

# December 2023

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

**December 2023**

Montgomery County, PA

Email: ldavis@tcsr.realtor

**New Listings****423****↓ -25.8%**from Nov 2023:  
**570****↑ 10.7%**from Dec 2022:  
**382**

YTD	2023	2022	+/-
	<b>9,409</b>	<b>11,695</b>	-19.5%

5-year Dec average: **503****New Pendings****437****↓ -22.1%**from Nov 2023:  
**561****↓ -7.8%**from Dec 2022:  
**474**

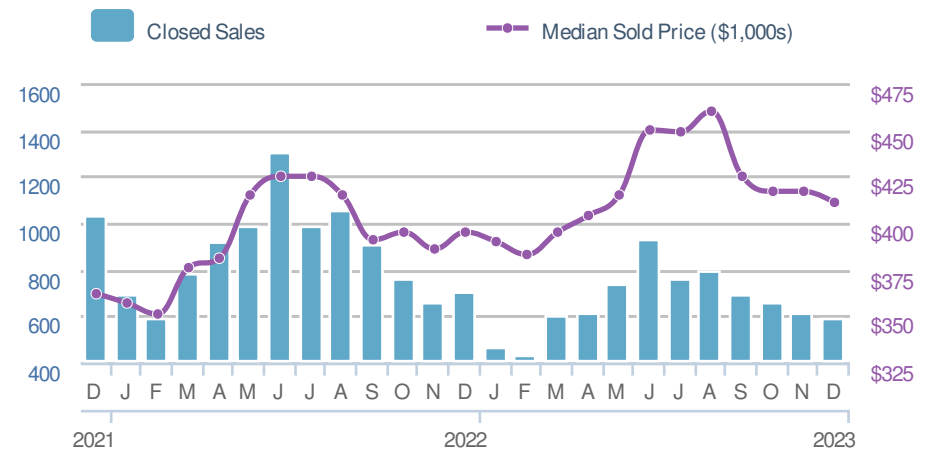
YTD	2023	2022	+/-
	<b>8,137</b>	<b>10,237</b>	-20.5%

5-year Dec average: **579****Closed Sales****584****↓ -4.7%**from Nov 2023:  
**613****↓ -16.8%**from Dec 2022:  
**702**

YTD	2023	2022	+/-
	<b>8,095</b>	<b>10,615</b>	-23.7%

5-year Dec average: **861****Median Sold Price****\$411,500****↓ -1.5%**from Nov 2023:  
**\$417,640****↑ 4.0%**from Dec 2022:  
**\$395,722**

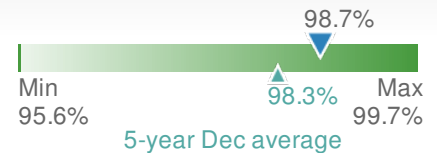
YTD	2023	2022	+/-
	<b>\$421,000</b>	<b>\$400,000</b>	5.3%

5-year Dec average: **\$360,634****Active Listings****764**

Nov 2023	Dec 2022
<b>882</b>	<b>722</b>

**Avg DOM****22**

Nov 2023	Dec 2022	YTD
<b>18</b>	<b>26</b>	<b>21</b>

**Avg Sold to OLP Ratio****98.7%**

Nov 2023	Dec 2022	YTD
<b>100.2%</b>	<b>98.0%</b>	<b>100.9%</b>

**December 2023**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****230** **-32.0%**from Nov 2023:  
**338** **-0.4%**from Dec 2022:  
**231**

YTD	2023	2022	+/-
	<b>5,693</b>	<b>7,071</b>	-19.5%

5-year Dec average: **288****New Pendings****254** **-21.8%**from Nov 2023:  
**325** **0.0%**from Dec 2022:  
**254**

YTD	2023	2022	+/-
	<b>4,917</b>	<b>6,106</b>	-19.5%

5-year Dec average: **329****Closed Sales****350** **-2.8%**from Nov 2023:  
**360** **-16.1%**from Dec 2022:  
**417**

YTD	2023	2022	+/-
	<b>4,909</b>	<b>6,346</b>	-22.6%

5-year Dec average: **519****Median Sold Price****\$495,000** **5.5%**from Nov 2023:  
**\$469,000** **9.0%**from Dec 2022:  
**\$454,000**

YTD	2023	2022	+/-
	<b>\$485,000</b>	<b>\$461,000</b>	5.2%

5-year Dec average: **\$422,290****Summary**

In Montgomery County, PA, the median sold price for Detached properties for December was \$495,000, representing an increase of 5.5% compared to last month and an increase of 9% from Dec 2022. The average days on market for units sold in December was 22 days, 22% below the 5-year December average of 28 days. There was a 21.8% month over month decrease in new contract activity with 254 New Pendings; a 21.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 434; and a 15.6% decrease in supply to 460 active units.

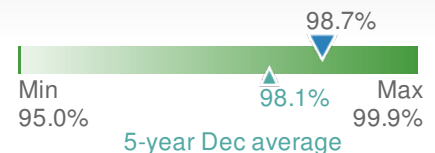
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.01 in November and an increase from 0.90 in December 2022. The Contract Ratio is 26% lower than the 5-year December average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****460**

Nov 2023	Dec 2022
<b>545</b>	<b>503</b>

**Avg DOM****22**

Nov 2023	Dec 2022	YTD
<b>18</b>	<b>26</b>	<b>21</b>

**Avg Sold to OLP Ratio****98.7%**

Nov 2023	Dec 2022	YTD
<b>99.9%</b>	<b>97.7%</b>	<b>100.9%</b>



**December 2023**

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings 193**

 **-16.8%**      **27.8%**  
 from Nov 2023: **232**     from Dec 2022: **151**



YTD	2023	2022	+/-
	<b>3,710</b>	<b>4,621</b>	-19.7%

5-year Dec average: **215****New Pendings 183**

 **-22.5%**      **-16.8%**  
 from Nov 2023: **236**     from Dec 2022: **220**



YTD	2023	2022	+/-
	<b>3,217</b>	<b>4,129</b>	-22.1%

5-year Dec average: **249****Closed Sales 234**

 **-7.1%**      **-17.9%**  
 from Nov 2023: **252**     from Dec 2022: **285**

YTD	2023	2022	+/-
	<b>3,183</b>	<b>4,268</b>	-25.4%

5-year Dec average: **342****Median Sold Price \$319,950**

 **-8.6%**      **1.6%**  
 from Nov 2023: **\$350,000**     from Dec 2022: **\$315,000**

YTD	2023	2022	+/-
	<b>\$330,000</b>	<b>\$310,000</b>	6.5%

5-year Dec average: **\$280,490****Summary**

In Montgomery County, PA, the median sold price for Attached properties for December was \$319,950, representing a decrease of 8.6% compared to last month and an increase of 1.6% from Dec 2022. The average days on market for units sold in December was 23 days, 21% below the 5-year December average of 29 days. There was a 22.5% month over month decrease in new contract activity with 183 New Pendings; a 15.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 366; and a 9.8% decrease in supply to 304 active units.

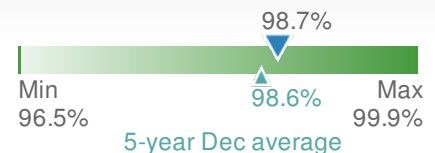
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.28 in November and a decrease from 1.69 in December 2022. The Contract Ratio is 23% lower than the 5-year December average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings 304**

Nov 2023	Dec 2022
<b>337</b>	<b>219</b>

**Avg DOM 23**

Nov 2023	Dec 2022	YTD
<b>16</b>	<b>25</b>	<b>22</b>

**Avg Sold to OLP Ratio 98.7%**

Nov 2023	Dec 2022	YTD
<b>100.7%</b>	<b>98.5%</b>	<b>100.9%</b>

**December 2023**

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****32** **-27.3%**from Nov 2023:  
**44** **23.1%**from Dec 2022:  
**26**

YTD	2023	2022	+/-
	<b>662</b>	<b>705</b>	-6.1%

5-year Dec average: **32****New Pendings****33** **-26.7%**from Nov 2023:  
**45** **50.0%**from Dec 2022:  
**22**

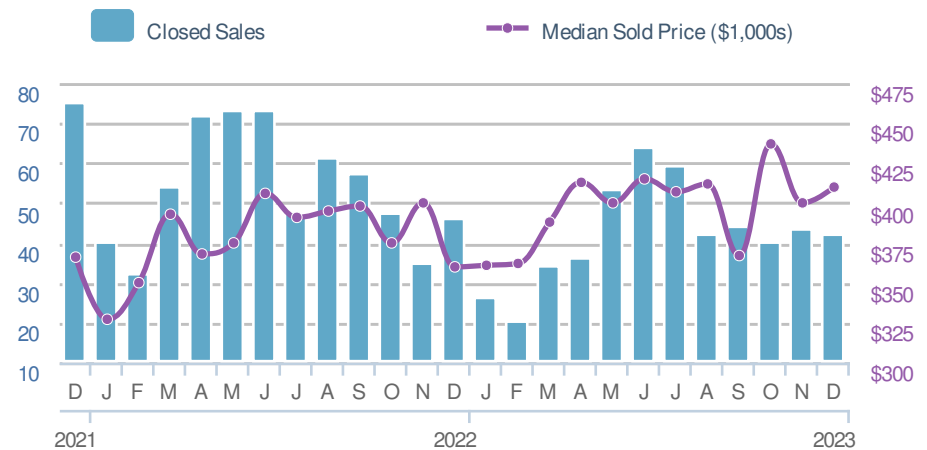
YTD	2023	2022	+/-
	<b>537</b>	<b>633</b>	-15.2%

5-year Dec average: **33****Closed Sales****42** **-2.3%**from Nov 2023:  
**43** **-8.7%**from Dec 2022:  
**46**

YTD	2023	2022	+/-
	<b>520</b>	<b>653</b>	-20.4%

5-year Dec average: **57****Median Sold Price****\$410,000** **2.5%**from Nov 2023:  
**\$400,000** **13.9%**from Dec 2022:  
**\$360,000**

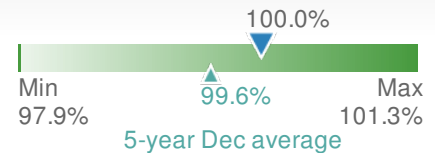
YTD	2023	2022	+/-
	<b>\$400,000</b>	<b>\$384,500</b>	4.0%

5-year Dec average: **\$352,700****Active Listings****58**

Nov 2023	Dec 2022
<b>75</b>	<b>44</b>

**Avg DOM****27**

Nov 2023	Dec 2022	YTD
<b>16</b>	<b>17</b>	<b>20</b>


**Avg Sold to OLP Ratio****100.0%**

Nov 2023	Dec 2022	YTD
<b>100.5%</b>	<b>101.3%</b>	<b>101.1%</b>

**December 2023**



## Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****29**

 **-25.6%**      **20.8%**  
 from Nov 2023: **39**     from Dec 2022: **24**

YTD	2023	2022	+/-
	<b>578</b>	<b>605</b>	-4.5%

5-year Dec average: **27****New Pendings****30**

 **-23.1%**      **76.5%**  
 from Nov 2023: **39**     from Dec 2022: **17**



YTD	2023	2022	+/-
	<b>466</b>	<b>540</b>	-13.7%

5-year Dec average: **27****Closed Sales****38**

 **-2.6%**      **-5.0%**  
 from Nov 2023: **39**     from Dec 2022: **40**

YTD	2023	2022	+/-
	<b>447</b>	<b>563</b>	-20.6%

5-year Dec average: **48****Median Sold Price****\$420,750**

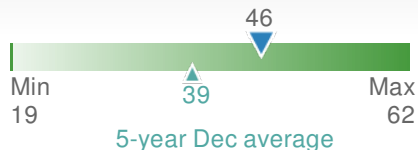
 **-3.3%**      **13.3%**  
 from Nov 2023: **\$435,000**     from Dec 2022: **\$371,487**

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

5-year Dec average: **\$365,647****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for December was \$420,750, representing a decrease of 3.3% compared to last month and an increase of 13.3% from Dec 2022. The average days on market for units sold in December was 28 days, 18% above the 5-year December average of 24 days. There was a 23.1% month over month decrease in new contract activity with 30 New Pendings; a 15.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 49; and a 28.1% decrease in supply to 46 active units.

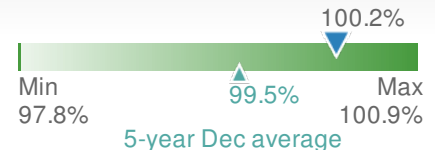
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.91 in November and an increase from 0.74 in December 2022. The Contract Ratio is 28% lower than the 5-year December average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****46**

Nov 2023	Dec 2022
<b>64</b>	<b>39</b>

**Avg DOM****28**

Nov 2023	Dec 2022	YTD
<b>17</b>	<b>19</b>	<b>18</b>



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

Nov 2023	Dec 2022	YTD
<b>100.4%</b>	<b>100.9%</b>	<b>101.3%</b>

**December 2023**

## Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

 **-40.0%**
 **50.0%**  
 from Nov 2023: 5      from Dec 2022: 2

YTD	2023	2022	+/-
	<b>83</b>	<b>100</b>	-17.0%

5-year Dec average: 5



**New Pendings****3**

 **-50.0%**
 **-40.0%**  
 from Nov 2023: 6      from Dec 2022: 5

YTD	2023	2022	+/-
	<b>71</b>	<b>93</b>	-23.7%

5-year Dec average: 6



**Closed Sales****4**

 **0.0%**
 **-33.3%**  
 from Nov 2023: 4      from Dec 2022: 6

YTD	2023	2022	+/-
	<b>73</b>	<b>90</b>	-18.9%

5-year Dec average: 8

**Median Sold Price****\$250,000**

 **-9.1%**
 **-17.8%**  
 from Nov 2023: **\$275,000**      from Dec 2022: **\$304,000**

YTD	2023	2022	+/-
	<b>\$280,000</b>	<b>\$275,000</b>	1.8%

5-year Dec average: **\$258,900****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for December was \$250,000, representing a decrease of 9.1% compared to last month and a decrease of 17.8% from Dec 2022. The average days on market for units sold in December was 9 days, 27% below the 5-year December average of 12 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and a 9.1% increase in supply to 12 active units.

