

June 2023

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

June 2023 Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings 834

↓ -13.3% ↓ -41.6%
 from May 2023: from Jun 2022:
962 1,427

YTD 2023 2022 +/-
4,915 6,824 -28.0%
 5-year Jun average: **1,370**

New Pending 878

↓ -0.1% ↓ -16.2%
 from May 2023: from Jun 2022:
879 1,048

YTD 2023 2022 +/-
4,387 5,871 -25.3%
 5-year Jun average: **1,186**

Closed Sales 928

↑ 26.3% ↓ -28.8%
 from May 2023: from Jun 2022:
735 1,304

YTD 2023 2022 +/-
3,853 5,362 -28.1%
 5-year Jun average: **1,103**

Median Sold Price \$450,000

↑ 8.4% ↑ 5.9%
 from May 2023: from Jun 2022:
\$415,000 \$425,000

YTD 2023 2022 +/-
\$410,350 \$392,000 4.7%
 5-year Jun average: **\$383,000**



Active Listings 755

755
 Min 755 Max 2,664
1,440
 5-year Jun average

May 2023 Jun 2022 YTD
812 1,113

Avg DOM 19

19
 Min 1341 Max 24
5-year Jun average

May 2023 Jun 2022 YTD
18 13 24

Avg Sold to OLP Ratio 102.6%

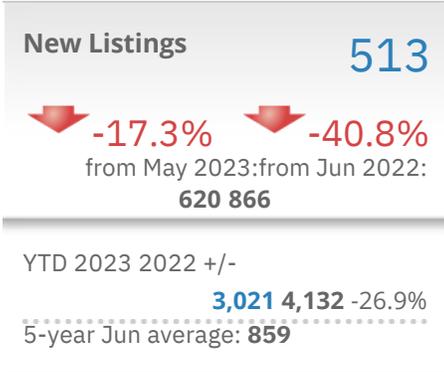
102.6%
 Min 97.7% Max 101.1%
5-year Jun average

May 2023 Jun 2022 YTD
102.2% 104.2% 100.6%

June 2023

Montgomery County, PA - Detached

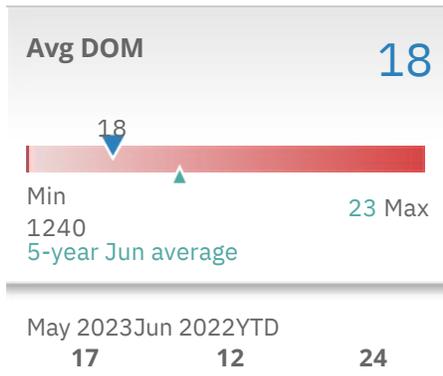
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Summary

In Montgomery County, PA, the median sold price for Detached properties for June was \$507,405, representing an increase of 6.8% compared to last month and an increase of 1.9% from Jun 2022. The average days on market for units sold in June was 18 days, 22% below the 5-year June average of 23 days. There was a 5.9% month over month decrease in new contract activity with 529 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 789; and a 5.3% decrease in supply to 516 active units.

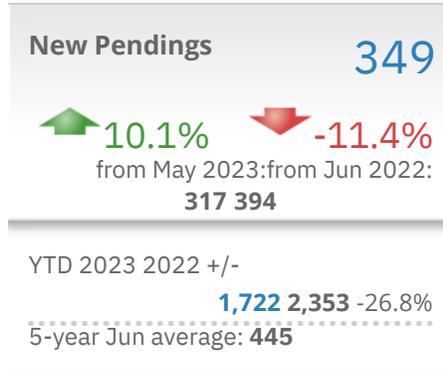
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, down from 1.62 in May and an increase from 1.50 in June 2022. The Contract Ratio is 2% higher than the 5-year June average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Montgomery County, PA - Attached

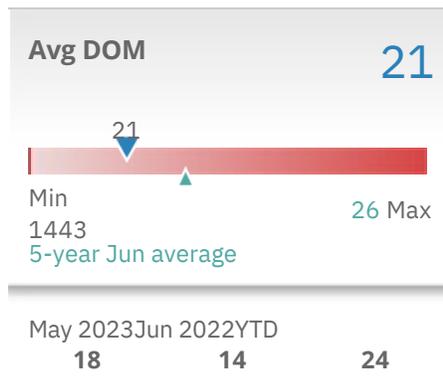
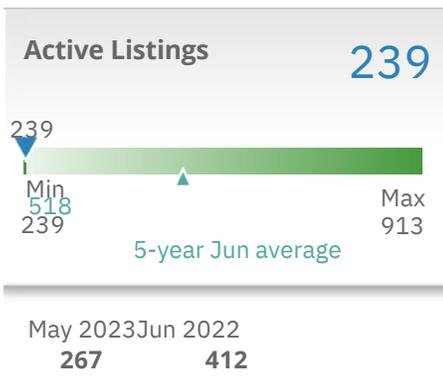
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Summary

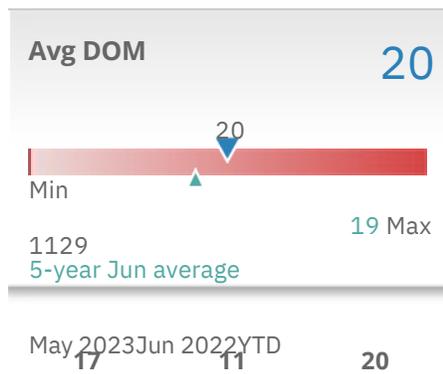
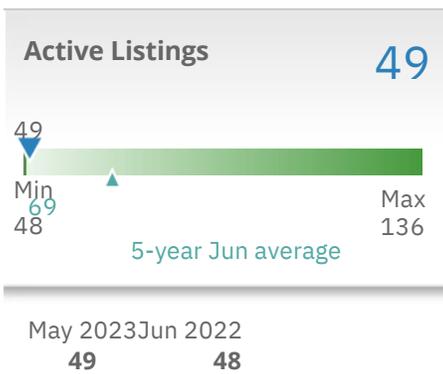
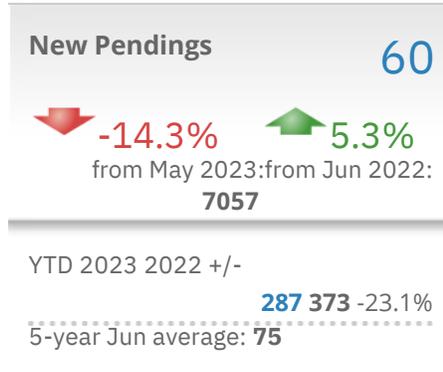
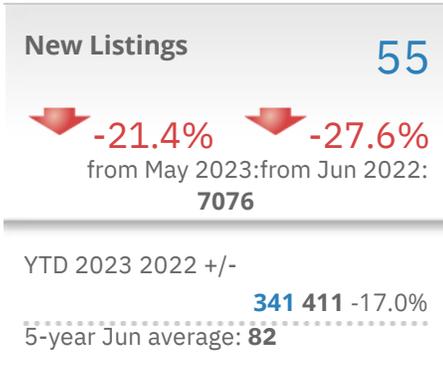
In Montgomery County, PA, the median sold price for Attached properties for June was \$350,000, representing an increase of 6.1% compared to last month and an increase of 9.4% from Jun 2022. The average days on market for units sold in June was 21 days, 19% below the 5-year June average of 26 days. There was a 10.1% month over month increase in new contract activity with 349 New Pendings; a 0.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 508; and a 10.5% decrease in supply to 239 active units.

This activity resulted in a Contract Ratio of 2.13 pendings per active listing, up from 1.90 in May and an increase from 1.62 in June 2022. The Contract Ratio is 25% higher than the 5-year June 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.



June 2023 Abington (Montgomery, PA)

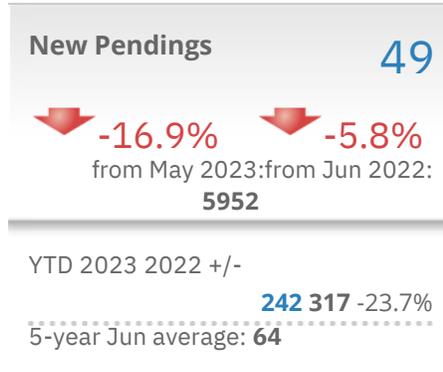
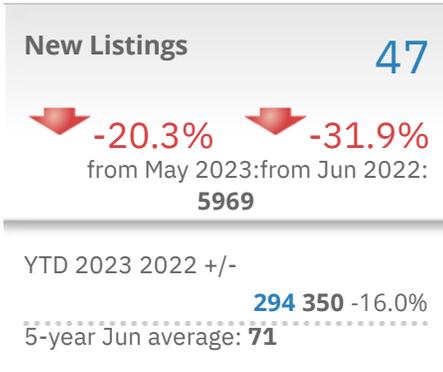
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Abington (Montgomery, PA) - Detached

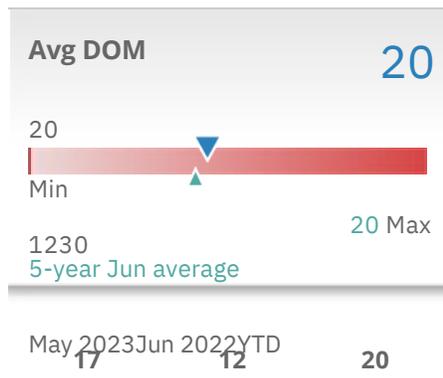
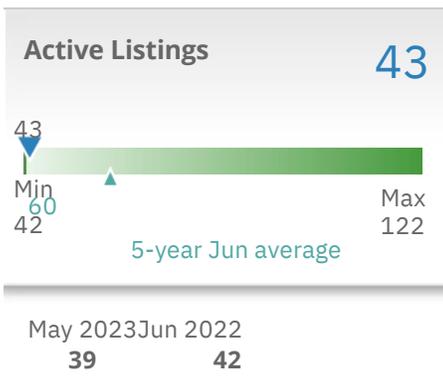
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for June was \$451,000, representing an increase of 8.7% compared to last month and an increase of 5.3% from Jun 2022. The average days on market for units sold in June was 20 days, 1% above the 5-year June average of 20 days. There was a 16.9% month over month decrease in new contract activity with 49 New Pendings; a 10.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 74; and a 10.3% increase in supply to 43 active units.

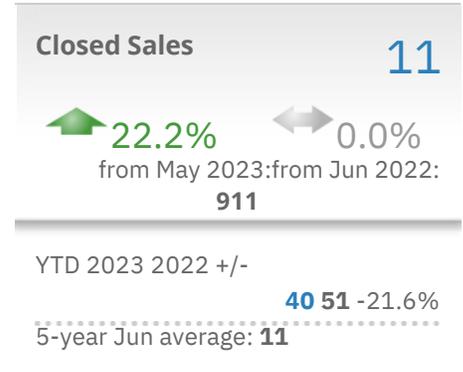
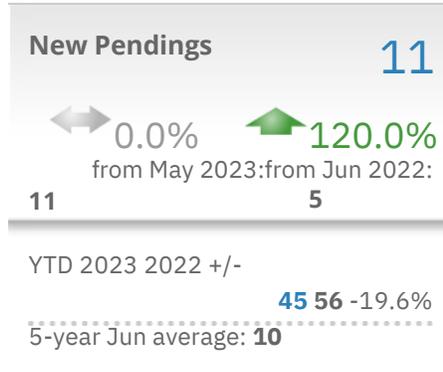
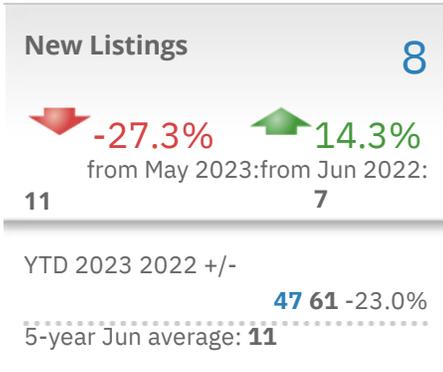
This activity resulted in a Contract Ratio of 1.72 pendings per active listing, down from 2.13 in May and an increase from 1.64 in June 2022. The Contract Ratio is 7% lower than the 5-year June average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Abington (Montgomery, PA) - Attached

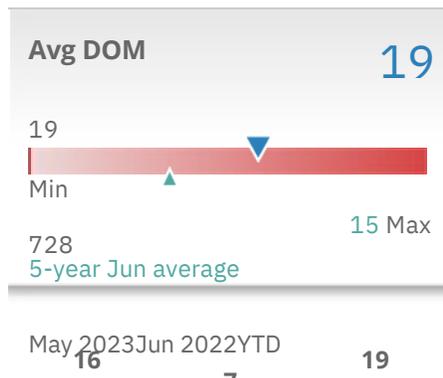
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Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for June was \$303,000, representing an increase of 12.2% compared to last month and an increase of 1% from Jun 2022. The average days on market for units sold in June was 19 days, 28% above the 5-year June average of 15 days. There was no month over month change in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 13; and a 40% decrease in supply to 6 active units.

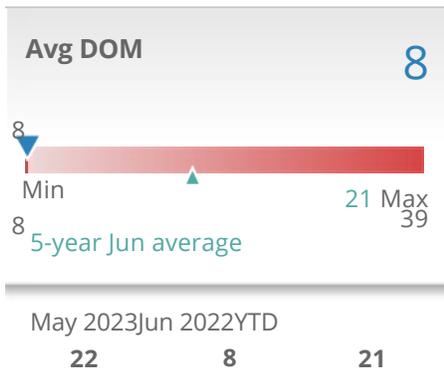
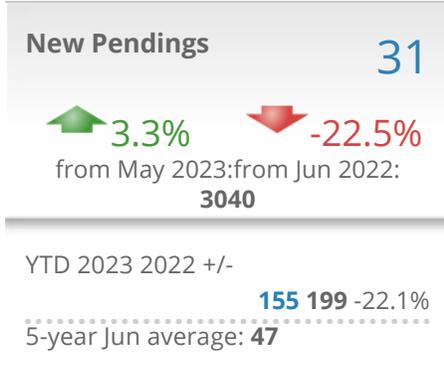
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.30 in May and an increase from 1.83 in June 2022. The Contract Ratio is 14% higher than the 5-year June average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Boyertown Area (Montgomery, PA)

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June 2023

Boyertown Area (Montgomery, PA) - Detached

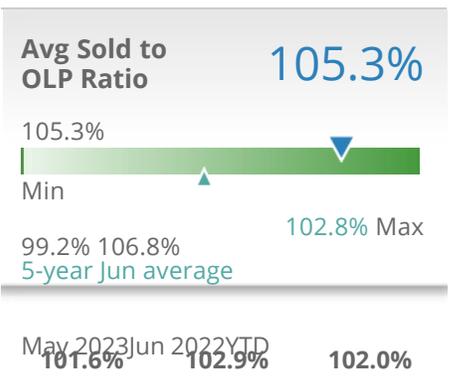
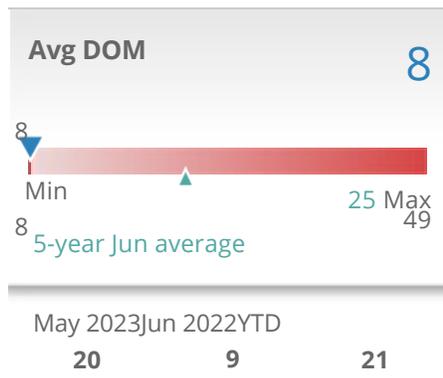
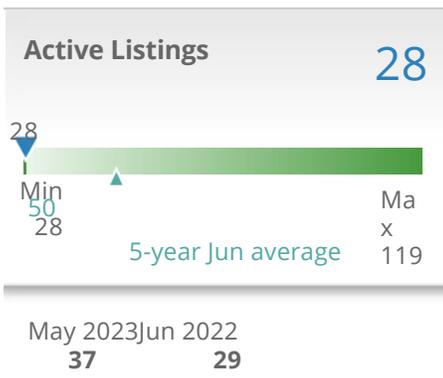
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for June was \$427,500, representing an increase of 3% compared to last month and a decrease of 8.6% from Jun 2022. The average days on market for units sold in June was 8 days, 68% below the 5-year June average of 25 days. There was no month over month change in new contract activity with 22 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 24.3% decrease in supply to 28 active units.

