

September 2023

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

September 2023

Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings**800** **6.0%**from Aug 2023:
755 **-14.0%**from Sep 2022:
930

YTD	2023	2022	+/-
	7,429	9,815	-24.3%

5-year Sep average: **1,106****New Pendings****673** **-6.8%**from Aug 2023:
722 **-8.4%**from Sep 2022:
735

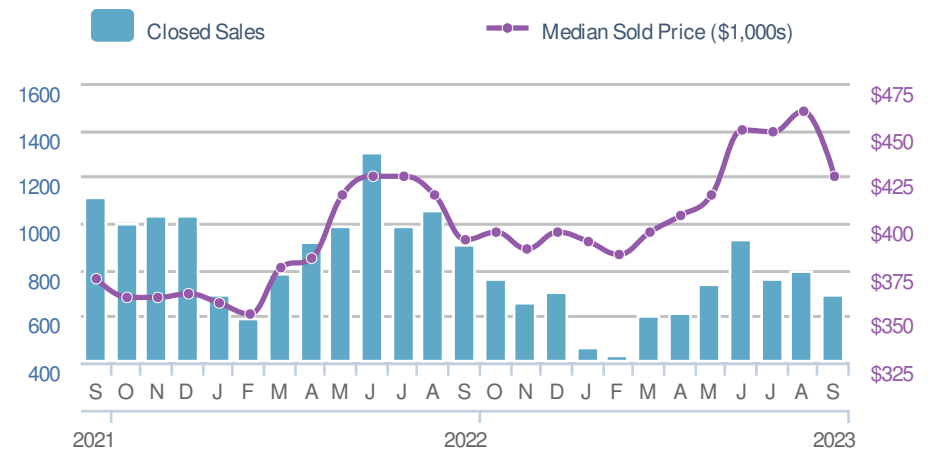
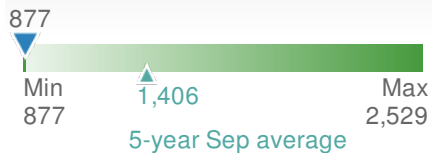
YTD	2023	2022	+/-
	6,461	8,449	-23.5%

5-year Sep average: **902****Closed Sales****693** **-12.7%**from Aug 2023:
794 **-22.9%**from Sep 2022:
899

YTD	2023	2022	+/-
	6,169	8,398	-26.5%

5-year Sep average: **958****Median Sold Price****\$425,000** **-7.6%**from Aug 2023:
\$460,000 **8.6%**from Sep 2022:
\$391,250

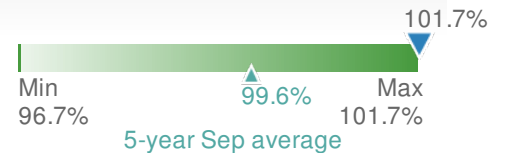
YTD	2023	2022	+/-
	\$423,022	\$400,000	5.8%

5-year Sep average: **\$365,698****Active Listings****877**

Aug 2023	Sep 2022
795	1,068

Avg DOM**17**

Aug 2023	Sep 2022	YTD
19	19	22

Avg Sold to OLP Ratio**101.7%**

Aug 2023	Sep 2022	YTD
102.4%	99.9%	101.2%

September 2023

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**486** **9.0%**from Aug 2023:
446 **-12.7%**from Sep 2022:
557

YTD	2023	2022	+/-
	4,540	5,954	-23.7%

5-year Sep average: **681****New Pendings****410** **-5.7%**from Aug 2023:
435 **-5.7%**from Sep 2022:
435

YTD	2023	2022	+/-
	3,935	5,080	-22.5%

5-year Sep average: **546****Closed Sales****426** **-17.0%**from Aug 2023:
513 **-21.4%**from Sep 2022:
542

YTD	2023	2022	+/-
	3,765	5,028	-25.1%

5-year Sep average: **580****Median
Sold Price****\$500,000** **-5.7%**from Aug 2023:
\$530,000 **13.6%**from Sep 2022:
\$439,950

YTD	2023	2022	+/-
	\$485,000	\$465,000	4.3%

5-year Sep average: **\$424,990****Summary**

In Montgomery County, PA, the median sold price for Detached properties for September was \$500,000, representing a decrease of 5.7% compared to last month and an increase of 13.6% from Sep 2022. The average days on market for units sold in September was 17 days, 33% below the 5-year September average of 25 days. There was a 5.7% month over month decrease in new contract activity with 410 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 596; and an 8.7% increase in supply to 563 active units.

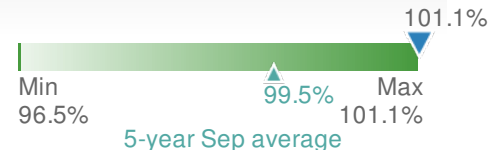
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.23 in August and a decrease from 1.09 in September 2022. The Contract Ratio is 9% lower than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**563**

Aug 2023	Sep 2022
518	688

Avg DOM**17**

Aug 2023	Sep 2022	YTD
17	22	21

**Avg Sold to
OLP Ratio****101.1%**

Aug 2023	Sep 2022	YTD
102.5%	99.8%	101.2%

September 2023

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**312** **1.0%**from Aug 2023:
309 **-16.4%**from Sep 2022:
373

YTD	2023	2022	+/-
	2,883	3,860	-25.3%

5-year Sep average: **425****New Pendings****263** **-8.4%**from Aug 2023:
287 **-12.3%**from Sep 2022:
300

YTD	2023	2022	+/-
	2,524	3,369	-25.1%

5-year Sep average: **356****Closed Sales****267** **-5.0%**from Aug 2023:
281 **-25.2%**from Sep 2022:
357

YTD	2023	2022	+/-
	2,402	3,370	-28.7%

5-year Sep average: **378****Median Sold Price****\$325,000** **-5.8%**from Aug 2023:
\$345,000 **0.0%**from Sep 2022:
\$325,000

YTD	2023	2022	+/-
	\$330,000	\$305,050	8.2%

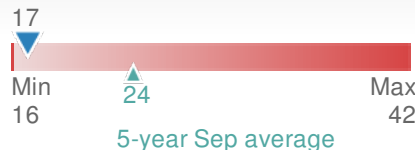
5-year Sep average: **\$281,500****Summary**

In Montgomery County, PA, the median sold price for Attached properties for September was \$325,000, representing a decrease of 5.8% compared to last month and no change from Sep 2022. The average days on market for units sold in September was 17 days, 30% below the 5-year September average of 24 days. There was an 8.4% month over month decrease in new contract activity with 263 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 457; and a 13.4% increase in supply to 314 active units.

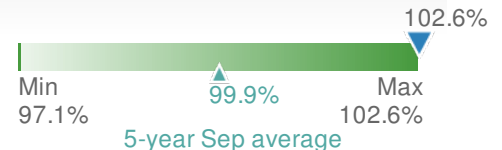
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, down from 1.74 in August and an increase from 1.34 in September 2022. The Contract Ratio is 4% higher than the 5-year September average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**314**

Aug 2023	Sep 2022
277	380

Avg DOM**17**

Aug 2023	Sep 2022	YTD
22	16	23

Avg Sold to OLP Ratio**102.6%**

Aug 2023	Sep 2022	YTD
102.1%	100.1%	101.2%

September 2023

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**57****↑3.6%**from Aug 2023:
55**↑11.8%**from Sep 2022:
51

YTD	2023	2022	+/-
	503	572	-12.1%

5-year Sep average: **65****New Pendings****33****↓-38.9%**from Aug 2023:
54**↓-31.3%**from Sep 2022:
48

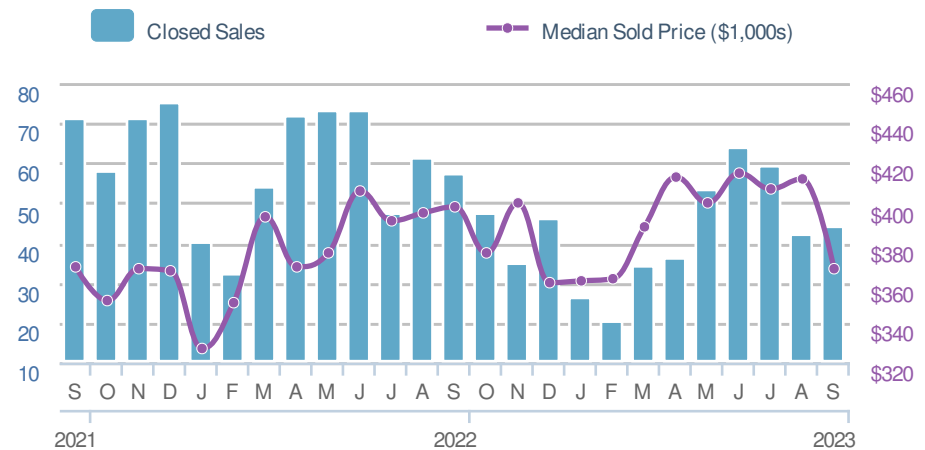
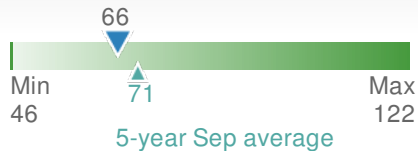
YTD	2023	2022	+/-
	408	524	-22.1%

5-year Sep average: **54****Closed Sales****44****↑4.8%**from Aug 2023:
42**↓-22.8%**from Sep 2022:
57

YTD	2023	2022	+/-
	390	523	-25.4%

5-year Sep average: **62****Median Sold Price****\$367,500****↓-10.9%**from Aug 2023:
\$412,500**↓-7.7%**from Sep 2022:
\$398,000

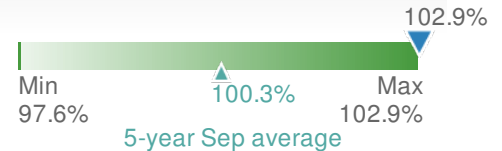
YTD	2023	2022	+/-
	\$399,950	\$385,000	3.9%

5-year Sep average: **\$352,490****Active Listings****66**

Aug 2023	Sep 2022
48	46

Avg DOM**25**

Aug 2023	Sep 2022	YTD
21	17	20

Avg Sold to OLP Ratio**102.9%**

Aug 2023	Sep 2022	YTD
102.8%	100.5%	101.4%

September 2023

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****49****↓ -5.8%**from Aug 2023:
52**↑ 8.9%**from Sep 2022:
45

YTD	2023	2022	+/-
	435	488	-10.9%

5-year Sep average: **56****New Pendings****30****↓ -38.8%**from Aug 2023:
49**↓ -25.0%**from Sep 2022:
40

YTD	2023	2022	+/-
	349	447	-21.9%

5-year Sep average: **47****Closed Sales****37****↑ 2.8%**from Aug 2023:
36**↓ -28.8%**from Sep 2022:
52

YTD	2023	2022	+/-
	327	452	-27.7%

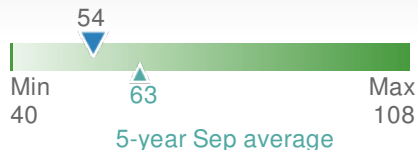
5-year Sep average: **52****Median Sold Price****\$386,000****↓ -14.2%**from Aug 2023:
\$450,000**↓ -7.0%**from Sep 2022:
\$415,000

YTD	2023	2022	+/-
	\$415,000	\$400,000	3.8%

5-year Sep average: **\$367,200****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for September was \$386,000, representing a decrease of 14.2% compared to last month and a decrease of 7% from Sep 2022. The average days on market for units sold in September was 15 days, 32% below the 5-year September average of 22 days. There was a 38.8% month over month decrease in new contract activity with 30 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 52; and a 28.6% increase in supply to 54 active units.

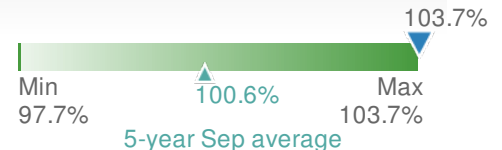
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.52 in August and a decrease from 1.18 in September 2022. The Contract Ratio is 23% lower than the 5-year September average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**54**

Aug 2023	Sep 2022
42	40

Avg DOM**15**

Aug 2023	Sep 2022	YTD
15	17	18

Avg Sold to OLP Ratio**103.7%**

Aug 2023	Sep 2022	YTD
103.5%	100.4%	101.7%

September 2023

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7** **133.3%**from Aug 2023:
3 **16.7%**from Sep 2022:
6

YTD	2023	2022	+/-
	67	84	-20.2%

5-year Sep average: **9****New Pendings****3** **-40.0%**from Aug 2023:
5 **-62.5%**from Sep 2022:
8

YTD	2023	2022	+/-
	59	77	-23.4%

5-year Sep average: **8****Closed Sales****7** **16.7%**from Aug 2023:
6 **40.0%**from Sep 2022:
5

YTD	2023	2022	+/-
	63	71	-11.3%

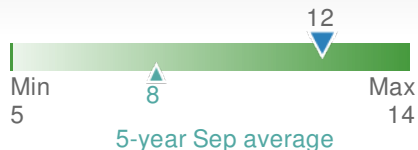
5-year Sep average: **10****Median Sold Price****\$290,000** **5.5%**from Aug 2023:
\$274,950 **-3.3%**from Sep 2022:
\$300,000

YTD	2023	2022	+/-
	\$283,000	\$275,000	2.9%

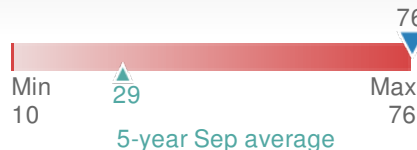
5-year Sep average: **\$259,680****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for September was \$290,000, representing an increase of 5.5% compared to last month and a decrease of 3.3% from Sep 2022. The average days on market for units sold in September was 76 days, 160% above the 5-year September average of 29 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 55.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 100% increase in supply to 12 active units.

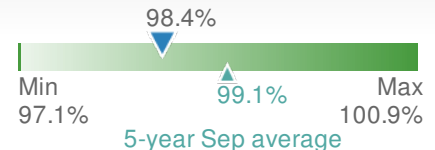
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.50 in August and a decrease from 2.00 in September 2022. The Contract Ratio is 83% lower than the 5-year September average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Aug 2023	Sep 2022
6	6

Avg DOM**76**

Aug 2023	Sep 2022	YTD
57	12	31

Avg Sold to OLP Ratio**98.4%**

Aug 2023	Sep 2022	YTD
98.8%	100.9%	99.8%

September 2023

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**32**

↑ **45.5%**
from Aug 2023:
22

↑ **3.2%**
from Sep 2022:
31

YTD	2023	2022	+/-
	274	342	-19.9%

5-year Sep average: **42****New Pendings****24**

↓ **-14.3%**
from Aug 2023:
28

↓ **-4.0%**
from Sep 2022:
25

YTD	2023	2022	+/-
	224	290	-22.8%

5-year Sep average: **36****Closed Sales****23**

↑ **21.1%**
from Aug 2023:
19

↓ **-32.4%**
from Sep 2022:
34

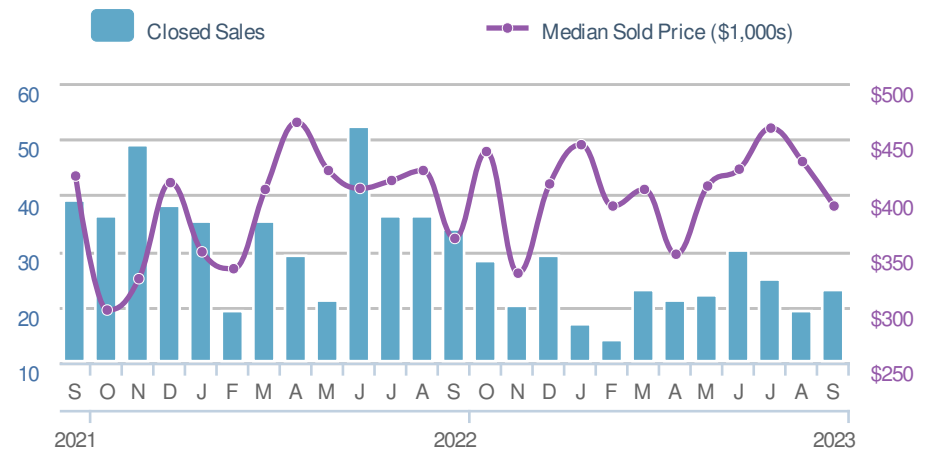
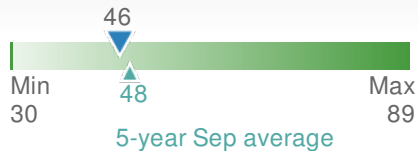
YTD	2023	2022	+/-
	200	307	-34.9%

5-year Sep average: **38****Median Sold Price****\$390,000**

↓ **-9.3%**
from Aug 2023:
\$430,000

↑ **8.0%**
from Sep 2022:
\$361,245

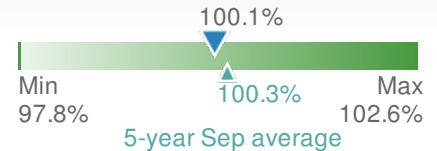
YTD	2023	2022	+/-
	\$415,000	\$400,000	3.8%

5-year Sep average: **\$361,149****Active Listings****46**


Aug 2023	Sep 2022
39	38

Avg DOM**19**


Aug 2023	Sep 2022	YTD
8	27	18

Avg Sold to OLP Ratio**100.1%**


Aug 2023	Sep 2022	YTD
104.1%	97.8%	101.8%

September 2023**Boyertown Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26**
 **30.0%**
from Aug 2023:
20
 **13.0%**
from Sep 2022:
23



YTD	2023	2022	+/-
	212	276	-23.2%

5-year Sep average: **33****New Pendings****18**
 **-14.3%**
from Aug 2023:
21
 **-10.0%**
from Sep 2022:
20

YTD	2023	2022	+/-
	164	232	-29.3%

5-year Sep average: **29****Closed Sales****19**
 **35.7%**
from Aug 2023:
14
 **-13.6%**
from Sep 2022:
22

YTD	2023	2022	+/-
	163	249	-34.5%

5-year Sep average: **30****Median Sold Price****\$425,000**
 **-8.7%**
from Aug 2023:
\$465,500
 **5.1%**
from Sep 2022:
\$404,500

YTD	2023	2022	+/-
	\$440,000	\$430,000	2.3%

5-year Sep average: **\$401,620****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for September was \$425,000, representing a decrease of 8.7% compared to last month and an increase of 5.1% from Sep 2022. The average days on market for units sold in September was 22 days, 29% below the 5-year September average of 31 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 24; and a 16.7% increase in supply to 42 active units.

