

# May 2023

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

May 2023

Montgomery County, PA

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

## New Listings

962

16.0% -28.0%

from Apr 2023:from May 2022:

829 1,336

YTD 2023 2022 +/-

4,016 5,382 -25.4%

5-year May average: 1,328

## New Pending

879

4.5% -29.3%

from Apr 2023:from May 2022:

841 1,244

YTD 2023 2022 +/-

3,516 4,839 -27.3%

5-year May average: 1,139

## Closed Sales

735

21.7% -24.9%

from Apr 2023:from May 2022:

604 979

YTD 2023 2022 +/-

2,896 4,027 -28.1%

5-year May average: 854

## Median Sold Price

\$415,000

2.7% 0.0%

from Apr 2023:from May 2022:

\$404,250 \$415,000

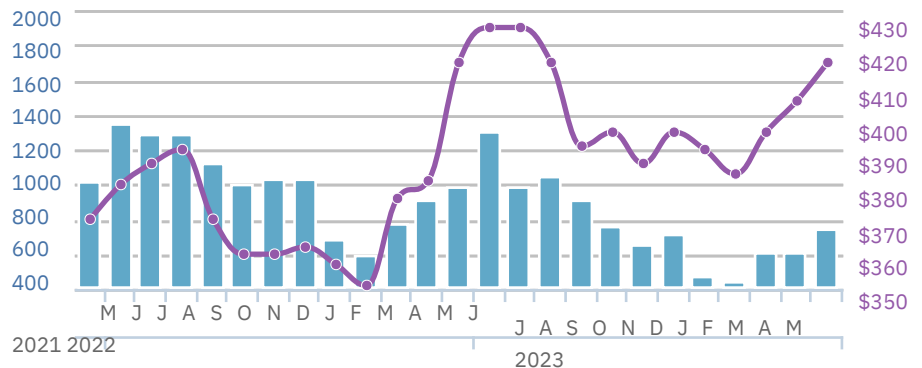
YTD 2023 2022 +/-

\$401,000 \$379,900 5.6%

5-year May average: \$367,500

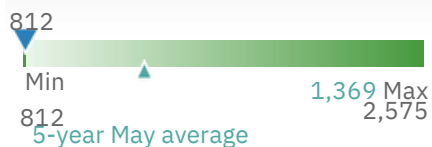
## Closed Sales

## Median Sold Price (\$1,000s)



## Active Listings

812



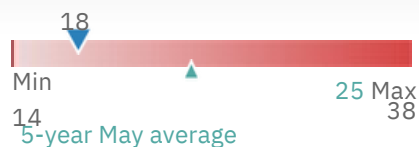
Apr 2023May 2022

707

828

## Avg DOM

18



Apr 2023May 2022YTD

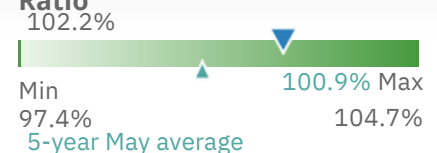
22

14

26

## Avg to Sold OLP Ratio

102.2%



Apr 2023May 2022YTD

100.8%

104.7%

99.9%

**May 2023**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

**New Listings****620**

 **17.4%**
 **-26.9%**  
 from Apr 2023:from May 2022:  
**528 848**

YTD 2023 2022 +/-

**2,462 3,255 -24.4%**5-year May average: **847****New Pending****562**

 **8.3%**
 **-26.3%**  
 from Apr 2023:from May 2022:  
**519 763**



YTD 2023 2022 +/-

**2,132 2,871 -25.7%**5-year May average: **710****Closed Sales****431**

 **23.1%**
 **-27.2%**  
 from Apr 2023:from May 2022:  
**350 592**

YTD 2023 2022 +/-

**1,680 2,345 -28.4%**5-year May average: **511****Median Sold Price****\$475,000**

 **1.3%**
 **-2.1%**  
 from Apr 2023:from May 2022:  
**\$469,000 \$485,000**


YTD 2023 2022 +/-

**\$455,000 \$450,000 1.1%**5-year May average: **\$423,720****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 Pending; a 13.2% MoM increase in All Pending (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.

**Active Listings****545**

545  
  
 Min 543 Max 883  
 5-year May average


Apr 2023May 2022

**477 545****Avg DOM****17**

17  
  
 Min 14 Max 37  
 5-year May average

Apr 2023May 2022YTD

**23 14 26****Avg to Sold OLP Ratio****102.5%**

102.5%  
  
 Min 97.3% Max 105.0%  
 5-year May average

Apr 2023May 2022YTD

**100.4% 105.0% 99.8%**

## May 2023

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

342

↑ 13.6% ↓ -29.9%  
from Apr 2023:from May 2022:  
301 488

YTD 2023 2022 +/-

1,550 2,126 -27.1%

5-year May average: 480

## New Pendings

317

↓ -1.6% ↓ -34.1%  
from Apr 2023:from May 2022:  
322 481

YTD 2023 2022 +/-

1,382 1,968 -29.8%

5-year May average: 430

## Closed Sales

304

↑ 19.7% ↓ -21.4%  
from Apr 2023:from May 2022:  
254 387

YTD 2023 2022 +/-

1,214 1,682 -27.8%

5-year May average: 343

## Median Sold Price

\$330,000

↑ 6.5% ↑ 6.4%  
from Apr 2023:from May 2022:  
\$310,000 \$310,266

YTD 2023 2022 +/-

\$318,000 \$291,500 9.1%

5-year May average: \$279,453

## 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.

## Active Listings

267

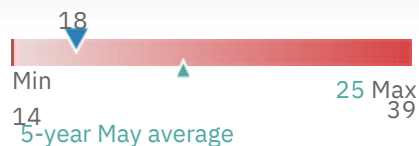


Apr 2023 May 2022

230 283

## Avg DOM

18

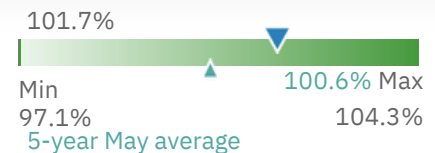


Apr 2023 May 2022 YTD

21 14 25

## Avg Sold to OLP Ratio

101.7%



Apr 2023 May 2022 YTD

101.4% 104.3% 100.0%



## May 2023

Abington (Montgomery, PA)

Email: adepice@tcsr.realtor

## New Listings

70

↑ 6.1%

↓ -4.1%

from Apr 2023:from May 2022:  
6673

YTD 2023 2022 +/-

280 335 -16.4%

5-year May average: 85

## New Pendings

70

↑ 18.6%

↑ 1.4%

from Apr 2023:from May 2022:  
5969

YTD 2023 2022 +/-

229 316 -27.5%

5-year May average: 76

## Closed Sales

53

↑ 47.2%

↓ -27.4%

from Apr 2023:from May 2022:  
3673

YTD 2023 2022 +/-

171 276 -38.0%

5-year May average: 57

## Median Sold Price

\$400,000

↓ -3.2%

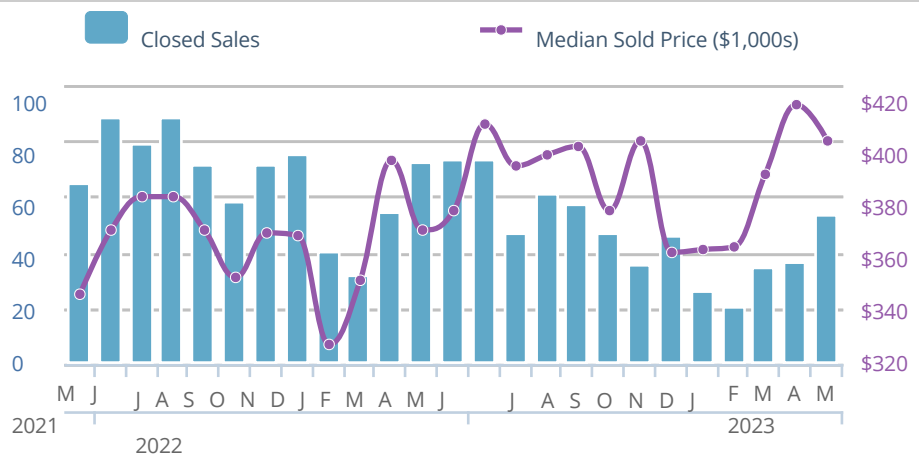
↑ 6.7%

from Apr 2023:from May 2022:  
\$413,195 \$375,000

YTD 2023 2022 +/-

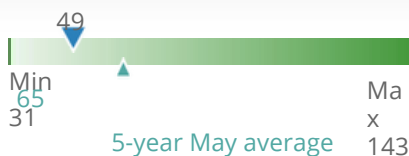
\$390,000 \$370,000 5.4%

5-year May average: \$344,380



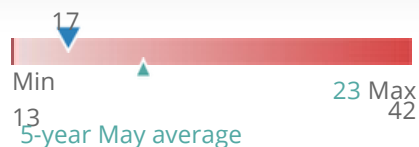
## Active Listings

49

Apr 2023May 2022  
52 31

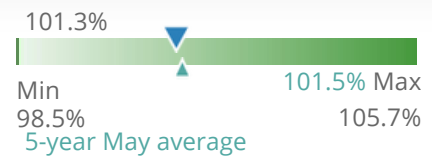
## Avg DOM

17

Apr 2023May 2022YTD  
15 13 20

## Avg Sold to OLP Ratio

101.3%

Apr 2023May 2022YTD  
101.1% 105.7% 100.1%

## May 2023

## Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

59

-4.8%

1.7%

 from Apr 2023: 6258  
 from May 2022: 6258

YTD 2023 2022 +/-

241 281 -14.2%

5-year May average: 73

## New Pendings

59

13.5%

11.3%

 from Apr 2023: 5253  
 from May 2022: 5253

YTD 2023 2022 +/-

195 265 -26.4%

5-year May average: 65

## Closed Sales

44

41.9%

-29.0%

 from Apr 2023: 3162  
 from May 2022: 3162

YTD 2023 2022 +/-

142 236 -39.8%

5-year May average: 48

## Median Sold Price

\$415,000

-8.8%

5.5%

 from Apr 2023: \$455,000  
 from May 2022: \$393,250

YTD 2023 2022 +/-

\$415,000 \$388,500 6.8%

5-year May average: \$361,900

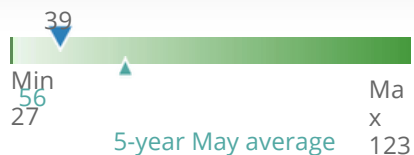
## Summary

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.

## Active Listings

39


 Apr 2023 44  
 May 2022 27

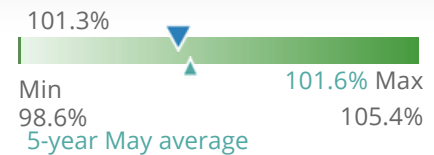
## Avg DOM

17


 Apr 2023 16  
 May 2022 13  
 YTD 20

## Avg Sold to OLP Ratio

101.3%


 Apr 2023 100.9%  
 May 2022 105.4%  
 YTD 100.2%



## May 2023

Boyertown Area (Montgomery, PA)

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

## New Listings

39

 50.0%  -40.9%  
 from Apr 2023:from May 2022:  
 2666

YTD 2023 2022 +/-

152 194 -21.6%

5-year May average: 58

## New Pending

30

 11.1%  -44.4%  
 from Apr 2023:from May 2022:  
 2754


YTD 2023 2022 +/-

126 157 -19.7%

5-year May average: 46

## Closed Sales

22

 4.8%  4.8%  
 from Apr 2023:from May 2022:  
 2121



YTD 2023 2022 +/-

101 142 -28.9%

5-year May average: 29

## Median Sold Price

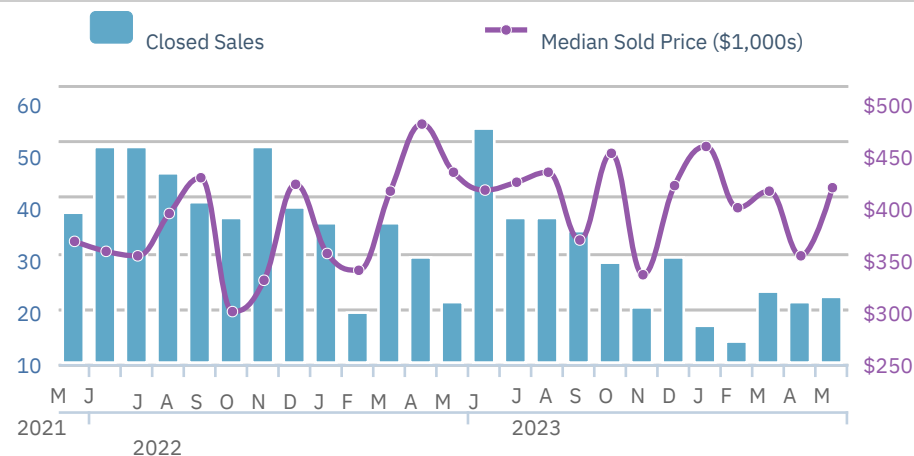
\$408,500

 17.6%  -3.2%  
 from Apr 2023:from May 2022:  
 \$347,500 \$422,000

YTD 2023 2022 +/-

\$407,000 \$413,000 -1.5%

5-year May average: \$364,930



## Active Listings

40

40  
 Min 58 Max 135  
 5-year May average

Apr 2023May 2022

34 35

## Avg DOM

22

22  
 Min 7 Max 42  
 5-year May average

Apr 2023May 2022YTD

18 7 24

## Avg to Sold OLP Ratio

101.4%

101.4%  
 Min 97.0% Max 108.4%  
 5-year May average

Apr 2023May 2022YTD

99.6% 108.4% 100.9%



**May 2023**

## Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS



Email: adepice@tcsr.realtor

**New Listings****35**

 **84.2%**
 **-34.0%**  
 from Apr 2023:from May 2022:  
**1953**



YTD 2023 2022 +/-

**120 156 -23.1%**5-year May average: **47****New Pending****22**

 **0.0%**
 **-47.6%**  
 from Apr 2023:from May 2022:  
**2242**



YTD 2023 2022 +/-

**94 126 -25.4%**5-year May average: **35****Closed Sales****19**

 **26.7%**
 **18.8%**  
 from Apr 2023:from May 2022:  
**1516**

YTD 2023 2022 +/-

**81 122 -33.6%**5-year May average: **24****Median Sold Price****\$415,000**

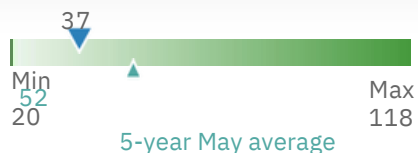
 **2.7%**
 **-16.8%**  
 from Apr 2023:from May 2022:  
**\$404,000 \$498,500**

YTD 2023 2022 +/-

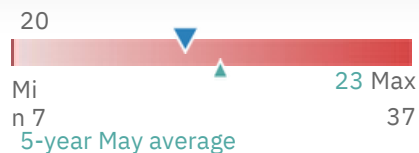
**\$435,000 \$435,000 0.0%**5-year May average: **\$398,972****Summary**

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 Pending; a 5.9% MoM increase in All Pending (new contracts + contracts carried over from April) to 36; and a 27.6% increase in supply to 37 active units.

