

November 2023

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

November 2023

Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings**570****↓ -33.4%**from Oct 2023:
856**↓ -10.2%**from Nov 2022:
635

YTD	2023	2022	+/-
	8,950	11,311	-20.9%

5-year Nov average: **742****New Pendings****561****↓ -21.3%**from Oct 2023:
713**↓ -13.6%**from Nov 2022:
649

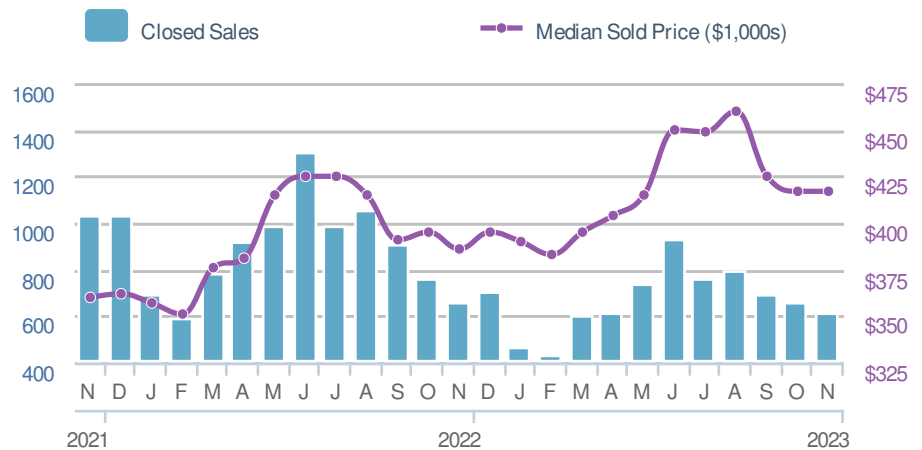
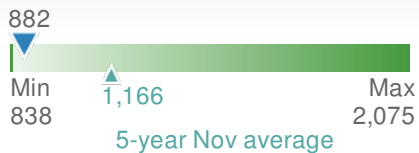
YTD	2023	2022	+/-
	7,719	9,794	-21.2%

5-year Nov average: **790****Closed Sales****613****↓ -6.6%**from Oct 2023:
656**↓ -6.3%**from Nov 2022:
654

YTD	2023	2022	+/-
	7,494	9,887	-24.2%

5-year Nov average: **838****Median Sold Price****\$417,640****↔ -0.0%**from Oct 2023:
\$417,750**↑ 8.1%**from Nov 2022:
\$386,500

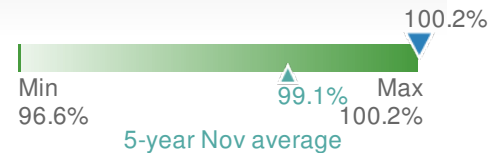
YTD	2023	2022	+/-
	\$421,200	\$400,000	5.3%

5-year Nov average: **\$362,378****Active Listings****882**

Oct 2023	Nov 2022
948	936

Avg DOM**18**

Oct 2023	Nov 2022	YTD
15	20	21

Avg Sold to OLP Ratio**100.2%**

Oct 2023	Nov 2022	YTD
100.9%	99.3%	101.1%



November 2023

Montgomery County, PA - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**338**

 **-32.9%**
 from Oct 2023: **504**
 **-11.7%**
 from Nov 2022: **383**



YTD	2023	2022	+/-
	5,434	6,839	-20.5%

5-year Nov average: **447****New Pendings****325**

 **-23.0%**
 from Oct 2023: **422**
 **-16.7%**
 from Nov 2022: **390**



YTD	2023	2022	+/-
	4,675	5,870	-20.4%

5-year Nov average: **468****Closed Sales****360**

 **-8.9%**
 from Oct 2023: **395**
 **-7.9%**
 from Nov 2022: **391**

YTD	2023	2022	+/-
	4,549	5,913	-23.1%

5-year Nov average: **493****Median Sold Price****\$469,000**

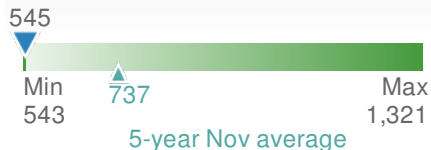
 **-6.0%**
 from Oct 2023: **\$499,000**
 **4.2%**
 from Nov 2022: **\$450,000**

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

5-year Nov average: **\$417,272****Summary**

In Montgomery County, PA, the median sold price for Detached properties for November was \$469,000, representing a decrease of 6% compared to last month and an increase of 4.2% from Nov 2022. The average days on market for units sold in November was 18 days, 28% below the 5-year November average of 25 days. There was a 23% month over month decrease in new contract activity with 325 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 553; and a 7.9% decrease in supply to 545 active units.

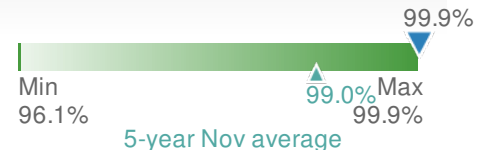
This activity resulted in a Contract Ratio of 1.01 pendings per active listing, no change from October and a decrease from 1.07 in November 2022. The Contract Ratio is 23% lower than the 5-year November average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**545**

Oct 2023	Nov 2022
592	608

Avg DOM**18**

Oct 2023	Nov 2022	YTD
15	19	21

Avg Sold to OLP Ratio**99.9%**

Oct 2023	Nov 2022	YTD
101.1%	99.4%	101.1%

November 2023

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

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New Listings**232** **-34.1%**from Oct 2023:
352 **-7.6%**from Nov 2022:
251

YTD	2023	2022	+/-
	3,510	4,469	-21.5%

5-year Nov average: **295****New Pendings****236** **-18.6%**from Oct 2023:
290 **-8.2%**from Nov 2022:
257

YTD	2023	2022	+/-
	3,041	3,922	-22.5%

5-year Nov average: **322****Closed Sales****252** **-3.4%**from Oct 2023:
261 **-3.8%**from Nov 2022:
262

YTD	2023	2022	+/-
	2,942	3,973	-26.0%

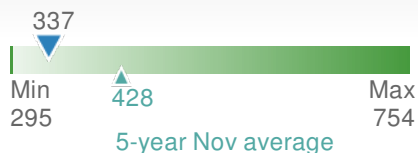
5-year Nov average: **344****Median Sold Price****\$350,000** **4.5%**from Oct 2023:
\$335,000 **15.3%**from Nov 2022:
\$303,450

YTD	2023	2022	+/-
	\$331,990	\$308,000	7.8%

5-year Nov average: **\$284,490****Summary**

In Montgomery County, PA, the median sold price for Attached properties for November was \$350,000, representing an increase of 4.5% compared to last month and an increase of 15.3% from Nov 2022. The average days on market for units sold in November was 16 days, 36% below the 5-year November average of 25 days. There was an 18.6% month over month decrease in new contract activity with 236 New Pendings; an 8.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 432; and a 5.3% decrease in supply to 337 active units.

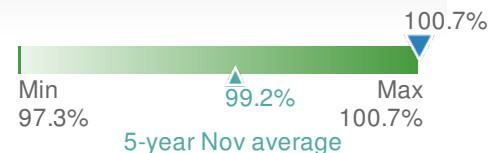
This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 1.32 in October and a decrease from 1.40 in November 2022. The Contract Ratio is 19% lower than the 5-year November average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**337**

Oct 2023	Nov 2022
356	328

Avg DOM**16**

Oct 2023	Nov 2022	YTD
14	21	22

Avg Sold to OLP Ratio**100.7%**

Oct 2023	Nov 2022	YTD
100.5%	99.2%	101.1%

November 2023

Philadelphia County, PA

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New Listings 1,444

↓ -20.2% ↓ -8.1%
from Oct 2023: 1,809 from Nov 2022: 1,572

YTD	2023	2022	+/-
	20,726	24,709	-16.1%

5-year Nov average: 1,699

New Pendings 1,021

↓ -14.5% ↑ 6.6%
from Oct 2023: 1,194 from Nov 2022: 958

YTD	2023	2022	+/-
	13,406	15,764	-15.0%

5-year Nov average: 1,291

Closed Sales 934

↓ -7.0% ↓ -7.5%
from Oct 2023: 1,004 from Nov 2022: 1,010

YTD	2023	2022	+/-
	12,894	16,261	-20.7%

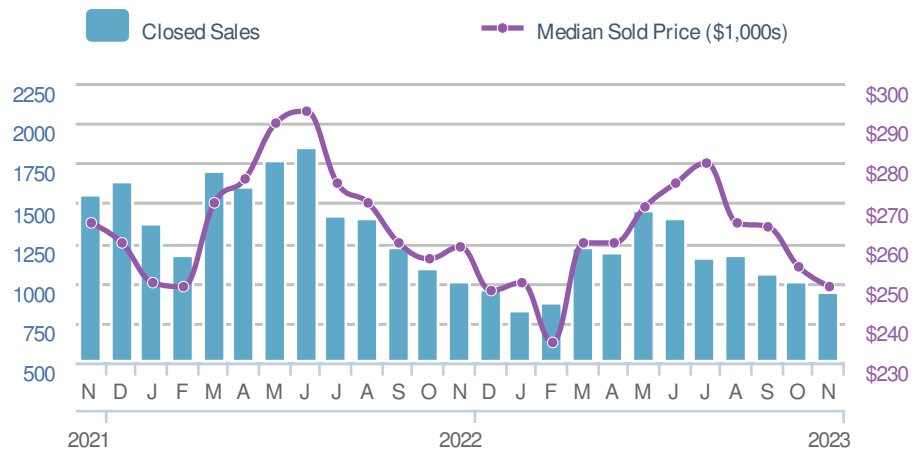
5-year Nov average: 1,239

Median Sold Price \$249,950

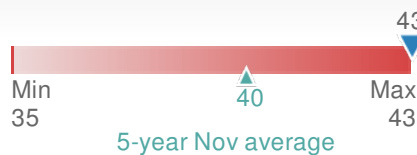
↓ -1.8% ↓ -3.8%
from Oct 2023: \$254,500 from Nov 2022: \$259,900

YTD	2023	2022	+/-
	\$259,900	\$269,999	-3.7%

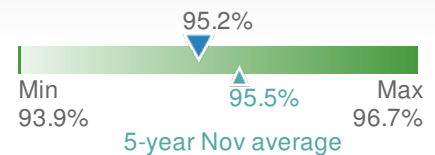
5-year Nov average: \$249,333

**Active Listings 4,374**

Oct 2023	Nov 2022
4,516	4,841

Avg DOM 43

Oct 2023	Nov 2022	YTD
42	42	48

Avg Sold to OLP Ratio 95.2%

Oct 2023	Nov 2022	YTD
95.3%	93.9%	94.8%

November 2023

Philadelphia County, PA - Detached

Tri-County Suburban REALTORS

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New Listings**96** **-20.0%**from Oct 2023:
120 **-4.0%**from Nov 2022:
100

YTD	2023	2022	+/-
	1,225	1,534	-20.1%

5-year Nov average: **101****New Pending****71** **2.9%**from Oct 2023:
69 **4.4%**from Nov 2022:
68

YTD	2023	2022	+/-
	841	994	-15.4%

5-year Nov average: **85****Closed Sales****67** **1.5%**from Oct 2023:
66 **15.5%**from Nov 2022:
58

YTD	2023	2022	+/-
	835	1,008	-17.2%

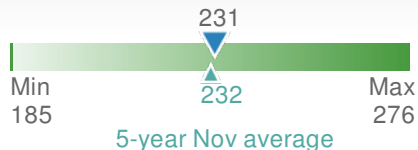
5-year Nov average: **81****Median
Sold Price****\$375,000** **-11.8%**from Oct 2023:
\$425,000 **0.0%**from Nov 2022:
\$375,000

YTD	2023	2022	+/-
	\$385,000	\$395,000	-2.5%

5-year Nov average: **\$355,500****Summary**

In Philadelphia County, PA, the median sold price for Detached properties for November was \$375,000, representing a decrease of 11.8% compared to last month and no change from Nov 2022. The average days on market for units sold in November was 33 days, 7% above the 5-year November average of 31 days. There was a 2.9% month over month increase in new contract activity with 71 New Pending; a 3.7% MoM decrease in All Pending (new contracts + contracts carried over from October) to 105; and no change in supply with 231 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.47 in October and an increase from 0.42 in November 2022. The Contract Ratio is 35% lower than the 5-year November 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**231**

Oct 2023	Nov 2022
231	276

Avg DOM**33**

Oct 2023	Nov 2022	YTD
33	31	39

**Avg Sold to
OLP Ratio****96.4%**

Oct 2023	Nov 2022	YTD
97.8%	96.7%	96.1%


November 2023

Philadelphia County, PA - Attached

Tri-County Suburban REALTORS

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New Listings **1,347**


 **-20.2%**
 from Oct 2023:
1,689

 **-8.4%**
 from Nov 2022:
1,470

YTD	2023	2022	+/-
	19,491	23,155	-15.8%


5-year Nov average: **1,596****New Pendings** **950**


 **-15.6%**
 from Oct 2023:
1,125

 **6.9%**
 from Nov 2022:
889

YTD	2023	2022	+/-
	12,563	14,764	-14.9%


5-year Nov average: **1,206****Closed Sales** **867**


 **-7.6%**
 from Oct 2023:
938

 **-8.9%**
 from Nov 2022:
952

YTD	2023	2022	+/-
	12,058	15,248	-20.9%

5-year Nov average: **1,157****Median Sold Price** **\$239,900**

 **-2.3%**
 from Oct 2023:
\$245,500

 **-5.9%**
 from Nov 2022:
\$255,000

YTD	2023	2022	+/-
	\$250,000	\$261,000	-4.2%

5-year Nov average: **\$241,980****Summary**

In Philadelphia County, PA, the median sold price for Attached properties for November was \$239,900, representing a decrease of 2.3% compared to last month and a decrease of 5.9% from Nov 2022. The average days on market for units sold in November was 44 days, 9% above the 5-year November average of 40 days. There was a 15.6% month over month decrease in new contract activity with 950 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1,623; and a 3.3% decrease in supply to 4,143 active units.

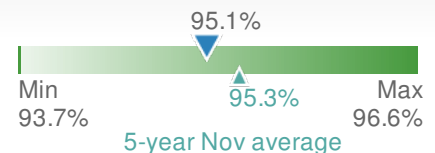
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, up from 0.38 in October and an increase from 0.33 in November 2022. The Contract Ratio is 28% lower than the 5-year November average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **4,143**

Oct 2023	Nov 2022
4,285	4,565

Avg DOM **44**

Oct 2023	Nov 2022	YTD
43	42	48

Avg Sold to OLP Ratio **95.1%**

Oct 2023	Nov 2022	YTD
95.1%	93.7%	94.7%

November 2023

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**44****↓ -37.1%**from Oct 2023:
70**↓ -10.2%**from Nov 2022:
49

YTD	2023	2022	+/-
	626	679	-7.8%

5-year Nov average: **51****New Pendings****45****↓ -10.0%**from Oct 2023:
50**↑ 2.3%**from Nov 2022:
44

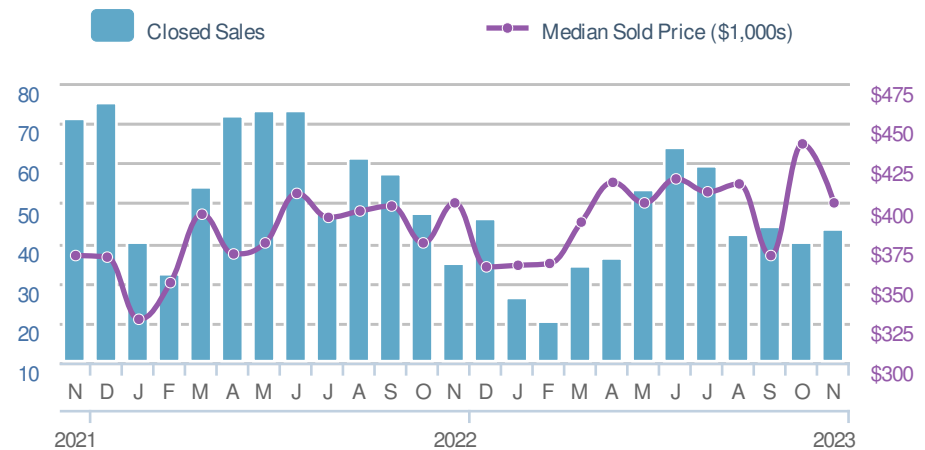
YTD	2023	2022	+/-
	505	610	-17.2%

5-year Nov average: **56****Closed Sales****43****↑ 7.5%**from Oct 2023:
40**↑ 22.9%**from Nov 2022:
35

YTD	2023	2022	+/-
	478	606	-21.1%

5-year Nov average: **53****Median Sold Price****\$400,000****↓ -8.6%**from Oct 2023:
\$437,500**↔ 0.0%**from Nov 2022:
\$400,000

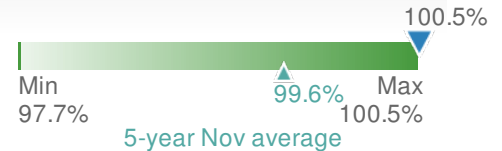
YTD	2023	2022	+/-
	\$400,000	\$385,000	3.9%

5-year Nov average: **\$355,195****Active Listings****75**

Oct 2023	Nov 2022
77	54

Avg DOM**16**

Oct 2023	Nov 2022	YTD
16	14	19

Avg Sold to OLP Ratio**100.5%**

Oct 2023	Nov 2022	YTD
99.9%	100.3%	101.2%

November 2023

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****39** **-39.1%**from Oct 2023:
64 **-2.5%**from Nov 2022:
40

YTD	2023	2022	+/-
	546	581	-6.0%

5-year Nov average: **42****New Pendings****39** **-17.0%**from Oct 2023:
47 **5.4%**from Nov 2022:
37

YTD	2023	2022	+/-
	437	522	-16.3%

5-year Nov average: **47****Closed Sales****39** **2.6%**from Oct 2023:
38 **25.8%**from Nov 2022:
31

YTD	2023	2022	+/-
	409	522	-21.6%

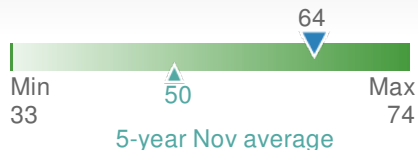
5-year Nov average: **47****Median Sold Price****\$435,000** **-2.2%**from Oct 2023:
\$445,000 **-5.6%**from Nov 2022:
\$461,000

YTD	2023	2022	+/-
	\$420,000	\$400,000	5.0%

5-year Nov average: **\$379,710****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for November was \$435,000, representing a decrease of 2.2% compared to last month and a decrease of 5.6% from Nov 2022. The average days on market for units sold in November was 17 days, 12% below the 5-year November average of 19 days. There was a 17% month over month decrease in new contract activity with 39 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 58; and a 3% decrease in supply to 64 active units.