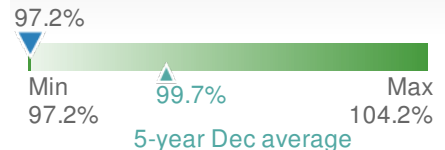
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.64 in November and a decrease from 1.80 in December 2022. The Contract Ratio is 77% lower than the 5-year December average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

Nov 2023	Dec 2022
<b>11</b>	<b>5</b>

**Avg DOM****9**

Nov 2023	Dec 2022	YTD
<b>5</b>	<b>4</b>	<b>27</b>

**Avg Sold to OLP Ratio****97.2%**

Nov 2023	Dec 2022	YTD
<b>101.6%</b>	<b>104.2%</b>	<b>99.9%</b>

**December 2023**

## Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****15**

↑ **15.4%**  
from Nov 2023:  
**13**

↓ **-6.3%**  
from Dec 2022:  
**16**

YTD	2023	2022	+/-
	<b>350</b>	<b>411</b>	-14.8%

5-year Dec average: **23****New Pendings****14**

↓ **-41.7%**  
from Nov 2023:  
**24**

↔ **0.0%**  
from Dec 2022:  
**14**

YTD	2023	2022	+/-
	<b>288</b>	<b>356</b>	-19.1%

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

↑ **11.8%**  
from Nov 2023:  
**17**

↓ **-34.5%**  
from Dec 2022:  
**29**

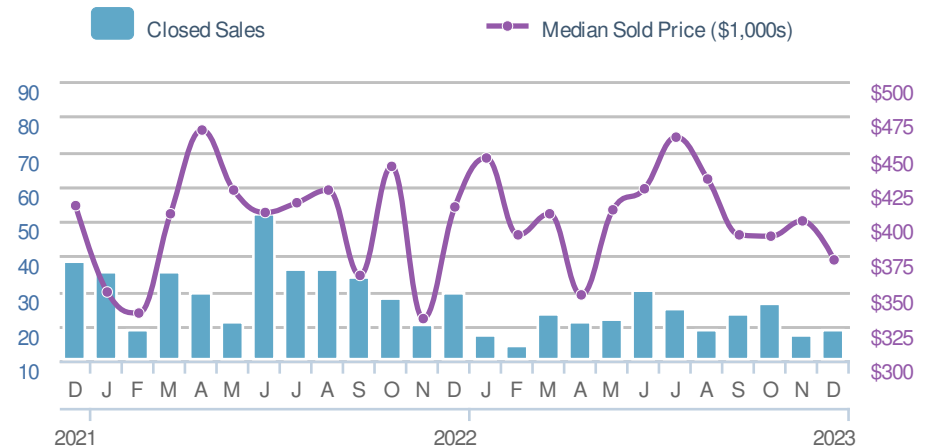
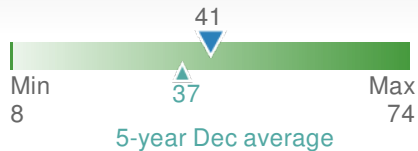
YTD	2023	2022	+/-
	<b>271</b>	<b>388</b>	-30.2%

5-year Dec average: **33****Median Sold Price****\$372,000**

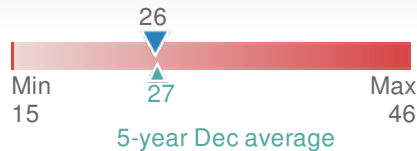
↓ **-7.0%**  
from Nov 2023:  
**\$400,000**

↓ **-9.3%**  
from Dec 2022:  
**\$410,000**

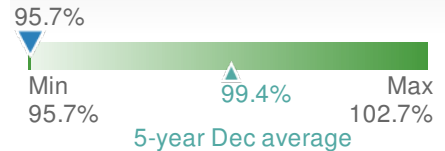
YTD	2023	2022	+/-
	<b>\$403,895</b>	<b>\$399,950</b>	1.0%

5-year Dec average: **\$363,369****Active Listings****41**

Nov 2023	Dec 2022
<b>45</b>	<b>33</b>

**Avg DOM****26**

Nov 2023	Dec 2022	YTD
<b>12</b>	<b>23</b>	<b>19</b>

**Avg Sold to OLP Ratio****95.7%**

Nov 2023	Dec 2022	YTD
<b>98.5%</b>	<b>100.2%</b>	<b>100.8%</b>



**December 2023**

## Boyertown Area (Montgomery, PA) - Detached

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

↔ 0.0%

from Nov 2023:  
**11**

↓ -31.3%

from Dec 2022:  
**16**

YTD	2023	2022	+/-
	<b>267</b>	<b>332</b>	-19.6%

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

↓ -45.0%

from Nov 2023:  
**20**

↓ -15.4%

from Dec 2022:  
**13**

YTD	2023	2022	+/-
	<b>213</b>	<b>286</b>	-25.5%

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

↑ 50.0%

from Nov 2023:  
**12**

↓ -28.0%

from Dec 2022:  
**25**

YTD	2023	2022	+/-
	<b>218</b>	<b>317</b>	-31.2%

5-year Dec average: **27****Median Sold Price****\$381,000**

↑ 3.0%

from Nov 2023:  
**\$370,000**

↓ -12.4%

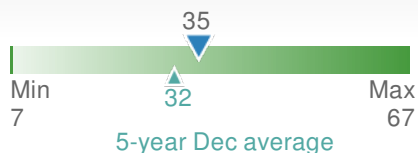
from Dec 2022:  
**\$435,000**

YTD	2023	2022	+/-
	<b>\$430,055</b>	<b>\$430,000</b>	0.0%

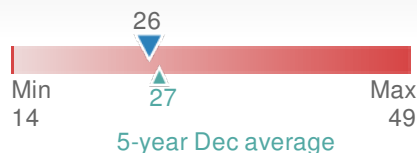
5-year Dec average: **\$393,146****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for December was \$381,000, representing an increase of 3% compared to last month and a decrease of 12.4% from Dec 2022. The average days on market for units sold in December was 26 days, 5% below the 5-year December average of 27 days. There was a 45% month over month decrease in new contract activity with 11 New Pendings; a 34.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 17; and a 7.9% decrease in supply to 35 active units.

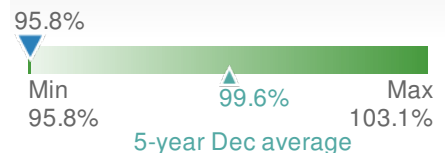
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.68 in November and a decrease from 0.62 in December 2022. The Contract Ratio is 83% lower than the 5-year December average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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****35**

Nov 2023	Dec 2022
<b>38</b>	<b>29</b>

**Avg DOM****26**

Nov 2023	Dec 2022	YTD
<b>14</b>	<b>24</b>	<b>19</b>

**Avg Sold to OLP Ratio****95.8%**

Nov 2023	Dec 2022	YTD
<b>97.9%</b>	<b>100.7%</b>	<b>100.7%</b>

**December 2023**

## Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4** **100.0%**from Nov 2023:  
**2** **0.0%**from Dec 2022:  
**0**

YTD	2023	2022	+/-
	<b>83</b>	<b>79</b>	5.1%

5-year Dec average: **4****New Pendings****3** **-25.0%**from Nov 2023:  
**4** **200.0%**from Dec 2022:  
**1**

YTD	2023	2022	+/-
	<b>75</b>	<b>70</b>	7.1%

5-year Dec average: **4****Closed Sales****1** **-80.0%**from Nov 2023:  
**5** **-75.0%**from Dec 2022:  
**4**

YTD	2023	2022	+/-
	<b>53</b>	<b>71</b>	-25.4%

5-year Dec average: **6****Median Sold Price****\$261,500** **-35.3%**from Nov 2023:  
**\$403,895** **-12.2%**from Dec 2022:  
**\$297,950**

YTD	2023	2022	+/-
	<b>\$332,990</b>	<b>\$317,000</b>	5.0%

5-year Dec average: **\$266,244****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for December was \$261,500, representing a decrease of 35.3% compared to last month and a decrease of 12.2% from Dec 2022. The average days on market for units sold in December was 21 days, 5% below the 5-year December average of 22 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 13% MoM increase in All Pendings (new contracts + contracts carried over from November) to 26; and a 14.3% decrease in supply to 6 active units.

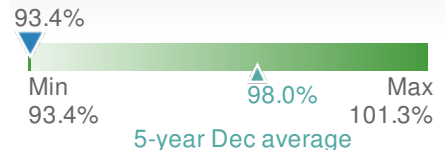
This activity resulted in a Contract Ratio of 4.33 pendings per active listing, up from 3.29 in November and an increase from 1.25 in December 2022. The Contract Ratio is 7% lower than the 5-year December average of 4.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****6**

Nov 2023	Dec 2022
<b>7</b>	<b>4</b>

**Avg DOM****21**

Nov 2023	Dec 2022	YTD
<b>9</b>	<b>16</b>	<b>16</b>

**Avg Sold to OLP Ratio****93.4%**

Nov 2023	Dec 2022	YTD
<b>99.8%</b>	<b>97.0%</b>	<b>101.3%</b>

**December 2023**

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****23** **-17.9%**from Nov 2023:  
**28** **43.8%**from Dec 2022:  
**16**

YTD	2023	2022	+/-
	<b>438</b>	<b>594</b>	-26.3%

5-year Dec average: **21****New Pendings****17** **0.0%**from Nov 2023:  
**17** **-22.7%**from Dec 2022:  
**22**

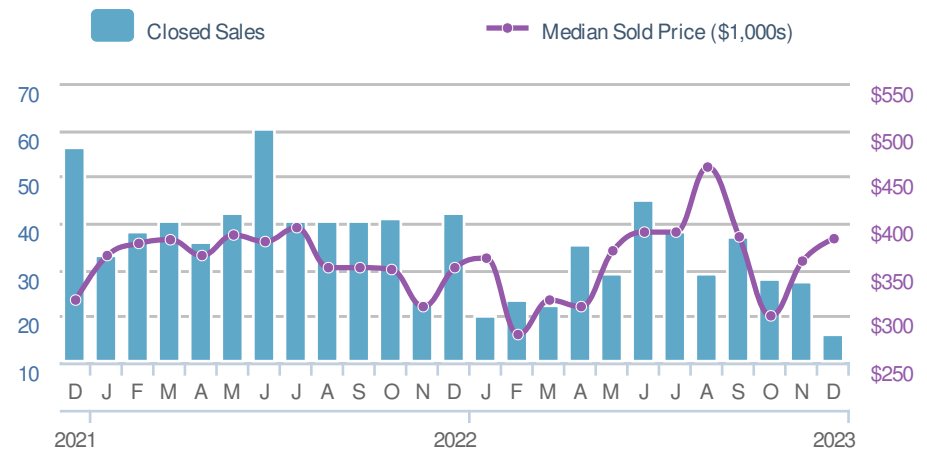
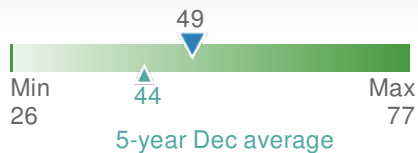
YTD	2023	2022	+/-
	<b>367</b>	<b>522</b>	-29.7%

5-year Dec average: **29****Closed Sales****16** **-40.7%**from Nov 2023:  
**27** **-61.9%**from Dec 2022:  
**42**

YTD	2023	2022	+/-
	<b>362</b>	<b>520</b>	-30.4%

5-year Dec average: **39****Median Sold Price****\$383,750** **6.8%**from Nov 2023:  
**\$359,450** **9.0%**from Dec 2022:  
**\$352,000**

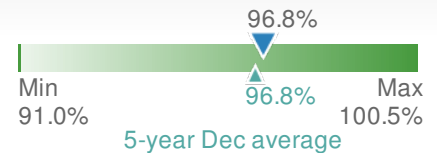
YTD	2023	2022	+/-
	<b>\$370,000</b>	<b>\$369,450</b>	0.1%

5-year Dec average: **\$321,575****Active Listings****49**

Nov 2023	Dec 2022
<b>47</b>	<b>35</b>

**Avg DOM****31**

Nov 2023	Dec 2022	YTD
<b>22</b>	<b>23</b>	<b>24</b>

**Avg Sold to OLP Ratio****96.8%**

Nov 2023	Dec 2022	YTD
<b>96.2%</b>	<b>96.8%</b>	<b>99.1%</b>

**December 2023**

## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15** **-6.3%**from Nov 2023:  
**16** **87.5%**from Dec 2022:  
**8**

YTD	2023	2022	+/-
	<b>278</b>	<b>345</b>	-19.4%

5-year Dec average: **12****New Pendings****11** **0.0%**from Nov 2023:  
**11** **-15.4%**from Dec 2022:  
**13**

YTD	2023	2022	+/-
	<b>232</b>	<b>300</b>	-22.7%

5-year Dec average: **18****Closed Sales****8** **-50.0%**from Nov 2023:  
**16** **-61.9%**from Dec 2022:  
**21**

YTD	2023	2022	+/-
	<b>226</b>	<b>306</b>	-26.1%

5-year Dec average: **24****Median Sold Price****\$425,250** **5.1%**from Nov 2023:  
**\$404,500** **-6.1%**from Dec 2022:  
**\$453,000**

YTD	2023	2022	+/-
	<b>\$430,000</b>	<b>\$425,000</b>	1.2%

5-year Dec average: **\$371,900****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for December was \$425,250, representing an increase of 5.1% compared to last month and a decrease of 6.1% from Dec 2022. The average days on market for units sold in December was 22 days, 19% below the 5-year December average of 27 days. There was no month over month change in new contract activity with 11 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from November) to 39; and no change in supply with 33 active units.

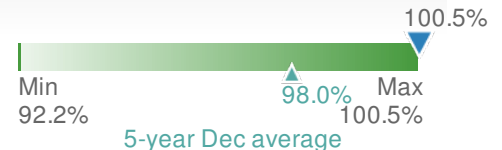
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.15 in November and a decrease from 1.60 in December 2022. The Contract Ratio is 34% lower than the 5-year December average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****33**

Nov 2023	Dec 2022
<b>33</b>	<b>25</b>

**Avg DOM****22**

Nov 2023	Dec 2022	YTD
<b>27</b>	<b>18</b>	<b>25</b>

**Avg Sold to OLP Ratio****100.5%**

Nov 2023	Dec 2022	YTD
<b>95.4%</b>	<b>97.1%</b>	<b>99.5%</b>

**December 2023**

## Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8** **-33.3%**from Nov 2023:  
**12** **0.0%**from Dec 2022:  
**8**

YTD	2023	2022	+/-
	<b>160</b>	<b>249</b>	-35.7%

5-year Dec average: **9****New Pendings****6** **0.0%**from Nov 2023:  
**6** **-33.3%**from Dec 2022:  
**9**

YTD	2023	2022	+/-
	<b>135</b>	<b>222</b>	-39.2%

5-year Dec average: **11****Closed Sales****8** **-27.3%**from Nov 2023:  
**11** **-61.9%**from Dec 2022:  
**21**

YTD	2023	2022	+/-
	<b>136</b>	<b>214</b>	-36.4%

5-year Dec average: **14****Median Sold Price****\$350,000** **59.1%**from Nov 2023:  
**\$220,000** **9.4%**from Dec 2022:  
**\$320,000**

YTD	2023	2022	+/-
	<b>\$260,000</b>	<b>\$275,000</b>	-5.5%

5-year Dec average: **\$269,970****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for December was \$350,000, representing an increase of 59.1% compared to last month and an increase of 9.4% from Dec 2022. The average days on market for units sold in December was 41 days, 20% below the 5-year December average of 51 days. There was no month over month change in new contract activity with 6 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 30; and a 14.3% increase in supply to 16 active units.

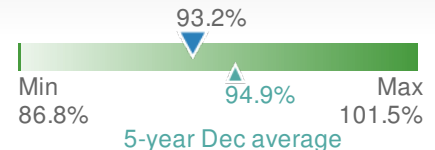
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, down from 2.43 in November and a decrease from 3.70 in December 2022. The Contract Ratio is 21% lower than the 5-year December average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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****16**

Nov 2023	Dec 2022
<b>14</b>	<b>10</b>

**Avg DOM****41**

Nov 2023	Dec 2022	YTD
<b>14</b>	<b>28</b>	<b>22</b>

**Avg Sold to OLP Ratio****93.2%**

Nov 2023	Dec 2022	YTD
<b>97.7%</b>	<b>96.6%</b>	<b>98.5%</b>

**December 2023**

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****21****↓ -38.2%**from Nov 2023:  
**34****↑ 75.0%**from Dec 2022:  
**12**

YTD	2023	2022	+/-
	<b>525</b>	<b>562</b>	-6.6%

5-year Dec average: **27****New Pendings****26****↓ -33.3%**from Nov 2023:  
**39****↑ 30.0%**from Dec 2022:  
**20**

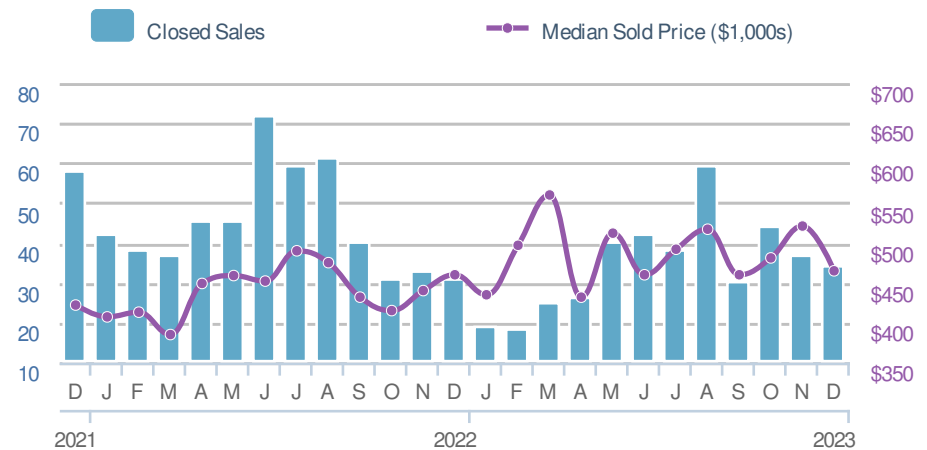
YTD	2023	2022	+/-
	<b>452</b>	<b>502</b>	-10.0%

5-year Dec average: **32****Closed Sales****34****↓ -8.1%**from Nov 2023:  
**37****↑ 9.7%**from Dec 2022:  
**31**