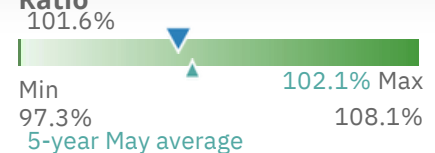
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.17 in April and a decrease from 1.77 in May 2022. The Contract Ratio is 46% lower than the 5-year May average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

**Active Listings****37**

Apr 2023 May 2022  
**29 30**

**Avg DOM****20**

Apr 2023 May 2022 YTD  
**22 7 26**

**Avg to Sold OLP Ratio****101.6%**

Apr 2023 May 2022 YTD  
**99.3% 108.1% 101.2%**

## May 2023



## Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

4

 -42.9%  -69.2%  
 from Apr 2023:from May 2022:  
 713



YTD 2023 2022 +/-

32 38 -15.8%

5-year May average: 11

## New Pending

8

 60.0%  -33.3%  
 from Apr 2023:from May 2022:  
 512



YTD 2023 2022 +/-

32 31 3.2%

5-year May average: 11

## Closed Sales

3

 -50.0%  -40.0%  
 from Apr 2023:from May 2022:  
 6 5



YTD 2023 2022 +/-

20 20 0.0%

5-year May average: 5

## Median Sold Price

\$326,510

 5.5%  14.6%  
 from Apr 2023:from May 2022:  
 \$309,500 \$285,000

YTD 2023 2022 +/-

\$309,500 \$307,500 0.7%

5-year May average: \$266,238

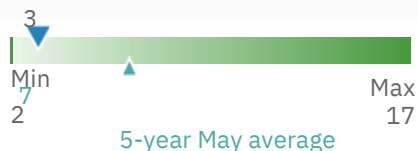
## Summary

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 Pending; a 60% MoM increase in All Pending (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.

## Active Listings

3

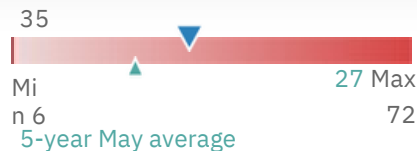


Apr 2023 May 2022

5 5

## Avg DOM

35



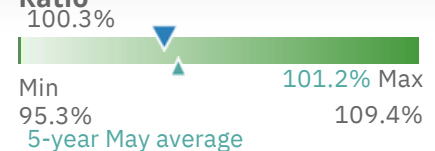
Apr 2023 May 2022 YTD

7 6

19

## Avg to Sold OLP Ratio

100.3%



Apr 2023 May 2022 YTD

100.5%

109.4%

99.7%

**May 2023**

Cheltenham Township (Montgomery, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)**New Listings****0**

↔ 0.0% ↔ 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

**0 0** 0.0%5-year May average: **18**.....**New Pendings****0**

↔ 0.0% ↔ 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

**0 0** 0.0%5-year May average: **14**.....**Closed Sales****0**

↔ 0.0% ↔ 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

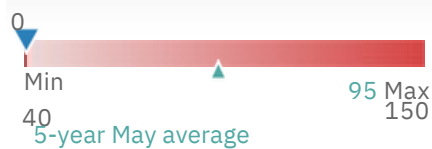
**0 0** 0.0%5-year May average: **6**.....**Median  
Sold Price****\$0**

↔ 0.0% ↔ 0.0%  
from Apr 2023:from May 2022:  
**\$0 \$0**

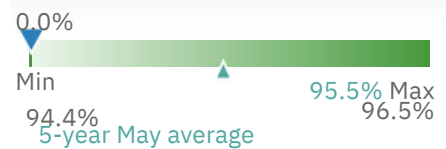
YTD 2023 2022 +/-

**\$0 \$0** 0.0%5-year May average: **\$196,225**.....**Active Listings****0**

Apr 2023May 2022

**0 0****Avg DOM****0**

Apr 2023May 2022YTD

**0 0 0****Avg Sold to  
OLP Ratio****0.0%**

Apr 2023May 2022YTD

**0.0% 0.0% 0.0%**

## May 2023

## Cheltenham Township (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

0

0.0% 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 5

## New Pendings

0

0.0% 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 4

## Closed Sales

0

0.0% 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 1

## Median Sold Price

\$0

0.0% 0.0%  
from Apr 2023:from May 2022:  
\$0\$0

YTD 2023 2022 +/-

\$0 \$0 %

5-year May average: \$146,975

## 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.

## Active Listings

0

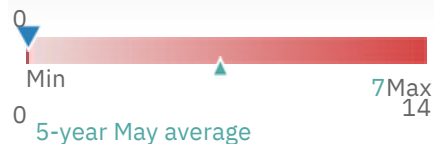


Apr 2023 May 2022

0 0

## Avg DOM

0

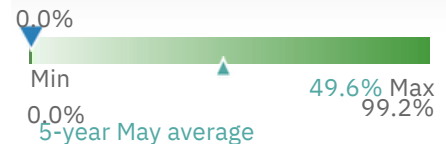


Apr 2023 May 2022 YTD

0 0 0

## Avg Sold to OLP Ratio

0.0%



Apr 2023 May 2022 YTD

0.0% 0.0% 0.0%

## May 2023

## Cheltenham Township (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

0

0.0% 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 2

## New Pendings

0

0.0% 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 2

## Closed Sales

0

0.0% 0.0%  
from Apr 2023:from May 2022:  
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 1

## Median Sold Price

\$0

0.0% 0.0%  
from Apr 2023:from May 2022:  
\$0\$0

YTD 2023 2022 +/-

\$0 \$0 %

5-year May average: \$158,250

## 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.

## Active Listings

0

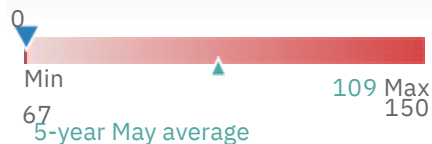


Apr 2023 May 2022

0 0

## Avg DOM

0

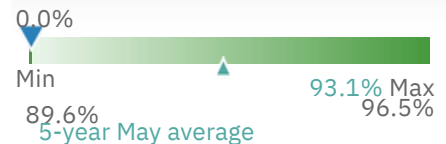


Apr 2023 May 2022 YTD

0 0 0

## Avg Sold to OLP Ratio

0.0%



Apr 2023 May 2022 YTD

0.0% 0.0% 0.0%



## May 2023

Colonial (Montgomery, PA)

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

## New Listings

51

↑ 41.7%

↓ -7.3%

from Apr 2023:from May 2022:  
3655

YTD 2023 2022 +/-

206 255 -19.2%

5-year May average: 67

## New Pending

50

↑ 35.1%

↓ -24.2%

from Apr 2023:from May 2022:  
3766

YTD 2023 2022 +/-

172 240 -28.3%

5-year May average: 64

## Closed Sales

40

↑ 53.8%

↓ -11.1%

from Apr 2023:from May 2022:  
2645

YTD 2023 2022 +/-

131 212 -38.2%

5-year May average: 47

## Median Sold Price

\$512,500

↑ 18.6%

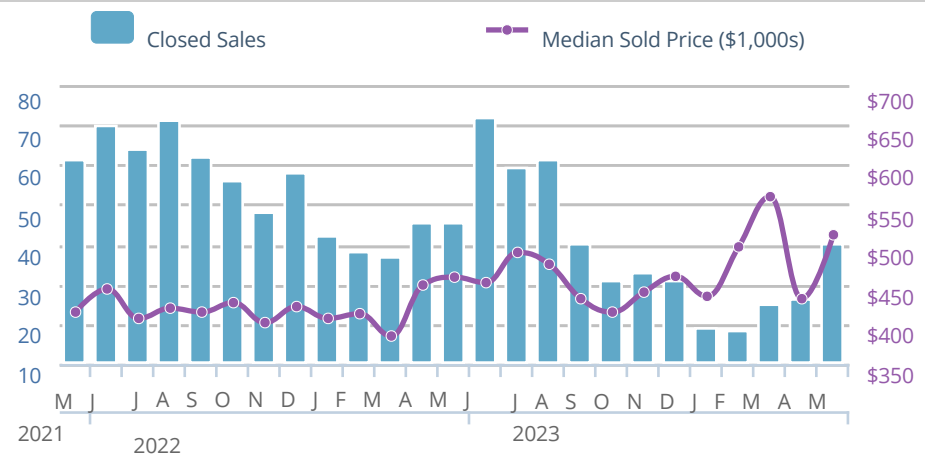
↑ 11.7%

from Apr 2023:from May 2022:  
\$432,125 \$459,000

YTD 2023 2022 +/-

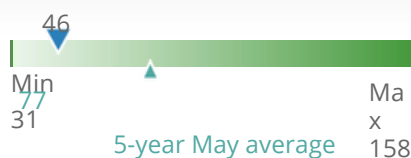
\$469,000 \$424,562 10.5%

5-year May average: \$423,990



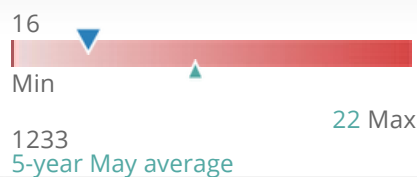
## Active Listings

46

Apr 2023May 2022  
4431

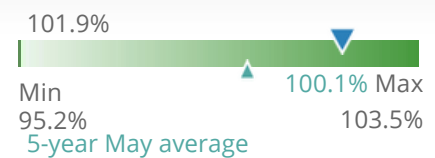
## Avg DOM

16

Apr 2023May 2022YTD  
271226

## Avg Sold to OLP Ratio

101.9%

Apr 2023May 2022YTD  
101.0%103.5%99.4%

## May 2023

## Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

32

↑ 146.2%    ↔ 0.0%  
from Apr 2023:from May 2022:  
1332

YTD 2023 2022 +/-

109 126 -13.5%

5-year May average: 36

## New Pending

29

↑ 81.3%    ↓ -23.7%  
from Apr 2023:from May 2022:  
1638

YTD 2023 2022 +/-

90 120 -25.0%

5-year May average: 34

## Closed Sales

23

↑ 76.9%    ↑ 4.5%  
from Apr 2023:from May 2022:  
1322

YTD 2023 2022 +/-

74 99 -25.3%

5-year May average: 25

## Median Sold Price

\$569,900

↑ 29.5%    ↑ 9.1%  
from Apr 2023:from May 2022:  
\$440,000 \$522,500

YTD 2023 2022 +/-

\$532,450 \$480,000 10.9%

5-year May average: \$473,970

## 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 Pending; an 11.1% MoM increase in All Pending (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.

## Active Listings

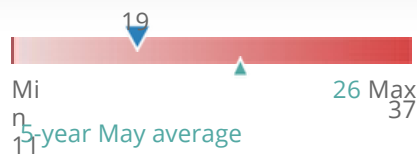
31



Apr 2023 May 2022  
26 16

## Avg DOM

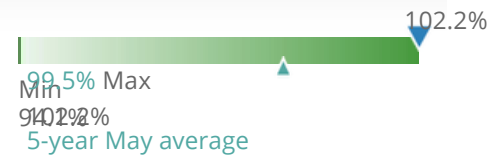
19



Apr 2023 May 2022 YTD  
21 11 28

## Avg Sold to OLP Ratio

102.2%



Apr 2023 May 2022 YTD  
101.9% 102.1% 99.6%

## May 2023

## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

19

↓ -17.4% ↓ -17.4%  
from Apr 2023:from May 2022:  
2323

YTD 2023 2022 +/-

97 129 -24.8%

5-year May average: 31

## New Pending

21

↔ 0.0% ↓ -25.0%  
from Apr 2023:from May 2022:  
2128

YTD 2023 2022 +/-

82 120 -31.7%

5-year May average: 30

## Closed Sales

17

↑ 30.8% ↓ -26.1%  
from Apr 2023:from May 2022:  
1323

YTD 2023 2022 +/-

57 113 -49.6%

5-year May average: 23

## Median Sold Price

\$390,000

↓ -9.3% ↑ 1.9%  
from Apr 2023:from May 2022:  
\$430,000 \$382,555

YTD 2023 2022 +/-

\$430,000 \$377,875 13.8%

5-year May average: \$359,511

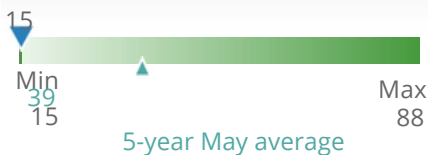
## Summary

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 Pending; a 15.2% MoM increase in All Pending (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.

## Active Listings

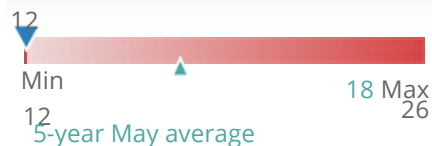
15



Apr 2023 May 2022  
18 15

## Avg DOM

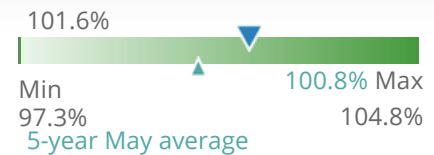
12



Apr 2023 May 2022 YTD  
33 13 23

## Avg Sold to OLP Ratio

101.6%



Apr 2023 May 2022 YTD  
100.0% 104.8% 99.2%

## May 2023

Hatboro-Horsham (Montgomery, PA)

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

## New Listings

26

↓ -39.5% ↓ -46.9%  
from Apr 2023: from May 2022:  
4349

YTD 2023 2022 +/-

164 186 -11.8%

5-year May average: 46

## New Pendings

26

↓ -16.1% ↓ -45.8%  
from Apr 2023: from May 2022:  
3148

YTD 2023 2022 +/-

141 168 -16.1%

5-year May average: 40

## Closed Sales

29

↑ 26.1% ↔ 0.0%  
from Apr 2023: from May 2022:  
2329

YTD 2023 2022 +/-

117 135 -13.3%

5-year May average: 29

## Median Sold Price

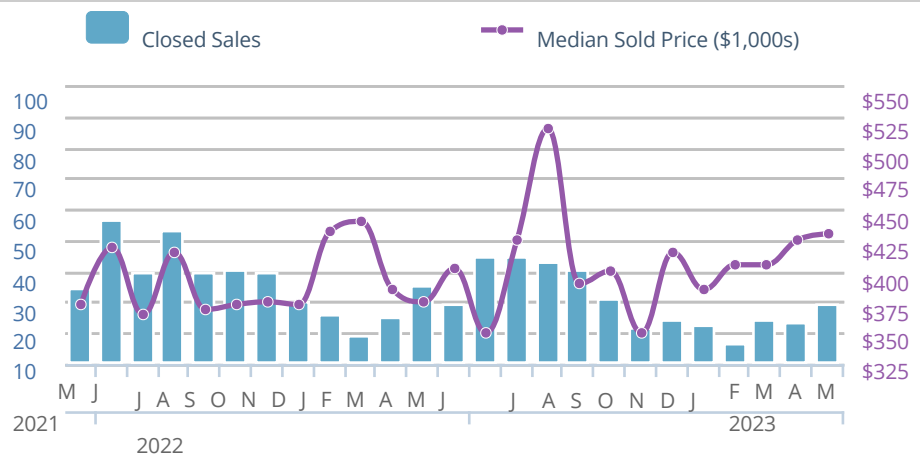
\$430,000

↑ 1.0% ↑ 6.8%  
from Apr 2023: from May 2022:  
\$425,931 \$402,500

YTD 2023 2022 +/-

\$404,500 \$387,000 4.5%

5-year May average: \$369,249



## Active Listings

47

47  
Min 24  
56  
5-year May average  
Max 122

Apr 2023 May 2022

48

41

## Avg DOM

14

14  
Min 7  
19  
5-year May average  
Max 38

Apr 2023 May 2022 YTD

19

8

25

## Avg Sold to OLP Ratio

102.8%

102.8%  
Min 97.9%  
101.4%  
5-year May average  
Max 104.3%

Apr 2023 May 2022 YTD

103.5%

104.3%

100.8%

## May 2023

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

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

19

↓ -32.1% ↓ -38.7%  
from Apr 2023:from May 2022:  
2831

YTD 2023 2022 +/-

117 128 -8.6%

5-year May average: 31

## New Pendings

20

↓ -16.7% ↓ -31.0%  
from Apr 2023:from May 2022:  
2429

YTD 2023 2022 +/-

101 111 -9.0%

5-year May average: 27

## Closed Sales

22

↑ 15.8% ↑ 10.0%  
from Apr 2023:from May 2022:  
1920

YTD 2023 2022 +/-

83 88 -5.7%

5-year May average: 20

## Median Sold Price

\$460,000

↑ 1.7% ↑ 0.2%  
from Apr 2023:from May 2022:  
\$452,250 \$459,262

YTD 2023 2022 +/-

\$441,000 \$448,500 -1.7%

5-year May average: \$414,852

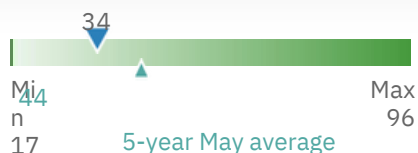
## Summary

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.