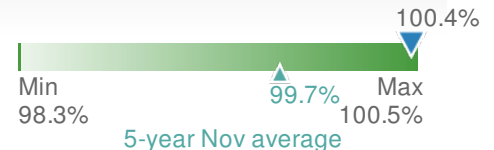
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, no change from October and a decrease from 1.13 in November 2022. The Contract Ratio is 45% lower than the 5-year November average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**64**

Oct 2023	Nov 2022
66	46

Avg DOM**17**

Oct 2023	Nov 2022	YTD
17	14	17



Avg Sold to OLP Ratio**100.4%**

Oct 2023	Nov 2022	YTD
99.6%	100.5%	101.4%

November 2023



Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-16.7%**
 from Oct 2023: **6**
 **-44.4%**
 from Nov 2022: **9**



YTD	2023	2022	+/-
	79	98	-19.4%

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

 **100.0%**
 from Oct 2023: **3**
 **-14.3%**
 from Nov 2022: **7**


YTD	2023	2022	+/-
	68	88	-22.7%

5-year Nov average: **8****Closed Sales****4**

 **100.0%**
 from Oct 2023: **2**
 **0.0%**
 from Nov 2022: **4**

YTD	2023	2022	+/-
	69	84	-17.9%

5-year Nov average: **6****Median Sold Price****\$275,000**

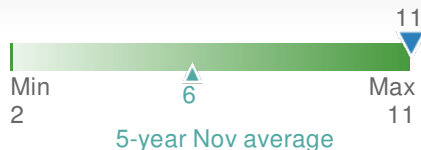
 **-7.7%**
 from Oct 2023: **\$298,000**
 **1.9%**
 from Nov 2022: **\$270,000**

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

5-year Nov average: **\$261,440****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for November was \$275,000, representing a decrease of 7.7% compared to last month and an increase of 1.9% from Nov 2022. The average days on market for units sold in November was 5 days, 73% below the 5-year November average of 18 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from October) to 7; and no change in supply with 11 active units.

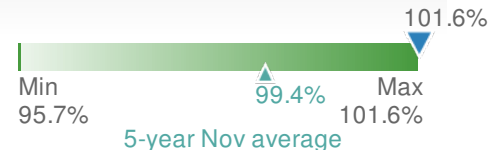
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.45 in October and a decrease from 1.25 in November 2022. The Contract Ratio is 81% lower than the 5-year November average of 3.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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**11**

Oct 2023	Nov 2022
11	8

Avg DOM**5**

Oct 2023	Nov 2022	YTD
2	10	28

Avg Sold to OLP Ratio**101.6%**

Oct 2023	Nov 2022	YTD
106.4%	99.0%	100.1%

November 2023

Boyertown Area (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**13**

 **-55.2%**
 from Oct 2023: **29**
 **-43.5%**
 from Nov 2022: **23**

YTD	2023	2022	+/-
	333	395	-15.7%

5-year Nov average: **33****New Pendings****24**

 **9.1%**
 from Oct 2023: **22**
 **-4.0%**
 from Nov 2022: **25**



YTD	2023	2022	+/-
	273	337	-19.0%

5-year Nov average: **38****Closed Sales****17**

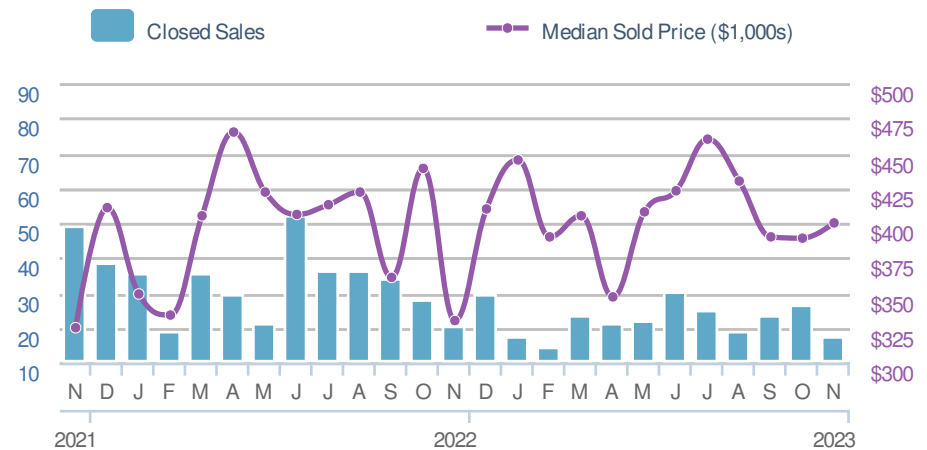
 **-34.6%**
 from Oct 2023: **26**
 **-15.0%**
 from Nov 2022: **20**

YTD	2023	2022	+/-
	250	358	-30.2%

5-year Nov average: **33****Median Sold Price****\$400,000**

 **2.7%**
 from Oct 2023: **\$389,567**
 **21.2%**
 from Nov 2022: **\$330,000**

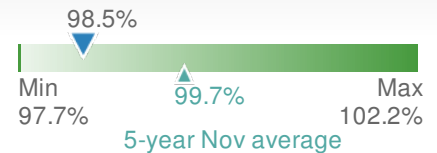
YTD	2023	2022	+/-
	\$404,567	\$398,950	1.4%

5-year Nov average: **\$347,412****Active Listings****45**

Oct 2023	Nov 2022
54	38

Avg DOM**12**

Oct 2023	Nov 2022	YTD
17	20	18



Avg Sold to OLP Ratio**98.5%**

Oct 2023	Nov 2022	YTD
98.3%	97.7%	101.3%

November 2023



Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

 **-57.7%**  **-35.3%**
 from Oct 2023: **26** from Nov 2022: **17**

YTD	2023	2022	+/-
	255	316	-19.3%

5-year Nov average: **26****New Pendings****20**

 **0.0%**  **0.0%**
 from Oct 2023: **20** from Nov 2022: **20**



YTD	2023	2022	+/-
	202	269	-24.9%

5-year Nov average: **29****Closed Sales****12**

 **-47.8%**  **-25.0%**
 from Oct 2023: **23** from Nov 2022: **16**

YTD	2023	2022	+/-
	198	291	-32.0%

5-year Nov average: **25****Median Sold Price****\$370,000**

 **-8.6%**  **4.8%**
 from Oct 2023: **\$405,000** from Nov 2022: **\$353,000**

YTD	2023	2022	+/-
	\$435,000	\$430,000	1.2%

5-year Nov average: **\$365,090****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for November was \$370,000, representing a decrease of 8.6% compared to last month and an increase of 4.8% from Nov 2022. The average days on market for units sold in November was 14 days, 39% below the 5-year November average of 23 days. There was no month over month change in new contract activity with 20 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from October) to 26; and a 24% decrease in supply to 38 active units.

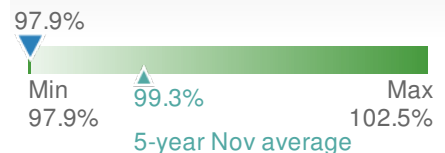
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.40 in October and a decrease from 0.87 in November 2022. The Contract Ratio is 70% lower than the 5-year November average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**38**

Oct 2023	Nov 2022
50	31

Avg DOM**14**

Oct 2023	Nov 2022	YTD
18	19	19

Avg Sold to OLP Ratio**97.9%**

Oct 2023	Nov 2022	YTD
98.1%	98.3%	101.2%

November 2023



Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

 **-33.3%**
 from Oct 2023: **3**
 **-66.7%**
 from Nov 2022: **6**



YTD	2023	2022	+/-
	78	79	-1.3%

5-year Nov average: **7****New Pendings****4**

 **100.0%**
 from Oct 2023: **2**
 **-20.0%**
 from Nov 2022: **5**

YTD	2023	2022	+/-
	71	68	4.4%

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

 **66.7%**
 from Oct 2023: **3**
 **25.0%**
 from Nov 2022: **4**

YTD	2023	2022	+/-
	52	67	-22.4%

5-year Nov average: **8****Median Sold Price****\$403,895**

 **15.4%**
 from Oct 2023: **\$350,000**
 **43.5%**
 from Nov 2022: **\$281,500**

YTD	2023	2022	+/-
	\$335,495	\$325,000	3.2%

5-year Nov average: **\$286,008****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for November was \$403,895, representing an increase of 15.4% compared to last month and an increase of 43.5% from Nov 2022. The average days on market for units sold in November was 9 days, 45% below the 5-year November average of 16 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 75% increase in supply to 7 active units.

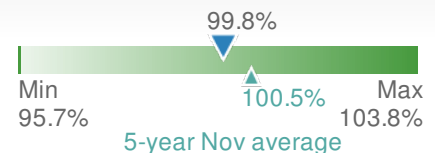
This activity resulted in a Contract Ratio of 3.29 pendings per active listing, down from 6.25 in October and an increase from 1.00 in November 2022. The Contract Ratio is 30% lower than the 5-year November average of 4.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

Oct 2023	Nov 2022
4	7

Avg DOM**9**

Oct 2023	Nov 2022	YTD
9	24	15

Avg Sold to OLP Ratio**99.8%**

Oct 2023	Nov 2022	YTD
100.5%	95.7%	101.5%

November 2023

Cheltenham Township (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↔ 0.0%
from Oct 2023: from Nov 2022:
0 **0**

YTD	2023	2022	+/-
	0	0	0.0%

5-year Nov average: **17****New Pendings****0**

↔ 0.0% ↔ 0.0%
from Oct 2023: from Nov 2022:
0 **0**

YTD	2023	2022	+/-
	0	0	0.0%

5-year Nov average: **6****Closed Sales****0**

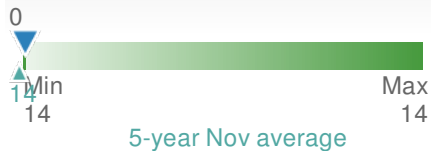
↔ 0.0% ↔ 0.0%
from Oct 2023: from Nov 2022:
0 **0**

YTD	2023	2022	+/-
	0	0	0.0%

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

↔ 0.0% ↔ 0.0%
from Oct 2023: from Nov 2022:
\$0 **\$0**

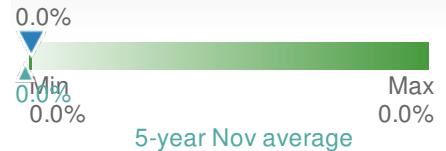
YTD	2023	2022	+/-
	\$0	\$0	0.0%

5-year Nov average: **\$0****Active Listings****0**

Oct 2023	Nov 2022
0	0

Avg DOM**0**

Oct 2023	Nov 2022	YTD
0	0	0

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

Oct 2023	Nov 2022	YTD
0.0%	0.0%	0.0%

November 2023

Cheltenham Township (Montgomery, PA) - Detached

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

↔ 0.0%

from Oct 2023:

0

↔ 0.0%

from Nov 2022:

0

YTD	2023	2022	+/-
	0	0	%

5-year Nov average: **2****New Pendings****0**

↔ 0.0%

from Oct 2023:

0

↔ 0.0%

from Nov 2022:

0

YTD	2023	2022	+/-
	0	0	%

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

↔ 0.0%

from Oct 2023:

0

↔ 0.0%

from Nov 2022:

0

YTD	2023	2022	+/-
	0	0	%

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

↔ 0.0%

from Oct 2023:

\$0

↔ 0.0%

from Nov 2022:

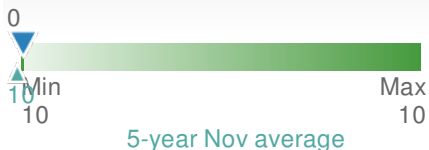
\$0

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

5-year Nov average: **\$0****Summary**

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

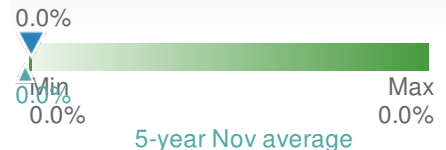
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and no change from November 2022. The Contract Ratio is 100% lower than the 5-year November average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**0**

Oct 2023	Nov 2022
0	0

Avg DOM**0**

Oct 2023	Nov 2022	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Oct 2023	Nov 2022	YTD
0.0%	0.0%	0.0%

November 2023

Cheltenham Township (Montgomery, PA) - Attached

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

↔ 0.0%

from Oct 2023:

0

↔ 0.0%

from Nov 2022:

0

YTD	2023	2022	+/-
	0	0	%

5-year Nov average: **1****New Pendings****0**

↔ 0.0%

from Oct 2023:

0

↔ 0.0%

from Nov 2022:

0

YTD	2023	2022	+/-
	0	0	%

5-year Nov average: **1****Closed Sales****0**

↔ 0.0%

from Oct 2023:

0

↔ 0.0%

from Nov 2022:

0

YTD	2023	2022	+/-
	0	0	%

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

↔ 0.0%

from Oct 2023:

\$0

↔ 0.0%

from Nov 2022:

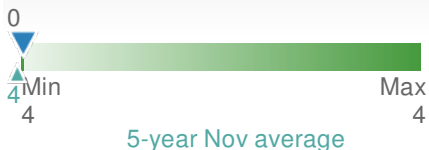
\$0

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

5-year Nov average: **\$0****Summary**

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

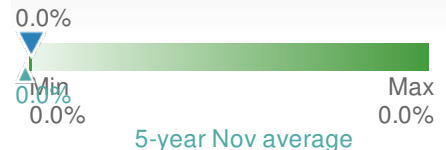
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and no change from November 2022. The Contract Ratio is 100% lower than the 5-year November average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Oct 2023	Nov 2022
0	0

Avg DOM**0**

Oct 2023	Nov 2022	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Oct 2023	Nov 2022	YTD
0.0%	0.0%	0.0%

November 2023

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**34** **-41.4%**from Oct 2023:
58 **17.2%**from Nov 2022:
29

YTD	2023	2022	+/-
	504	549	-8.2%

5-year Nov average: **36****New Pendings****39** **2.6%**from Oct 2023:
38 **30.0%**from Nov 2022:
30

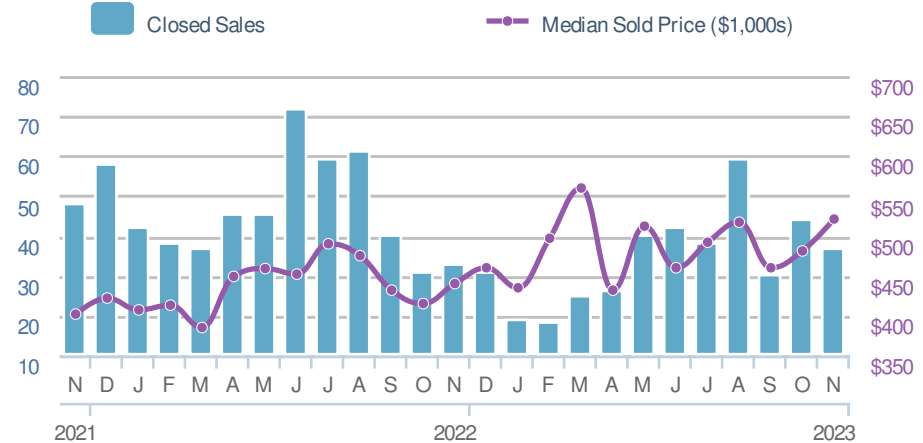
YTD	2023	2022	+/-
	428	482	-11.2%

5-year Nov average: **42****Closed Sales****37** **-15.9%**from Oct 2023:
44 **12.1%**from Nov 2022:
33

YTD	2023	2022	+/-
	388	515	-24.7%

5-year Nov average: **43****Median Sold Price****\$521,000** **8.3%**from Oct 2023:
\$481,000 **18.4%**from Nov 2022:
\$440,000

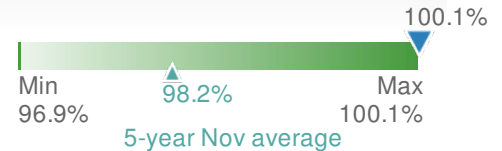
YTD	2023	2022	+/-
	\$485,000	\$445,000	9.0%

5-year Nov average: **\$434,520****Active Listings****50**

Oct 2023	Nov 2022
60	39

Avg DOM**17**

Oct 2023	Nov 2022	YTD
18	14	19



Avg Sold to OLP Ratio**100.1%**

Oct 2023	Nov 2022	YTD
99.9%	99.0%	100.6%

November 2023



Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-51.4%**
 from Oct 2023: **35**
 **41.7%**
 from Nov 2022: **12**



YTD	2023	2022	+/-
	266	281	-5.3%

5-year Nov average: **15****New Pendings****17**

 **-5.6%**
 from Oct 2023: **18**
 **21.4%**
 from Nov 2022: **14**



YTD	2023	2022	+/-
	220	248	-11.3%

5-year Nov average: **18****Closed Sales****20**

 **-16.7%**
 from Oct 2023: **24**
 **33.3%**
 from Nov 2022: **15**

YTD	2023	2022	+/-
	205	258	-20.5%

5-year Nov average: **21****Median Sold Price****\$560,000**

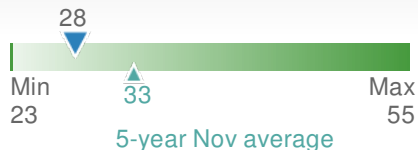
 **4.2%**
 from Oct 2023: **\$537,500**
 **6.7%**
 from Nov 2022: **\$525,000**

YTD	2023	2022	+/-
	\$545,000	\$500,000	9.0%

5-year Nov average: **\$482,200****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for November was \$560,000, representing an increase of 4.2% compared to last month and an increase of 6.7% from Nov 2022. The average days on market for units sold in November was 22 days, 13% below the 5-year November average of 25 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 9.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 29; and a 17.6% decrease in supply to 28 active units.