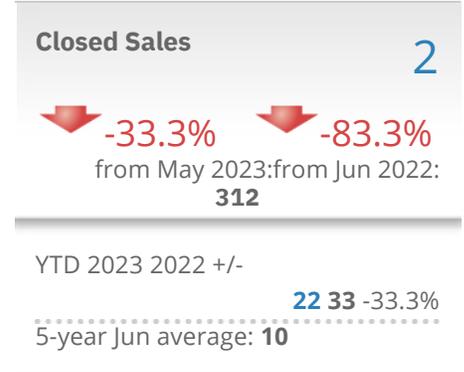
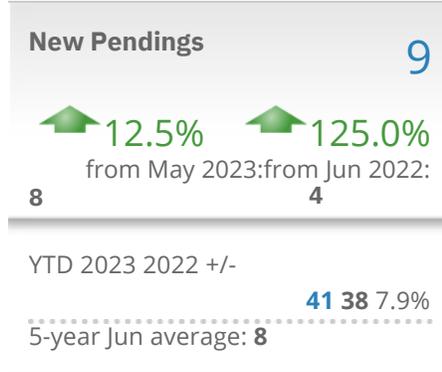
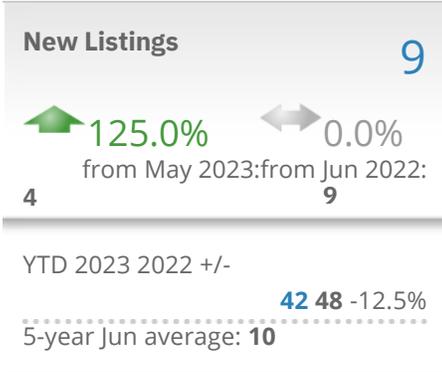
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.97 in May and a decrease from 1.66 in June 2022. The Contract Ratio is 43% lower than the 5-year June average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Boyertown Area (Montgomery, PA) - Attached

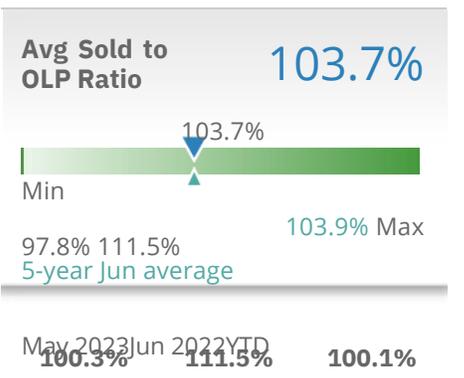
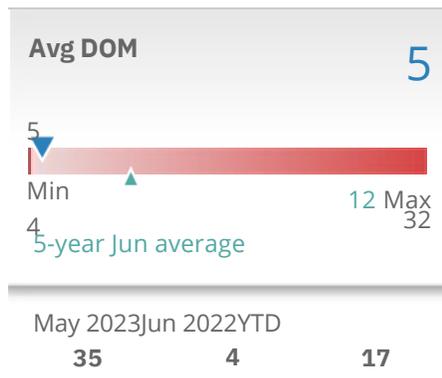
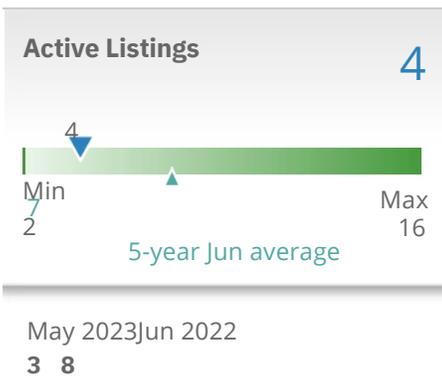
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for June was \$341,750, representing an increase of 4.7% compared to last month and an increase of 13.5% from Jun 2022. The average days on market for units sold in June was 5 days, 57% below the 5-year June average of 12 days. There was a 12.5% month over month increase in new contract activity with 9 New Pending; a 43.8% MoM increase in All Pending (new contracts + contracts carried over from May) to 23; and a 33.3% increase in supply to 4 active units.

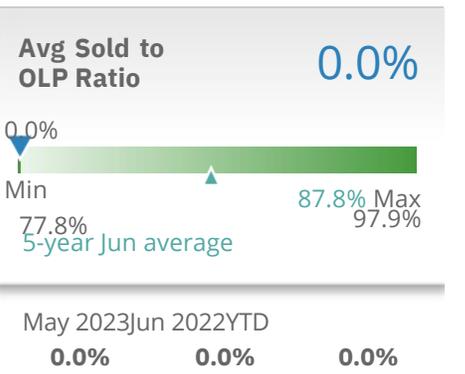
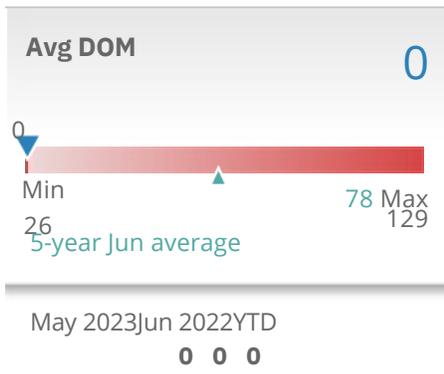
This activity resulted in a Contract Ratio of 5.75 pendings per active listing, up from 5.33 in May and an increase from 1.38 in June 2022. The Contract Ratio is 15% lower than the 5-year June average of 6.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Cheltenham Township (Montgomery, PA)

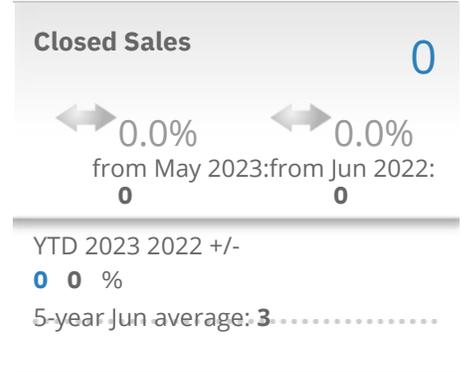
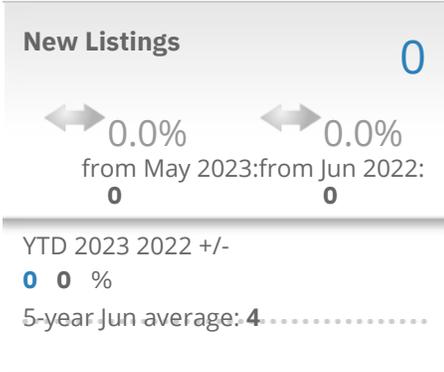
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Cheltenham Township (Montgomery, PA) - Detached

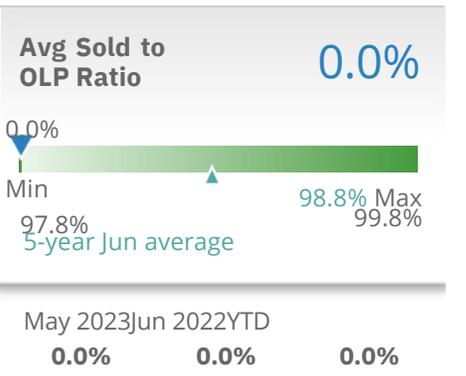
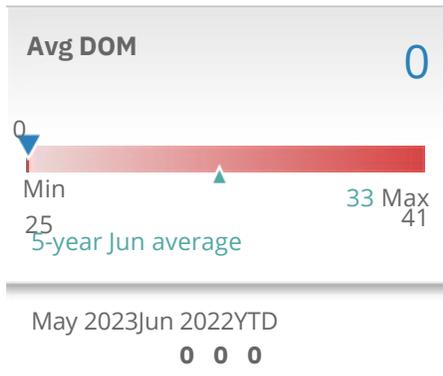
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Summary

In Cheltenham Township (Montgomery, PA), the median sold price for Detached properties for June was \$0, representing no change compared to last month and no change from June 2022. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 33 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 May) 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 May and no change from June 2022. The Contract Ratio is 100% lower than the 5-year June average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Cheltenham Township (Montgomery, PA) - Attached

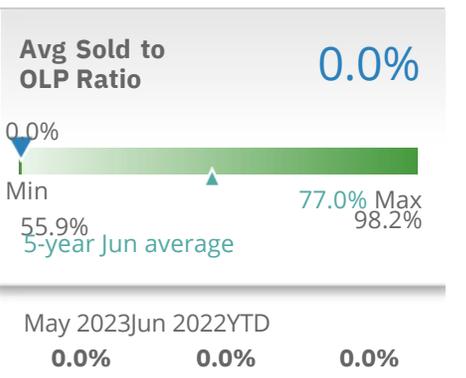
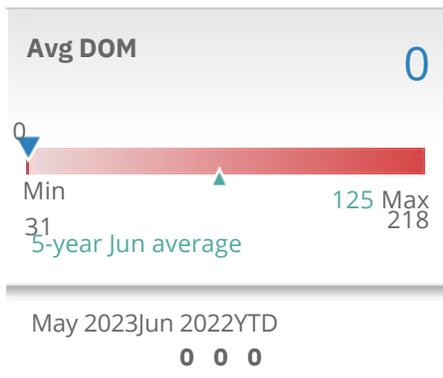
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Summary

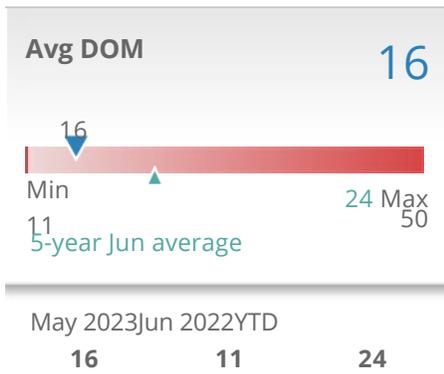
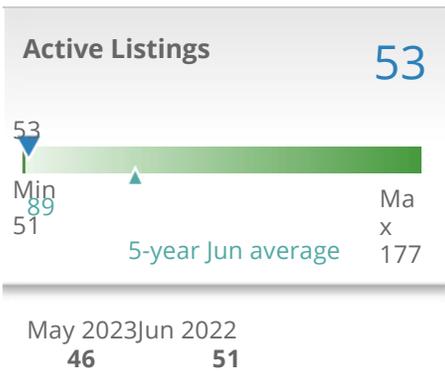
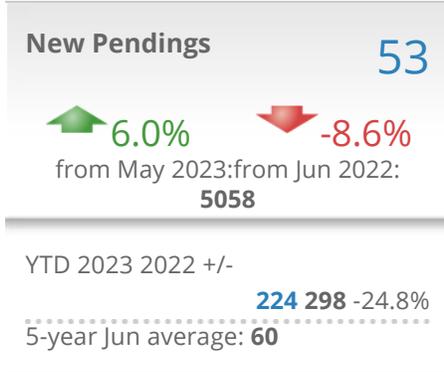
In Cheltenham Township (Montgomery, PA), the median sold price for Attached properties for June was \$0, representing no change compared to last month and no change from June 2022. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 125 days. There was 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 May) 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 May and no change from June 2022. The Contract Ratio is 100% lower than the 5-year June average of 0.50. 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.



June 2023
Colonial (Montgomery, PA)

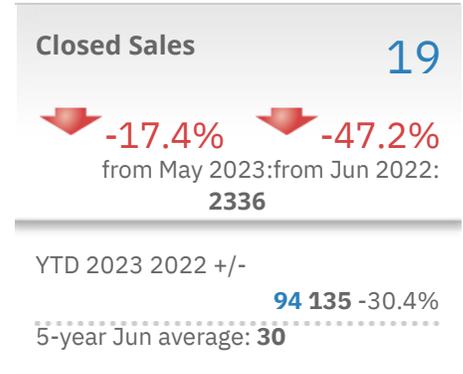
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Colonial (Montgomery, PA) - Detached

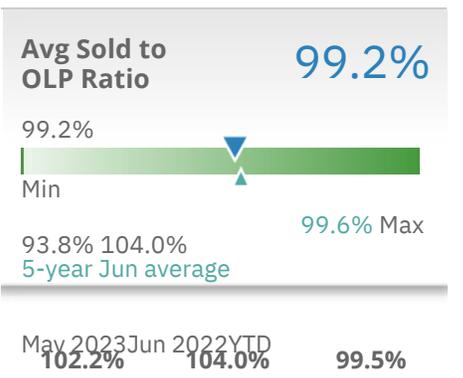
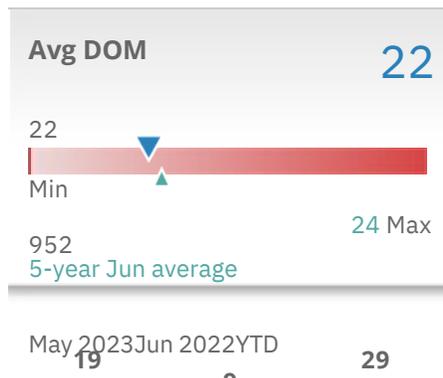
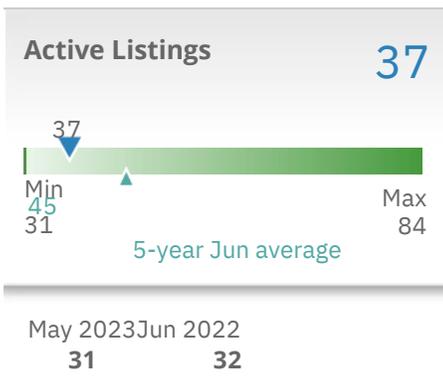
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Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for June was \$520,000, representing a decrease of 8.8% compared to last month and a decrease of 0.5% from Jun 2022. The average days on market for units sold in June was 22 days, 8% below the 5-year June average of 24 days. There was a 6.9% month over month decrease in new contract activity with 27 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from May) to 36; and a 19.4% increase in supply to 37 active units.

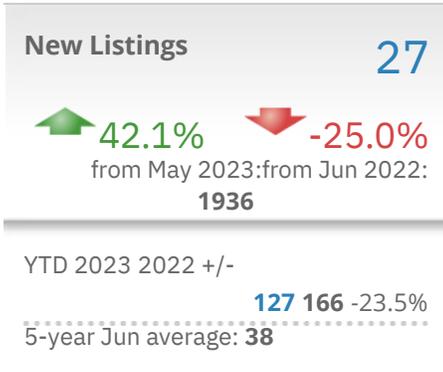
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, no change from May and a decrease from 1.56 in June 2022. The Contract Ratio is 24% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



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Colonial (Montgomery, PA) - Attached

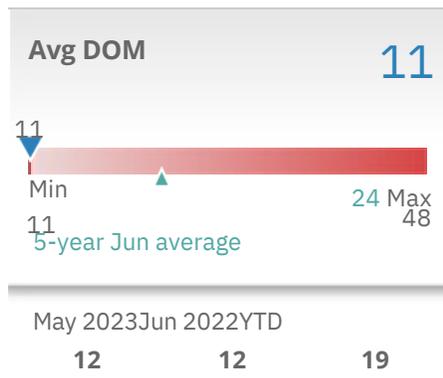
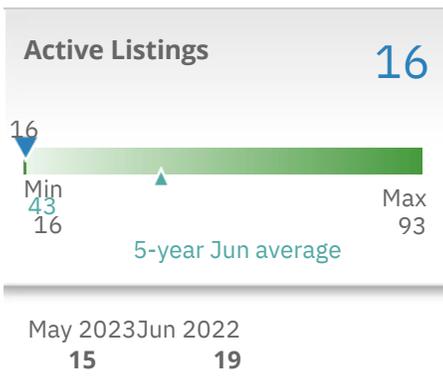
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Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for June was \$380,000, representing a decrease of 2.6% compared to last month and a decrease of 11% from Jun 2022. The average days on market for units sold in June was 11 days, 54% below the 5-year June average of 24 days. There was a 23.8% month over month increase in new contract activity with 26 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 38; and a 6.7% increase in supply to 16 active units.

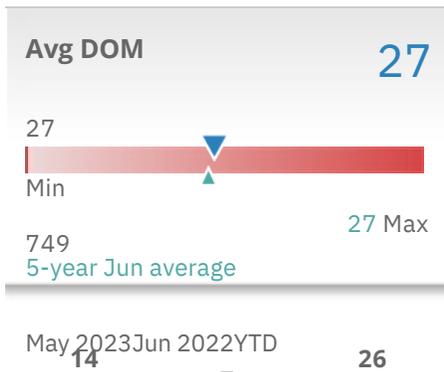
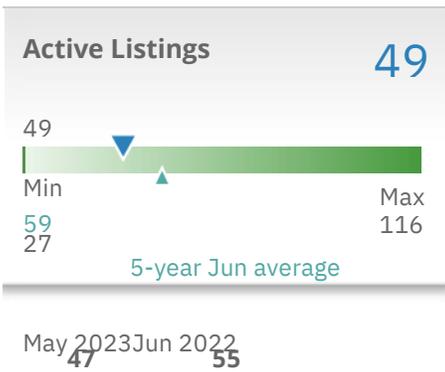
This activity resulted in a Contract Ratio of 2.38 pendencies per active listing, down from 2.53 in May and an increase from 2.00 in June 2022. The Contract Ratio is 58% higher than the 5-year June average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Hatboro-Horsham (Montgomery, PA)

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June 2023

Hatboro-Horsham (Montgomery, PA) - Detached

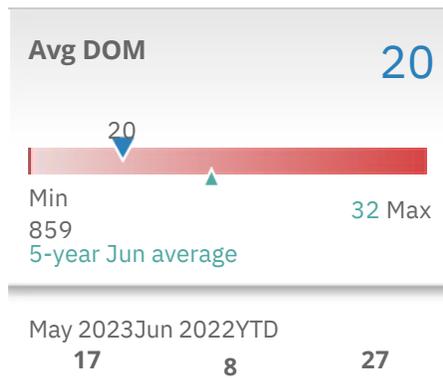
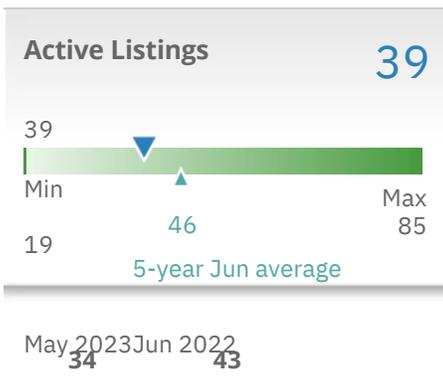
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for June was \$565,000, representing an increase of 22.8% compared to last month and an increase of 21.5% from Jun 2022. The average days on market for units sold in June was 20 days, 38% below the 5-year June average of 32 days. There was a 20% month over month increase in new contract activity with 24 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 38; and a 14.7% increase in supply to 39 active units.