## Active Listings

34

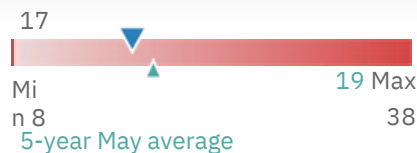


Apr 2023 May 2022

35 30

## Avg DOM

17

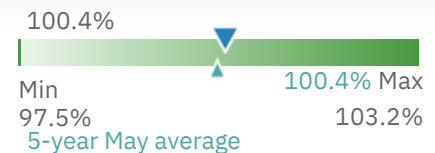


Apr 2023 May 2022 YTD

21 9 27

## Avg Sold to OLP Ratio

100.4%



Apr 2023 May 2022 YTD

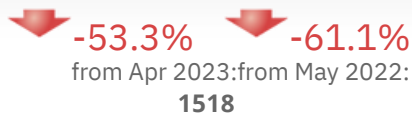
104.2% 103.2% 100.5%

**May 2023**

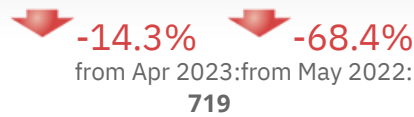
## Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

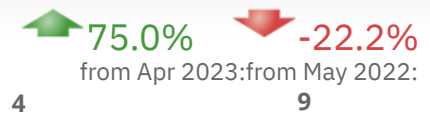
Email: adepice@tcsr.realtor

**New Listings****7**

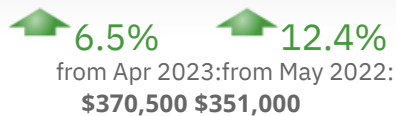
YTD 2023 2022 +/-

**47 58** -19.0%5-year May average: **15****New Pendings****6**

YTD 2023 2022 +/-

**40 57** -29.8%5-year May average: **13****Closed Sales****7**

YTD 2023 2022 +/-

**34 47** -27.7%5-year May average: **9****Median Sold Price****\$394,500**

YTD 2023 2022 +/-

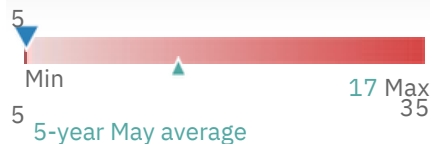
**\$354,375** **\$300,000** 18.1%5-year May average: **\$311,500****Summary**

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.

**Active Listings****13**

Apr 2023 May 2022

**13****11****Avg DOM****5**

Apr 2023 May 2022 YTD

**10****7****21****Avg Sold to OLP Ratio****110.4%**

Apr 2023 May 2022 YTD

**100.5%****106.8%****101.4%**

## May 2023

Lower Merion (Montgomery, PA)

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

## New Listings

86

 22.9%  -28.3%  
 from Apr 2023:from May 2022:  
 70 120

YTD 2023 2022 +/-

334 462 -27.7%

5-year May average: 130

## New Pendings

62

 -27.9%  -43.1%  
 from Apr 2023:from May 2022:  
 86 109



YTD 2023 2022 +/-

304 396 -23.2%

5-year May average: 98

## Closed Sales

63

 16.7%  -33.7%  
 from Apr 2023:from May 2022:  
 54 95



YTD 2023 2022 +/-

248 311 -20.3%

5-year May average: 73

## Median Sold Price

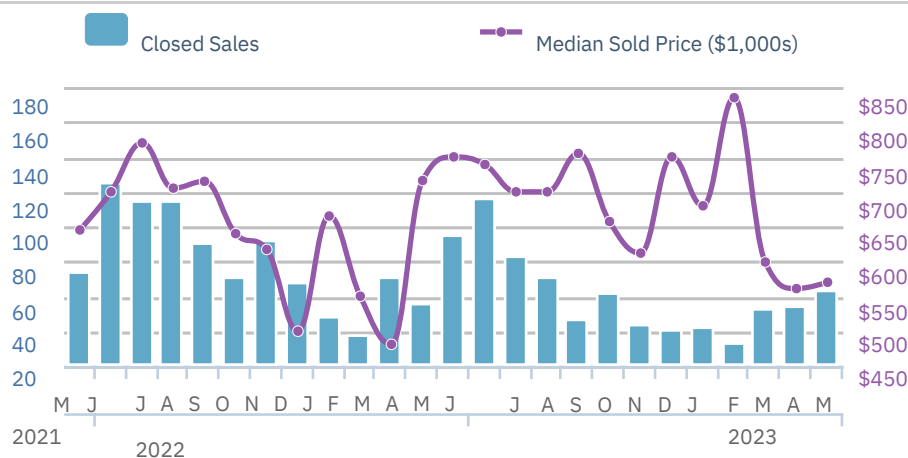
\$570,000

 1.6%  -24.0%  
 from Apr 2023:from May 2022:  
 \$561,250 \$750,000

YTD 2023 2022 +/-

\$648,000 \$650,000 -0.3%

5-year May average: \$644,000



## Active Listings

75

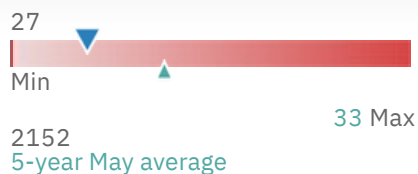


Apr 2023May 2022

58 80

## Avg DOM

27

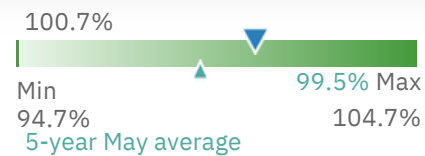


Apr 2023May 2022YTD

42 21 38

## Avg Sold to OLP Ratio

100.7%



Apr 2023May 2022YTD

99.6% 104.7% 97.9%

## May 2023

## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

58

 41.5%  -32.6%  
 from Apr 2023:from May 2022:  
 4186

YTD 2023 2022 +/-

200 293 -31.7%

5-year May average: 90

## New Pendings

43

 -2.3%  -42.7%  
 from Apr 2023:from May 2022:  
 4475

YTD 2023 2022 +/-

174 244 -28.7%

5-year May average: 66

## Closed Sales

30

 11.1%  -46.4%  
 from Apr 2023:from May 2022:  
 2756



YTD 2023 2022 +/-

132 180 -26.7%

5-year May average: 46

## Median Sold Price

\$1,129,500

 -2.6%  18.3%  
 from Apr 2023:from May 2022:  
 \$1,160,000 \$955,000

YTD 2023 2022 +/-

\$1,080,000 \$955,000 13.1%

5-year May average: \$886,500

## 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.

## Active Listings

52

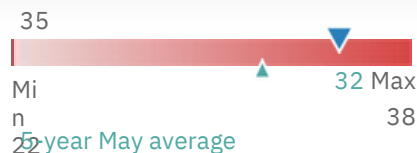


Apr 2023 May 2022

42 59

## Avg DOM

35

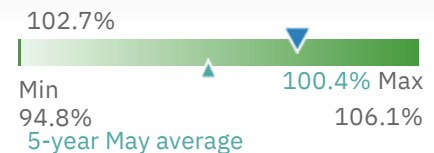


Apr 2023 May 2022 YTD

42 22 39

## Avg Sold to OLP Ratio

102.7%



Apr 2023 May 2022 YTD

101.4% 106.1% 98.6%



## May 2023



## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

28

 -3.4% 
  -17.6%  
 from Apr 2023:from May 2022:  
 2934



YTD 2023 2022 +/-

134 169 -20.7%

5-year May average: 40

## New Pendings

19

 -54.8% 
  -44.1%  
 from Apr 2023:from May 2022:  
 4234



YTD 2023 2022 +/-

130 152 -14.5%

5-year May average: 31

## Closed Sales

33

 22.2% 
  -15.4%  
 from Apr 2023:from May 2022:  
 2739



YTD 2023 2022 +/-

116 131 -11.5%

5-year May average: 28

## Median Sold Price

\$350,000

 37.8% 
  19.0%  
 from Apr 2023:from May 2022:  
 \$254,000 \$294,000

YTD 2023 2022 +/-

\$325,500 \$294,000 10.7%

5-year May average: \$279,550

## 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.

## Active Listings

23

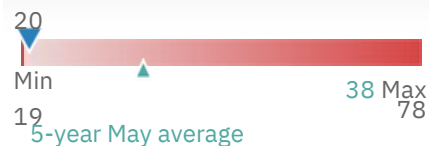


Apr 2023May 2022

16 21

## Avg DOM

20

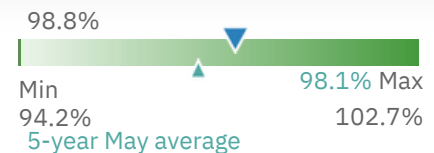


Apr 2023May 2022YTD

43 19 37

## Avg Sold to OLP Ratio

98.8%



Apr 2023May 2022YTD

97.9% 102.7% 97.0%



## May 2023

Methacton (Montgomery, PA)

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

## New Listings

43

 34.4%  -12.2%  
 from Apr 2023:from May 2022:  
 3249



YTD 2023 2022 +/-

168 193 -13.0%

5-year May average: 47

## New Pending

43

 104.8%  19.4%  
 from Apr 2023:from May 2022:  
 2136



YTD 2023 2022 +/-

136 158 -13.9%

5-year May average: 39

## Closed Sales

28

 27.3%  -28.2%  
 from Apr 2023:from May 2022:  
 2239



YTD 2023 2022 +/-

104 127 -18.1%

5-year May average: 32

## Median Sold Price

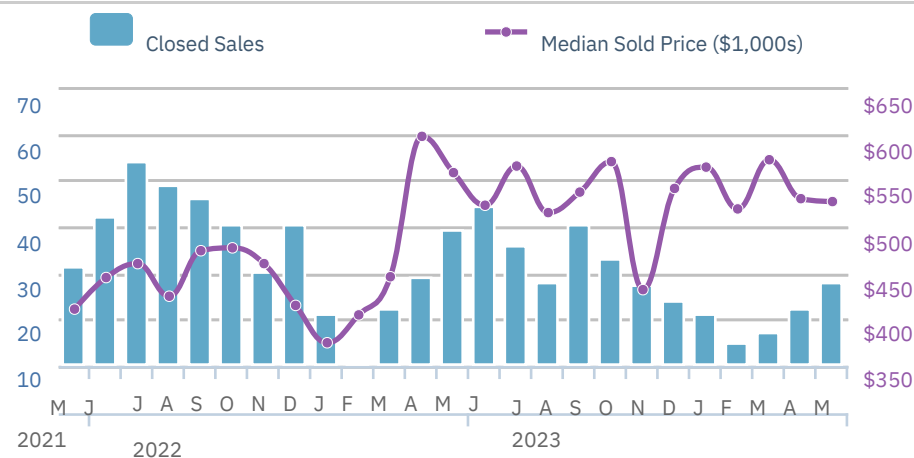
\$527,000

 -0.6%  -5.6%  
 from Apr 2023:from May 2022:  
 \$530,000 \$558,000

YTD 2023 2022 +/-

\$550,995 \$505,500 9.0%

5-year May average: \$452,895



## Active Listings

41

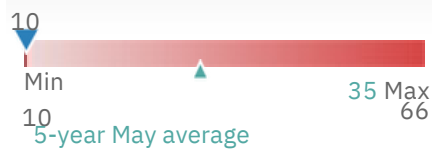


Apr 2023May 2022

39 57

## Avg DOM

10

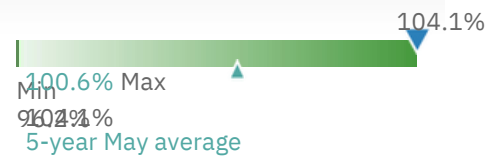


Apr 2023May 2022YTD

13 25 32

## Avg Sold to OLP Ratio

104.1%



Apr 2023May 2022YTD

100.6% 101.9% 99.4%

## May 2023



## Methacton (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

37

 37.0%  -5.1%  
 from Apr 2023:from May 2022:  
 2739



YTD 2023 2022 +/-

132 141 -6.4%

5-year May average: 38

## New Pendings

40

 122.2%  53.8%  
 from Apr 2023:from May 2022:  
 1826

YTD 2023 2022 +/-

107 115 -7.0%

5-year May average: 31

## Closed Sales

22

 46.7%  -31.3%  
 from Apr 2023:from May 2022:  
 1532



YTD 2023 2022 +/-

70 91 -23.1%

5-year May average: 24

## Median Sold Price

\$527,000

 -12.2%  -2.7%  
 from Apr 2023:from May 2022:  
 \$600,000 \$541,500

YTD 2023 2022 +/-

\$568,500 \$510,000 11.5%

5-year May average: \$488,600

## 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.

## Active Listings

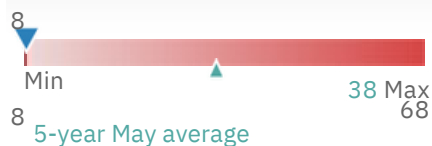
30



Apr 2023 May 2022  
31 38

## Avg DOM

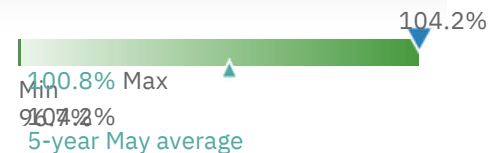
8



Apr 2023 May 2022 YTD  
17 21 31

## Avg Sold to OLP Ratio

104.2%



Apr 2023 May 2022 YTD  
99.2% 102.0% 99.9%

## May 2023

## Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

6

↑ 20.0% ↓ -40.0%  
from Apr 2023:from May 2022:  
510

YTD 2023 2022 +/-

35 52 -32.7%

5-year May average: 9

## New Pendings

3

↔ 0.0% ↓ -70.0%  
from Apr 2023:from May 2022:  
310

YTD 2023 2022 +/-

28 43 -34.9%

5-year May average: 7

## Closed Sales

6

↓ -14.3% ↓ -14.3%  
from Apr 2023:from May 2022:  
7 7

YTD 2023 2022 +/-

33 36 -8.3%

5-year May average: 8

## Median Sold Price

\$493,495

↑ 14.8% ↓ -16.4%  
from Apr 2023:from May 2022:  
\$430,000 \$590,000

YTD 2023 2022 +/-

\$550,000 \$450,000 22.2%

5-year May average: \$428,699

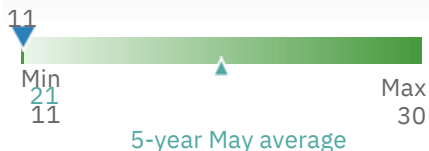
## Summary

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.

