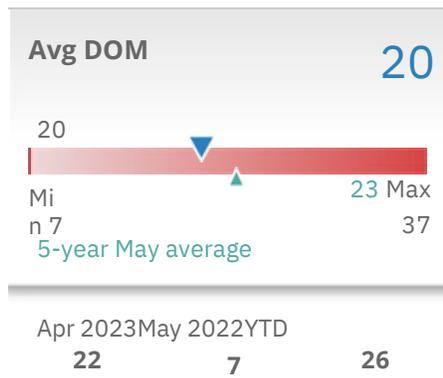
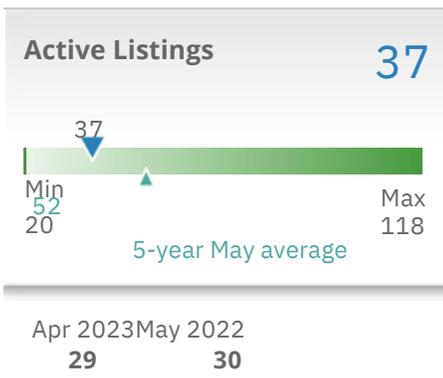
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for May was \$415,000, representing an increase of 2.7% compared to last month and a decrease of 16.8% from May 2022. The average days on market for units sold in May was 20 days, 13% below the 5-year May average of 23 days. There was no month over month change in new contract activity with 22 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 27.6% increase in supply to 37 active units.

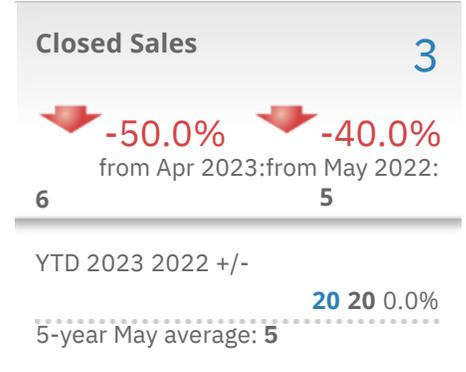
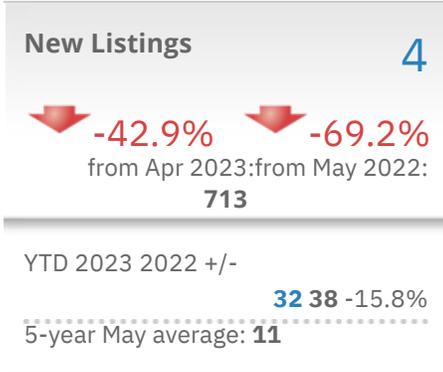
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.17 in April and a decrease from 1.77 in May 2022. The Contract Ratio is 46% lower than the 5-year May average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Boyertown Area (Montgomery, PA) - Attached

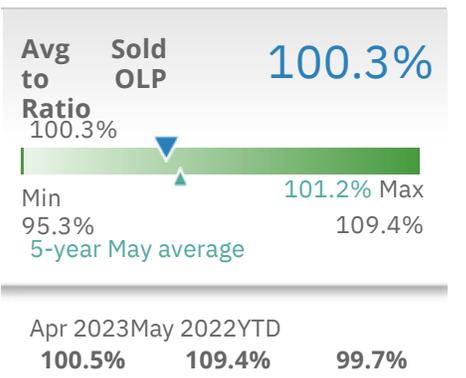
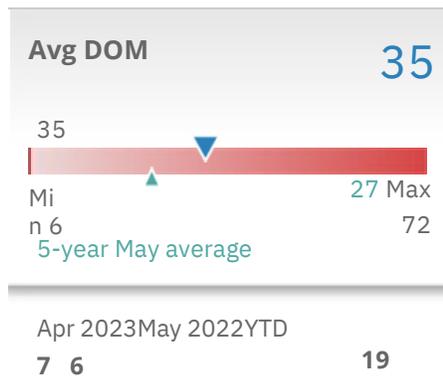
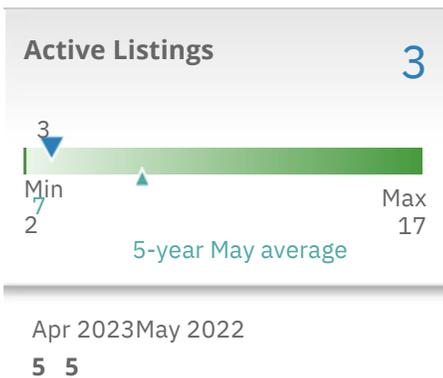
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for May was \$326,510, representing an increase of 5.5% compared to last month and an increase of 14.6% from May 2022. The average days on market for units sold in May was 35 days, 29% above the 5-year May average of 27 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from April) to 16; and a 40% decrease in supply to 3 active units.

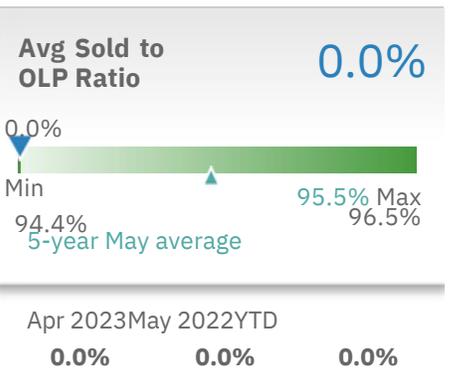
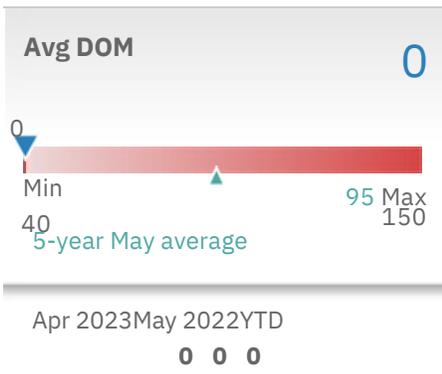
This activity resulted in a Contract Ratio of 5.33 pendings per active listing, up from 2.00 in April and an increase from 3.40 in May 2022. The Contract Ratio is 48% lower than the 5-year May average of 10.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Cheltenham Township (Montgomery, PA)

Email: adevice@tcsr.realtor



May 2023

Cheltenham Township (Montgomery, PA) - Detached

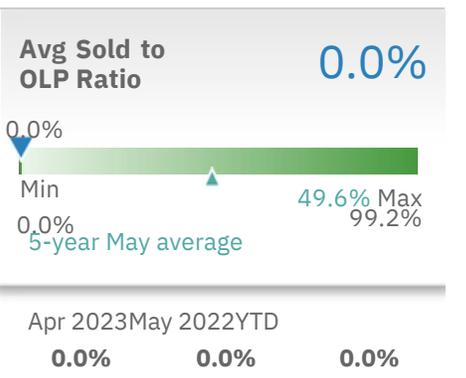
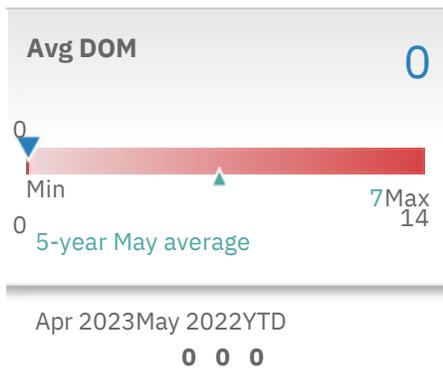
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Summary

In Cheltenham Township (Montgomery, PA), the median sold price for Detached properties for May was \$0, representing no change compared to last month and no change from May 2022. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 7 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 April) with 0; and no change in supply with 0 active units.

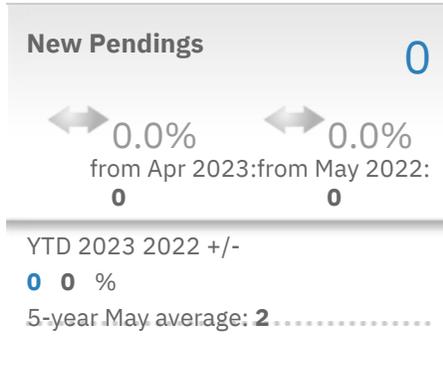
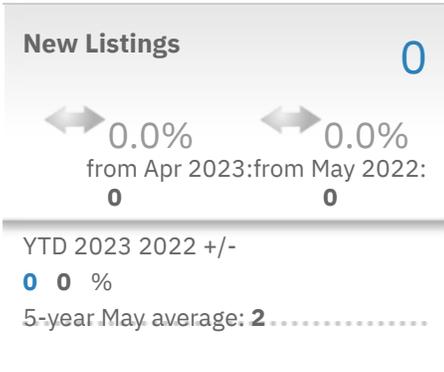
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2022. The Contract Ratio is 100% lower than the 5-year May average of 0.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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

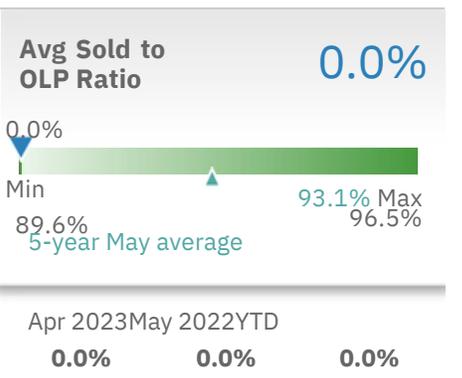
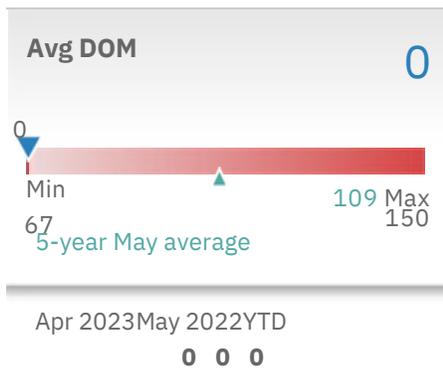
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Summary

In Cheltenham Township (Montgomery, PA), the median sold price for Attached properties for May was \$0, representing no change compared to last month and no change from May 2022. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 109 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 April) with 0; and no change in supply with 0 active units.

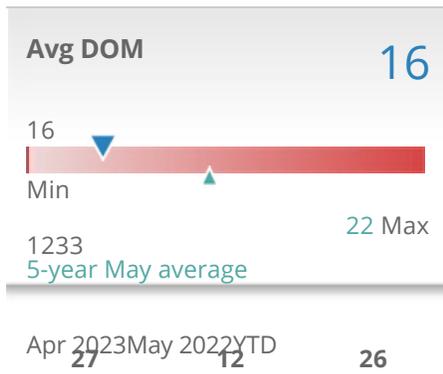
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2022. The Contract Ratio is 100% lower than the 5-year May average of 0.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates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



May 2023

Colonial (Montgomery, PA)

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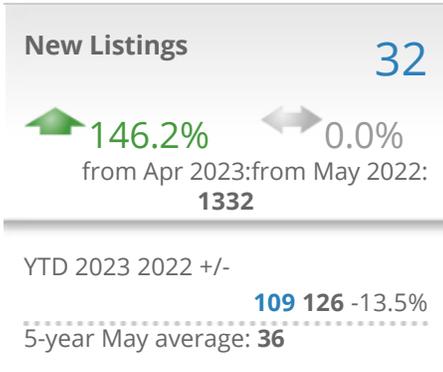


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Colonial (Montgomery, PA) - Detached

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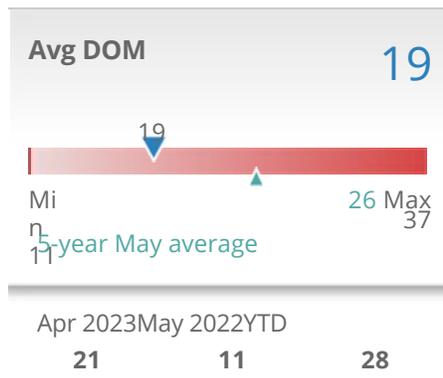
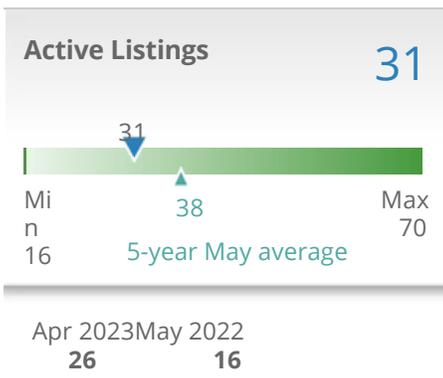
Email: adepece@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for May was \$569,900, representing an increase of 29.5% compared to last month and an increase of 9.1% from May 2022. The average days on market for units sold in May was 19 days, 28% below the 5-year May average of 26 days. There was an 81.3% month over month increase in new contract activity with 29 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 30; and a 19.2% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.04 in April and a decrease from 3.50 in May 2022. The Contract Ratio is 42% lower than the 5-year May average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

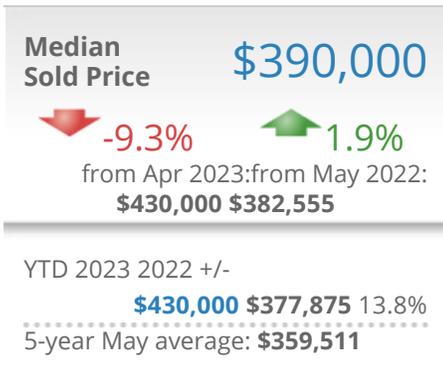


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Colonial (Montgomery, PA) - Attached

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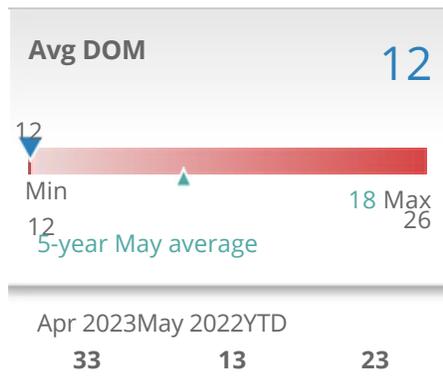
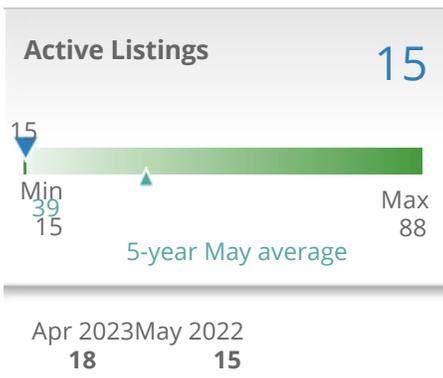
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Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for May was \$390,000, representing a decrease of 9.3% compared to last month and an increase of 1.9% from May 2022. The average days on market for units sold in May was 12 days, 32% below the 5-year May average of 18 days. There was no month over month change in new contract activity with 21 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 38; and a 16.7% decrease in supply to 15 active units.