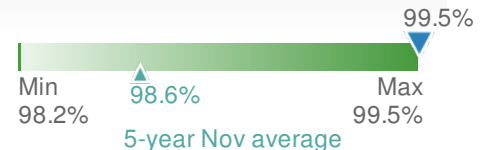
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.94 in October and a decrease from 1.09 in November 2022. The Contract Ratio is 3% lower than the 5-year November average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Oct 2023	Nov 2022
34	23

Avg DOM**22**

Oct 2023	Nov 2022	YTD
20	20	22

Avg Sold to OLP Ratio**99.5%**

Oct 2023	Nov 2022	YTD
100.1%	98.6%	100.5%

November 2023

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **-26.1%**from Oct 2023:
23 **0.0%**from Nov 2022:
17

YTD	2023	2022	+/-
	238	268	-11.2%

5-year Nov average: **21****New Pendings****22** **10.0%**from Oct 2023:
20 **37.5%**from Nov 2022:
16

YTD	2023	2022	+/-
	208	234	-11.1%

5-year Nov average: **25****Closed Sales****17** **-15.0%**from Oct 2023:
20 **-5.6%**from Nov 2022:
18

YTD	2023	2022	+/-
	183	257	-28.8%

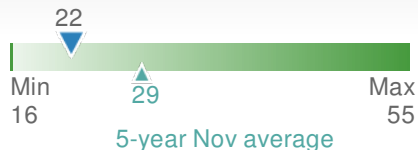
5-year Nov average: **22****Median
Sold Price****\$401,000** **-0.4%**from Oct 2023:
\$402,500 **-6.9%**from Nov 2022:
\$430,950

YTD	2023	2022	+/-
	\$420,000	\$400,000	5.0%

5-year Nov average: **\$384,490****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for November was \$401,000, representing a decrease of 0.4% compared to last month and a decrease of 6.9% from Nov 2022. The average days on market for units sold in November was 12 days, 59% below the 5-year November average of 29 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 38; and a 15.4% decrease in supply to 22 active units.

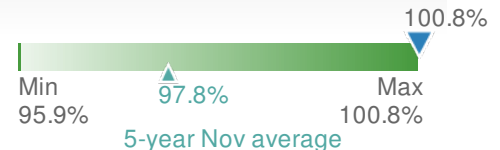
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, up from 1.31 in October and an increase from 1.00 in November 2022. The Contract Ratio is 14% higher than the 5-year November average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2023	Nov 2022
26	16

Avg DOM**12**

Oct 2023	Nov 2022	YTD
16	10	16

**Avg Sold to
OLP Ratio****100.8%**



Oct 2023	Nov 2022	YTD
99.7%	99.4%	100.6%

November 2023

Hatboro-Horsham (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**24**

 **-46.7%**
 from Oct 2023: **45**
 **-11.1%**
 from Nov 2022: **27**



YTD	2023	2022	+/-
	374	435	-14.0%

5-year Nov average: **26****New Pendings****26**

 **-18.8%**
 from Oct 2023: **32**
 **8.3%**
 from Nov 2022: **24**



YTD	2023	2022	+/-
	317	367	-13.6%

5-year Nov average: **25****Closed Sales****29**

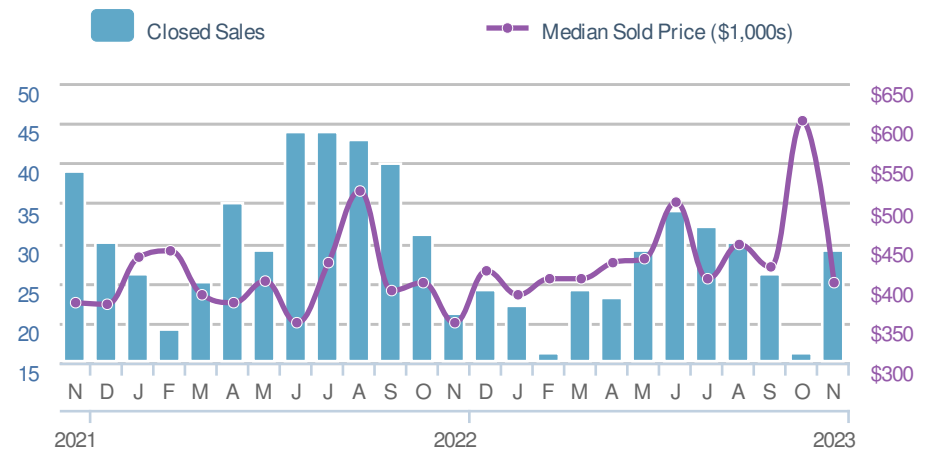
 **81.3%**
 from Oct 2023: **16**
 **38.1%**
 from Nov 2022: **21**

YTD	2023	2022	+/-
	294	372	-21.0%

5-year Nov average: **31****Median Sold Price****\$400,000**

 **-33.7%**
 from Oct 2023: **\$603,000**
 **14.3%**
 from Nov 2022: **\$350,000**

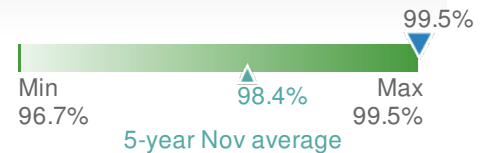
YTD	2023	2022	+/-
	\$435,000	\$400,000	8.8%

5-year Nov average: **\$345,240****Active Listings****45**

Oct 2023	Nov 2022
53	57

Avg DOM**20**

Oct 2023	Nov 2022	YTD
24	18	23

Avg Sold to OLP Ratio**99.5%**

Oct 2023	Nov 2022	YTD
98.4%	96.7%	100.9%

November 2023

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **-34.6%**from Oct 2023:
26 **0.0%**from Nov 2022:
17

YTD	2023	2022	+/-
	260	283	-8.1%

5-year Nov average: **18****New Pending****16** **-15.8%**from Oct 2023:
19 **-15.8%**from Nov 2022:
19

YTD	2023	2022	+/-
	213	236	-9.7%

5-year Nov average: **17****Closed Sales****16** **6.7%**from Oct 2023:
15 **33.3%**from Nov 2022:
12

YTD	2023	2022	+/-
	193	230	-16.1%

5-year Nov average: **18****Median
Sold Price****\$547,500** **-11.1%**from Oct 2023:
\$616,000 **11.2%**from Nov 2022:
\$492,500

YTD	2023	2022	+/-
	\$520,000	\$469,500	10.8%

5-year Nov average: **\$432,700****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for November was \$547,500, representing a decrease of 11.1% compared to last month and an increase of 11.2% from Nov 2022. The average days on market for units sold in November was 30 days, 35% above the 5-year November average of 22 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pending; an 11.8% MoM increase in All Pending (new contracts + contracts carried over from October) to 38; and a 10.3% decrease in supply to 35 active units.

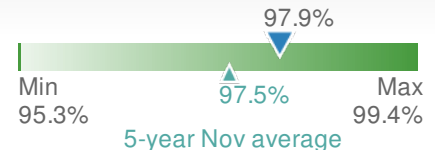
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.87 in October and an increase from 0.71 in November 2022. The Contract Ratio is 16% higher than the 5-year November average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2023	Nov 2022
39	41

Avg DOM**30**

Oct 2023	Nov 2022	YTD
24	17	24


**Avg Sold to
OLP Ratio****97.9%**


Oct 2023	Nov 2022	YTD
98.2%	95.3%	100.3%

November 2023

Hatboro-Horsham (Montgomery, PA) - Attached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**


 **-63.2%**
 from Oct 2023: **19**

 **-30.0%**
 from Nov 2022: **10**

YTD	2023	2022	+/-
	114	152	-25.0%

5-year Nov average: **8****New Pending****10**

 **-23.1%**
 from Oct 2023: **13**

 **100.0%**
 from Nov 2022: **5**

YTD	2023	2022	+/-
	104	131	-20.6%

5-year Nov average: **8****Closed Sales****13**

 **1,200.0%**
 from Oct 2023: **1**

 **44.4%**
 from Nov 2022: **9**

YTD	2023	2022	+/-
	101	142	-28.9%

5-year Nov average: **13****Median Sold Price****\$371,000**

 **28.9%**
 from Oct 2023: **\$287,749**

 **21.6%**
 from Nov 2022: **\$305,000**

YTD	2023	2022	+/-
	\$360,000	\$300,500	19.8%

5-year Nov average: **\$307,490****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for November was \$371,000, representing an increase of 28.9% compared to last month and an increase of 21.6% from Nov 2022. The average days on market for units sold in November was 8 days, 48% below the 5-year November average of 15 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pending; a 17.6% MoM decrease in All Pending (new contracts + contracts carried over from October) to 14; and a 28.6% decrease in supply to 10 active units.

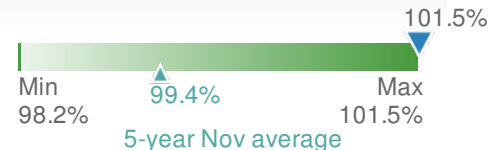
This activity resulted in a Contract Ratio of 1.40 pendencies per active listing, up from 1.21 in October and an increase from 0.38 in November 2022. The Contract Ratio is 8% higher than the 5-year November average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**10**

Oct 2023	Nov 2022
14	16

Avg DOM**8**

Oct 2023	Nov 2022	YTD
23	20	22

Avg Sold to OLP Ratio**101.5%**

Oct 2023	Nov 2022	YTD
101.0%	98.6%	101.9%

November 2023

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**50****↓ -32.4%**from Oct 2023:
74**↑ 11.1%**from Nov 2022:
45

YTD	2023	2022	+/-
	761	919	-17.2%

5-year Nov average: **55****New Pendings****46****↓ -20.7%**from Oct 2023:
58**↓ -4.2%**from Nov 2022:
48

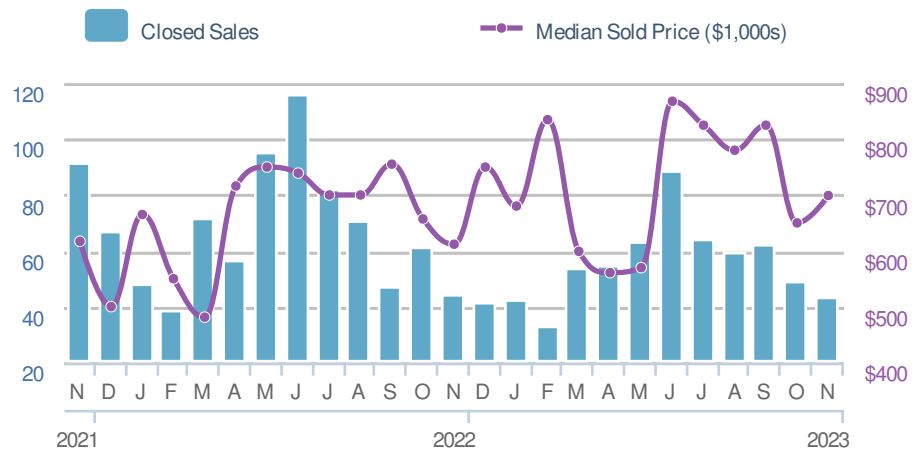
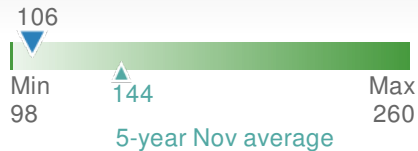
YTD	2023	2022	+/-
	631	736	-14.3%

5-year Nov average: **59****Closed Sales****43****↓ -12.2%**from Oct 2023:
49**↓ -2.3%**from Nov 2022:
44

YTD	2023	2022	+/-
	617	748	-17.5%

5-year Nov average: **64****Median Sold Price****\$699,900****↑ 7.7%**from Oct 2023:
\$650,000**↑ 14.3%**from Nov 2022:
\$612,500

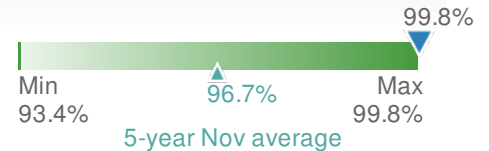
YTD	2023	2022	+/-
	\$725,000	\$699,500	3.6%

5-year Nov average: **\$633,280****Active Listings****106**

Oct 2023	Nov 2022
114	111

Avg DOM**24**

Oct 2023	Nov 2022	YTD
15	18	27

Avg Sold to OLP Ratio**99.8%**

Oct 2023	Nov 2022	YTD
100.7%	98.5%	100.0%

November 2023

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**

-45.7%
 from Oct 2023: **46**

-16.7%
 from Nov 2022: **30**

YTD	2023	2022	+/-
	440	576	-23.6%

5-year Nov average: **35****New Pendings****30**

-9.1%
 from Oct 2023: **33**

0.0%
 from Nov 2022: **30**

YTD	2023	2022	+/-
	367	446	-17.7%

5-year Nov average: **39****Closed Sales****24**

-4.0%
 from Oct 2023: **25**

-11.1%
 from Nov 2022: **27**

YTD	2023	2022	+/-
	358	459	-22.0%

5-year Nov average: **38****Median Sold Price****\$809,500**

-17.0%
 from Oct 2023: **\$975,000**

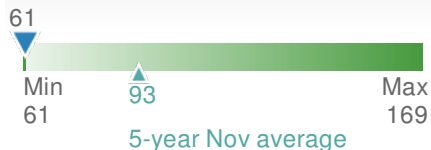
11.7%
 from Nov 2022: **\$725,000**

YTD	2023	2022	+/-
	\$1,012,500	\$935,000	8.3%

5-year Nov average: **\$772,300****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for November was \$809,500, representing a decrease of 17% compared to last month and an increase of 11.7% from Nov 2022. The average days on market for units sold in November was 22 days, 30% below the 5-year November average of 32 days. There was a 9.1% month over month decrease in new contract activity with 30 New Pendings; a 16.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 50; and an 11.6% decrease in supply to 61 active units.

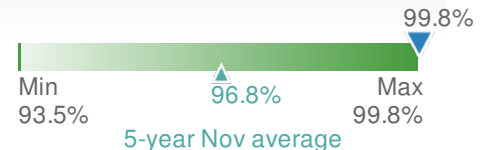
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.62 in October and an increase from 0.60 in November 2022. The Contract Ratio is the same as the 5-year November average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**61**

Oct 2023	Nov 2022
69	80

Avg DOM**22**

Oct 2023	Nov 2022	YTD
10	17	27

Avg Sold to OLP Ratio**99.8%**

Oct 2023	Nov 2022	YTD
103.8%	97.9%	101.0%

November 2023

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25** **-10.7%**from Oct 2023:
28 **66.7%**from Nov 2022:
15

YTD	2023	2022	+/-
	321	343	-6.4%

5-year Nov average: **20****New Pendings****16** **-36.0%**from Oct 2023:
25 **-11.1%**from Nov 2022:
18

YTD	2023	2022	+/-
	264	290	-9.0%

5-year Nov average: **20****Closed Sales****19** **-20.8%**from Oct 2023:
24 **11.8%**from Nov 2022:
17

YTD	2023	2022	+/-
	259	289	-10.4%

5-year Nov average: **26****Median Sold Price****\$410,000** **4.5%**from Oct 2023:
\$392,500 **20.6%**from Nov 2022:
\$340,000

YTD	2023	2022	+/-
	\$367,500	\$325,000	13.1%

5-year Nov average: **\$323,080****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for November was \$410,000, representing an increase of 4.5% compared to last month and an increase of 20.6% from Nov 2022. The average days on market for units sold in November was 28 days, 35% below the 5-year November average of 43 days. There was a 36% month over month decrease in new contract activity with 16 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 29; and no change in supply with 45 active units.