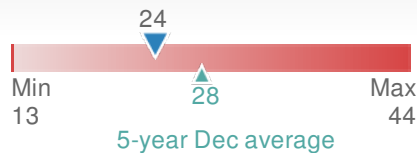
YTD	2023	2022	+/-
	<b>422</b>	<b>546</b>	-22.7%

5-year Dec average: **46****Median Sold Price****\$465,000****↓ -10.7%**from Nov 2023:  
**\$521,000****↑ 1.1%**from Dec 2022:  
**\$460,000**

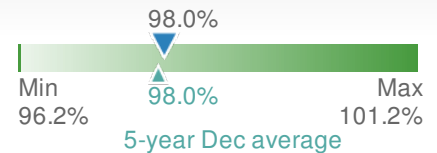
YTD	2023	2022	+/-
	<b>\$483,750</b>	<b>\$447,000</b>	8.2%

5-year Dec average: **\$423,574****Active Listings****42**

Nov 2023	Dec 2022
<b>50</b>	<b>30</b>

**Avg DOM****24**

Nov 2023	Dec 2022	YTD
<b>17</b>	<b>23</b>	<b>20</b>

**Avg Sold to OLP Ratio****98.0%**

Nov 2023	Dec 2022	YTD
<b>100.1%</b>	<b>97.5%</b>	<b>100.4%</b>

**December 2023**

## Colonial (Montgomery, PA) - Detached

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

↔ 0.0%

from Nov 2023:  
**17**

↑ 142.9%

from Dec 2022:  
**7**

YTD	2023	2022	+/-
	<b>283</b>	<b>289</b>	-2.1%

5-year Dec average: **15****New Pendings****20**

↑ 17.6%

from Nov 2023:  
**17**

↑ 122.2%

from Dec 2022:  
**9**

YTD	2023	2022	+/-
	<b>238</b>	<b>257</b>	-7.4%

5-year Dec average: **17****Closed Sales****16**

↓ -20.0%

from Nov 2023:  
**20**

↓ -11.1%

from Dec 2022:  
**18**

YTD	2023	2022	+/-
	<b>221</b>	<b>276</b>	-19.9%

5-year Dec average: **22****Median Sold Price****\$527,500**

↓ -5.8%

from Nov 2023:  
**\$560,000**

↑ 6.6%

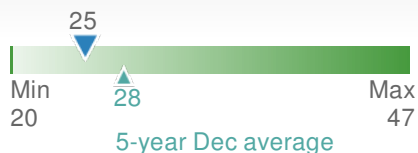
from Dec 2022:  
**\$494,950**

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

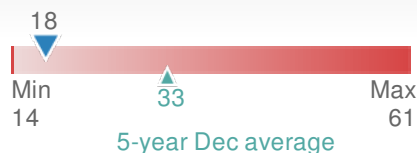
5-year Dec average: **\$482,830****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for December was \$527,500, representing a decrease of 5.8% compared to last month and an increase of 6.6% from Dec 2022. The average days on market for units sold in December was 18 days, 45% below the 5-year December average of 33 days. There was a 17.6% month over month increase in new contract activity with 20 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from November) to 31; and a 10.7% decrease in supply to 25 active units.

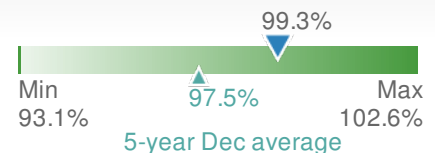
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 1.04 in November and an increase from 0.80 in December 2022. The Contract Ratio is 11% higher than the 5-year December average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****25**

Nov 2023	Dec 2022
<b>28</b>	<b>20</b>

**Avg DOM****18**

Nov 2023	Dec 2022	YTD
<b>22</b>	<b>26</b>	<b>22</b>

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

Nov 2023	Dec 2022	YTD
<b>99.5%</b>	<b>96.4%</b>	<b>100.4%</b>


**December 2023**


## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


**New Listings****4**


 **-76.5%**  
 from Nov 2023: **17**

 **-20.0%**  
 from Dec 2022: **5**

YTD	2023	2022	+/-
	<b>242</b>	<b>273</b>	-11.4%


5-year Dec average: **11****New Pendings****6**


 **-72.7%**  
 from Nov 2023: **22**

 **-45.5%**  
 from Dec 2022: **11**

YTD	2023	2022	+/-
	<b>214</b>	<b>245</b>	-12.7%

5-year Dec average: **14****Closed Sales****18**

 **5.9%**  
 from Nov 2023: **17**

 **38.5%**  
 from Dec 2022: **13**

YTD	2023	2022	+/-
	<b>201</b>	<b>270</b>	-25.6%

5-year Dec average: **24****Median Sold Price****\$415,000**

 **3.5%**  
 from Nov 2023: **\$401,000**

 **-1.2%**  
 from Dec 2022: **\$420,000**

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

5-year Dec average: **\$384,000****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for December was \$415,000, representing an increase of 3.5% compared to last month and a decrease of 1.2% from Dec 2022. The average days on market for units sold in December was 29 days, 26% above the 5-year December average of 23 days. There was a 72.7% month over month decrease in new contract activity with 6 New Pendings; a 31.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 26; and a 22.7% decrease in supply to 17 active units.

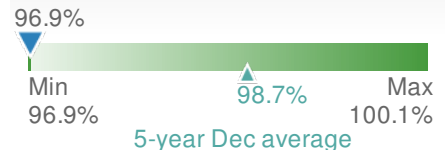
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, down from 1.73 in November and an increase from 1.40 in December 2022. The Contract Ratio is 11% lower than the 5-year December average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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****17**

Nov 2023	Dec 2022
<b>22</b>	<b>10</b>

**Avg DOM****29**

Nov 2023	Dec 2022	YTD
<b>12</b>	<b>19</b>	<b>17</b>

**Avg Sold to OLP Ratio****96.9%**

Nov 2023	Dec 2022	YTD
<b>100.8%</b>	<b>98.9%</b>	<b>100.3%</b>



**December 2023**

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27**

↑ **12.5%**  
from Nov 2023:  
**24**

↑ **28.6%**  
from Dec 2022:  
**21**

YTD	2023	2022	+/-
	<b>401</b>	<b>456</b>	-12.1%

5-year Dec average: **20****New Pendings****25**

↓ **-3.8%**  
from Nov 2023:  
**26**

↑ **19.0%**  
from Dec 2022:  
**21**

YTD	2023	2022	+/-
	<b>340</b>	<b>387</b>	-12.1%

5-year Dec average: **22****Closed Sales****32**

↑ **10.3%**  
from Nov 2023:  
**29**

↑ **33.3%**  
from Dec 2022:  
**24**

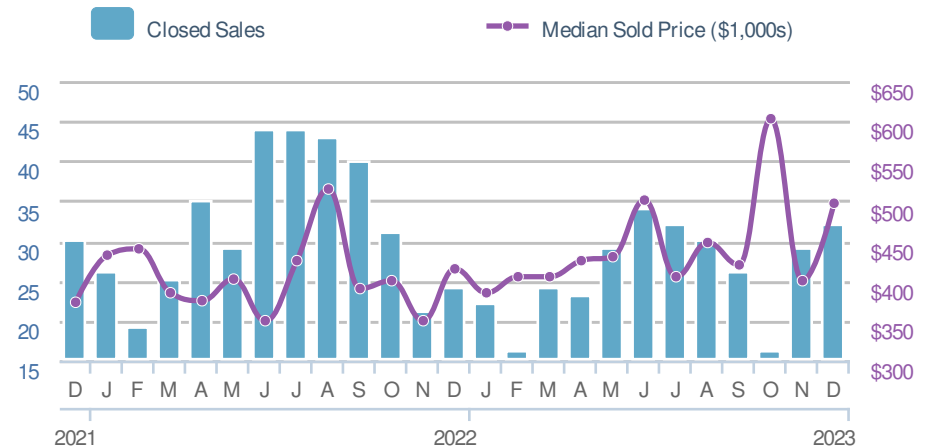
YTD	2023	2022	+/-
	<b>327</b>	<b>396</b>	-17.4%

5-year Dec average: **28****Median Sold Price****\$497,500**

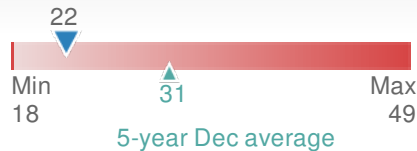
↑ **24.4%**  
from Nov 2023:  
**\$400,000**

↑ **19.9%**  
from Dec 2022:  
**\$415,000**

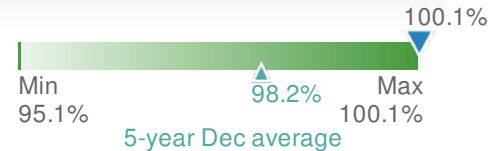
YTD	2023	2022	+/-
	<b>\$443,000</b>	<b>\$400,000</b>	10.8%

5-year Dec average: **\$401,999****Active Listings****46**

Nov 2023	Dec 2022
<b>45</b>	<b>47</b>

**Avg DOM****22**

Nov 2023	Dec 2022	YTD
<b>20</b>	<b>18</b>	<b>24</b>

**Avg Sold to OLP Ratio****100.1%**

Nov 2023	Dec 2022	YTD
<b>99.5%</b>	<b>96.8%</b>	<b>100.7%</b>

**December 2023**

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

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

↔ 0.0%

from Nov 2023:  
**17**

↑ 30.8%

from Dec 2022:  
**13**

YTD	2023	2022	+/-
	<b>277</b>	<b>296</b>	-6.4%

5-year Dec average: **12****New Pending****18**

↑ 12.5%

from Nov 2023:  
**16**

↑ 50.0%

from Dec 2022:  
**12**

YTD	2023	2022	+/-
	<b>229</b>	<b>247</b>	-7.3%

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

↑ 43.8%

from Nov 2023:  
**16**

↑ 15.0%

from Dec 2022:  
**20**

YTD	2023	2022	+/-
	<b>217</b>	<b>250</b>	-13.2%

5-year Dec average: **20****Median  
Sold Price****\$540,000**

↓ -1.4%

from Nov 2023:  
**\$547,500**

↑ 17.1%

from Dec 2022:  
**\$461,000**

YTD	2023	2022	+/-
	<b>\$531,000</b>	<b>\$469,500</b>	13.1%

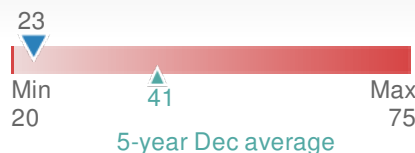
5-year Dec average: **\$450,331****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for December was \$540,000, representing a decrease of 1.4% compared to last month and an increase of 17.1% from Dec 2022. The average days on market for units sold in December was 23 days, 43% below the 5-year December average of 41 days. There was a 12.5% month over month increase in new contract activity with 18 New Pending; a 21.1% MoM decrease in All Pending (new contracts + contracts carried over from November) to 30; and a 2.9% decrease in supply to 34 active units.

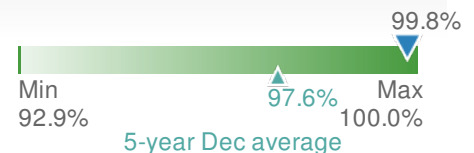
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.09 in November and an increase from 0.54 in December 2022. The Contract Ratio is 2% higher than the 5-year December average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****34**

Nov 2023	Dec 2022
<b>35</b>	<b>37</b>

**Avg DOM****23**

Nov 2023	Dec 2022	YTD
<b>30</b>	<b>21</b>	<b>24</b>

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

Nov 2023	Dec 2022	YTD
<b>97.9%</b>	<b>96.0%</b>	<b>100.2%</b>

**December 2023**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10** **42.9%**

from Nov 2023:

**7** **25.0%**

from Dec 2022:

**8**

YTD	2023	2022	+/-
	<b>124</b>	<b>160</b>	-22.5%

5-year Dec average: **8****New Pendings****7** **-30.0%**

from Nov 2023:

**10** **-22.2%**

from Dec 2022:

**9**

YTD	2023	2022	+/-
	<b>111</b>	<b>140</b>	-20.7%

5-year Dec average: **9****Closed Sales****9** **-30.8%**

from Nov 2023:

**13** **125.0%**

from Dec 2022:

**4**

YTD	2023	2022	+/-
	<b>110</b>	<b>146</b>	-24.7%

5-year Dec average: **8****Median  
Sold Price****\$375,000** **1.1%**

from Nov 2023:

**\$371,000** **0.3%**

from Dec 2022:

**\$373,750**

YTD	2023	2022	+/-
	<b>\$361,000</b>	<b>\$306,000</b>	18.0%

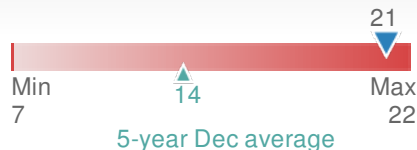
5-year Dec average: **\$306,000****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for December was \$375,000, representing an increase of 1.1% compared to last month and an increase of 0.3% from Dec 2022. The average days on market for units sold in December was 21 days, 54% above the 5-year December average of 14 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 20% increase in supply to 12 active units.

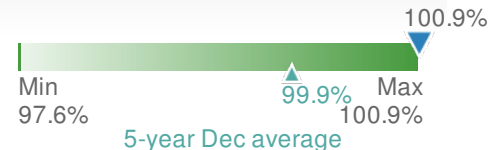
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.40 in November and a decrease from 1.10 in December 2022. The Contract Ratio is 57% lower than the 5-year December average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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****12**

Nov 2023	Dec 2022
<b>10</b>	<b>10</b>

**Avg DOM****21**

Nov 2023	Dec 2022	YTD
<b>8</b>	<b>7</b>	<b>22</b>

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


Nov 2023	Dec 2022	YTD
<b>101.5%</b>	<b>100.9%</b>	<b>101.8%</b>


**December 2023**

## Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****22**

 **-56.0%**  
 from Nov 2023: **50**

 **-26.7%**  
 from Dec 2022: **30**

YTD	2023	2022	+/-
	<b>788</b>	<b>948</b>	-16.9%


5-year Dec average: **36****New Pendings****37**


 **-19.6%**  
 from Nov 2023: **46**

 **-7.5%**  
 from Dec 2022: **40**

YTD	2023	2022	+/-
	<b>669</b>	<b>773</b>	-13.5%

5-year Dec average: **50****Closed Sales****56**

 **30.2%**  
 from Nov 2023: **43**

 **36.6%**  
 from Dec 2022: **41**

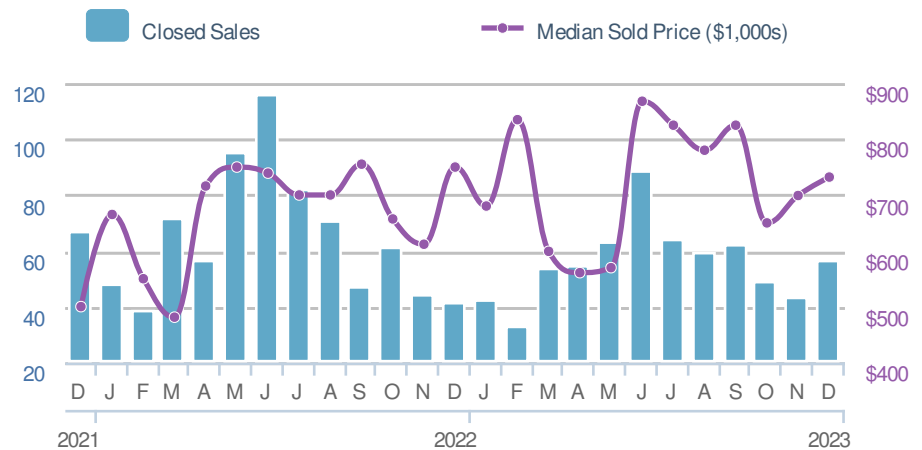
YTD	2023	2022	+/-
	<b>675</b>	<b>793</b>	-14.9%

5-year Dec average: **64****Median Sold Price****\$732,500**

 **4.7%**  
 from Nov 2023: **\$699,900**

 **-2.3%**  
 from Dec 2022: **\$750,000**

YTD	2023	2022	+/-
	<b>\$725,000</b>	<b>\$700,000</b>	3.6%

5-year Dec average: **\$622,000****Active Listings****75**

75  
 Min 52      109      Max 196  
 5-year Dec average

Nov 2023	Dec 2022
<b>106</b>	<b>84</b>

**Avg DOM****32**

32  
 Min 32      47      Max 72  
 5-year Dec average

Nov 2023	Dec 2022	YTD
<b>24</b>	<b>36</b>	<b>28</b>

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



96.4%  
 Min 93.1%      95.3%      Max 97.0%  
 5-year Dec average

Nov 2023	Dec 2022	YTD
<b>99.8%</b>	<b>93.8%</b>	<b>99.7%</b>

**December 2023**



## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10**

 **-60.0%**  
 from Nov 2023: **25**  
 **-33.3%**  
 from Dec 2022: **15**



YTD	2023	2022	+/-
	<b>455</b>	<b>590</b>	-22.9%

5-year Dec average: **19****New Pendings****17**

 **-43.3%**  
 from Nov 2023: **30**  
 **-32.0%**  
 from Dec 2022: **25**



YTD	2023	2022	+/-
	<b>385</b>	<b>470</b>	-18.1%

5-year Dec average: **29****Closed Sales****32**

 **33.3%**  
 from Nov 2023: **24**  
 **18.5%**  
 from Dec 2022: **27**

YTD	2023	2022	+/-
	<b>390</b>	<b>489</b>	-20.2%

5-year Dec average: **39****Median Sold Price****\$956,987**

 **18.2%**  
 from Nov 2023: **\$809,500**  
 **5.7%**  
 from Dec 2022: **\$905,000**

YTD	2023	2022	+/-
	<b>\$1,006,250</b>	<b>\$935,000</b>	7.6%

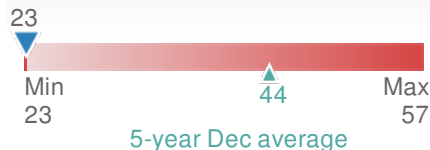
5-year Dec average: **\$834,447****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for December was \$956,987, representing an increase of 18.2% compared to last month and an increase of 5.7% from Dec 2022. The average days on market for units sold in December was 23 days, 48% below the 5-year December average of 44 days. There was a 43.3% month over month decrease in new contract activity with 17 New Pendings; a 28% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 36; and a 31.1% decrease in supply to 42 active units.