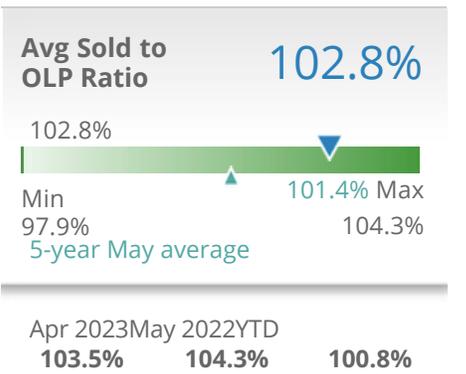
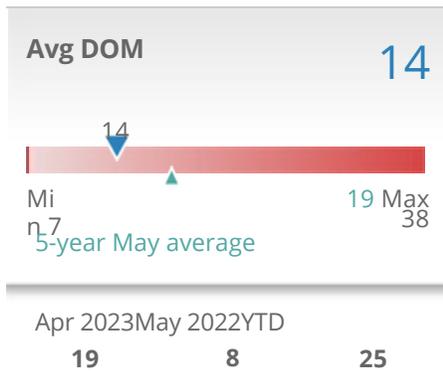
This activity resulted in a Contract Ratio of 2.53 pendings per active listing, up from 1.83 in April and a decrease from 3.13 in May 2022. The Contract Ratio is 34% higher than the 5-year May average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Hatboro-Horsham (Montgomery, PA)

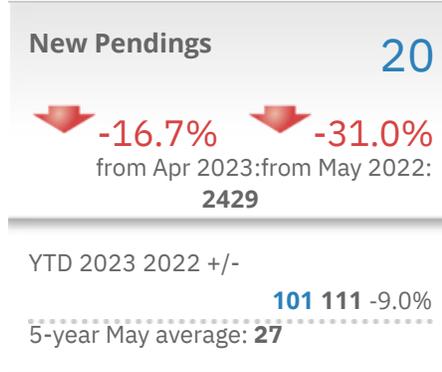
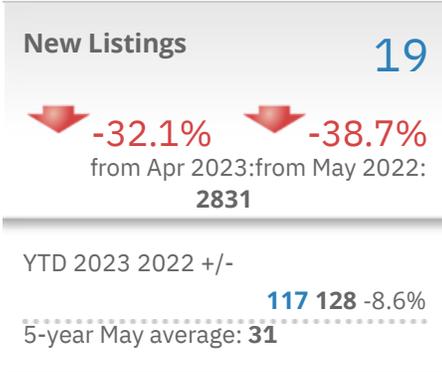
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Hatboro-Horsham (Montgomery, PA) - Detached

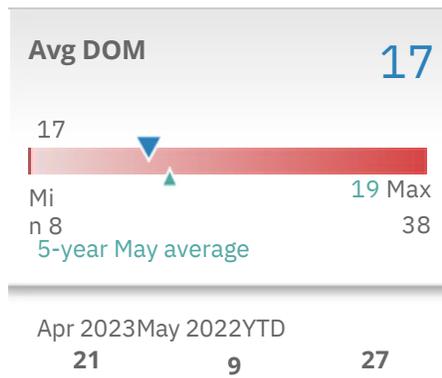
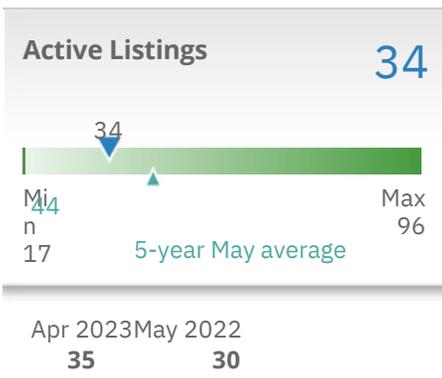
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for May was \$460,000, representing an increase of 1.7% compared to last month and an increase of 0.2% from May 2022. The average days on market for units sold in May was 17 days, 11% below the 5-year May average of 19 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 36; and a 2.9% decrease in supply to 34 active units.

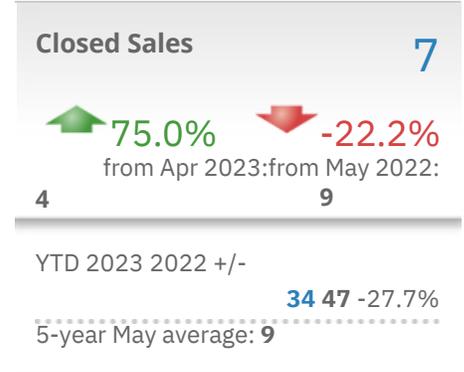
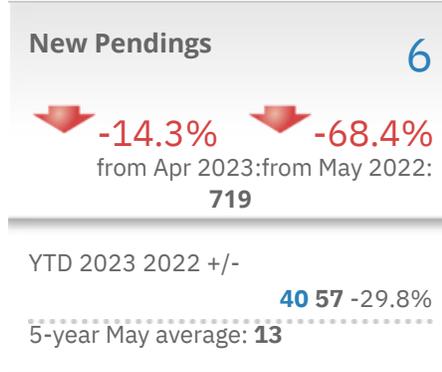
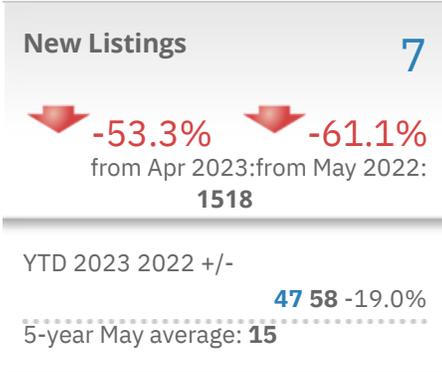
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.14 in April and a decrease from 1.57 in May 2022. The Contract Ratio is 32% lower than the 5-year May average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Hatboro-Horsham (Montgomery, PA) - Attached

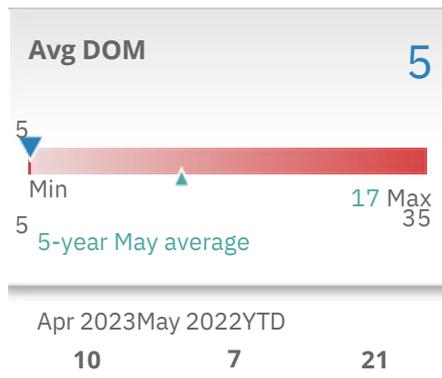
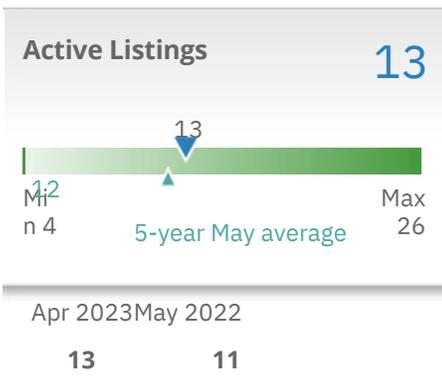
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for May was \$394,500, representing an increase of 6.5% compared to last month and an increase of 12.4% from May 2022. The average days on market for units sold in May was 5 days, 70% below the 5-year May average of 17 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 17; and no change in supply with 13 active units.

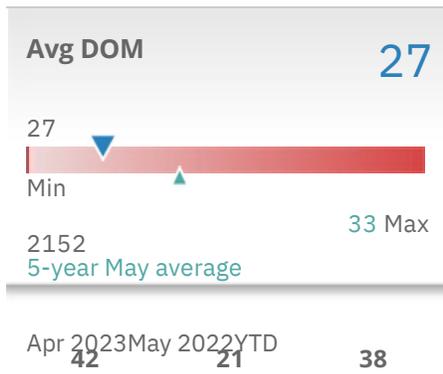
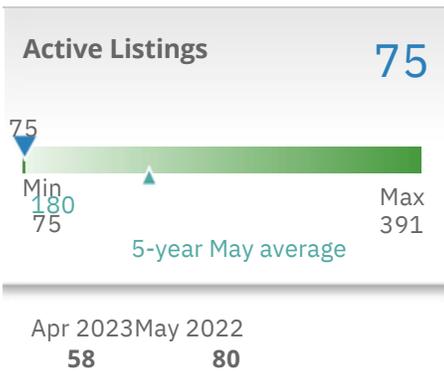
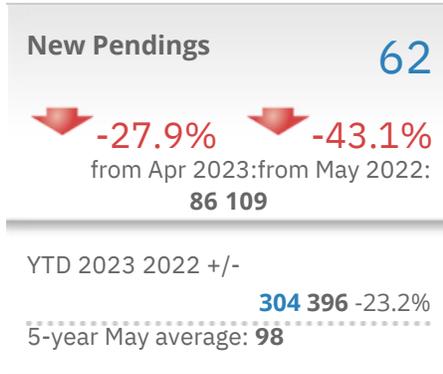
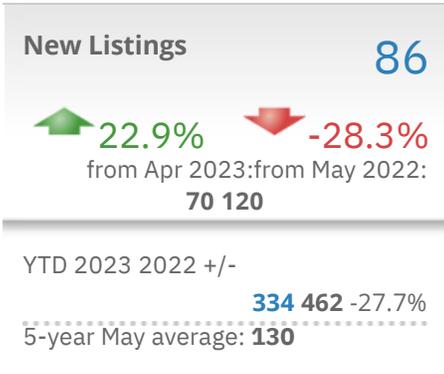
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.38 in April and a decrease from 2.36 in May 2022. The Contract Ratio is 47% lower than the 5-year May average of 2.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Lower Merion (Montgomery, PA)

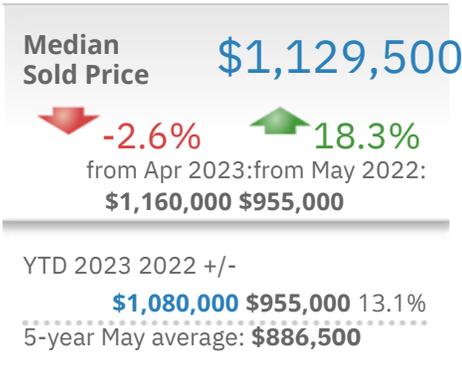
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May 2023

Lower Merion (Montgomery, PA) - Detached

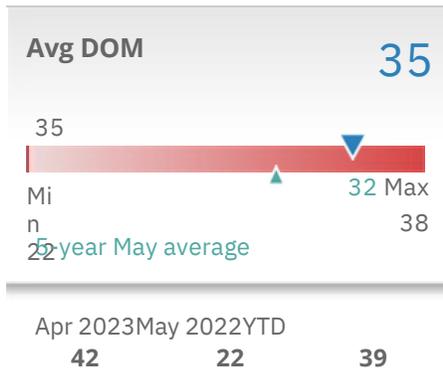
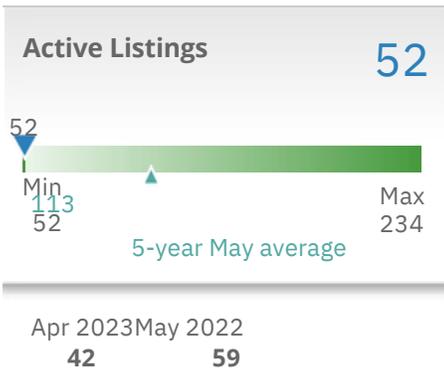
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for May was \$1,129,500, representing a decrease of 2.6% compared to last month and an increase of 18.3% from May 2022. The average days on market for units sold in May was 35 days, 9% above the 5-year May average of 32 days. There was a 2.3% month over month decrease in new contract activity with 43 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 82; and a 23.8% increase in supply to 52 active units.

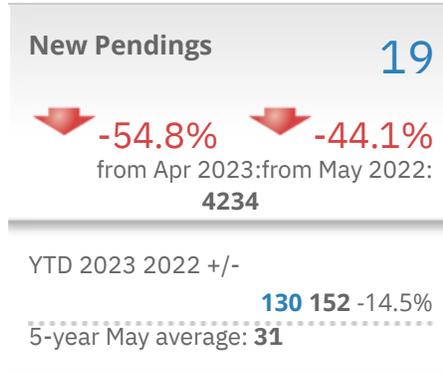
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 1.67 in April and a decrease from 2.12 in May 2022. The Contract Ratio is 14% higher than the 5-year May average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Lower Merion (Montgomery, PA) - Attached

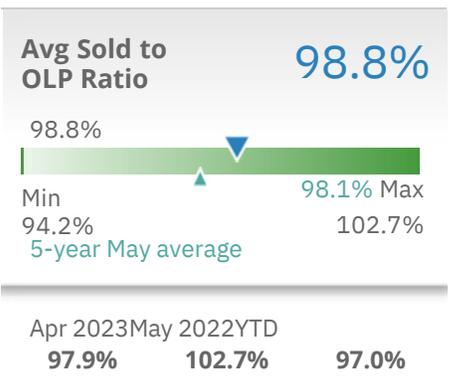
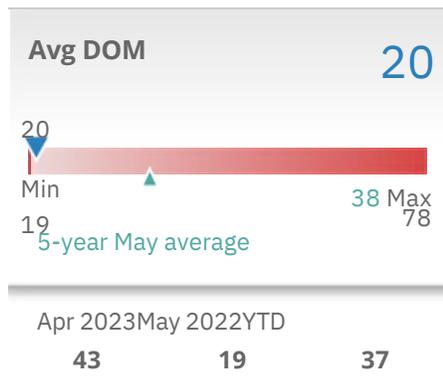
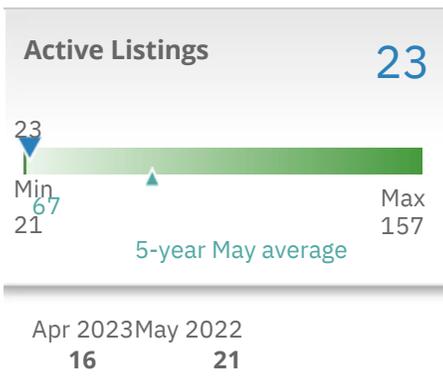
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for May was \$350,000, representing an increase of 37.8% compared to last month and an increase of 19% from May 2022. The average days on market for units sold in May was 20 days, 47% below the 5-year May average of 38 days. There was a 54.8% month over month decrease in new contract activity with 19 New Pendings; a 28.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 38; and a 43.8% increase in supply to 23 active units.