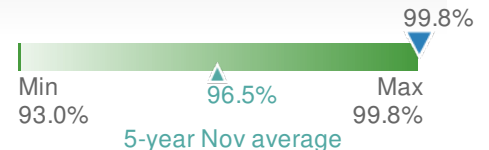
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.69 in October and a decrease from 0.84 in November 2022. The Contract Ratio is 25% lower than the 5-year November average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**45**

Oct 2023	Nov 2022
45	31

Avg DOM**28**

Oct 2023	Nov 2022	YTD
20	20	28

Avg Sold to OLP Ratio**99.8%**

Oct 2023	Nov 2022	YTD
97.4%	99.4%	98.6%

November 2023

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**21****↓ -27.6%**from Oct 2023:
29**↑ 23.5%**from Nov 2022:
17

YTD	2023	2022	+/-
	346	428	-19.2%

5-year Nov average: **26****New Pendings****17****↓ -32.0%**from Oct 2023:
25**↓ -32.0%**from Nov 2022:
25

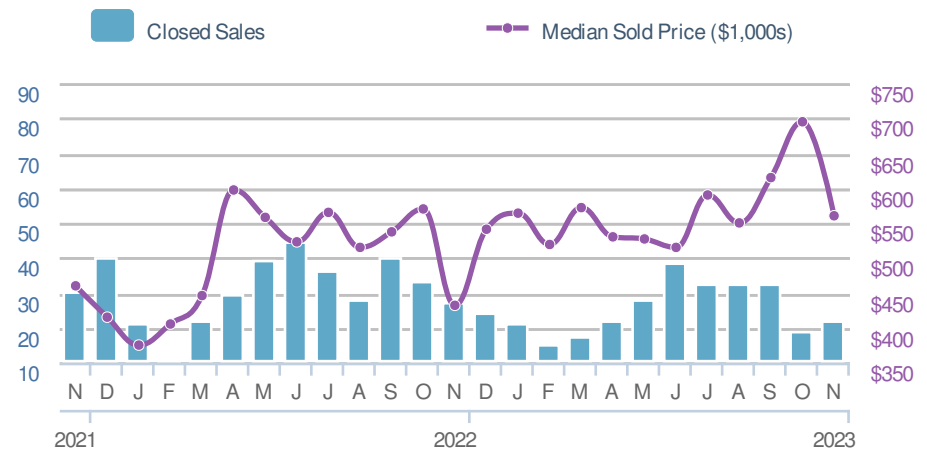
YTD	2023	2022	+/-
	284	339	-16.2%

5-year Nov average: **27****Closed Sales****22****↑ 15.8%**from Oct 2023:
19**↓ -18.5%**from Nov 2022:
27

YTD	2023	2022	+/-
	281	346	-18.8%

5-year Nov average: **27****Median Sold Price****\$560,000****↓ -19.4%**from Oct 2023:
\$695,000**↑ 29.6%**from Nov 2022:
\$432,000

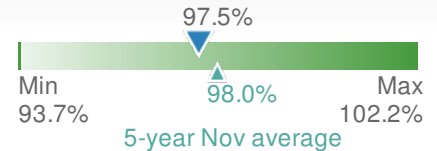
YTD	2023	2022	+/-
	\$554,937	\$532,000	4.3%

5-year Nov average: **\$446,750****Active Listings****33**

Oct 2023	Nov 2022
30	50

Avg DOM**24**

Oct 2023	Nov 2022	YTD
15	22	22

Avg Sold to OLP Ratio**97.5%**

Oct 2023	Nov 2022	YTD
99.6%	96.7%	100.5%

November 2023**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **-33.3%**from Oct 2023:
24 **6.7%**from Nov 2022:
15

YTD	2023	2022	+/-
	270	304	-11.2%

5-year Nov average: **20****New Pendings****13** **-18.8%**from Oct 2023:
16 **8.3%**from Nov 2022:
12

YTD	2023	2022	+/-
	221	243	-9.1%

5-year Nov average: **19****Closed Sales****16** **14.3%**from Oct 2023:
14 **-15.8%**from Nov 2022:
19

YTD	2023	2022	+/-
	213	247	-13.8%

5-year Nov average: **19****Median
Sold Price****\$545,000** **-23.8%**from Oct 2023:
\$715,000 **26.7%**from Nov 2022:
\$430,000

YTD	2023	2022	+/-
	\$575,000	\$530,500	8.4%

5-year Nov average: **\$455,500****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for November was \$545,000, representing a decrease of 23.8% compared to last month and an increase of 26.7% from Nov 2022. The average days on market for units sold in November was 13 days, 57% below the 5-year November average of 30 days. There was an 18.8% month over month decrease in new contract activity with 13 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 21; and a 20.8% increase in supply to 29 active units.

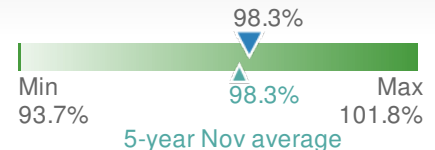
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 1.13 in October and an increase from 0.45 in November 2022. The Contract Ratio is 13% lower than the 5-year November average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**29**

Oct 2023	Nov 2022
24	40

Avg DOM**13**

Oct 2023	Nov 2022	YTD
11	18	20

**Avg Sold to
OLP Ratio****98.3%**

Oct 2023	Nov 2022	YTD
101.1%	97.6%	101.1%

November 2023**Methacton (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

↔ 0.0% ↑ 150.0%
from Oct 2023: from Nov 2022:
5 2

YTD	2023	2022	+/-
	75	124	-39.5%

5-year Nov average: 6

New Pendings**4**

↓ -55.6% ↓ -69.2%
from Oct 2023: from Nov 2022:
9 13

YTD	2023	2022	+/-
	62	96	-35.4%

5-year Nov average: 8

Closed Sales**6**

↑ 20.0% ↓ -25.0%
from Oct 2023: from Nov 2022:
5 8

YTD	2023	2022	+/-
	67	99	-32.3%

5-year Nov average: 8

Median Sold Price**\$592,500**

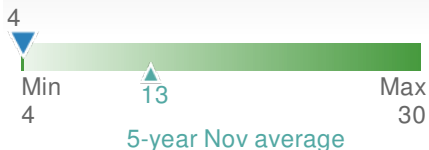
↑ 13.9% ↑ 8.2%
from Oct 2023: from Nov 2022:
\$520,000 **\$547,490**

YTD	2023	2022	+/-
	\$539,990	\$544,779	-0.9%

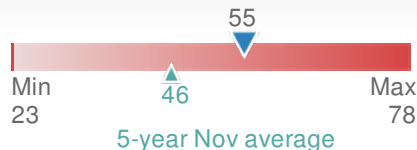
5-year Nov average: **\$445,288****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for November was \$592,500, representing an increase of 13.9% compared to last month and an increase of 8.2% from Nov 2022. The average days on market for units sold in November was 55 days, 20% above the 5-year November average of 46 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 6; and a 33.3% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from October and no change from November 2022. The Contract Ratio is the same as the 5-year November average of 1.49. 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**

Oct 2023	Nov 2022
6	10

Avg DOM**55**

Oct 2023	Nov 2022	YTD
27	31	31

Avg Sold to OLP Ratio**95.4%**

Oct 2023	Nov 2022	YTD
95.5%	94.5%	98.5%

November 2023

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**43****↓ -29.5%**from Oct 2023:
61**↓ -24.6%**from Nov 2022:
57

YTD	2023	2022	+/-
	722	965	-25.2%

5-year Nov average: **55****New Pendings****51****↓ -1.9%**from Oct 2023:
52**↓ -12.1%**from Nov 2022:
58

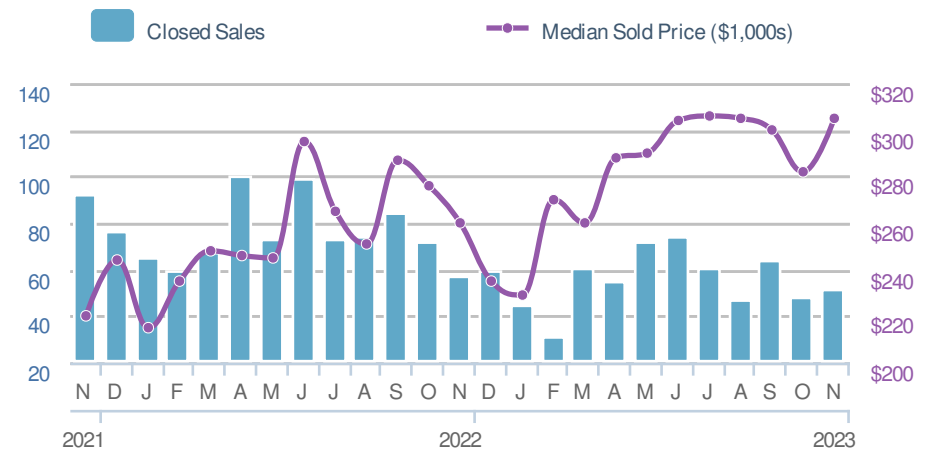
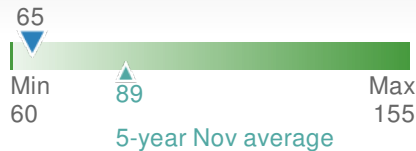
YTD	2023	2022	+/-
	642	832	-22.8%

5-year Nov average: **68****Closed Sales****51****↑ 6.3%**from Oct 2023:
48**↓ -10.5%**from Nov 2022:
57

YTD	2023	2022	+/-
	623	843	-26.1%

5-year Nov average: **72****Median Sold Price****\$305,000****↑ 8.0%**from Oct 2023:
\$282,500**↑ 17.3%**from Nov 2022:
\$260,000

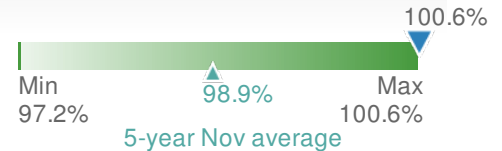
YTD	2023	2022	+/-
	\$288,500	\$255,000	13.1%

5-year Nov average: **\$238,140****Active Listings****65**

Oct 2023	Nov 2022
71	84

Avg DOM**15**

Oct 2023	Nov 2022	YTD
13	20	21

Avg Sold to OLP Ratio**100.6%**

Oct 2023	Nov 2022	YTD
101.5%	99.6%	101.0%

November 2023

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**

↔ 0.0%

from Oct 2023:
18

↑ 38.5%

from Nov 2022:
13

YTD	2023	2022	+/-
	234	320	-26.9%

5-year Nov average: **20****New Pendings****17**

↔ 0.0%

from Oct 2023:
17

↓ -15.0%

from Nov 2022:
20

YTD	2023	2022	+/-
	219	290	-24.5%

5-year Nov average: **23****Closed Sales****13**

↓ -18.8%

from Oct 2023:
16

↓ -43.5%

from Nov 2022:
23

YTD	2023	2022	+/-
	213	285	-25.3%

5-year Nov average: **25****Median Sold Price****\$435,000**

↑ 0.7%

from Oct 2023:
\$432,000

↑ 24.3%

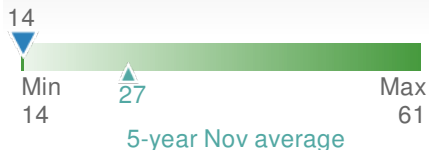
from Nov 2022:
\$350,000

YTD	2023	2022	+/-
	\$385,000	\$356,000	8.1%

5-year Nov average: **\$344,490****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for November was \$435,000, representing an increase of 0.7% compared to last month and an increase of 24.3% from Nov 2022. The average days on market for units sold in November was 11 days, 52% below the 5-year November average of 23 days. There was no month over month change in new contract activity with 17 New Pendings; a 13.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 25; and no change in supply with 14 active units.

This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 1.57 in October and a decrease from 1.94 in November 2022. The Contract Ratio is 3% lower than the 5-year November average of 1.84. 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**14**

Oct 2023	Nov 2022
14	17

Avg DOM**11**

Oct 2023	Nov 2022	YTD
9	14	17


Avg Sold to OLP Ratio**100.3%**

Oct 2023	Nov 2022	YTD
102.9%	102.0%	100.9%

November 2023

Norristown Area (Montgomery, PA) - Attached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**


 **-41.9%**
 from Oct 2023: **43**

 **-43.2%**
 from Nov 2022: **44**

YTD	2023	2022	+/-
	488	645	-24.3%


5-year Nov average: **35****New Pending****34**


 **-2.9%**
 from Oct 2023: **35**

 **-10.5%**
 from Nov 2022: **38**

YTD	2023	2022	+/-
	423	542	-22.0%


5-year Nov average: **44****Closed Sales****38**


 **18.8%**
 from Oct 2023: **32**

 **11.8%**
 from Nov 2022: **34**

YTD	2023	2022	+/-
	410	558	-26.5%

5-year Nov average: **47****Median
Sold Price****\$263,500**

 **6.3%**
 from Oct 2023: **\$247,877**

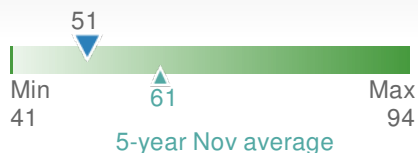
 **15.8%**
 from Nov 2022: **\$227,500**

YTD	2023	2022	+/-
	\$238,500	\$215,000	10.9%

5-year Nov average: **\$199,210****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for November was \$263,500, representing an increase of 6.3% compared to last month and an increase of 15.8% from Nov 2022. The average days on market for units sold in November was 16 days, 33% below the 5-year November average of 24 days. There was a 2.9% month over month decrease in new contract activity with 34 New Pending; a 21.2% MoM decrease in All Pending (new contracts + contracts carried over from October) to 52; and a 10.5% decrease in supply to 51 active units.

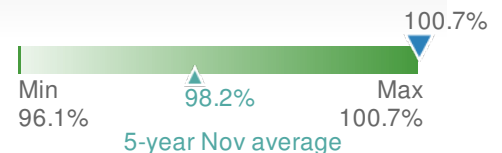
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.16 in October and an increase from 0.82 in November 2022. The Contract Ratio is 28% lower than the 5-year November average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**51**

Oct 2023	Nov 2022
57	67

Avg DOM**16**

Oct 2023	Nov 2022	YTD
16	25	24

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

Oct 2023	Nov 2022	YTD
100.9%	98.0%	101.1%

November 2023

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**59****↓ -24.4%**from Oct 2023:
78**↓ -3.3%**from Nov 2022:
61

YTD	2023	2022	+/-
	994	1,297	-23.4%

5-year Nov average: **80****New Pendings****59****↓ -28.0%**from Oct 2023:
82**↓ -11.9%**from Nov 2022:
67

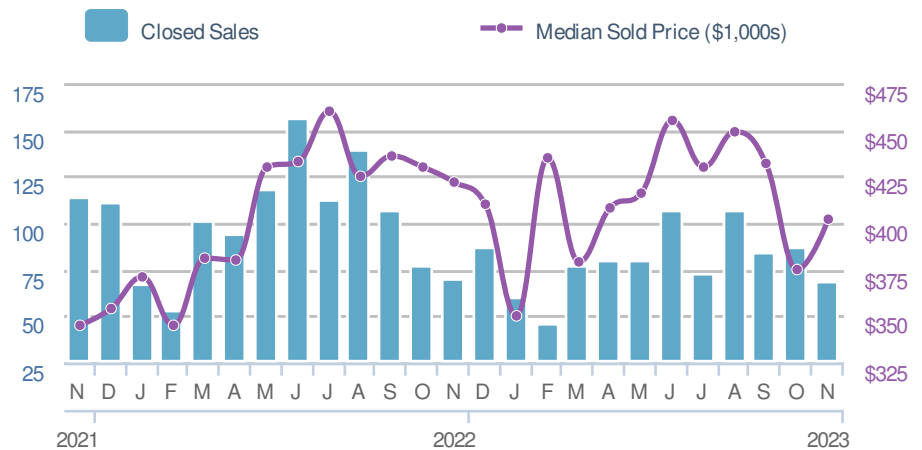
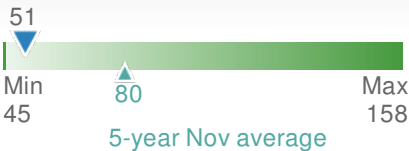
YTD	2023	2022	+/-
	898	1,159	-22.5%

5-year Nov average: **84****Closed Sales****68****↓ -21.8%**from Oct 2023:
87**↓ -2.9%**from Nov 2022:
70

YTD	2023	2022	+/-
	900	1,129	-20.3%

5-year Nov average: **101****Median Sold Price****\$402,450****↑ 7.3%**from Oct 2023:
\$375,000**↓ -4.7%**from Nov 2022:
\$422,500

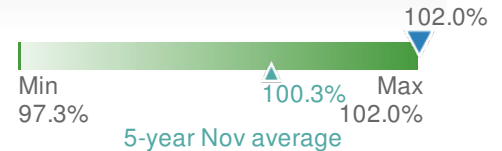
YTD	2023	2022	+/-
	\$420,000	\$420,000	0.0%

5-year Nov average: **\$362,890****Active Listings****51**

Oct 2023	Nov 2022
66	71

Avg DOM**14**

Oct 2023	Nov 2022	YTD
13	14	15

Avg Sold to OLP Ratio**102.0%**

Oct 2023	Nov 2022	YTD
102.9%	100.2%	102.0%

November 2023

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30** **-23.1%**from Oct 2023:
39 **-9.1%**from Nov 2022:
33

YTD	2023	2022	+/-
	574	737	-22.1%

5-year Nov average: **40****New Pendings****32** **-30.4%**from Oct 2023:
46 **-3.0%**from Nov 2022:
33

YTD	2023	2022	+/-
	521	648	-19.6%

5-year Nov average: **42****Closed Sales****40** **-9.1%**from Oct 2023:
44 **-9.1%**from Nov 2022:
44

YTD	2023	2022	+/-
	517	642	-19.5%

5-year Nov average: **56****Median Sold Price****\$417,500** **0.0%**from Oct 2023:
\$417,500 **-15.1%**from Nov 2022:
\$491,500

YTD	2023	2022	+/-
	\$475,000	\$494,000	-3.8%

5-year Nov average: **\$405,300****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for November was \$417,500, representing no change compared to last month and a decrease of 15.1% from Nov 2022. The average days on market for units sold in November was 13 days, 29% below the 5-year November average of 18 days. There was a 30.4% month over month decrease in new contract activity with 32 New Pendings; an 18.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 49; and a 35.7% decrease in supply to 27 active units.

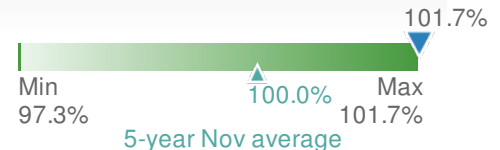
This activity resulted in a Contract Ratio of 1.81 pendings per active listing, up from 1.43 in October and an increase from 1.33 in November 2022. The Contract Ratio is the same as the 5-year November average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**27**

Oct 2023	Nov 2022
42	49

Avg DOM**13**

Oct 2023	Nov 2022	YTD
15	13	15

Avg Sold to OLP Ratio**101.7%**

Oct 2023	Nov 2022	YTD
103.3%	100.2%	101.9%

November 2023

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**29** **-25.6%**from Oct 2023:
39 **3.6%**from Nov 2022:
28

YTD	2023	2022	+/-
	420	560	-25.0%

5-year Nov average: **40****New Pendings****27** **-25.0%**from Oct 2023:
36 **-20.6%**from Nov 2022:
34

YTD	2023	2022	+/-
	377	511	-26.2%

5-year Nov average: **42****Closed Sales****28** **-34.9%**from Oct 2023:
43 **7.7%**from Nov 2022:
26

YTD	2023	2022	+/-
	383	487	-21.4%

5-year Nov average: **45****Median Sold Price****\$383,500** **13.9%**from Oct 2023:
\$336,700 **13.1%**from Nov 2022:
\$339,000

YTD	2023	2022	+/-
	\$370,250	\$350,000	5.8%

5-year Nov average: **\$305,000****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for November was \$383,500, representing an increase of 13.9% compared to last month and an increase of 13.1% from Nov 2022. The average days on market for units sold in November was 16 days, 18% below the 5-year November average of 20 days. There was a 25% month over month decrease in new contract activity with 27 New Pendings; a 7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 40; and no change in supply with 24 active units.