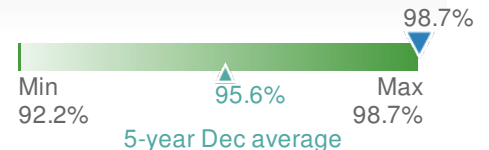
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.82 in November and an increase from 0.74 in December 2022. The Contract Ratio is 17% lower than the 5-year December average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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****42**

Nov 2023	Dec 2022
<b>61</b>	<b>57</b>

**Avg DOM****23**

Nov 2023	Dec 2022	YTD
<b>22</b>	<b>47</b>	<b>26</b>



**Avg Sold to OLP Ratio****98.7%**

Nov 2023	Dec 2022	YTD
<b>99.8%</b>	<b>92.2%</b>	<b>100.8%</b>

**December 2023**



## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**

 **-52.0%**  
 from Nov 2023: **25**  
 **-20.0%**  
 from Dec 2022: **15**



YTD	2023	2022	+/-
	<b>333</b>	<b>358</b>	-7.0%

5-year Dec average: **18****New Pendings****20**

 **25.0%**  
 from Nov 2023: **16**  
 **33.3%**  
 from Dec 2022: **15**



YTD	2023	2022	+/-
	<b>284</b>	<b>303</b>	-6.3%

5-year Dec average: **22****Closed Sales****24**

 **26.3%**  
 from Nov 2023: **19**  
 **71.4%**  
 from Dec 2022: **14**

YTD	2023	2022	+/-
	<b>285</b>	<b>304</b>	-6.3%

5-year Dec average: **25****Median Sold Price****\$324,500**

 **-20.9%**  
 from Nov 2023: **\$410,000**  
 **2.2%**  
 from Dec 2022: **\$317,500**

YTD	2023	2022	+/-
	<b>\$350,000</b>	<b>\$325,000</b>	7.7%

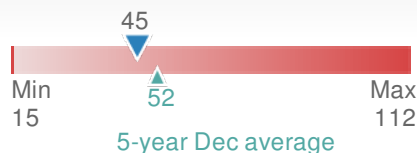
5-year Dec average: **\$302,100****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for December was \$324,500, representing a decrease of 20.9% compared to last month and an increase of 2.2% from Dec 2022. The average days on market for units sold in December was 45 days, 13% below the 5-year December average of 52 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 23; and a 26.7% decrease in supply to 33 active units.

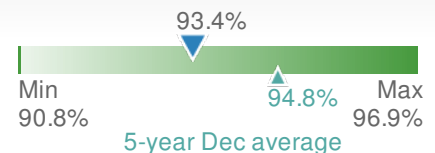
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.64 in November and a decrease from 0.89 in December 2022. The Contract Ratio is 23% lower than the 5-year December average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared 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****33**

Nov 2023	Dec 2022
<b>45</b>	<b>27</b>

**Avg DOM****45**

Nov 2023	Dec 2022	YTD
<b>28</b>	<b>15</b>	<b>29</b>

**Avg Sold to OLP Ratio****93.4%**

Nov 2023	Dec 2022	YTD
<b>99.8%</b>	<b>96.9%</b>	<b>98.2%</b>

**December 2023**

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****21**

↔ 0.0%

from Nov 2023:  
**21**

↑ 162.5%

from Dec 2022:  
**8**

YTD	2023	2022	+/-
	<b>369</b>	<b>436</b>	-15.4%

5-year Dec average: **18****New Pendings****23**

↑ 35.3%

from Nov 2023:  
**17**

↑ 21.1%

from Dec 2022:  
**19**

YTD	2023	2022	+/-
	<b>308</b>	<b>356</b>	-13.5%

5-year Dec average: **21****Closed Sales****20**

↓ -9.1%

from Nov 2023:  
**22**

↓ -16.7%

from Dec 2022:  
**24**

YTD	2023	2022	+/-
	<b>301</b>	<b>370</b>	-18.6%

5-year Dec average: **32****Median Sold Price****\$572,500**

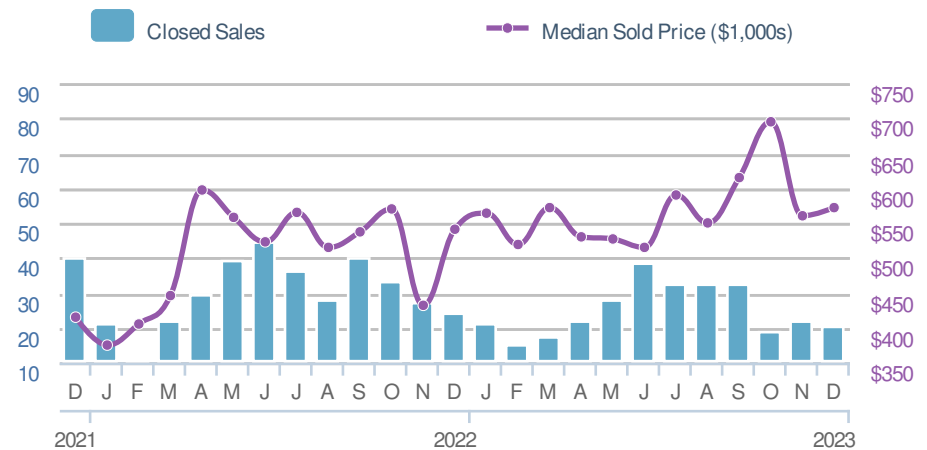
↑ 2.2%

from Nov 2023:  
**\$560,000**

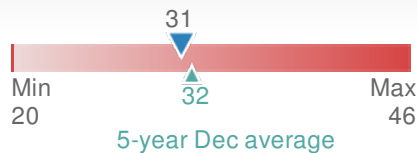
↑ 5.8%

from Dec 2022:  
**\$541,090**

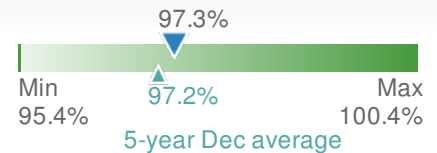
YTD	2023	2022	+/-
	<b>\$555,624</b>	<b>\$534,947</b>	3.9%

5-year Dec average: **\$455,258****Active Listings****30**

Nov 2023	Dec 2022
<b>33</b>	<b>27</b>



**Avg DOM****31**

Nov 2023	Dec 2022	YTD
<b>24</b>	<b>34</b>	<b>23</b>

**Avg Sold to OLP Ratio****97.3%**



Nov 2023	Dec 2022	YTD
<b>97.5%</b>	<b>95.9%</b>	<b>100.3%</b>

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

 **-12.5%**     **250.0%**  
 from Nov 2023: 16    from Dec 2022: 4


YTD	2023	2022	+/-
	<b>286</b>	<b>308</b>	-7.1%

5-year Dec average: **13****New Pending****15**

 **15.4%**     **36.4%**  
 from Nov 2023: 13    from Dec 2022: 11



YTD	2023	2022	+/-
	<b>237</b>	<b>253</b>	-6.3%

5-year Dec average: **16****Closed Sales****15**

 **-6.3%**     **7.1%**  
 from Nov 2023: 16    from Dec 2022: 14

YTD	2023	2022	+/-
	<b>228</b>	<b>261</b>	-12.6%

5-year Dec average: **23****Median  
Sold Price****\$580,000**

 **6.4%**     **14.3%**  
 from Nov 2023: **\$545,000**    from Dec 2022: **\$507,500**

YTD	2023	2022	+/-
	<b>\$575,000</b>	<b>\$530,000</b>	8.5%

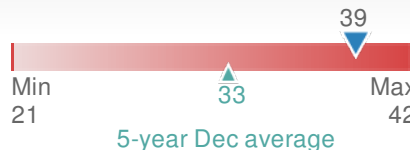
5-year Dec average: **\$456,570****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for December was \$580,000, representing an increase of 6.4% compared to last month and an increase of 14.3% from Dec 2022. The average days on market for units sold in December was 39 days, 20% above the 5-year December average of 33 days. There was a 15.4% month over month increase in new contract activity with 15 New Pending; a 4.8% MoM increase in All Pending (new contracts + contracts carried over from November) to 22; and a 6.9% decrease in supply to 27 active units.

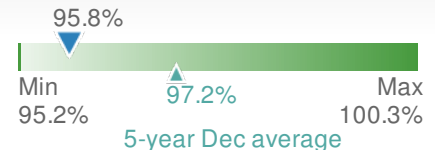
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.72 in November and an increase from 0.64 in December 2022. The Contract Ratio is 5% higher than the 5-year December average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
<b>29</b>	<b>22</b>

**Avg DOM****39**

Nov 2023	Dec 2022	YTD
<b>13</b>	<b>29</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****95.8%**

Nov 2023	Dec 2022	YTD
<b>98.3%</b>	<b>98.0%</b>	<b>100.7%</b>



**December 2023**

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****7** **40.0%**

from Nov 2023:

**5** **75.0%**

from Dec 2022:

**4**

YTD	2023	2022	+/-
	<b>82</b>	<b>128</b>	-35.9%

5-year Dec average: **5****New Pendings****8** **100.0%**

from Nov 2023:

**4** **0.0%**

from Dec 2022:

**8**

YTD	2023	2022	+/-
	<b>70</b>	<b>103</b>	-32.0%

5-year Dec average: **5****Closed Sales****5** **-16.7%**

from Nov 2023:

**6** **-50.0%**

from Dec 2022:

**10**

YTD	2023	2022	+/-
	<b>72</b>	<b>109</b>	-33.9%

5-year Dec average: **9****Median Sold Price****\$322,000** **-45.7%**

from Nov 2023:

**\$592,500** **-40.7%**

from Dec 2022:

**\$542,585**

YTD	2023	2022	+/-
	<b>\$539,990</b>	<b>\$542,990</b>	-0.6%

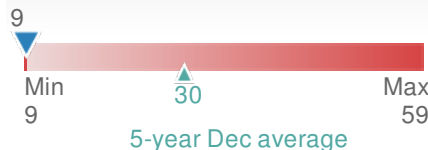
5-year Dec average: **\$405,317****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for December was \$322,000, representing a decrease of 45.7% compared to last month and a decrease of 40.7% from Dec 2022. The average days on market for units sold in December was 9 days, 70% below the 5-year December average of 30 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from November) to 9; and a 25% decrease in supply to 3 active units.

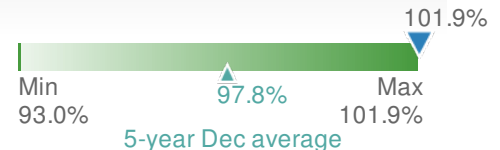
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.50 in November and an increase from 2.40 in December 2022. The Contract Ratio is 90% higher than the 5-year December average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared 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****3**

Nov 2023	Dec 2022
<b>4</b>	<b>5</b>

**Avg DOM****9**

Nov 2023	Dec 2022	YTD
<b>55</b>	<b>40</b>	<b>29</b>

**Avg Sold to OLP Ratio****101.9%**

Nov 2023	Dec 2022	YTD
<b>95.4%</b>	<b>93.0%</b>	<b>98.7%</b>

**December 2023**

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****38** **-11.6%**from Nov 2023:  
**43** **72.7%**from Dec 2022:  
**22**

YTD	2023	2022	+/-
	<b>762</b>	<b>987</b>	-22.8%

5-year Dec average: **41****New Pendings****34** **-33.3%**from Nov 2023:  
**51** **-33.3%**from Dec 2022:  
**51**

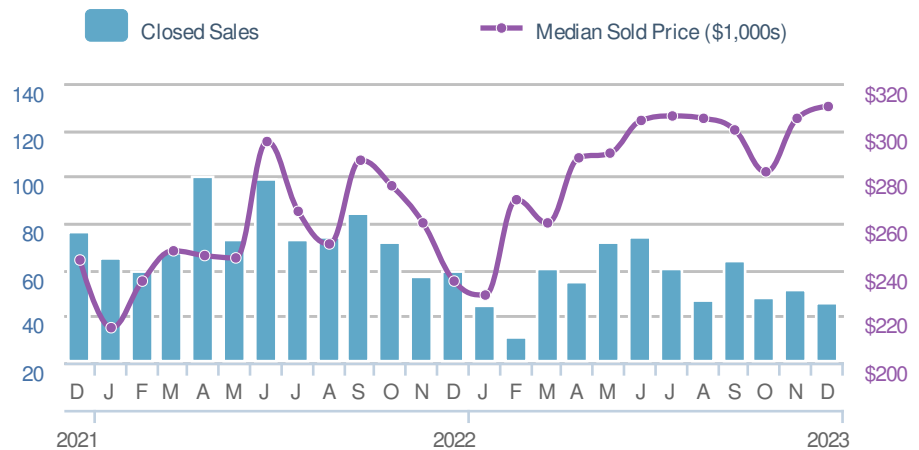
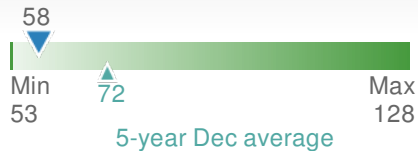
YTD	2023	2022	+/-
	<b>672</b>	<b>876</b>	-23.3%

5-year Dec average: **53****Closed Sales****45** **-11.8%**from Nov 2023:  
**51** **-23.7%**from Dec 2022:  
**59**

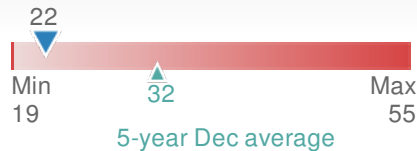
YTD	2023	2022	+/-
	<b>669</b>	<b>905</b>	-26.1%

5-year Dec average: **71****Median Sold Price****\$310,000** **1.6%**from Nov 2023:  
**\$305,000** **31.9%**from Dec 2022:  
**\$235,000**

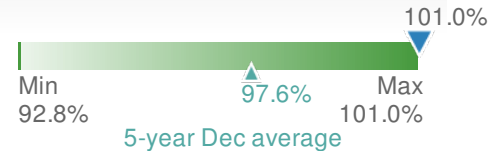
YTD	2023	2022	+/-
	<b>\$290,000</b>	<b>\$255,000</b>	13.7%

5-year Dec average: **\$238,000****Active Listings****58**

Nov 2023	Dec 2022
<b>65</b>	<b>53</b>

**Avg DOM****22**

Nov 2023	Dec 2022	YTD
<b>15</b>	<b>37</b>	<b>21</b>


**Avg Sold to OLP Ratio****101.0%**


Nov 2023	Dec 2022	YTD
<b>100.6%</b>	<b>96.9%</b>	<b>101.0%</b>

**December 2023**

## Norristown Area (Montgomery, PA) - Detached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10**

 **-44.4%**  
 from Nov 2023: **18**

 **66.7%**  
 from Dec 2022: **6**

YTD	2023	2022	+/-
	<b>245</b>	<b>326</b>	-24.8%


5-year Dec average: **14****New Pendings****8**


 **-52.9%**  
 from Nov 2023: **17**

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

YTD	2023	2022	+/-
	<b>226</b>	<b>298</b>	-24.2%


5-year Dec average: **17****Closed Sales****19**


 **46.2%**  
 from Nov 2023: **13**

 **11.8%**  
 from Dec 2022: **17**

YTD	2023	2022	+/-
	<b>233</b>	<b>305</b>	-23.6%

5-year Dec average: **28****Median Sold Price****\$350,000**

 **-19.5%**  
 from Nov 2023: **\$435,000**

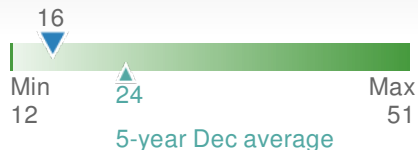
 **0.0%**  
 from Dec 2022: **\$350,000**

YTD	2023	2022	+/-
	<b>\$380,000</b>	<b>\$356,000</b>	6.7%

5-year Dec average: **\$336,550****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for December was \$350,000, representing a decrease of 19.5% compared to last month and no change from Dec 2022. The average days on market for units sold in December was 9 days, 66% below the 5-year December average of 27 days. There was a 52.9% month over month decrease in new contract activity with 8 New Pendings; a 52% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 14.3% increase in supply to 16 active units.