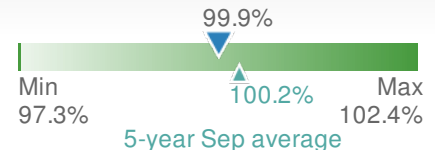
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.75 in August and a decrease from 0.97 in September 2022. The Contract Ratio is 69% lower than the 5-year September average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**42**

Aug 2023	Sep 2022
36	33

Avg DOM**22**

Aug 2023	Sep 2022	YTD
9	27	20

Avg Sold to OLP Ratio**99.9%**

Aug 2023	Sep 2022	YTD
105.3%	97.3%	101.9%

September 2023

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

200.0%
 from Aug 2023: **2**

-25.0%
 from Sep 2022: **8**

YTD	2023	2022	+/-
	62	66	-6.1%

5-year Sep average: **9****New Pendings****6**

-14.3%
 from Aug 2023: **7**

20.0%
 from Sep 2022: **5**

YTD	2023	2022	+/-
	60	58	3.4%

5-year Sep average: **7****Closed Sales****4**

-20.0%
 from Aug 2023: **5**

-66.7%
 from Sep 2022: **12**

YTD	2023	2022	+/-
	37	58	-36.2%

5-year Sep average: **8****Median Sold Price****\$367,155**

11.3%
 from Aug 2023: **\$330,000**

4.2%
 from Sep 2022: **\$352,445**

YTD	2023	2022	+/-
	\$320,000	\$328,995	-2.7%

5-year Sep average: **\$309,920****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for September was \$367,155, representing an increase of 11.3% compared to last month and an increase of 4.2% from Sep 2022. The average days on market for units sold in September was 3 days, 80% below the 5-year September average of 15 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 27; and a 33.3% increase in supply to 4 active units.

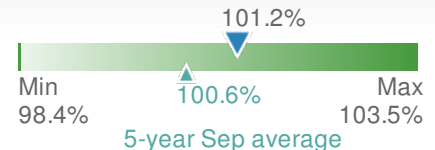
This activity resulted in a Contract Ratio of 6.75 pendings per active listing, down from 8.67 in August and an increase from 1.20 in September 2022. The Contract Ratio is 66% higher than the 5-year September average of 4.06. A higher Contract Ratio signifies a relative increase in contract activity 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.

Active Listings**4**

Aug 2023	Sep 2022
3	5

Avg DOM**3**

Aug 2023	Sep 2022	YTD
8	28	13

Avg Sold to OLP Ratio**101.2%**

Aug 2023	Sep 2022	YTD
100.5%	98.6%	101.1%

September 2023

Cheltenham Township (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0%

from Aug 2023:

0

↔ 0.0%

from Sep 2022:

0

YTD	2023	2022	+/-
	0	0	0.0%

5-year Sep average: **0****New Pendings****0**

↔ 0.0%

from Aug 2023:

0

↔ 0.0%

from Sep 2022:

0

YTD	2023	2022	+/-
	0	0	0.0%

5-year Sep average: **0****Closed Sales****0**

↔ 0.0%

from Aug 2023:

0

↔ 0.0%

from Sep 2022:

0

YTD	2023	2022	+/-
	0	0	0.0%

5-year Sep average: **5****Median Sold Price****\$0**

↔ 0.0%

from Aug 2023:

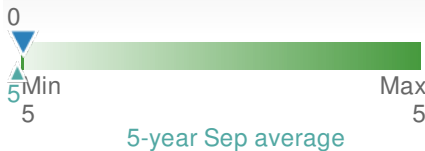
\$0

↔ 0.0%

from Sep 2022:

\$0

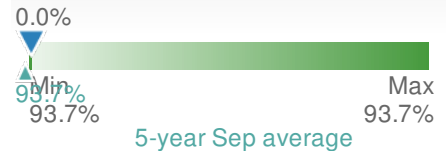
YTD	2023	2022	+/-
	\$0	\$0	0.0%

5-year Sep average: **\$184,000****Active Listings****0**

Aug 2023	Sep 2022
0	0

Avg DOM**0**

Aug 2023	Sep 2022	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Aug 2023	Sep 2022	YTD
0.0%	0.0%	0.0%

September 2023

Cheltenham Township (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0%

from Aug 2023:
0

↔ 0.0%

from Sep 2022:
0

YTD	2023	2022	+/-
	0	0	%

5-year Sep average: **0****New Pendings****0**

↔ 0.0%

from Aug 2023:
0

↔ 0.0%

from Sep 2022:
0

YTD	2023	2022	+/-
	0	0	%

5-year Sep average: **0****Closed Sales****0**

↔ 0.0%

from Aug 2023:
0

↔ 0.0%

from Sep 2022:
0

YTD	2023	2022	+/-
	0	0	%

5-year Sep average: **1****Median Sold Price****\$0**

↔ 0.0%

from Aug 2023:
\$0

↔ 0.0%

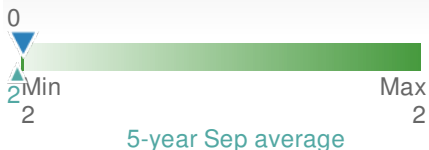
from Sep 2022:
\$0

YTD	2023	2022	+/-
	\$0	\$0	%

5-year Sep average: **\$205,000****Summary**

In Cheltenham Township (Montgomery, PA), the median sold price for Detached properties for September was \$0, representing no change compared to last month and no change from Sep 2022. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 42 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 August) with 0; and no change in supply with 0 active units.

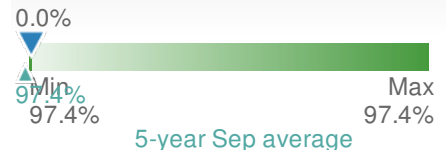
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2022. The Contract Ratio is the same as the 5-year September average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Active Listings**0**

Aug 2023	Sep 2022
0	0

Avg DOM**0**

Aug 2023	Sep 2022	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Aug 2023	Sep 2022	YTD
0.0%	0.0%	0.0%

September 2023

Cheltenham Township (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0%

from Aug 2023:

0

↔ 0.0%

from Sep 2022:

0

YTD	2023	2022	+/-
	0	0	%

5-year Sep average: **0****New Pendings****0**

↔ 0.0%

from Aug 2023:

0

↔ 0.0%

from Sep 2022:

0

YTD	2023	2022	+/-
	0	0	%

5-year Sep average: **0****Closed Sales****0**

↔ 0.0%

from Aug 2023:

0

↔ 0.0%

from Sep 2022:

0

YTD	2023	2022	+/-
	0	0	%

5-year Sep average: **0****Median Sold Price****\$0**

↔ 0.0%

from Aug 2023:

\$0

↔ 0.0%

from Sep 2022:

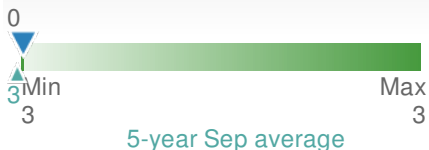
\$0

YTD	2023	2022	+/-
	\$0	\$0	%

5-year Sep average: **\$172,000****Summary**

In Cheltenham Township (Montgomery, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and no change from Sep 2022. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 49 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 August) with 0; and no change in supply with 0 active units.

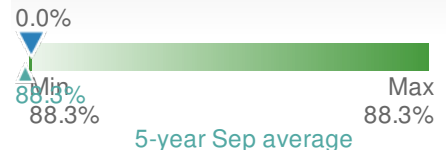
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2022. The Contract Ratio is the same as the 5-year September average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Active Listings**0**

Aug 2023	Sep 2022
0	0

Avg DOM**0**

Aug 2023	Sep 2022	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Aug 2023	Sep 2022	YTD
0.0%	0.0%	0.0%

September 2023

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**53**

↑ **32.5%**
from Aug 2023:
40

↑ **39.5%**
from Sep 2022:
38

YTD	2023	2022	+/-
	408	472	-13.6%

5-year Sep average: **56****New Pendings****52**

↑ **62.5%**
from Aug 2023:
32

↑ **44.4%**
from Sep 2022:
36

YTD	2023	2022	+/-
	353	421	-16.2%

5-year Sep average: **50****Closed Sales****30**

↓ **-49.2%**
from Aug 2023:
59

↓ **-25.0%**
from Sep 2022:
40

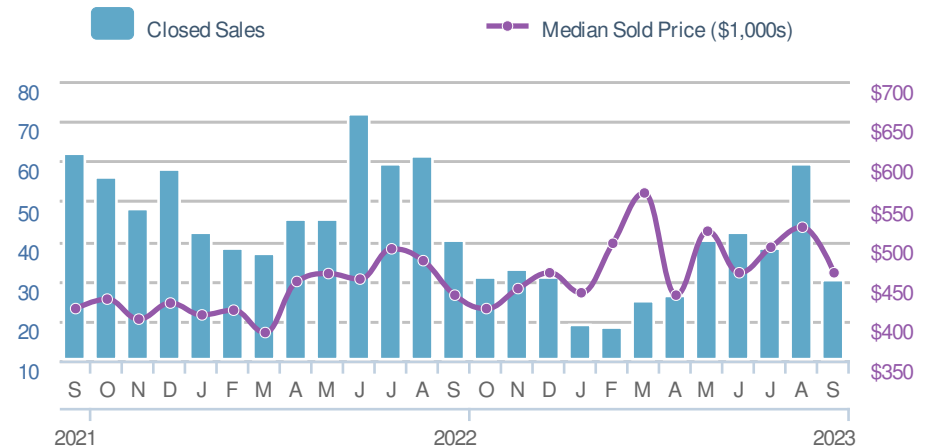
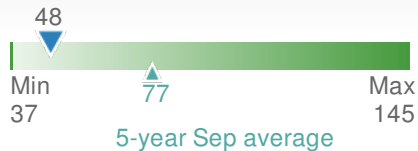
YTD	2023	2022	+/-
	307	447	-31.3%

5-year Sep average: **49****Median Sold Price****\$460,000**

↓ **-11.0%**
from Aug 2023:
\$517,000

↑ **6.4%**
from Sep 2022:
\$432,500

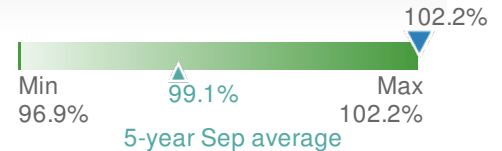
YTD	2023	2022	+/-
	\$475,000	\$448,250	6.0%

5-year Sep average: **\$413,100****Active Listings****48**

Aug 2023	Sep 2022
48	37

Avg DOM**13**


Aug 2023	Sep 2022	YTD
16	17	20

Avg Sold to OLP Ratio**102.2%**


Aug 2023	Sep 2022	YTD
101.9%	99.3%	100.7%

September 2023



Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27**
 **35.0%**
from Aug 2023:
20
 **28.6%**
from Sep 2022:
21



YTD	2023	2022	+/-
	212	243	-12.8%

5-year Sep average: **31****New Pendings****30**
 **114.3%**
from Aug 2023:
14
 **57.9%**
from Sep 2022:
19

YTD	2023	2022	+/-
	186	216	-13.9%

5-year Sep average: **27****Closed Sales****15**
 **-57.1%**
from Aug 2023:
35
 **-31.8%**
from Sep 2022:
22

YTD	2023	2022	+/-
	161	222	-27.5%

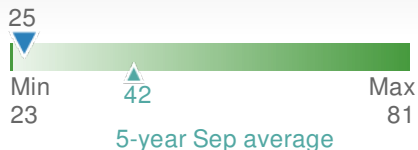
5-year Sep average: **25****Median
Sold Price****\$530,000**
 **-1.9%**
from Aug 2023:
\$540,000
 **14.6%**
from Sep 2022:
\$462,500

YTD	2023	2022	+/-
	\$540,000	\$500,000	8.0%

5-year Sep average: **\$450,900****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for September was \$530,000, representing a decrease of 1.9% compared to last month and an increase of 14.6% from Sep 2022. The average days on market for units sold in September was 20 days, 5% below the 5-year September average of 21 days. There was a 114.3% month over month increase in new contract activity with 30 New Pendings; a 62.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 39; and a 16.7% decrease in supply to 25 active units.

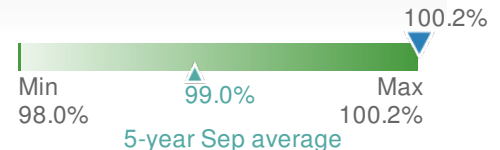
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.80 in August and an increase from 1.26 in September 2022. The Contract Ratio is 33% higher than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**25**

Aug 2023	Sep 2022
30	23

Avg DOM**20**

Aug 2023	Sep 2022	YTD
14	14	23

**Avg Sold to
OLP Ratio****100.2%**

Aug 2023	Sep 2022	YTD
103.1%	99.1%	100.7%

September 2023

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26** **30.0%**from Aug 2023:
20 **52.9%**from Sep 2022:
17

YTD	2023	2022	+/-
	196	229	-14.4%

5-year Sep average: **24****New Pendings****22** **22.2%**from Aug 2023:
18 **29.4%**from Sep 2022:
17

YTD	2023	2022	+/-
	167	205	-18.5%

5-year Sep average: **23****Closed Sales****15** **-37.5%**from Aug 2023:
24 **-16.7%**from Sep 2022:
18

YTD	2023	2022	+/-
	146	225	-35.1%

5-year Sep average: **25****Median
Sold Price****\$420,000** **-9.7%**from Aug 2023:
\$465,000 **19.1%**from Sep 2022:
\$352,500

YTD	2023	2022	+/-
	\$420,500	\$399,900	5.2%

5-year Sep average: **\$368,855****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for September was \$420,000, representing a decrease of 9.7% compared to last month and an increase of 19.1% from Sep 2022. The average days on market for units sold in September was 6 days, 75% below the 5-year September average of 24 days. There was a 22.2% month over month increase in new contract activity with 22 New Pendings; a 17.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 34; and a 27.8% increase in supply to 23 active units.

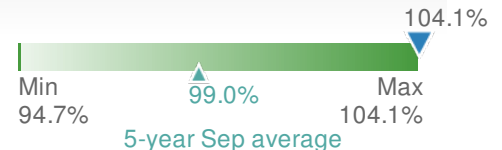
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.61 in August and an increase from 1.36 in September 2022. The Contract Ratio is 20% higher than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

Aug 2023	Sep 2022
18	14

Avg DOM**6**

Aug 2023	Sep 2022	YTD
18	21	16

**Avg Sold to
OLP Ratio****104.1%**

Aug 2023	Sep 2022	YTD
100.1%	99.5%	100.7%

September 2023

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**25****↑ 8.7%**from Aug 2023:
23**↓ -39.0%**from Sep 2022:
41

YTD	2023	2022	+/-
	304	380	-20.0%

5-year Sep average: **36****New Pendings****22****↓ -18.5%**from Aug 2023:
27**↑ 4.8%**from Sep 2022:
21

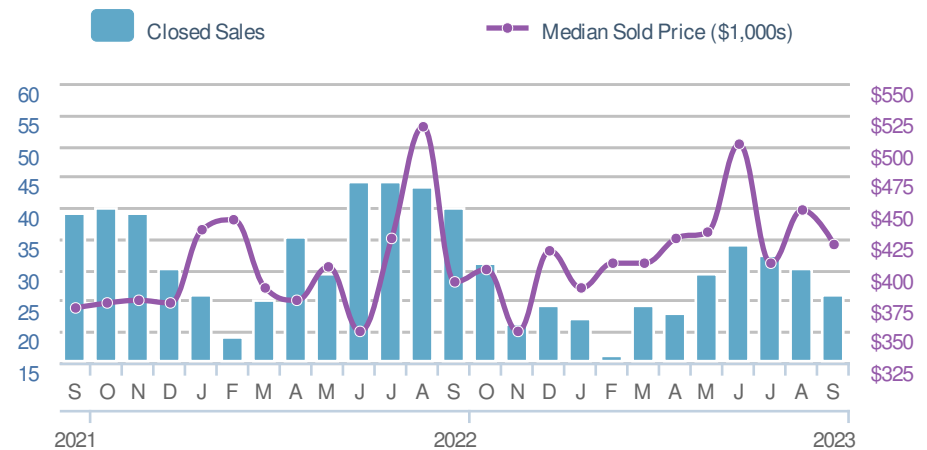
YTD	2023	2022	+/-
	257	314	-18.2%

5-year Sep average: **31****Closed Sales****26****↓ -13.3%**from Aug 2023:
30**↓ -35.0%**from Sep 2022:
40

YTD	2023	2022	+/-
	249	317	-21.5%

5-year Sep average: **37****Median Sold Price****\$420,000****↓ -6.4%**from Aug 2023:
\$448,500**↑ 7.5%**from Sep 2022:
\$390,750

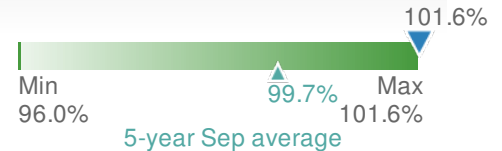
YTD	2023	2022	+/-
	\$430,000	\$405,000	6.2%

5-year Sep average: **\$352,550****Active Listings****45**

Aug 2023	Sep 2022
45	71

Avg DOM**19**

Aug 2023	Sep 2022	YTD
18	12	24

Avg Sold to OLP Ratio**101.6%**

Aug 2023	Sep 2022	YTD
103.0%	100.9%	101.2%

September 2023

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **11.8%**from Aug 2023:
17 **0.0%**from Sep 2022:
19

YTD	2023	2022	+/-
	216	248	-12.9%

5-year Sep average: **23****New Pendings****18** **-14.3%**from Aug 2023:
21 **80.0%**from Sep 2022:
10

YTD	2023	2022	+/-
	175	199	-12.1%

5-year Sep average: **20****Closed Sales****16** **0.0%**from Aug 2023:
16 **-23.8%**from Sep 2022:
21

YTD	2023	2022	+/-
	162	197	-17.8%

5-year Sep average: **23****Median
Sold Price****\$630,000** **3.8%**from Aug 2023:
\$607,000 **24.7%**from Sep 2022:
\$505,316

YTD	2023	2022	+/-
	\$512,000	\$470,000	8.9%

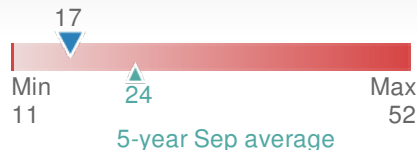
5-year Sep average: **\$451,853****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for September was \$630,000, representing an increase of 3.8% compared to last month and an increase of 24.7% from Sep 2022. The average days on market for units sold in September was 17 days, 30% below the 5-year September average of 24 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 3.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 31; and a 2.7% decrease in supply to 36 active units.