## Active Listings

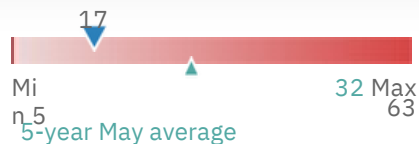
11



Apr 2023 May 2022  
8 19

## Avg DOM

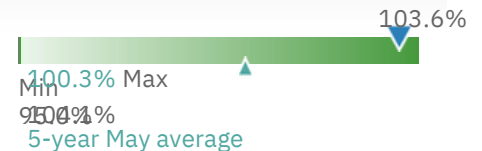
17



Apr 2023 May 2022 YTD  
4 43 37

## Avg Sold to OLP Ratio

103.6%



Apr 2023 May 2022 YTD  
103.5% 101.4% 98.2%



## May 2023

Norristown Area (Montgomery, PA)

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

## New Listings

75

 27.1%  -31.2%  
 from Apr 2023: from May 2022:  
 59 109

YTD 2023 2022 +/-

361 450 -19.8%

5-year May average: 100

## New Pendings

77

 4.1%  -20.6%  
 from Apr 2023: from May 2022:  
 74 97



YTD 2023 2022 +/-

324 411 -21.2%

5-year May average: 87

## Closed Sales

71

 29.1%  -2.7%  
 from Apr 2023: from May 2022:  
 55 73



YTD 2023 2022 +/-

268 373 -28.2%

5-year May average: 77

## Median Sold Price

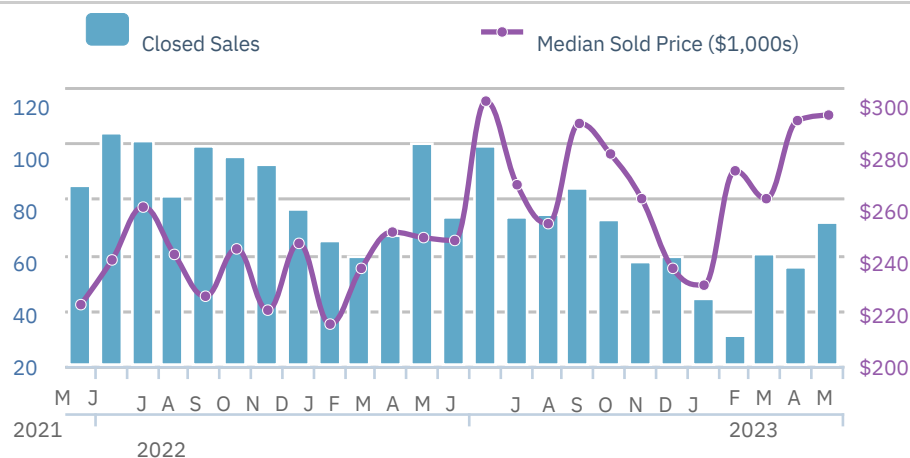
\$290,000

 0.5%  18.4%  
 from Apr 2023: from May 2022:  
 \$288,500 \$245,000

YTD 2023 2022 +/-

\$265,000 \$240,000 10.4%

5-year May average: \$236,800



## Active Listings

59

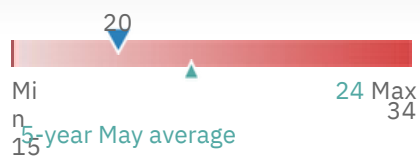


Apr 2023 May 2022

60 79

## Avg DOM

20

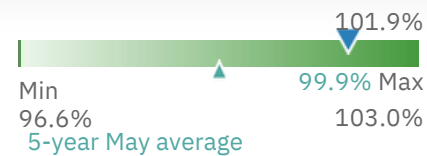


Apr 2023 May 2022 YTD

21 15 24

## Avg Sold to OLP Ratio

101.9%



Apr 2023 May 2022 YTD

102.8% 103.0% 100.1%

## May 2023

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

29

↑ 3.6%

↓ -29.3%

from Apr 2023:from May 2022:

2841

YTD 2023 2022 +/-

116 151 -23.2%

5-year May average: 39

## New Pendings

28

↓ -3.4%

↓ -33.3%

from Apr 2023:from May 2022:

2942

YTD 2023 2022 +/-

106 142 -25.4%

5-year May average: 33

## Closed Sales

26

↑ 62.5%

↑ 8.3%

from Apr 2023:from May 2022:

1624

YTD 2023 2022 +/-

88 113 -22.1%

5-year May average: 29

## Median Sold Price

\$362,500

↓ -13.2%

↑ 3.6%

from Apr 2023:from May 2022:

\$417,500 \$350,000

YTD 2023 2022 +/-

\$375,000 \$350,000 7.1%

5-year May average: \$333,580

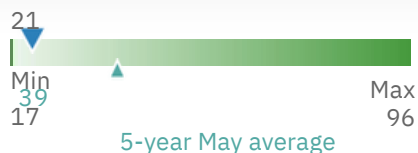
## Summary

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.

## Active Listings

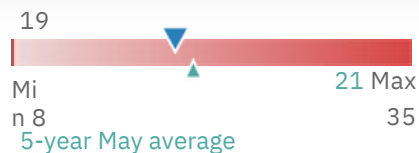
21



Apr 2023 May 2022  
20 25

## Avg DOM

19



Apr 2023 May 2022 YTD  
9 8 24

## Avg Sold to OLP Ratio

103.3%



Apr 2023 May 2022 YTD  
102.1% 104.4% 100.4%

## May 2023

## Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

46

↑ 48.4% ↓ -32.4%  
from Apr 2023:from May 2022:  
3168

YTD 2023 2022 +/-

245 299 -18.1%

5-year May average: 61

## New Pending

49

↑ 8.9% ↓ -10.9%  
from Apr 2023:from May 2022:  
4555

YTD 2023 2022 +/-

218 269 -19.0%

5-year May average: 54

## Closed Sales

45

↑ 15.4% ↓ -8.2%  
from Apr 2023:from May 2022:  
3949

YTD 2023 2022 +/-

180 260 -30.8%

5-year May average: 48

## Median Sold Price

\$240,000

↑ 1.4% ↑ 17.6%  
from Apr 2023:from May 2022:  
\$236,750 \$204,000

YTD 2023 2022 +/-

\$228,000 \$200,000 14.0%

5-year May average: \$192,900

## 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 Pending; a 5.3% MoM increase in All Pending (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.

## Active Listings

38

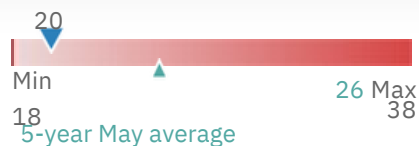


Apr 2023 May 2022

40 54

## Avg DOM

20

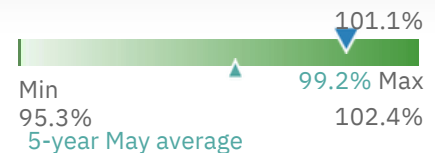


Apr 2023 May 2022 YTD

26 18 25

## Avg Sold to OLP Ratio

101.1%



Apr 2023 May 2022 YTD

103.2% 102.4% 100.0%

## May 2023

North Penn (Montgomery, PA)

Email: adepice@tcsr.realtor

## New Listings

94



-6.0%



-38.2%

from Apr 2023:from May 2022:  
100 152

YTD 2023 2022 +/-

465 624 -25.5%

5-year May average: 141

## New Pendings

99



-9.2%



-33.6%

from Apr 2023:from May 2022:  
109 149

YTD 2023 2022 +/-

418 571 -26.8%

5-year May average: 131

## Closed Sales

80



0.0%



-31.6%

from Apr 2023:from May 2022:  
80 117

YTD 2023 2022 +/-

357 443 -19.4%

5-year May average: 102

## Median Sold Price

\$416,500



2.0%



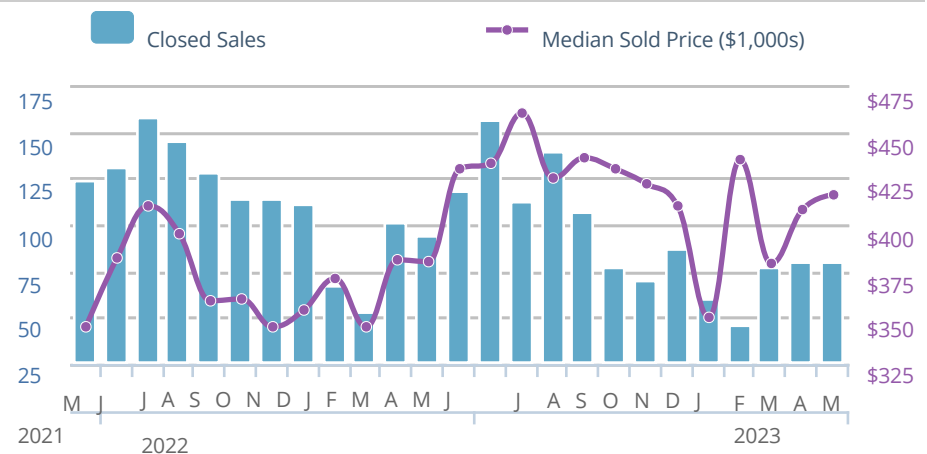
-3.1%

from Apr 2023:from May 2022:  
\$408,250 \$430,000

YTD 2023 2022 +/-

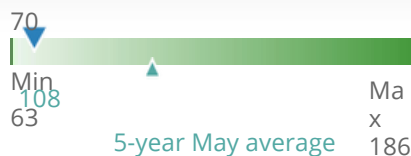
\$410,000 \$395,000 3.8%

5-year May average: \$368,300



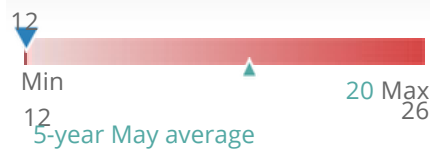
## Active Listings

70

Apr 2023May 2022  
63 63

## Avg DOM

12

Apr 2023May 2022YTD  
14 14 17

## Avg to Sold OLP Ratio

102.8%

Apr 2023May 2022YTD  
101.1% 105.5% 100.4%



## May 2023

## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

55

↓ -6.8% ↓ -37.5%  
from Apr 2023:from May 2022:  
5988

YTD 2023 2022 +/-

270 368 -26.6%

5-year May average: 78

## New Pending

54

↓ -15.6% ↓ -36.5%  
from Apr 2023:from May 2022:  
6485

YTD 2023 2022 +/-

238 323 -26.3%

5-year May average: 69

## Closed Sales

41

↓ -12.8% ↓ -34.9%  
from Apr 2023:from May 2022:  
4763

YTD 2023 2022 +/-

188 237 -20.7%

5-year May average: 53

## Median Sold Price

\$475,000

↓ -1.0% ↓ -9.5%  
from Apr 2023:from May 2022:  
\$480,000 \$525,000

YTD 2023 2022 +/-

\$475,750 \$453,000 5.0%

5-year May average: \$431,600

## 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 Pending; a 9% MoM increase in All Pending (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 pendencies 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.

## Active Listings

50

50  
Min 39 Max 113  
70  
5-year May average

Apr 2023 May 2022

40 50

## Avg DOM

10

10  
Min 10 Max 32  
22  
5-year May average

Apr 2023 May 2022 YTD

12 19 17

## Avg to Sold OLP Ratio

103.2%

103.2%  
Min 98.1% Max 105.5%  
101.4%  
5-year May average

Apr 2023 May 2022 YTD

101.9% 105.5% 100.3%

## May 2023

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

39



 -4.9% 
  -39.1%  
 from Apr 2023:from May 2022:  
**4164**

YTD 2023 2022 +/-

**195 256** -23.8%5-year May average: **63**

## New Pendings

45

 0.0% 
  -29.7%  
 from Apr 2023:from May 2022:  
**4564**

YTD 2023 2022 +/-

**180 248** -27.4%5-year May average: **62**

## Closed Sales

39



 18.2% 
  -27.8%  
 from Apr 2023:from May 2022:  
**3354**

YTD 2023 2022 +/-

**169 206** -18.0%5-year May average: **49**

## Median Sold Price

\$401,000

 31.5% 
  12.6%  
 from Apr 2023:from May 2022:  
**\$305,000 \$356,250**

YTD 2023 2022 +/-

**\$380,000 \$325,000** 16.9%5-year May average: **\$309,945**

## 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.

## Active Listings

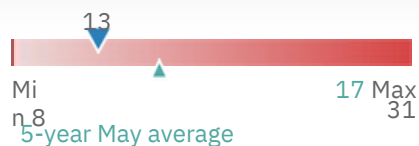
20



Apr 2023 May 2022  
**23 13**

## Avg DOM

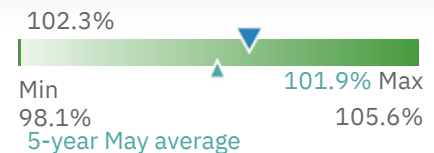
13



Apr 2023 May 2022 YTD  
**17 8 17**

## Avg Sold to OLP Ratio

102.3%



Apr 2023 May 2022 YTD  
**100.0% 105.6% 100.5%**

## May 2023

Perkiomen Valley (Montgomery, PA)

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

## New Listings

44

 33.3%  -32.3%  
 from Apr 2023:from May 2022:  
**3365**

YTD 2023 2022 +/-

**158 261** -39.5%5-year May average: **60**

## New Pending

46

 53.3%  -24.6%  
 from Apr 2023:from May 2022:  
**3061**

YTD 2023 2022 +/-

**143 230** -37.8%5-year May average: **54**

## Closed Sales

33



 57.1%  -25.0%  
 from Apr 2023:from May 2022:  
**2144**

YTD 2023 2022 +/-

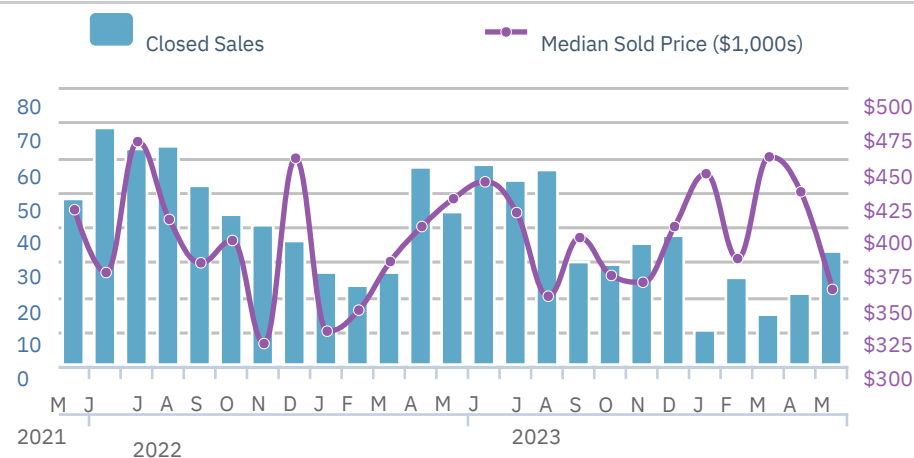
**104 179** -41.9%5-year May average: **39**

## Median Sold Price

\$355,000

 -16.5%  -15.6%  
 from Apr 2023:from May 2022:  
**\$425,000 \$420,500**

YTD 2023 2022 +/-

**\$395,000 \$383,250** 3.1%5-year May average: **\$347,800**

## Active Listings

30

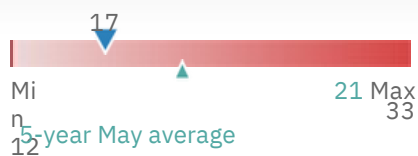


Apr 2023May 2022

28 42

## Avg DOM

17

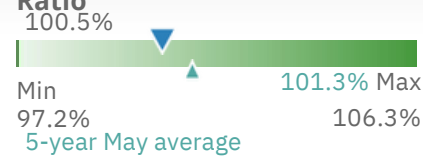


Apr 2023May 2022YTD

16 16 26

## Avg to Sold OLP Ratio

100.5%



Apr 2023May 2022YTD

101.3% 106.3% 100.2%

## May 2023



## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

28

 12.0% 
  -37.8%  
 from Apr 2023:from May 2022:  
 2545

YTD 2023 2022 +/-

97 160 -39.4%

5-year May average: 41

## New Pendings

31

 47.6% 
  -24.4%  
 from Apr 2023:from May 2022:  
 2141



YTD 2023 2022 +/-

89 134 -33.6%

5-year May average: 35

## Closed Sales

18

 100.0% 
  -21.7%  
 from Apr 2023:from May 2022:  
 923



YTD 2023 2022 +/-

57 100 -43.0%

5-year May average: 22

## Median Sold Price

\$412,500

 -26.3% 
  -21.4%  
 from Apr 2023:from May 2022:  
 \$560,000 \$525,000

YTD 2023 2022 +/-

\$496,750 \$465,000 6.8%

5-year May average: \$432,500

## 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 Pendings; a 34.4% MoM increase in All Pendings (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.