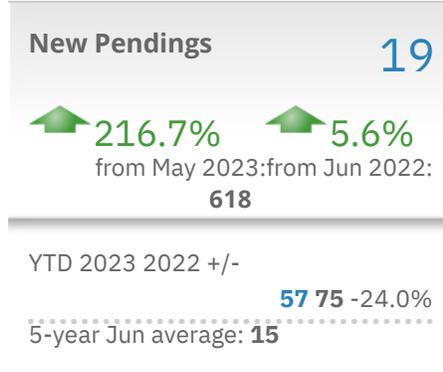
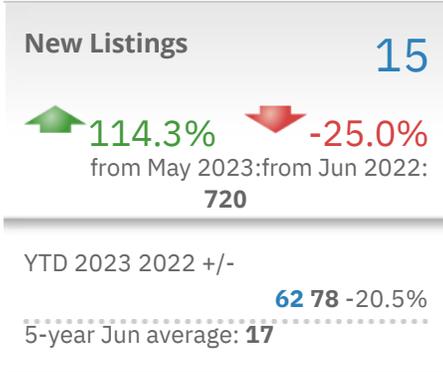
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.06 in May and a decrease from 1.09 in June 2022. The Contract Ratio is 22% lower than the 5-year June average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Hatboro-Horsham (Montgomery, PA) - Attached

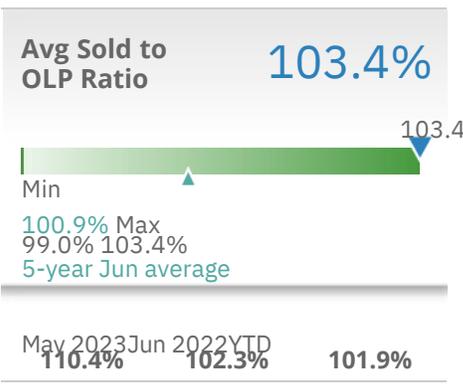
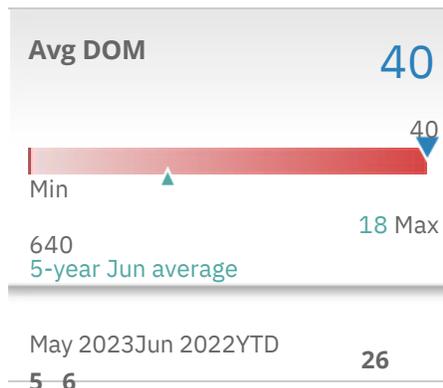
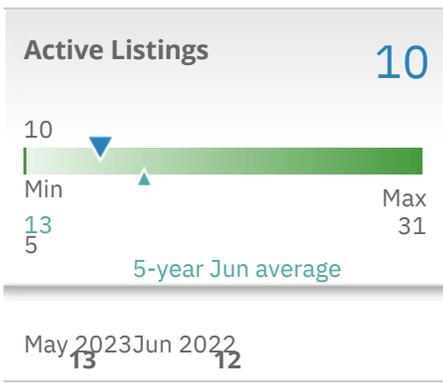
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for June was \$430,000, representing an increase of 9% compared to last month and an increase of 56.9% from Jun 2022. The average days on market for units sold in June was 40 days, 120% above the 5-year June average of 18 days. There was a 216.7% month over month increase in new contract activity with 19 New Pendings; a 35.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 23; and a 23.1% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 2.30 pendings per active listing, up from 1.31 in May and an increase from 1.92 in June 2022. The Contract Ratio is 6% higher than the 5-year June average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 70

↓ -18.6% ↓ -32.0%
 from May 2023: from Jun 2022:
86 103

YTD 2023 2022 +/-
411 568 -27.6%
 5-year Jun average: **119**

New Pendings 66

↑ 6.5% ↓ -8.3%
 from May 2023: from Jun 2022:
6272

YTD 2023 2022 +/-
374 469 -20.3%
 5-year Jun average: **92**

Closed Sales 88

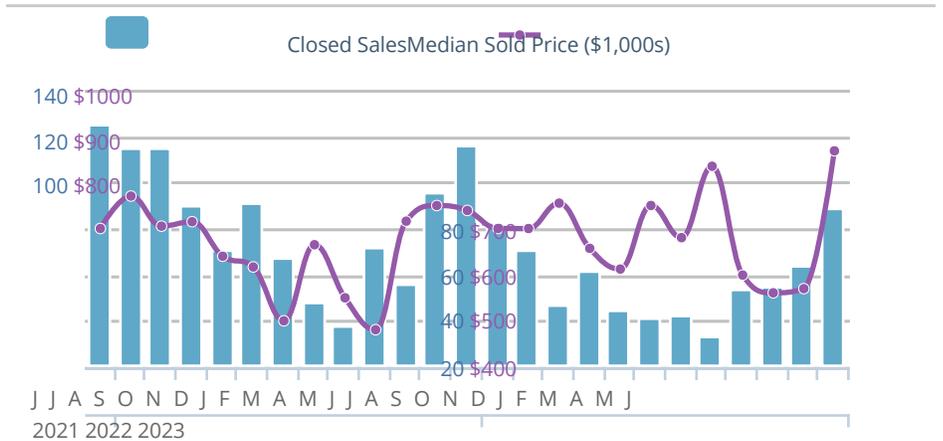
↑ 39.7% ↓ -24.1%
 from May 2023: from Jun 2022:
63 116

YTD 2023 2022 +/-
338 429 -21.2%
 5-year Jun average: **105**

Median Sold Price \$868,750

↑ 52.4% ↑ 17.4%
 from May 2023: from Jun 2022:
\$570,000 \$739,950

YTD 2023 2022 +/-
\$675,000 \$695,000 -2.9%
 5-year Jun average: **\$722,740**



Active Listings 76

76
 Min 188 Max 379
 76 5-year Jun average 379

May 2023 Jun 2022
75 100

Avg DOM 17

17
 Min 14 Max 65
 14 5-year Jun average 65

May 2023 Jun 2022 YTD
27 14 33

Avg Sold to OLP Ratio 100.6%

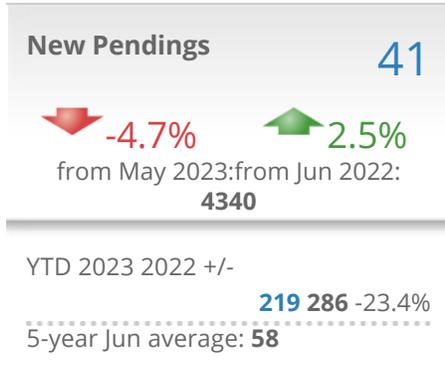
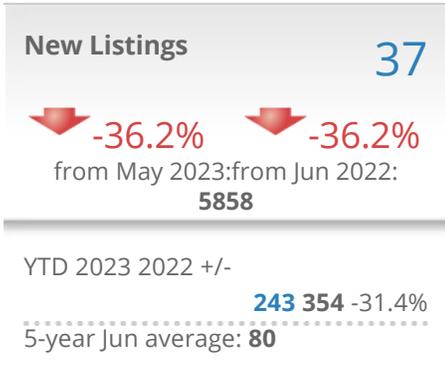
100.6%
 Min 94.5% Max 99.4%
 94.5% 104.5% 5-year Jun average 99.4% Max

May 2023 Jun 2022 YTD
100.7% 104.5% 98.6%

June 2023

Lower Merion (Montgomery, PA) - Detached

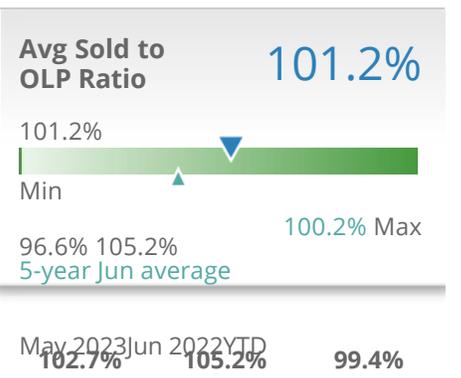
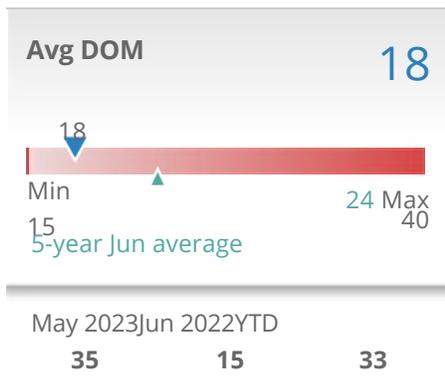
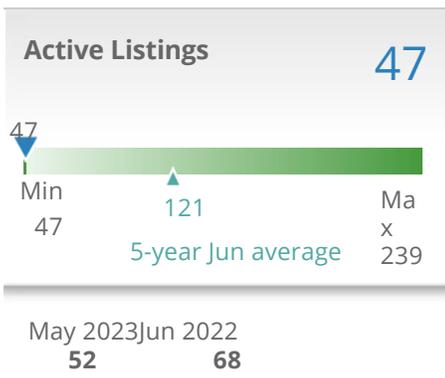
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for June was \$1,200,000, representing an increase of 6.2% compared to last month and an increase of 34.8% from Jun 2022. The average days on market for units sold in June was 18 days, 24% below the 5-year June average of 24 days. There was a 4.7% month over month decrease in new contract activity with 41 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 68; and a 9.6% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.58 in May and an increase from 1.26 in June 2022. The Contract Ratio is 31% higher than the 5-year June average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Lower Merion (Montgomery, PA) - Attached

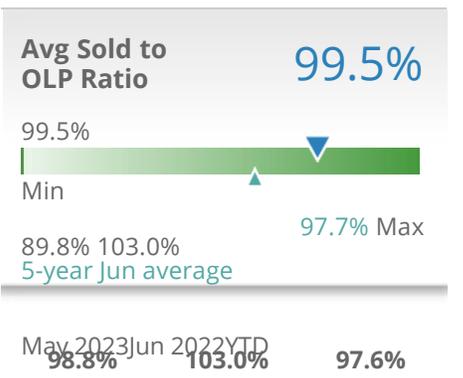
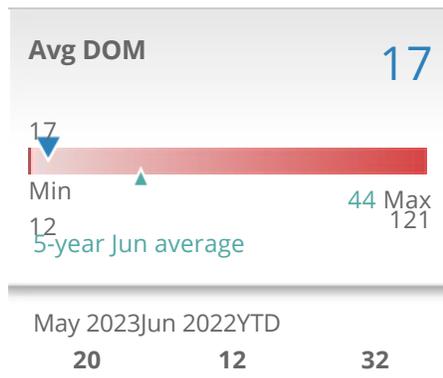
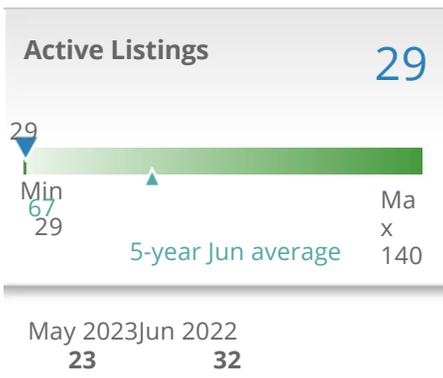
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for June was \$375,000, representing an increase of 7.1% compared to last month and an increase of 10.3% from Jun 2022. The average days on market for units sold in June was 17 days, 62% below the 5-year June average of 44 days. There was a 31.6% month over month increase in new contract activity with 25 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and a 26.1% increase in supply to 29 active units.

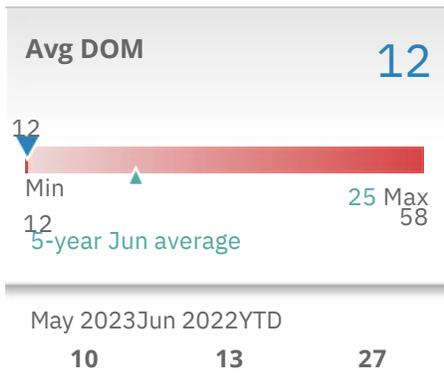
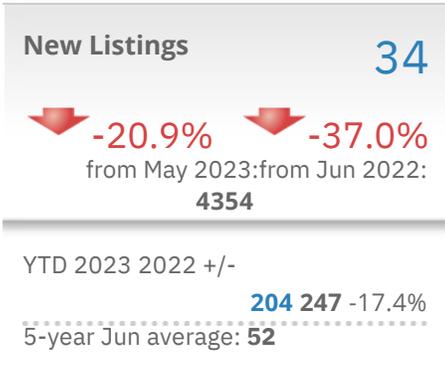
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.65 in May and a decrease from 1.25 in June 2022. The Contract Ratio is 23% higher than the 5-year June average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Methacton (Montgomery, PA)

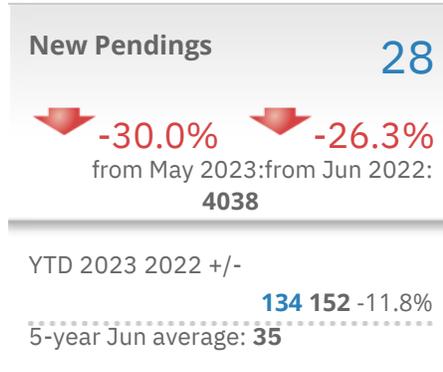
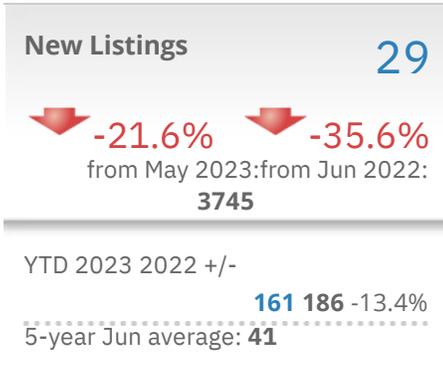
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June 2023

Methacton (Montgomery, PA) - Detached

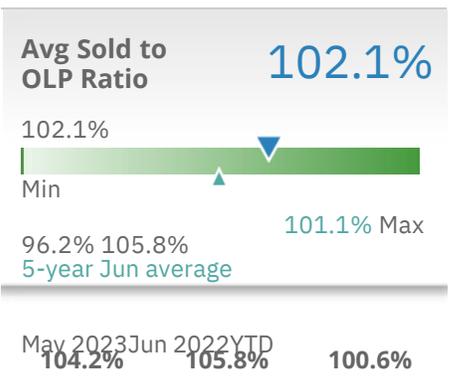
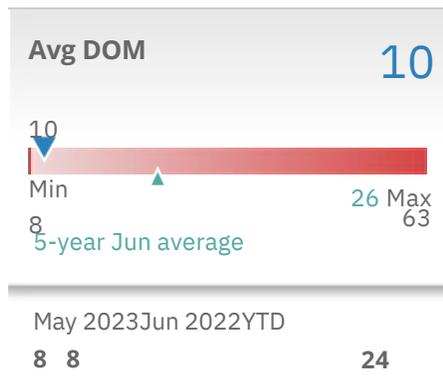
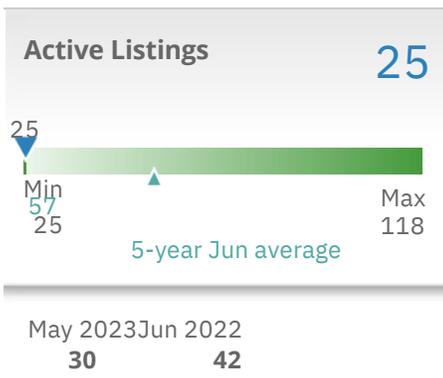
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Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for June was \$515,000, representing a decrease of 2.3% compared to last month and no change from Jun 2022. The average days on market for units sold in June was 10 days, 62% below the 5-year June average of 26 days. There was a 30% month over month decrease in new contract activity with 28 New Pendings; a 14% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 43; and a 16.7% decrease in supply to 25 active units.

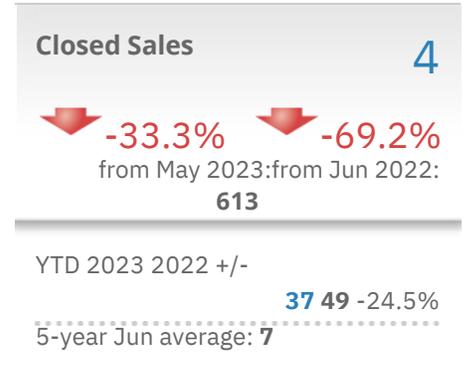
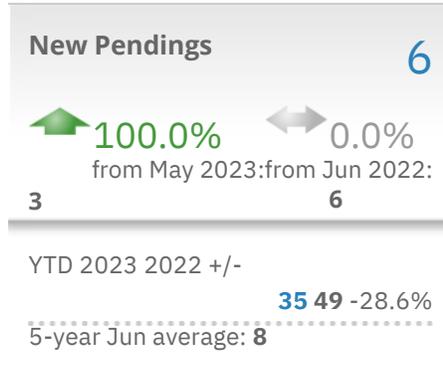
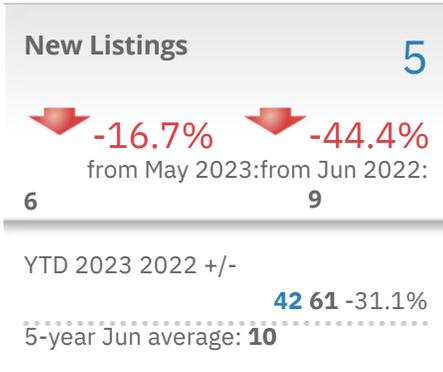
This activity resulted in a Contract Ratio of 1.72 pendings per active listing, up from 1.67 in May and an increase from 1.19 in June 2022. The Contract Ratio is 43% higher than the 5-year June average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Methacton (Montgomery, PA) - Attached

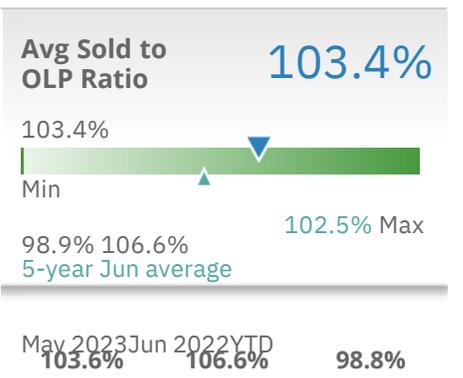
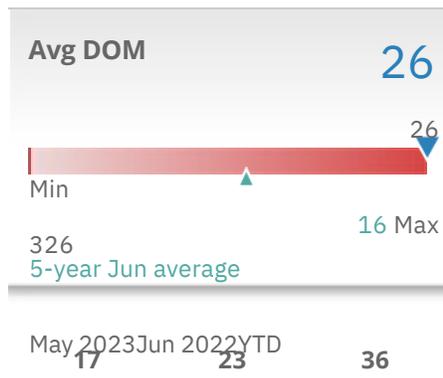
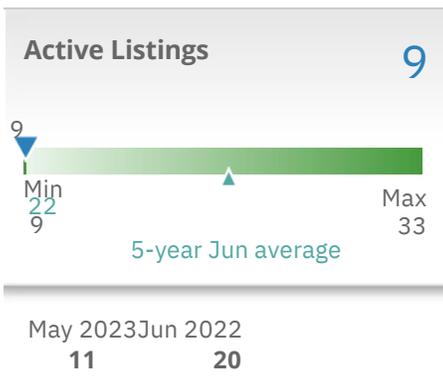
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for June was \$487,437, representing a decrease of 1.2% compared to last month and a decrease of 13% from Jun 2022. The average days on market for units sold in June was 26 days, 65% above the 5-year June average of 16 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from May) to 9; and an 18.2% decrease in supply to 9 active units.