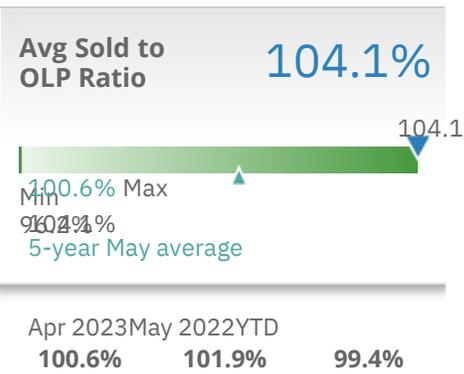
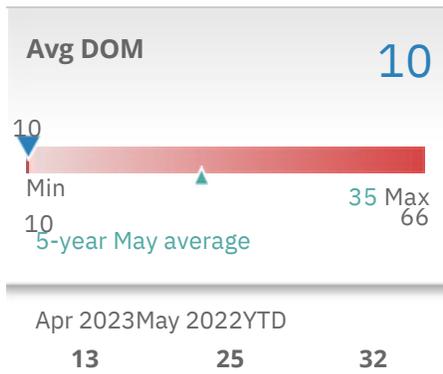
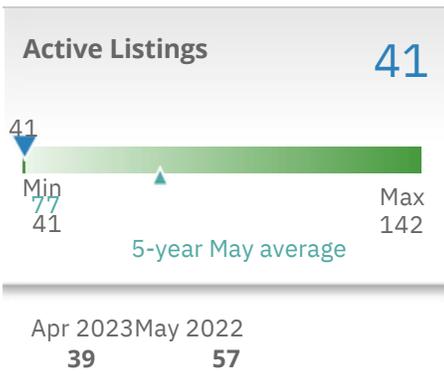
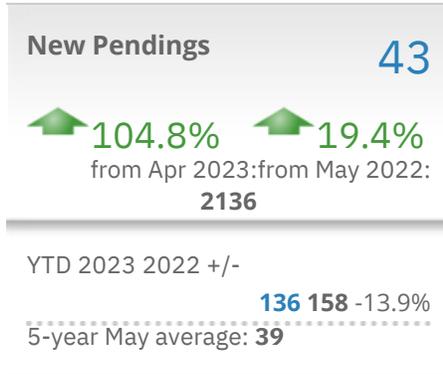
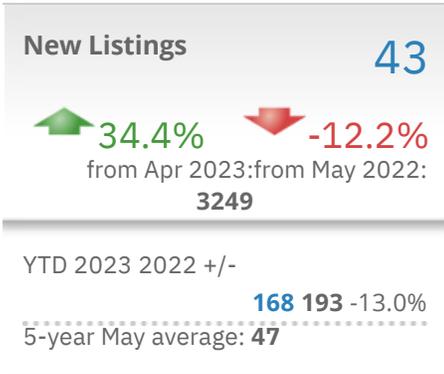
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 3.31 in April and a decrease from 2.19 in May 2022. The Contract Ratio is 41% higher than the 5-year May average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Methacton (Montgomery, PA)

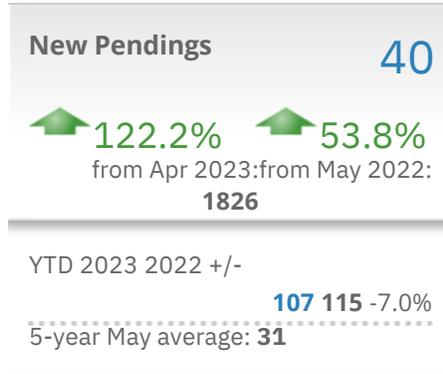
Email: adevice@tcsr.realtor



May 2023

Methacton (Montgomery, PA) - Detached

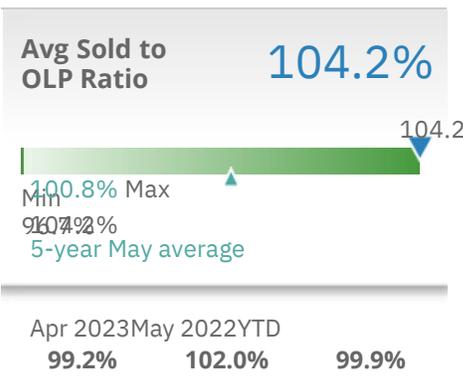
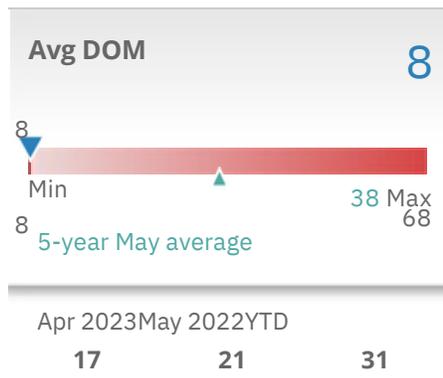
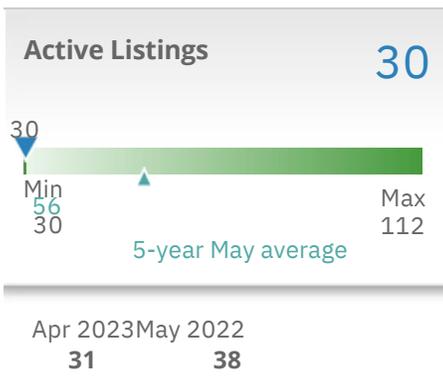
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Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for May was \$527,000, representing a decrease of 12.2% compared to last month and a decrease of 2.7% from May 2022. The average days on market for units sold in May was 8 days, 79% below the 5-year May average of 38 days. There was a 122.2% month over month increase in new contract activity with 40 New Pendings; a 51.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 50; and a 3.2% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.06 in April and an increase from 1.21 in May 2022. The Contract Ratio is 34% higher than the 5-year May average of 1.25. 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.

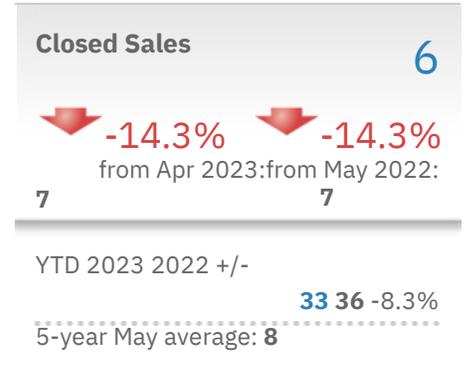
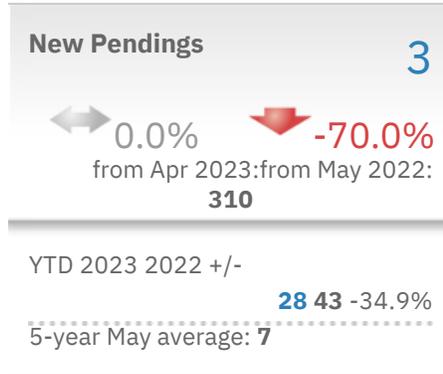
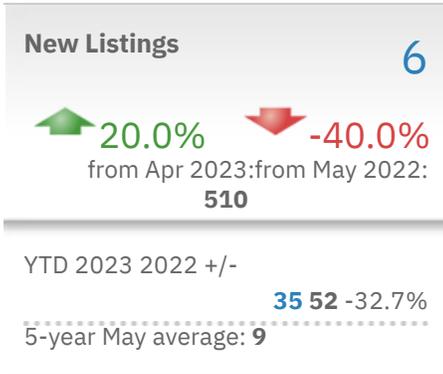


May 2023

Methacton (Montgomery, PA) - Attached

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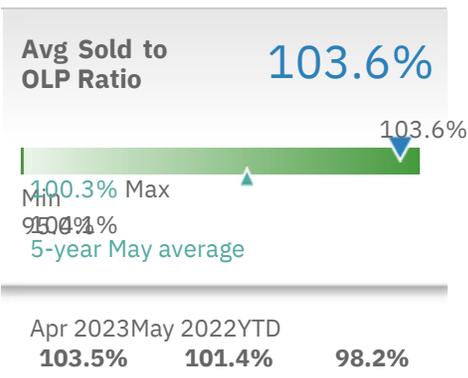
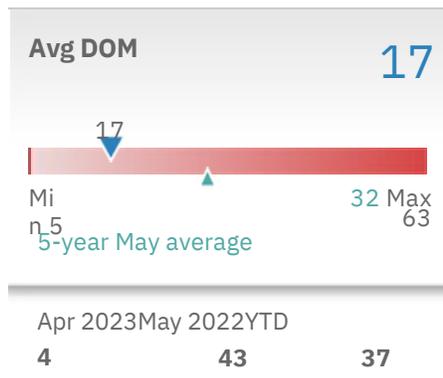
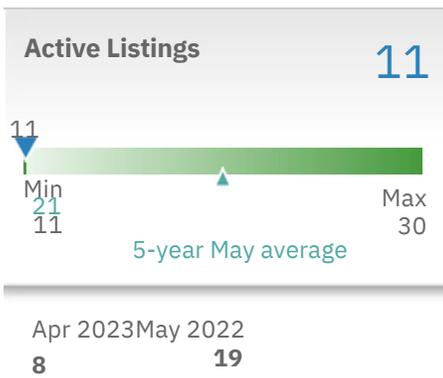
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for May was \$493,495, representing an increase of 14.8% compared to last month and a decrease of 16.4% from May 2022. The average days on market for units sold in May was 17 days, 46% below the 5-year May average of 32 days. There was no month over month change in new contract activity with 3 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 6; and a 37.5% increase in supply to 11 active units.

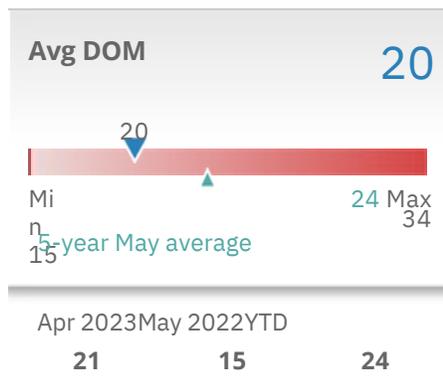
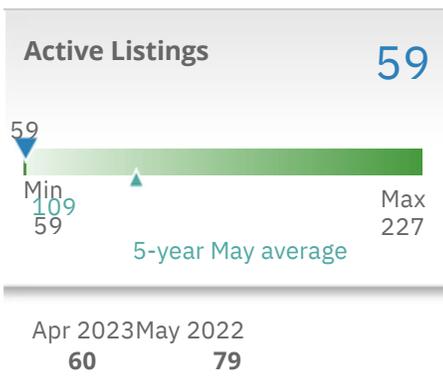
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 1.13 in April and a decrease from 1.32 in May 2022. The Contract Ratio is 41% lower than the 5-year May average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Norristown Area (Montgomery, PA)

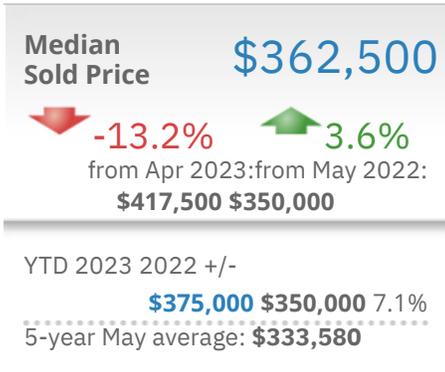
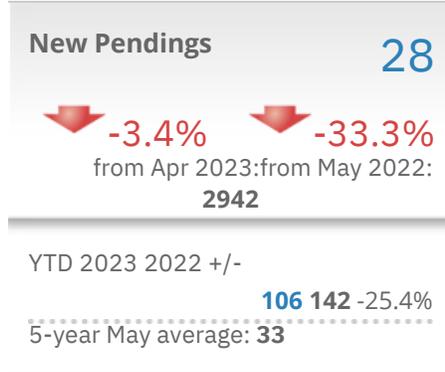
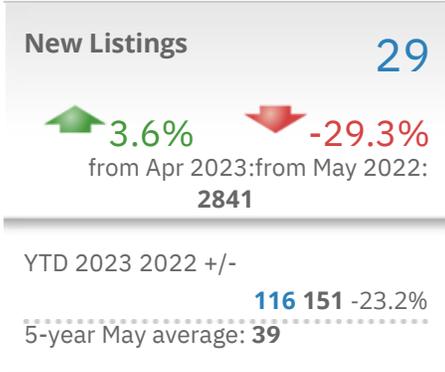
Email: adevice@tcsr.realtor



May 2023

Norristown Area (Montgomery, PA) - Detached

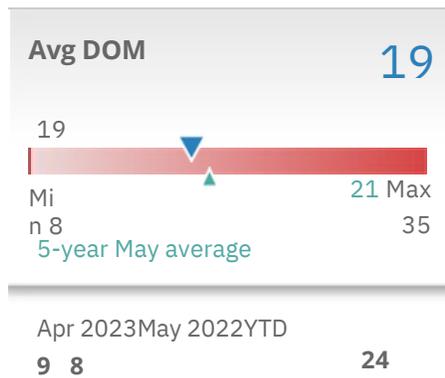
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for May was \$362,500, representing a decrease of 13.2% compared to last month and an increase of 3.6% from May 2022. The average days on market for units sold in May was 19 days, 8% below the 5-year May average of 21 days. There was a 3.4% month over month decrease in new contract activity with 28 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 37; and a 5% increase in supply to 21 active units.

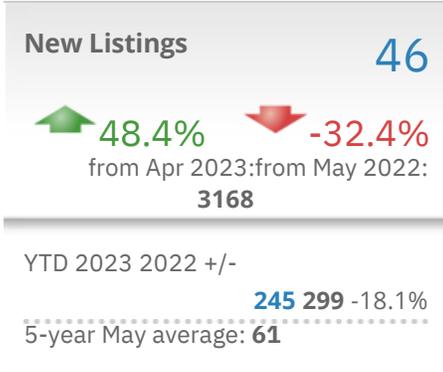
This activity resulted in a Contract Ratio of 1.76 pendings per active listing, down from 1.85 in April and a decrease from 2.36 in May 2022. The Contract Ratio is 7% lower than the 5-year May average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Norristown Area (Montgomery, PA) - Attached

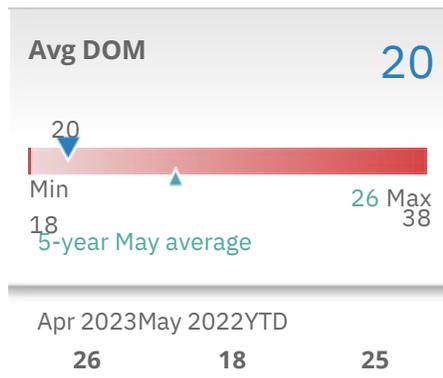
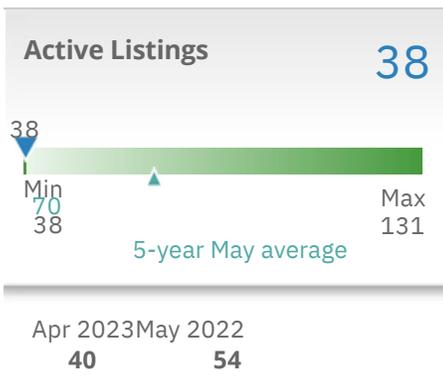
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for May was \$240,000, representing an increase of 1.4% compared to last month and an increase of 17.6% from May 2022. The average days on market for units sold in May was 20 days, 22% below the 5-year May average of 26 days. There was an 8.9% month over month increase in new contract activity with 49 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 80; and a 5% decrease in supply to 38 active units.