## Active Listings

23

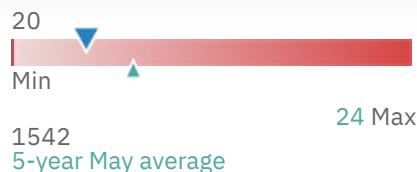


Apr 2023May 2022

23 30

## Avg DOM

20

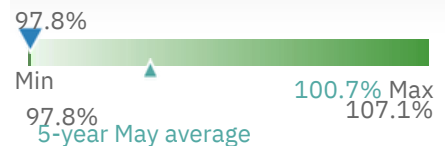


Apr 2023May 2022YTD

25 22 29

## Avg Sold to OLP Ratio

97.8%



Apr 2023May 2022YTD

98.3% 107.1% 99.1%

## May 2023

## Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

16

↑ 100.0% ↓ -20.0%  
from Apr 2023:from May 2022:  
820

YTD 2023 2022 +/-

61 101 -39.6%

5-year May average: 19

## New Pendings

15

↑ 66.7% ↓ -25.0%  
from Apr 2023:from May 2022:  
920

YTD 2023 2022 +/-

54 96 -43.8%

5-year May average: 20

## Closed Sales

15

↑ 25.0% ↓ -28.6%  
from Apr 2023:from May 2022:  
1221

YTD 2023 2022 +/-

47 79 -40.5%

5-year May average: 16

## Median Sold Price

\$330,000

↓ -3.3% ↔ 0.0%  
from Apr 2023:from May 2022:  
\$341,250 \$330,000

YTD 2023 2022 +/-

\$325,000 \$321,000 1.2%

5-year May average: \$279,400

## 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.

## Active Listings

7

7  
Min 4 Max 42  
19  
5-year May average

Apr 2023May 2022

5 12

## Avg DOM

13

13  
Min 740 Max 18  
5-year May average

Apr 2023May 2022YTD

10 10 21

## Avg Sold to OLP Ratio

103.8%

103.8%  
Min 95.9% Max 105.5%  
5-year May average

Apr 2023May 2022YTD

103.5% 105.5% 101.5%

## May 2023

Pottstown (Montgomery, PA)

Email: adepice@tcsr.realtor

## New Listings

28

 33.3%  -40.4%  
 from Apr 2023:from May 2022:  
 2147

YTD 2023 2022 +/-

137 194 -29.4%

5-year May average: 43

## New Pendings

25

 4.2%  -39.0%  
 from Apr 2023:from May 2022:  
 2441

YTD 2023 2022 +/-

137 188 -27.1%

5-year May average: 38

## Closed Sales

23

 4.5%  -34.3%  
 from Apr 2023:from May 2022:  
 2235



YTD 2023 2022 +/-

131 172 -23.8%

5-year May average: 31

## Median Sold Price

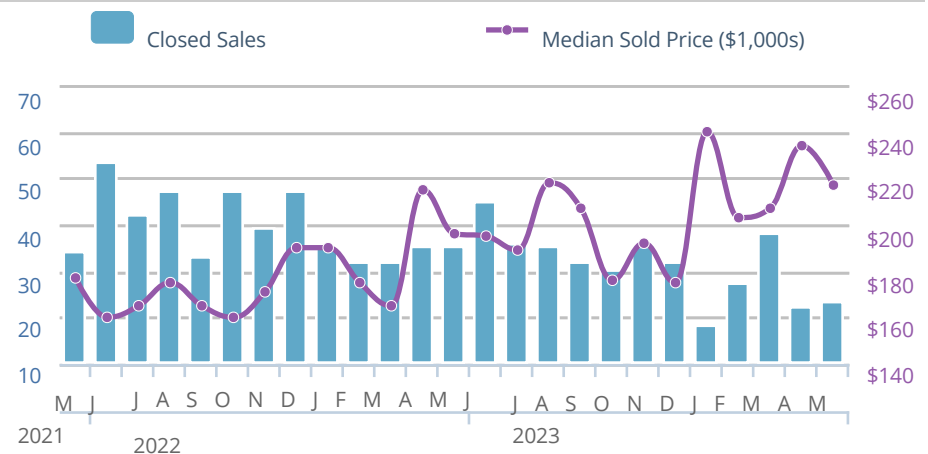
\$217,000

 -7.5%  10.7%  
 from Apr 2023:from May 2022:  
 \$234,500 \$196,000

YTD 2023 2022 +/-

\$220,000 \$185,000 18.9%

5-year May average: \$172,860



## Active Listings

20

20  

 Min 18 Max 113  
 5-year May average 46

Apr 2023May 2022  
14 27

## Avg DOM

21

21  

 Min 8 Max 50  
 5-year May average 24

Apr 2023May 2022YTD  
28 10 23

## Avg Sold to OLP Ratio

103.8%

Min 96.0% Max 103.8%  
 5-year May average 99.9%

Apr 2023May 2022YTD  
96.0% 103.7% 99.9%

## May 2023

## Pottstown (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

12

↑ 50.0% ↓ -45.5%  
from Apr 2023:from May 2022:  
822

YTD 2023 2022 +/-

69 91 -24.2%

5-year May average: 21

## New Pendings

10

↓ -37.5% ↓ -52.4%  
from Apr 2023:from May 2022:  
1621

YTD 2023 2022 +/-

72 85 -15.3%

5-year May average: 18

## Closed Sales

11

↓ -35.3% ↓ -26.7%  
from Apr 2023:from May 2022:  
1715

YTD 2023 2022 +/-

73 71 2.8%

5-year May average: 16

## Median Sold Price

\$265,000

↑ 6.0% ↑ 17.8%  
from Apr 2023:from May 2022:  
\$250,000 \$225,000

YTD 2023 2022 +/-

\$255,000 \$220,000 15.9%

5-year May average: \$209,650

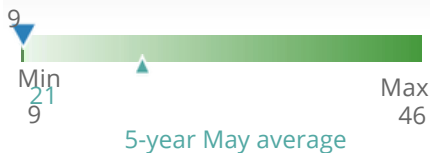
## Summary

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.

## Active Listings

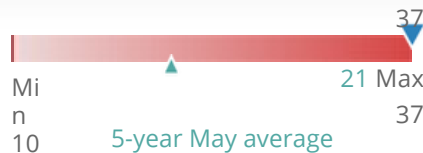
9



Apr 2023 May 2022  
6 11

## Avg DOM

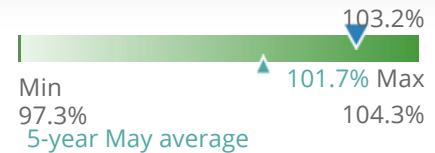
37



Apr 2023 May 2022 YTD  
27 10 25

## Avg Sold to OLP Ratio

103.2%



Apr 2023 May 2022 YTD  
97.1% 104.3% 99.8%

## May 2023

## Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

16

↑ 23.1% ↓ -36.0%  
from Apr 2023:from May 2022:  
1325

YTD 2023 2022 +/-

67 103 -35.0%

5-year May average: 22

## New Pendings

15

↑ 87.5% ↓ -25.0%  
from Apr 2023:from May 2022:  
820

YTD 2023 2022 +/-

64 103 -37.9%

5-year May average: 20

## Closed Sales

12

↑ 140.0% ↓ -40.0%  
from Apr 2023:from May 2022:  
520

YTD 2023 2022 +/-

58 101 -42.6%

5-year May average: 15

## Median Sold Price

\$145,500

↓ -30.7% ↓ -15.0%  
from Apr 2023:from May 2022:  
\$210,000 \$171,250

YTD 2023 2022 +/-

\$172,950 \$165,000 4.8%

5-year May average: \$127,510

## 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.

## Active Listings

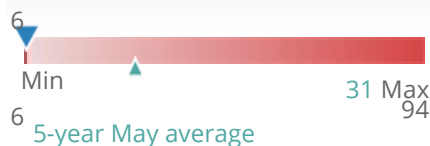
11



Apr 2023 May 2022  
8 16

## Avg DOM

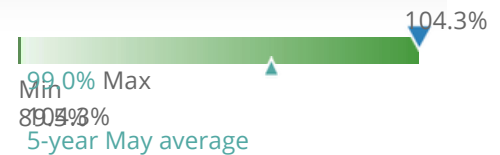
6



Apr 2023 May 2022 YTD  
32 11 20

## Avg Sold to OLP Ratio

104.3%



Apr 2023 May 2022 YTD  
92.4% 103.3% 99.9%



## May 2023

Souderton Area (Montgomery, PA)

Email: adepice@tcsr.realtor

## New Listings

50

↑ 8.7%

↓ -31.5%

from Apr 2023:from May 2022:  
4673

YTD 2023 2022 +/-

180 229 -21.4%

5-year May average: 62

## New Pendings

34

↓ -19.0%

↓ -44.3%

from Apr 2023:from May 2022:  
4261

YTD 2023 2022 +/-

139 210 -33.8%

5-year May average: 51

## Closed Sales

31

↑ 93.8%

↓ -35.4%

from Apr 2023:from May 2022:  
1648

YTD 2023 2022 +/-

114 175 -34.9%

5-year May average: 37

## Median Sold Price

\$410,700

↓ -1.3%

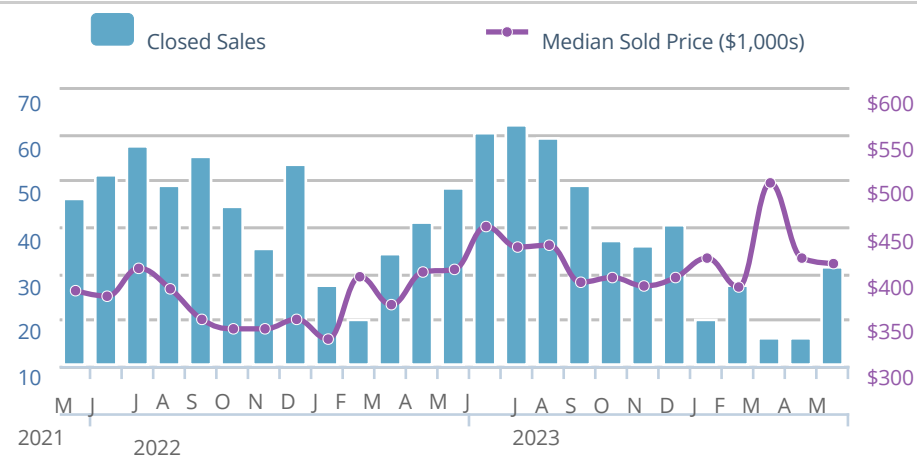
↑ 1.7%

from Apr 2023:from May 2022:  
\$416,100 \$404,000

YTD 2023 2022 +/-

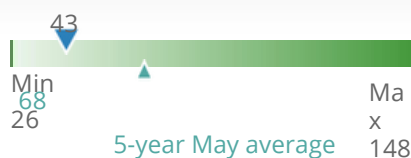
\$418,000 \$390,000 7.2%

5-year May average: \$362,840



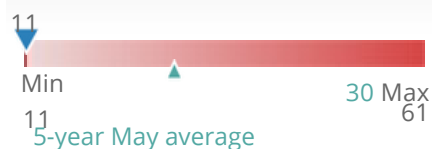
## Active Listings

43

Apr 2023May 2022  
30 29

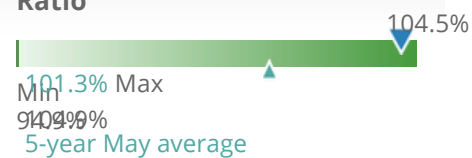
## Avg DOM

11

Apr 2023May 2022YTD  
43 12 22

## Avg to Sold OLP Ratio

104.5%

Apr 2023May 2022YTD  
100.8% 104.9% 101.3%

## May 2023

## Souderton Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

## New Listings

31

↑ 3.3%

↓ -43.6%

from Apr 2023:from May 2022:

3055

YTD 2023 2022 +/-

120 164 -26.8%

5-year May average: 46

## New Pending

26

↓ -16.1%

↓ -39.5%

from Apr 2023:from May 2022:

3143

YTD 2023 2022 +/-

101 145 -30.3%

5-year May average: 37

## Closed Sales

21

↑ 75.0%

↓ -40.0%

from Apr 2023:from May 2022:

1235

YTD 2023 2022 +/-

80 116 -31.0%

5-year May average: 25

## Median Sold Price

\$430,000

↓ -0.6%

↔ 0.0%

from Apr 2023:from May 2022:

\$432,500 \$430,000

YTD 2023 2022 +/-

\$450,000 \$430,500 4.5%

5-year May average: \$389,825

## 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 Pending; a 9.3% MoM increase in All Pending (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 pendencies 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.