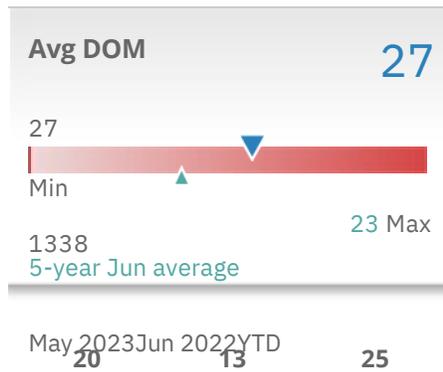
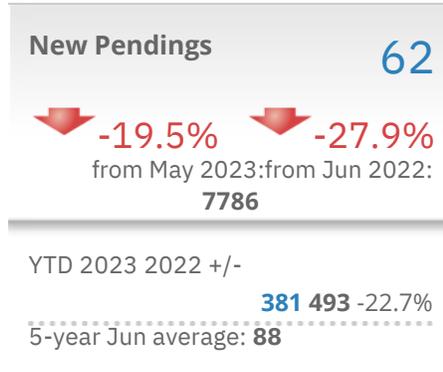
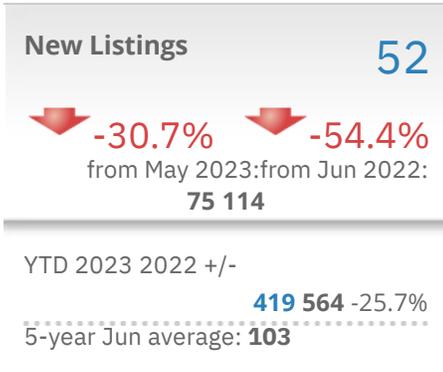
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.55 in May and an increase from 0.90 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Norristown Area (Montgomery, PA)

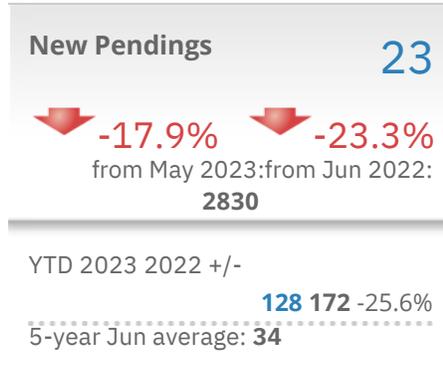
Email: ldavis@tcsr.realtor



June 2023

Norristown Area (Montgomery, PA) - Detached

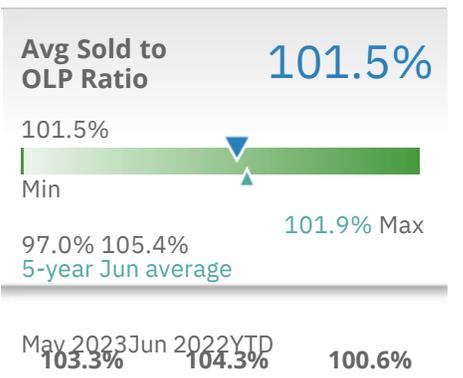
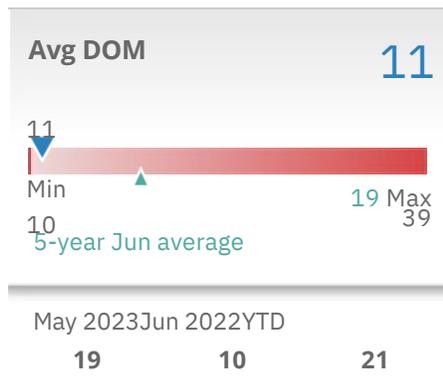
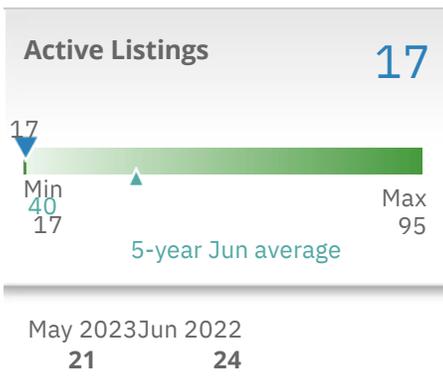
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for June was \$422,000, representing an increase of 16.4% compared to last month and an increase of 7.5% from Jun 2022. The average days on market for units sold in June was 11 days, 41% below the 5-year June average of 19 days. There was a 17.9% month over month decrease in new contract activity with 23 New Pendings; an 8.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 34; and a 19% decrease in supply to 17 active units.

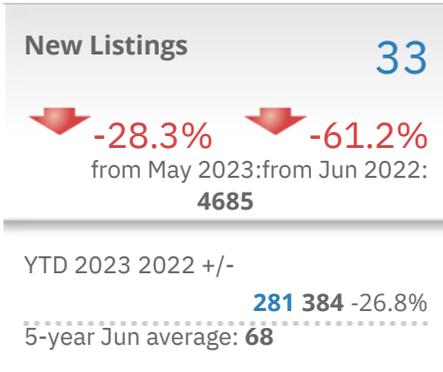
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.76 in May and an increase from 1.75 in June 2022. The Contract Ratio is 17% higher than the 5-year June average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Norristown Area (Montgomery, PA) - Attached

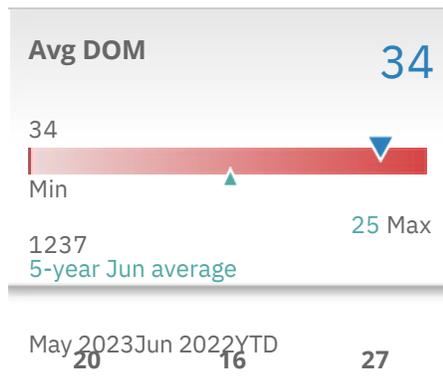
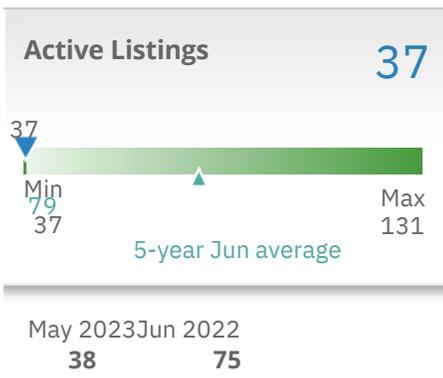
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for June was \$265,000, representing an increase of 10.4% compared to last month and an increase of 19.4% from Jun 2022. The average days on market for units sold in June was 34 days, 36% above the 5-year June average of 25 days. There was a 20.4% month over month decrease in new contract activity with 39 New Pendings; a 21.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 63; and a 2.6% decrease in supply to 37 active units.

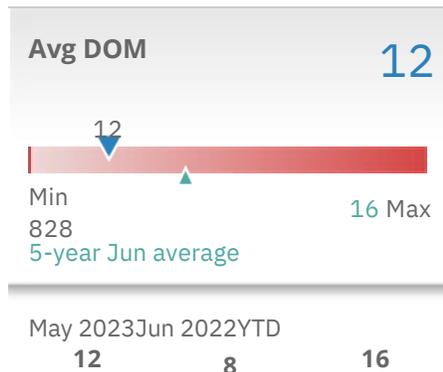
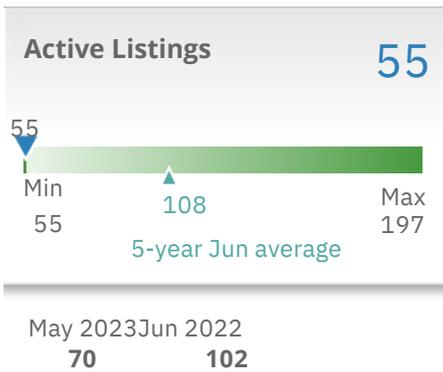
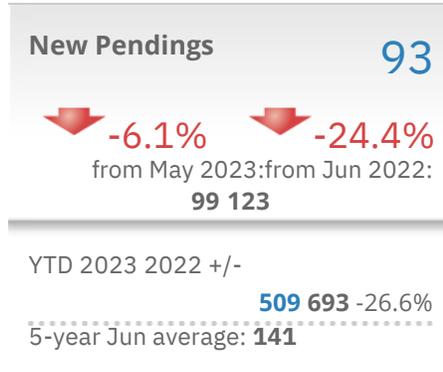
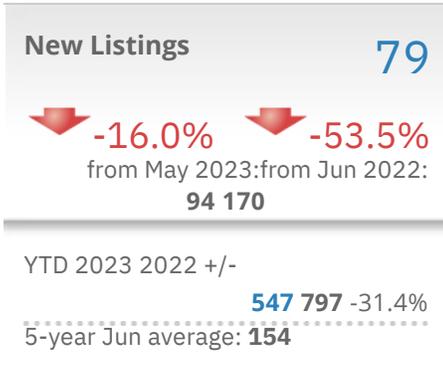
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 2.11 in May and an increase from 1.05 in June 2022. The Contract Ratio is 33% higher than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

North Penn (Montgomery, PA)

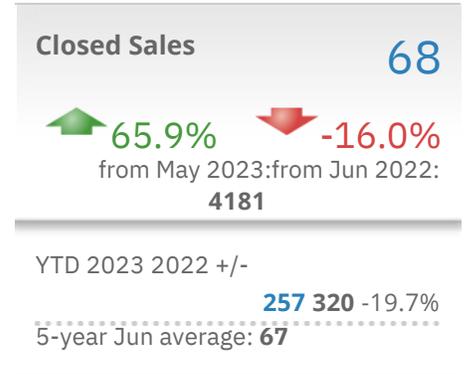
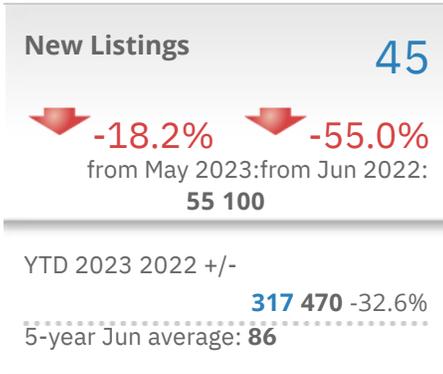
Email: ldavis@tcsr.realtor



June 2023

North Penn (Montgomery, PA) - Detached

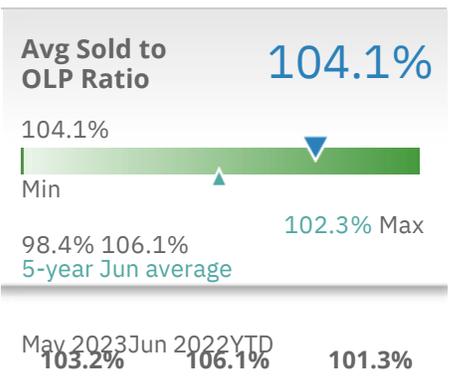
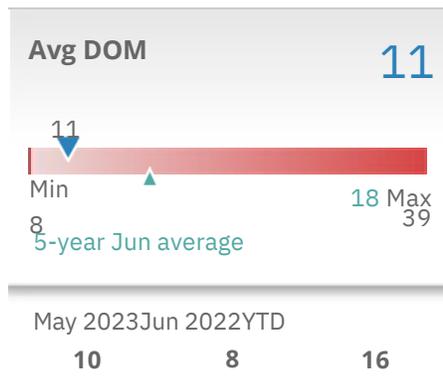
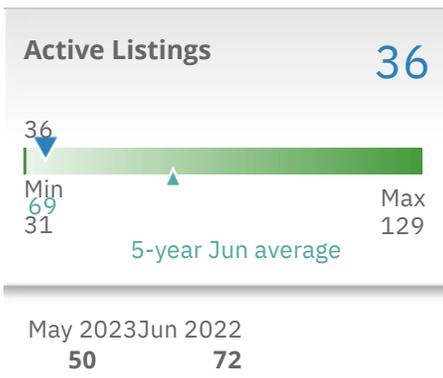
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for June was \$525,000, representing an increase of 10.5% compared to last month and an increase of 1.9% from Jun 2022. The average days on market for units sold in June was 11 days, 38% below the 5-year June average of 18 days. There was a 7.4% month over month increase in new contract activity with 58 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 87; and a 28% decrease in supply to 36 active units.

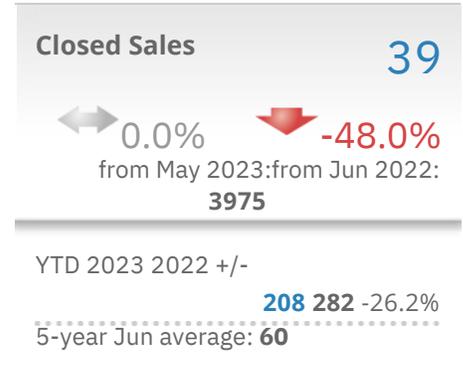
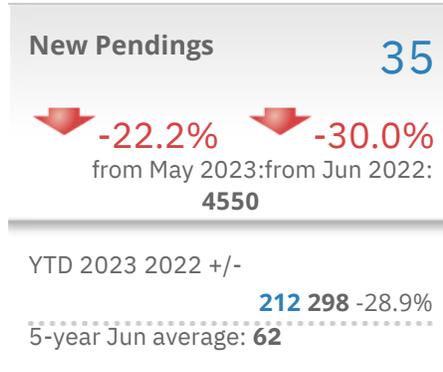
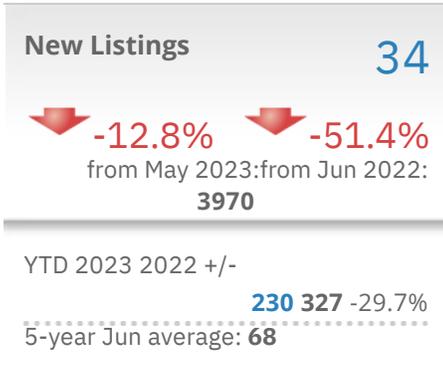
This activity resulted in a Contract Ratio of 2.42 pendings per active listing, up from 1.94 in May and an increase from 1.86 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

North Penn (Montgomery, PA) - Attached

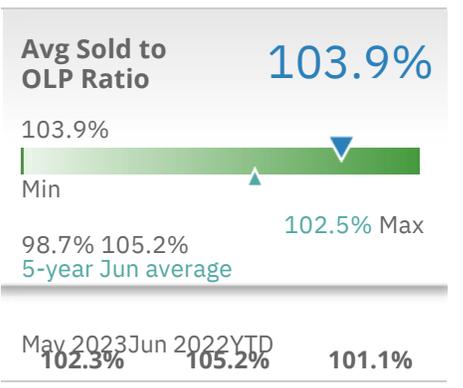
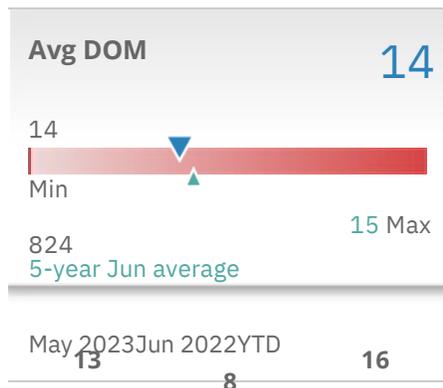
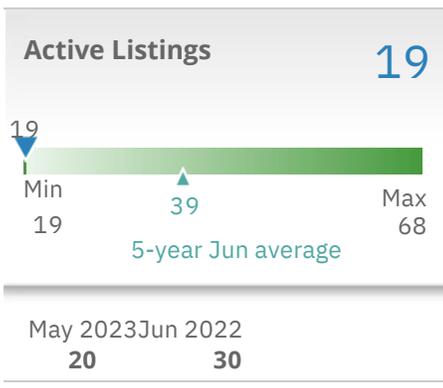
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Summary

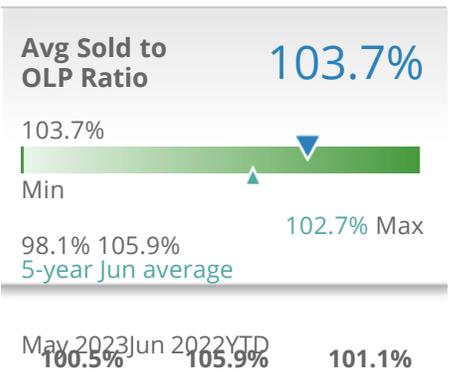
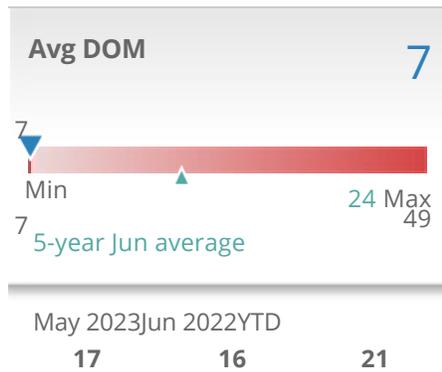
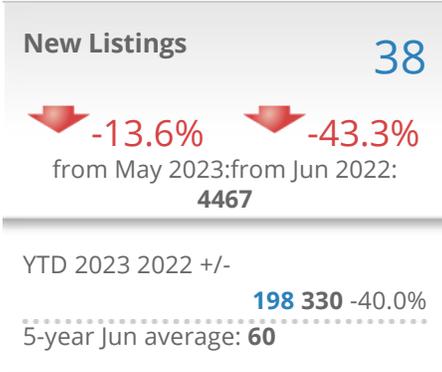
In North Penn (Montgomery, PA), the median sold price for Attached properties for June was \$340,000, representing a decrease of 15.2% compared to last month and a decrease of 2.3% from Jun 2022. The average days on market for units sold in June was 14 days, 5% below the 5-year June average of 15 days. There was a 22.2% month over month decrease in new contract activity with 35 New Pendings; a 12.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 50; and a 5% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 2.63 pendings per active listing, down from 2.85 in May and an increase from 2.20 in June 2022. The Contract Ratio is 2% lower than the 5-year June average of 2.67. 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.