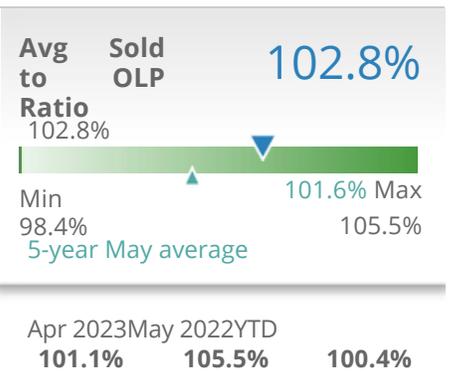
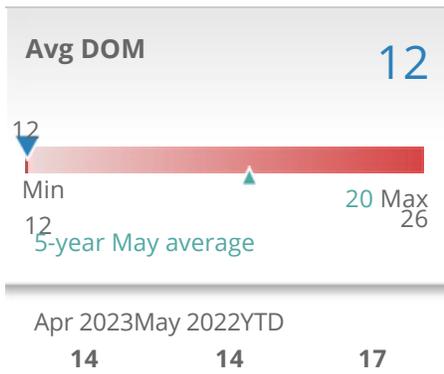
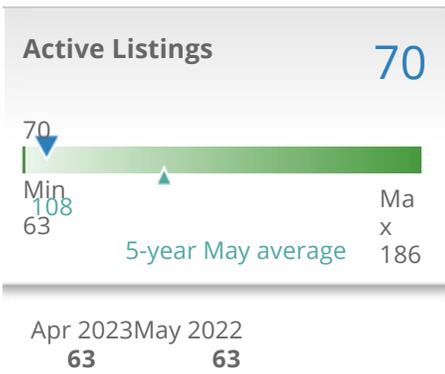
This activity resulted in a Contract Ratio of 2.11 pendings per active listing, up from 1.90 in April and an increase from 1.48 in May 2022. The Contract Ratio is 35% higher than the 5-year May average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

North Penn (Montgomery, PA)

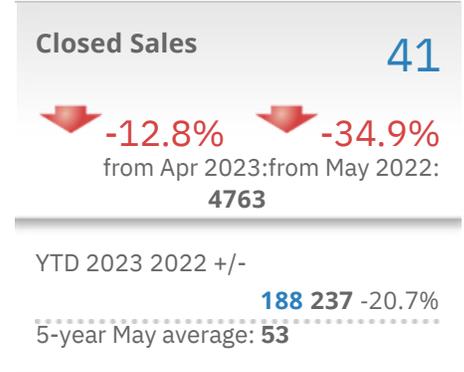
Email: adevice@tcsr.realtor



May 2023

North Penn (Montgomery, PA) - Detached

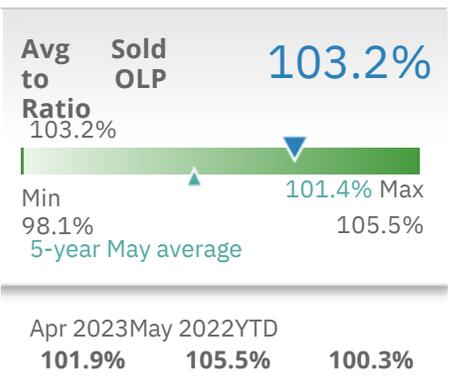
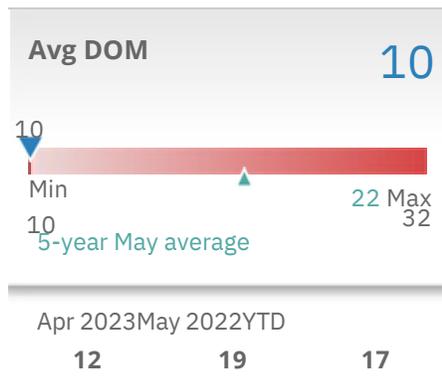
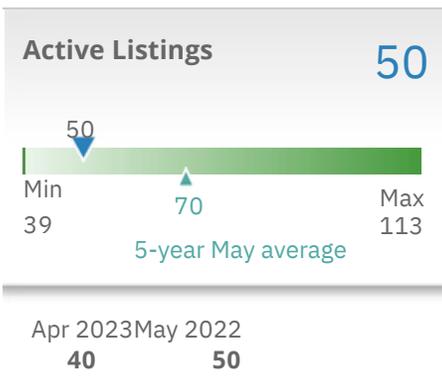
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for May was \$475,000, representing a decrease of 1% compared to last month and a decrease of 9.5% from May 2022. The average days on market for units sold in May was 10 days, 55% below the 5-year May average of 22 days. There was a 15.6% month over month decrease in new contract activity with 54 New Pendings; a 9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 97; and a 25% increase in supply to 50 active units.

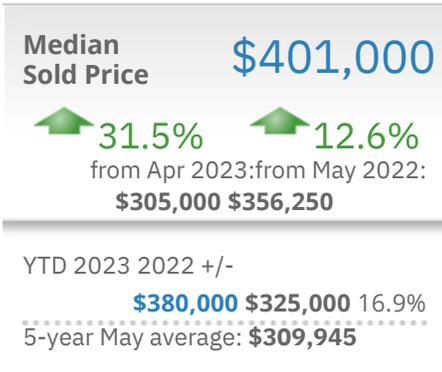
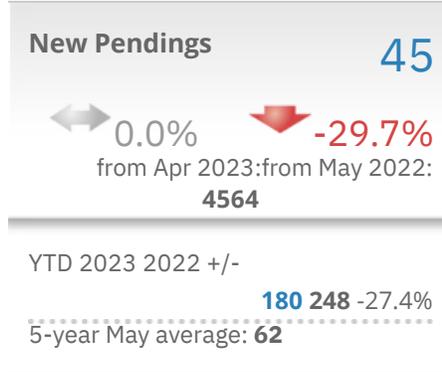
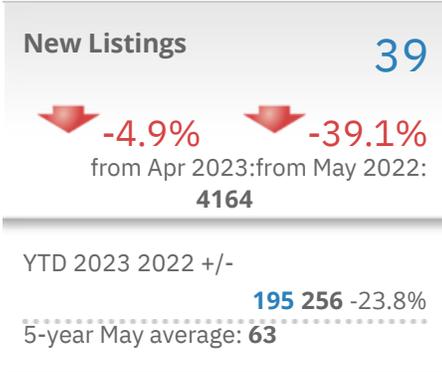
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, down from 2.23 in April and a decrease from 2.90 in May 2022. The Contract Ratio is 4% lower than the 5-year May average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

North Penn (Montgomery, PA) - Attached

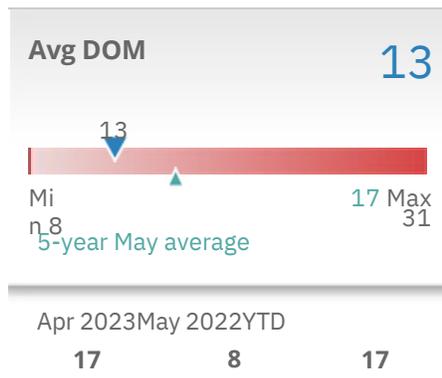
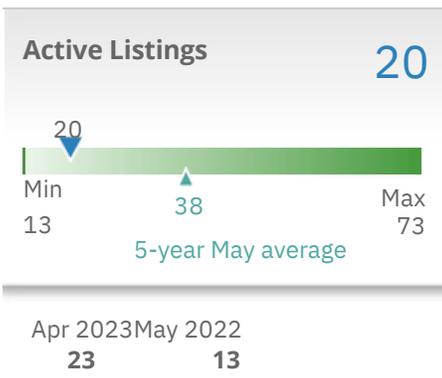
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Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for May was \$401,000, representing an increase of 31.5% compared to last month and an increase of 12.6% from May 2022. The average days on market for units sold in May was 13 days, 23% below the 5-year May average of 17 days. There was no month over month change in new contract activity with 45 New Pendings; a 14% MoM increase in All Pendings (new contracts + contracts carried over from April) to 57; and a 13% decrease in supply to 20 active units.

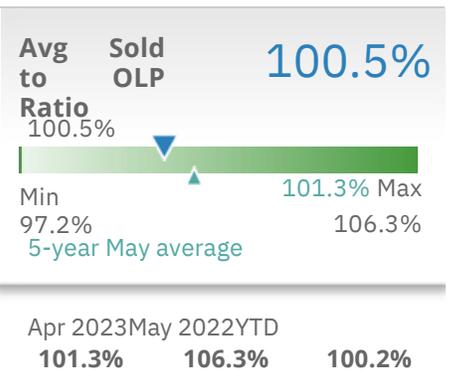
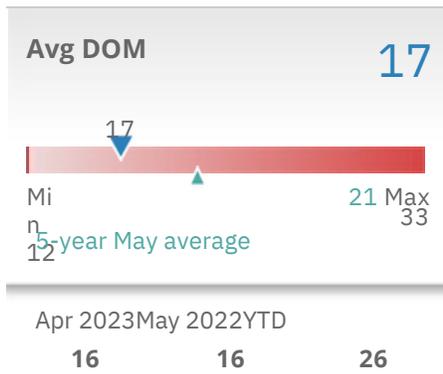
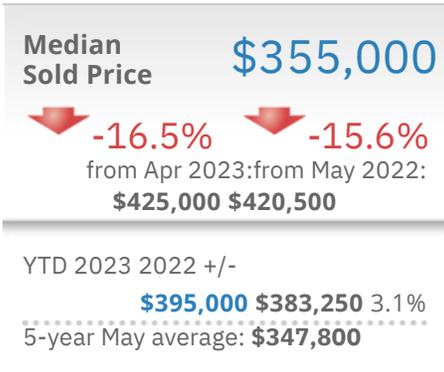
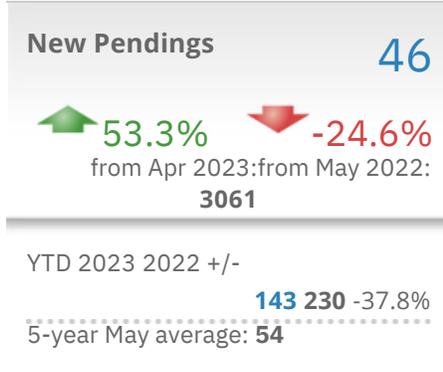
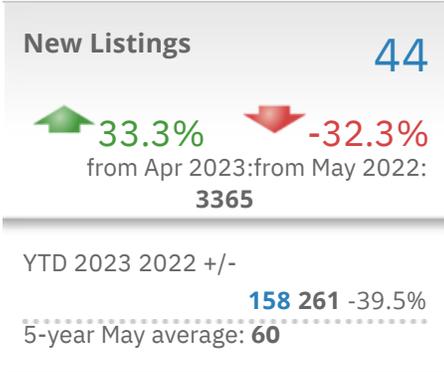
This activity resulted in a Contract Ratio of 2.85 pendings per active listing, up from 2.17 in April and a decrease from 7.08 in May 2022. The Contract Ratio is 16% lower than the 5-year May average of 3.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Perkiomen Valley (Montgomery, PA)

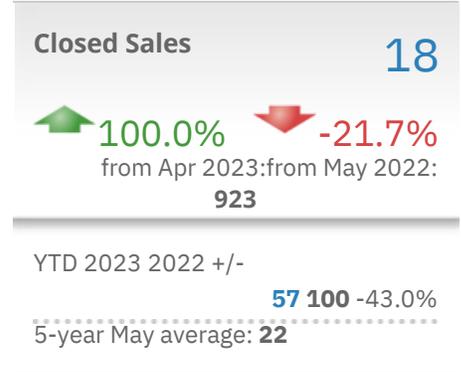
Email: adevice@tcsr.realtor



May 2023

Perkiomen Valley (Montgomery, PA) - Detached

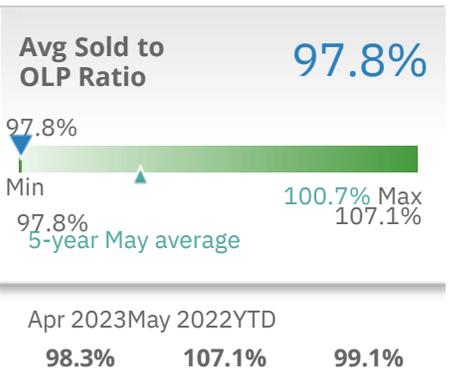
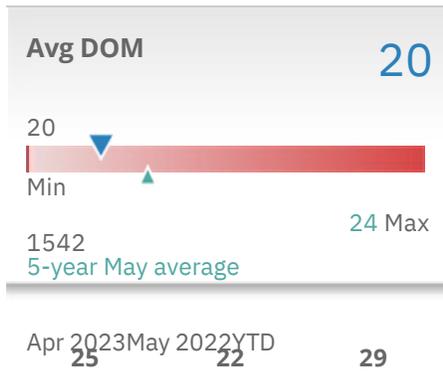
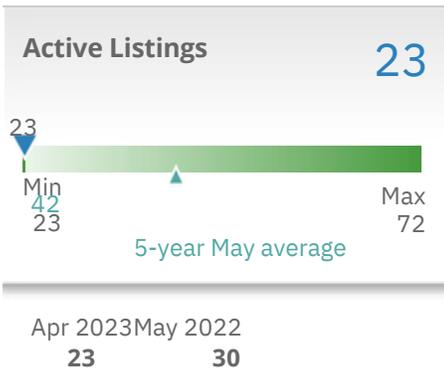
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Email: adeptice@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for May was \$412,500, representing a decrease of 26.3% compared to last month and a decrease of 21.4% from May 2022. The average days on market for units sold in May was 20 days, 15% below the 5-year May average of 24 days. There was a 47.6% month over month increase in new contract activity with 31 New Pending; a 34.4% MoM increase in All Pending (new contracts + contracts carried over from April) to 43; and no change in supply with 23 active units.

This activity resulted in a Contract Ratio of 1.87 pendings per active listing, up from 1.39 in April and a decrease from 2.10 in May 2022. The Contract Ratio is 12% higher than the 5-year May average of 1.67. 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.