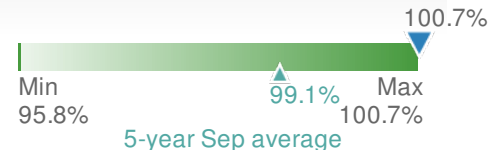
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.81 in August and an increase from 0.47 in September 2022. The Contract Ratio is 3% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**36**

Aug 2023	Sep 2022
37	53

Avg DOM**17**

Aug 2023	Sep 2022	YTD
17	13	23

**Avg Sold to
OLP Ratio****100.7%**

Aug 2023	Sep 2022	YTD
104.0%	100.3%	100.8%

September 2023

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

↔ 0.0%

from Aug 2023:
6

↓ -72.7%

from Sep 2022:
22

YTD	2023	2022	+/-
	88	132	-33.3%

5-year Sep average: **13****New Pendings****4**

↓ -33.3%

from Aug 2023:
6

↓ -63.6%

from Sep 2022:
11

YTD	2023	2022	+/-
	82	115	-28.7%

5-year Sep average: **11****Closed Sales****10**

↓ -28.6%

from Aug 2023:
14

↓ -47.4%

from Sep 2022:
19

YTD	2023	2022	+/-
	87	120	-27.5%

5-year Sep average: **14****Median Sold Price****\$327,000**

↑ 0.4%

from Aug 2023:
\$325,750

↑ 9.0%

from Sep 2022:
\$300,000

YTD	2023	2022	+/-
	\$360,000	\$300,000	20.0%

5-year Sep average: **\$284,219****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for September was \$327,000, representing an increase of 0.4% compared to last month and an increase of 9% from Sep 2022. The average days on market for units sold in September was 23 days, 35% above the 5-year September average of 17 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 53.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 6; and a 12.5% increase in supply to 9 active units.

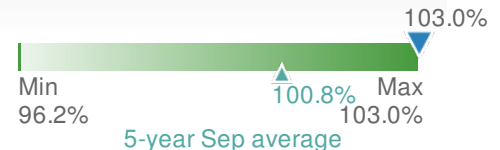
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.63 in August and no change from September 2022. The Contract Ratio is 60% lower than the 5-year September average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**9**

Aug 2023	Sep 2022
8	18

Avg DOM**23**

Aug 2023	Sep 2022	YTD
19	11	25

Avg Sold to OLP Ratio**103.0%**

Aug 2023	Sep 2022	YTD
101.8%	101.6%	102.0%

September 2023

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**69** **4.5%**from Aug 2023:
66 **-5.5%**from Sep 2022:
73

YTD	2023	2022	+/-
	627	802	-21.8%

5-year Sep average: **100****New Pendings****52** **4.0%**from Aug 2023:
50 **6.1%**from Sep 2022:
49

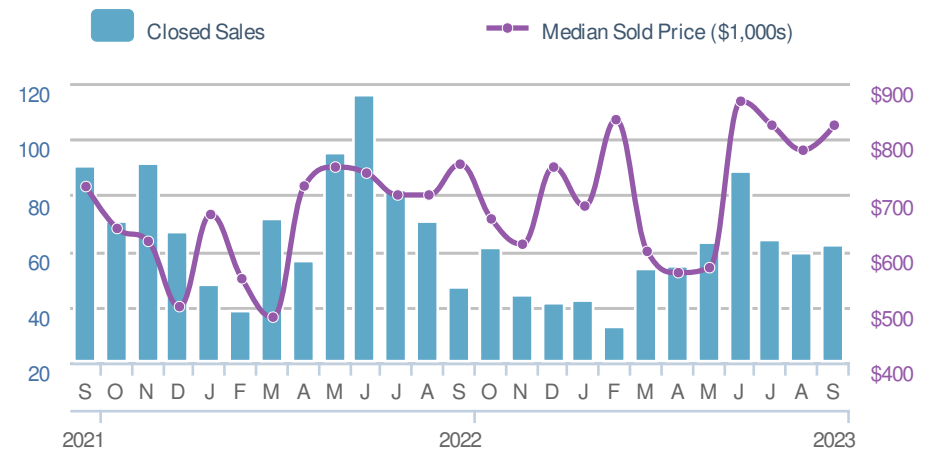
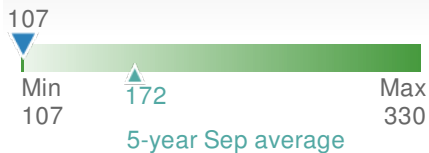
YTD	2023	2022	+/-
	525	645	-18.6%

5-year Sep average: **68****Closed Sales****62** **5.1%**from Aug 2023:
59 **31.9%**from Sep 2022:
47

YTD	2023	2022	+/-
	525	640	-18.0%

5-year Sep average: **74****Median Sold Price****\$825,000** **5.8%**from Aug 2023:
\$780,000 **9.3%**from Sep 2022:
\$755,000

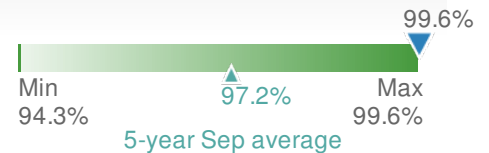
YTD	2023	2022	+/-
	\$749,000	\$700,000	7.0%

5-year Sep average: **\$709,000****Active Listings****107**

Aug 2023	Sep 2022
99	114

Avg DOM**20**

Aug 2023	Sep 2022	YTD
31	21	29

Avg Sold to OLP Ratio**99.6%**

Aug 2023	Sep 2022	YTD
101.2%	99.1%	100.0%

September 2023

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****43** **59.3%**from Aug 2023:
27 **-10.4%**from Sep 2022:
48

YTD	2023	2022	+/-
	361	499	-27.7%

5-year Sep average: **69****New Pending****29** **7.4%**from Aug 2023:
27 **-6.5%**from Sep 2022:
31

YTD	2023	2022	+/-
	303	391	-22.5%

5-year Sep average: **44****Closed Sales****36** **-7.7%**from Aug 2023:
39 **33.3%**from Sep 2022:
27

YTD	2023	2022	+/-
	309	392	-21.2%

5-year Sep average: **45****Median
Sold Price****\$900,000** **-5.3%**from Aug 2023:
\$950,000 **-8.2%**from Sep 2022:
\$980,000

YTD	2023	2022	+/-
	\$1,060,000	\$953,000	11.2%

5-year Sep average: **\$877,550****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for September was \$900,000, representing a decrease of 5.3% compared to last month and a decrease of 8.2% from Sep 2022. The average days on market for units sold in September was 13 days, 51% below the 5-year September average of 26 days. There was a 7.4% month over month increase in new contract activity with 29 New Pending; a 16.7% MoM decrease in All Pending (new contracts + contracts carried over from August) to 35; and a 22% increase in supply to 61 active units.

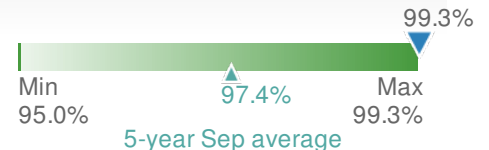
This activity resulted in a Contract Ratio of 0.57 pending per active listing, down from 0.84 in August and a decrease from 0.77 in September 2022. The Contract Ratio is 25% lower than the 5-year September average of 0.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**61**

Aug 2023	Sep 2022
50	78

Avg DOM**13**

Aug 2023	Sep 2022	YTD
37	21	29

**Avg Sold to
OLP Ratio****99.3%**

Aug 2023	Sep 2022	YTD
102.3%	99.0%	100.9%

September 2023

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26** **-33.3%**from Aug 2023:
39 **4.0%**from Sep 2022:
25

YTD	2023	2022	+/-
	266	303	-12.2%

5-year Sep average: **31****New Pendings****23** **0.0%**from Aug 2023:
23 **27.8%**from Sep 2022:
18

YTD	2023	2022	+/-
	222	254	-12.6%

5-year Sep average: **24****Closed Sales****26** **30.0%**from Aug 2023:
20 **30.0%**from Sep 2022:
20

YTD	2023	2022	+/-
	216	248	-12.9%

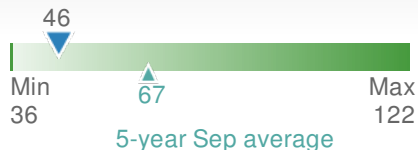
5-year Sep average: **29****Median Sold Price****\$368,250** **33.9%**from Aug 2023:
\$275,000 **2.3%**from Sep 2022:
\$359,950

YTD	2023	2022	+/-
	\$349,495	\$325,000	7.5%

5-year Sep average: **\$312,940****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for September was \$368,250, representing an increase of 33.9% compared to last month and an increase of 2.3% from Sep 2022. The average days on market for units sold in September was 29 days, 27% below the 5-year September average of 40 days. There was no month over month change in new contract activity with 23 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 30; and a 6.1% decrease in supply to 46 active units.

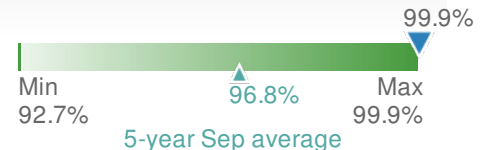
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.63 in August and a decrease from 0.86 in September 2022. The Contract Ratio is 6% lower than the 5-year September average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**46**

Aug 2023	Sep 2022
49	36

Avg DOM**29**

Aug 2023	Sep 2022	YTD
21	20	28

Avg Sold to OLP Ratio**99.9%**

Aug 2023	Sep 2022	YTD
99.2%	99.1%	98.6%

September 2023

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**20**

↓ **-41.2%** ↓ **-42.9%**
from Aug 2023: **34** from Sep 2022: **35**

YTD	2023	2022	+/-
	293	369	-20.6%

5-year Sep average: **34****New Pendings****18**

↓ **-43.8%** ↓ **-25.0%**
from Aug 2023: **32** from Sep 2022: **24**

YTD	2023	2022	+/-
	247	289	-14.5%

5-year Sep average: **26****Closed Sales****32**

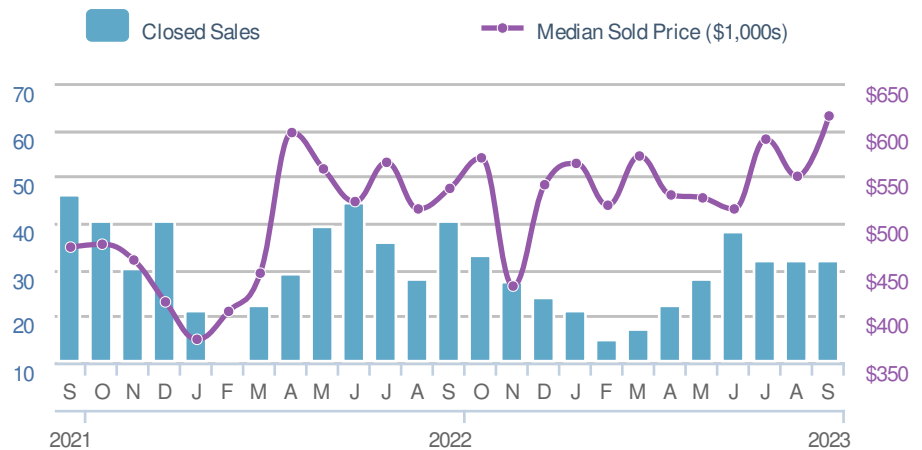
↔ **0.0%** ↓ **-20.0%**
from Aug 2023: **32** from Sep 2022: **40**

YTD	2023	2022	+/-
	240	283	-15.2%

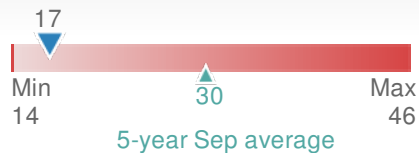
5-year Sep average: **37****Median Sold Price****\$615,000**

↑ **11.8%** ↑ **14.4%**
from Aug 2023: **\$550,000** from Sep 2022: **\$537,500**

YTD	2023	2022	+/-
	\$551,990	\$530,000	4.1%

5-year Sep average: **\$475,400****Active Listings****29**

Aug 2023	Sep 2022
30	58



Avg DOM**17**

Aug 2023	Sep 2022	YTD
12	42	23

Avg Sold to OLP Ratio**101.6%**



Aug 2023	Sep 2022	YTD
103.3%	98.5%	100.8%

September 2023**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-34.6%**  **-34.6%**
 from Aug 2023: **26** from Sep 2022: **26**



YTD	2023	2022	+/-
	227	266	-14.7%

5-year Sep average: **26****New Pendings****16**

 **-30.4%**  **6.7%**
 from Aug 2023: **23** from Sep 2022: **15**



YTD	2023	2022	+/-
	196	213	-8.0%

5-year Sep average: **19****Closed Sales****24**

 **-11.1%**  **-22.6%**
 from Aug 2023: **27** from Sep 2022: **31**

YTD	2023	2022	+/-
	183	207	-11.6%

5-year Sep average: **29****Median Sold Price****\$653,000**

 **11.4%**  **22.1%**
 from Aug 2023: **\$586,000** from Sep 2022: **\$535,000**

YTD	2023	2022	+/-
	\$575,683	\$531,000	8.4%

5-year Sep average: **\$485,000****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for September was \$653,000, representing an increase of 11.4% compared to last month and an increase of 22.1% from Sep 2022. The average days on market for units sold in September was 16 days, 48% below the 5-year September average of 31 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pendings; a 27.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 26; and a 5% decrease in supply to 19 active units.

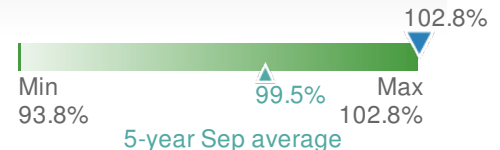
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.80 in August and an increase from 0.67 in September 2022. The Contract Ratio is 66% higher than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**19**

Aug 2023	Sep 2022
20	42

Avg DOM**16**

Aug 2023	Sep 2022	YTD
13	50	21

Avg Sold to OLP Ratio**102.8%**

Aug 2023	Sep 2022	YTD
103.1%	98.7%	101.3%


September 2023


Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


New Listings**3**


 **-62.5%**
 from Aug 2023: **8**

 **-66.7%**
 from Sep 2022: **9**

YTD	2023	2022	+/-
	65	103	-36.9%


5-year Sep average: **8****New Pendings****2**


 **-77.8%**
 from Aug 2023: **9**

 **-77.8%**
 from Sep 2022: **9**

YTD	2023	2022	+/-
	50	76	-34.2%


5-year Sep average: **7****Closed Sales****8**


 **60.0%**
 from Aug 2023: **5**

 **-11.1%**
 from Sep 2022: **9**

YTD	2023	2022	+/-
	56	76	-26.3%

5-year Sep average: **8****Median Sold Price****\$539,950**

 **40.2%**
 from Aug 2023: **\$385,000**

 **-0.0%**
 from Sep 2022: **\$540,000**

YTD	2023	2022	+/-
	\$539,990	\$495,000	9.1%

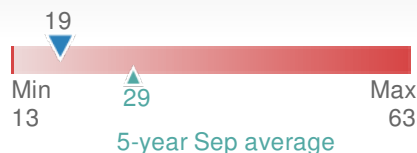
5-year Sep average: **\$458,135****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for September was \$539,950, representing an increase of 40.2% compared to last month and a decrease of 0% from Sep 2022. The average days on market for units sold in September was 19 days, 34% below the 5-year September average of 29 days. There was a 77.8% month over month decrease in new contract activity with 2 New Pendings; a 54.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and no change in supply with 10 active units.