June 2023
Perkiomen Valley (Montgomery, PA)

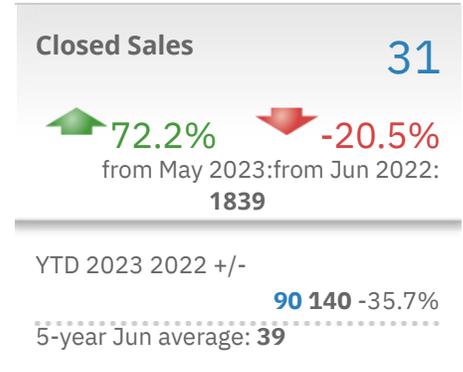
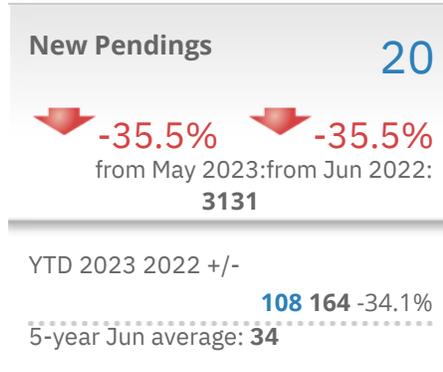
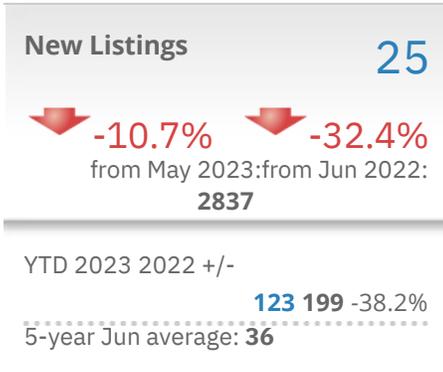
Email: ldavis@tcsr.realtor



June 2023

Perkiomen Valley (Montgomery, PA) - Detached

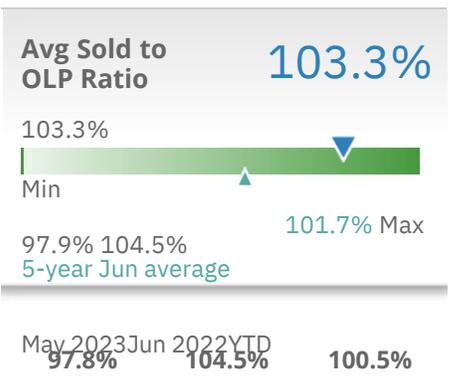
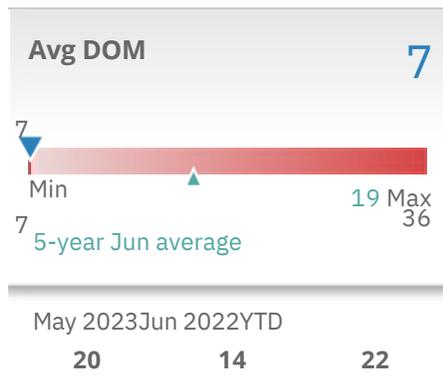
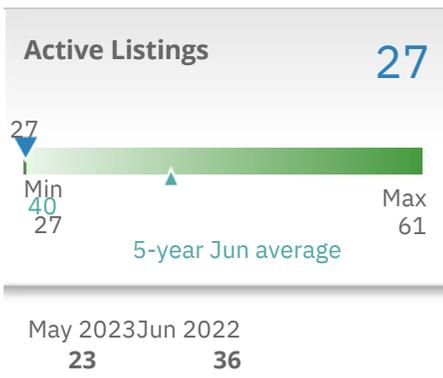
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for June was \$550,000, representing an increase of 33.3% compared to last month and an increase of 10.2% from Jun 2022. The average days on market for units sold in June was 7 days, 64% below the 5-year June average of 19 days. There was a 35.5% month over month decrease in new contract activity with 20 New Pendings; a 32.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 29; and a 17.4% increase in supply to 27 active units.

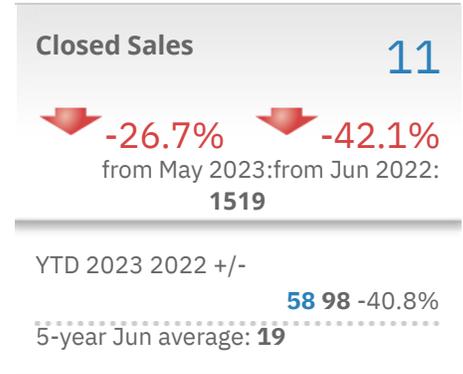
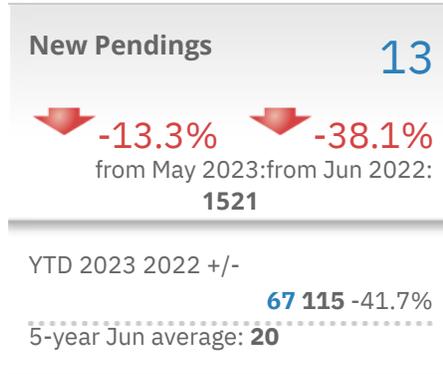
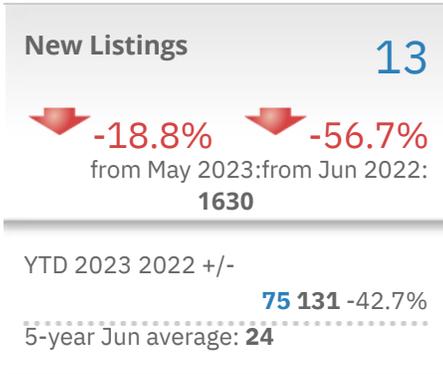
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.87 in May and a decrease from 1.47 in June 2022. The Contract Ratio is 27% lower than the 5-year June average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Perkiomen Valley (Montgomery, PA) - Attached

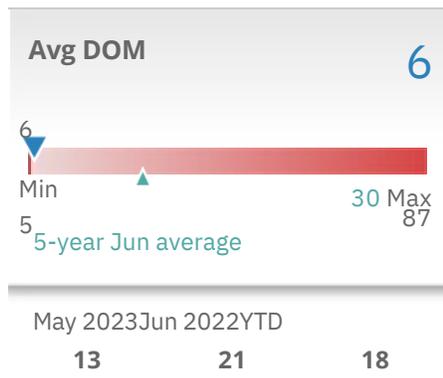
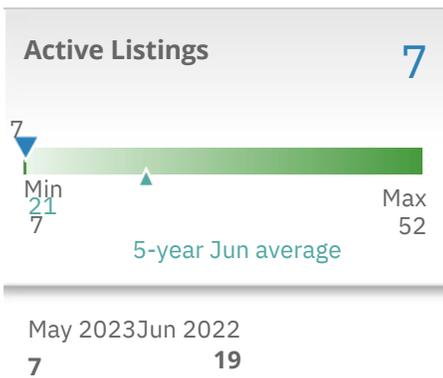
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Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for June was \$365,000, representing an increase of 10.6% compared to last month and no change from Jun 2022. The average days on market for units sold in June was 6 days, 80% below the 5-year June average of 30 days. There was a 13.3% month over month decrease in new contract activity with 13 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 17; and no change in supply with 7 active units.

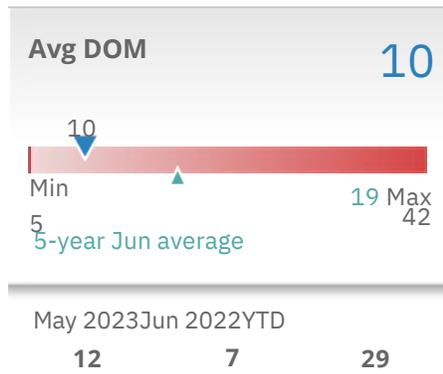
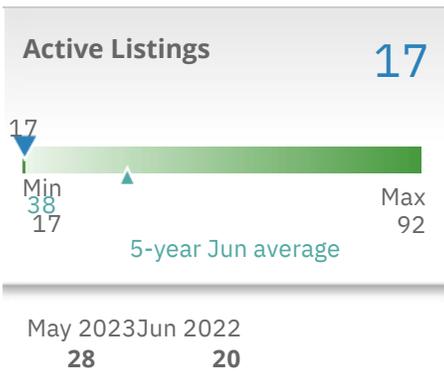
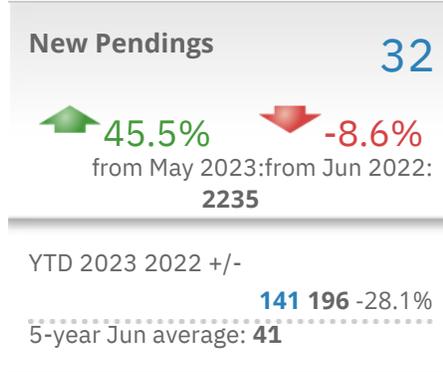
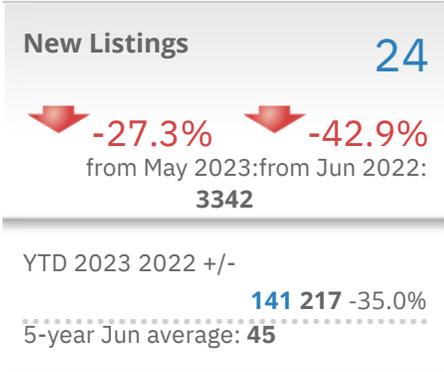
This activity resulted in a Contract Ratio of 2.43 pendings per active listing, up from 2.14 in May and an increase from 1.95 in June 2022. The Contract Ratio is 11% higher than the 5-year June average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Pottsgrove (Montgomery, PA)

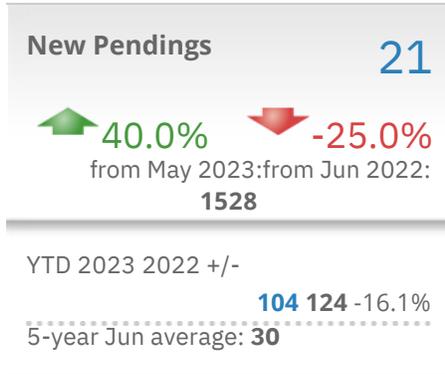
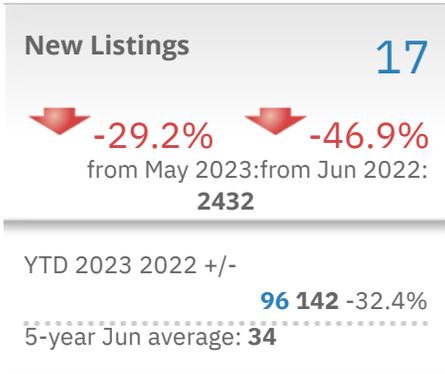
Email: ldavis@tcsr.realtor



June 2023

Pottsgrove (Montgomery, PA) - Detached

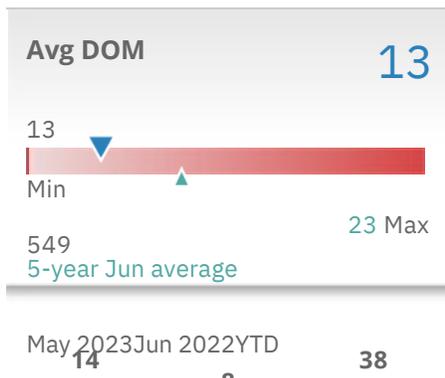
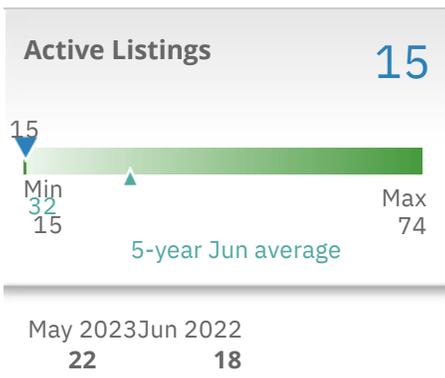
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for June was \$367,000, representing an increase of 3.4% compared to last month and a decrease of 2.1% from Jun 2022. The average days on market for units sold in June was 13 days, 43% below the 5-year June average of 23 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 36; and a 31.8% decrease in supply to 15 active units.

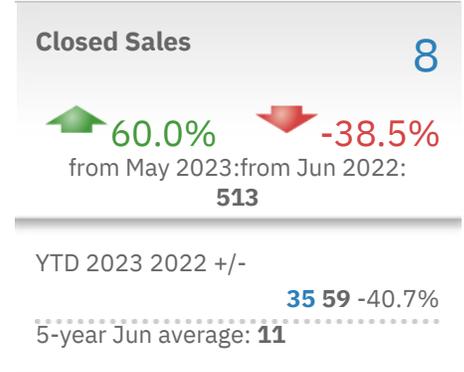
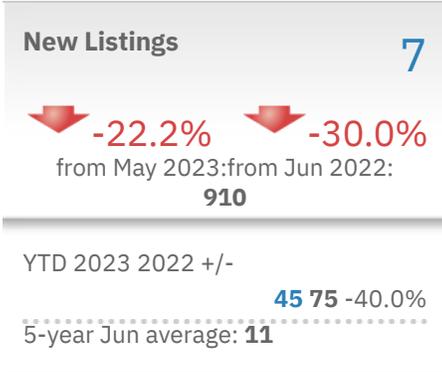
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 1.23 in May and a decrease from 2.44 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Pottsgrove (Montgomery, PA) - Attached

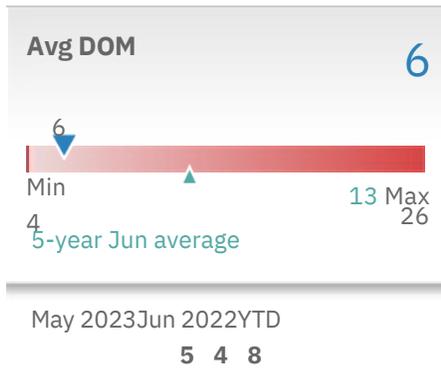
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for June was \$227,000, representing an increase of 3.2% compared to last month and a decrease of 14.3% from Jun 2022. The average days on market for units sold in June was 6 days, 55% below the 5-year June average of 13 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 25; and a 66.7% decrease in supply to 2 active units.

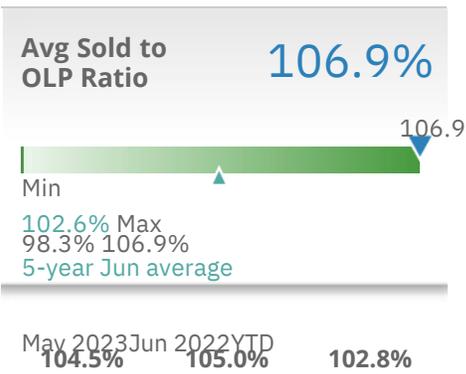
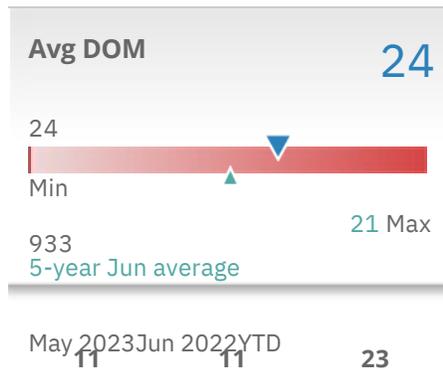
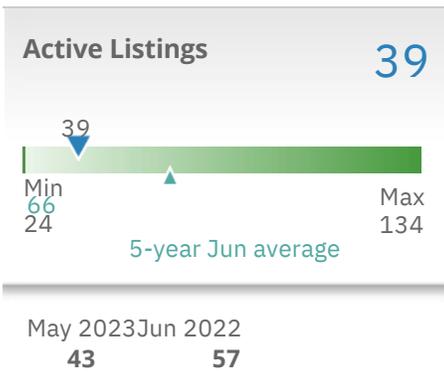
This activity resulted in a Contract Ratio of 12.50 pendings per active listing, up from 3.83 in May and a decrease from 19.00 in June 2022. The Contract Ratio is 20% higher than the 5-year June average of 10.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Souderton Area (Montgomery, PA)

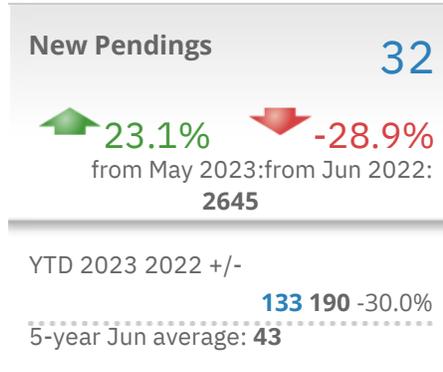
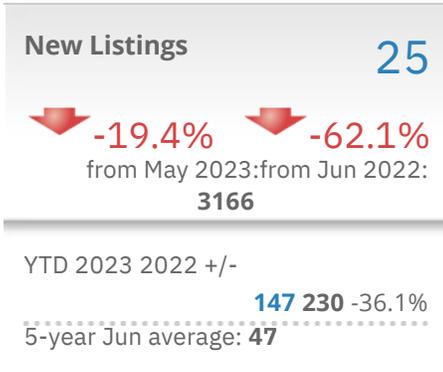
Email: ldavis@tcsr.realtor



June 2023

Souderton Area (Montgomery, PA) - Detached

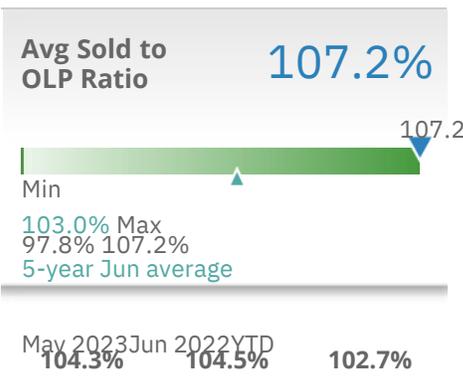
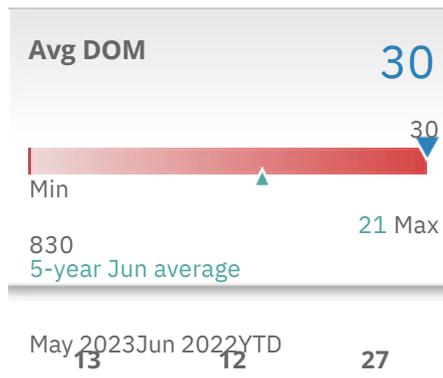
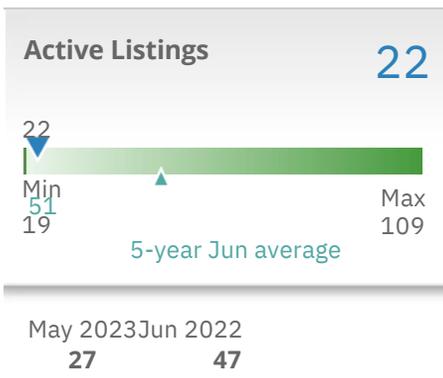
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for June was \$435,000, representing an increase of 1.2% compared to last month and a decrease of 13.5% from Jun 2022. The average days on market for units sold in June was 30 days, 42% above the 5-year June average of 21 days. There was a 23.1% month over month increase in new contract activity with 32 New Pendings; a 6.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 44; and an 18.5% decrease in supply to 22 active units.