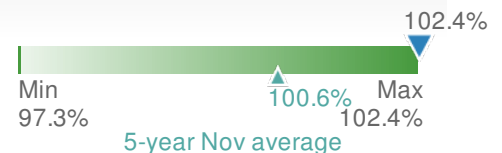
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.79 in October and a decrease from 3.36 in November 2022. The Contract Ratio is 38% lower than the 5-year November average of 2.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Oct 2023	Nov 2022
24	22

Avg DOM**16**

Oct 2023	Nov 2022	YTD
10	16	15

Avg Sold to OLP Ratio**102.4%**

Oct 2023	Nov 2022	YTD
102.5%	100.2%	102.2%

November 2023

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**30****↓ -21.1%**from Oct 2023:
38**↑ 30.4%**from Nov 2022:
23

YTD	2023	2022	+/-
	375	520	-27.9%

5-year Nov average: **37****New Pendings****35****↑ 20.7%**from Oct 2023:
29**↑ 25.0%**from Nov 2022:
28

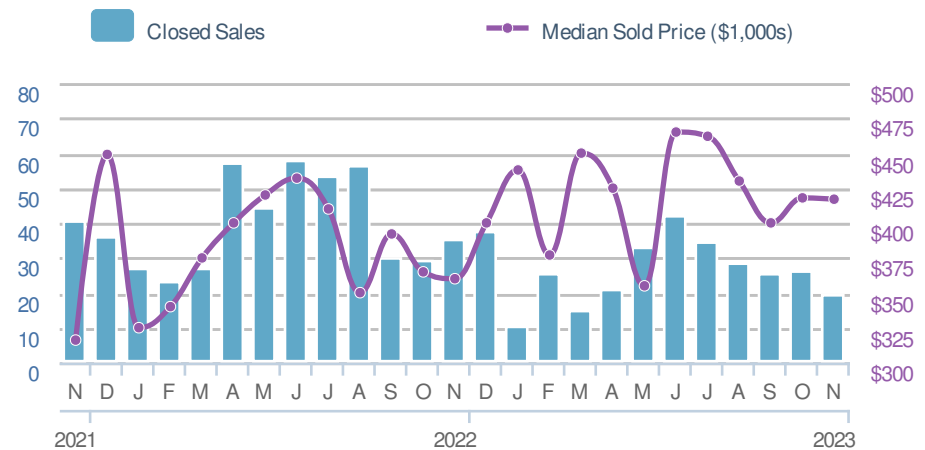
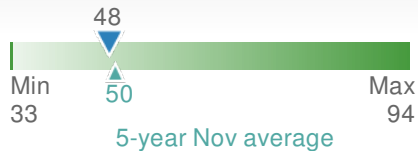
YTD	2023	2022	+/-
	319	457	-30.2%

5-year Nov average: **39****Closed Sales****19****↓ -26.9%**from Oct 2023:
26**↓ -45.7%**from Nov 2022:
35

YTD	2023	2022	+/-
	284	449	-36.7%

5-year Nov average: **39****Median Sold Price****\$417,500****↓ -0.1%**from Oct 2023:
\$418,000**↑ 16.0%**from Nov 2022:
\$360,000

YTD	2023	2022	+/-
	\$415,000	\$387,500	7.1%

5-year Nov average: **\$350,100****Active Listings****48**

Oct 2023	Nov 2022
50	33

Avg DOM**17**

Oct 2023	Nov 2022	YTD
17	17	18

Avg Sold to OLP Ratio**101.5%**

Oct 2023	Nov 2022	YTD
98.5%	100.2%	101.8%

November 2023

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**

↔ 0.0%

from Oct 2023:
20

↑ 25.0%

from Nov 2022:
16

YTD	2023	2022	+/-
	221	315	-29.8%

5-year Nov average: **23****New Pendings****16**

↓ -5.9%

from Oct 2023:
17

↓ -5.9%

from Nov 2022:
17

YTD	2023	2022	+/-
	186	264	-29.5%

5-year Nov average: **23****Closed Sales****9**

↓ -40.0%

from Oct 2023:
15

↓ -59.1%

from Nov 2022:
22

YTD	2023	2022	+/-
	168	260	-35.4%

5-year Nov average: **21****Median Sold Price****\$582,450**

↑ 7.9%

from Oct 2023:
\$540,000

↑ 30.2%

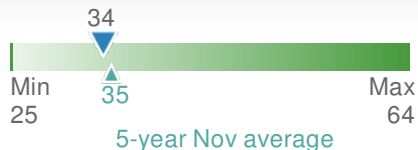
from Nov 2022:
\$447,500

YTD	2023	2022	+/-
	\$540,000	\$465,000	16.1%

5-year Nov average: **\$453,338****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for November was \$582,450, representing an increase of 7.9% compared to last month and an increase of 30.2% from Nov 2022. The average days on market for units sold in November was 12 days, 57% below the 5-year November average of 28 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 29; and a 21.4% increase in supply to 34 active units.

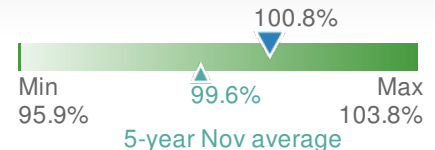
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.86 in October and a decrease from 1.23 in November 2022. The Contract Ratio is 41% lower than the 5-year November average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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**34**

Oct 2023	Nov 2022
28	26

Avg DOM**12**

Oct 2023	Nov 2022	YTD
20	17	19

Avg Sold to OLP Ratio**100.8%**

Oct 2023	Nov 2022	YTD
97.3%	100.0%	101.5%

November 2023

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **-44.4%**from Oct 2023:
18 **42.9%**from Nov 2022:
7

YTD	2023	2022	+/-
	154	205	-24.9%

5-year Nov average: **14****New Pendings****19** **58.3%**from Oct 2023:
12 **72.7%**from Nov 2022:
11

YTD	2023	2022	+/-
	133	193	-31.1%

5-year Nov average: **16****Closed Sales****10** **-9.1%**from Oct 2023:
11 **-23.1%**from Nov 2022:
13

YTD	2023	2022	+/-
	116	189	-38.6%

5-year Nov average: **18****Median Sold Price****\$368,325** **-1.8%**from Oct 2023:
\$374,900 **16.9%**from Nov 2022:
\$315,000

YTD	2023	2022	+/-
	\$345,000	\$324,900	6.2%

5-year Nov average: **\$286,955****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for November was \$368,325, representing a decrease of 1.8% compared to last month and an increase of 16.9% from Nov 2022. The average days on market for units sold in November was 20 days, 12% below the 5-year November average of 23 days. There was a 58.3% month over month increase in new contract activity with 19 New Pendings; a 47.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 25; and a 36.4% decrease in supply to 14 active units.

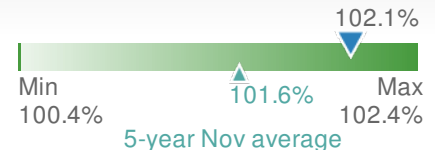
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 0.77 in October and a decrease from 3.29 in November 2022. The Contract Ratio is 24% lower than the 5-year November average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**14**

Oct 2023	Nov 2022
22	7

Avg DOM**20**

Oct 2023	Nov 2022	YTD
14	18	16

Avg Sold to OLP Ratio**102.1%**

Oct 2023	Nov 2022	YTD
100.1%	100.4%	102.2%

November 2023

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**22** **-18.5%**from Oct 2023:
27 **29.4%**from Nov 2022:
17

YTD	2023	2022	+/-
	273	393	-30.5%

5-year Nov average: **30****New Pendings****22** **15.8%**from Oct 2023:
19 **10.0%**from Nov 2022:
20

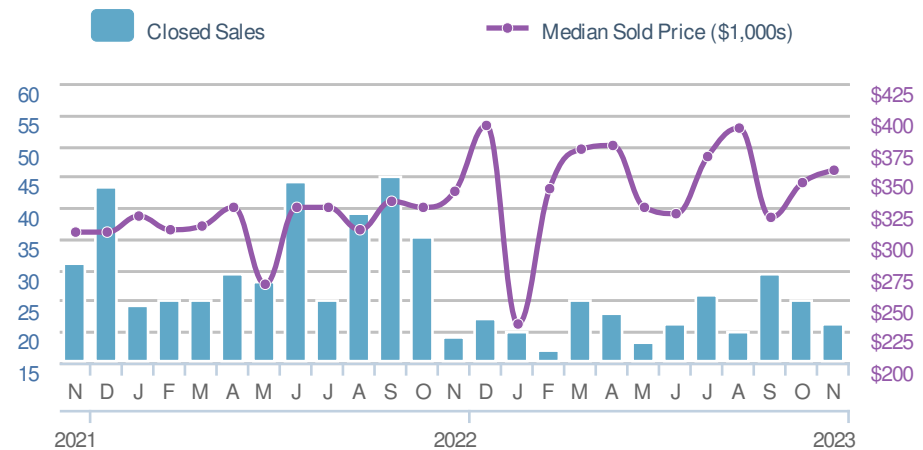
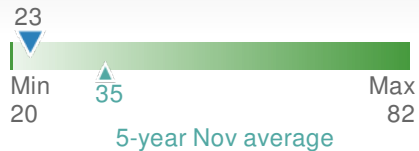
YTD	2023	2022	+/-
	257	346	-25.7%

5-year Nov average: **30****Closed Sales****21** **-16.0%**from Oct 2023:
25 **10.5%**from Nov 2022:
19

YTD	2023	2022	+/-
	255	360	-29.2%

5-year Nov average: **27****Median Sold Price****\$355,000** **2.9%**from Oct 2023:
\$345,000 **5.0%**from Nov 2022:
\$338,000

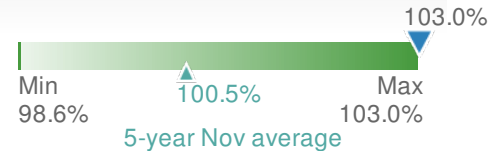
YTD	2023	2022	+/-
	\$346,000	\$320,000	8.1%

5-year Nov average: **\$299,900****Active Listings****23**

Oct 2023	Nov 2022
23	30

Avg DOM**18**

Oct 2023	Nov 2022	YTD
16	18	24

Avg Sold to OLP Ratio**103.0%**

Oct 2023	Nov 2022	YTD
101.1%	99.4%	100.6%

November 2023**Pottsgrove (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**17** **-10.5%**from Oct 2023:
19 **30.8%**from Nov 2022:
13

YTD	2023	2022	+/-
	194	282	-31.2%

5-year Nov average: **24****New Pendings****14** **0.0%**from Oct 2023:
14 **0.0%**from Nov 2022:
14

YTD	2023	2022	+/-
	188	241	-22.0%

5-year Nov average: **22****Closed Sales****17** **6.3%**from Oct 2023:
16 **30.8%**from Nov 2022:
13

YTD	2023	2022	+/-
	185	251	-26.3%

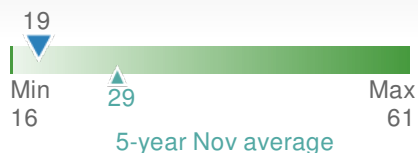
5-year Nov average: **20****Median Sold Price****\$377,000** **-3.9%**from Oct 2023:
\$392,450 **0.7%**from Nov 2022:
\$374,400

YTD	2023	2022	+/-
	\$384,990	\$350,000	10.0%

5-year Nov average: **\$337,501****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for November was \$377,000, representing a decrease of 3.9% compared to last month and an increase of 0.7% from Nov 2022. The average days on market for units sold in November was 19 days, 25% above the 5-year November average of 15 days. There was no month over month change in new contract activity with 14 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 25; and an 11.8% increase in supply to 19 active units.

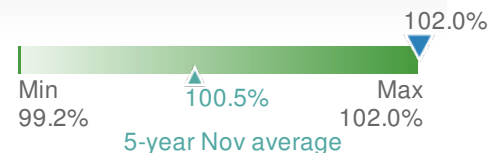
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.59 in October and an increase from 1.24 in November 2022. The Contract Ratio is 43% lower than the 5-year November average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**19**

Oct 2023	Nov 2022
17	29


Avg DOM**19**

Oct 2023	Nov 2022	YTD
20	21	29

Avg Sold to OLP Ratio**102.0%**

Oct 2023	Nov 2022	YTD
100.3%	99.4%	99.5%

November 2023**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-37.5%**  **25.0%**
 from Oct 2023: **8** from Nov 2022: **4**

YTD	2023	2022	+/-
	79	111	-28.8%

5-year Nov average: **6****New Pendings****8**

 **60.0%**  **33.3%**
 from Oct 2023: **5** from Nov 2022: **6**



YTD	2023	2022	+/-
	69	105	-34.3%

5-year Nov average: **8****Closed Sales****4**

 **-55.6%**  **-33.3%**
 from Oct 2023: **9** from Nov 2022: **6**

YTD	2023	2022	+/-
	70	109	-35.8%

5-year Nov average: **7****Median Sold Price****\$215,000**

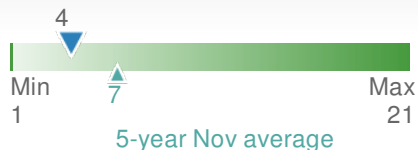
 **-17.8%**  **-21.2%**
 from Oct 2023: **\$261,500** from Nov 2022: **\$272,745**

YTD	2023	2022	+/-
	\$241,000	\$302,580	-20.4%

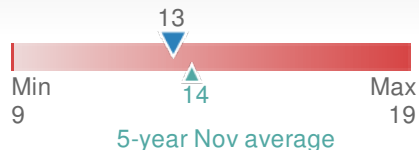
5-year Nov average: **\$211,399****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for November was \$215,000, representing a decrease of 17.8% compared to last month and a decrease of 21.2% from Nov 2022. The average days on market for units sold in November was 13 days, 4% below the 5-year November average of 14 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 22; and a 33.3% decrease in supply to 4 active units.

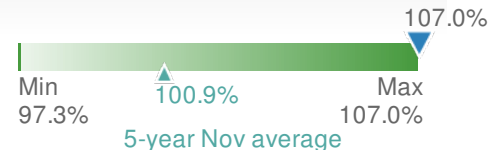
This activity resulted in a Contract Ratio of 5.50 pendings per active listing, up from 3.17 in October and a decrease from 21.00 in November 2022. The Contract Ratio is 27% lower than the 5-year November average of 7.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Oct 2023	Nov 2022
6	1

Avg DOM**13**

Oct 2023	Nov 2022	YTD
11	12	9

Avg Sold to OLP Ratio**107.0%**

Oct 2023	Nov 2022	YTD
102.6%	99.3%	103.3%

November 2023

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**20**

↓ **-39.4%** ↓ **-50.0%**
from Oct 2023: **33** from Nov 2022: **40**

YTD	2023	2022	+/-
	322	429	-24.9%

5-year Nov average: **35****New Pendings****19**

↓ **-34.5%** ↓ **-38.7%**
from Oct 2023: **29** from Nov 2022: **31**

YTD	2023	2022	+/-
	296	384	-22.9%

5-year Nov average: **34****Closed Sales****22**

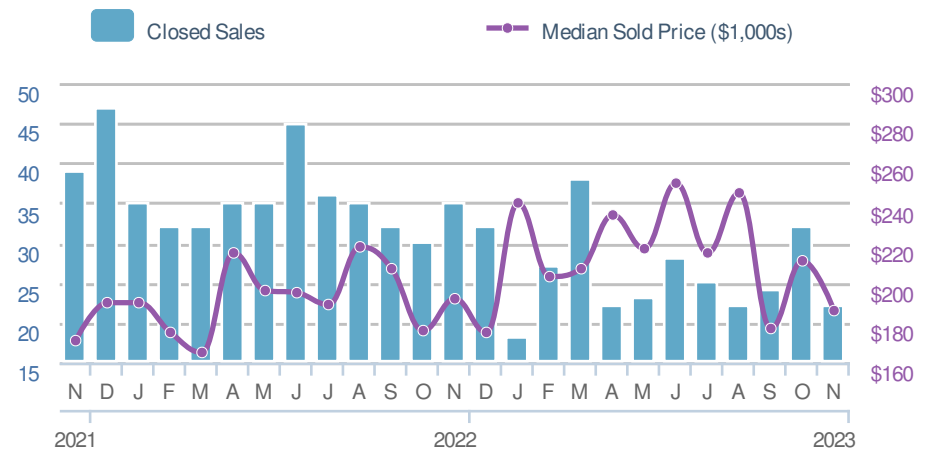
↓ **-31.3%** ↓ **-37.1%**
from Oct 2023: **32** from Nov 2022: **35**

YTD	2023	2022	+/-
	289	391	-26.1%

5-year Nov average: **32****Median Sold Price****\$186,500**

↓ **-11.8%** ↓ **-2.9%**
from Oct 2023: **\$211,500** from Nov 2022: **\$192,000**

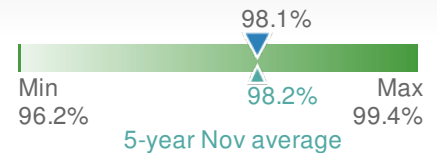
YTD	2023	2022	+/-
	\$215,885	\$190,000	13.6%

5-year Nov average: **\$169,600****Active Listings****27**

Oct 2023	Nov 2022
27	33

Avg DOM**18**

Oct 2023	Nov 2022	YTD
14	17	17

Avg Sold to OLP Ratio**98.1%**

Oct 2023	Nov 2022	YTD
99.4%	98.4%	100.6%

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

↔ 0.0%

from Oct 2023:
13

↓ -38.1%

from Nov 2022:
21

YTD	2023	2022	+/-
	161	210	-23.3%

5-year Nov average: **17****New Pendings****11**

↑ 22.2%

from Oct 2023:
9

↓ -35.3%

from Nov 2022:
17

YTD	2023	2022	+/-
	145	187	-22.5%

5-year Nov average: **17****Closed Sales****10**

↓ -41.2%

from Oct 2023:
17

↓ -44.4%

from Nov 2022:
18

YTD	2023	2022	+/-
	147	182	-19.2%

5-year Nov average: **17****Median Sold Price****\$253,500**

↑ 5.7%

from Oct 2023:
\$239,900

↑ 7.0%

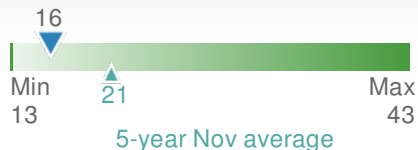
from Nov 2022:
\$236,950

YTD	2023	2022	+/-
	\$264,000	\$225,000	17.3%

5-year Nov average: **\$206,890****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for November was \$253,500, representing an increase of 5.7% compared to last month and an increase of 7% from Nov 2022. The average days on market for units sold in November was 28 days, 21% above the 5-year November average of 23 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 13; and no change in supply with 16 active units.