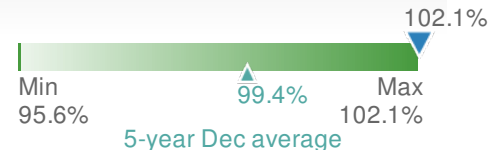
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.79 in November and a decrease from 1.75 in December 2022. The Contract Ratio is 45% lower than the 5-year December average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Nov 2023	Dec 2022
<b>14</b>	<b>12</b>

**Avg DOM****9**

Nov 2023	Dec 2022	YTD
<b>11</b>	<b>34</b>	<b>16</b>

**Avg Sold to OLP Ratio****102.1%**

Nov 2023	Dec 2022	YTD
<b>100.3%</b>	<b>99.7%</b>	<b>101.0%</b>

**December 2023**

## Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28** **12.0%**from Nov 2023:  
**25** **75.0%**from Dec 2022:  
**16**

YTD	2023	2022	+/-
	<b>517</b>	<b>661</b>	-21.8%

5-year Dec average: **27****New Pendings****26** **-23.5%**from Nov 2023:  
**34** **-29.7%**from Dec 2022:  
**37**

YTD	2023	2022	+/-
	<b>446</b>	<b>578</b>	-22.8%

5-year Dec average: **35****Closed Sales****26** **-31.6%**from Nov 2023:  
**38** **-38.1%**from Dec 2022:  
**42**

YTD	2023	2022	+/-
	<b>436</b>	<b>600</b>	-27.3%

5-year Dec average: **43****Median Sold Price****\$272,450** **3.4%**from Nov 2023:  
**\$263,500** **45.3%**from Dec 2022:  
**\$187,450**

YTD	2023	2022	+/-
	<b>\$240,000</b>	<b>\$215,000</b>	11.6%

5-year Dec average: **\$202,170****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for December was \$272,450, representing an increase of 3.4% compared to last month and an increase of 45.3% from Dec 2022. The average days on market for units sold in December was 31 days, 14% below the 5-year December average of 36 days. There was a 23.5% month over month decrease in new contract activity with 26 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 49; and a 17.6% decrease in supply to 42 active units.

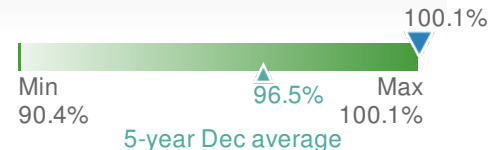
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.02 in November and a decrease from 1.20 in December 2022. The Contract Ratio is 21% lower than the 5-year December average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****42**

Nov 2023	Dec 2022
<b>51</b>	<b>41</b>

**Avg DOM****31**

Nov 2023	Dec 2022	YTD
<b>16</b>	<b>38</b>	<b>24</b>

**Avg Sold to OLP Ratio****100.1%**


Nov 2023	Dec 2022	YTD
<b>100.7%</b>	<b>95.7%</b>	<b>101.0%</b>


**December 2023**

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor


**New Listings****43**


 **-27.1%**  
 from Nov 2023: **59**

 **-14.0%**  
 from Dec 2022: **50**

YTD	2023	2022	+/-
	<b>1,042</b>	<b>1,347</b>	-22.6%

5-year Dec average: **58****New Pendings****43**

 **-27.1%**  
 from Nov 2023: **59**

 **-12.2%**  
 from Dec 2022: **49**

YTD	2023	2022	+/-
	<b>940</b>	<b>1,207</b>	-22.1%

5-year Dec average: **58****Closed Sales****56**

 **-17.6%**  
 from Nov 2023: **68**

 **-35.6%**  
 from Dec 2022: **87**

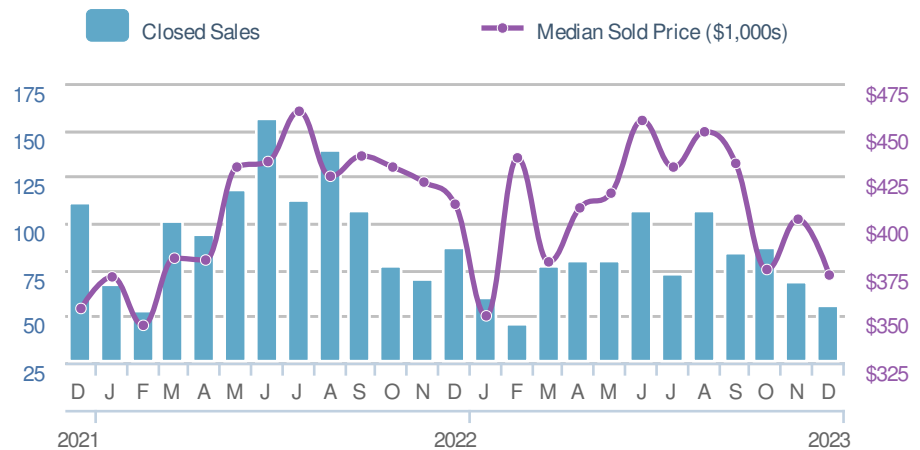
YTD	2023	2022	+/-
	<b>960</b>	<b>1,218</b>	-21.2%

5-year Dec average: **92****Median Sold Price****\$372,500**

 **-7.4%**  
 from Nov 2023: **\$402,450**

 **-9.1%**  
 from Dec 2022: **\$410,000**

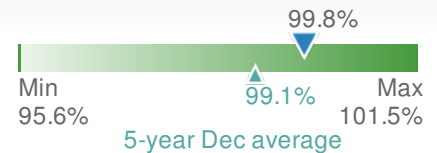
YTD	2023	2022	+/-
	<b>\$420,000</b>	<b>\$420,000</b>	0.0%

5-year Dec average: **\$349,950****Active Listings****50**

Nov 2023	Dec 2022
<b>51</b>	<b>69</b>

**Avg DOM****12**

Nov 2023	Dec 2022	YTD
<b>14</b>	<b>25</b>	<b>15</b>


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


Nov 2023	Dec 2022	YTD
<b>102.0%</b>	<b>98.6%</b>	<b>101.9%</b>

**December 2023**

## North Penn (Montgomery, PA) - Detached

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

 **-36.7%**  
 from Nov 2023: **30**

 **-34.5%**  
 from Dec 2022: **29**

YTD	2023	2022	+/-
	<b>597</b>	<b>766</b>	-22.1%

5-year Dec average: **29****New Pending****24**


 **-25.0%**  
 from Nov 2023: **32**

 **-4.0%**  
 from Dec 2022: **25**

YTD	2023	2022	+/-
	<b>543</b>	<b>672</b>	-19.2%


5-year Dec average: **27****Closed Sales****30**


 **-25.0%**  
 from Nov 2023: **40**

 **-28.6%**  
 from Dec 2022: **42**

YTD	2023	2022	+/-
	<b>548</b>	<b>684</b>	-19.9%

5-year Dec average: **48****Median Sold Price****\$487,500**

 **16.8%**  
 from Nov 2023: **\$417,500**

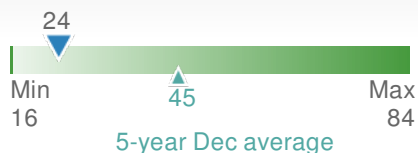
 **11.5%**  
 from Dec 2022: **\$437,250**

YTD	2023	2022	+/-
	<b>\$475,750</b>	<b>\$488,500</b>	-2.6%

5-year Dec average: **\$422,175****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for December was \$487,500, representing an increase of 16.8% compared to last month and an increase of 11.5% from Dec 2022. The average days on market for units sold in December was 15 days, 41% below the 5-year December average of 25 days. There was a 25% month over month decrease in new contract activity with 24 New Pending; an 18.4% MoM decrease in All Pending (new contracts + contracts carried over from November) to 40; and an 11.1% decrease in supply to 24 active units.

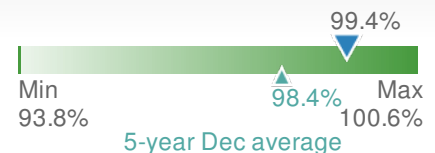
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.81 in November and an increase from 0.90 in December 2022. The Contract Ratio is 3% higher than the 5-year December average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
<b>27</b>	<b>52</b>

**Avg DOM****15**

Nov 2023	Dec 2022	YTD
<b>13</b>	<b>32</b>	<b>15</b>



**Avg Sold to OLP Ratio****99.4%**

Nov 2023	Dec 2022	YTD
<b>101.7%</b>	<b>98.0%</b>	<b>101.7%</b>

**December 2023**

## North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**

 **-17.2%**     **14.3%**  
 from Nov 2023: **29**    from Dec 2022: **21**



YTD	2023	2022	+/-
	<b>445</b>	<b>581</b>	-23.4%

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

 **-29.6%**     **-20.8%**  
 from Nov 2023: **27**    from Dec 2022: **24**



YTD	2023	2022	+/-
	<b>397</b>	<b>535</b>	-25.8%

5-year Dec average: **31****Closed Sales****26**

 **-7.1%**     **-42.2%**  
 from Nov 2023: **28**    from Dec 2022: **45**

YTD	2023	2022	+/-
	<b>412</b>	<b>534</b>	-22.8%

5-year Dec average: **44****Median Sold Price****\$306,000**

 **-20.2%**     **-10.0%**  
 from Nov 2023: **\$383,500**    from Dec 2022: **\$340,000**

YTD	2023	2022	+/-
	<b>\$365,250</b>	<b>\$348,500</b>	4.8%

5-year Dec average: **\$288,000****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for December was \$306,000, representing a decrease of 20.2% compared to last month and a decrease of 10% from Dec 2022. The average days on market for units sold in December was 9 days, 49% below the 5-year December average of 18 days. There was a 29.6% month over month decrease in new contract activity with 19 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 30; and an 8.3% increase in supply to 26 active units.

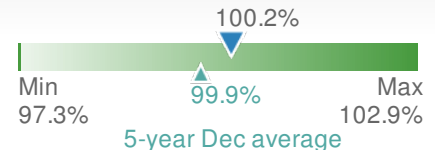
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.67 in November and a decrease from 3.00 in December 2022. The Contract Ratio is 52% lower than the 5-year December average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****26**

Nov 2023	Dec 2022
<b>24</b>	<b>17</b>

**Avg DOM****9**

Nov 2023	Dec 2022	YTD
<b>16</b>	<b>19</b>	<b>14</b>

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

Nov 2023	Dec 2022	YTD
<b>102.4%</b>	<b>99.2%</b>	<b>102.1%</b>

**December 2023**

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****24**

**-20.0%** **118.2%**  
 from Nov 2023: **30** from Dec 2022: **11**

YTD	2023	2022	+/-
	<b>402</b>	<b>531</b>	-24.3%

5-year Dec average: **21****New Pendings****29**

**-17.1%** **163.6%**  
 from Nov 2023: **35** from Dec 2022: **11**

YTD	2023	2022	+/-
	<b>345</b>	<b>467</b>	-26.1%

5-year Dec average: **24****Closed Sales****40**

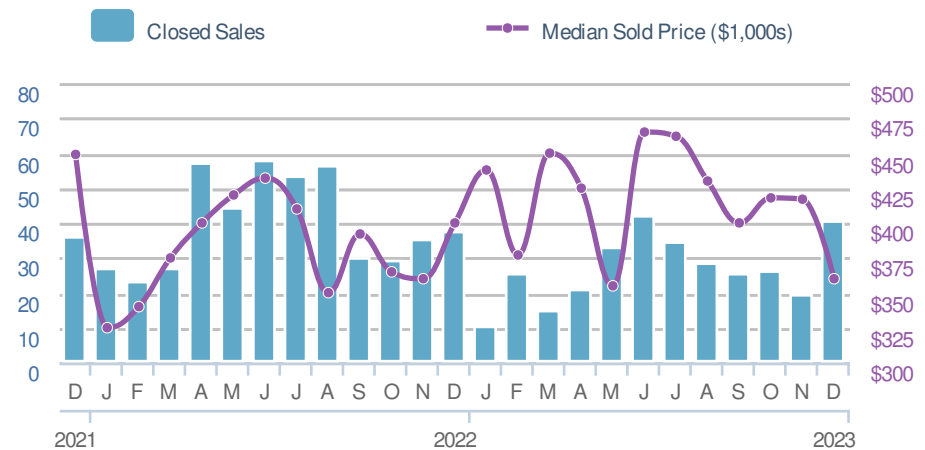
**110.5%** **8.1%**  
 from Nov 2023: **19** from Dec 2022: **37**

YTD	2023	2022	+/-
	<b>325</b>	<b>491</b>	-33.8%

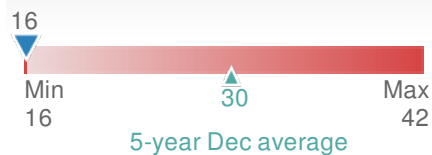
5-year Dec average: **45****Median Sold Price****\$360,000**

**-13.8%** **-10.0%**  
 from Nov 2023: **\$417,500** from Dec 2022: **\$400,000**

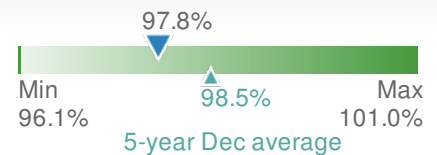
YTD	2023	2022	+/-
	<b>\$410,000</b>	<b>\$391,600</b>	4.7%

5-year Dec average: **\$370,055****Active Listings****34**

Nov 2023	Dec 2022
<b>48</b>	<b>31</b>

**Avg DOM****16**

Nov 2023	Dec 2022	YTD
<b>17</b>	<b>29</b>	<b>18</b>

**Avg Sold to OLP Ratio****97.8%**

Nov 2023	Dec 2022	YTD
<b>101.5%</b>	<b>98.3%</b>	<b>101.3%</b>



**December 2023**

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **-45.0%**from Nov 2023:  
**20** **57.1%**from Dec 2022:  
**7**

YTD	2023	2022	+/-
	<b>234</b>	<b>322</b>	-27.3%

5-year Dec average: **13****New Pending****17** **6.3%**from Nov 2023:  
**16** **240.0%**from Dec 2022:  
**5**

YTD	2023	2022	+/-
	<b>201</b>	<b>268</b>	-25.0%

5-year Dec average: **15****Closed Sales****17** **88.9%**from Nov 2023:  
**9** **-22.7%**from Dec 2022:  
**22**

YTD	2023	2022	+/-
	<b>186</b>	<b>283</b>	-34.3%

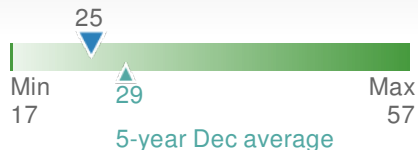
5-year Dec average: **27****Median  
Sold Price****\$540,000** **-7.3%**from Nov 2023:  
**\$582,450** **18.0%**from Dec 2022:  
**\$457,500**

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

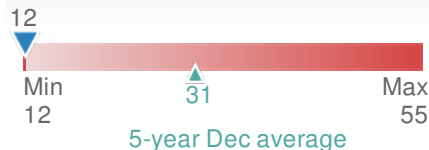
5-year Dec average: **\$454,499****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for December was \$540,000, representing a decrease of 7.3% compared to last month and an increase of 18% from Dec 2022. The average days on market for units sold in December was 12 days, 61% below the 5-year December average of 31 days. There was a 6.3% month over month increase in new contract activity with 17 New Pending; a 10.3% MoM decrease in All Pending (new contracts + contracts carried over from November) to 26; and a 26.5% decrease in supply to 25 active units.