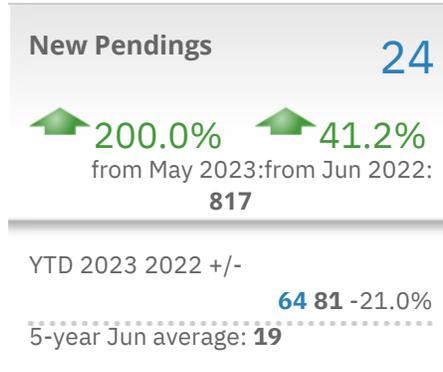
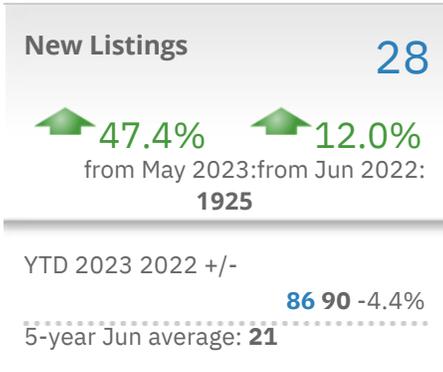
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.74 in May and an increase from 1.34 in June 2022. The Contract Ratio is 15% higher than the 5-year June average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Souderton Area (Montgomery, PA) - Attached

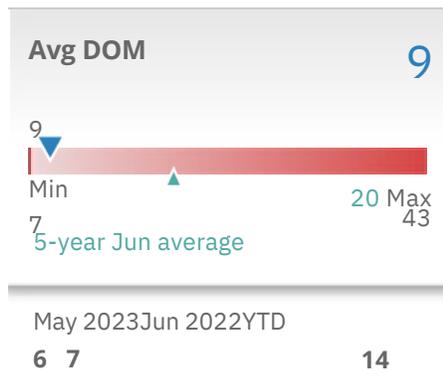
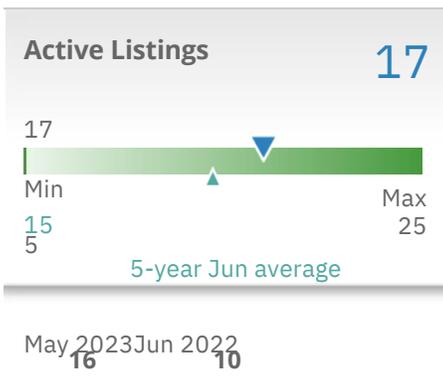
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for June was \$425,000, representing an increase of 14.6% compared to last month and an increase of 32.2% from Jun 2022. The average days on market for units sold in June was 9 days, 56% below the 5-year June average of 20 days. There was a 200% month over month increase in new contract activity with 24 New Pendings; a 115.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 28; and a 6.3% increase in supply to 17 active units.

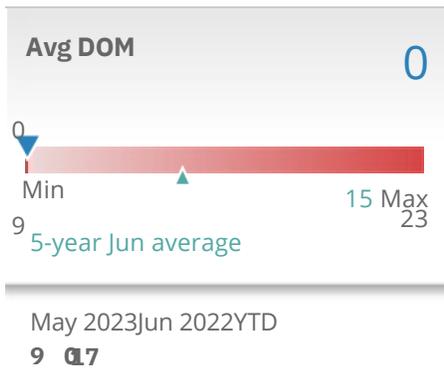
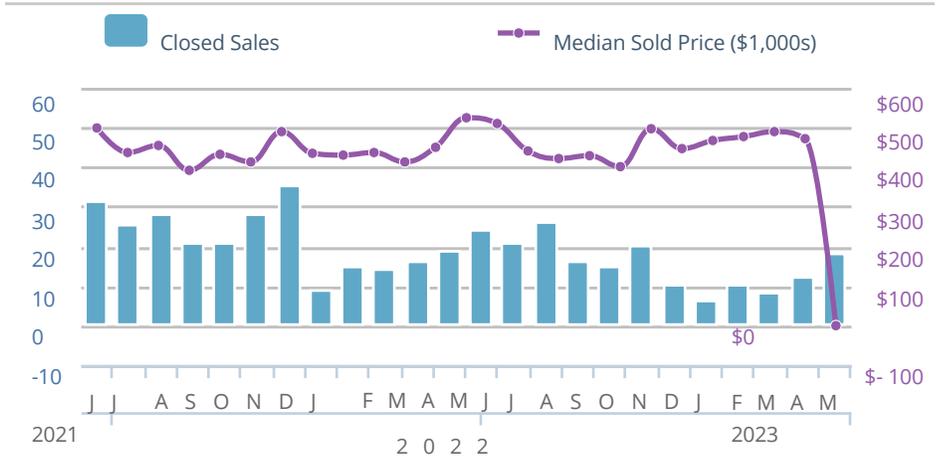
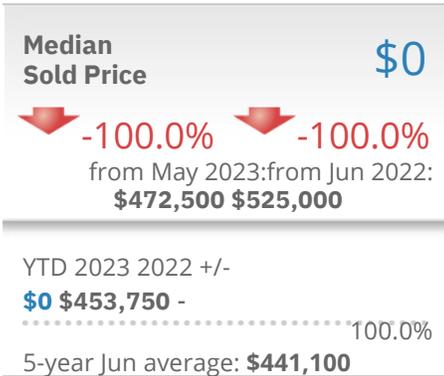
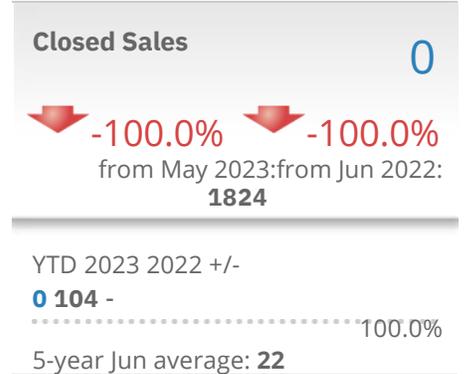
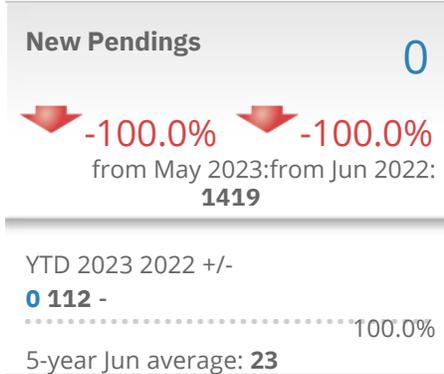
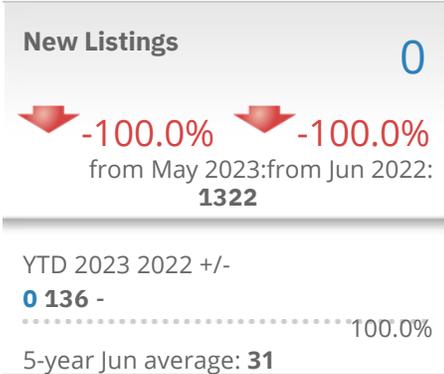
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, up from 0.81 in May and a decrease from 2.50 in June 2022. The Contract Ratio is 36% lower than the 5-year June average of 2.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Springfield (Montgomery, PA)

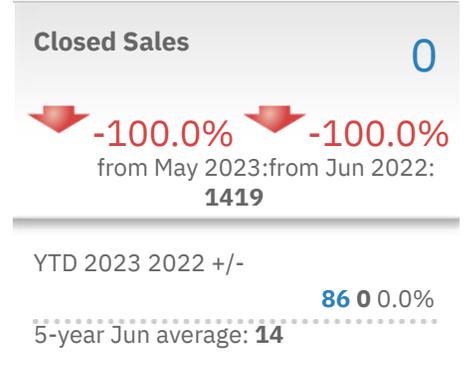
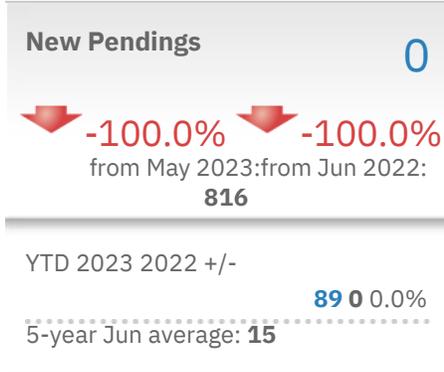
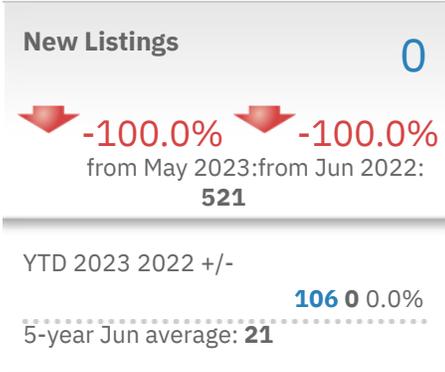
Email: ldavis@tcsr.realtor



June 2023

Springfield (Montgomery, PA) - Detached

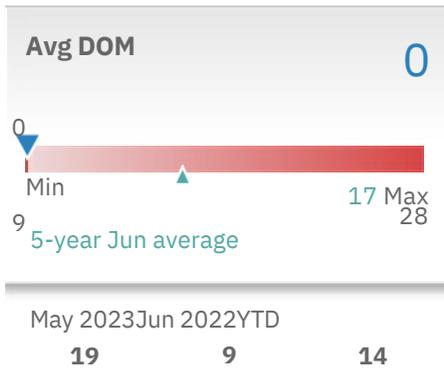
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Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for June was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2022. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 0; and a 100% decrease in supply to 0 active units.

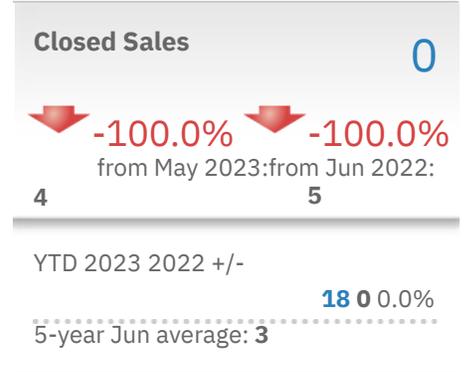
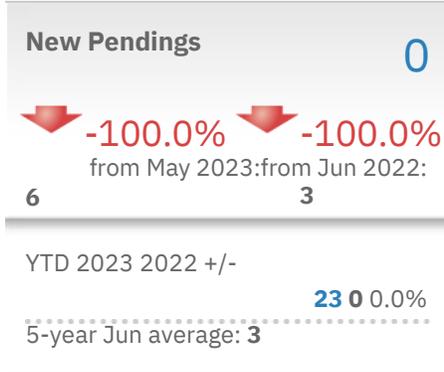
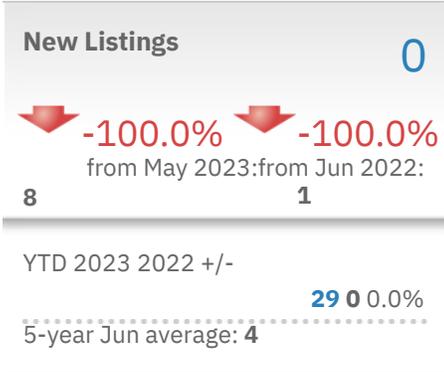
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.33 in May and a decrease from 1.37 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Springfield (Montgomery, PA) - Attached

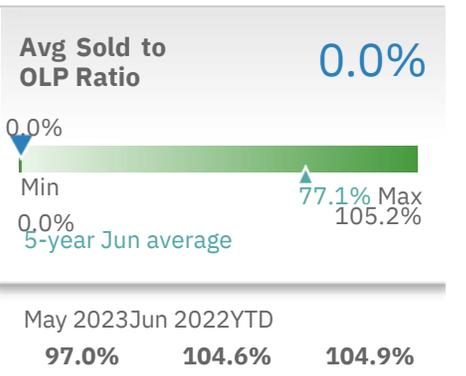
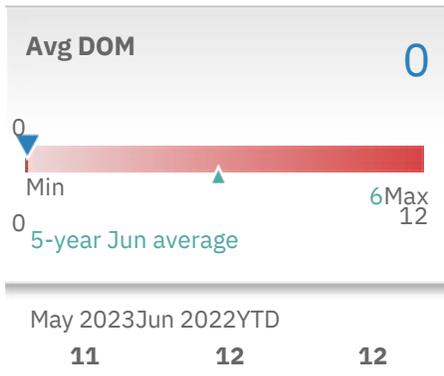
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Summary

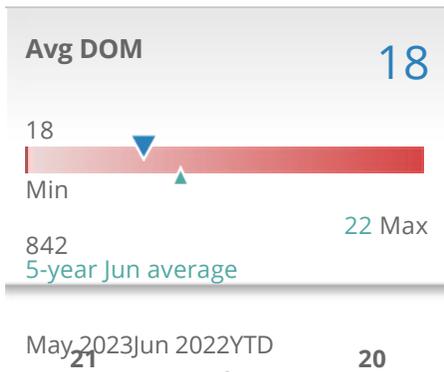
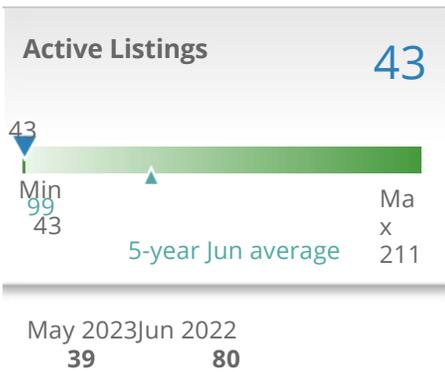
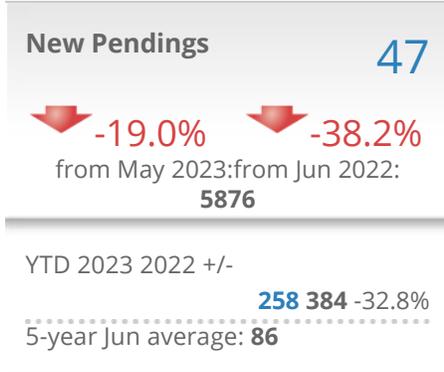
In Springfield (Montgomery, PA), the median sold price for Attached properties for June was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2022. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 6 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 0; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in May and a decrease from 0.83 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023
Spring-Ford Area (Montgomery, PA)

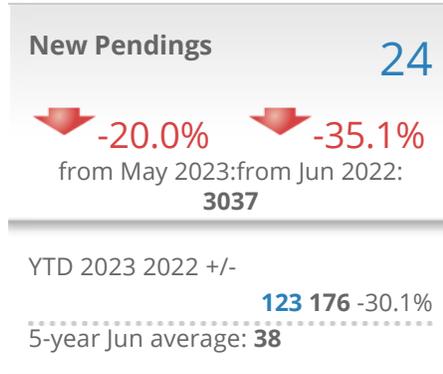
Email: ldavis@tcsr.realtor



June 2023

Spring-Ford Area (Montgomery, PA) - Detached

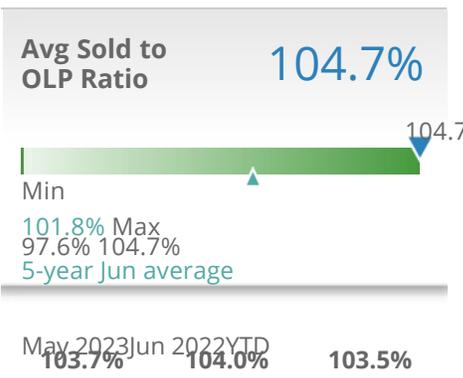
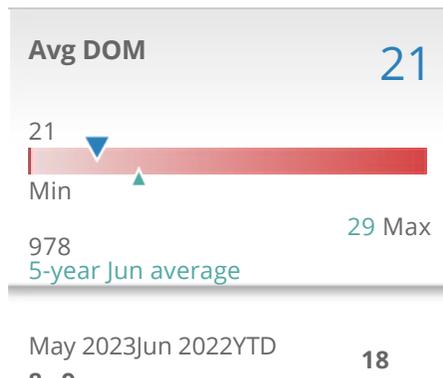
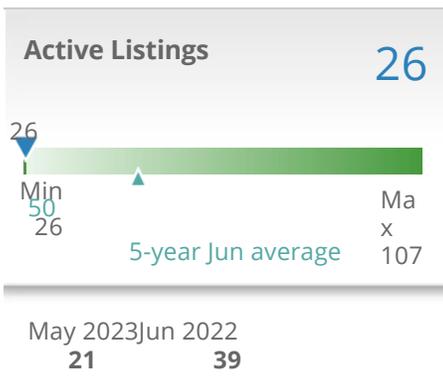
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for June was \$540,000, representing an increase of 10.8% compared to last month and a decrease of 7.8% from Jun 2022. The average days on market for units sold in June was 21 days, 28% below the 5-year June average of 29 days. There was a 20% month over month decrease in new contract activity with 24 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 33; and a 23.8% increase in supply to 26 active units.