## Active Listings

27

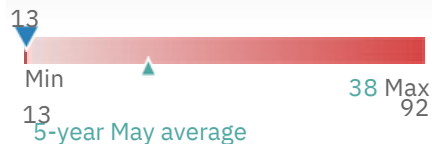


Apr 2023May 2022

24 26

## Avg DOM

13

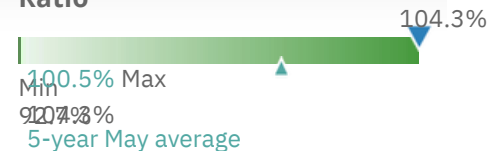


Apr 2023May 2022YTD

56 14 25

## Avg to Sold OLP Ratio

104.3%



Apr 2023May 2022YTD

100.0% 104.3% 101.0%

## May 2023

## Souderton Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

19

↑ 18.8% ↑ 5.6%  
from Apr 2023:from May 2022:  
1618

YTD 2023 2022 +/-

58 65 -10.8%

5-year May average: 16

## New Pendings

8

↓ -27.3% ↓ -55.6%  
from Apr 2023:from May 2022:  
1118

YTD 2023 2022 +/-

38 65 -41.5%

5-year May average: 14

## Closed Sales

10

↑ 150.0% ↓ -23.1%  
from Apr 2023:from May 2022:  
413

YTD 2023 2022 +/-

34 59 -42.4%

5-year May average: 12

## Median Sold Price

\$370,750

↑ 5.9% ↓ -2.4%  
from Apr 2023:from May 2022:  
\$350,000 \$380,000

YTD 2023 2022 +/-

\$348,450 \$350,000 -0.4%

5-year May average: \$319,100

## 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.

## Active Listings

16

16  
Min 1.5 Max 27  
5-year May average

Apr 2023May 2022

6 3

## Avg DOM

6

6  
Min 5 Max 50  
5-year May average

Apr 2023May 2022YTD

3 8

16

## Avg to Sold OLP Ratio

104.8%

104.8%  
Min 97.0% Max 106.6%  
5-year May average

Apr 2023May 2022YTD

103.3%

106.6%

101.8%

## May 2023

Springfield (Montgomery, PA)

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

## New Listings

13

↓ -31.6% ↓ -38.1%  
from Apr 2023:from May 2022:  
1921

YTD 2023 2022 +/-

84 114 -26.3%

5-year May average: 23

## New Pendings

14

↓ -44.0% ↓ -44.0%  
from Apr 2023:from May 2022:  
2525

YTD 2023 2022 +/-

76 94 -19.1%

5-year May average: 21

## Closed Sales

18

↑ 50.0% ↓ -5.3%  
from Apr 2023:from May 2022:  
1219

YTD 2023 2022 +/-

56 80 -30.0%

5-year May average: 18

## Median Sold Price

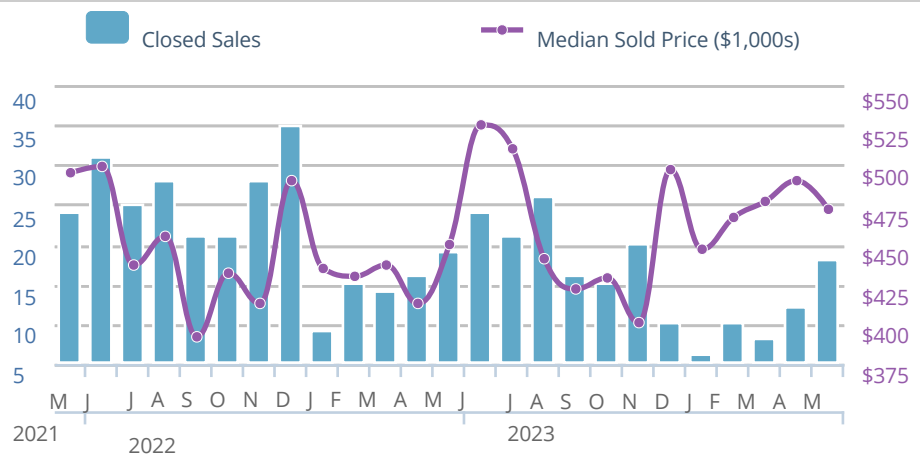
\$472,500

↓ -3.6% ↑ 5.0%  
from Apr 2023:from May 2022:  
\$490,000 \$450,000

YTD 2023 2022 +/-

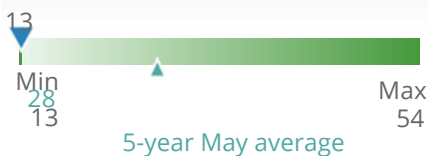
\$459,912 \$445,000 3.4%

5-year May average: \$427,950



## Active Listings

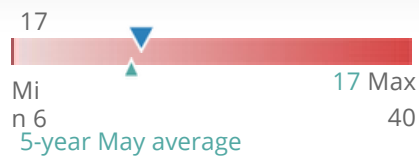
13



Apr 2023May 2022  
13 24

## Avg DOM

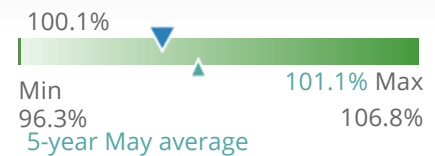
17



Apr 2023May 2022YTD  
18 6 17

## Avg Sold to OLP Ratio

100.1%



Apr 2023May 2022YTD  
102.6% 106.8% 100.6%

**May 2023**

## Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

**New Listings****5**

-70.6% -66.7%  
 from Apr 2023:from May 2022:  
**1715**

YTD 2023 2022 +/-

**67 85** -21.2%5-year May average: **17****New Pendings****8**

-63.6% -55.6%  
 from Apr 2023:from May 2022:  
**2218**

YTD 2023 2022 +/-

**63 73** -13.7%5-year May average: **16****Closed Sales****14**

27.3% 0.0%  
 from Apr 2023:from May 2022:  
**1114**

YTD 2023 2022 +/-

**50 67** -25.4%5-year May average: **14****Median Sold Price****\$495,000**

-10.0% 5.0%  
 from Apr 2023:from May 2022:  
**\$550,000 \$471,500**

YTD 2023 2022 +/-

**\$482,500 \$450,000** 7.2%5-year May average: **\$432,870****Summary**

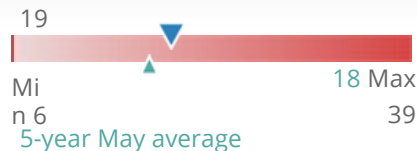
In Springfield (Montgomery, PA), the median sold price for Detached properties for May was \$495,000, representing a decrease of 10% compared to last month and an increase of 5% from May 2022. The average days on market for units sold in May was 19 days, 7% above the 5-year May average of 18 days. There 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

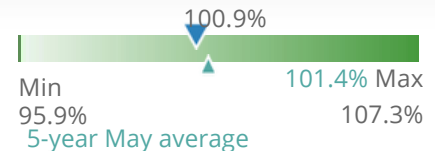
contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****9**

Apr 2023 May 2022  
**12 17**

**Avg DOM****19**

Apr 2023 May 2022 YTD  
**19 6 18**

**Avg Sold to OLP Ratio****100.9%**

Apr 2023 May 2022 YTD  
**102.8% 107.3% 100.7%**

## May 2023

## Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

8

↑ 300.0% ↑ 33.3%  
from Apr 2023: from May 2022:  
2 6

YTD 2023 2022 +/-

17 28 -39.3%

5-year May average: 6

## New Pendings

6

↑ 100.0% ↓ -14.3%  
from Apr 2023: from May 2022:  
3 7

YTD 2023 2022 +/-

13 21 -38.1%

5-year May average: 5

## Closed Sales

4

↑ 300.0% ↓ -20.0%  
from Apr 2023: from May 2022:  
1 5

YTD 2023 2022 +/-

6 13 -53.8%

5-year May average: 5

## Median Sold Price

\$382,500

↑ 56.1% ↑ 2.0%  
from Apr 2023: from May 2022:  
\$245,000 \$375,000

YTD 2023 2022 +/-

\$382,500 \$375,000 2.0%

5-year May average: \$345,000

## 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.

## Active Listings

4

4  
Min 1 Max 11  
5-year May average

Apr 2023 May 2022

1 7

## Avg DOM

11

11  
Min 0 Max 43  
5-year May average

Apr 2023 May 2022 YTD

1 5 8

## Avg Sold to OLP Ratio

97.0%

97.0%  
Min 80.9% Max 100.5%  
5-year May average

Apr 2023 May 2022 YTD

100.0% 105.5% 99.9%

## May 2023

Spring-Ford Area (Montgomery, PA)

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

## New Listings

60

 30.4%  -31.0%  
 from Apr 2023:from May 2022:  
 4687



YTD 2023 2022 +/-

244 338 -27.8%

5-year May average: 91

## New Pending

58

 18.4%  -29.3%  
 from Apr 2023:from May 2022:  
 4982

YTD 2023 2022 +/-

212 310 -31.6%

5-year May average: 77

## Closed Sales

46

 2.2%  -35.2%  
 from Apr 2023:from May 2022:  
 4571



YTD 2023 2022 +/-

181 248 -27.0%

5-year May average: 64

## Median Sold Price

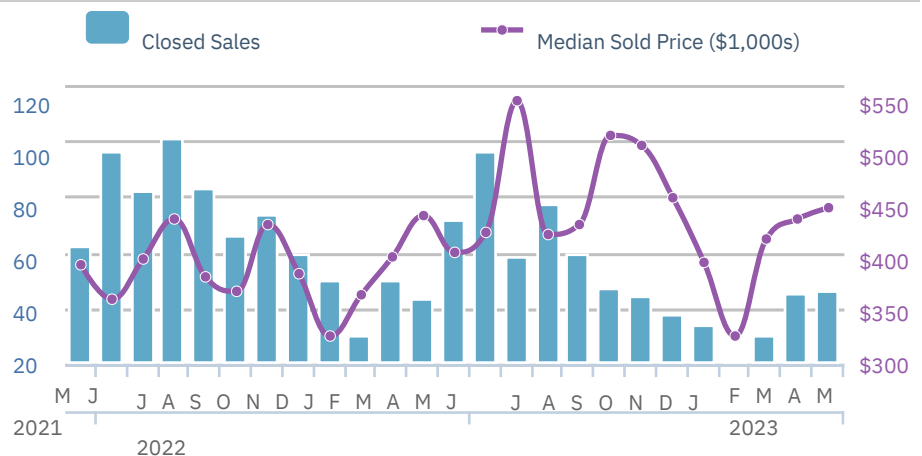
\$440,000

 2.3%  10.0%  
 from Apr 2023:from May 2022:  
 \$430,000 \$400,000

YTD 2023 2022 +/-

\$415,000 \$387,750 7.0%

5-year May average: \$387,457



## Active Listings

39

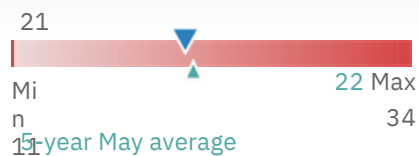


Apr 2023May 2022

33 54

## Avg DOM

21

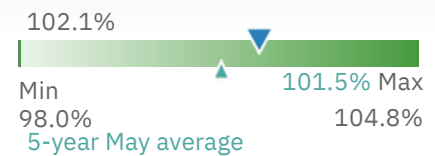


Apr 2023May 2022YTD

16 11 21

## Avg Sold to OLP Ratio

102.1%



Apr 2023May 2022YTD

103.3% 104.8% 102.1%

## May 2023

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

31

↑ 6.9%

↓ -32.6%

from Apr 2023:from May 2022:

2946

YTD 2023 2022 +/-

118 164 -28.0%

5-year May average: 42

## New Pendings

30

↑ 25.0%

↓ -21.1%

from Apr 2023:from May 2022:

2438

YTD 2023 2022 +/-

100 141 -29.1%

5-year May average: 36

## Closed Sales

23

↑ 76.9%

↓ -34.3%

from Apr 2023:from May 2022:

1335

YTD 2023 2022 +/-

74 118 -37.3%

5-year May average: 31

## Median Sold Price

\$487,500

↓ -0.5%

↓ -2.7%

from Apr 2023:from May 2022:

\$490,000 \$501,000

YTD 2023 2022 +/-

\$453,000 \$502,625 -9.9%

5-year May average: \$448,900

## 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.

## Active Listings

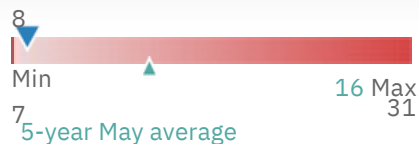
21



Apr 2023 May 2022  
20 31

## Avg DOM

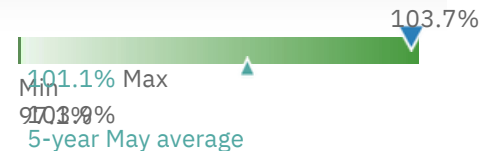
8



Apr 2023 May 2022 YTD  
19 7 16

## Avg Sold to OLP Ratio

103.7%



Apr 2023 May 2022 YTD  
100.9% 103.9% 102.4%



## May 2023

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

29

 70.6%  -29.3%  
 from Apr 2023:from May 2022:  
 1741



YTD 2023 2022 +/-

126 174 -27.6%

5-year May average: 49

## New Pending

28

 12.0%  -36.4%  
 from Apr 2023:from May 2022:  
 2544



YTD 2023 2022 +/-

112 169 -33.7%

5-year May average: 41

## Closed Sales

23

 -28.1%  -36.1%  
 from Apr 2023:from May 2022:  
 3236



YTD 2023 2022 +/-

107 130 -17.7%

5-year May average: 33

## Median Sold Price

\$355,000

 3.6%  1.1%  
 from Apr 2023:from May 2022:  
 \$342,500 \$351,000

YTD 2023 2022 +/-

\$355,000 \$335,057 6.0%

5-year May average: \$333,800

## 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 Pending; an 11.1% MoM increase in All Pending (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.

## Active Listings

18

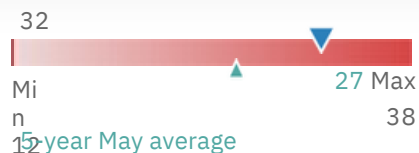


Apr 2023 May 2022

13 23

## Avg DOM

32

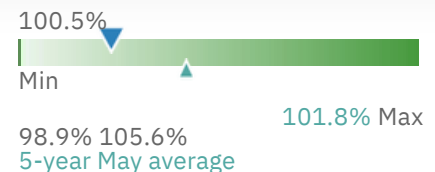


Apr 2023 May 2022 YTD

15 14 25

## Avg Sold to OLP Ratio

100.5%



Apr 2023 May 2022 YTD

104.3% 105.6% 101.9%

## May 2023

Upper Dublin (Montgomery, PA)