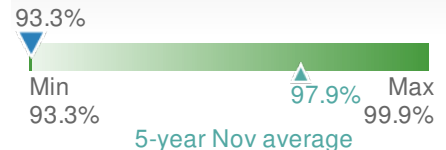
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.75 in October and a decrease from 1.24 in November 2022. The Contract Ratio is 43% lower than the 5-year November average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Oct 2023	Nov 2022
16	17

Avg DOM**28**

Oct 2023	Nov 2022	YTD
16	12	21

Avg Sold to OLP Ratio**93.3%**

Oct 2023	Nov 2022	YTD
97.3%	99.2%	99.9%

November 2023**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

-65.0%
 from Oct 2023: **20**

-63.2%
 from Nov 2022: **19**

YTD	2023	2022	+/-
	160	219	-26.9%

5-year Nov average: **17****New Pendings****8**

-60.0%
 from Oct 2023: **20**

-42.9%
 from Nov 2022: **14**

YTD	2023	2022	+/-
	150	197	-23.9%

5-year Nov average: **18****Closed Sales****12**

-20.0%
 from Oct 2023: **15**

-29.4%
 from Nov 2022: **17**

YTD	2023	2022	+/-
	142	209	-32.1%

5-year Nov average: **16****Median Sold Price****\$149,750**

-9.8%
 from Oct 2023: **\$166,000**

-9.2%
 from Nov 2022: **\$165,000**

YTD	2023	2022	+/-
	\$176,000	\$165,000	6.7%

5-year Nov average: **\$140,050****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for November was \$149,750, representing a decrease of 9.8% compared to last month and a decrease of 9.2% from Nov 2022. The average days on market for units sold in November was 10 days, 60% below the 5-year November average of 25 days. There was a 60% month over month decrease in new contract activity with 8 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and no change in supply with 11 active units.

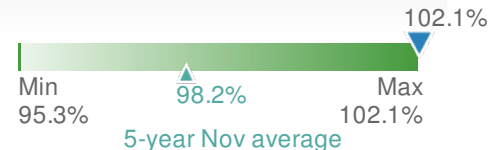
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.73 in October and an increase from 0.94 in November 2022. The Contract Ratio is 12% higher than the 5-year November average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**11**

Oct 2023	Nov 2022
11	16

Avg DOM**10**

Oct 2023	Nov 2022	YTD
11	23	13

Avg Sold to OLP Ratio**102.1%**

Oct 2023	Nov 2022	YTD
101.8%	97.4%	101.3%

November 2023

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**24**

↓ -40.0% ↓ -25.0%

from Oct 2023: from Nov 2022:

40 **32**

YTD	2023	2022	+/-
	419	536	-21.8%

5-year Nov average: **32****New Pendings****20**

↓ -39.4% ↓ -42.9%

from Oct 2023: from Nov 2022:

33 **35**

YTD	2023	2022	+/-
	353	486	-27.4%

5-year Nov average: **37****Closed Sales****24**

↓ -25.0% ↓ -33.3%

from Oct 2023: from Nov 2022:

32 **36**

YTD	2023	2022	+/-
	326	483	-32.5%

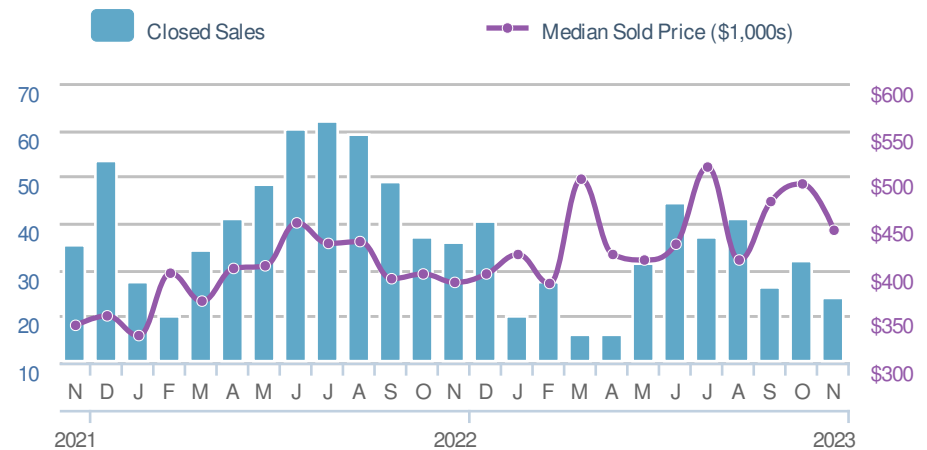
5-year Nov average: **35****Median Sold Price****\$442,950**

↓ -10.1% ↑ 14.8%

from Oct 2023: from Nov 2022:

\$492,500 **\$386,000**

YTD	2023	2022	+/-
	\$435,000	\$401,000	8.5%

5-year Nov average: **\$365,690****Active Listings****32**

32

Min 28 49 Max 105

5-year Nov average

Oct 2023	Nov 2022
30	40

Avg DOM**10**

10

Min 9 20 Max 54

5-year Nov average

Oct 2023	Nov 2022	YTD
9	12	18

Avg Sold to OLP Ratio**101.6%**



101.6%

Min 95.1% 100.1% Max 101.9%

5-year Nov average



Oct 2023	Nov 2022	YTD
102.6%	100.6%	103.1%

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

 **-26.3%**  **-46.2%**
 from Oct 2023: **19** from Nov 2022: **26**

YTD	2023	2022	+/-
	249	385	-35.3%

5-year Nov average: **24****New Pending****12**

 **-29.4%**  **-62.5%**
 from Oct 2023: **17** from Nov 2022: **32**



YTD	2023	2022	+/-
	226	347	-34.9%

5-year Nov average: **26****Closed Sales****12**

 **-45.5%**  **-53.8%**
 from Oct 2023: **22** from Nov 2022: **26**

YTD	2023	2022	+/-
	224	336	-33.3%

5-year Nov average: **22****Median Sold Price****\$510,000**

 **-11.2%**  **26.7%**
 from Oct 2023: **\$574,500** from Nov 2022: **\$402,500**

YTD	2023	2022	+/-
	\$492,500	\$468,677	5.1%

5-year Nov average: **\$408,600****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for November was \$510,000, representing a decrease of 11.2% compared to last month and an increase of 26.7% from Nov 2022. The average days on market for units sold in November was 15 days, 32% below the 5-year November average of 22 days. There was a 29.4% month over month decrease in new contract activity with 12 New Pending; no MoM change in All Pending (new contracts + contracts carried over from October) with 28; and a 21.4% increase in supply to 17 active units.

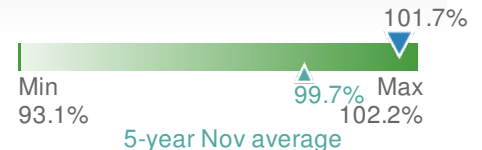
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 2.00 in October and an increase from 1.58 in November 2022. The Contract Ratio is 2% higher than the 5-year November average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Oct 2023	Nov 2022
14	31

Avg DOM**15**

Oct 2023	Nov 2022	YTD
7	12	21

Avg Sold to OLP Ratio**101.7%**

Oct 2023	Nov 2022	YTD
103.5%	100.6%	103.2%

November 2023**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **-52.4%**from Oct 2023:
21 **66.7%**from Nov 2022:
6

YTD	2023	2022	+/-
	168	151	11.3%

5-year Nov average: **8****New Pendings****8** **-50.0%**from Oct 2023:
16 **166.7%**from Nov 2022:
3

YTD	2023	2022	+/-
	127	139	-8.6%

5-year Nov average: **11****Closed Sales****12** **20.0%**from Oct 2023:
10 **20.0%**from Nov 2022:
10

YTD	2023	2022	+/-
	102	147	-30.6%

5-year Nov average: **13****Median Sold Price****\$422,450** **8.8%**from Oct 2023:
\$388,450 **11.5%**from Nov 2022:
\$379,000

YTD	2023	2022	+/-
	\$389,950	\$350,000	11.4%

5-year Nov average: **\$332,290****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for November was \$422,450, representing an increase of 8.8% compared to last month and an increase of 11.5% from Nov 2022. The average days on market for units sold in November was 6 days, 62% below the 5-year November average of 16 days. There was a 50% month over month decrease in new contract activity with 8 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 34; and a 6.3% decrease in supply to 15 active units.

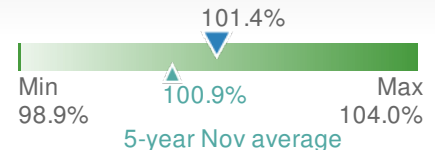
This activity resulted in a Contract Ratio of 2.27 pendings per active listing, down from 2.44 in October and an increase from 0.78 in November 2022. The Contract Ratio is 68% lower than the 5-year November average of 7.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Oct 2023	Nov 2022
16	9

Avg DOM**6**

Oct 2023	Nov 2022	YTD
13	10	12

Avg Sold to OLP Ratio**101.4%**

Oct 2023	Nov 2022	YTD
100.5%	100.6%	102.8%

November 2023

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **15**

YTD	2023	2022	+/-
	0	219	-
-----100.0%			
5-year Nov average: 15			

New Pendings**0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **11**

YTD	2023	2022	+/-
	0	195	-
-----100.0%			
5-year Nov average: 17			

Closed Sales**0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **20**

YTD	2023	2022	+/-
	0	205	-
-----100.0%			
5-year Nov average: 21			

Median Sold Price**\$0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

\$0 **\$401,450**

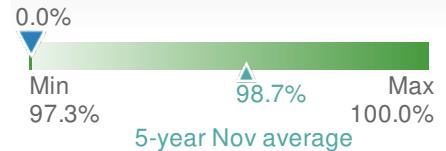
YTD	2023	2022	+/-
	\$0	\$450,000	-
-----100.0%			
5-year Nov average: \$413,175			

Active Listings**0**

Oct 2023	Nov 2022
0	15

Avg DOM**0**

Oct 2023	Nov 2022	YTD
0	34	0

Avg Sold to OLP Ratio**0.0%**

Oct 2023	Nov 2022	YTD
0.0%	97.3%	0.0%

November 2023

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **13**

YTD	2023	2022	+/-
	176	0	0.0%

5-year Nov average: **10****New Pendings****0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **10**

YTD	2023	2022	+/-
	159	0	0.0%

5-year Nov average: **11****Closed Sales****0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **14**

YTD	2023	2022	+/-
	169	0	0.0%

5-year Nov average: **13****Median Sold Price****\$0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

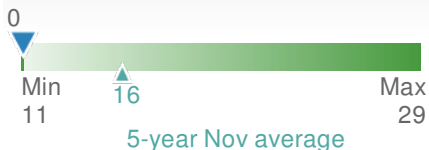
\$0 **\$387,950**

YTD	2023	2022	+/-
	\$455,000	\$0	0.0%

5-year Nov average: **\$408,600****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for November was \$0, representing no change compared to last month and a decrease of 100% from Nov 2022. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 27 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 October) with 0; and no change in supply with 0 active units.

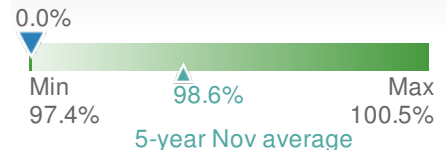
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and a decrease from 1.08 in November 2022. The Contract Ratio is 100% lower than the 5-year November average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

Oct 2023	Nov 2022
0	12

Avg DOM**0**

Oct 2023	Nov 2022	YTD
0	24	19

Avg Sold to OLP Ratio**0.0%**

Oct 2023	Nov 2022	YTD
0.0%	97.4%	102.3%

November 2023

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **2**

YTD	2023	2022	+/-
	42	0	0.0%

5-year Nov average: **2****New Pendings****0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **1**

YTD	2023	2022	+/-
	36	0	0.0%

5-year Nov average: **2****Closed Sales****0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

0 **6**

YTD	2023	2022	+/-
	36	0	0.0%

5-year Nov average: **3****Median Sold Price****\$0**

↔ 0.0% ↓ -100.0%

from Oct 2023: from Nov 2022:

\$0 **\$757,000**

YTD	2023	2022	+/-
	\$386,750	\$0	0.0%

5-year Nov average: **\$482,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for November was \$0, representing no change compared to last month and a decrease of 100% from Nov 2022. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 28 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 October) with 0; and no change in supply with 0 active units.

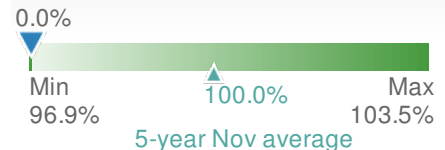
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and a decrease from 0.00 in November 2022. The Contract Ratio is 100% lower than the 5-year November average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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**0**

Oct 2023	Nov 2022
0	3

Avg DOM**0**

Oct 2023	Nov 2022	YTD
0	58	23

Avg Sold to OLP Ratio**0.0%**

Oct 2023	Nov 2022	YTD
0.0%	96.9%	101.2%

November 2023

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**26**

↓ **-50.9%** ↓ **-48.0%**
from Oct 2023: **53** from Nov 2022: **50**

YTD	2023	2022	+/-
	540	698	-22.6%

5-year Nov average: **51****New Pendings****34**

↓ **-29.2%** ↓ **-8.1%**
from Oct 2023: **48** from Nov 2022: **37**

YTD	2023	2022	+/-
	480	624	-23.1%

5-year Nov average: **46****Closed Sales****43**

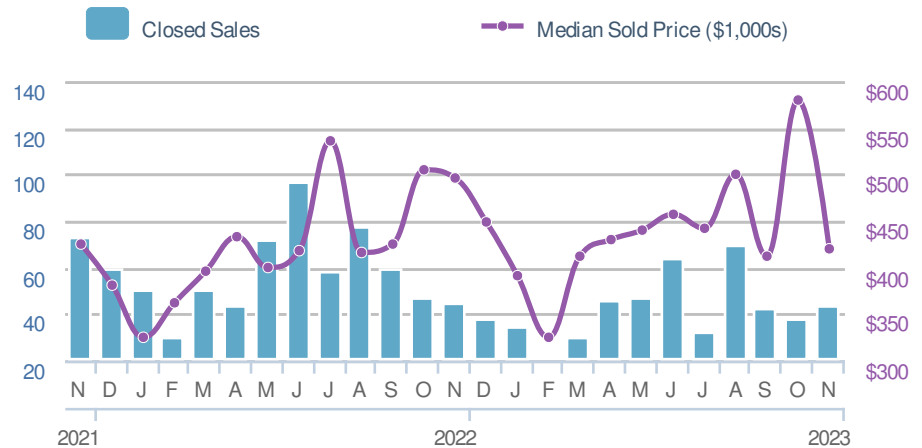
↑ **16.2%** ↓ **-2.3%**
from Oct 2023: **37** from Nov 2022: **44**

YTD	2023	2022	+/-
	484	637	-24.0%

5-year Nov average: **54****Median Sold Price****\$420,000**

↓ **-27.6%** ↓ **-15.4%**
from Oct 2023: **\$580,000** from Nov 2022: **\$496,250**

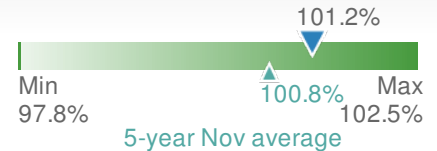
YTD	2023	2022	+/-
	\$437,000	\$415,000	5.3%

5-year Nov average: **\$413,666****Active Listings****31**

Oct 2023	Nov 2022
43	43

Avg DOM**14**

Oct 2023	Nov 2022	YTD
12	20	19


Avg Sold to OLP Ratio**101.2%**

Oct 2023	Nov 2022	YTD
102.2%	102.5%	102.3%

November 2023



Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

 **-54.2%**  **-54.2%**
 from Oct 2023: **24** from Nov 2022: **24**

YTD	2023	2022	+/-
	255	338	-24.6%

5-year Nov average: **24****New Pending****16**

 **-30.4%**  **77.8%**
 from Oct 2023: **23** from Nov 2022: **9**



YTD	2023	2022	+/-
	225	280	-19.6%

5-year Nov average: **17****Closed Sales****21**

 **10.5%**  **-8.7%**
 from Oct 2023: **19** from Nov 2022: **23**

YTD	2023	2022	+/-
	219	302	-27.5%

5-year Nov average: **26****Median Sold Price****\$605,000**

 **-12.6%**  **-3.4%**
 from Oct 2023: **\$692,000** from Nov 2022: **\$626,000**

YTD	2023	2022	+/-
	\$540,000	\$586,000	-7.8%

5-year Nov average: **\$540,655****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for November was \$605,000, representing a decrease of 12.6% compared to last month and a decrease of 3.4% from Nov 2022. The average days on market for units sold in November was 16 days, 41% below the 5-year November average of 27 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pending; a 24.2% MoM decrease in All Pending (new contracts + contracts carried over from October) to 25; and a 35% decrease in supply to 13 active units.