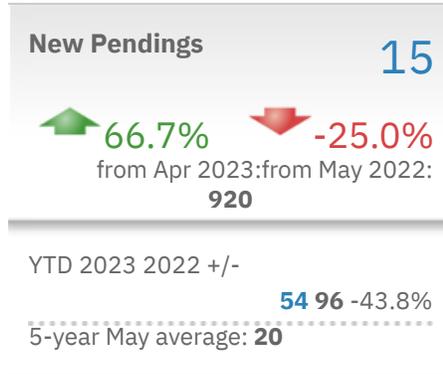
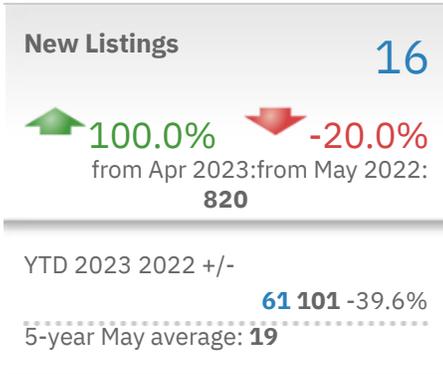


May 2023

Perkiomen Valley (Montgomery, PA) - Attached

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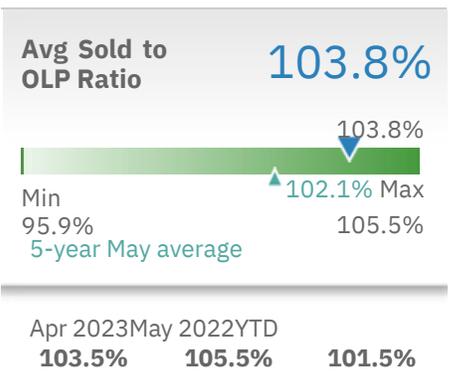
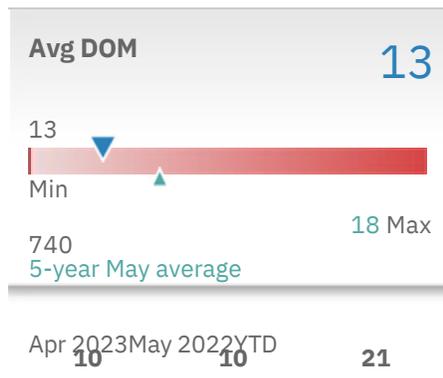
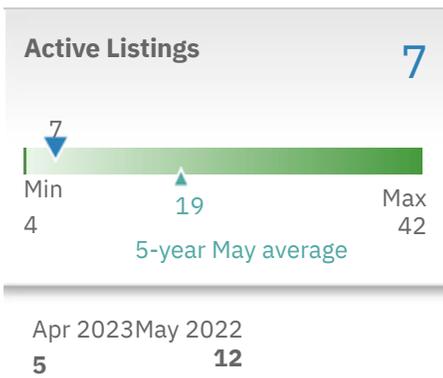
Email: adevice@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for May was \$330,000, representing a decrease of 3.3% compared to last month and no change from May 2022. The average days on market for units sold in May was 13 days, 29% below the 5-year May average of 18 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 15; and a 40% increase in supply to 7 active units.

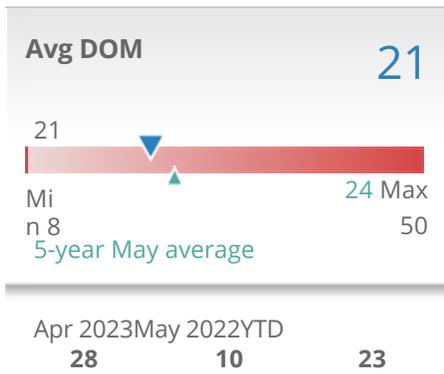
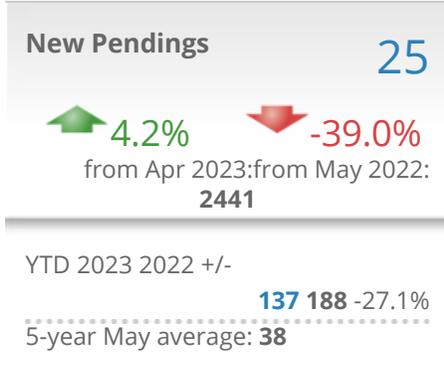
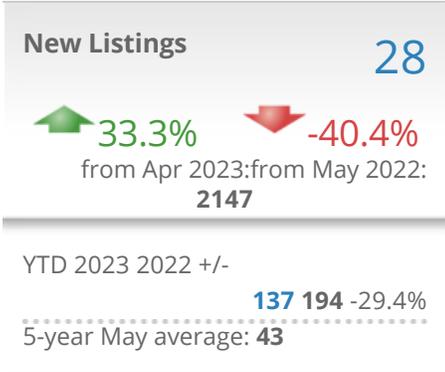
This activity resulted in a Contract Ratio of 2.14 pendings per active listing, down from 2.80 in April and a decrease from 3.08 in May 2022. The Contract Ratio is 35% lower than the 5-year May average of 3.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Pottstown (Montgomery, PA)

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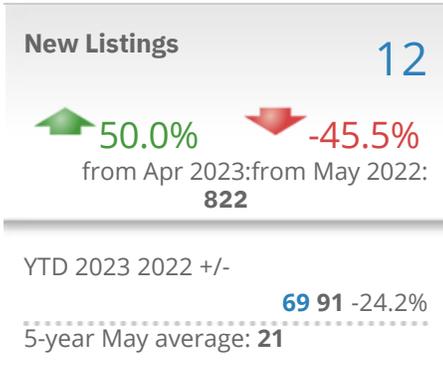


May 2023

Pottstown (Montgomery, PA) - Detached

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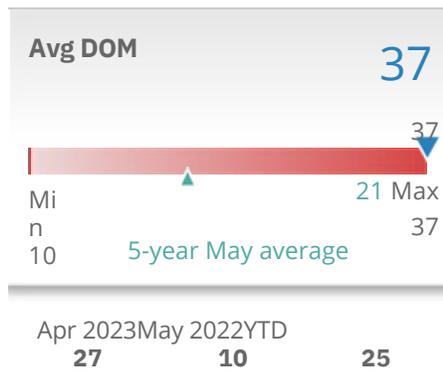
Email: adevice@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for May was \$265,000, representing an increase of 6% compared to last month and an increase of 17.8% from May 2022. The average days on market for units sold in May was 37 days, 75% above the 5-year May average of 21 days. There was a 37.5% month over month decrease in new contract activity with 10 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 15; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 3.00 in April and a decrease from 2.82 in May 2022. The Contract Ratio is 17% lower than the 5-year May average of 2.01. 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.



May 2023

Pottstown (Montgomery, PA) - Attached

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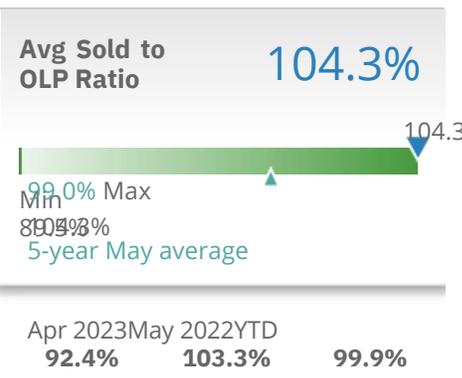
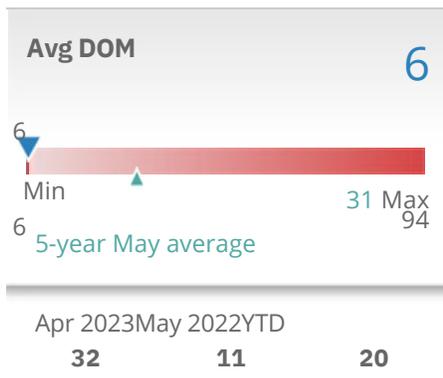
Email: adepice@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for May was \$145,500, representing a decrease of 30.7% compared to last month and a decrease of 15% from May 2022. The average days on market for units sold in May was 6 days, 81% below the 5-year May average of 31 days. There was an 87.5% month over month increase in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 13; and a 37.5% increase in supply to 11 active units.

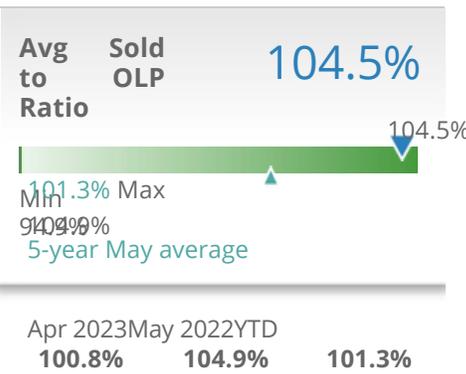
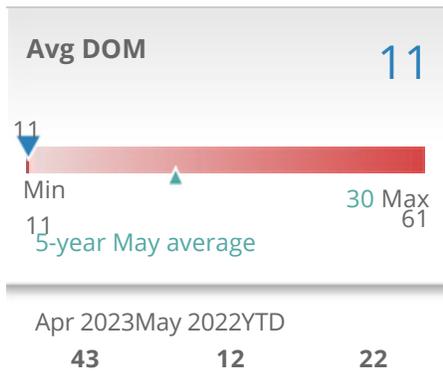
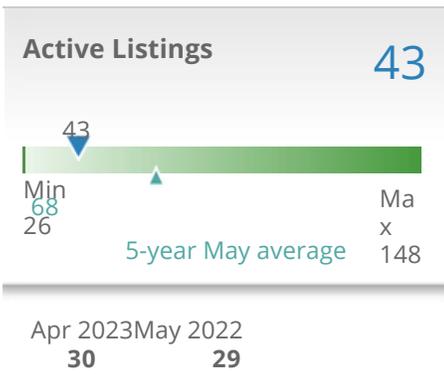
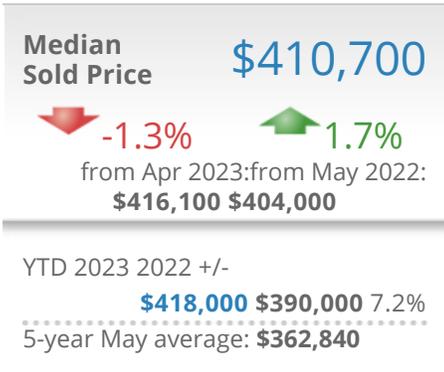
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.63 in April and a decrease from 1.94 in May 2022. The Contract Ratio is 38% lower than the 5-year May average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Souderton Area (Montgomery, PA)

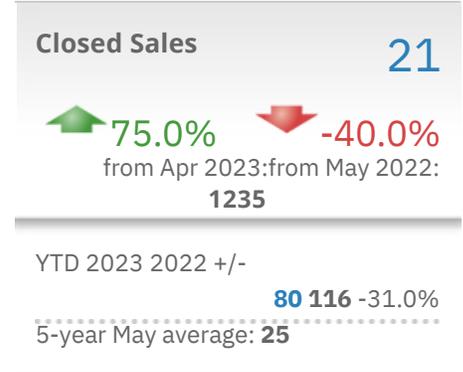
Email: adevice@tcsr.realtor



May 2023

Souderton Area (Montgomery, PA) - Detached

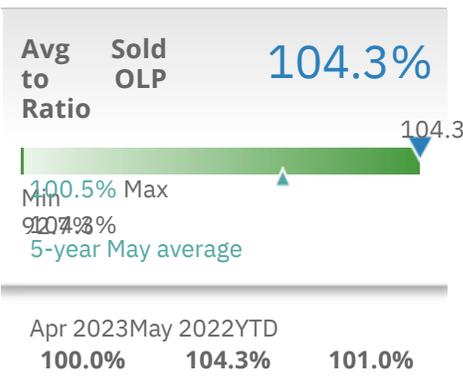
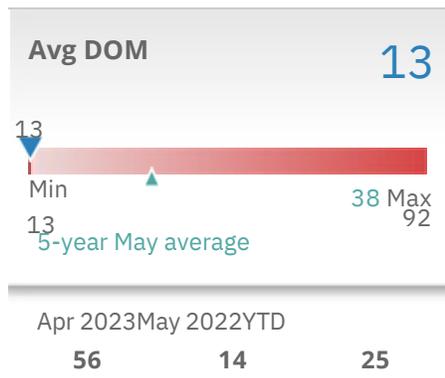
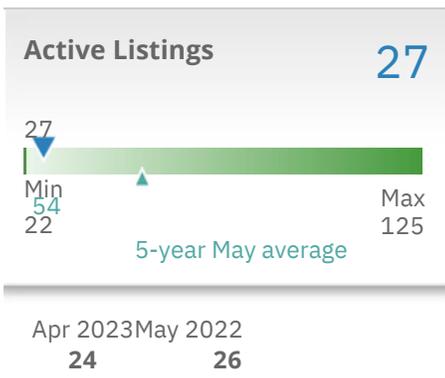
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for May was \$430,000, representing a decrease of 0.6% compared to last month and no change from May 2022. The average days on market for units sold in May was 13 days, 66% below the 5-year May average of 38 days. There was a 16.1% month over month decrease in new contract activity with 26 New Pendings; a 9.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 47; and a 12.5% increase in supply to 27 active units.

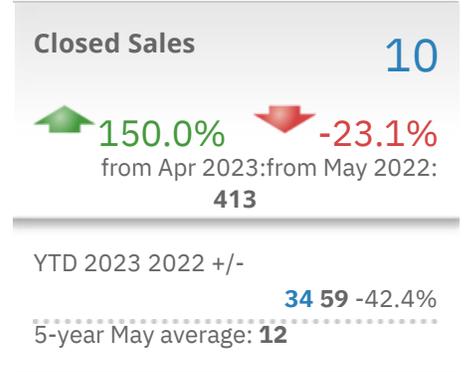
This activity resulted in a Contract Ratio of 1.74 pendings per active listing, down from 1.79 in April and a decrease from 2.54 in May 2022. The Contract Ratio is 3% higher than the 5-year May average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Souderton Area (Montgomery, PA) - Attached

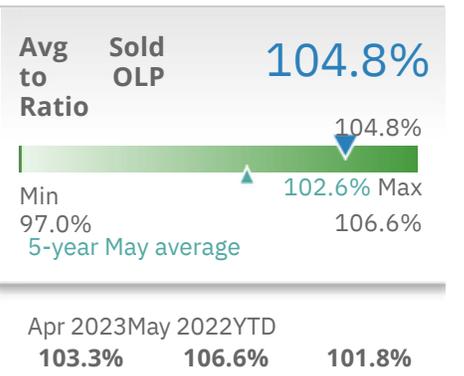
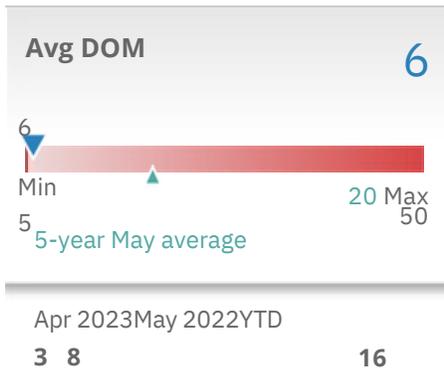
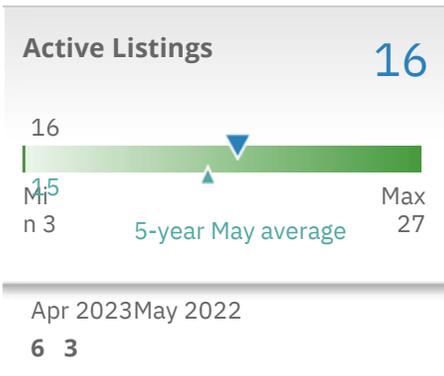
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for May was \$370,750, representing an increase of 5.9% compared to last month and a decrease of 2.4% from May 2022. The average days on market for units sold in May was 6 days, 70% below the 5-year May average of 20 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 13; and a 166.7% increase in supply to 16 active units.