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

## New Listings

35

↑ 9.4%

↑ 6.1%

from Apr 2023: 3233  
from May 2022: 3233

YTD 2023 2022 +/-

126 189 -33.3%

5-year May average: 41

## New Pending

26

↓ -3.7%

↓ -31.6%

from Apr 2023: 2738  
from May 2022: 2738

YTD 2023 2022 +/-

95 172 -44.8%

5-year May average: 32

## Closed Sales

28

↑ 154.5%

↓ -28.2%

from Apr 2023: 1139  
from May 2022: 1139

YTD 2023 2022 +/-

82 134 -38.8%

5-year May average: 30

## Median Sold Price

\$552,500

↓ -7.1%

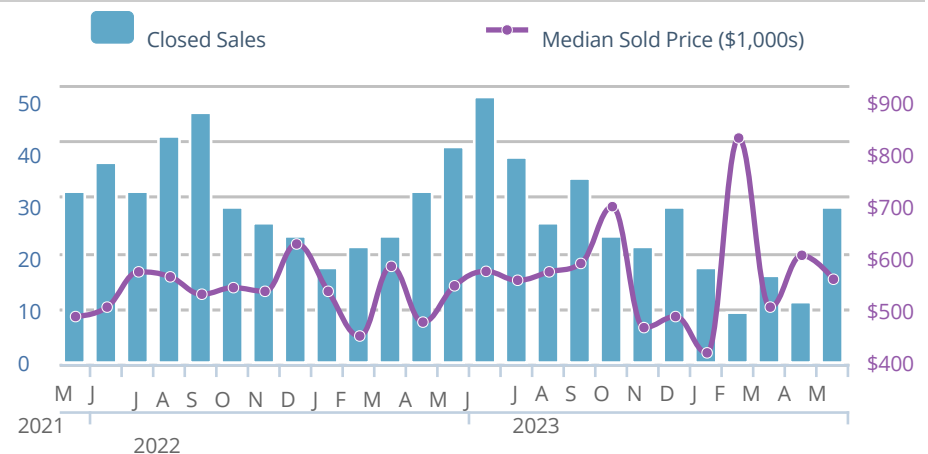
↑ 2.3%

from Apr 2023: \$595,000  
from May 2022: \$540,000

YTD 2023 2022 +/-

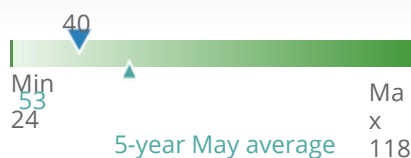
\$542,500 \$528,750 2.6%

5-year May average: \$472,790



## Active Listings

40

Apr 2023 31  
May 2022 24

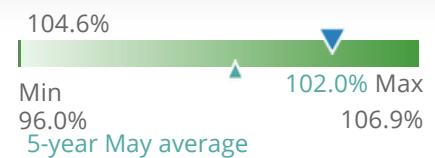
## Avg DOM

17

Apr 2023 24  
May 2022 9  
YTD 29

## Avg Sold to OLP Ratio

104.6%

Apr 2023 99.6%  
May 2022 106.9%  
YTD 101.1%

## May 2023

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

25

↑ 31.6% ↑ 8.7%  
from Apr 2023:from May 2022:  
1923

YTD 2023 2022 +/-

86 124 -30.6%

5-year May average: 32

## New Pendings

19

↓ -5.0% ↓ -32.1%  
from Apr 2023:from May 2022:  
2028

YTD 2023 2022 +/-

69 113 -38.9%

5-year May average: 23

## Closed Sales

20

↑ 185.7% ↓ -25.9%  
from Apr 2023:from May 2022:  
727

YTD 2023 2022 +/-

49 83 -41.0%

5-year May average: 21

## Median Sold Price

\$552,500

↓ -12.3% ↓ -13.0%  
from Apr 2023:from May 2022:  
\$630,000 \$635,000

YTD 2023 2022 +/-

\$545,000 \$567,000 -3.9%

5-year May average: \$516,500

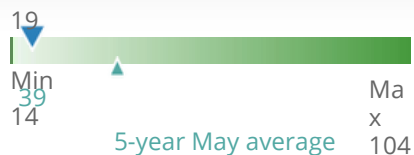
## Summary

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.

## Active Listings

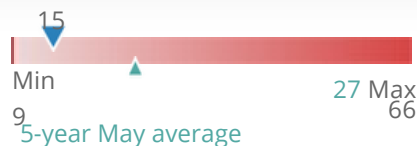
19



Apr 2023 May 2022  
13 14

## Avg DOM

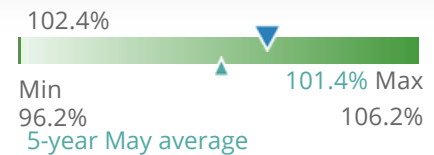
15



Apr 2023 May 2022 YTD  
17 10 21

## Avg Sold to OLP Ratio

102.4%



Apr 2023 May 2022 YTD  
97.6% 106.2% 98.4%

## May 2023

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

10

↓ -23.1% ↔ 0.0%  
from Apr 2023:from May 2022:  
1310

YTD 2023 2022 +/-

40 65 -38.5%

5-year May average: 9

## New Pending

7

↔ 0.0% ↓ -30.0%  
from Apr 2023:from May 2022:  
710

YTD 2023 2022 +/-

26 59 -55.9%

5-year May average: 9

## Closed Sales

8

↑ 100.0% ↓ -33.3%  
from Apr 2023:from May 2022:  
412

YTD 2023 2022 +/-

33 51 -35.3%

5-year May average: 9

## Median Sold Price

\$472,875

↑ 4.9% ↑ 13.6%  
from Apr 2023:from May 2022:  
\$451,000 \$416,250

YTD 2023 2022 +/-

\$500,000 \$394,999 26.6%

5-year May average: \$365,215

## 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 Pending; an 11.8% MoM decrease in All Pending (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.

## Active Listings

21



Apr 2023 May 2022  
18 10

## Avg DOM

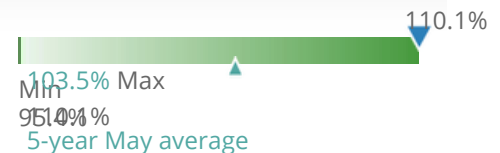
25



Apr 2023 May 2022 YTD  
36 6 40

## Avg Sold to OLP Ratio

110.1%



Apr 2023 May 2022 YTD  
103.1% 108.6% 105.0%

## May 2023

Upper Merion Area (Montgomery, PA)

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

## New Listings

43

 30.3%  -33.8%  
 from Apr 2023:from May 2022:  
 3365



YTD 2023 2022 +/-

170 238 -28.6%

5-year May average: 61

## New Pending

44

 15.8%  -13.7%  
 from Apr 2023:from May 2022:  
 3851


YTD 2023 2022 +/-

161 202 -20.3%

5-year May average: 51

## Closed Sales

34

 36.0%  -10.5%  
 from Apr 2023:from May 2022:  
 2538



YTD 2023 2022 +/-

138 183 -24.6%

5-year May average: 36

## Median Sold Price

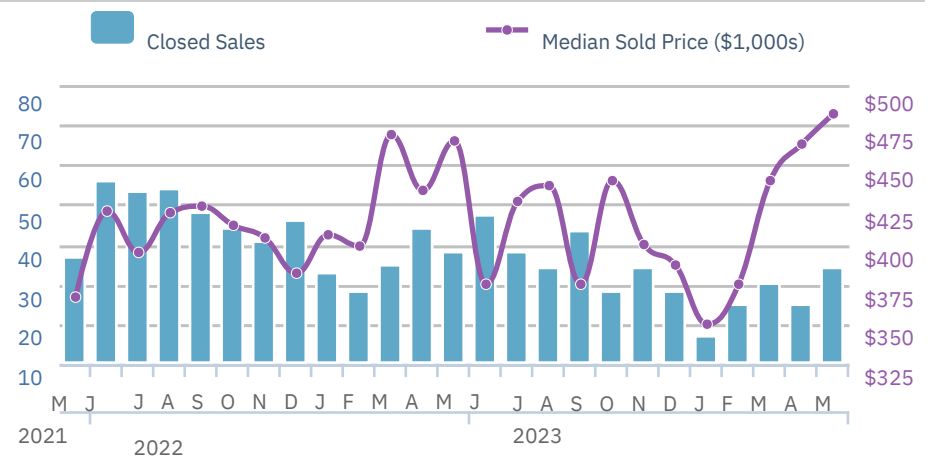
\$482,000

 4.0%  3.7%  
 from Apr 2023:from May 2022:  
 \$463,275 \$465,000

YTD 2023 2022 +/-

\$451,500 \$433,000 4.3%

5-year May average: \$411,382



## Active Listings

36

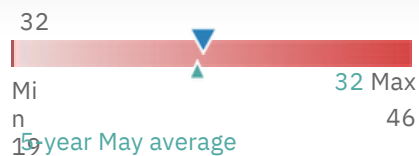


Apr 2023May 2022

34 47

## Avg DOM

32

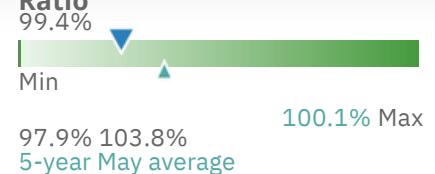


Apr 2023May 2022YTD

27 19 40

## Avg to Sold OLP Ratio

99.4%



Apr 2023May 2022YTD

101.0% 103.8% 98.7%

## May 2023

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

19

↑ 18.8% ↓ -47.2%  
from Apr 2023:from May 2022:  
1636

YTD 2023 2022 +/-

83 112 -25.9%

5-year May average: 29

## New Pending

26

↑ 44.4% ↑ 8.3%  
from Apr 2023:from May 2022:  
1824

YTD 2023 2022 +/-

76 96 -20.8%

5-year May average: 26

## Closed Sales

12

↓ -20.0% ↓ -36.8%  
from Apr 2023:from May 2022:  
1519

YTD 2023 2022 +/-

57 87 -34.5%

5-year May average: 17

## Median Sold Price

\$519,562

↑ 9.4% ↑ 10.5%  
from Apr 2023:from May 2022:  
\$475,000 \$470,000

YTD 2023 2022 +/-

\$480,000 \$470,000 2.1%

5-year May average: \$418,862

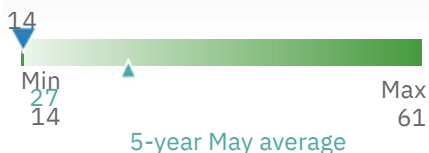
## Summary

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 Pending; a 68.4% MoM increase in All Pending (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.

## Active Listings

14

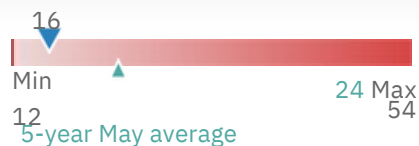


Apr 2023 May 2022

18 17

## Avg DOM

16

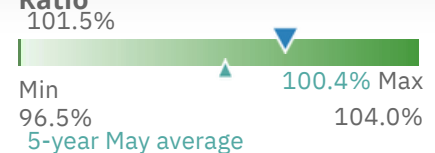


Apr 2023 May 2022 YTD

8 12 21

## Avg to Sold OLP Ratio

101.5%



Apr 2023 May 2022 YTD

102.8% 104.0% 99.8%

## May 2023

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

24

↑ 41.2% ↓ -17.2%  
from Apr 2023:from May 2022:  
1729

YTD 2023 2022 +/-

87 126 -31.0%

5-year May average: 32

## New Pending

18

↓ -10.0% ↓ -33.3%  
from Apr 2023:from May 2022:  
2027

YTD 2023 2022 +/-

85 106 -19.8%

5-year May average: 25

## Closed Sales

22

↑ 120.0% ↑ 15.8%  
from Apr 2023:from May 2022:  
1019

YTD 2023 2022 +/-

80 96 -16.7%

5-year May average: 19

## Median Sold Price

\$434,500

↓ -5.7% ↓ -6.6%  
from Apr 2023:from May 2022:  
\$460,750 \$465,000

YTD 2023 2022 +/-

\$400,000 \$372,500 7.4%

5-year May average: \$389,000

## 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 Pending; an 18.5% MoM decrease in All Pending (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.

## Active Listings

22

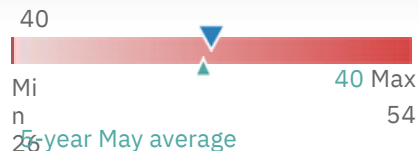


Apr 2023 May 2022

16 30

## Avg DOM

40

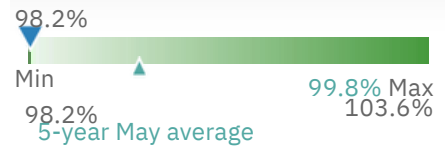


Apr 2023 May 2022 YTD

56 26 54

## Avg Sold to OLP Ratio

98.2%



Apr 2023 May 2022 YTD

98.2% 103.6% 97.9%

## May 2023

Upper Moreland (Montgomery, PA)

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

## New Listings

24

 118.2%  -22.6%  
 from Apr 2023:from May 2022:  
 1131

YTD 2023 2022 +/-

70 115 -39.1%

5-year May average: 29

## New Pendings

21

 50.0%  -30.0%  
 from Apr 2023:from May 2022:  
 1430

YTD 2023 2022 +/-

70 110 -36.4%

5-year May average: 26

## Closed Sales

6

 -62.5%  -66.7%  
 from Apr 2023:from May 2022:  
 1618

YTD 2023 2022 +/-

52 91 -42.9%

5-year May average: 14

## Median Sold Price

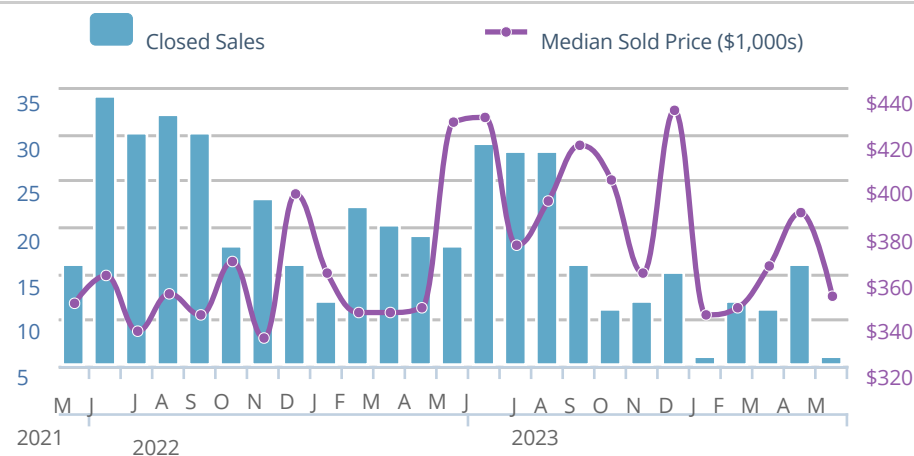
\$350,000

 -9.4%  -17.6%  
 from Apr 2023:from May 2022:  
 \$386,200 \$425,000

YTD 2023 2022 +/-

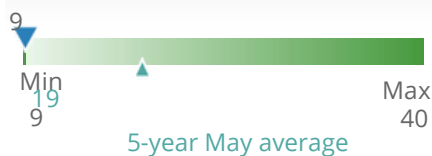
\$361,750 \$350,000 3.4%

5-year May average: \$334,400



## Active Listings

9



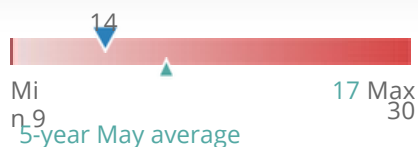
Apr 2023May 2022

4

16

## Avg DOM

14



Apr 2023May 2022YTD

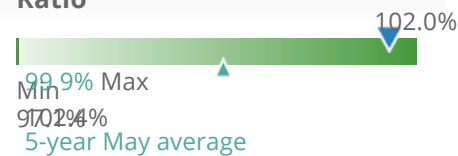
22

9

22

## Avg to Sold OLP Ratio

102.0%



Apr 2023May 2022YTD

99.9%

102.4%

99.7%



## May 2023



## Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

23

 130.0%  -20.7%  
 from Apr 2023:from May 2022:  
 1029



YTD 2023 2022 +/-

64 102 -37.3%

5-year May average: 26

## New Pending

20

 53.8%  -28.6%  
 from Apr 2023:from May 2022:  
 1328

YTD 2023 2022 +/-

65 96 -32.3%

5-year May average: 24

## Closed Sales

6

 -57.1%  -62.5%  
 from Apr 2023:from May 2022:  
 1416



YTD 2023 2022 +/-

46 78 -41.0%

5-year May average: 13

## Median Sold Price

\$350,000

 -9.9%  -22.2%  
 from Apr 2023:from May 2022:  
 \$388,650 \$450,000

YTD 2023 2022 +/-

\$380,000 \$367,850 3.3%

5-year May average: \$357,600

## 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 pendings 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.

## Active Listings

8

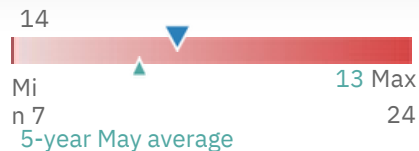


Apr 2023May 2022

4 16

## Avg DOM

14

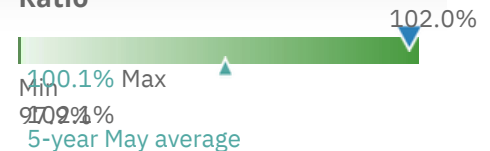


Apr 2023May 2022YTD

24 9 23

## Avg to Sold OLP Ratio

102.0%



Apr 2023May 2022YTD

99.1% 102.1% 99.3%

## May 2023

## Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

1

0.0% -50.0%  
from Apr 2023:from May 2022:  
1 2

YTD 2023 2022 +/-

6 13 -53.8%

5-year May average: 3

## New Pendings

1

0.0% -50.0%  
from Apr 2023:from May 2022:  
1 2

YTD 2023 2022 +/-

5 14 -64.3%

5-year May average: 2

## Closed Sales

0

-100.0% -100.0%  
from Apr 2023:from May 2022:  
2 2

YTD 2023 2022 +/-

6 13 -53.8%

5-year May average: 1

## Median Sold Price

\$0

-100.0% -100.0%  
from Apr 2023:from May 2022:  
\$220,000 \$185,000

YTD 2023 2022 +/-

\$215,000 \$230,000 -6.5%

5-year May average: \$144,966

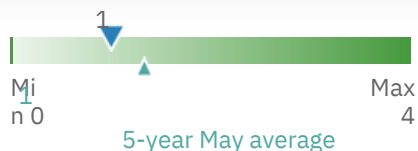
## Summary

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.