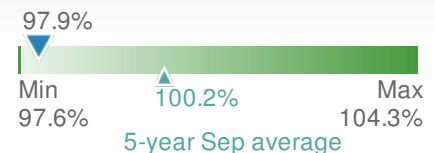
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.10 in August and a decrease from 1.13 in September 2022. The Contract Ratio is 48% lower than the 5-year September average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**10**

Aug 2023	Sep 2022
10	16

Avg DOM**19**

Aug 2023	Sep 2022	YTD
7	13	28

Avg Sold to OLP Ratio**97.9%**

Aug 2023	Sep 2022	YTD
104.3%	97.6%	99.1%

September 2023

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**65** **4.8%**from Aug 2023:
62 **-30.9%**from Sep 2022:
94

YTD	2023	2022	+/-
	606	838	-27.7%

5-year Sep average: **98****New Pendings****56** **-6.7%**from Aug 2023:
60 **-26.3%**from Sep 2022:
76

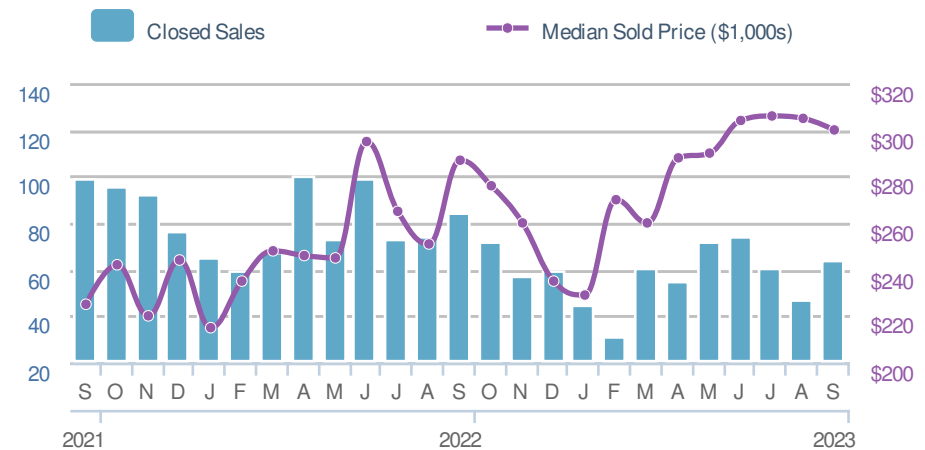
YTD	2023	2022	+/-
	546	718	-24.0%

5-year Sep average: **80****Closed Sales****63** **34.0%**from Aug 2023:
47 **-25.0%**from Sep 2022:
84

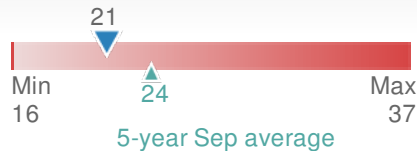
YTD	2023	2022	+/-
	520	709	-26.7%

5-year Sep average: **82****Median Sold Price****\$300,000** **-1.6%**from Aug 2023:
\$305,000 **4.3%**from Sep 2022:
\$287,500

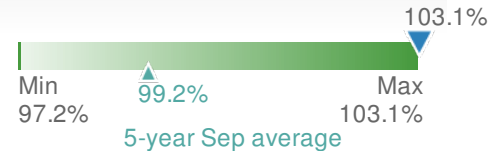
YTD	2023	2022	+/-
	\$280,000	\$253,000	10.7%

5-year Sep average: **\$247,890****Active Listings****59**

Aug 2023	Sep 2022
51	96

Avg DOM**21**

Aug 2023	Sep 2022	YTD
15	21	23

Avg Sold to OLP Ratio**103.1%**

Aug 2023	Sep 2022	YTD
99.8%	98.8%	100.9%

September 2023

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **5.0%**from Aug 2023:
20 **-41.7%**from Sep 2022:
36

YTD	2023	2022	+/-
	198	283	-30.0%

5-year Sep average: **37****New Pendings****18** **-14.3%**from Aug 2023:
21 **-48.6%**from Sep 2022:
35

YTD	2023	2022	+/-
	187	249	-24.9%

5-year Sep average: **32****Closed Sales****20** **0.0%**from Aug 2023:
20 **-28.6%**from Sep 2022:
28

YTD	2023	2022	+/-
	184	232	-20.7%

5-year Sep average: **28****Median Sold Price****\$405,000** **15.5%**from Aug 2023:
\$350,500 **17.9%**from Sep 2022:
\$343,500

YTD	2023	2022	+/-
	\$378,500	\$357,000	6.0%

5-year Sep average: **\$331,450****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for September was \$405,000, representing an increase of 15.5% compared to last month and an increase of 17.9% from Sep 2022. The average days on market for units sold in September was 16 days, 32% below the 5-year September average of 24 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 12% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 22; and a 36.4% increase in supply to 15 active units.

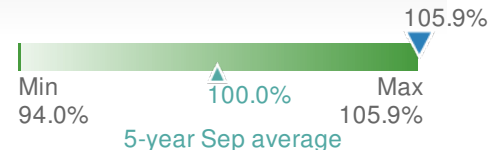
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 2.27 in August and a decrease from 1.52 in September 2022. The Contract Ratio is 3% lower than the 5-year September average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**15**

Aug 2023	Sep 2022
11	31

Avg DOM**16**

Aug 2023	Sep 2022	YTD
12	28	18

Avg Sold to OLP Ratio**105.9%**

Aug 2023	Sep 2022	YTD
98.4%	98.2%	100.8%

September 2023

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****44** **4.8%**from Aug 2023:
42 **-24.1%**from Sep 2022:
58

YTD	2023	2022	+/-
	408	555	-26.5%

5-year Sep average: **61****New Pendings****38** **-2.6%**from Aug 2023:
39 **-7.3%**from Sep 2022:
41

YTD	2023	2022	+/-
	359	469	-23.5%

5-year Sep average: **48****Closed Sales****43** **59.3%**from Aug 2023:
27 **-23.2%**from Sep 2022:
56

YTD	2023	2022	+/-
	336	477	-29.6%

5-year Sep average: **54****Median Sold Price****\$250,000** **8.0%**from Aug 2023:
\$231,500 **-1.0%**from Sep 2022:
\$252,500

YTD	2023	2022	+/-
	\$235,000	\$215,000	9.3%

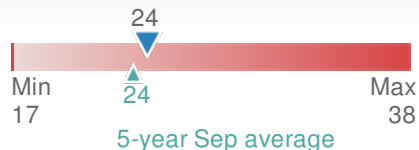
5-year Sep average: **\$211,500****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for September was \$250,000, representing an increase of 8% compared to last month and a decrease of 1% from Sep 2022. The average days on market for units sold in September was 24 days, 2% above the 5-year September average of 24 days. There was a 2.6% month over month decrease in new contract activity with 38 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 63; and a 10% increase in supply to 44 active units.

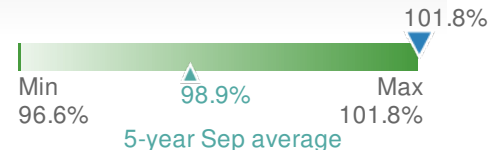
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.75 in August and an increase from 0.97 in September 2022. The Contract Ratio is 28% higher than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**44**

Aug 2023	Sep 2022
40	65

Avg DOM**24**

Aug 2023	Sep 2022	YTD
17	17	26

Avg Sold to OLP Ratio**101.8%**

Aug 2023	Sep 2022	YTD
100.9%	99.2%	100.9%

September 2023

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**94****↑1.1%**from Aug 2023:
93**↓-8.7%**from Sep 2022:
103

YTD	2023	2022	+/-
	850	1,138	-25.3%

5-year Sep average: **116****New Pendings****80****↓-18.4%**from Aug 2023:
98**↑9.6%**from Sep 2022:
73

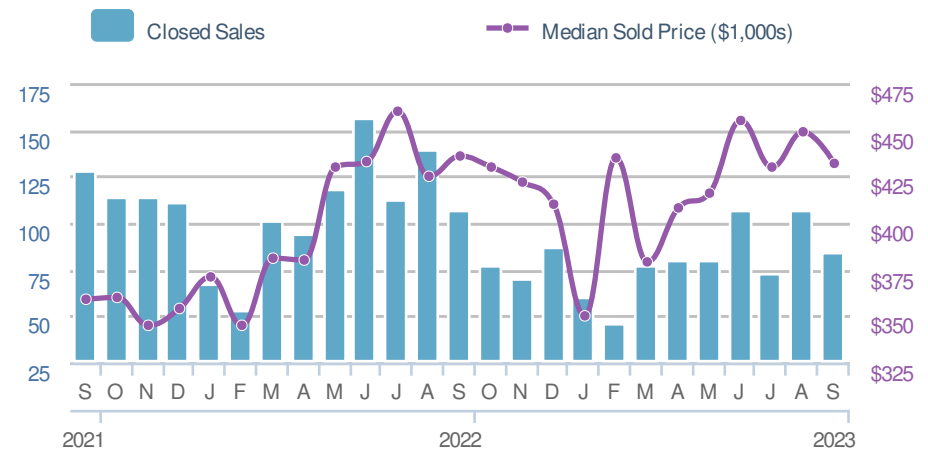
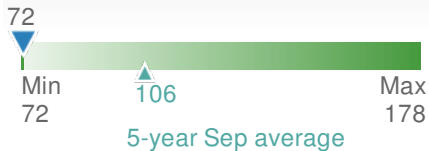
YTD	2023	2022	+/-
	763	996	-23.4%

5-year Sep average: **100****Closed Sales****83****↓-22.4%**from Aug 2023:
107**↓-21.7%**from Sep 2022:
106

YTD	2023	2022	+/-
	738	970	-23.9%

5-year Sep average: **113****Median Sold Price****\$432,000****↓-4.0%**from Aug 2023:
\$449,900**↓-0.9%**from Sep 2022:
\$436,000

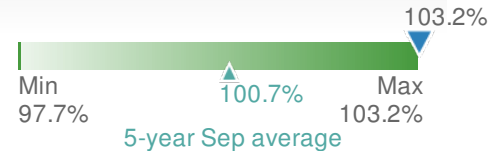
YTD	2023	2022	+/-
	\$429,500	\$420,000	2.3%

5-year Sep average: **\$373,590****Active Listings****72**

Aug 2023	Sep 2022
58	93

Avg DOM**11**

Aug 2023	Sep 2022	YTD
12	14	15

Avg Sold to OLP Ratio**103.2%**

Aug 2023	Sep 2022	YTD
103.8%	101.1%	102.0%

September 2023

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****59** **20.4%**from Aug 2023:
49 **7.3%**from Sep 2022:
55

YTD	2023	2022	+/-
	501	659	-24.0%

5-year Sep average: **66****New Pendings****43** **-24.6%**from Aug 2023:
57 **10.3%**from Sep 2022:
39

YTD	2023	2022	+/-
	448	571	-21.5%

5-year Sep average: **55****Closed Sales****50** **-29.6%**from Aug 2023:
71 **-19.4%**from Sep 2022:
62

YTD	2023	2022	+/-
	429	543	-21.0%

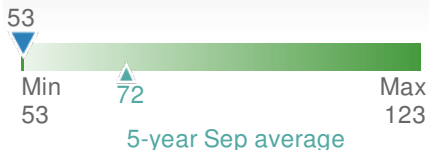
5-year Sep average: **62****Median Sold Price****\$502,500** **0.5%**from Aug 2023:
\$500,000 **1.2%**from Sep 2022:
\$496,500

YTD	2023	2022	+/-
	\$490,000	\$493,000	-0.6%

5-year Sep average: **\$445,790****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for September was \$502,500, representing an increase of 0.5% compared to last month and an increase of 1.2% from Sep 2022. The average days on market for units sold in September was 11 days, 51% below the 5-year September average of 23 days. There was a 24.6% month over month decrease in new contract activity with 43 New Pendings; a 14.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 64; and a 51.4% increase in supply to 53 active units.

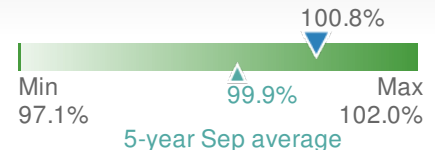
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 2.14 in August and a decrease from 1.43 in September 2022. The Contract Ratio is 13% lower than the 5-year September average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**53**

Aug 2023	Sep 2022
35	61

Avg DOM**11**

Aug 2023	Sep 2022	YTD
11	18	15

Avg Sold to OLP Ratio**100.8%**

Aug 2023	Sep 2022	YTD
104.3%	101.0%	101.8%

September 2023

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****35**

-20.5%
 from Aug 2023: **44**

-27.1%
 from Sep 2022: **48**

YTD	2023	2022	+/-
	349	479	-27.1%

5-year Sep average: **50****New Pendings****37**

-9.8%
 from Aug 2023: **41**

8.8%
 from Sep 2022: **34**

YTD	2023	2022	+/-
	315	425	-25.9%

5-year Sep average: **45****Closed Sales****33**

-8.3%
 from Aug 2023: **36**

-25.0%
 from Sep 2022: **44**

YTD	2023	2022	+/-
	309	427	-27.6%

5-year Sep average: **51****Median Sold Price****\$365,000**

-4.5%
 from Aug 2023: **\$382,250**

-9.9%
 from Sep 2022: **\$405,000**

YTD	2023	2022	+/-
	\$375,000	\$346,250	8.3%

5-year Sep average: **\$317,880****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for September was \$365,000, representing a decrease of 4.5% compared to last month and a decrease of 9.9% from Sep 2022. The average days on market for units sold in September was 9 days, 44% below the 5-year September average of 16 days. There was a 9.8% month over month decrease in new contract activity with 37 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 52; and a 17.4% decrease in supply to 19 active units.

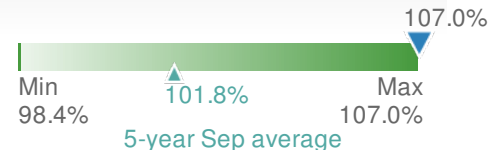
This activity resulted in a Contract Ratio of 2.74 pendings per active listing, up from 2.26 in August and an increase from 1.50 in September 2022. The Contract Ratio is 12% higher than the 5-year September average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**19**

Aug 2023	Sep 2022
23	32

Avg DOM**9**

Aug 2023	Sep 2022	YTD
14	9	15

Avg Sold to OLP Ratio**107.0%**

Aug 2023	Sep 2022	YTD
102.7%	101.3%	102.2%

September 2023

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**32****↑ 3.2%**from Aug 2023:
31**↓ -15.8%**from Sep 2022:
38

YTD	2023	2022	+/-
	303	470	-35.5%

5-year Sep average: **47****New Pendings****29****↑ 3.6%**from Aug 2023:
28**↓ -19.4%**from Sep 2022:
36

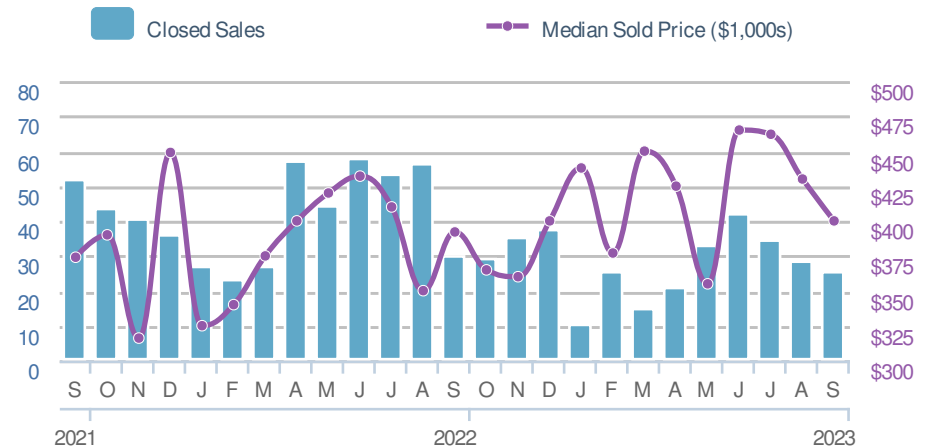
YTD	2023	2022	+/-
	256	398	-35.7%

5-year Sep average: **41****Closed Sales****25****↓ -10.7%**from Aug 2023:
28**↓ -16.7%**from Sep 2022:
30

YTD	2023	2022	+/-
	238	382	-37.7%

5-year Sep average: **38****Median Sold Price****\$400,000****↓ -7.1%**from Aug 2023:
\$430,500**↑ 1.9%**from Sep 2022:
\$392,500

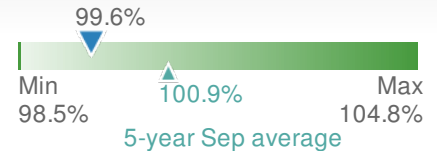
YTD	2023	2022	+/-
	\$411,000	\$395,000	4.1%

5-year Sep average: **\$356,490****Active Listings****41**

Aug 2023	Sep 2022
41	53

Avg DOM**15**

Aug 2023	Sep 2022	YTD
10	13	18


Avg Sold to OLP Ratio**99.6%**

Aug 2023	Sep 2022	YTD
103.9%	102.6%	102.2%

September 2023

Perkiomen Valley (Montgomery, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**

 **-28.6%**
 from Aug 2023: **21**

 **-37.5%**
 from Sep 2022: **24**

YTD	2023	2022	+/-
	178	283	-37.1%

5-year Sep average: **26****New Pending****14**

 **-6.7%**
 from Aug 2023: **15**

 **-26.3%**
 from Sep 2022: **19**

YTD	2023	2022	+/-
	154	228	-32.5%


5-year Sep average: **22****Closed Sales****13**


 **-23.5%**
 from Aug 2023: **17**

 **-7.1%**
 from Sep 2022: **14**

YTD	2023	2022	+/-
	144	222	-35.1%

5-year Sep average: **21****Median Sold Price****\$505,000**

 **-20.0%**
 from Aug 2023: **\$631,200**

 **4.0%**
 from Sep 2022: **\$485,750**

YTD	2023	2022	+/-
	\$530,000	\$477,000	11.1%

5-year Sep average: **\$452,540****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for September was \$505,000, representing a decrease of 20% compared to last month and an increase of 4% from Sep 2022. The average days on market for units sold in September was 14 days, 36% below the 5-year September average of 22 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pending; a 5% MoM increase in All Pending (new contracts + contracts carried over from August) to 21; and no change in supply with 27 active units.