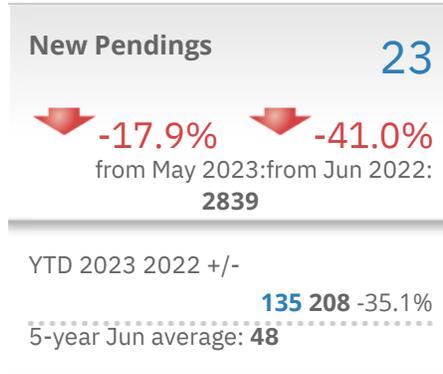
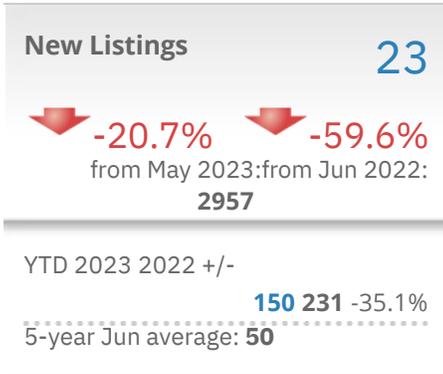
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 2.14 in May and a decrease from 1.44 in June 2022. The Contract Ratio is 9% lower than the 5-year June average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Spring-Ford Area (Montgomery, PA) - Attached

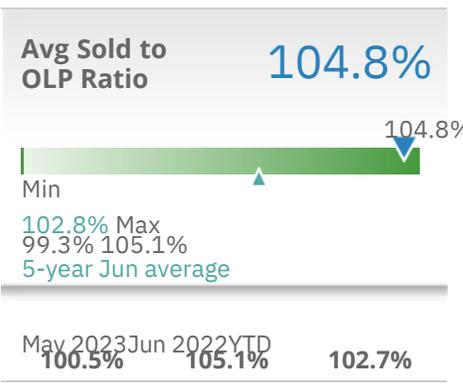
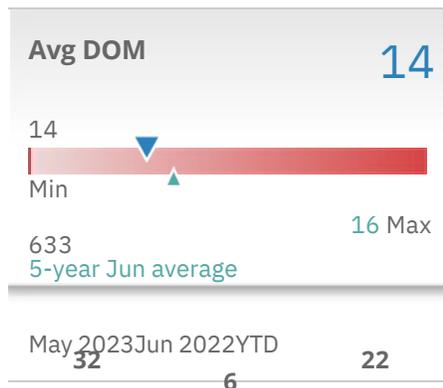
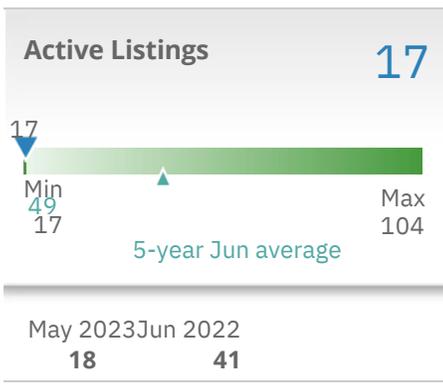
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Summary

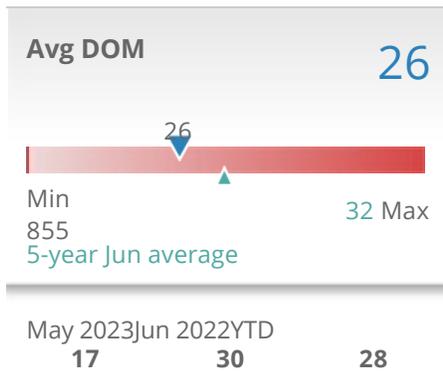
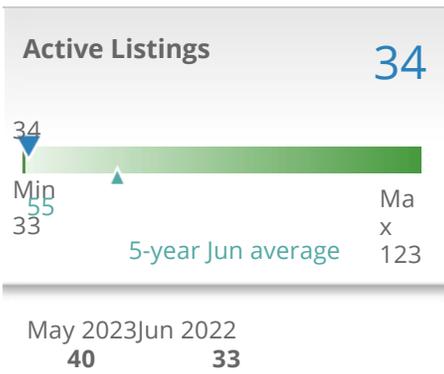
In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for June was \$352,500, representing a decrease of 0.7% compared to last month and a decrease of 1.3% from Jun 2022. The average days on market for units sold in June was 14 days, 14% below the 5-year June average of 16 days. There was a 17.9% month over month decrease in new contract activity with 23 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 30; and a 5.6% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.76 pendings per active listing, down from 2.22 in May and an increase from 1.46 in June 2022. The Contract Ratio is 11% lower than the 5-year June average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023
Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor



June 2023

Upper Dublin (Montgomery, PA) - Detached

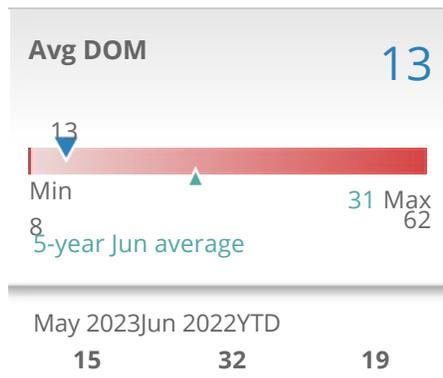
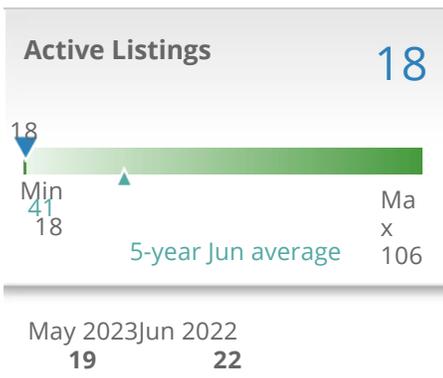
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for June was \$577,500, representing an increase of 4.5% compared to last month and a decrease of 6.1% from Jun 2022. The average days on market for units sold in June was 13 days, 59% below the 5-year June average of 31 days. There was no month over month change in new contract activity with 19 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 31; and a 5.3% decrease in supply to 18 active units.

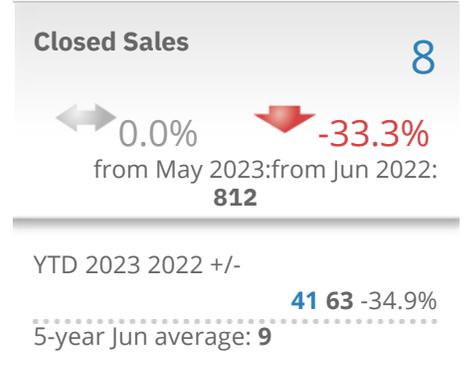
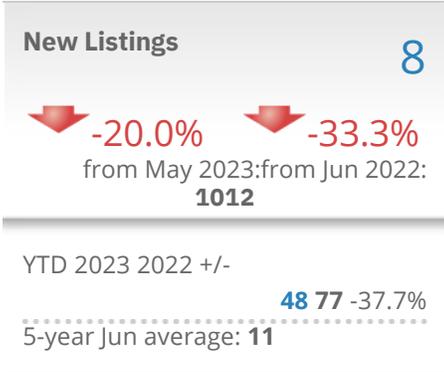
This activity resulted in a Contract Ratio of 1.72 pendings per active listing, up from 1.53 in May and a decrease from 1.77 in June 2022. The Contract Ratio is 10% higher than the 5-year June average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Upper Dublin (Montgomery, PA) - Attached

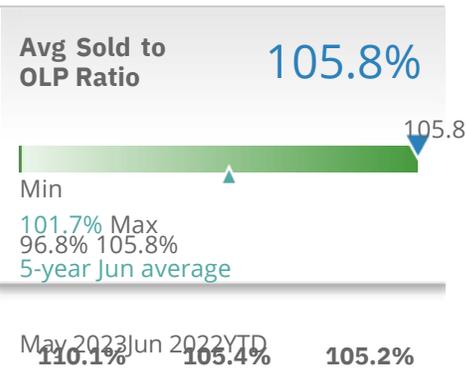
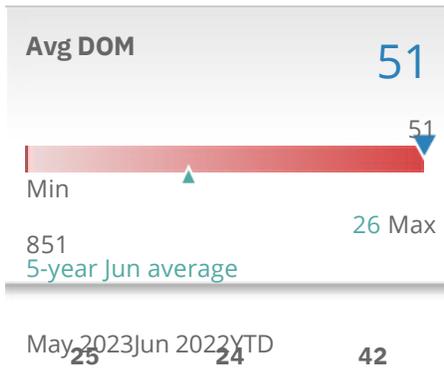
Tri-County Suburban REALTORS
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for June was \$639,950, representing an increase of 35.3% compared to last month and an increase of 47.3% from Jun 2022. The average days on market for units sold in June was 51 days, 95% above the 5-year June average of 26 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 20; and a 23.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.71 in May and a decrease from 3.45 in June 2022. The Contract Ratio is 32% lower than the 5-year June average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023
Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings **37**

↓ **-14.0%** ↓ **-28.8%**
 from May 2023: from Jun 2022:
4352

YTD 2023 2022 +/-
211 290 -27.2%
 5-year Jun average: **56**

New Pendings **40**

↓ **-9.1%** ↑ **33.3%**
 from May 2023: from Jun 2022:
4430

YTD 2023 2022 +/-
198 231 -14.3%
 5-year Jun average: **46**

Closed Sales **41**

↑ **20.6%** ↓ **-12.8%**
 from May 2023: from Jun 2022:
3447

YTD 2023 2022 +/-
179 230 -22.2%
 5-year Jun average: **46**

Median Sold Price **\$549,000**

↑ **13.9%** ↑ **46.4%**
 from May 2023: from Jun 2022:
\$482,000 \$375,000

YTD 2023 2022 +/-
\$475,000 \$426,250 11.4%
 5-year Jun average: **\$401,880**



Active Listings **38**

38
 Min 38 Max 132
77
 5-year Jun average

May 2023 Jun 2022
36 64

Avg DOM **36**

36
 Min 1436 Max 26
26
 5-year Jun average

May 2023 Jun 2022 YTD
32 14 39

Avg Sold to OLP Ratio **100.9%**

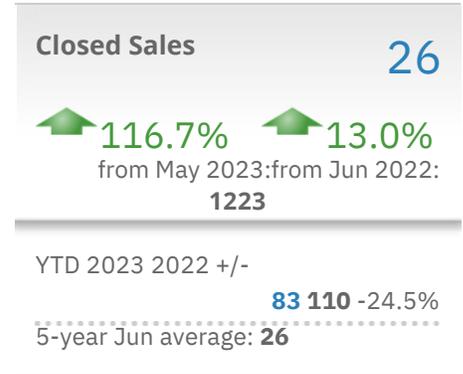
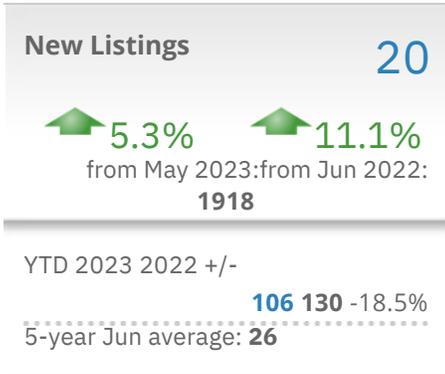
100.9%
 Min 97.8% Max 99.8%
101.4%
 5-year Jun average

May 2023 Jun 2022 YTD
99.4% 100.7% 99.2%

June 2023

Upper Merion Area (Montgomery, PA) - Detached

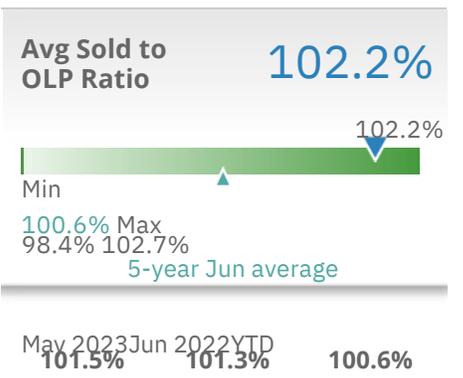
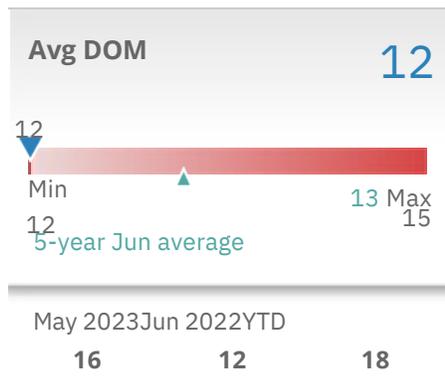
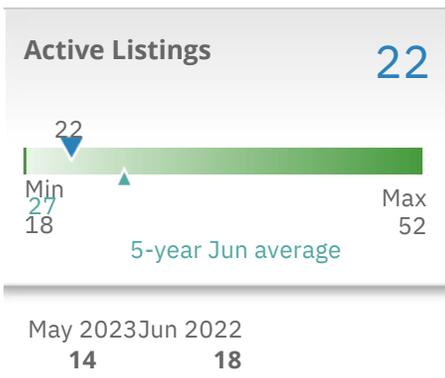
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for June was \$550,000, representing an increase of 5.9% compared to last month and an increase of 20.9% from Jun 2022. The average days on market for units sold in June was 12 days, 9% below the 5-year June average of 13 days. There was a 38.5% month over month decrease in new contract activity with 16 New Pendings; a 31.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 57.1% increase in supply to 22 active units.

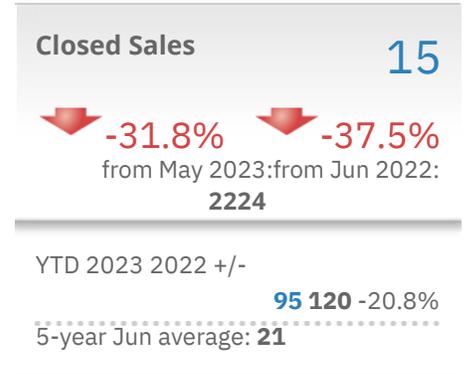
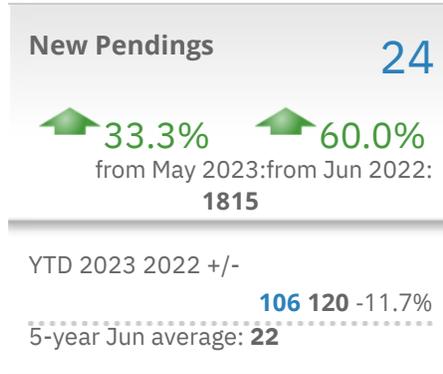
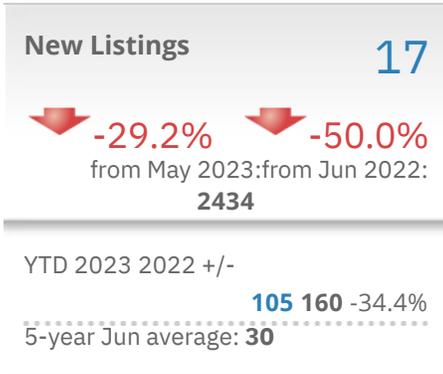
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.29 in May and a decrease from 1.39 in June 2022. The Contract Ratio is 34% lower than the 5-year June average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Upper Merion Area (Montgomery, PA) - Attached

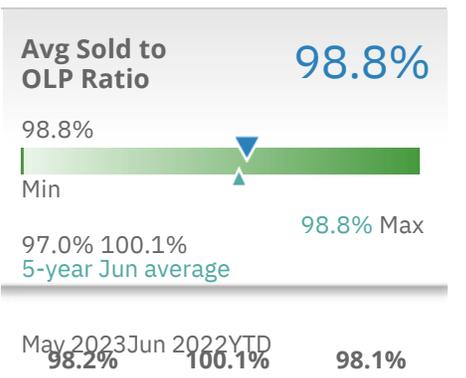
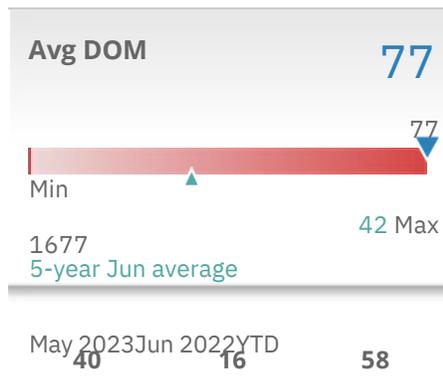
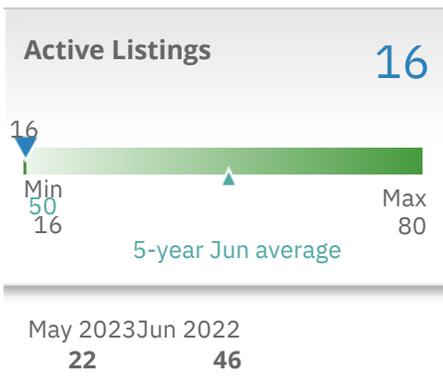
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for June was \$464,000, representing an increase of 6.8% compared to last month and an increase of 40.6% from Jun 2022. The average days on market for units sold in June was 77 days, 85% above the 5-year June average of 42 days. There was a 33.3% month over month increase in new contract activity with 24 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 28; and a 27.3% decrease in supply to 16 active units.