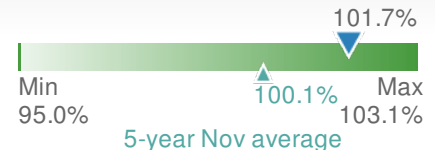
This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.65 in October and an increase from 0.88 in November 2022. The Contract Ratio is 46% higher than the 5-year November average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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**13**

Oct 2023	Nov 2022
20	25

Avg DOM**16**

Oct 2023	Nov 2022	YTD
12	25	17



Avg Sold to OLP Ratio**101.7%**

Oct 2023	Nov 2022	YTD
103.3%	103.1%	102.1%

November 2023



Spring-Ford Area (Montgomery, PA) - Attached

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

 **-48.3%**  **-42.3%**
 from Oct 2023: **29** from Nov 2022: **26**



YTD	2023	2022	+/-
	285	360	-20.8%

5-year Nov average: **27****New Pendings****18**

 **-28.0%**  **-35.7%**
 from Oct 2023: **25** from Nov 2022: **28**



YTD	2023	2022	+/-
	255	344	-25.9%

5-year Nov average: **29****Closed Sales****22**

 **22.2%**  **4.8%**
 from Oct 2023: **18** from Nov 2022: **21**

YTD	2023	2022	+/-
	265	335	-20.9%

5-year Nov average: **28****Median Sold Price****\$326,000**

 **-21.2%**  **-28.4%**
 from Oct 2023: **\$413,590** from Nov 2022: **\$455,000**

YTD	2023	2022	+/-
	\$362,500	\$350,000	3.6%

5-year Nov average: **\$350,700****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for November was \$326,000, representing a decrease of 21.2% compared to last month and a decrease of 28.4% from Nov 2022. The average days on market for units sold in November was 12 days, 48% below the 5-year November average of 23 days. There was a 28% month over month decrease in new contract activity with 18 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 26; and a 21.7% decrease in supply to 18 active units.

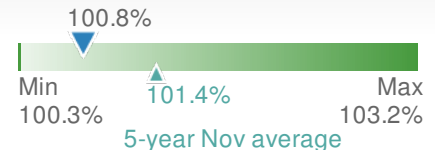
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.43 in October and a decrease from 2.44 in November 2022. The Contract Ratio is 16% lower than the 5-year November average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

Oct 2023	Nov 2022
23	18

Avg DOM**12**

Oct 2023	Nov 2022	YTD
11	14	21

Avg Sold to OLP Ratio**100.8%**

Oct 2023	Nov 2022	YTD
101.1%	101.8%	102.5%

November 2023

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**14****↓ -12.5%**from Oct 2023:
16**↓ -30.0%**from Nov 2022:
20

YTD	2023	2022	+/-
	287	383	-25.1%

5-year Nov average: **19****New Pendings****14****↓ -44.0%**from Oct 2023:
25**↓ -36.4%**from Nov 2022:
22

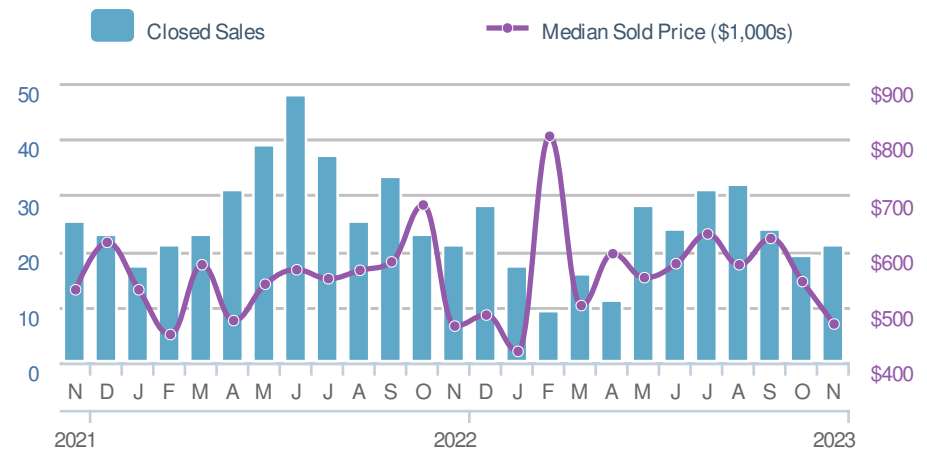
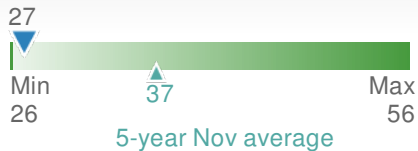
YTD	2023	2022	+/-
	242	322	-24.8%

5-year Nov average: **23****Closed Sales****21****↑ 10.5%**from Oct 2023:
19**↔ 0.0%**from Nov 2022:
21

YTD	2023	2022	+/-
	239	323	-26.0%

5-year Nov average: **25****Median Sold Price****\$469,000****↓ -13.9%**from Oct 2023:
\$545,000**↑ 0.9%**from Nov 2022:
\$465,000

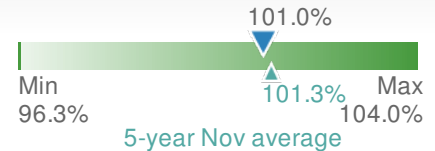
YTD	2023	2022	+/-
	\$560,000	\$558,000	0.4%

5-year Nov average: **\$456,030****Active Listings****27**

Oct 2023	Nov 2022
31	31

Avg DOM**17**

Oct 2023	Nov 2022	YTD
15	35	27


Avg Sold to OLP Ratio**101.0%**


Oct 2023	Nov 2022	YTD
103.9%	103.8%	102.9%

November 2023

Upper Dublin (Montgomery, PA) - Detached


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


 **-27.3%**
 from Oct 2023: **11**

 **-20.0%**
 from Nov 2022: **10**

YTD	2023	2022	+/-
	199	247	-19.4%


5-year Nov average: **13****New Pendings****8**


 **-50.0%**
 from Oct 2023: **16**

 **-38.5%**
 from Nov 2022: **13**

YTD	2023	2022	+/-
	167	215	-22.3%


5-year Nov average: **16****Closed Sales****12**


 **-7.7%**
 from Oct 2023: **13**

 **-7.7%**
 from Nov 2022: **13**

YTD	2023	2022	+/-
	158	215	-26.5%

5-year Nov average: **17****Median Sold Price****\$627,500**

 **13.1%**
 from Oct 2023: **\$555,000**

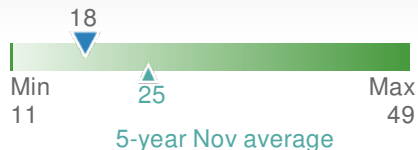
 **6.4%**
 from Nov 2022: **\$590,000**

YTD	2023	2022	+/-
	\$603,500	\$599,900	0.6%

5-year Nov average: **\$527,200****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for November was \$627,500, representing an increase of 13.1% compared to last month and an increase of 6.4% from Nov 2022. The average days on market for units sold in November was 12 days, 57% below the 5-year November average of 28 days. There was a 50% month over month decrease in new contract activity with 8 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 18; and a 10% decrease in supply to 18 active units.

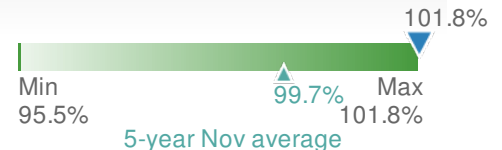
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.10 in October and a decrease from 2.09 in November 2022. The Contract Ratio is 37% lower than the 5-year November average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

Oct 2023	Nov 2022
20	11

Avg DOM**12**

Oct 2023	Nov 2022	YTD
21	33	18

Avg Sold to OLP Ratio**101.8%**

Oct 2023	Nov 2022	YTD
101.7%	98.9%	102.0%

November 2023

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6** **20.0%**from Oct 2023:
5 **-40.0%**from Nov 2022:
10

YTD	2023	2022	+/-
	88	136	-35.3%

5-year Nov average: **6****New Pendings****6** **-33.3%**from Oct 2023:
9 **-33.3%**from Nov 2022:
9

YTD	2023	2022	+/-
	75	107	-29.9%

5-year Nov average: **7****Closed Sales****9** **50.0%**from Oct 2023:
6 **12.5%**from Nov 2022:
8

YTD	2023	2022	+/-
	81	108	-25.0%

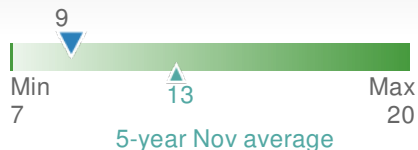
5-year Nov average: **8****Median Sold Price****\$455,000** **27.1%**from Oct 2023:
\$358,000 **40.6%**from Nov 2022:
\$323,500

YTD	2023	2022	+/-
	\$449,900	\$400,000	12.5%

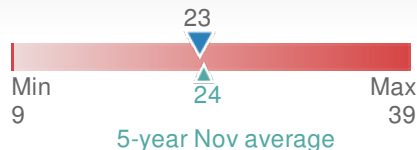
5-year Nov average: **\$359,472****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for November was \$455,000, representing an increase of 27.1% compared to last month and an increase of 40.6% from Nov 2022. The average days on market for units sold in November was 23 days, 3% below the 5-year November average of 24 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 16; and an 18.2% decrease in supply to 9 active units.

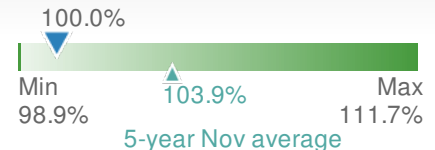
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, up from 1.73 in October and an increase from 1.50 in November 2022. The Contract Ratio is 13% lower than the 5-year November average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**9**

Oct 2023	Nov 2022
11	20

Avg DOM**23**

Oct 2023	Nov 2022	YTD
3	39	45

Avg Sold to OLP Ratio**100.0%**

Oct 2023	Nov 2022	YTD
108.8%	111.7%	104.5%

November 2023

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**31****↓ -38.0%**from Oct 2023:
50**↑ 19.2%**from Nov 2022:
26

YTD	2023	2022	+/-
	428	488	-12.3%

5-year Nov average: **37****New Pendings****29****↑ 7.4%**from Oct 2023:
27**↓ -6.5%**from Nov 2022:
31

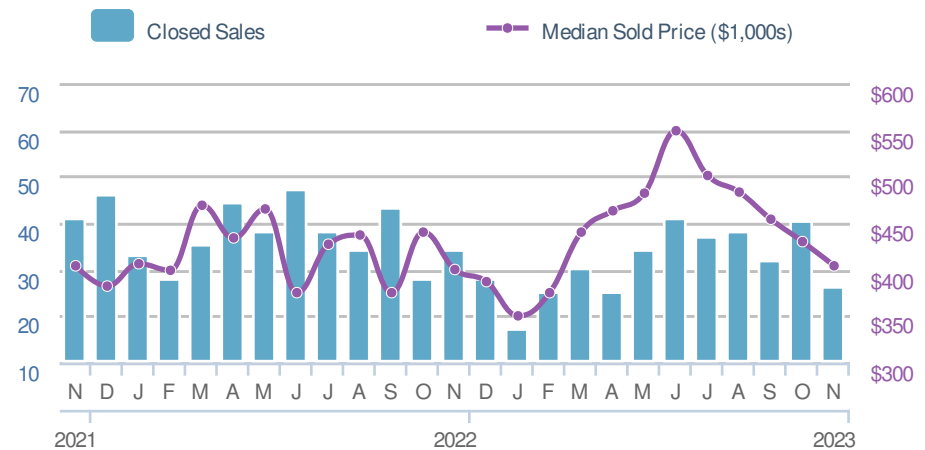
YTD	2023	2022	+/-
	357	398	-10.3%

5-year Nov average: **35****Closed Sales****26****↓ -35.0%**from Oct 2023:
40**↓ -23.5%**from Nov 2022:
34

YTD	2023	2022	+/-
	355	414	-14.3%

5-year Nov average: **39****Median Sold Price****\$404,950****↓ -5.8%**from Oct 2023:
\$430,000**↑ 1.2%**from Nov 2022:
\$400,000

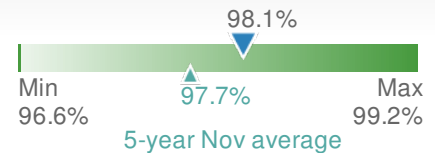
YTD	2023	2022	+/-
	\$464,495	\$420,000	10.6%

5-year Nov average: **\$397,420****Active Listings****66**

Oct 2023	Nov 2022
69	57

Avg DOM**21**

Oct 2023	Nov 2022	YTD
20	25	33


Avg Sold to OLP Ratio**98.1%**

Oct 2023	Nov 2022	YTD
99.2%	97.9%	99.5%

November 2023



Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13**

 **-40.9%**
 **18.2%**
 from Oct 2023: **22** from Nov 2022: **11**

YTD	2023	2022	+/-
	201	228	-11.8%

5-year Nov average: **16****New Pending****12**

 **0.0%**
 **-29.4%**
 from Oct 2023: **12** from Nov 2022: **17**



YTD	2023	2022	+/-
	173	199	-13.1%

5-year Nov average: **17****Closed Sales****13**

 **-31.6%**
 **-27.8%**
 from Oct 2023: **19** from Nov 2022: **18**

YTD	2023	2022	+/-
	173	198	-12.6%

5-year Nov average: **18****Median Sold Price****\$425,000**

 **-16.7%**
 **-12.4%**
 from Oct 2023: **\$510,000** from Nov 2022: **\$485,000**

YTD	2023	2022	+/-
	\$505,000	\$460,000	9.8%

5-year Nov average: **\$456,380****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for November was \$425,000, representing a decrease of 16.7% compared to last month and a decrease of 12.4% from Nov 2022. The average days on market for units sold in November was 10 days, 53% below the 5-year November average of 21 days. There was no month over month change in new contract activity with 12 New Pending; a 13.3% MoM decrease in All Pending (new contracts + contracts carried over from October) to 13; and an 11.5% decrease in supply to 23 active units.

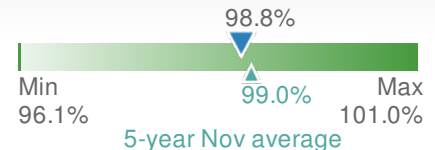
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.58 in October and a decrease from 1.85 in November 2022. The Contract Ratio is 60% lower than the 5-year November average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

Oct 2023	Nov 2022
26	13

Avg DOM**10**

Oct 2023	Nov 2022	YTD
21	11	21

Avg Sold to OLP Ratio**98.8%**

Oct 2023	Nov 2022	YTD
101.2%	101.0%	100.3%

November 2023

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **-35.7%**from Oct 2023:
28 **28.6%**from Nov 2022:
14

YTD	2023	2022	+/-
	227	258	-12.0%

5-year Nov average: **21****New Pendings****17** **13.3%**from Oct 2023:
15 **41.7%**from Nov 2022:
12

YTD	2023	2022	+/-
	184	197	-6.6%

5-year Nov average: **18****Closed Sales****13** **-38.1%**from Oct 2023:
21 **-13.3%**from Nov 2022:
15

YTD	2023	2022	+/-
	181	215	-15.8%

5-year Nov average: **20****Median Sold Price****\$380,000** **4.1%**from Oct 2023:
\$365,000 **18.8%**from Nov 2022:
\$320,000

YTD	2023	2022	+/-
	\$395,000	\$352,500	12.1%

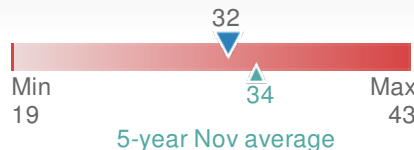
5-year Nov average: **\$334,490****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for November was \$380,000, representing an increase of 4.1% compared to last month and an increase of 18.8% from Nov 2022. The average days on market for units sold in November was 32 days, 6% below the 5-year November average of 34 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from October) to 20; and no change in supply with 43 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.37 in October and a decrease from 0.48 in November 2022. The Contract Ratio is 48% lower than the 5-year November average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**43**

Oct 2023	Nov 2022
43	44

Avg DOM**32**

Oct 2023	Nov 2022	YTD
18	41	45

Avg Sold to OLP Ratio**97.3%**

Oct 2023	Nov 2022	YTD
97.3%	94.3%	98.7%

November 2023

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**6**

↓ **-57.1%** ↓ **-53.8%**
from Oct 2023: **14** from Nov 2022: **13**

YTD	2023	2022	+/-
	168	236	-28.8%

5-year Nov average: **12****New Pendings****11**

↓ **-31.3%** ↓ **-8.3%**
from Oct 2023: **16** from Nov 2022: **12**

YTD	2023	2022	+/-
	159	222	-28.4%

5-year Nov average: **15****Closed Sales****18**

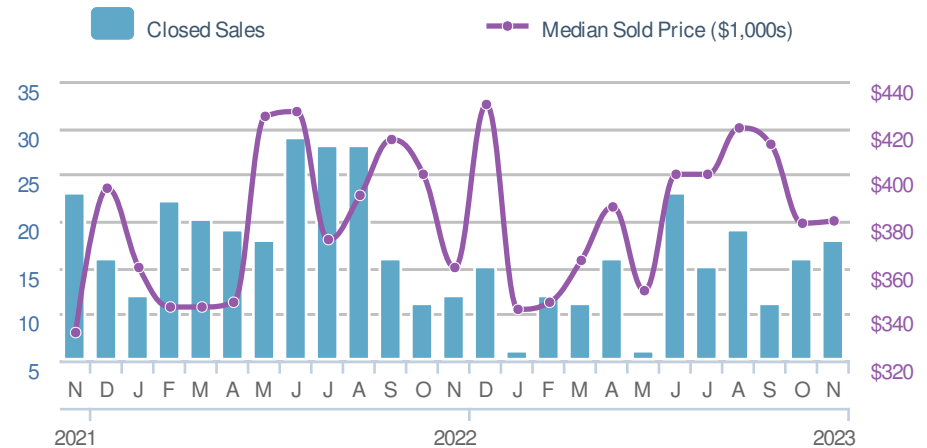
↑ **12.5%** ↑ **50.0%**
from Oct 2023: **16** from Nov 2022: **12**

YTD	2023	2022	+/-
	158	219	-27.9%

5-year Nov average: **20****Median Sold Price****\$380,000**

↑ **0.3%** ↑ **5.6%**
from Oct 2023: **\$379,000** from Nov 2022: **\$360,000**

YTD	2023	2022	+/-
	\$381,500	\$379,900	0.4%

5-year Nov average: **\$327,400****Active Listings****6**

Oct 2023	Nov 2022
13	14

Avg DOM**10**

Oct 2023	Nov 2022	YTD
12	8	15


Avg Sold to OLP Ratio**102.0%**


Oct 2023	Nov 2022	YTD
100.2%	104.8%	101.5%

November 2023

Upper Moreland (Montgomery, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**


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

 **-58.3%**
 from Nov 2022: **12**

YTD	2023	2022	+/-
	155	216	-28.2%


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


 **-23.1%**
 from Oct 2023: **13**

 **0.0%**
 from Nov 2022: **10**

YTD	2023	2022	+/-
	147	203	-27.6%


5-year Nov average: **12****Closed Sales****15**


 **7.1%**
 from Oct 2023: **14**

 **50.0%**
 from Nov 2022: **10**

YTD	2023	2022	+/-
	145	200	-27.5%

5-year Nov average: **16****Median Sold Price****\$415,000**

 **5.9%**
 from Oct 2023: **\$392,000**

 **12.2%**
 from Nov 2022: **\$370,000**

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

5-year Nov average: **\$358,990****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for November was \$415,000, representing an increase of 5.9% compared to last month and an increase of 12.2% from Nov 2022. The average days on market for units sold in November was 11 days, 29% below the 5-year November average of 15 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 12; and a 53.8% decrease in supply to 6 active units.