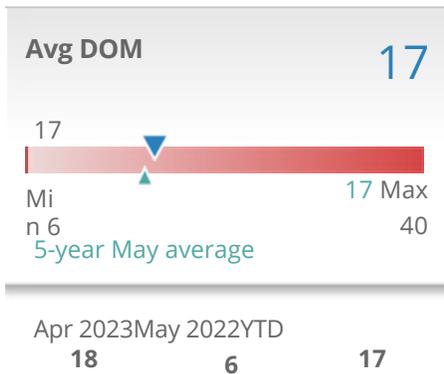
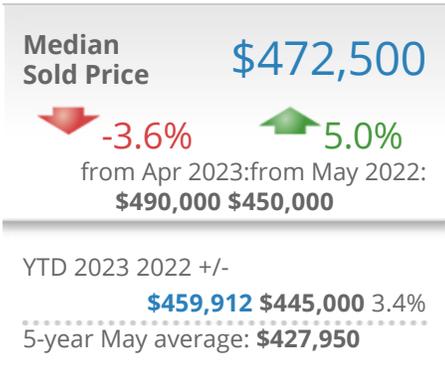
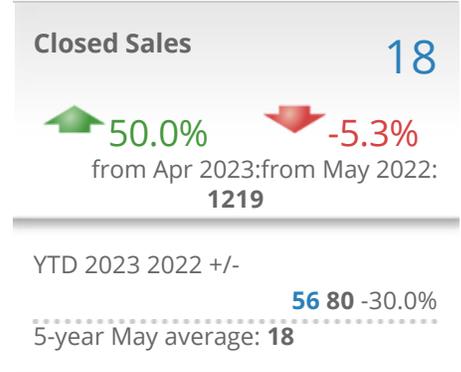
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 2.67 in April and a decrease from 7.00 in May 2022. The Contract Ratio is 77% lower than the 5-year May average of 3.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Springfield (Montgomery, PA)

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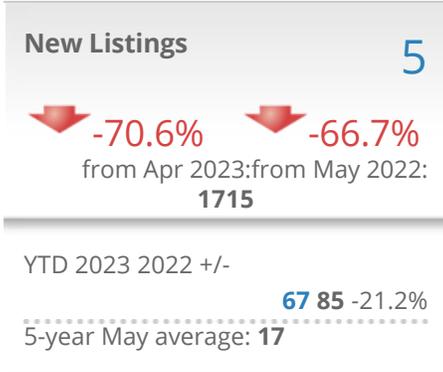


May 2023

Springfield (Montgomery, PA) - Detached

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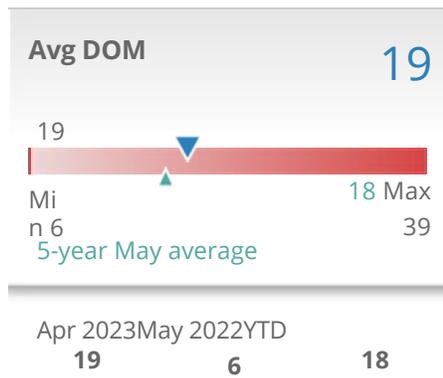
Email: adevice@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for May was \$495,000, representing a decrease of 10% compared to last month and an increase of 5% from May 2022. The average days on market for units sold in May was 19 days, 7% above the 5-year May average of 18 days. There was a 63.6% month over month decrease in new contract activity with 8 New Pendings; a 27.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 21; and a 25% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, down from 2.42 in April and an increase from 1.71 in May 2022. The Contract Ratio is 24% higher than the 5-year May average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

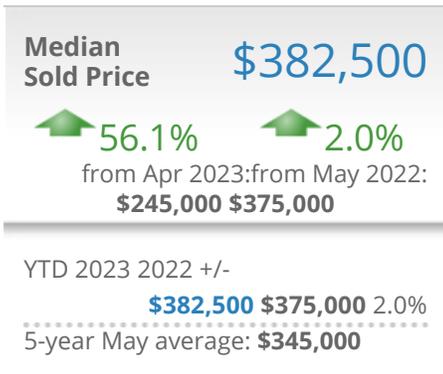
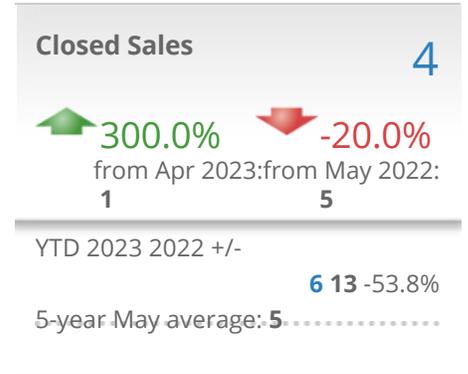
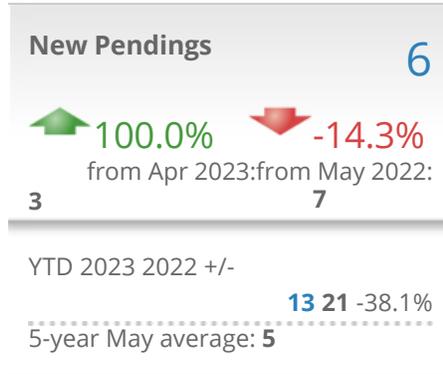
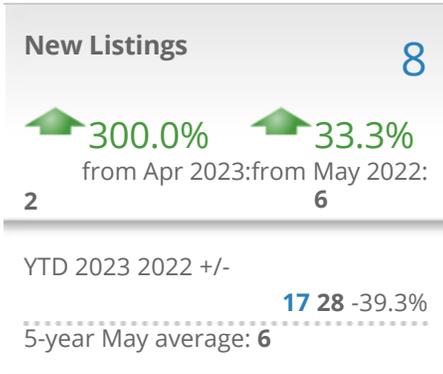


May 2023

Springfield (Montgomery, PA) - Attached

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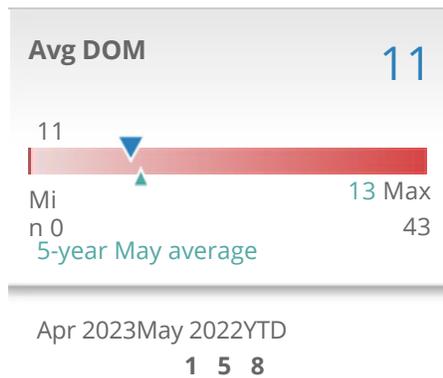
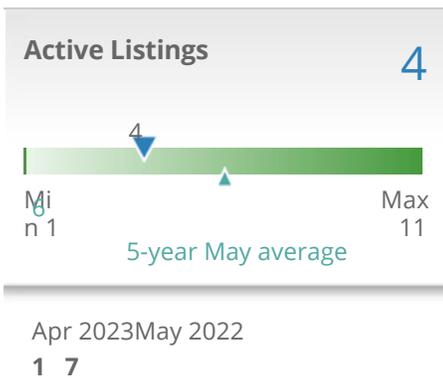
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Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for May was \$382,500, representing an increase of 56.1% compared to last month and an increase of 2% from May 2022. The average days on market for units sold in May was 11 days, 14% below the 5-year May average of 13 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 300% increase in supply to 4 active units.

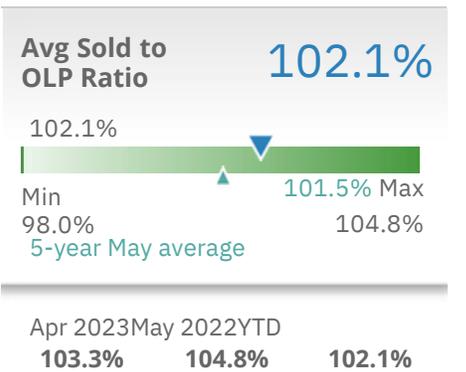
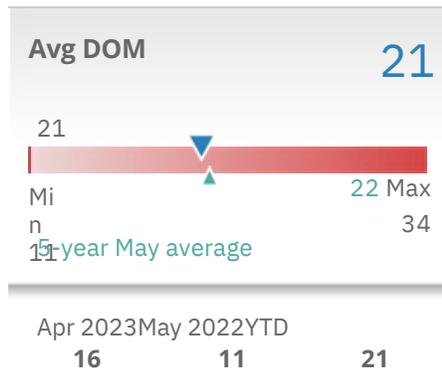
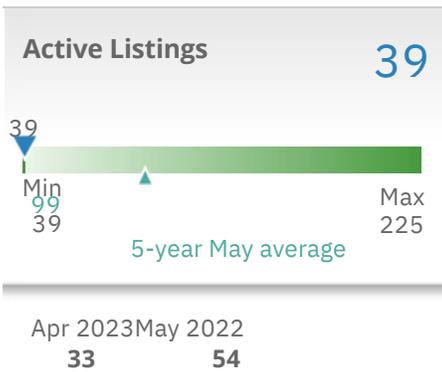
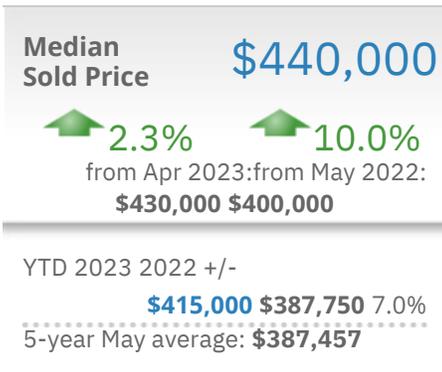
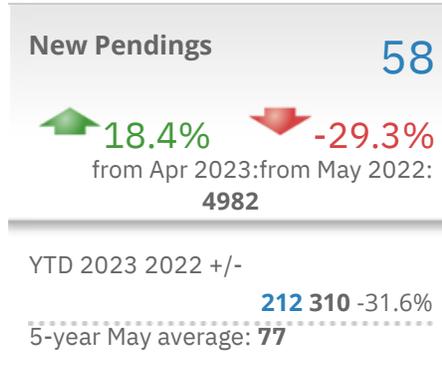
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 6.00 in April and an increase from 1.14 in May 2022. The Contract Ratio is 32% lower than the 5-year May average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Spring-Ford Area (Montgomery, PA)

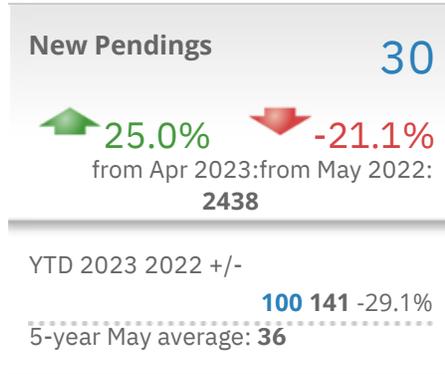
Email: adevice@tcsr.realtor



May 2023

Spring-Ford Area (Montgomery, PA) - Detached

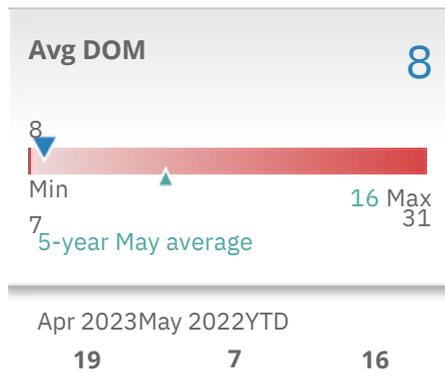
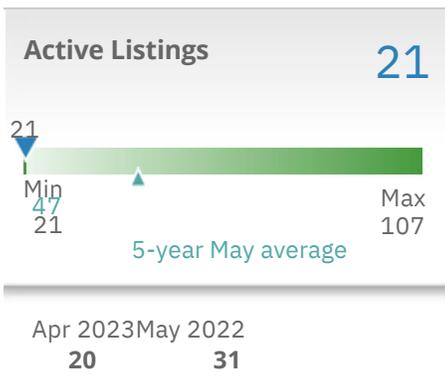
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for May was \$487,500, representing a decrease of 0.5% compared to last month and a decrease of 2.7% from May 2022. The average days on market for units sold in May was 8 days, 49% below the 5-year May average of 16 days. There was a 25% month over month increase in new contract activity with 30 New Pendings; an 18.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 45; and a 5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 2.14 pendings per active listing, up from 1.90 in April and a decrease from 2.16 in May 2022. The Contract Ratio is 24% higher than the 5-year May average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Spring-Ford Area (Montgomery, PA) - Attached

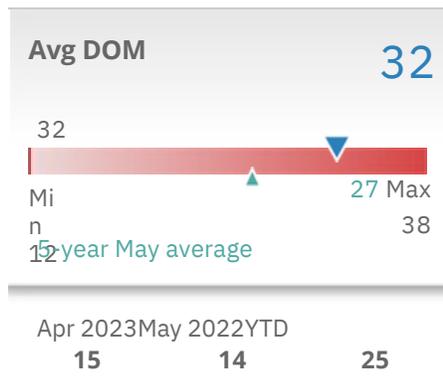
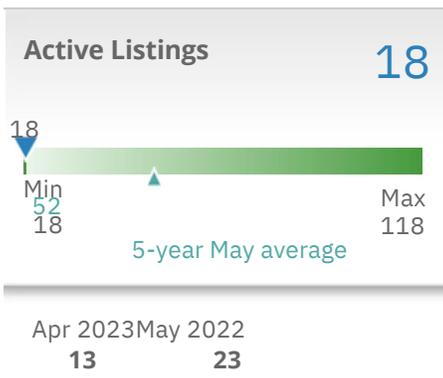
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for May was \$355,000, representing an increase of 3.6% compared to last month and an increase of 1.1% from May 2022. The average days on market for units sold in May was 32 days, 19% above the 5-year May average of 27 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and a 38.5% increase in supply to 18 active units.