## Active Listings

1

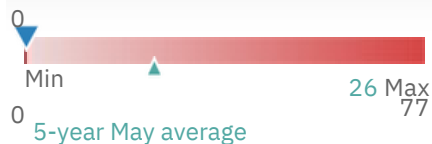


Apr 2023 May 2022

0 0

## Avg DOM

0



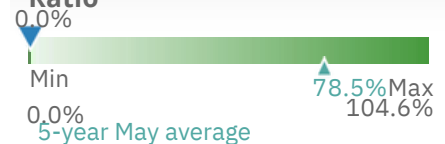
Apr 2023 May 2022 YTD

7 9

14

## Avg to Sold OLP Ratio

0.0%



Apr 2023 May 2022 YTD

105.2%

104.6%

102.9%


## May 2023

Upper Perkiomen (Montgomery, PA)

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

## New Listings

25

 25.0%  -32.4%  
 from Apr 2023:from May 2022:  
 2037


YTD 2023 2022 +/-

94 150 -37.3%

5-year May average: 34

## New Pendings

19

 -13.6%  -36.7%  
 from Apr 2023:from May 2022:  
 2230

YTD 2023 2022 +/-

87 134 -35.1%

5-year May average: 26

## Closed Sales

15

 -6.3%  -40.0%  
 from Apr 2023:from May 2022:  
 1625



YTD 2023 2022 +/-

77 119 -35.3%

5-year May average: 22

## Median Sold Price

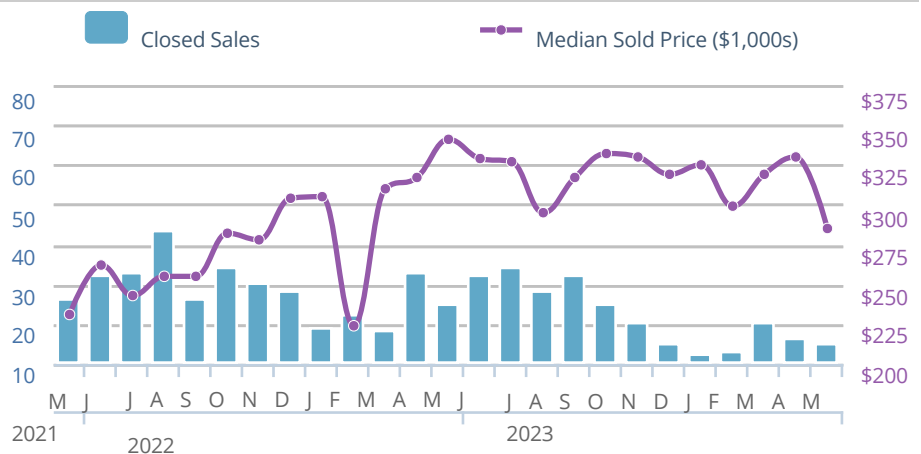
\$285,000

 -13.9%  -16.4%  
 from Apr 2023:from May 2022:  
 \$330,995 \$341,000

YTD 2023 2022 +/-

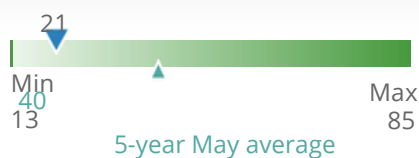
\$324,990 \$305,000 6.6%

5-year May average: \$266,900



## Active Listings

21



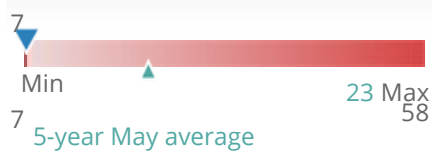
Apr 2023May 2022

12

24

## Avg DOM

7



Apr 2023May 2022YTD

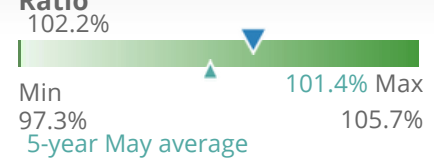
30

13

22

## Avg to Sold OLP Ratio

102.2%



Apr 2023May 2022YTD

96.4%

105.7%

98.4%

## May 2023

## Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

21

 90.9%  -16.0%  
 from Apr 2023:from May 2022:  
 1125

YTD 2023 2022 +/-

58 92 -37.0%

5-year May average: 21

## New Pending

14

 16.7%  -17.6%  
 from Apr 2023:from May 2022:  
 1217

YTD 2023 2022 +/-

48 79 -39.2%

5-year May average: 14

## Closed Sales

9

 50.0%  -47.1%  
 from Apr 2023:from May 2022:  
 617

YTD 2023 2022 +/-

38 70 -45.7%

5-year May average: 11

## Median Sold Price

\$435,000

 4.2%  -7.4%  
 from Apr 2023:from May 2022:  
 \$417,450 \$470,000

YTD 2023 2022 +/-

\$417,200 \$376,500 10.8%

5-year May average: \$367,200

## 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.

## Active Listings

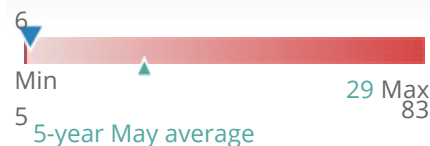
19



Apr 2023 May 2022  
9 21

## Avg DOM

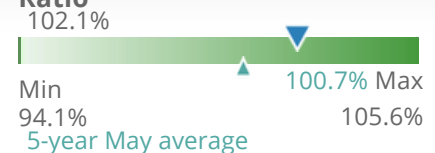
6



Apr 2023 May 2022 YTD  
46 11 28

## Avg to Sold OLP Ratio

102.1%



Apr 2023 May 2022 YTD  
89.7% 105.6% 96.8%

## May 2023

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

4

↓ -55.6% ↓ -66.7%  
from Apr 2023:from May 2022:  
912

YTD 2023 2022 +/-

36 58 -37.9%

5-year May average: 13

## New Pendings

5

↓ -50.0% ↓ -61.5%  
from Apr 2023:from May 2022:  
1013

YTD 2023 2022 +/-

39 55 -29.1%

5-year May average: 12

## Closed Sales

6

↓ -40.0% ↓ -25.0%  
from Apr 2023:from May 2022:  
10 8

YTD 2023 2022 +/-

39 49 -20.4%

5-year May average: 11

## Median Sold Price

\$250,500

↓ -24.1% ↑ 5.6%  
from Apr 2023:from May 2022:  
\$329,990 \$237,300

YTD 2023 2022 +/-

\$319,990 \$245,000 30.6%

5-year May average: \$231,720

## 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.

## Active Listings

2

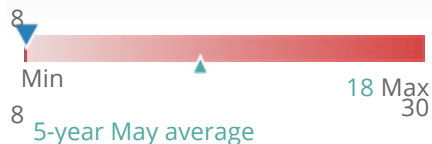


Apr 2023 May 2022

3 3

## Avg DOM

8

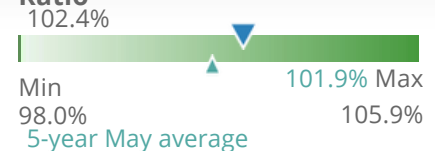


Apr 2023 May 2022 YTD

21 17 16

## Avg to Sold OLP Ratio

102.4%



Apr 2023 May 2022 YTD

100.4% 105.9% 99.9%

## May 2023

Wissahickon (Montgomery, PA)

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

## New Listings

45

↑ 4.7%

↓ -31.8%

from Apr 2023:from May 2022:  
4366

YTD 2023 2022 +/-

185 254 -27.2%

5-year May average: 64

## New Pending

40

↓ -7.0%

↓ -39.4%

from Apr 2023:from May 2022:  
4366

YTD 2023 2022 +/-

164 220 -25.5%

5-year May average: 54

## Closed Sales

45

↑ 36.4%

↑ 4.7%

from Apr 2023:from May 2022:  
3343

YTD 2023 2022 +/-

145 168 -13.7%

5-year May average: 45

## Median Sold Price

\$604,000

↑ 10.2%

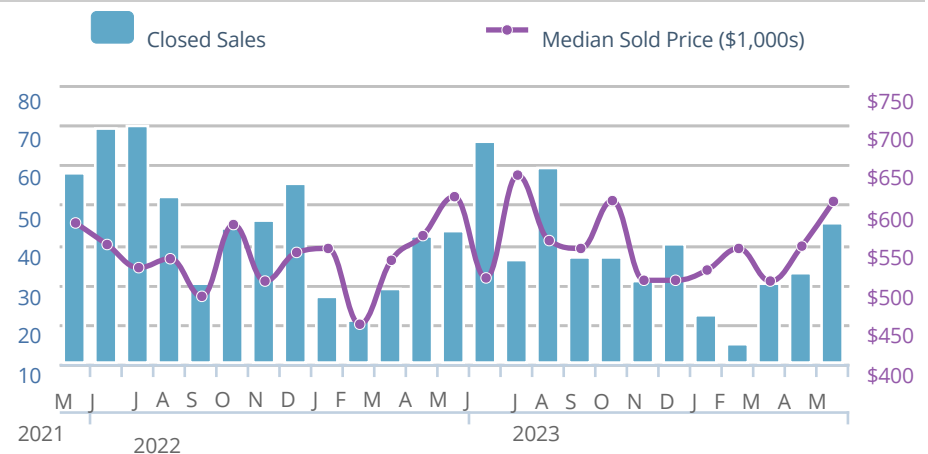
↓ -1.0%

from Apr 2023:from May 2022:  
\$548,000 \$610,000

YTD 2023 2022 +/-

\$547,300 \$547,500 -0.0%

5-year May average: \$534,820



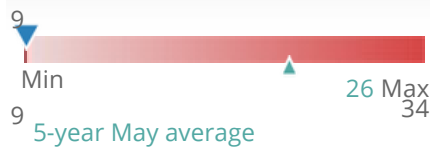
## Active Listings

33

Apr 2023May 2022  
25 48

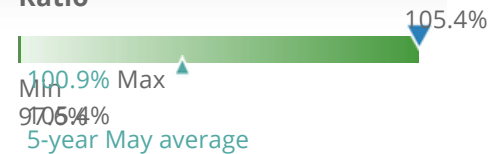
## Avg DOM

9

Apr 2023May 2022YTD  
12 27 20

## Avg to Sold OLP Ratio

105.4%

Apr 2023May 2022YTD  
102.8% 102.6% 101.1%

## May 2023

## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

31

↑ 6.9%

↓ -8.8%

from Apr 2023:from May 2022:  
2934

YTD 2023 2022 +/-

113 150 -24.7%

5-year May average: 41

## New Pending

22

↓ -8.3%

↓ -42.1%

from Apr 2023:from May 2022:  
2438

YTD 2023 2022 +/-

91 133 -31.6%

5-year May average: 33

## Closed Sales

25

↑ 56.3%

↓ -3.8%

from Apr 2023:from May 2022:  
1626

YTD 2023 2022 +/-

86 96 -10.4%

5-year May average: 26

## Median Sold Price

\$675,000

↑ 2.7%

↓ -16.9%

from Apr 2023:from May 2022:  
\$657,500 \$812,500

YTD 2023 2022 +/-

\$602,000 \$617,250 -2.5%

5-year May average: \$637,400

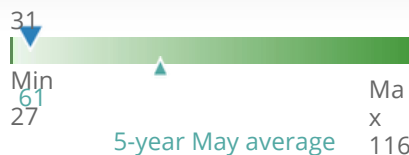
## Summary

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 Pending; an 8.3% MoM decrease in All Pending (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.

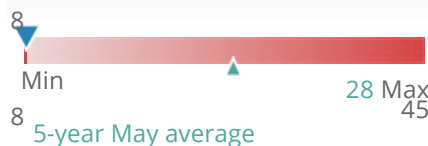
## Active Listings

31

Apr 2023May 2022  
21 27

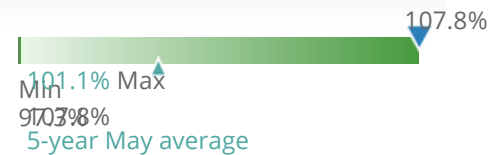
## Avg DOM

8

Apr 2023May 2022YTD  
16 35 24

## Avg Sold to OLP Ratio

107.8%

Apr 2023May 2022YTD  
101.8% 102.8% 100.6%

## May 2023

## Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

## New Listings

14

0.0% -56.3%   
from Apr 2023:from May 2022:  
1432

YTD 2023 2022 +/-

72 104 -30.8%

5-year May average: 24

## New Pending

18

-5.3% -35.7%   
from Apr 2023:from May 2022:  
1928

YTD 2023 2022 +/-

73 87 -16.1%

5-year May average: 21

## Closed Sales

20

17.6% 17.6%   
from Apr 2023:from May 2022:  
1717

YTD 2023 2022 +/-

59 72 -18.1%

5-year May average: 19

## Median Sold Price

\$497,000

3.5% 59.8%   
from Apr 2023:from May 2022:  
\$480,000 \$311,000

YTD 2023 2022 +/-

\$460,000 \$408,000 12.7%

5-year May average: \$358,493

## 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 Pending; an 8.3% MoM decrease in All Pending (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.

## Active Listings

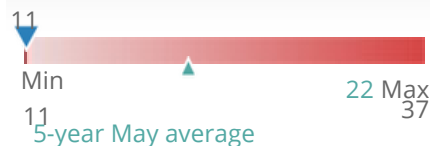
2



Apr 2023 May 2022  
4 21

## Avg DOM

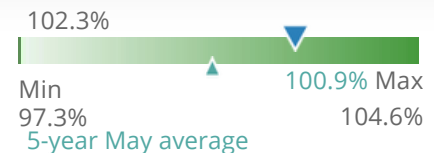
11



Apr 2023 May 2022 YTD  
8 14 14

## Avg Sold to OLP Ratio

102.3%



Apr 2023 May 2022 YTD  
103.8% 102.2% 101.7%