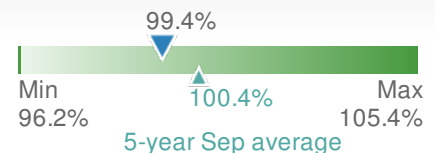
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.74 in August and a decrease from 0.87 in September 2022. The Contract Ratio is 29% lower than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**27**

Aug 2023	Sep 2022
27	39

Avg DOM**14**

Aug 2023	Sep 2022	YTD
9	14	20

Avg Sold to OLP Ratio**99.4%**

Aug 2023	Sep 2022	YTD
103.0%	102.5%	101.9%

September 2023

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**
70.0%
from Aug 2023:
10
21.4%
from Sep 2022:
14

YTD	2023	2022	+/-
	125	187	-33.2%

5-year Sep average: **21****New Pending****15**
15.4%
from Aug 2023:
13
-11.8%
from Sep 2022:
17

YTD	2023	2022	+/-
	102	170	-40.0%

5-year Sep average: **19****Closed Sales****12**
9.1%
from Aug 2023:
11
-25.0%
from Sep 2022:
16

YTD	2023	2022	+/-
	94	160	-41.3%

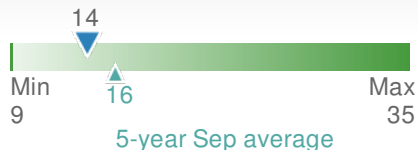
5-year Sep average: **17****Median
Sold Price****\$352,500**
-9.4%
from Aug 2023:
\$389,000
-6.9%
from Sep 2022:
\$378,500

YTD	2023	2022	+/-
	\$343,000	\$322,950	6.2%

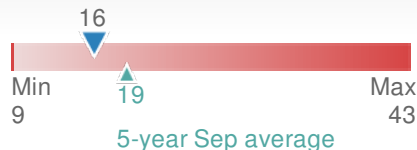
5-year Sep average: **\$310,000****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for September was \$352,500, representing a decrease of 9.4% compared to last month and a decrease of 6.9% from Sep 2022. The average days on market for units sold in September was 16 days, 18% below the 5-year September average of 19 days. There was a 15.4% month over month increase in new contract activity with 15 New Pending; a 6.7% MoM increase in All Pending (new contracts + contracts carried over from August) to 16; and no change in supply with 14 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.07 in August and a decrease from 2.07 in September 2022. The Contract Ratio is 53% lower than the 5-year September average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**14**

Aug 2023	Sep 2022
14	14

Avg DOM**16**

Aug 2023	Sep 2022	YTD
11	13	16

**Avg Sold to
OLP Ratio****99.8%**

Aug 2023	Sep 2022	YTD
105.2%	102.6%	102.5%

September 2023

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**17**

↓ **-39.3%** ↓ **-58.5%**
from Aug 2023: **28** from Sep 2022: **41**

YTD	2023	2022	+/-
	222	354	-37.3%

5-year Sep average: **39****New Pendings****24**

↓ **-22.6%** ↓ **-35.1%**
from Aug 2023: **31** from Sep 2022: **37**

YTD	2023	2022	+/-
	215	308	-30.2%

5-year Sep average: **35****Closed Sales****29**

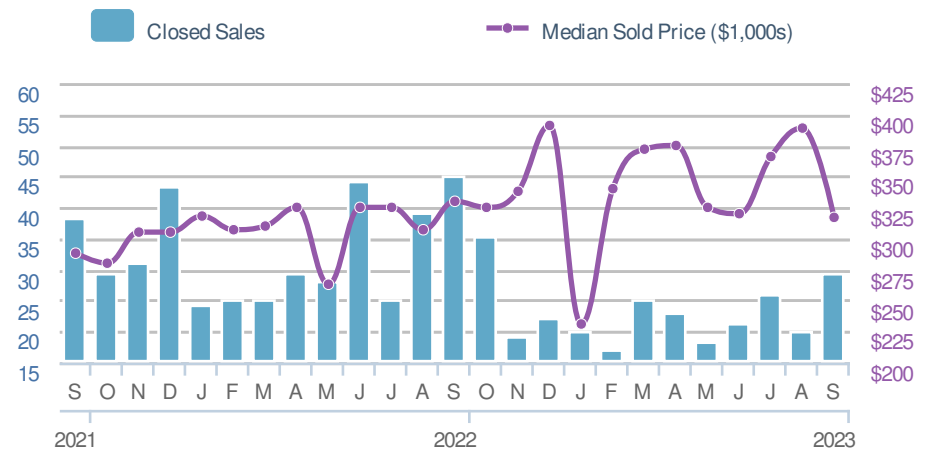
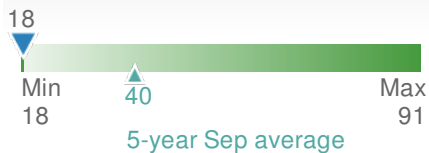
↑ **45.0%** ↓ **-35.6%**
from Aug 2023: **20** from Sep 2022: **45**

YTD	2023	2022	+/-
	203	296	-31.4%

5-year Sep average: **40****Median Sold Price****\$317,000**

↓ **-18.7%** ↓ **-3.9%**
from Aug 2023: **\$389,995** from Sep 2022: **\$330,000**

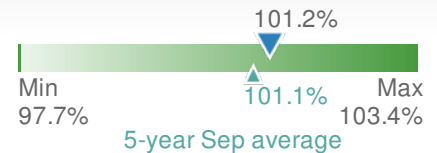
YTD	2023	2022	+/-
	\$340,500	\$315,467	7.9%

5-year Sep average: **\$280,100****Active Listings****18**

Aug 2023	Sep 2022
24	33


Avg DOM**15**


Aug 2023	Sep 2022	YTD
23	13	25

Avg Sold to OLP Ratio**101.2%**

Aug 2023	Sep 2022	YTD
102.6%	101.4%	100.5%


September 2023**Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**


 **-12.5%**
 from Aug 2023: **16**

 **-54.8%**
 from Sep 2022: **31**

YTD	2023	2022	+/-
	156	251	-37.8%

5-year Sep average: **29****New Pendings****19**

 **-5.0%**
 from Aug 2023: **20**

 **-32.1%**
 from Sep 2022: **28**

YTD	2023	2022	+/-
	158	213	-25.8%


5-year Sep average: **26****Closed Sales****20**


 **42.9%**
 from Aug 2023: **14**

 **-35.5%**
 from Sep 2022: **31**

YTD	2023	2022	+/-
	146	207	-29.5%

5-year Sep average: **29****Median Sold Price****\$340,000**

 **-20.3%**
 from Aug 2023: **\$426,495**

 **2.1%**
 from Sep 2022: **\$333,000**

YTD	2023	2022	+/-
	\$383,490	\$345,000	11.2%

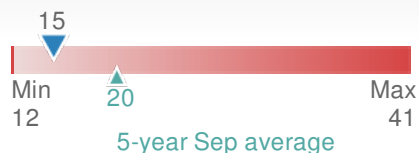
5-year Sep average: **\$301,980****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for September was \$340,000, representing a decrease of 20.3% compared to last month and an increase of 2.1% from Sep 2022. The average days on market for units sold in September was 15 days, 25% below the 5-year September average of 20 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 34; and a 21.1% decrease in supply to 15 active units.

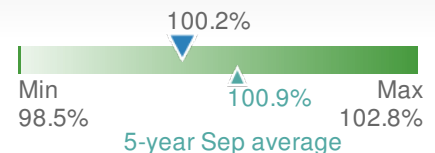
This activity resulted in a Contract Ratio of 2.27 pendings per active listing, up from 2.00 in August and an increase from 1.79 in September 2022. The Contract Ratio is 9% higher than the 5-year September average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**15**

Aug 2023	Sep 2022
19	29


Avg DOM**15**


Aug 2023	Sep 2022	YTD
29	17	32

Avg Sold to OLP Ratio**100.2%**

Aug 2023	Sep 2022	YTD
102.2%	101.0%	99.4%

September 2023**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

 **-75.0%**
 from Aug 2023: **12**

 **-70.0%**
 from Sep 2022: **10**

YTD	2023	2022	+/-
	66	103	-35.9%


5-year Sep average: **10****New Pendings****5**


 **-54.5%**
 from Aug 2023: **11**

 **-44.4%**
 from Sep 2022: **9**

YTD	2023	2022	+/-
	57	95	-40.0%


5-year Sep average: **9****Closed Sales****9**

 **50.0%**
 from Aug 2023: **6**

 **-35.7%**
 from Sep 2022: **14**

YTD	2023	2022	+/-
	57	89	-36.0%

5-year Sep average: **11****Median Sold Price****\$230,000**

 **-5.3%**
 from Aug 2023: **\$242,750**

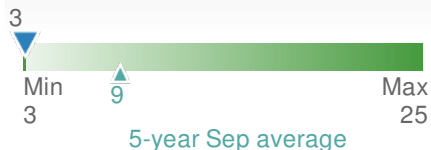
 **-1.9%**
 from Sep 2022: **\$234,500**

YTD	2023	2022	+/-
	\$235,000	\$295,000	-20.3%

5-year Sep average: **\$205,200****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for September was \$230,000, representing a decrease of 5.3% compared to last month and a decrease of 1.9% from Sep 2022. The average days on market for units sold in September was 14 days, 15% above the 5-year September average of 12 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and a 40% decrease in supply to 3 active units.

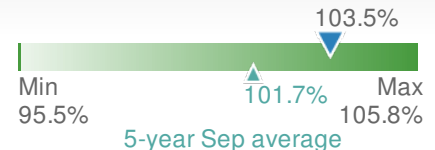
This activity resulted in a Contract Ratio of 7.67 pendings per active listing, up from 5.40 in August and a decrease from 7.75 in September 2022. The Contract Ratio is 53% higher than the 5-year September average of 5.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**3**

Aug 2023	Sep 2022
5	4

Avg DOM**14**

Aug 2023	Sep 2022	YTD
8	4	9

Avg Sold to OLP Ratio**103.5%**

Aug 2023	Sep 2022	YTD
103.5%	102.3%	103.2%

September 2023

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**27**

↓ **-32.5%** ↓ **-27.0%**
from Aug 2023: from Sep 2022:
40 **37**

YTD	2023	2022	+/-
	267	359	-25.6%

5-year Sep average: **41****New Pendings****29**

↑ **3.6%** ↓ **-9.4%**
from Aug 2023: from Sep 2022:
28 **32**

YTD	2023	2022	+/-
	251	328	-23.5%

5-year Sep average: **35****Closed Sales****24**

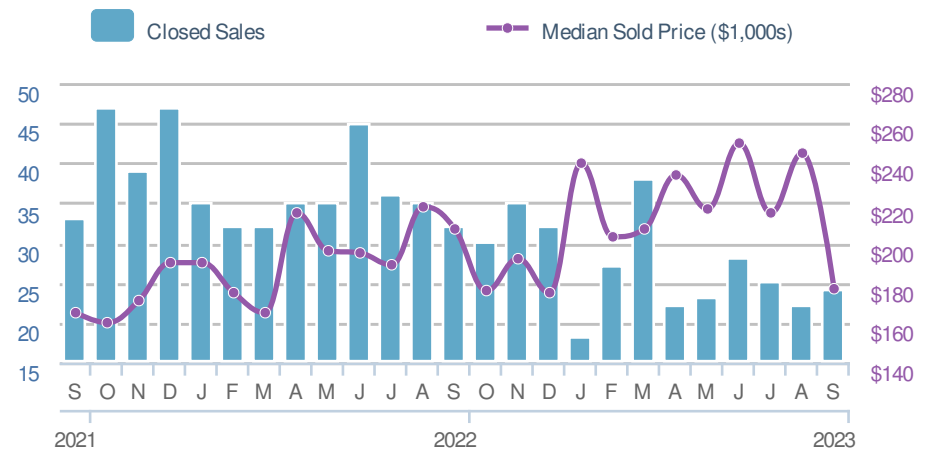
↑ **9.1%** ↓ **-25.0%**
from Aug 2023: from Sep 2022:
22 **32**

YTD	2023	2022	+/-
	234	323	-27.6%

5-year Sep average: **30****Median Sold Price****\$177,500**

↓ **-27.6%** ↓ **-14.4%**
from Aug 2023: from Sep 2022:
\$245,000 **\$207,450**

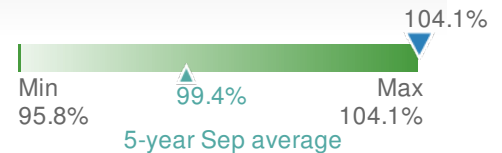
YTD	2023	2022	+/-
	\$220,000	\$191,000	15.2%

5-year Sep average: **\$168,380****Active Listings****21**

Aug 2023	Sep 2022
20	29


Avg DOM**10**


Aug 2023	Sep 2022	YTD
9	18	17

Avg Sold to OLP Ratio**104.1%**

Aug 2023	Sep 2022	YTD
103.6%	99.8%	101.0%


September 2023**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**


 **-26.3%**
 from Aug 2023: **19**

 **-22.2%**
 from Sep 2022: **18**

YTD	2023	2022	+/-
	135	173	-22.0%


5-year Sep average: **22****New Pendings****18**


 **80.0%**
 from Aug 2023: **10**

 **50.0%**
 from Sep 2022: **12**

YTD	2023	2022	+/-
	126	159	-20.8%


5-year Sep average: **18****Closed Sales****8**


 **-33.3%**
 from Aug 2023: **12**

 **-68.0%**
 from Sep 2022: **25**

YTD	2023	2022	+/-
	120	152	-21.1%

5-year Sep average: **18****Median Sold Price****\$215,500**

 **-23.9%**
 from Aug 2023: **\$283,000**

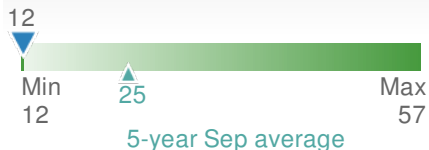
 **2.6%**
 from Sep 2022: **\$210,000**

YTD	2023	2022	+/-
	\$266,750	\$222,000	20.2%

5-year Sep average: **\$187,650****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for September was \$215,500, representing a decrease of 23.9% compared to last month and an increase of 2.6% from Sep 2022. The average days on market for units sold in September was 14 days, 37% below the 5-year September average of 22 days. There was an 80% month over month increase in new contract activity with 18 New Pendings; a 90.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 21; and a 14.3% decrease in supply to 12 active units.

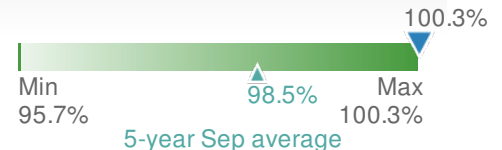
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.79 in August and a decrease from 1.92 in September 2022. The Contract Ratio is 16% higher than the 5-year September average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Aug 2023	Sep 2022
14	12


Avg DOM**14**


Aug 2023	Sep 2022	YTD
10	20	21

Avg Sold to OLP Ratio**100.3%**

Aug 2023	Sep 2022	YTD
102.7%	100.2%	100.8%

September 2023**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13**


 **-38.1%**
 from Aug 2023: **21**

 **-31.6%**
 from Sep 2022: **19**

YTD	2023	2022	+/-
	131	186	-29.6%


5-year Sep average: **19****New Pendings****11**


 **-38.9%**
 from Aug 2023: **18**

 **-45.0%**
 from Sep 2022: **20**

YTD	2023	2022	+/-
	124	169	-26.6%


5-year Sep average: **16****Closed Sales****16**


 **60.0%**
 from Aug 2023: **10**

 **128.6%**
 from Sep 2022: **7**

YTD	2023	2022	+/-
	114	171	-33.3%

5-year Sep average: **12****Median Sold Price****\$171,500**

 **-10.1%**
 from Aug 2023: **\$190,750**

 **-7.3%**
 from Sep 2022: **\$185,000**

YTD	2023	2022	+/-
	\$179,900	\$165,000	9.0%

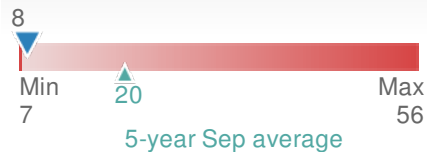
5-year Sep average: **\$150,690****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for September was \$171,500, representing a decrease of 10.1% compared to last month and a decrease of 7.3% from Sep 2022. The average days on market for units sold in September was 8 days, 61% below the 5-year September average of 20 days. There was a 38.9% month over month decrease in new contract activity with 11 New Pendings; a 26.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 17; and a 50% increase in supply to 9 active units.