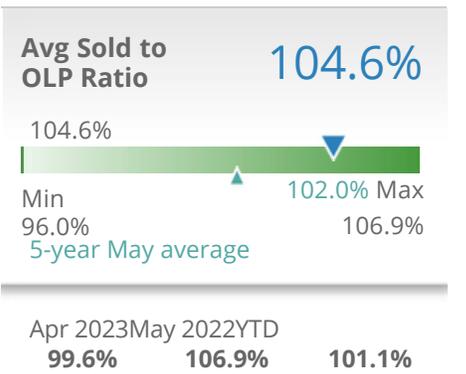
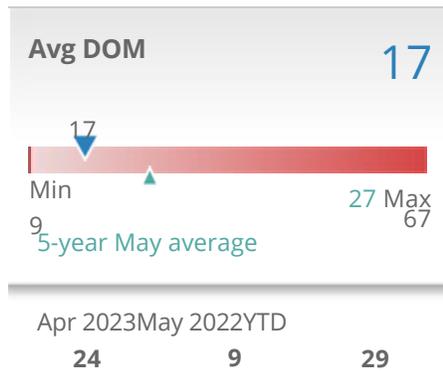
This activity resulted in a Contract Ratio of 2.22 pendings per active listing, down from 2.77 in April and a decrease from 3.13 in May 2022. The Contract Ratio is 15% higher than the 5-year May average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Upper Dublin (Montgomery, PA)

Email: adevice@tcsr.realtor



May 2023

Upper Dublin (Montgomery, PA) - Detached

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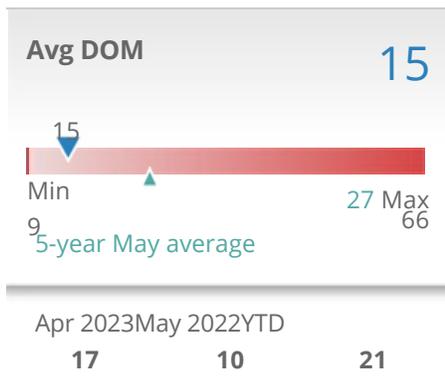
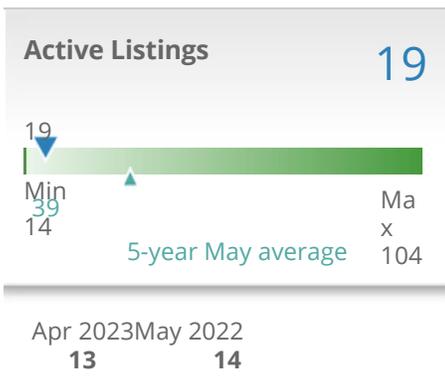
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for May was \$552,500, representing a decrease of 12.3% compared to last month and a decrease of 13% from May 2022. The average days on market for units sold in May was 15 days, 45% below the 5-year May average of 27 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and a 46.2% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.53 pendings per active listing, down from 2.31 in April and a decrease from 3.79 in May 2022. The Contract Ratio is 21% lower than the 5-year May average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

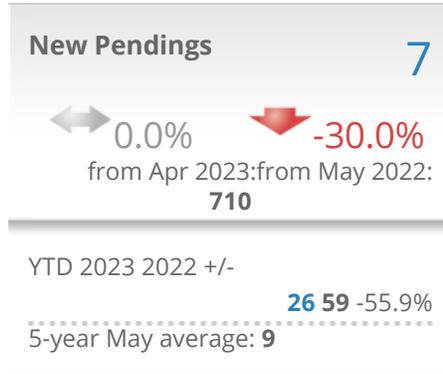
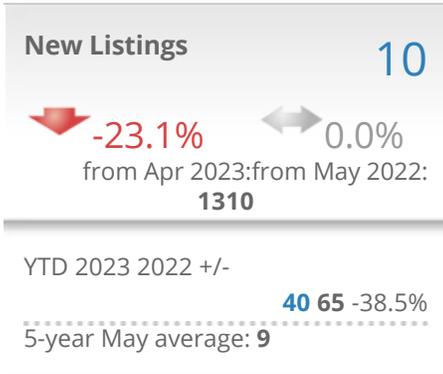


May 2023

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

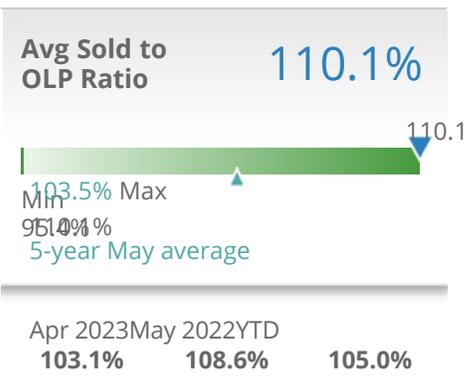
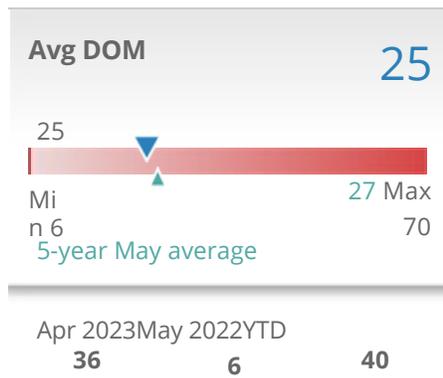
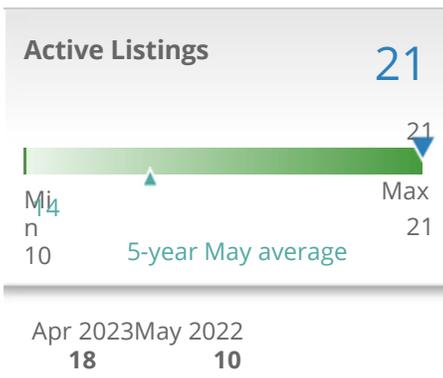
Email: adevice@tcsr.realtor



Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for May was \$472,875, representing an increase of 4.9% compared to last month and an increase of 13.6% from May 2022. The average days on market for units sold in May was 25 days, 9% below the 5-year May average of 27 days. There was no month over month change in new contract activity with 7 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 15; and a 16.7% increase in supply to 21 active units.

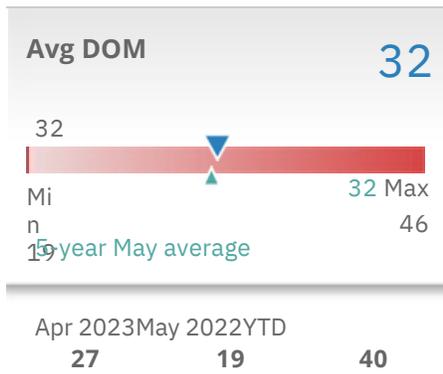
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.94 in April and a decrease from 3.90 in May 2022. The Contract Ratio is 67% lower than the 5-year May average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Upper Merion Area (Montgomery, PA)

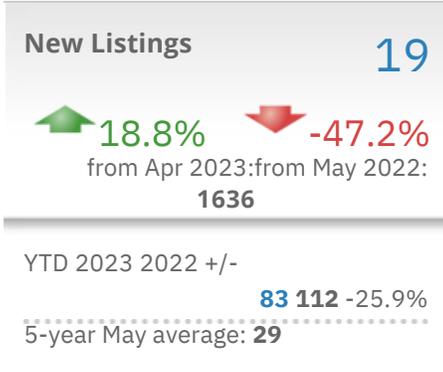
Email: adevice@tcsr.realtor



May 2023

Upper Merion Area (Montgomery, PA) - Detached

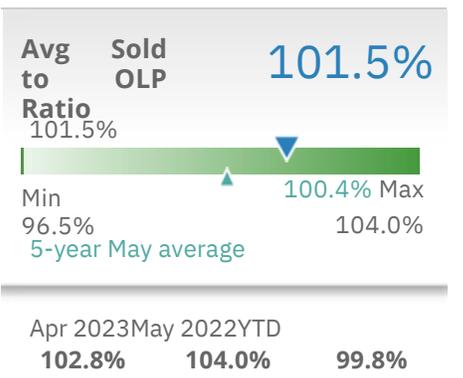
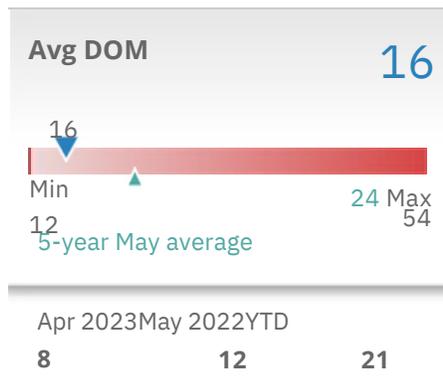
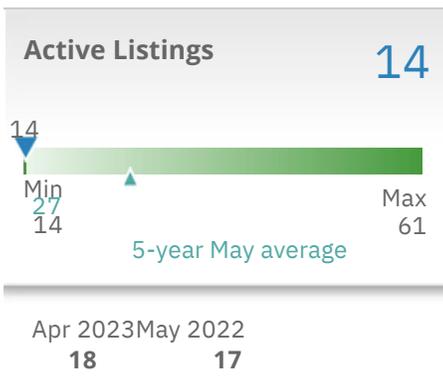
Tri-County Suburban REALTORS
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for May was \$519,562, representing an increase of 9.4% compared to last month and an increase of 10.5% from May 2022. The average days on market for units sold in May was 16 days, 33% below the 5-year May average of 24 days. There was a 44.4% month over month increase in new contract activity with 26 New Pendings; a 68.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 32; and a 22.2% decrease in supply to 14 active units.

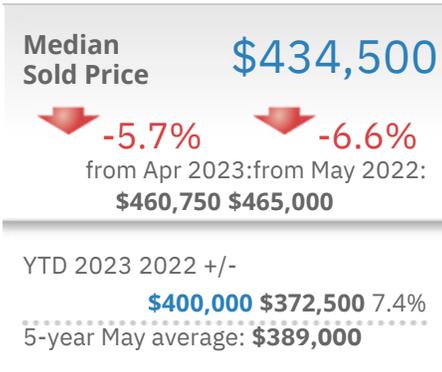
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, up from 1.06 in April and an increase from 1.94 in May 2022. The Contract Ratio is 31% higher than the 5-year May average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Upper Merion Area (Montgomery, PA) - Attached

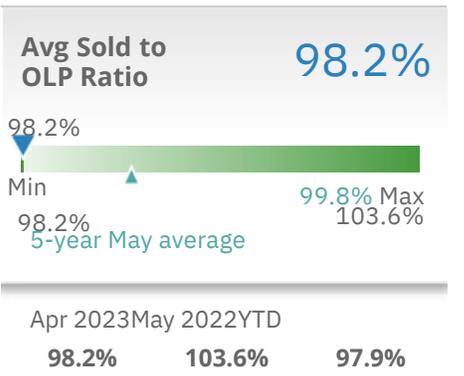
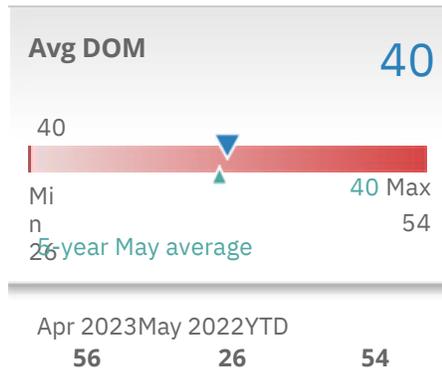
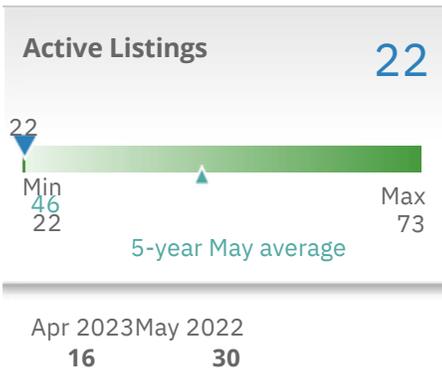
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for May was \$434,500, representing a decrease of 5.7% compared to last month and a decrease of 6.6% from May 2022. The average days on market for units sold in May was 40 days, the same as the 5-year May average of 40 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; an 18.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 22; and a 37.5% increase in supply to 22 active units.

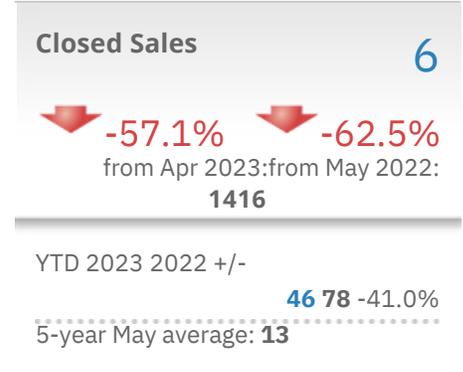
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.69 in April and a decrease from 1.60 in May 2022. The Contract Ratio is 12% lower than the 5-year May average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Upper Moreland (Montgomery, PA) - Detached

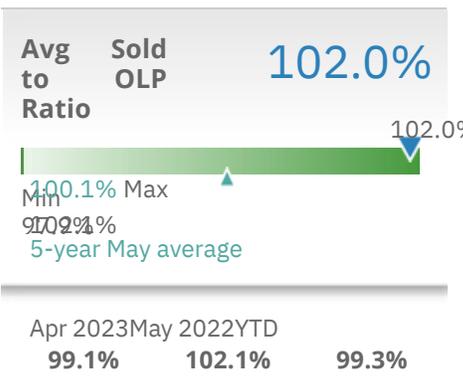
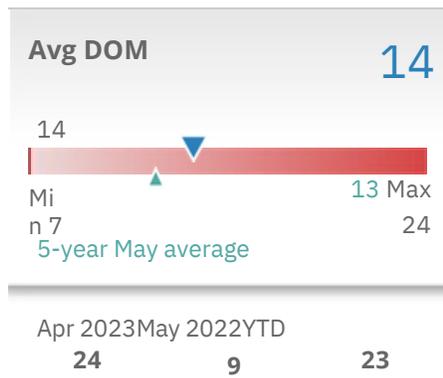
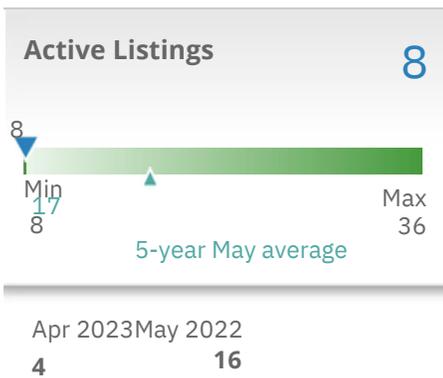
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for May was \$350,000, representing a decrease of 9.9% compared to last month and a decrease of 22.2% from May 2022. The average days on market for units sold in May was 14 days, 11% above the 5-year May average of 13 days. There was a 53.8% month over month increase in new contract activity with 20 New Pending; an 81.3% MoM increase in All Pending (new contracts + contracts carried over from April) to 29; and a 100% increase in supply to 8 active units.