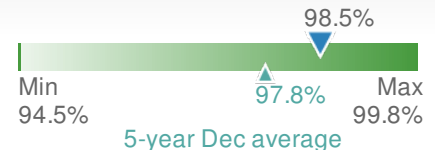
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.85 in November and an increase from 0.46 in December 2022. The Contract Ratio is 17% lower than the 5-year December average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****25**

Nov 2023	Dec 2022
<b>34</b>	<b>26</b>

**Avg DOM****12**

Nov 2023	Dec 2022	YTD
<b>12</b>	<b>30</b>	<b>19</b>



**Avg Sold to  
OLP Ratio****98.5%**

Nov 2023	Dec 2022	YTD
<b>100.8%</b>	<b>97.5%</b>	<b>101.2%</b>

**December 2023**



## Perkiomen Valley (Montgomery, PA) - Attached

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

 **30.0%**  
 from Nov 2023: **10**  
 **225.0%**  
 from Dec 2022: **4**



YTD	2023	2022	+/-
	<b>168</b>	<b>209</b>	-19.6%

5-year Dec average: **8****New Pendings****12**

 **-36.8%**  
 from Nov 2023: **19**  
 **100.0%**  
 from Dec 2022: **6**

YTD	2023	2022	+/-
	<b>144</b>	<b>199</b>	-27.6%

5-year Dec average: **10****Closed Sales****23**

 **130.0%**  
 from Nov 2023: **10**  
 **53.3%**  
 from Dec 2022: **15**

YTD	2023	2022	+/-
	<b>139</b>	<b>208</b>	-33.2%

5-year Dec average: **18****Median Sold Price****\$300,000**

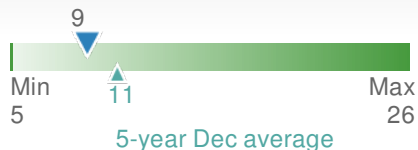
 **-18.6%**  
 from Nov 2023: **\$368,325**  
 **-10.4%**  
 from Dec 2022: **\$335,000**

YTD	2023	2022	+/-
	<b>\$340,000</b>	<b>\$325,000</b>	4.6%

5-year Dec average: **\$281,000****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for December was \$300,000, representing a decrease of 18.6% compared to last month and a decrease of 10.4% from Dec 2022. The average days on market for units sold in December was 19 days, 30% below the 5-year December average of 27 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pendings; a 48% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 13; and a 35.7% decrease in supply to 9 active units.

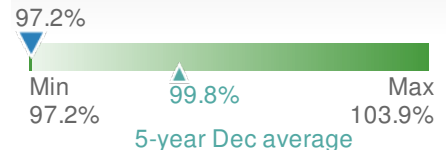
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.79 in November and a decrease from 2.00 in December 2022. The Contract Ratio is 33% lower than the 5-year December average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****9**

Nov 2023	Dec 2022
<b>14</b>	<b>5</b>

**Avg DOM****19**

Nov 2023	Dec 2022	YTD
<b>20</b>	<b>28</b>	<b>17</b>

**Avg Sold to OLP Ratio****97.2%**

Nov 2023	Dec 2022	YTD
<b>102.1%</b>	<b>99.6%</b>	<b>101.4%</b>

**December 2023**

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****7**

↓ -68.2%   ↓ -75.0%

from Nov 2023: 22   from Dec 2022: 28

YTD	2023	2022	+/-
	<b>281</b>	<b>421</b>	-33.3%

5-year Dec average: **24****New Pendings****10**

↓ -54.5%   ↓ -54.5%

from Nov 2023: 22   from Dec 2022: 22

YTD	2023	2022	+/-
	<b>265</b>	<b>366</b>	-27.6%

5-year Dec average: **25****Closed Sales****15**

↓ -28.6%   ↓ -31.8%

from Nov 2023: 21   from Dec 2022: 22

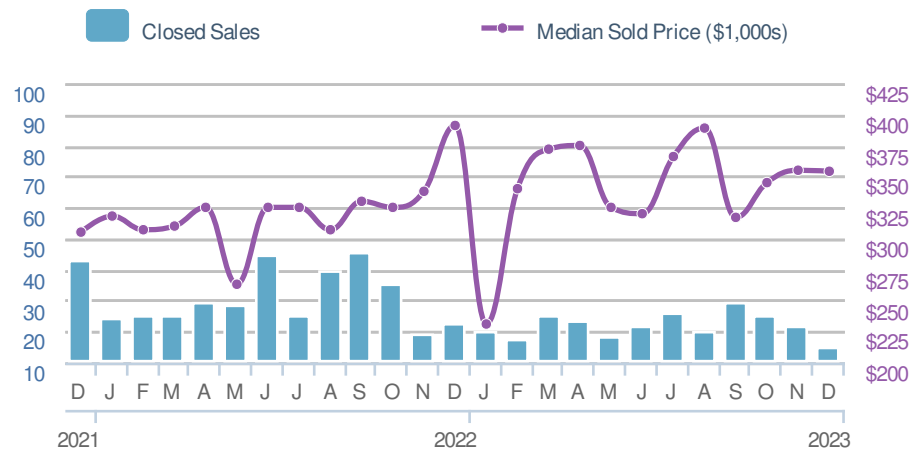
YTD	2023	2022	+/-
	<b>269</b>	<b>382</b>	-29.6%

5-year Dec average: **31****Median Sold Price****\$354,900**

↔ -0.0%   ↓ -9.3%

from Nov 2023: \$355,000   from Dec 2022: \$391,495

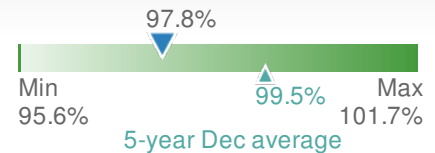
YTD	2023	2022	+/-
	<b>\$350,000</b>	<b>\$325,000</b>	7.7%

5-year Dec average: **\$302,859****Active Listings****15**

Nov 2023	Dec 2022
<b>23</b>	<b>35</b>

**Avg DOM****19**

Nov 2023	Dec 2022	YTD
<b>18</b>	<b>21</b>	<b>24</b>

**Avg Sold to OLP Ratio****97.8%**



Nov 2023	Dec 2022	YTD
<b>103.0%</b>	<b>101.3%</b>	<b>100.4%</b>

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

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****5**

 **-70.6%**  
 from Nov 2023: **17**
 **-70.6%**  
 from Dec 2022: **17**

YTD	2023	2022	+/-
	<b>200</b>	<b>299</b>	-33.1%

5-year Dec average: **14****New Pendings****8**

 **-42.9%**  
 from Nov 2023: **14**
 **-11.1%**  
 from Dec 2022: **9**



YTD	2023	2022	+/-
	<b>195</b>	<b>250</b>	-22.0%

5-year Dec average: **13****Closed Sales****11**

 **-35.3%**  
 from Nov 2023: **17**
 **-42.1%**  
 from Dec 2022: **19**

YTD	2023	2022	+/-
	<b>196</b>	<b>270</b>	-27.4%

5-year Dec average: **23****Median  
Sold Price****\$360,000**

 **-4.5%**  
 from Nov 2023: **\$377,000**
 **-10.0%**  
 from Dec 2022: **\$399,900**

YTD	2023	2022	+/-
	<b>\$380,995</b>	<b>\$357,500</b>	6.6%

5-year Dec average: **\$323,070****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for December was \$360,000, representing a decrease of 4.5% compared to last month and a decrease of 10% from Dec 2022. The average days on market for units sold in December was 18 days, 20% below the 5-year December average of 22 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 36.8% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.32 in November and an increase from 0.76 in December 2022. The Contract Ratio is 24% lower than the 5-year December average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

Nov 2023	Dec 2022
<b>19</b>	<b>34</b>


**Avg DOM****18**


Nov 2023	Dec 2022	YTD
<b>19</b>	<b>23</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****97.3%**

Nov 2023	Dec 2022	YTD
<b>102.0%</b>	<b>100.7%</b>	<b>99.4%</b>

**December 2023****Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

 **-60.0%**  
 from Nov 2023: **5**

 **-81.8%**  
 from Dec 2022: **11**

YTD	2023	2022	+/-
	<b>81</b>	<b>122</b>	-33.6%


5-year Dec average: **10****New Pendings****2**


 **-75.0%**  
 from Nov 2023: **8**

 **-84.6%**  
 from Dec 2022: **13**

YTD	2023	2022	+/-
	<b>70</b>	<b>116</b>	-39.7%


5-year Dec average: **12****Closed Sales****4**


 **0.0%**  
 from Nov 2023: **4**

 **33.3%**  
 from Dec 2022: **3**

YTD	2023	2022	+/-
	<b>73</b>	<b>112</b>	-34.8%

5-year Dec average: **8****Median Sold Price****\$337,400**

 **56.9%**  
 from Nov 2023: **\$215,000**

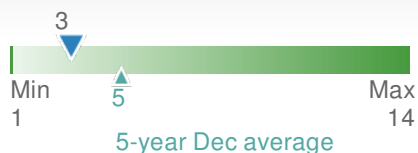
 **17.4%**  
 from Dec 2022: **\$287,500**

YTD	2023	2022	+/-
	<b>\$245,000</b>	<b>\$301,290</b>	-18.7%

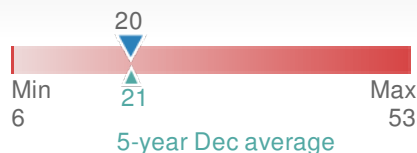
5-year Dec average: **\$224,780****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for December was \$337,400, representing an increase of 56.9% compared to last month and an increase of 17.4% from Dec 2022. The average days on market for units sold in December was 20 days, 3% below the 5-year December average of 21 days. There was a 75% month over month decrease in new contract activity with 2 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 25% decrease in supply to 3 active units.

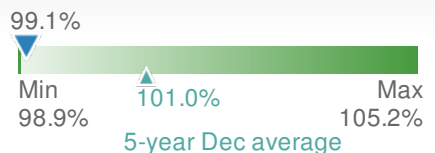
This activity resulted in a Contract Ratio of 6.67 pendings per active listing, up from 5.50 in November and a decrease from 29.00 in December 2022. The Contract Ratio is 35% lower than the 5-year December average of 10.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
<b>4</b>	<b>1</b>

**Avg DOM****20**

Nov 2023	Dec 2022	YTD
<b>13</b>	<b>6</b>	<b>10</b>

**Avg Sold to OLP Ratio****99.1%**

Nov 2023	Dec 2022	YTD
<b>107.0%</b>	<b>105.2%</b>	<b>103.1%</b>

**December 2023**

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****22**

↑ **10.0%**  
from Nov 2023:  
**20**

↑ **15.8%**  
from Dec 2022:  
**19**

YTD	2023	2022	+/-
	<b>345</b>	<b>448</b>	-23.0%

5-year Dec average: **22****New Pendings****21**

↑ **10.5%**  
from Nov 2023:  
**19**

↓ **-22.2%**  
from Dec 2022:  
**27**

YTD	2023	2022	+/-
	<b>317</b>	<b>410</b>	-22.7%

5-year Dec average: **27****Closed Sales****28**

↑ **27.3%**  
from Nov 2023:  
**22**

↓ **-12.5%**  
from Dec 2022:  
**32**

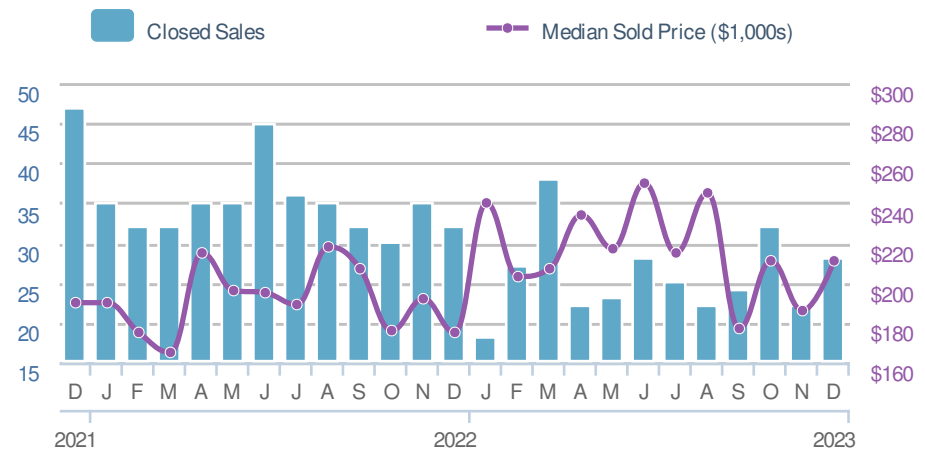
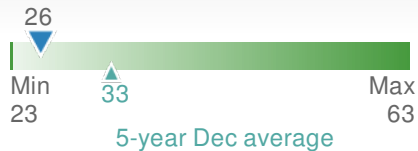
YTD	2023	2022	+/-
	<b>317</b>	<b>425</b>	-25.4%

5-year Dec average: **38****Median Sold Price****\$211,250**

↑ **13.3%**  
from Nov 2023:  
**\$186,500**

↑ **20.7%**  
from Dec 2022:  
**\$175,000**

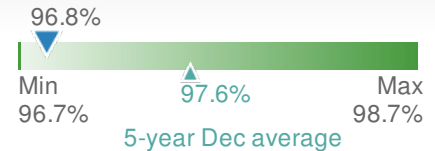
YTD	2023	2022	+/-
	<b>\$215,385</b>	<b>\$190,000</b>	13.4%

5-year Dec average: **\$171,450****Active Listings****26**

Nov 2023	Dec 2022
<b>27</b>	<b>23</b>



**Avg DOM****19**

Nov 2023	Dec 2022	YTD
<b>18</b>	<b>16</b>	<b>17</b>

**Avg Sold to OLP Ratio****96.8%**



Nov 2023	Dec 2022	YTD
<b>98.1%</b>	<b>98.7%</b>	<b>100.2%</b>

**December 2023****Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8**

 **-38.5%**      **-38.5%**  
 from Nov 2023: **13**     from Dec 2022: **13**



YTD	2023	2022	+/-
	<b>169</b>	<b>223</b>	-24.2%

5-year Dec average: **12****New Pendings****8**

 **-27.3%**      **-46.7%**  
 from Nov 2023: **11**     from Dec 2022: **15**


YTD	2023	2022	+/-
	<b>153</b>	<b>201</b>	-23.9%

5-year Dec average: **13****Closed Sales****14**

 **40.0%**      **-12.5%**  
 from Nov 2023: **10**     from Dec 2022: **16**

YTD	2023	2022	+/-
	<b>161</b>	<b>199</b>	-19.1%

5-year Dec average: **19****Median Sold Price****\$233,500**

 **-7.9%**      **7.6%**  
 from Nov 2023: **\$253,500**     from Dec 2022: **\$217,000**

YTD	2023	2022	+/-
	<b>\$260,000</b>	<b>\$225,000</b>	15.6%

5-year Dec average: **\$202,467****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for December was \$233,500, representing a decrease of 7.9% compared to last month and an increase of 7.6% from Dec 2022. The average days on market for units sold in December was 19 days, 28% below the 5-year December average of 26 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 46.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 6.3% decrease in supply to 15 active units.