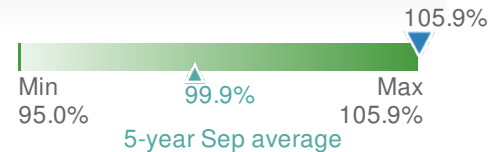
This activity resulted in a Contract Ratio of 1.89 pendings per active listing, down from 3.83 in August and an increase from 1.53 in September 2022. The Contract Ratio is 33% higher than the 5-year September average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**9**

Aug 2023	Sep 2022
6	17

Avg DOM**8**

Aug 2023	Sep 2022	YTD
8	8	14

Avg Sold to OLP Ratio**105.9%**

Aug 2023	Sep 2022	YTD
104.6%	98.6%	101.3%

September 2023

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**34**

↑ **17.2%**
from Aug 2023:
29

↓ **-10.5%**
from Sep 2022:
38

YTD	2023	2022	+/-
	352	469	-24.9%

5-year Sep average: **52****New Pendings****34**

↓ **-2.9%**
from Aug 2023:
35

↓ **-12.8%**
from Sep 2022:
39

YTD	2023	2022	+/-
	301	419	-28.2%

5-year Sep average: **45****Closed Sales****26**

↓ **-36.6%**
from Aug 2023:
41

↓ **-46.9%**
from Sep 2022:
49

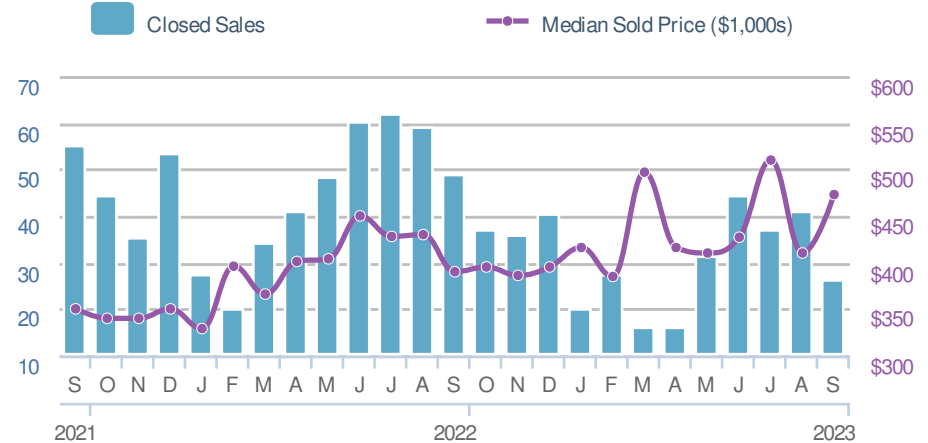
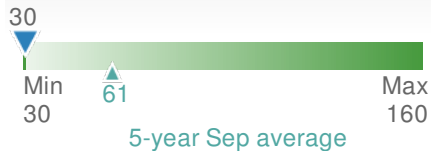
YTD	2023	2022	+/-
	268	409	-34.5%

5-year Sep average: **48****Median Sold Price****\$473,000**

↑ **15.4%**
from Aug 2023:
\$410,000

↑ **21.3%**
from Sep 2022:
\$390,000

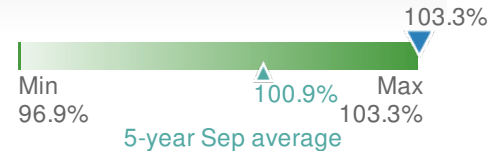
YTD	2023	2022	+/-
	\$428,500	\$405,000	5.8%

5-year Sep average: **\$375,700****Active Listings****30**

Aug 2023	Sep 2022
34	45

Avg DOM**15**

Aug 2023	Sep 2022	YTD
17	10	20

Avg Sold to OLP Ratio**103.3%**

Aug 2023	Sep 2022	YTD
104.4%	101.9%	103.3%

September 2023**Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **-5.3%**from Aug 2023:
19 **-41.9%**from Sep 2022:
31

YTD	2023	2022	+/-
	214	333	-35.7%

5-year Sep average: **35****New Pendings****21** **-16.0%**from Aug 2023:
25 **-27.6%**from Sep 2022:
29

YTD	2023	2022	+/-
	198	288	-31.3%

5-year Sep average: **30****Closed Sales****21** **-8.7%**from Aug 2023:
23 **-36.4%**from Sep 2022:
33

YTD	2023	2022	+/-
	190	282	-32.6%

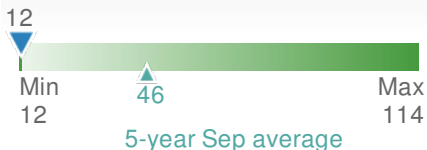
5-year Sep average: **33****Median
Sold Price****\$535,000** **27.4%**from Aug 2023:
\$420,000 **11.2%**from Sep 2022:
\$481,000

YTD	2023	2022	+/-
	\$465,000	\$475,000	-2.1%

5-year Sep average: **\$427,130****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for September was \$535,000, representing an increase of 27.4% compared to last month and an increase of 11.2% from Sep 2022. The average days on market for units sold in September was 17 days, 38% below the 5-year September average of 28 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 34; and a 36.8% decrease in supply to 12 active units.

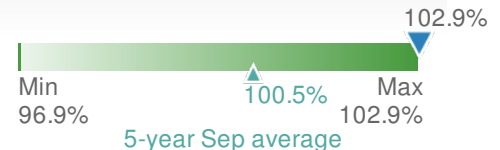
This activity resulted in a Contract Ratio of 2.83 pendings per active listing, up from 2.05 in August and an increase from 1.07 in September 2022. The Contract Ratio is 74% higher than the 5-year September average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Aug 2023	Sep 2022
19	41

Avg DOM**17**

Aug 2023	Sep 2022	YTD
21	11	23

**Avg Sold to
OLP Ratio****102.9%**

Aug 2023	Sep 2022	YTD
104.6%	101.3%	103.2%

September 2023**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**

60.0%
 from Aug 2023: **10**

128.6%
 from Sep 2022: **7**

YTD	2023	2022	+/-
	136	136	0.0%

5-year Sep average: **17****New Pending****13**

30.0%
 from Aug 2023: **10**

30.0%
 from Sep 2022: **10**

YTD	2023	2022	+/-
	103	131	-21.4%

5-year Sep average: **15****Closed Sales****5**

-72.2%
 from Aug 2023: **18**

-68.8%
 from Sep 2022: **16**

YTD	2023	2022	+/-
	78	127	-38.6%

5-year Sep average: **15****Median
Sold Price****\$352,000**

-1.5%
 from Aug 2023: **\$357,450**

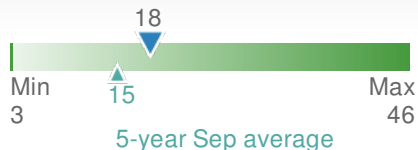
4.9%
 from Sep 2022: **\$335,500**

YTD	2023	2022	+/-
	\$367,500	\$346,500	6.1%

5-year Sep average: **\$309,300****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for September was \$352,000, representing a decrease of 1.5% compared to last month and an increase of 4.9% from Sep 2022. The average days on market for units sold in September was 6 days, 60% below the 5-year September average of 15 days. There was a 30% month over month increase in new contract activity with 13 New Pending; a 30.8% MoM increase in All Pending (new contracts + contracts carried over from August) to 34; and a 20% increase in supply to 18 active units.

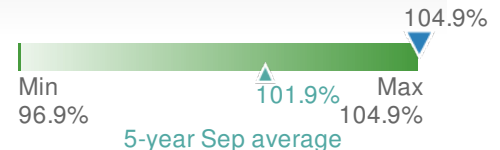
This activity resulted in a Contract Ratio of 1.89 pendencies per active listing, up from 1.73 in August and a decrease from 4.75 in September 2022. The Contract Ratio is 67% lower than the 5-year September average of 5.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

Aug 2023	Sep 2022
15	4

Avg DOM**6**

Aug 2023	Sep 2022	YTD
11	9	13

**Avg Sold to
OLP Ratio****104.9%**

Aug 2023	Sep 2022	YTD
104.1%	103.1%	103.4%

September 2023

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

0 **22**

YTD	2023	2022	+/-
	0	189	-
-----100.0%			
5-year Sep average: 33			

New Pendings**0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

0 **19**

YTD	2023	2022	+/-
	0	168	-
-----100.0%			
5-year Sep average: 25			

Closed Sales**0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

0 **16**

YTD	2023	2022	+/-
	0	168	-
-----100.0%			
5-year Sep average: 23			

Median Sold Price**\$0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

\$0 **\$422,500**

YTD	2023	2022	+/-
	\$0	\$450,000	-
-----100.0%			
5-year Sep average: \$408,225			

Active Listings**0**

Aug 2023	Sep 2022
0	18

Avg DOM**0**

Aug 2023	Sep 2022	YTD
0	53	0

Avg Sold to OLP Ratio**0.0%**

Aug 2023	Sep 2022	YTD
0.0%	94.6%	0.0%

September 2023

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Aug 2023: 0 from Sep 2022: 18

YTD	2023	2022	+/-
	150	0	0.0%

5-year Sep average: **21****New Pendings****0**

↔ 0.0% ↓ -100.0%

from Aug 2023: 0 from Sep 2022: 17

YTD	2023	2022	+/-
	137	0	0.0%

5-year Sep average: **16****Closed Sales****0**

↔ 0.0% ↓ -100.0%

from Aug 2023: 0 from Sep 2022: 13

YTD	2023	2022	+/-
	139	0	0.0%

5-year Sep average: **15****Median Sold Price****\$0**

↔ 0.0% ↓ -100.0%

from Aug 2023: \$0 from Sep 2022: \$425,000

YTD	2023	2022	+/-
	\$465,000	\$0	0.0%

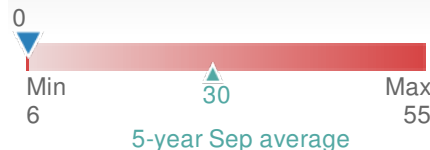
5-year Sep average: **\$420,738****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for September was \$0, representing no change compared to last month and a decrease of 100% from Sep 2022. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 30 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 August) with 0; and no change in supply with 0 active units.

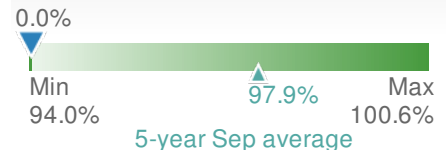
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and a decrease from 1.75 in September 2022. The Contract Ratio is 100% lower than the 5-year September average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

Aug 2023	Sep 2022
0	12

Avg DOM**0**

Aug 2023	Sep 2022	YTD
0	55	18

Avg Sold to OLP Ratio**0.0%**

Aug 2023	Sep 2022	YTD
0.0%	97.1%	102.7%

September 2023

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

0 4

YTD	2023	2022	+/-
	38	0	0.0%

5-year Sep average: 5

New Pendings**0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

0 2

YTD	2023	2022	+/-
	31	0	0.0%

5-year Sep average: 4

Closed Sales**0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

0 3

YTD	2023	2022	+/-
	29	0	0.0%

5-year Sep average: 3

Median Sold Price**\$0**

↔ 0.0% ↓ -100.0%

from Aug 2023: from Sep 2022:

\$0 \$290,000

YTD	2023	2022	+/-
	\$385,000	\$0	0.0%

5-year Sep average: \$376,219

Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and a decrease of 100% from Sep 2022. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 25 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 August) with 0; and no change in supply with 0 active units.

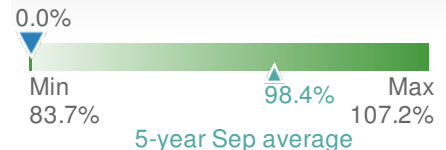
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and a decrease from 0.33 in September 2022. The Contract Ratio is 100% lower than the 5-year September average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

Aug 2023	Sep 2022
0	6

Avg DOM**0**

Aug 2023	Sep 2022	YTD
0	47	16

Avg Sold to OLP Ratio**0.0%**

Aug 2023	Sep 2022	YTD
0.0%	83.7%	102.1%

September 2023

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**38****↓ -28.3%**from Aug 2023:
53**↑ 8.6%**from Sep 2022:
35

YTD	2023	2022	+/-
	457	600	-23.8%

5-year Sep average: **64****New Pendings****39****↓ -20.4%**from Aug 2023:
49**↓ -4.9%**from Sep 2022:
41

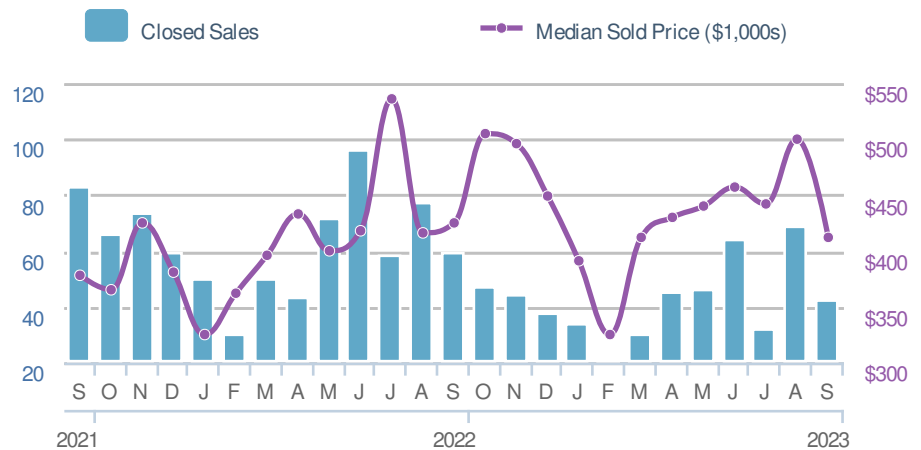
YTD	2023	2022	+/-
	400	542	-26.2%

5-year Sep average: **58****Closed Sales****42****↓ -39.1%**from Aug 2023:
69**↓ -28.8%**from Sep 2022:
59

YTD	2023	2022	+/-
	397	546	-27.3%

5-year Sep average: **69****Median Sold Price****\$412,500****↓ -17.5%**from Aug 2023:
\$500,000**↓ -2.9%**from Sep 2022:
\$425,000

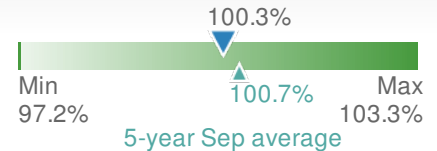
YTD	2023	2022	+/-
	\$431,500	\$405,910	6.3%

5-year Sep average: **\$379,640****Active Listings****43**

Aug 2023	Sep 2022
42	52

Avg DOM**15**

Aug 2023	Sep 2022	YTD
27	17	20



Avg Sold to OLP Ratio**100.3%**

Aug 2023	Sep 2022	YTD
102.1%	103.3%	102.6%

September 2023



Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19**

 **-24.0%**
 from Aug 2023: **25**
 **46.2%**
 from Sep 2022: **13**



YTD	2023	2022	+/-
	218	293	-25.6%

5-year Sep average: **30****New Pending****22**

 **29.4%**
 from Aug 2023: **17**
 **37.5%**
 from Sep 2022: **16**


YTD	2023	2022	+/-
	187	247	-24.3%

5-year Sep average: **28****Closed Sales****18**

 **-47.1%**
 from Aug 2023: **34**
 **-40.0%**
 from Sep 2022: **30**

YTD	2023	2022	+/-
	177	260	-31.9%

5-year Sep average: **32****Median Sold Price****\$567,500**

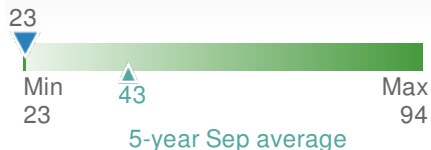
 **-12.0%**
 from Aug 2023: **\$645,000**
 **-8.9%**
 from Sep 2022: **\$623,000**

YTD	2023	2022	+/-
	\$500,000	\$580,000	-13.8%

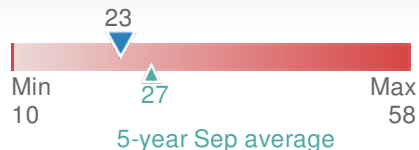
5-year Sep average: **\$532,725****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for September was \$567,500, representing a decrease of 12% compared to last month and a decrease of 8.9% from Sep 2022. The average days on market for units sold in September was 23 days, 16% below the 5-year September average of 27 days. There was a 29.4% month over month increase in new contract activity with 22 New Pending; an 11.5% MoM increase in All Pending (new contracts + contracts carried over from August) to 29; and a 14.8% decrease in supply to 23 active units.