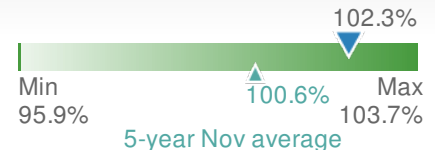
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.31 in October and an increase from 1.43 in November 2022. The Contract Ratio is 11% lower than the 5-year November average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Oct 2023	Nov 2022
13	14

Avg DOM**11**

Oct 2023	Nov 2022	YTD
7	9	15

Avg Sold to OLP Ratio**102.3%**

Oct 2023	Nov 2022	YTD
102.9%	103.7%	101.7%

November 2023

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1** **-66.7%**from Oct 2023:
3 **0.0%**from Nov 2022:
1

YTD	2023	2022	+/-
	13	20	-35.0%

5-year Nov average: **2****New Pendings****1** **-66.7%**from Oct 2023:
3 **-50.0%**from Nov 2022:
2

YTD	2023	2022	+/-
	12	19	-36.8%

5-year Nov average: **3****Closed Sales****3** **50.0%**from Oct 2023:
2 **50.0%**from Nov 2022:
2

YTD	2023	2022	+/-
	13	19	-31.6%

5-year Nov average: **3****Median Sold Price****\$240,000** **18.5%**from Oct 2023:
\$202,500 **12.9%**from Nov 2022:
\$212,500

YTD	2023	2022	+/-
	\$215,000	\$230,000	-6.5%

5-year Nov average: **\$189,880****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for November was \$240,000, representing an increase of 18.5% compared to last month and an increase of 12.9% from Nov 2022. The average days on market for units sold in November was 2 days, 90% below the 5-year November average of 19 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1; and no change in supply with 0 active units.

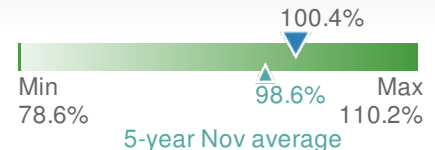
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and no change from November 2022. The Contract Ratio is 100% lower than the 5-year November average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**0**

Oct 2023	Nov 2022
0	0

Avg DOM**2**

Oct 2023	Nov 2022	YTD
45	6	15

Avg Sold to OLP Ratio**100.4%**

Oct 2023	Nov 2022	YTD
81.0%	110.2%	99.5%

November 2023

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**21****↓ -30.0%**from Oct 2023:
30**↔ 0.0%**from Nov 2022:
21

YTD	2023	2022	+/-
	225	324	-30.6%

5-year Nov average: **24****New Pendings****14****↓ -36.4%**from Oct 2023:
22**↓ -6.7%**from Nov 2022:
15

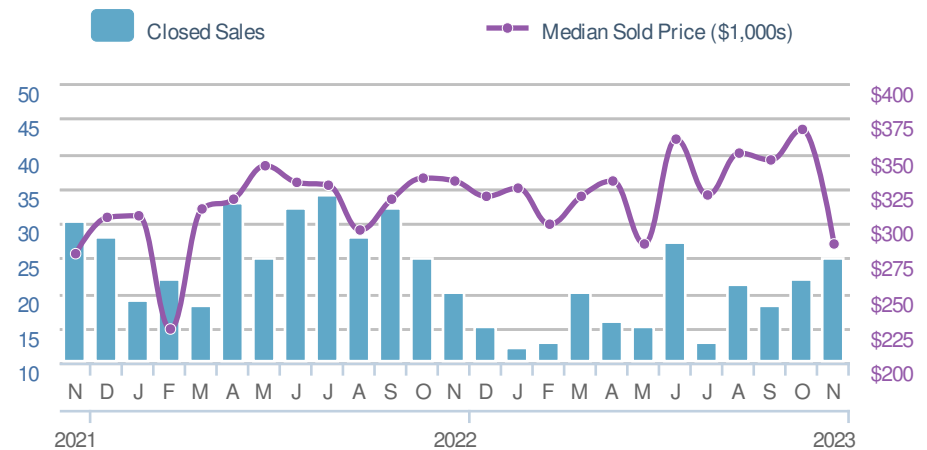
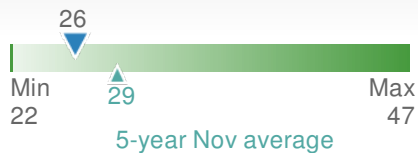
YTD	2023	2022	+/-
	197	289	-31.8%

5-year Nov average: **21****Closed Sales****25****↑ 13.6%**from Oct 2023:
22**↑ 25.0%**from Nov 2022:
20

YTD	2023	2022	+/-
	206	296	-30.4%

5-year Nov average: **28****Median Sold Price****\$285,000****↓ -22.4%**from Oct 2023:
\$367,500**↓ -13.8%**from Nov 2022:
\$330,495

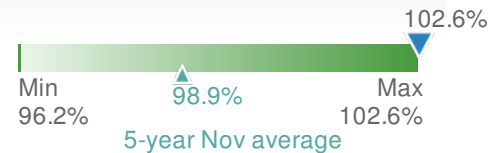
YTD	2023	2022	+/-
	\$329,900	\$317,750	3.8%

5-year Nov average: **\$277,899****Active Listings****26**

Oct 2023	Nov 2022
24	23

Avg DOM**11**

Oct 2023	Nov 2022	YTD
14	21	18

Avg Sold to OLP Ratio**102.6%**

Oct 2023	Nov 2022	YTD
102.8%	96.9%	101.0%

November 2023

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **-17.6%**from Oct 2023:
17 **7.7%**from Nov 2022:
13

YTD	2023	2022	+/-
	143	198	-27.8%

5-year Nov average: **16****New Pendings****4** **-73.3%**from Oct 2023:
15 **-63.6%**from Nov 2022:
11

YTD	2023	2022	+/-
	118	173	-31.8%

5-year Nov average: **13****Closed Sales****15** **0.0%**from Oct 2023:
15 **36.4%**from Nov 2022:
11

YTD	2023	2022	+/-
	127	179	-29.1%

5-year Nov average: **15****Median Sold Price****\$308,000** **-44.0%**from Oct 2023:
\$550,000 **-30.0%**from Nov 2022:
\$440,000

YTD	2023	2022	+/-
	\$413,750	\$400,000	3.4%

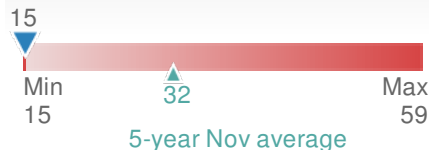
5-year Nov average: **\$343,780****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for November was \$308,000, representing a decrease of 44% compared to last month and a decrease of 30% from Nov 2022. The average days on market for units sold in November was 15 days, 53% below the 5-year November average of 32 days. There was a 73.3% month over month decrease in new contract activity with 4 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 6; and a 35.3% increase in supply to 23 active units.

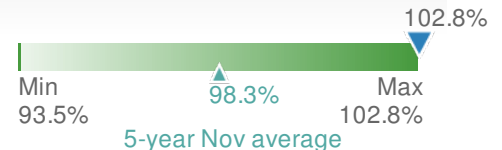
This activity resulted in a Contract Ratio of 0.26 pendings per active listing, down from 0.94 in October and a decrease from 0.71 in November 2022. The Contract Ratio is 72% lower than the 5-year November average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

Oct 2023	Nov 2022
17	17

Avg DOM**15**

Oct 2023	Nov 2022	YTD
16	21	22



Avg Sold to OLP Ratio**102.8%**

Oct 2023	Nov 2022	YTD
103.5%	96.8%	101.1%

November 2023



Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

 **-46.2%**
 from Oct 2023: **13**
 **-12.5%**
 from Nov 2022: **8**



YTD	2023	2022	+/-
	82	126	-34.9%

5-year Nov average: **8****New Pendings****10**

 **42.9%**
 from Oct 2023: **7**
 **150.0%**
 from Nov 2022: **4**



YTD	2023	2022	+/-
	79	116	-31.9%

5-year Nov average: **9****Closed Sales****10**

 **42.9%**
 from Oct 2023: **7**
 **11.1%**
 from Nov 2022: **9**

YTD	2023	2022	+/-
	79	117	-32.5%

5-year Nov average: **12****Median Sold Price****\$278,000**

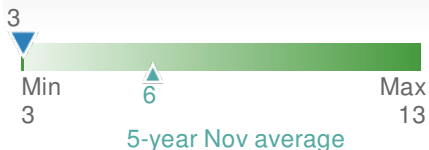
 **-5.8%**
 from Oct 2023: **\$295,000**
 **-15.8%**
 from Nov 2022: **\$329,990**

YTD	2023	2022	+/-
	\$312,500	\$280,000	11.6%

5-year Nov average: **\$257,348****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for November was \$278,000, representing a decrease of 5.8% compared to last month and a decrease of 15.8% from Nov 2022. The average days on market for units sold in November was 5 days, 60% below the 5-year November average of 12 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 9; and a 57.1% decrease in supply to 3 active units.

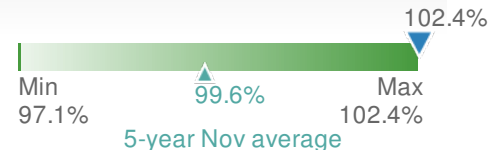
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.29 in October and an increase from 1.67 in November 2022. The Contract Ratio is 6% lower than the 5-year November average of 3.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**3**

Oct 2023	Nov 2022
7	6

Avg DOM**5**

Oct 2023	Nov 2022	YTD
11	22	12

Avg Sold to OLP Ratio**102.4%**

Oct 2023	Nov 2022	YTD
101.1%	97.1%	100.7%


November 2023

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor


New Listings**24**


 **-22.6%**
 from Oct 2023: **31**

 **-11.1%**
 from Nov 2022: **27**

YTD	2023	2022	+/-
	366	533	-31.3%


5-year Nov average: **30****New Pendings****17**


 **-41.4%**
 from Oct 2023: **29**

 **-55.3%**
 from Nov 2022: **38**

YTD	2023	2022	+/-
	319	460	-30.7%


5-year Nov average: **34****Closed Sales****19**


 **5.6%**
 from Oct 2023: **18**

 **-38.7%**
 from Nov 2022: **31**

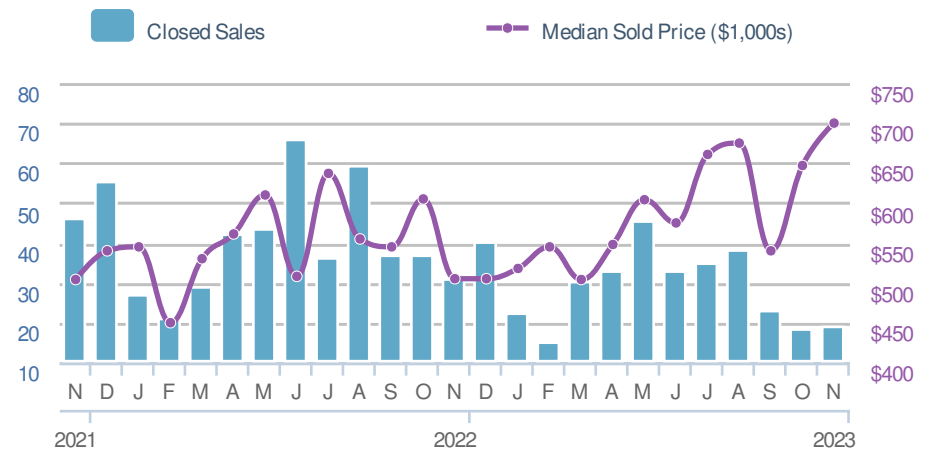
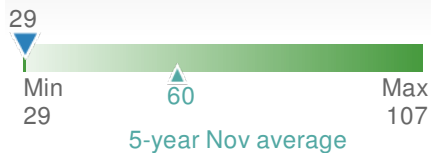
YTD	2023	2022	+/-
	318	438	-27.4%

5-year Nov average: **35****Median Sold Price****\$700,000**

 **8.1%**
 from Oct 2023: **\$647,500**

 **38.6%**
 from Nov 2022: **\$505,000**

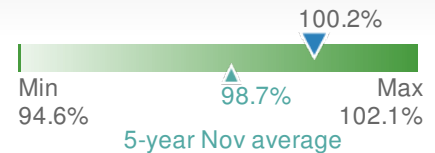
YTD	2023	2022	+/-
	\$567,000	\$550,000	3.1%

5-year Nov average: **\$523,360****Active Listings****29**

Oct 2023	Nov 2022
30	40

Avg DOM**35**

Oct 2023	Nov 2022	YTD
9	19	19


Avg Sold to OLP Ratio**100.2%**

Oct 2023	Nov 2022	YTD
103.4%	97.9%	101.8%

November 2023



Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**

 **-15.8%**
 from Oct 2023: **19**
 **-30.4%**
 from Nov 2022: **23**

YTD	2023	2022	+/-
	225	319	-29.5%

5-year Nov average: **19****New Pendings****10**

 **-50.0%**
 from Oct 2023: **20**
 **-61.5%**
 from Nov 2022: **26**

YTD	2023	2022	+/-
	189	262	-27.9%

5-year Nov average: **20****Closed Sales****13**

 **30.0%**
 from Oct 2023: **10**
 **-13.3%**
 from Nov 2022: **15**

YTD	2023	2022	+/-
	192	242	-20.7%

5-year Nov average: **19****Median Sold Price****\$825,000**

 **14.3%**
 from Oct 2023: **\$721,750**
 **11.8%**
 from Nov 2022: **\$738,000**

YTD	2023	2022	+/-
	\$673,000	\$671,450	0.2%

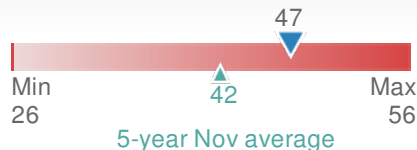
5-year Nov average: **\$666,550****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for November was \$825,000, representing an increase of 14.3% compared to last month and an increase of 11.8% from Nov 2022. The average days on market for units sold in November was 47 days, 12% above the 5-year November average of 42 days. There was a 50% month over month decrease in new contract activity with 10 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 25; and an 8.3% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.17 in October and a decrease from 1.18 in November 2022. The Contract Ratio is 11% higher than the 5-year November average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

Oct 2023	Nov 2022
24	33

Avg DOM**47**

Oct 2023	Nov 2022	YTD
8	26	24



Avg Sold to OLP Ratio**100.2%**

Oct 2023	Nov 2022	YTD
104.3%	96.3%	101.4%

November 2023

Wissahickon (Montgomery, PA) - Attached



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

 **-33.3%**
 **100.0%**

from Oct 2023: **12**
 from Nov 2022: **4**

YTD	2023	2022	+/-
	141	214	-34.1%

5-year Nov average: **11****New Pendings****7**

 **-22.2%**
 **-41.7%**

from Oct 2023: **9**
 from Nov 2022: **12**

YTD	2023	2022	+/-
	130	198	-34.3%

5-year Nov average: **14****Closed Sales****6**

 **-25.0%**
 **-62.5%**

from Oct 2023: **8**
 from Nov 2022: **16**

YTD	2023	2022	+/-
	126	196	-35.7%

5-year Nov average: **16****Median Sold Price****\$454,950**

 **11.9%**
 **-4.2%**

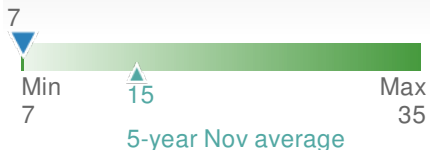
from Oct 2023: **\$406,750**
 from Nov 2022: **\$475,000**

YTD	2023	2022	+/-
	\$460,000	\$455,000	1.1%

5-year Nov average: **\$405,290****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for November was \$454,950, representing an increase of 11.9% compared to last month and a decrease of 4.2% from Nov 2022. The average days on market for units sold in November was 8 days, 56% below the 5-year November average of 18 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 12; and a 16.7% increase in supply to 7 active units.

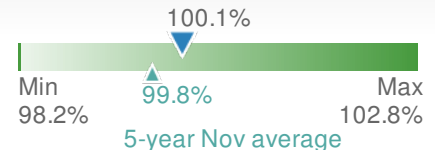
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, down from 1.83 in October and a decrease from 3.14 in November 2022. The Contract Ratio is 16% lower than the 5-year November average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

Oct 2023	Nov 2022
6	7

Avg DOM**8**

Oct 2023	Nov 2022	YTD
10	13	10

Avg Sold to OLP Ratio**100.1%**

Oct 2023	Nov 2022	YTD
102.3%	99.5%	102.3%