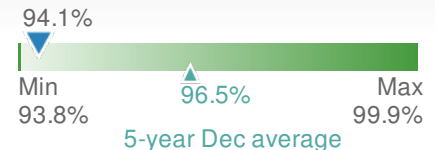
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.81 in November and a decrease from 1.13 in December 2022. The Contract Ratio is 65% lower than the 5-year December average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
<b>16</b>	<b>16</b>

**Avg DOM****19**

Nov 2023	Dec 2022	YTD
<b>28</b>	<b>17</b>	<b>20</b>

**Avg Sold to OLP Ratio****94.1%**

Nov 2023	Dec 2022	YTD
<b>93.3%</b>	<b>97.9%</b>	<b>99.4%</b>

**December 2023****Pottstown (Montgomery, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****14**

**100.0%** **133.3%**  
 from Nov 2023: 7 from Dec 2022: 6

YTD	2023	2022	+/-
	<b>175</b>	<b>225</b>	-22.2%

5-year Dec average: **11****New Pendings****13**

**62.5%** **8.3%**  
 from Nov 2023: 8 from Dec 2022: 12

YTD	2023	2022	+/-
	<b>163</b>	<b>209</b>	-22.0%

5-year Dec average: **14****Closed Sales****14**

**16.7%** **-12.5%**  
 from Nov 2023: 12 from Dec 2022: 16

YTD	2023	2022	+/-
	<b>156</b>	<b>226</b>	-31.0%

5-year Dec average: **19****Median Sold Price****\$200,000**

**33.6%** **40.4%**  
 from Nov 2023: \$149,750 from Dec 2022: \$142,500

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

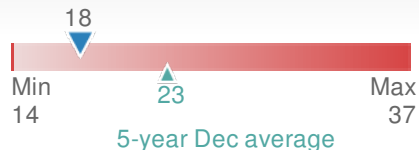
5-year Dec average: **\$154,760****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for December was \$200,000, representing an increase of 33.6% compared to last month and an increase of 40.4% from Dec 2022. The average days on market for units sold in December was 18 days, 22% below the 5-year December average of 23 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 14; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.36 in November and a decrease from 1.43 in December 2022. The Contract Ratio is 4% lower than the 5-year December 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****11**

Nov 2023	Dec 2022
<b>11</b>	<b>7</b>

**Avg DOM****18**

Nov 2023	Dec 2022	YTD
<b>10</b>	<b>14</b>	<b>14</b>

**Avg Sold to OLP Ratio****99.5%**

Nov 2023	Dec 2022	YTD
<b>102.1%</b>	<b>99.5%</b>	<b>101.1%</b>



**December 2023**

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27**

**12.5%**  
 from Nov 2023: **24**  
**125.0%**  
 from Dec 2022: **12**

YTD	2023	2022	+/-
	<b>448</b>	<b>548</b>	-18.2%

5-year Dec average: **20****New Pendings****24**

**20.0%**  
 from Nov 2023: **20**  
**20.0%**  
 from Dec 2022: **20**

YTD	2023	2022	+/-
	<b>373</b>	<b>505</b>	-26.1%

5-year Dec average: **22****Closed Sales****27**

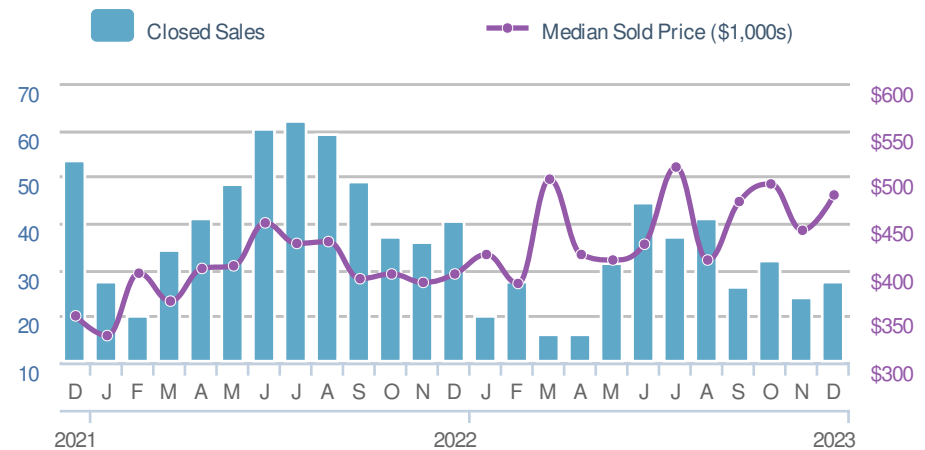
**12.5%**  
 from Nov 2023: **24**  
**-32.5%**  
 from Dec 2022: **40**

YTD	2023	2022	+/-
	<b>355</b>	<b>524</b>	-32.3%

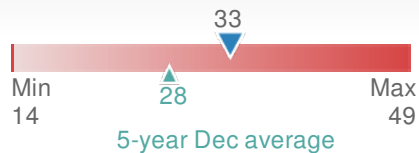
5-year Dec average: **43****Median Sold Price****\$480,000**

**8.4%**  
 from Nov 2023: **\$442,950**  
**21.4%**  
 from Dec 2022: **\$395,444**

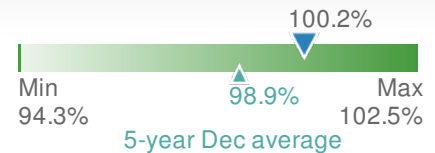
YTD	2023	2022	+/-
	<b>\$441,000</b>	<b>\$401,000</b>	10.0%

5-year Dec average: **\$370,889****Active Listings****38**

Nov 2023	Dec 2022
<b>32</b>	<b>25</b>

**Avg DOM****33**

Nov 2023	Dec 2022	YTD
<b>10</b>	<b>31</b>	<b>19</b>

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

Nov 2023	Dec 2022	YTD
<b>101.6%</b>	<b>95.9%</b>	<b>102.8%</b>

**December 2023****Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **-21.4%**from Nov 2023:  
**14** **37.5%**from Dec 2022:  
**8**

YTD	2023	2022	+/-
	<b>262</b>	<b>393</b>	-33.3%

5-year Dec average: **12****New Pending****13** **8.3%**from Nov 2023:  
**12** **8.3%**from Dec 2022:  
**12**

YTD	2023	2022	+/-
	<b>238</b>	<b>358</b>	-33.5%

5-year Dec average: **14****Closed Sales****19** **58.3%**from Nov 2023:  
**12** **-44.1%**from Dec 2022:  
**34**

YTD	2023	2022	+/-
	<b>244</b>	<b>371</b>	-34.2%

5-year Dec average: **31****Median  
Sold Price****\$550,000** **7.8%**from Nov 2023:  
**\$510,000** **34.5%**from Dec 2022:  
**\$409,000**

YTD	2023	2022	+/-
	<b>\$492,500</b>	<b>\$455,000</b>	8.2%

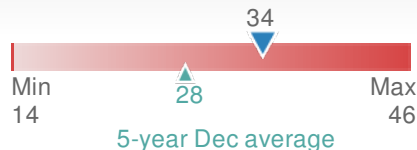
5-year Dec average: **\$404,630****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for December was \$550,000, representing an increase of 7.8% compared to last month and an increase of 34.5% from Dec 2022. The average days on market for units sold in December was 34 days, 20% above the 5-year December average of 28 days. There was an 8.3% month over month increase in new contract activity with 13 New Pending; a 28.6% MoM decrease in All Pending (new contracts + contracts carried over from November) to 20; and a 23.5% decrease in supply to 13 active units.

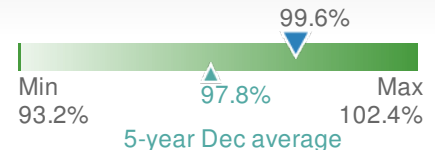
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 1.65 in November and an increase from 1.19 in December 2022. The Contract Ratio is 25% higher than the 5-year December average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****13**



Nov 2023	Dec 2022
<b>17</b>	<b>21</b>

**Avg DOM****34**


Nov 2023	Dec 2022	YTD
<b>15</b>	<b>31</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****99.6%**


Nov 2023	Dec 2022	YTD
<b>101.7%</b>	<b>95.6%</b>	<b>102.9%</b>

**December 2023****Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16**
 **60.0%**  
from Nov 2023:  
**10**
 **300.0%**  
from Dec 2022:  
**4**



YTD	2023	2022	+/-
	<b>184</b>	<b>155</b>	18.7%

5-year Dec average: **8****New Pending****11**
 **37.5%**  
from Nov 2023:  
**8**
 **37.5%**  
from Dec 2022:  
**8**

YTD	2023	2022	+/-
	<b>135</b>	<b>147</b>	-8.2%

5-year Dec average: **9****Closed Sales****8**
 **-33.3%**  
from Nov 2023:  
**12**
 **33.3%**  
from Dec 2022:  
**6**

YTD	2023	2022	+/-
	<b>111</b>	<b>153</b>	-27.5%

5-year Dec average: **12****Median  
Sold Price****\$431,627**
 **2.2%**  
from Nov 2023:  
**\$422,450**
 **19.9%**  
from Dec 2022:  
**\$360,000**

YTD	2023	2022	+/-
	<b>\$397,000</b>	<b>\$350,000</b>	13.4%

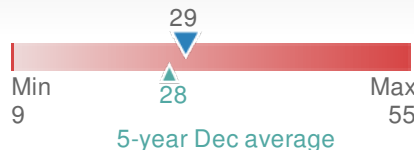
5-year Dec average: **\$332,175****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for December was \$431,627, representing an increase of 2.2% compared to last month and an increase of 19.9% from Dec 2022. The average days on market for units sold in December was 29 days, 4% above the 5-year December average of 28 days. There was a 37.5% month over month increase in new contract activity with 11 New Pending; a 2.9% MoM decrease in All Pending (new contracts + contracts carried over from November) to 33; and a 66.7% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 2.27 in November and a decrease from 2.25 in December 2022. The Contract Ratio is 61% lower than the 5-year December average of 3.41. 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****25**

Nov 2023	Dec 2022
<b>15</b>	<b>4</b>

**Avg DOM****29**

Nov 2023	Dec 2022	YTD
<b>6</b>	<b>32</b>	<b>13</b>

**Avg Sold to  
OLP Ratio****101.5%**

Nov 2023	Dec 2022	YTD
<b>101.4%</b>	<b>97.7%</b>	<b>102.7%</b>

**December 2023**

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%    ↓ -100.0%  
from Nov 2023: 0    from Dec 2022: 9

YTD	2023	2022	+/-
	<b>0</b>	<b>228</b>	-
-----100.0%			
5-year Dec average: <b>12</b>			

**New Pendings****0**

↔ 0.0%    ↓ -100.0%  
from Nov 2023: 0    from Dec 2022: 7

YTD	2023	2022	+/-
	<b>0</b>	<b>201</b>	-
-----100.0%			
5-year Dec average: <b>10</b>			

**Closed Sales****0**

↔ 0.0%    ↓ -100.0%  
from Nov 2023: 0    from Dec 2022: 10

YTD	2023	2022	+/-
	<b>0</b>	<b>215</b>	-
-----100.0%			
5-year Dec average: <b>24</b>			

**Median Sold Price****\$0**

↔ 0.0%    ↓ -100.0%  
from Nov 2023: \$0    from Dec 2022: \$497,250

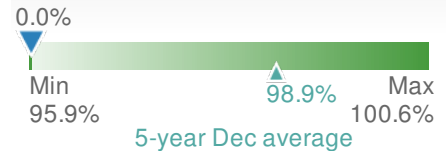
YTD	2023	2022	+/-
	<b>\$0</b>	<b>\$450,000</b>	-
-----100.0%			
5-year Dec average: <b>\$443,063</b>			

**Active Listings****0**

Nov 2023	Dec 2022
<b>0</b>	<b>11</b>

**Avg DOM****0**

Nov 2023	Dec 2022	YTD
<b>0</b>	<b>12</b>	<b>0</b>

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

Nov 2023	Dec 2022	YTD
<b>0.0%</b>	<b>100.5%</b>	<b>0.0%</b>

**December 2023**

## Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%    ↓ -100.0%

from Nov 2023: 0    from Dec 2022: 8

YTD	2023	2022	+/-
	<b>184</b>	<b>0</b>	0.0%

5-year Dec average: 8

**New Pendings****0**

↔ 0.0%    ↓ -100.0%

from Nov 2023: 0    from Dec 2022: 6

YTD	2023	2022	+/-
	<b>164</b>	<b>0</b>	0.0%

5-year Dec average: 7

**Closed Sales****0**

↔ 0.0%    ↓ -100.0%

from Nov 2023: 0    from Dec 2022: 10

YTD	2023	2022	+/-
	<b>179</b>	<b>0</b>	0.0%

5-year Dec average: 15

**Median Sold Price****\$0**

↔ 0.0%    ↓ -100.0%

from Nov 2023: \$0    from Dec 2022: \$497,250

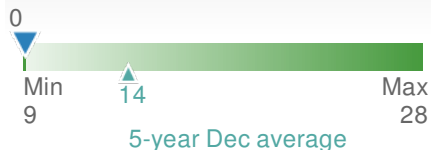
YTD	2023	2022	+/-
	<b>\$455,000</b>	<b>\$0</b>	0.0%

5-year Dec average: \$444,063

**Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for December was \$0, representing no change compared to last month and a decrease of 100% from Dec 2022. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 20 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 November) 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 November and a decrease from 0.80 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Nov 2023	Dec 2022
<b>0</b>	<b>10</b>

**Avg DOM****0**

Nov 2023	Dec 2022	YTD
<b>0</b>	<b>12</b>	<b>19</b>

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

Nov 2023	Dec 2022	YTD
<b>0.0%</b>	<b>100.5%</b>	<b>102.2%</b>

**December 2023**

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%    ↘ -100.0%

from Nov 2023: 0    from Dec 2022: 1

YTD	2023	2022	+/-
	<b>43</b>	0	0.0%

5-year Dec average: 1

**New Pendings****0**

↔ 0.0%    ↘ -100.0%

from Nov 2023: 0    from Dec 2022: 1

YTD	2023	2022	+/-
	<b>37</b>	0	0.0%

5-year Dec average: 1

**Closed Sales****0**

↔ 0.0%    ↔ 0.0%

from Nov 2023: 0    from Dec 2022: 0

YTD	2023	2022	+/-
	<b>36</b>	0	0.0%

5-year Dec average: 4

**Median Sold Price****\$0**

↔ 0.0%    ↔ 0.0%

from Nov 2023: \$0    from Dec 2022: \$0

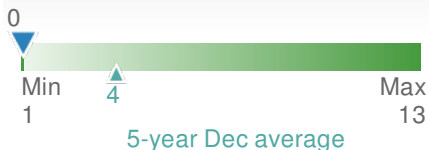
YTD	2023	2022	+/-
	<b>\$386,750</b>	\$0	0.0%

5-year Dec average: \$273,813

**Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for December was \$0, representing no change compared to last month and no change from Dec 2022. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 15 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 November) 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 November and a decrease from 1.00 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 1.79. 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**

Nov 2023	Dec 2022
0	1

**Avg DOM****0**

Nov 2023	Dec 2022	YTD
0	0	23

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

Nov 2023	Dec 2022	YTD
0.0%	0.0%	101.2%

**December 2023**

## Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****28****↑7.7%**from Nov 2023:  
**26****↑3.7%**from Dec 2022:  
**27**

YTD	2023	2022	+/-
	<b>571</b>	<b>725</b>	-21.2%

5-year Dec average: **35****New Pendings****21****↓-38.2%**from Nov 2023:  
**34****↓-30.0%**from Dec 2022:  
**30**

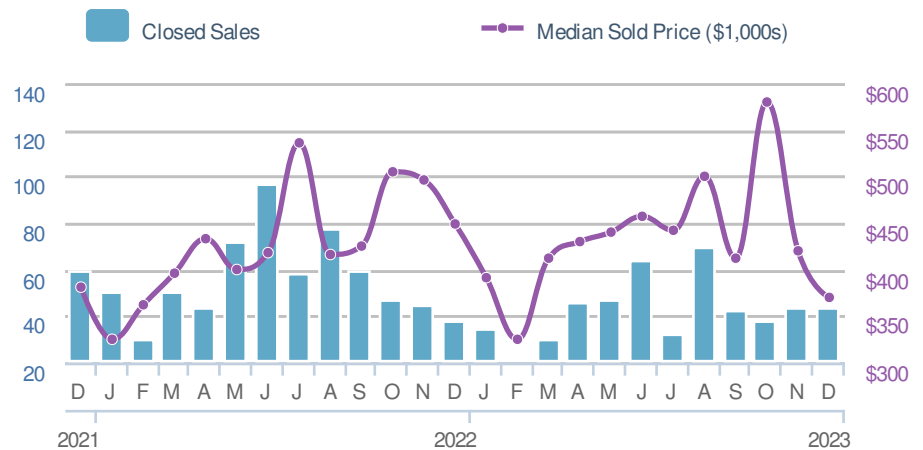
YTD	2023	2022	+/-
	<b>502</b>	<b>653</b>	-23.1%