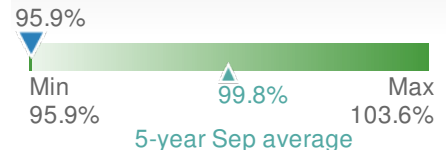
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.96 in August and an increase from 1.03 in September 2022. The Contract Ratio is 4% lower than the 5-year September average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

Aug 2023	Sep 2022
27	30

Avg DOM**23**

Aug 2023	Sep 2022	YTD
16	23	17



Avg Sold to OLP Ratio**95.9%**

Aug 2023	Sep 2022	YTD
100.6%	103.6%	102.2%

September 2023



Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19**

 **-32.1%**  **-13.6%**
 from Aug 2023: **28** from Sep 2022: **22**



YTD	2023	2022	+/-
	239	307	-22.1%

5-year Sep average: **35****New Pendings****17**

 **-46.9%**  **-32.0%**
 from Aug 2023: **32** from Sep 2022: **25**



YTD	2023	2022	+/-
	213	295	-27.8%

5-year Sep average: **31****Closed Sales****24**

 **-31.4%**  **-17.2%**
 from Aug 2023: **35** from Sep 2022: **29**

YTD	2023	2022	+/-
	220	286	-23.1%

5-year Sep average: **37****Median Sold Price****\$394,950**

 **-9.2%**  **19.7%**
 from Aug 2023: **\$435,000** from Sep 2022: **\$330,000**

YTD	2023	2022	+/-
	\$363,028	\$343,750	5.6%

5-year Sep average: **\$316,390****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for September was \$394,950, representing a decrease of 9.2% compared to last month and an increase of 19.7% from Sep 2022. The average days on market for units sold in September was 9 days, 51% below the 5-year September average of 18 days. There was a 46.9% month over month decrease in new contract activity with 17 New Pendings; a 29.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 29; and a 33.3% increase in supply to 20 active units.

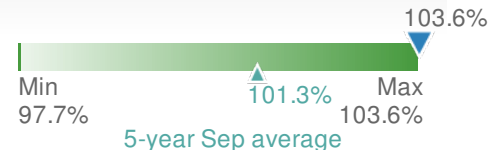
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 2.73 in August and a decrease from 1.95 in September 2022. The Contract Ratio is 17% lower than the 5-year September average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**20**

Aug 2023	Sep 2022
15	22

Avg DOM**9**

Aug 2023	Sep 2022	YTD
37	10	23

Avg Sold to OLP Ratio**103.6%**

Aug 2023	Sep 2022	YTD
103.6%	103.1%	102.9%

September 2023

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**31****↑ 29.2%**from Aug 2023:
24**↔ 0.0%**from Sep 2022:
31

YTD	2023	2022	+/-
	254	337	-24.6%

5-year Sep average: **34****New Pendings****22****↑ 15.8%**from Aug 2023:
19**↑ 22.2%**from Sep 2022:
18

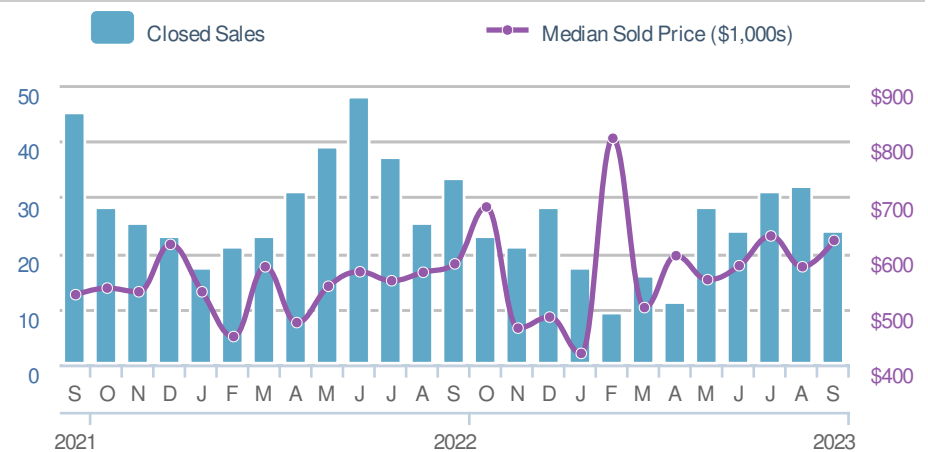
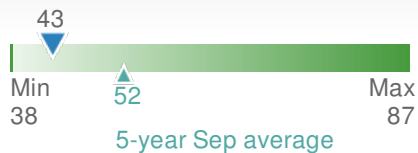
YTD	2023	2022	+/-
	203	279	-27.2%

5-year Sep average: **25****Closed Sales****24****↓ -25.0%**from Aug 2023:
32**↓ -27.3%**from Sep 2022:
33

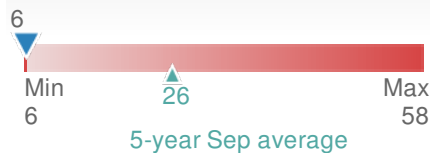
YTD	2023	2022	+/-
	196	278	-29.5%

5-year Sep average: **32****Median Sold Price****\$622,500****↑ 8.3%**from Aug 2023:
\$575,000**↑ 7.3%**from Sep 2022:
\$580,000

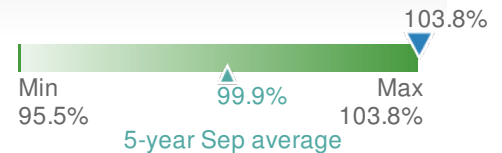
YTD	2023	2022	+/-
	\$570,000	\$553,500	3.0%

5-year Sep average: **\$506,500****Active Listings****43**

Aug 2023	Sep 2022
37	43

Avg DOM**6**


Aug 2023	Sep 2022	YTD
35	27	29

Avg Sold to OLP Ratio**103.8%**

Aug 2023	Sep 2022	YTD
104.0%	98.8%	103.0%

September 2023


Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**
 **11.1%**
from Aug 2023:
18
 **33.3%**
from Sep 2022:
15



YTD	2023	2022	+/-
	177	224	-21.0%

5-year Sep average: **23****New Pending****16**
 **60.0%**
from Aug 2023:
10
 **23.1%**
from Sep 2022:
13

YTD	2023	2022	+/-
	142	191	-25.7%

5-year Sep average: **17****Closed Sales****16**
 **-36.0%**
from Aug 2023:
25
 **-40.7%**
from Sep 2022:
27

YTD	2023	2022	+/-
	130	185	-29.7%

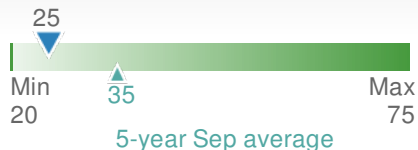
5-year Sep average: **24****Median
Sold Price****\$676,250**
 **12.7%**
from Aug 2023:
\$600,000
 **16.6%**
from Sep 2022:
\$580,000

YTD	2023	2022	+/-
	\$601,000	\$595,000	1.0%

5-year Sep average: **\$540,450****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for September was \$676,250, representing an increase of 12.7% compared to last month and an increase of 16.6% from Sep 2022. The average days on market for units sold in September was 4 days, 85% below the 5-year September average of 27 days. There was a 60% month over month increase in new contract activity with 16 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 21; and a 4.2% increase in supply to 25 active units.

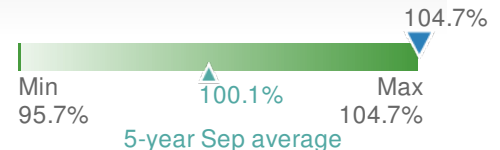
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.88 in August and a decrease from 1.45 in September 2022. The Contract Ratio is 25% lower than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**25**

Aug 2023	Sep 2022
24	20

Avg DOM**4**

Aug 2023	Sep 2022	YTD
31	25	18

**Avg Sold to
OLP Ratio****104.7%**

Aug 2023	Sep 2022	YTD
103.7%	98.8%	102.1%

September 2023

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **83.3%**from Aug 2023:
6 **-31.3%**from Sep 2022:
16

YTD	2023	2022	+/-
	77	113	-31.9%

5-year Sep average: **11****New Pendings****6** **-33.3%**from Aug 2023:
9 **20.0%**from Sep 2022:
5

YTD	2023	2022	+/-
	61	88	-30.7%

5-year Sep average: **8****Closed Sales****8** **14.3%**from Aug 2023:
7 **33.3%**from Sep 2022:
6

YTD	2023	2022	+/-
	66	93	-29.0%

5-year Sep average: **7****Median Sold Price****\$358,500** **1.0%**from Aug 2023:
\$355,000 **-29.0%**from Sep 2022:
\$505,250

YTD	2023	2022	+/-
	\$450,200	\$420,000	7.2%

5-year Sep average: **\$362,250****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for September was \$358,500, representing an increase of 1% compared to last month and a decrease of 29% from Sep 2022. The average days on market for units sold in September was 9 days, 55% below the 5-year September average of 20 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 17; and a 38.5% increase in supply to 18 active units.

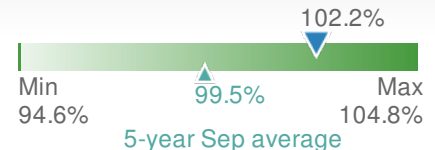
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.46 in August and a decrease from 1.13 in September 2022. The Contract Ratio is 40% lower than the 5-year September average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

Aug 2023	Sep 2022
13	23

Avg DOM**9**

Aug 2023	Sep 2022	YTD
53	36	52

Avg Sold to OLP Ratio**102.2%**

Aug 2023	Sep 2022	YTD
105.0%	98.7%	104.7%

September 2023

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**52****↑44.4%**from Aug 2023:
36**↑4.0%**from Sep 2022:
50

YTD	2023	2022	+/-
	344	418	-17.7%

5-year Sep average: **56****New Pendings****38****↑11.8%**from Aug 2023:
34**↑26.7%**from Sep 2022:
30

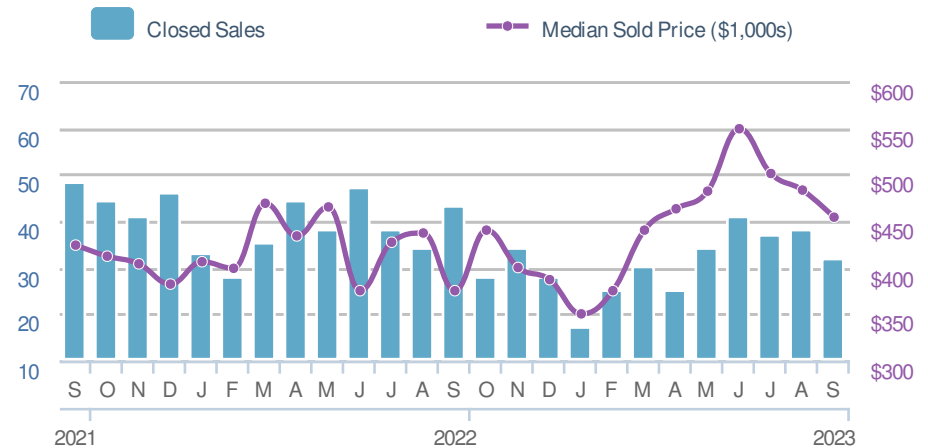
YTD	2023	2022	+/-
	301	336	-10.4%

5-year Sep average: **42****Closed Sales****32****↓-15.8%**from Aug 2023:
38**↓-25.6%**from Sep 2022:
43

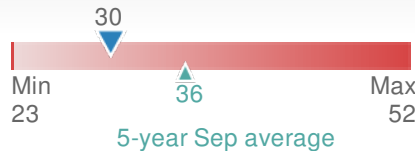
YTD	2023	2022	+/-
	288	348	-17.2%

5-year Sep average: **44****Median Sold Price****\$454,000****↓-6.1%**from Aug 2023:
\$483,500**↑21.1%**from Sep 2022:
\$375,000

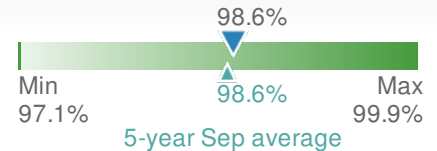
YTD	2023	2022	+/-
	\$475,000	\$417,500	13.8%

5-year Sep average: **\$391,200****Active Listings****54**

Aug 2023	Sep 2022
44	66

Avg DOM**30**

Aug 2023	Sep 2022	YTD
35	23	36

Avg Sold to OLP Ratio**98.6%**

Aug 2023	Sep 2022	YTD
101.0%	97.1%	99.7%

September 2023

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **12.5%**from Aug 2023:
16 **-35.7%**from Sep 2022:
28

YTD	2023	2022	+/-
	165	199	-17.1%

5-year Sep average: **25****New Pendings****20** **11.1%**from Aug 2023:
18 **17.6%**from Sep 2022:
17

YTD	2023	2022	+/-
	149	168	-11.3%

5-year Sep average: **21****Closed Sales****19** **-5.0%**from Aug 2023:
20 **5.6%**from Sep 2022:
18

YTD	2023	2022	+/-
	140	166	-15.7%

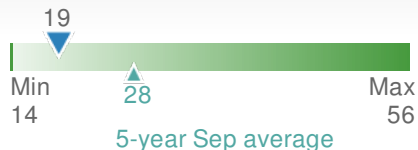
5-year Sep average: **22****Median Sold Price****\$520,000** **-10.3%**from Aug 2023:
\$579,500 **30.0%**from Sep 2022:
\$400,000

YTD	2023	2022	+/-
	\$510,000	\$460,000	10.9%

5-year Sep average: **\$427,100****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for September was \$520,000, representing a decrease of 10.3% compared to last month and an increase of 30% from Sep 2022. The average days on market for units sold in September was 37 days, 58% above the 5-year September average of 23 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 22; and a 13.6% decrease in supply to 19 active units.

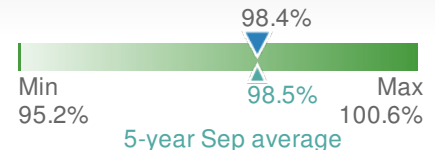
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 1.00 in August and a decrease from 1.18 in September 2022. The Contract Ratio is 29% lower than the 5-year September average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**19**

Aug 2023	Sep 2022
22	22

Avg DOM**37**

Aug 2023	Sep 2022	YTD
13	17	22

Avg Sold to OLP Ratio**98.4%**

Aug 2023	Sep 2022	YTD
101.9%	95.2%	100.4%

September 2023

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****34** **70.0%**from Aug 2023:
20 **54.5%**from Sep 2022:
22

YTD	2023	2022	+/-
	179	219	-18.3%

5-year Sep average: **31****New Pending****18** **12.5%**from Aug 2023:
16 **38.5%**from Sep 2022:
13

YTD	2023	2022	+/-
	152	168	-9.5%

5-year Sep average: **21****Closed Sales****13** **-27.8%**from Aug 2023:
18 **-48.0%**from Sep 2022:
25

YTD	2023	2022	+/-
	147	182	-19.2%

5-year Sep average: **22****Median
Sold Price****\$395,000** **-5.7%**from Aug 2023:
\$419,000 **11.3%**from Sep 2022:
\$355,000

YTD	2023	2022	+/-
	\$401,000	\$353,500	13.4%

5-year Sep average: **\$356,800****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for September was \$395,000, representing a decrease of 5.7% compared to last month and an increase of 11.3% from Sep 2022. The average days on market for units sold in September was 21 days, 60% below the 5-year September average of 52 days. There was a 12.5% month over month increase in new contract activity with 18 New Pending; a 29.4% MoM increase in All Pending (new contracts + contracts carried over from August) to 22; and a 59.1% increase in supply to 35 active units.

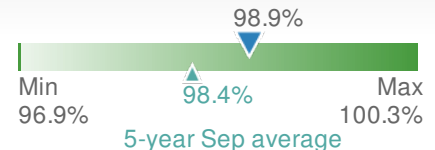
This activity resulted in a Contract Ratio of 0.63 pendencies per active listing, down from 0.77 in August and an increase from 0.55 in September 2022. The Contract Ratio is 19% lower than the 5-year September average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**35**

Aug 2023	Sep 2022
22	44

Avg DOM**21**

Aug 2023	Sep 2022	YTD
60	28	50

**Avg Sold to
OLP Ratio****98.9%**

Aug 2023	Sep 2022	YTD
100.0%	98.5%	99.1%

September 2023

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**21****↑50.0%**from Aug 2023:
14**↑31.3%**from Sep 2022:
16

YTD	2023	2022	+/-
	146	206	-29.1%

5-year Sep average: **23****New Pendings****16****↑6.7%**from Aug 2023:
15**↔0.0%**from Sep 2022:
16

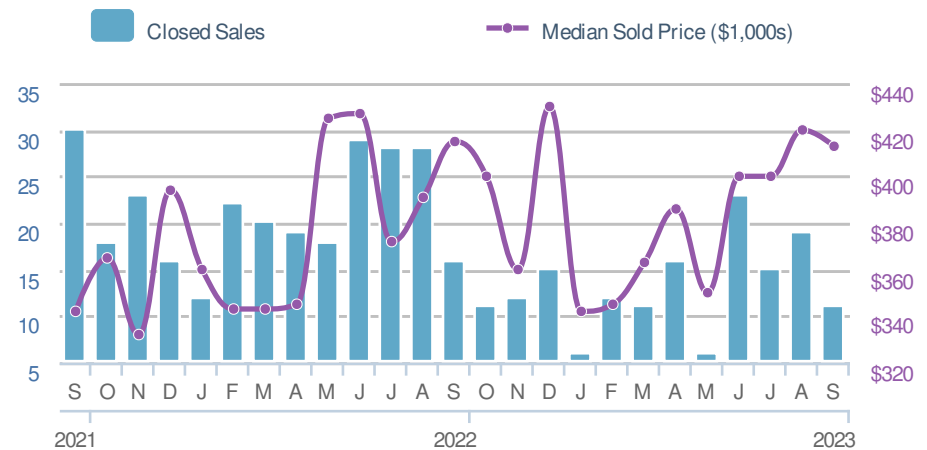
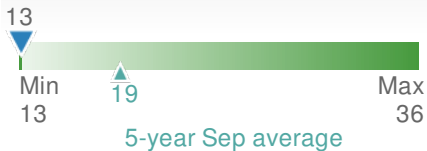
YTD	2023	2022	+/-
	133	197	-32.5%

5-year Sep average: **17****Closed Sales****11****↓-42.1%**from Aug 2023:
19**↓-31.3%**from Sep 2022:
16

YTD	2023	2022	+/-
	123	194	-36.6%

5-year Sep average: **22****Median Sold Price****\$413,000****↓-1.7%**from Aug 2023:
\$420,000**↓-0.6%**from Sep 2022:
\$415,500

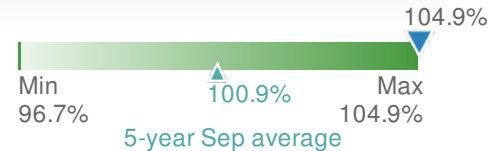
YTD	2023	2022	+/-
	\$385,000	\$377,450	2.0%

5-year Sep average: **\$358,980****Active Listings****13**

Aug 2023	Sep 2022
9	14

Avg DOM**9**

Aug 2023	Sep 2022	YTD
8	9	17

Avg Sold to OLP Ratio**104.9%**

Aug 2023	Sep 2022	YTD
101.1%	102.3%	101.6%

September 2023

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **50.0%**from Aug 2023:
14 **61.5%**from Sep 2022:
13

YTD	2023	2022	+/-
	137	188	-27.1%

5-year Sep average: **19****New Pendings****15** **7.1%**from Aug 2023:
14 **15.4%**from Sep 2022:
13

YTD	2023	2022	+/-
	125	180	-30.6%

5-year Sep average: **14****Closed Sales****11** **-42.1%**from Aug 2023:
19 **-31.3%**from Sep 2022:
16

YTD	2023	2022	+/-
	115	178	-35.4%

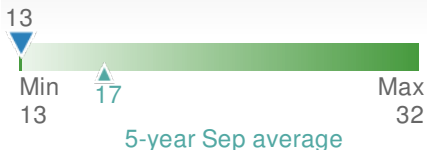
5-year Sep average: **20****Median Sold Price****\$413,000** **-1.7%**from Aug 2023:
\$420,000 **-0.6%**from Sep 2022:
\$415,500

YTD	2023	2022	+/-
	\$394,000	\$387,500	1.7%

5-year Sep average: **\$363,200****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for September was \$413,000, representing a decrease of 1.7% compared to last month and a decrease of 0.6% from Sep 2022. The average days on market for units sold in September was 9 days, 44% below the 5-year September average of 16 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 20; and a 62.5% increase in supply to 13 active units.