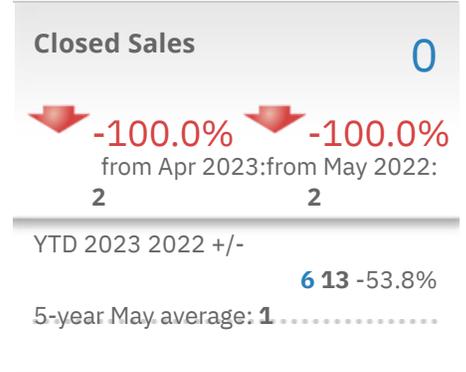
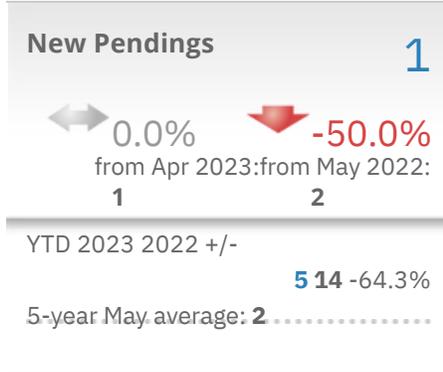
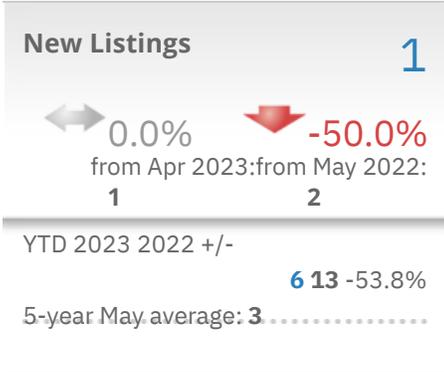
This activity resulted in a Contract Ratio of 3.63 pendencies per active listing, down from 4.00 in April and an increase from 2.25 in May 2022. The Contract Ratio is 51% higher than the 5-year May average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Upper Moreland (Montgomery, PA) - Attached

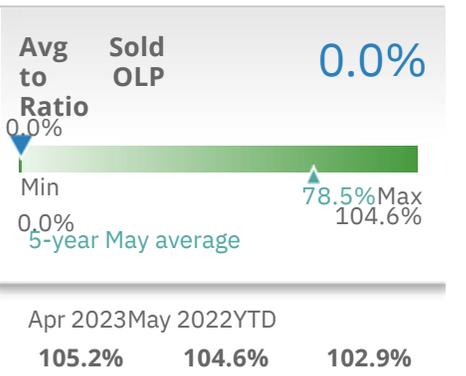
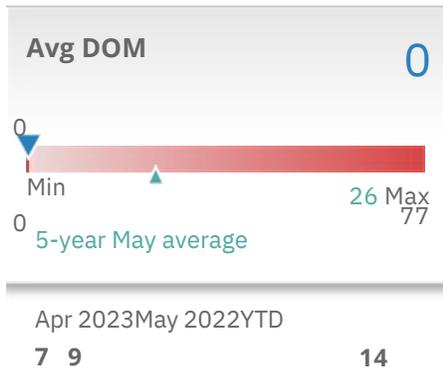
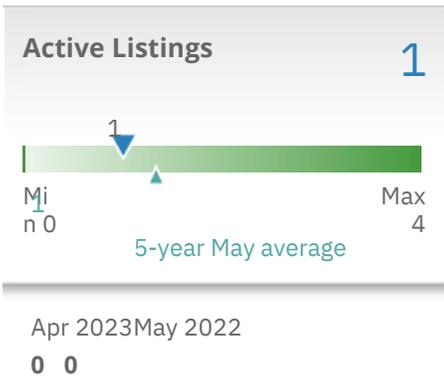
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for May was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2022. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 26 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 1; and a 0% increase in supply to 1 active units.

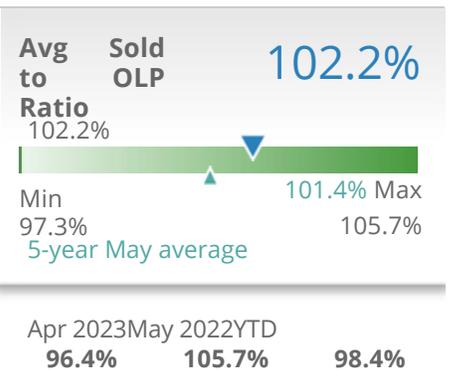
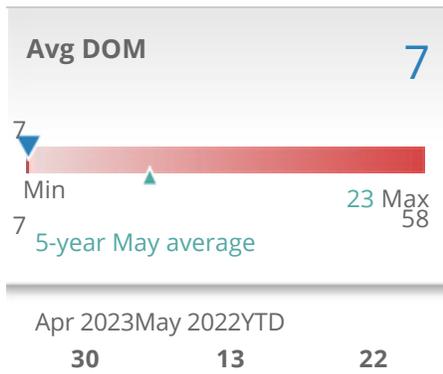
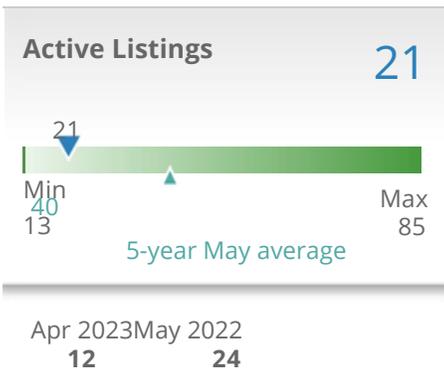
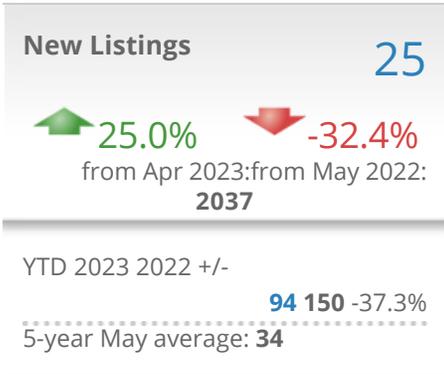
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in April and an increase from 0.00 in May 2022. The Contract Ratio is 50% lower than the 5-year May average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Upper Perkiomen (Montgomery, PA)

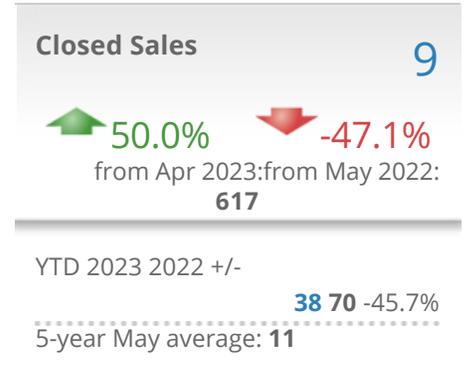
Email: adevice@tcsr.realtor



May 2023

Upper Perkiomen (Montgomery, PA) - Detached

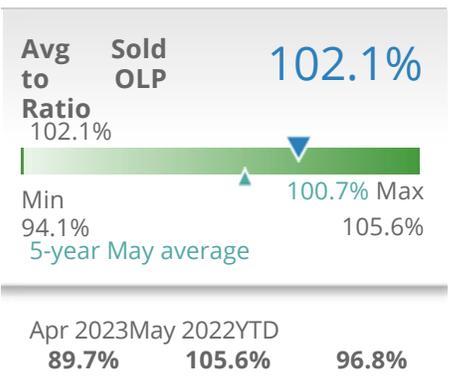
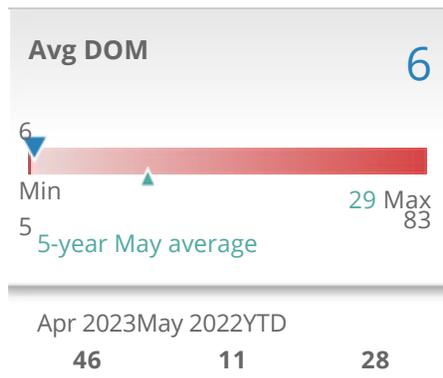
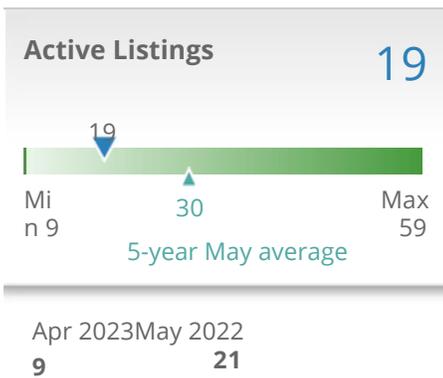
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for May was \$435,000, representing an increase of 4.2% compared to last month and a decrease of 7.4% from May 2022. The average days on market for units sold in May was 6 days, 80% below the 5-year May average of 29 days. There was a 16.7% month over month increase in new contract activity with 14 New Pending; a 21.1% MoM increase in All Pending (new contracts + contracts carried over from April) to 23; and a 111.1% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 2.11 in April and a decrease from 1.29 in May 2022. The Contract Ratio is 14% lower than the 5-year May average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

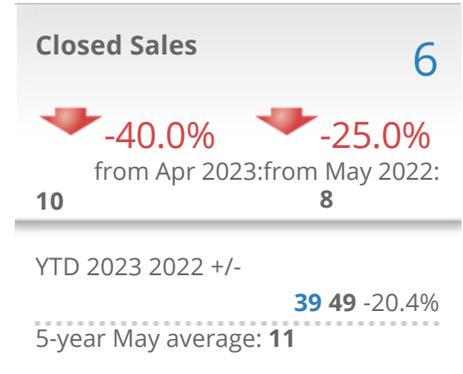


May 2023

Upper Perkiomen (Montgomery, PA) - Attached

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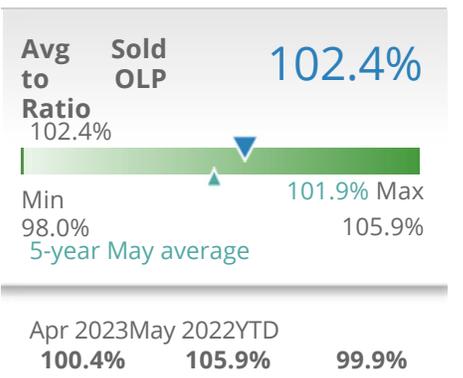
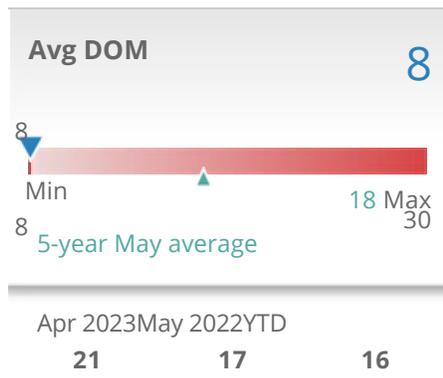
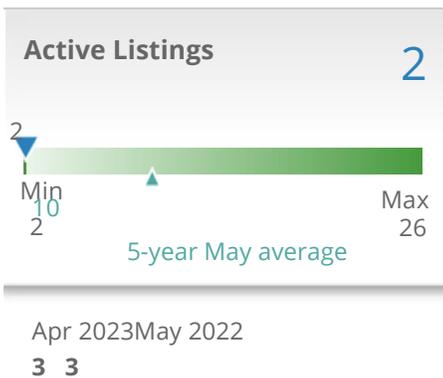
Email: adeptice@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for May was \$250,500, representing a decrease of 24.1% compared to last month and an increase of 5.6% from May 2022. The average days on market for units sold in May was 8 days, 56% below the 5-year May average of 18 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 9; and a 33.3% decrease in supply to 2 active units.

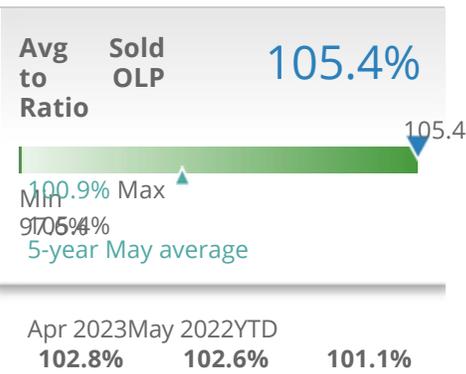
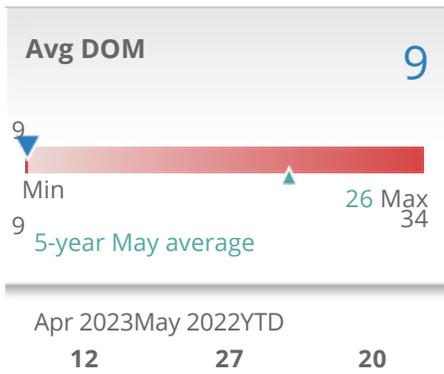
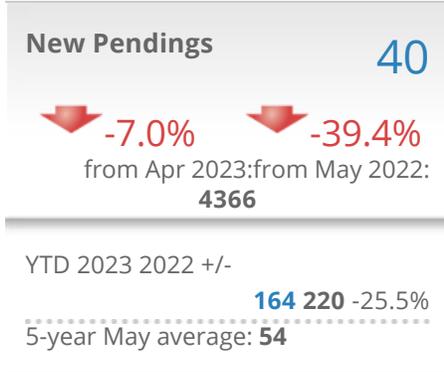
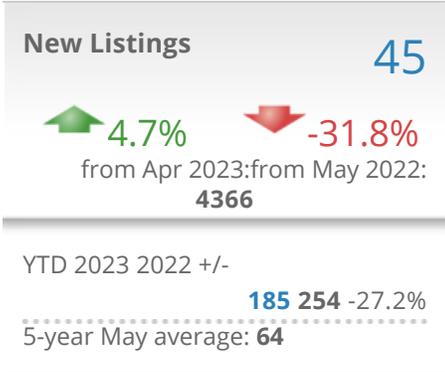
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 3.67 in April and a decrease from 5.67 in May 2022. The Contract Ratio is 24% higher than the 5-year May average of 3.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2023

Wissahickon (Montgomery, PA)

Email: adevice@tcsr.realtor



May 2023

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

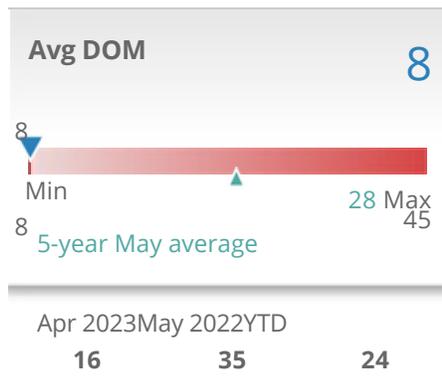
Email: adepice@tcsr.realtor



Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for May was \$675,000, representing an increase of 2.7% compared to last month and a decrease of 16.9% from May 2022. The average days on market for units sold in May was 8 days, 71% below the 5-year May average of 28 days. There was an 8.3% month over month decrease in new contract activity with 22 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 33; and a 47.6% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.71 in April and a decrease from 2.07 in May 2022. The Contract Ratio is 9% lower than the 5-year May average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for May was \$497,000, representing an increase of 3.5% compared to last month and an increase of 59.8% from May 2022. The average days on market for units sold in May was 11 days, 50% below the 5-year May average of 22 days. There was a 5.3% month over month decrease in new contract activity with 18 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 22; and a 50% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 11.00 pendings per active listing, up from 6.00 in April and an increase from 1.67 in May 2022. The Contract Ratio is 229% higher than the 5-year May average of 3.35. 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.