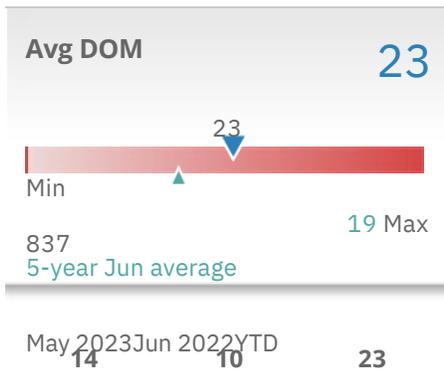
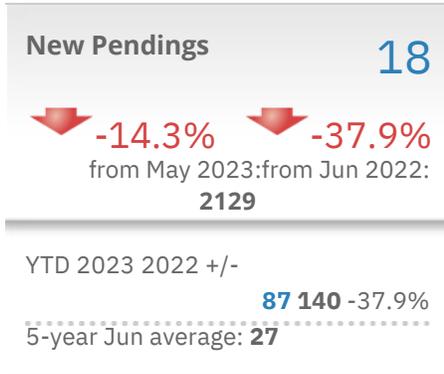
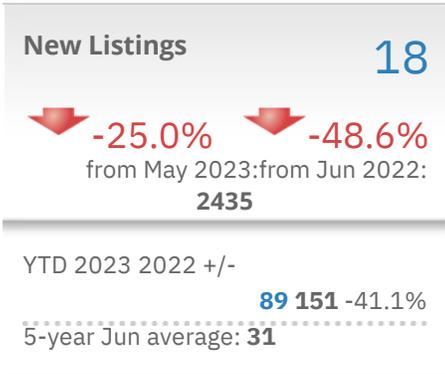
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.00 in May and an increase from 0.83 in June 2022. The Contract Ratio is 55% higher than the 5-year June average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Upper Moreland (Montgomery, PA)

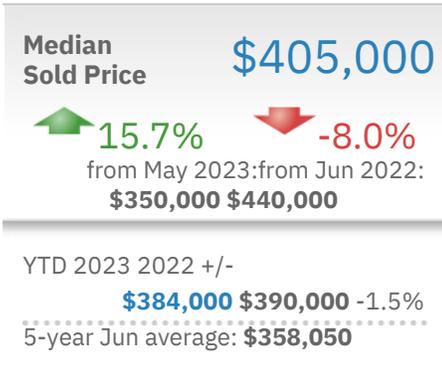
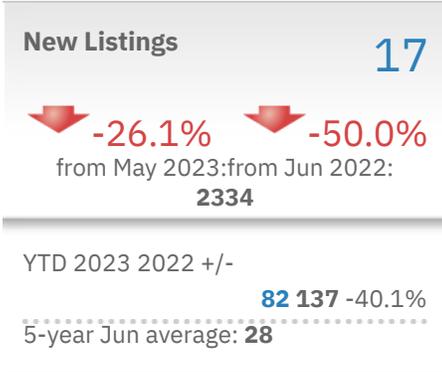
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June 2023

Upper Moreland (Montgomery, PA) - Detached

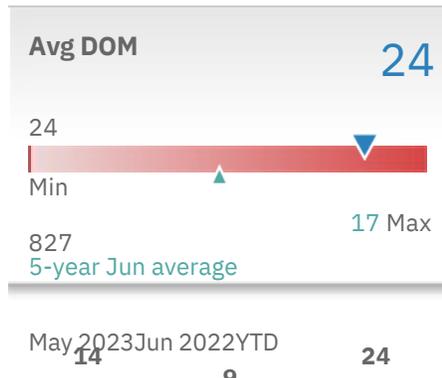
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for June was \$405,000, representing an increase of 15.7% compared to last month and a decrease of 8% from Jun 2022. The average days on market for units sold in June was 24 days, 38% above the 5-year June average of 17 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; a 17.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 24; and a 37.5% decrease in supply to 5 active units.

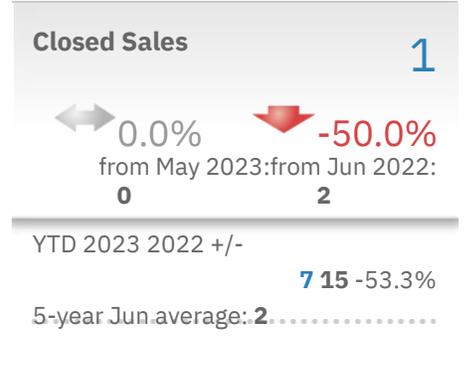
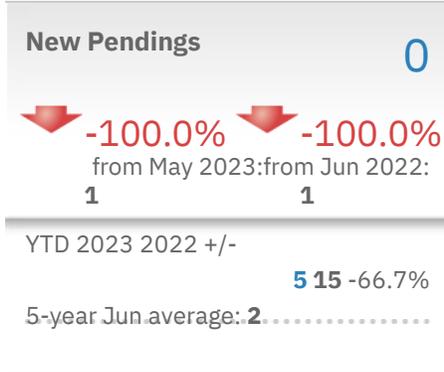
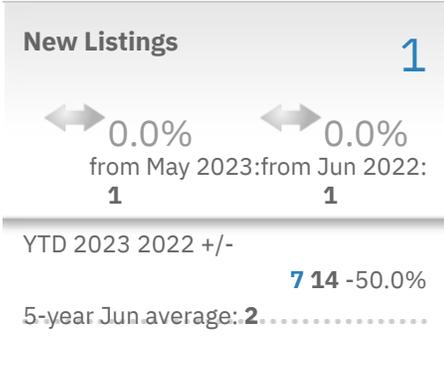
This activity resulted in a Contract Ratio of 4.80 pendings per active listing, up from 3.63 in May and an increase from 1.90 in June 2022. The Contract Ratio is 86% higher than the 5-year June average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Upper Moreland (Montgomery, PA) - Attached

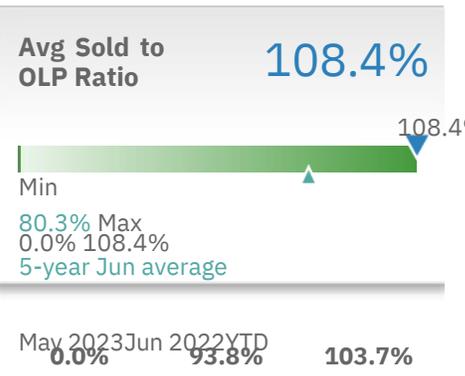
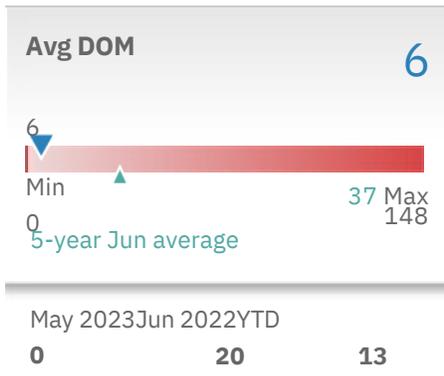
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for June was \$325,000, representing an increase of 0% compared to last month and an increase of 30% from Jun 2022. The average days on market for units sold in June was 6 days, 84% below the 5-year June average of 37 days. There was a 100% month over month decrease in new contract activity with 0 New Pending; a 100% MoM decrease in All Pending (new contracts + contracts carried over from May) to 0; and no change in supply with 1 active units.

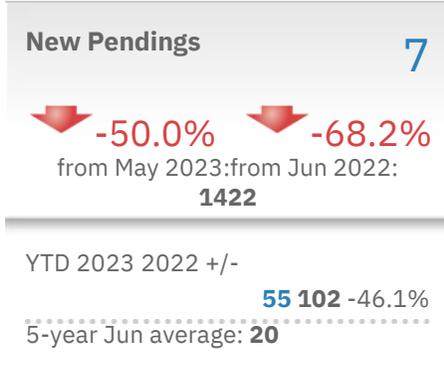
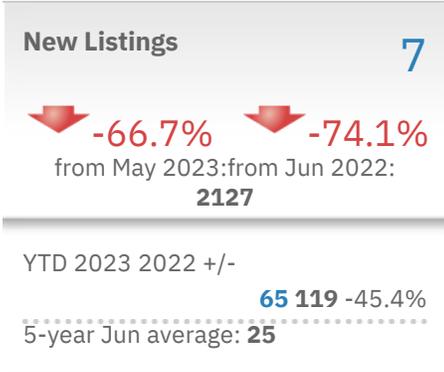
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in May and no change from June 2022. The Contract Ratio is 100% lower than the 5-year June average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



June 2023

Upper Perkiomen (Montgomery, PA) - Detached

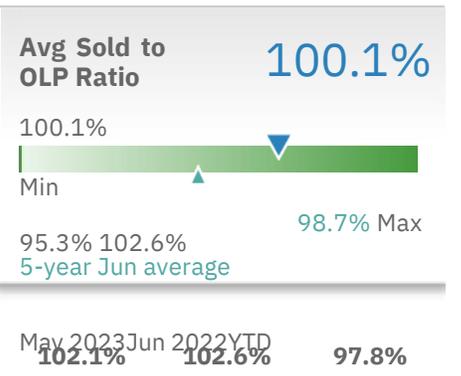
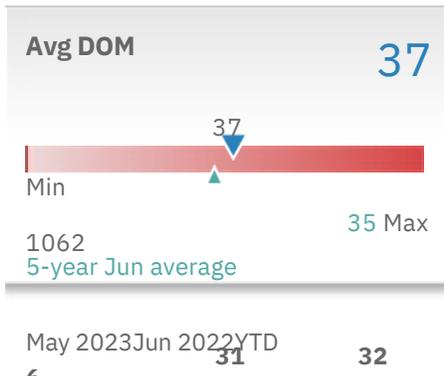
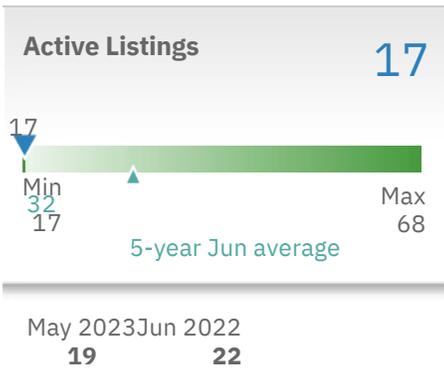
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for June was \$362,500, representing a decrease of 16.7% compared to last month and a decrease of 10.7% from Jun 2022. The average days on market for units sold in June was 37 days, 5% above the 5-year June average of 35 days. There was a 50% month over month decrease in new contract activity with 7 New Pendings; a 56.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 10; and a 10.5% decrease in supply to 17 active units.

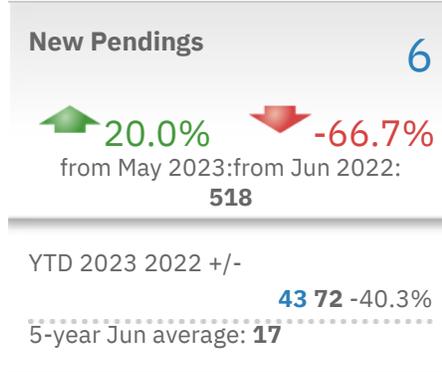
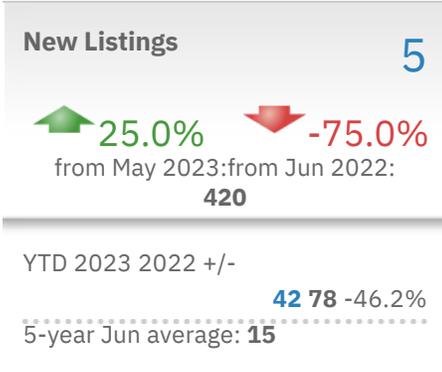
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 1.21 in May and a decrease from 1.36 in June 2022. The Contract Ratio is 44% lower than the 5-year June average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2023

Upper Perkiomen (Montgomery, PA) - Attached

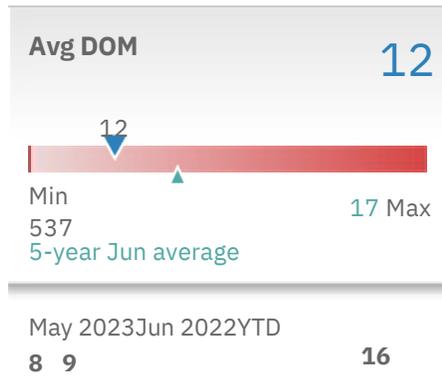
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for June was \$339,000, representing an increase of 35.3% compared to last month and an increase of 14% from Jun 2022. The average days on market for units sold in June was 12 days, 31% below the 5-year June average of 17 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 6; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.50 in May and a decrease from 3.67 in June 2022. The Contract Ratio is 56% lower than the 5-year June average of 4.50. 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.



June 2023

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 31

↓ -31.1% ↓ -51.6%
 from May 2023: from Jun 2022:
4564

YTD 2023 2022 +/-
221 318 -30.5%
 5-year Jun average: **59**

New Pendings 39

↓ -2.5% ↓ -9.3%
 from May 2023: from Jun 2022:
4043

YTD 2023 2022 +/-
205 260 -21.2%
 5-year Jun average: **48**

Closed Sales 33

↓ -26.7% ↓ -50.0%
 from May 2023: from Jun 2022:
4566

YTD 2023 2022 +/-
180 234 -23.1%
 5-year Jun average: **52**

Median Sold Price \$575,000

↓ -4.8% ↑ 13.2%
 from May 2023: from Jun 2022:
\$604,000 \$508,000

YTD 2023 2022 +/-
\$549,000 \$530,000 3.6%
 5-year Jun average: **\$500,650**



Active Listings 26

26
 Min 26 Max 163
 5-year Jun average 83

May 2023 Jun 2022
33 61

Avg DOM 31

31
 Min 1345 Max 25
 5-year Jun average

May 2023 Jun 2022 YTD
9 13 22

Avg Sold to OLP Ratio 103.1%

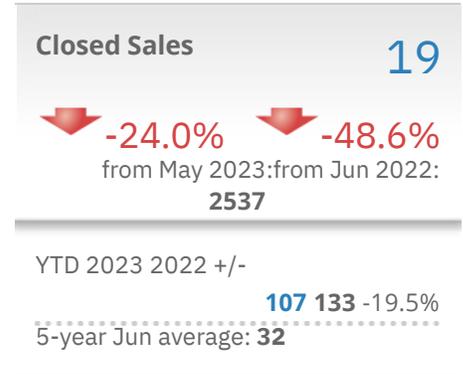
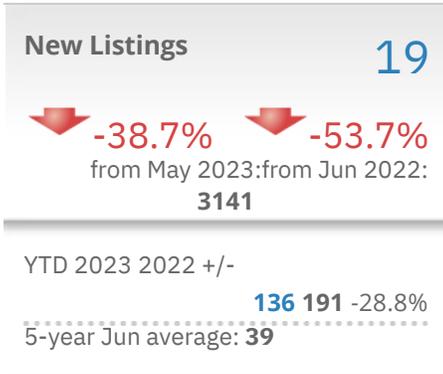
103.1%
 Min 96.9% Max 101.2%
 5-year Jun average

May 2023 Jun 2022 YTD
105.4% 104.5% 101.5%

June 2023

Wissahickon (Montgomery, PA) - Detached

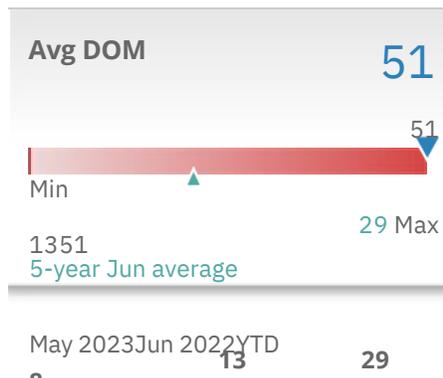
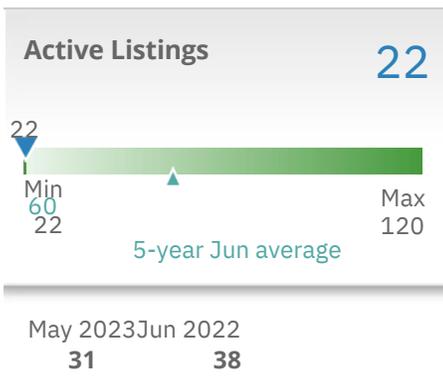
Tri-County Suburban REALTORS
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for June was \$666,893, representing a decrease of 1.2% compared to last month and an increase of 8.4% from Jun 2022. The average days on market for units sold in June was 51 days, 75% above the 5-year June average of 29 days. There was a 31.8% month over month increase in new contract activity with 29 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 42; and a 29% decrease in supply to 22 active units.

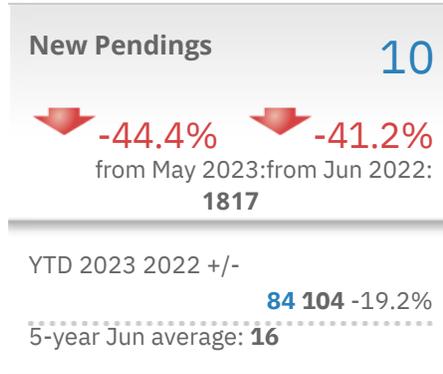
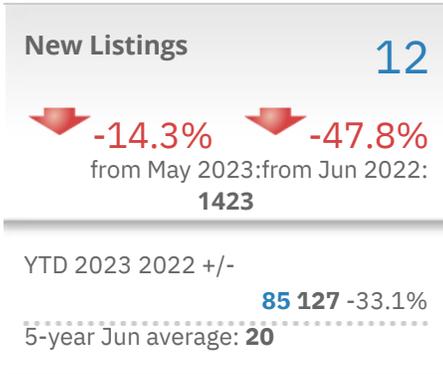
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, up from 1.06 in May and an increase from 1.11 in June 2022. The Contract Ratio is 65% higher than the 5-year June average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Wissahickon (Montgomery, PA) - Attached

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for June was \$475,750, representing a decrease of 4.3% compared to last month and an increase of 42.9% from Jun 2022. The average days on market for units sold in June was 5 days, 75% below the 5-year June average of 20 days. There was a 44.4% month over month decrease in new contract activity with 10 New Pendings; a 13.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 19; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 4.75 pendings per active listing, down from 11.00 in May and an increase from 1.00 in June 2022. The Contract Ratio is 153% higher than the 5-year June 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.