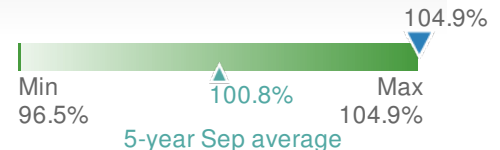
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 2.13 in August and an increase from 1.36 in September 2022. The Contract Ratio is 2% higher than the 5-year September average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**13**

Aug 2023	Sep 2022
8	14

Avg DOM**9**

Aug 2023	Sep 2022	YTD
8	9	17

Avg Sold to OLP Ratio**104.9%**

Aug 2023	Sep 2022	YTD
101.1%	102.3%	101.5%

September 2023

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↘ -100.0%

from Aug 2023: from Sep 2022:

0 **3**

YTD	2023	2022	+/-
	9	18	-50.0%

5-year Sep average: **3****New Pendings****1**

↔ 0.0% ↘ -66.7%

from Aug 2023: from Sep 2022:

1 **3**

YTD	2023	2022	+/-
	8	17	-52.9%

5-year Sep average: **3****Closed Sales****0**

↔ 0.0% ↔ 0.0%

from Aug 2023: from Sep 2022:

0 **0**

YTD	2023	2022	+/-
	8	16	-50.0%

5-year Sep average: **2****Median Sold Price****\$0**

↔ 0.0% ↔ 0.0%

from Aug 2023: from Sep 2022:

\$0 **\$0**

YTD	2023	2022	+/-
	\$215,000	\$235,000	-8.5%

5-year Sep average: **\$124,000****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and no change from Sep 2022. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 11 days. There was no month over month change in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from August) to 2; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in August and no change from September 2022. The Contract Ratio is 100% lower than the 5-year September average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

Aug 2023	Sep 2022
1	0

Avg DOM**0**

Aug 2023	Sep 2022	YTD
0	0	12

Avg Sold to OLP Ratio**0.0%**

Aug 2023	Sep 2022	YTD
0.0%	0.0%	103.8%

September 2023

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**28****↑ 133.3%**from Aug 2023:
12**↔ 0.0%**from Sep 2022:
28

YTD	2023	2022	+/-
	174	289	-39.8%

5-year Sep average: **31****New Pendings****21****↑ 75.0%**from Aug 2023:
12**↓ -16.0%**from Sep 2022:
25

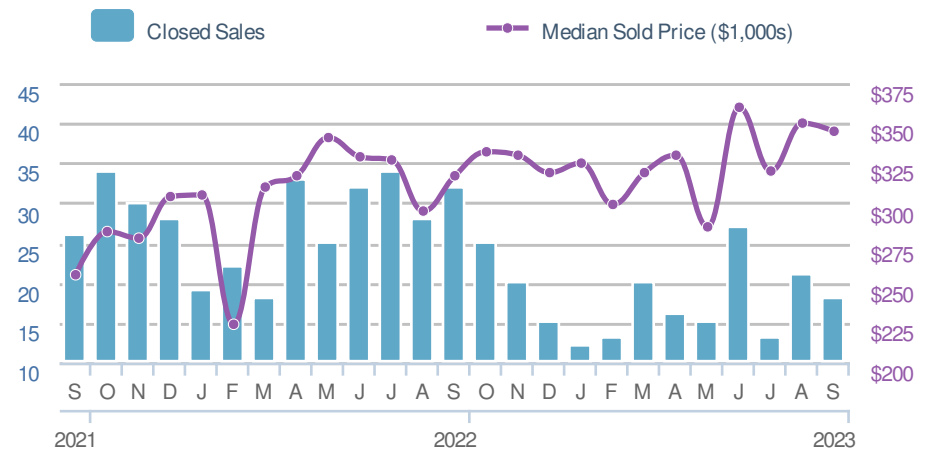
YTD	2023	2022	+/-
	158	258	-38.8%

5-year Sep average: **31****Closed Sales****18****↓ -14.3%**from Aug 2023:
21**↓ -43.8%**from Sep 2022:
32

YTD	2023	2022	+/-
	156	246	-36.6%

5-year Sep average: **28****Median Sold Price****\$345,525****↓ -1.3%**from Aug 2023:
\$350,000**↑ 8.7%**from Sep 2022:
\$317,750

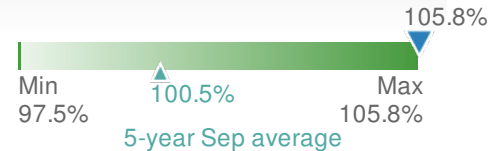
YTD	2023	2022	+/-
	\$329,990	\$312,750	5.5%

5-year Sep average: **\$279,875****Active Listings****24**

Aug 2023	Sep 2022
16	25

Avg DOM**12**

Aug 2023	Sep 2022	YTD
14	11	21

Avg Sold to OLP Ratio**105.8%**

Aug 2023	Sep 2022	YTD
100.4%	100.4%	99.9%

September 2023

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20** **122.2%**from Aug 2023:
9 **17.6%**from Sep 2022:
17

YTD	2023	2022	+/-
	112	176	-36.4%

5-year Sep average: **18****New Pending****11** **0.0%**from Aug 2023:
11 **-31.3%**from Sep 2022:
16

YTD	2023	2022	+/-
	96	154	-37.7%

5-year Sep average: **16****Closed Sales****15** **25.0%**from Aug 2023:
12 **-6.3%**from Sep 2022:
16

YTD	2023	2022	+/-
	94	146	-35.6%

5-year Sep average: **15****Median
Sold Price****\$435,000** **-19.8%**from Aug 2023:
\$542,500 **11.1%**from Sep 2022:
\$391,500

YTD	2023	2022	+/-
	\$417,200	\$393,000	6.2%

5-year Sep average: **\$331,480****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for September was \$435,000, representing a decrease of 19.8% compared to last month and an increase of 11.1% from Sep 2022. The average days on market for units sold in September was 13 days, 47% below the 5-year September average of 25 days. There was no month over month change in new contract activity with 11 New Pending; an 11.8% MoM decrease in All Pending (new contracts + contracts carried over from August) to 15; and an 83.3% increase in supply to 22 active units.

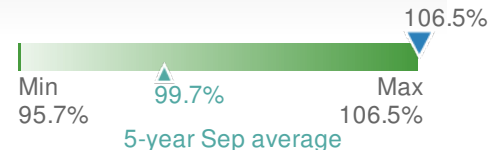
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 1.42 in August and a decrease from 1.44 in September 2022. The Contract Ratio is 47% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**22**

Aug 2023	Sep 2022
12	18

Avg DOM**13**

Aug 2023	Sep 2022	YTD
19	13	25

**Avg Sold to
OLP Ratio****106.5%**

Aug 2023	Sep 2022	YTD
99.0%	99.4%	99.5%

September 2023

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

166.7%
 from Aug 2023: **3**

-27.3%
 from Sep 2022: **11**

YTD	2023	2022	+/-
	62	113	-45.1%

5-year Sep average: **13****New Pendings****10**

900.0%
 from Aug 2023: **1**

11.1%
 from Sep 2022: **9**

YTD	2023	2022	+/-
	62	104	-40.4%

5-year Sep average: **14****Closed Sales****3**

-66.7%
 from Aug 2023: **9**

-81.3%
 from Sep 2022: **16**

YTD	2023	2022	+/-
	62	100	-38.0%

5-year Sep average: **12****Median Sold Price****\$300,000**

-8.8%
 from Aug 2023: **\$329,000**

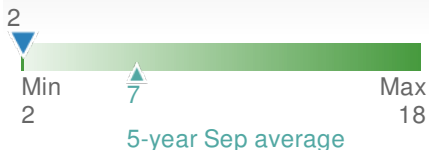
3.1%
 from Sep 2022: **\$291,000**

YTD	2023	2022	+/-
	\$319,990	\$273,250	17.1%

5-year Sep average: **\$240,940****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for September was \$300,000, representing a decrease of 8.8% compared to last month and an increase of 3.1% from Sep 2022. The average days on market for units sold in September was 6 days, 58% below the 5-year September average of 14 days. There was a 900% month over month increase in new contract activity with 10 New Pendings; a 350% MoM increase in All Pendings (new contracts + contracts carried over from August) to 9; and a 50% decrease in supply to 2 active units.

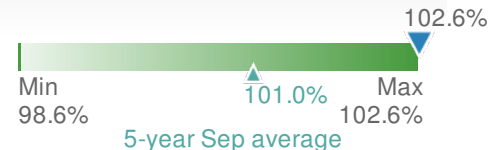
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 0.50 in August and an increase from 2.14 in September 2022. The Contract Ratio is 14% lower than the 5-year September average of 5.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**2**

Aug 2023	Sep 2022
4	7

Avg DOM**6**

Aug 2023	Sep 2022	YTD
8	10	14

Avg Sold to OLP Ratio**102.6%**

Aug 2023	Sep 2022	YTD
102.3%	101.3%	100.4%

September 2023

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**32**

↑ **77.8%**
from Aug 2023:
18

↓ **-33.3%**
from Sep 2022:
48

YTD	2023	2022	+/-
	310	458	-32.3%

5-year Sep average: **48****New Pendings****20**

↑ **11.1%**
from Aug 2023:
18

↓ **-45.9%**
from Sep 2022:
37

YTD	2023	2022	+/-
	272	383	-29.0%

5-year Sep average: **35****Closed Sales****23**

↓ **-39.5%**
from Aug 2023:
38

↓ **-37.8%**
from Sep 2022:
37

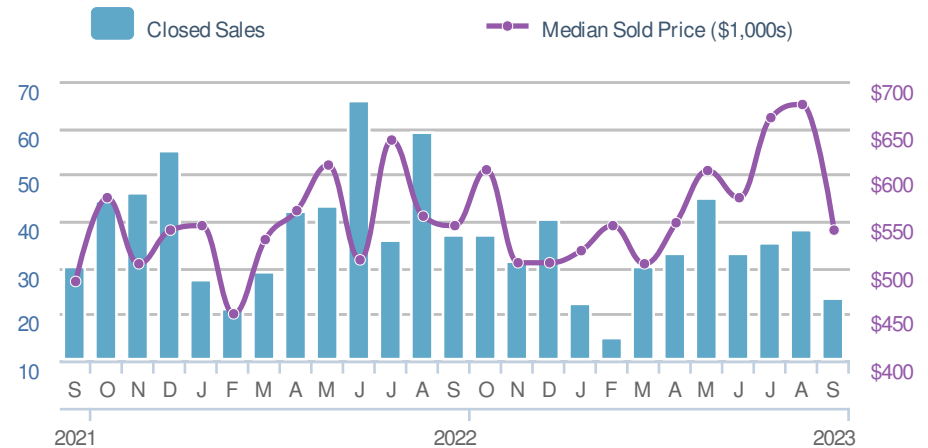
YTD	2023	2022	+/-
	278	369	-24.7%

5-year Sep average: **34****Median Sold Price****\$540,000**

↓ **-20.0%**
from Aug 2023:
\$675,000

↓ **-0.9%**
from Sep 2022:
\$545,000

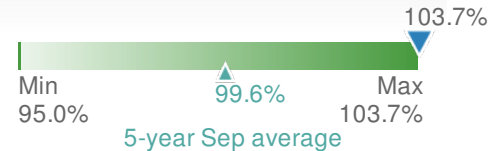
YTD	2023	2022	+/-
	\$560,000	\$545,000	2.8%

5-year Sep average: **\$495,200****Active Listings****34**

Aug 2023	Sep 2022
27	50

Avg DOM**12**

Aug 2023	Sep 2022	YTD
11	25	18

Avg Sold to OLP Ratio**103.7%**

Aug 2023	Sep 2022	YTD
101.5%	98.8%	101.9%

September 2023

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **63.6%**from Aug 2023:
11 **-35.7%**from Sep 2022:
28

YTD	2023	2022	+/-
	190	271	-29.9%

5-year Sep average: **32****New Pendings****10** **-16.7%**from Aug 2023:
12 **-44.4%**from Sep 2022:
18

YTD	2023	2022	+/-
	158	219	-27.9%

5-year Sep average: **20****Closed Sales****13** **-50.0%**from Aug 2023:
26 **-23.5%**from Sep 2022:
17

YTD	2023	2022	+/-
	167	208	-19.7%

5-year Sep average: **19****Median Sold Price****\$600,000** **-18.9%**from Aug 2023:
\$739,900 **-23.2%**from Sep 2022:
\$781,000

YTD	2023	2022	+/-
	\$651,500	\$663,750	-1.8%

5-year Sep average: **\$626,105****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for September was \$600,000, representing a decrease of 18.9% compared to last month and a decrease of 23.2% from Sep 2022. The average days on market for units sold in September was 19 days, 40% below the 5-year September average of 32 days. There was a 16.7% 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 August) to 19; and a 16.7% increase in supply to 28 active units.

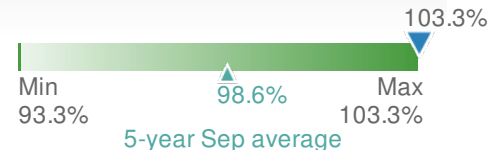
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.92 in August and a decrease from 0.94 in September 2022. The Contract Ratio is 8% lower than the 5-year September average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**28**

Aug 2023	Sep 2022
24	32

Avg DOM**19**

Aug 2023	Sep 2022	YTD
14	25	23

Avg Sold to OLP Ratio**103.3%**

Aug 2023	Sep 2022	YTD
100.2%	99.0%	101.5%

September 2023



Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**

 **100.0%**  **-30.0%**
 from Aug 2023: 7 from Sep 2022: 20



YTD	2023	2022	+/-
	120	187	-35.8%

5-year Sep average: **16****New Pendings****10**

 **66.7%**  **-47.4%**
 from Aug 2023: 6 from Sep 2022: 19



YTD	2023	2022	+/-
	114	164	-30.5%

5-year Sep average: **14****Closed Sales****10**

 **-16.7%**  **-50.0%**
 from Aug 2023: 12 from Sep 2022: 20

YTD	2023	2022	+/-
	111	161	-31.1%

5-year Sep average: **15****Median Sold Price****\$354,750**

 **-28.0%**  **-25.4%**
 from Aug 2023: \$492,450 from Sep 2022: \$475,750

YTD	2023	2022	+/-
	\$467,000	\$455,000	2.6%

5-year Sep average: **\$400,180****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for September was \$354,750, representing a decrease of 28% compared to last month and a decrease of 25.4% from Sep 2022. The average days on market for units sold in September was 4 days, 70% below the 5-year September average of 13 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 11; and a 100% increase in supply to 6 active units.

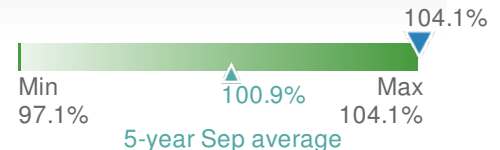
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, down from 3.67 in August and an increase from 1.28 in September 2022. The Contract Ratio is 35% higher than the 5-year September average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**6**

Aug 2023	Sep 2022
3	18

Avg DOM**4**

Aug 2023	Sep 2022	YTD
5	26	10

Avg Sold to OLP Ratio**104.1%**

Aug 2023	Sep 2022	YTD
104.2%	98.7%	102.4%