5-year Dec average: **37****Closed Sales****43****↔0.0%**from Nov 2023:  
**43****↑16.2%**from Dec 2022:  
**37**

YTD	2023	2022	+/-
	<b>528</b>	<b>677</b>	-22.0%

5-year Dec average: **54****Median Sold Price****\$370,000****↓-11.9%**from Nov 2023:  
**\$420,000****↓-17.7%**from Dec 2022:  
**\$449,500**

YTD	2023	2022	+/-
	<b>\$435,000</b>	<b>\$420,000</b>	3.6%

5-year Dec average: **\$363,858****Active Listings****30**

Nov 2023	Dec 2022
<b>31</b>	<b>33</b>

**Avg DOM****16**

Nov 2023	Dec 2022	YTD
<b>14</b>	<b>17</b>	<b>19</b>


**Avg Sold to OLP Ratio****98.5%**


Nov 2023	Dec 2022	YTD
<b>101.2%</b>	<b>99.8%</b>	<b>102.0%</b>

**December 2023**

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

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

 **-36.4%**  
 from Nov 2023: **11**

 **-56.3%**  
 from Dec 2022: **16**

YTD	2023	2022	+/-
	<b>264</b>	<b>354</b>	-25.4%


5-year Dec average: **14****New Pending****2**


 **-87.5%**  
 from Nov 2023: **16**

 **-83.3%**  
 from Dec 2022: **12**

YTD	2023	2022	+/-
	<b>228</b>	<b>292</b>	-21.9%


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

 **-4.8%**  
 from Nov 2023: **21**

 **66.7%**  
 from Dec 2022: **12**

YTD	2023	2022	+/-
	<b>240</b>	<b>316</b>	-24.1%

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

 **-7.4%**  
 from Nov 2023: **\$605,000**

 **24.2%**  
 from Dec 2022: **\$450,750**

YTD	2023	2022	+/-
	<b>\$540,000</b>	<b>\$585,000</b>	-7.7%

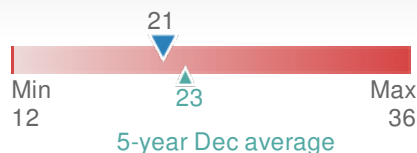
5-year Dec average: **\$459,350****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for December was \$560,000, representing a decrease of 7.4% compared to last month and an increase of 24.2% from Dec 2022. The average days on market for units sold in December was 21 days, 8% below the 5-year December average of 23 days. There was an 87.5% month over month decrease in new contract activity with 2 New Pending; a 72% MoM decrease in All Pending (new contracts + contracts carried over from November) to 7; and a 15.4% increase in supply to 15 active units.

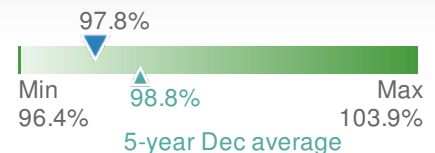
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 1.92 in November and a decrease from 0.83 in December 2022. The Contract Ratio is 55% lower than the 5-year December average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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****15**

Nov 2023	Dec 2022
<b>13</b>	<b>24</b>

**Avg DOM****21**

Nov 2023	Dec 2022	YTD
<b>16</b>	<b>13</b>	<b>17</b>

**Avg Sold to OLP Ratio****97.8%**

Nov 2023	Dec 2022	YTD
<b>101.7%</b>	<b>96.5%</b>	<b>101.8%</b>



**December 2023**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21** **40.0%**from Nov 2023:  
**15** **90.9%**from Dec 2022:  
**11**

YTD	2023	2022	+/-
	<b>307</b>	<b>371</b>	-17.3%

5-year Dec average: **21****New Pendings****19** **5.6%**from Nov 2023:  
**18** **5.6%**from Dec 2022:  
**18**

YTD	2023	2022	+/-
	<b>274</b>	<b>361</b>	-24.1%

5-year Dec average: **23****Closed Sales****23** **4.5%**from Nov 2023:  
**22** **-8.0%**from Dec 2022:  
**25**

YTD	2023	2022	+/-
	<b>288</b>	<b>361</b>	-20.2%

5-year Dec average: **33****Median  
Sold Price****\$335,000** **2.8%**from Nov 2023:  
**\$326,000** **-23.0%**from Dec 2022:  
**\$435,000**

YTD	2023	2022	+/-
	<b>\$356,100</b>	<b>\$350,000</b>	1.7%

5-year Dec average: **\$331,890****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for December was \$335,000, representing an increase of 2.8% compared to last month and a decrease of 23% from Dec 2022. The average days on market for units sold in December was 12 days, 42% below the 5-year December average of 21 days. There was a 5.6% month over month increase in new contract activity with 19 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 16.7% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.44 in November and a decrease from 3.89 in December 2022. The Contract Ratio is 25% lower than the 5-year December average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Nov 2023	Dec 2022
<b>18</b>	<b>9</b>

**Avg DOM****12**

Nov 2023	Dec 2022	YTD
<b>12</b>	<b>19</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****99.1%**

Nov 2023	Dec 2022	YTD
<b>100.8%</b>	<b>101.4%</b>	<b>102.2%</b>

**December 2023**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****12****↓ -14.3%**from Nov 2023:  
**14****↑ 20.0%**from Dec 2022:  
**10**

YTD	2023	2022	+/-
	<b>301</b>	<b>393</b>	-23.4%

5-year Dec average: **11****New Pendings****12****↓ -14.3%**from Nov 2023:  
**14****↑ 9.1%**from Dec 2022:  
**11**

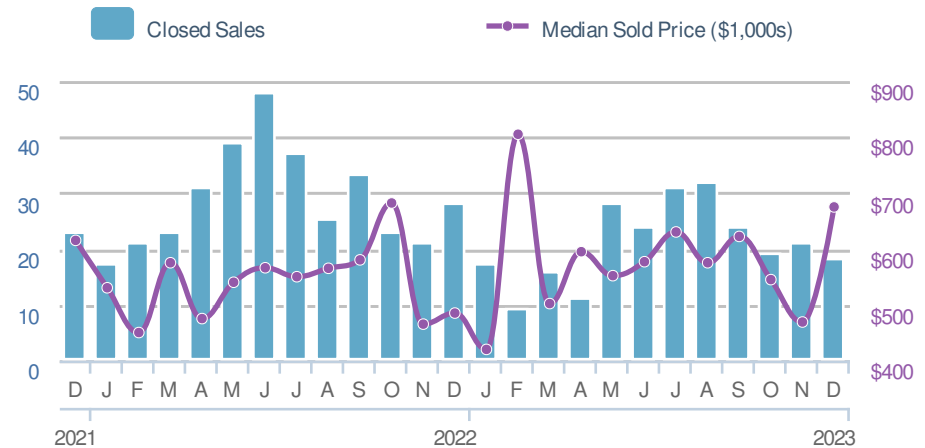
YTD	2023	2022	+/-
	<b>252</b>	<b>330</b>	-23.6%

5-year Dec average: **14****Closed Sales****18****↓ -14.3%**from Nov 2023:  
**21****↓ -35.7%**from Dec 2022:  
**28**

YTD	2023	2022	+/-
	<b>257</b>	<b>351</b>	-26.8%

5-year Dec average: **29****Median Sold Price****\$675,000****↑ 43.9%**from Nov 2023:  
**\$469,000****↑ 38.9%**from Dec 2022:  
**\$485,812**

YTD	2023	2022	+/-
	<b>\$570,000</b>	<b>\$552,000</b>	3.3%

5-year Dec average: **\$538,312****Active Listings****20**

Nov 2023	Dec 2022
<b>27</b>	<b>27</b>

**Avg DOM****25**

Nov 2023	Dec 2022	YTD
<b>17</b>	<b>21</b>	<b>27</b>

**Avg Sold to OLP Ratio****99.9%**

Nov 2023	Dec 2022	YTD
<b>101.0%</b>	<b>100.5%</b>	<b>102.7%</b>

**December 2023**

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6** **-25.0%**from Nov 2023:  
**8** **50.0%**from Dec 2022:  
**4**

YTD	2023	2022	+/-
	<b>207</b>	<b>251</b>	-17.5%

5-year Dec average: **5****New Pendings****7** **-12.5%**from Nov 2023:  
**8** **133.3%**from Dec 2022:  
**3**

YTD	2023	2022	+/-
	<b>173</b>	<b>215</b>	-19.5%

5-year Dec average: **8****Closed Sales****12** **0.0%**from Nov 2023:  
**12** **-14.3%**from Dec 2022:  
**14**

YTD	2023	2022	+/-
	<b>170</b>	<b>229</b>	-25.8%

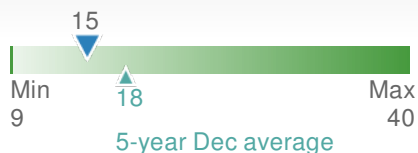
5-year Dec average: **20****Median  
Sold Price****\$675,000** **7.6%**from Nov 2023:  
**\$627,500** **8.9%**from Dec 2022:  
**\$619,950**

YTD	2023	2022	+/-
	<b>\$611,250</b>	<b>\$600,000</b>	1.9%

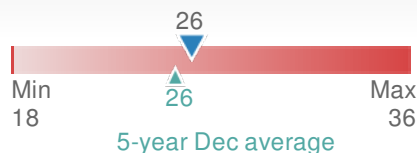
5-year Dec average: **\$587,590****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for December was \$675,000, representing an increase of 7.6% compared to last month and an increase of 8.9% from Dec 2022. The average days on market for units sold in December was 26 days, 2% above the 5-year December average of 26 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 16.7% decrease in supply to 15 active units.

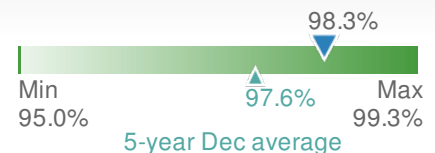
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.00 in November and a decrease from 1.00 in December 2022. The Contract Ratio is 40% lower than the 5-year December average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
<b>18</b>	<b>9</b>

**Avg DOM****26**

Nov 2023	Dec 2022	YTD
<b>12</b>	<b>18</b>	<b>18</b>

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

Nov 2023	Dec 2022	YTD
<b>101.8%</b>	<b>97.3%</b>	<b>101.8%</b>

**December 2023**

## Upper Dublin (Montgomery, PA) - Attached

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

↔ 0.0%

from Nov 2023:  
6

↔ 0.0%

from Dec 2022:  
6

YTD	2023	2022	+/-
	<b>94</b>	<b>142</b>	-33.8%

5-year Dec average: 5

**New Pending****5**

↓ -16.7%

from Nov 2023:  
6

↓ -37.5%

from Dec 2022:  
8

YTD	2023	2022	+/-
	<b>79</b>	<b>115</b>	-31.3%

5-year Dec average: 6

**Closed Sales****6**

↓ -33.3%

from Nov 2023:  
9

↓ -57.1%

from Dec 2022:  
14

YTD	2023	2022	+/-
	<b>87</b>	<b>122</b>	-28.7%

5-year Dec average: 9

**Median  
Sold Price****\$741,168**

↑ 62.9%

from Nov 2023:  
\$455,000

↑ 74.4%

from Dec 2022:  
\$425,000

YTD	2023	2022	+/-
	<b>\$452,500</b>	<b>\$400,000</b>	13.1%

5-year Dec average: \$405,855

**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for December was \$741,168, representing an increase of 62.9% compared to last month and an increase of 74.4% from Dec 2022. The average days on market for units sold in December was 24 days, 27% below the 5-year December average of 33 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pending; a 12.5% MoM decrease in All Pending (new contracts + contracts carried over from November) to 14; and a 44.4% decrease in supply to 5 active units.

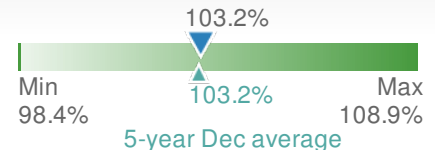
This activity resulted in a Contract Ratio of 2.80 pendencies per active listing, up from 1.78 in November and an increase from 1.33 in December 2022. The Contract Ratio is 22% higher than the 5-year December average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity 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****5**

Nov 2023	Dec 2022
<b>9</b>	<b>18</b>

**Avg DOM****24**

Nov 2023	Dec 2022	YTD
<b>23</b>	<b>24</b>	<b>44</b>

**Avg Sold to  
OLP Ratio****103.2%**

Nov 2023	Dec 2022	YTD
<b>100.0%</b>	<b>104.2%</b>	<b>104.4%</b>

**December 2023**

## Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****13**

**-58.1%**  
 from Nov 2023: **31**  
**-23.5%**  
 from Dec 2022: **17**

YTD	2023	2022	+/-
	<b>442</b>	<b>505</b>	-12.5%

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

**-37.9%**  
 from Nov 2023: **29**  
**0.0%**  
 from Dec 2022: **18**

YTD	2023	2022	+/-
	<b>375</b>	<b>413</b>	-9.2%

5-year Dec average: **25****Closed Sales****24**

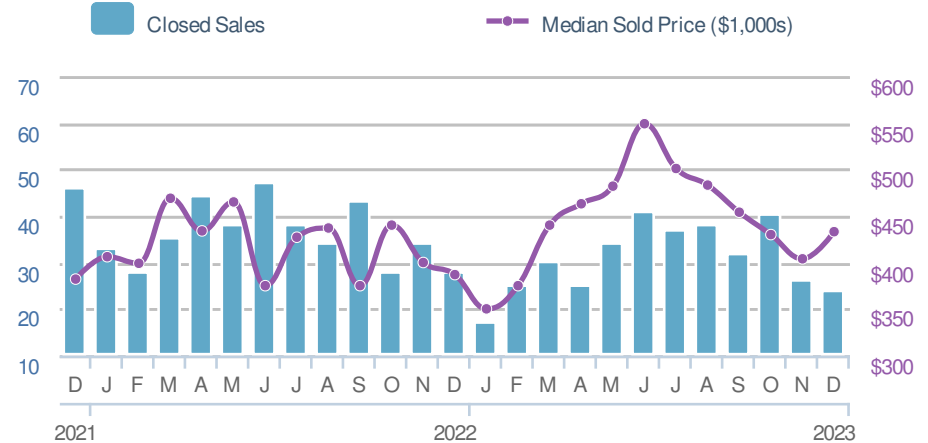
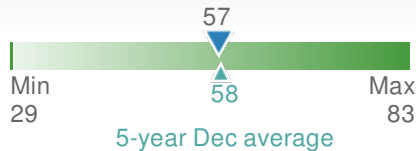
**-7.7%**  
 from Nov 2023: **26**  
**-14.3%**  
 from Dec 2022: **28**

YTD	2023	2022	+/-
	<b>379</b>	<b>443</b>	-14.4%

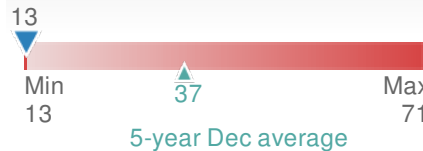
5-year Dec average: **34****Median Sold Price****\$433,000**

**6.9%**  
 from Nov 2023: **\$404,950**  
**11.7%**  
 from Dec 2022: **\$387,500**

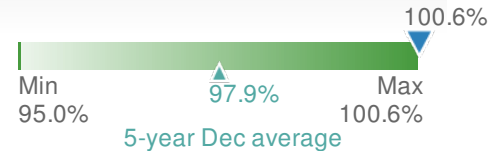
YTD	2023	2022	+/-
	<b>\$462,887</b>	<b>\$420,000</b>	10.2%

5-year Dec average: **\$378,104****Active Listings****57**

Nov 2023	Dec 2022
<b>66</b>	<b>43</b>

**Avg DOM****13**

Nov 2023	Dec 2022	YTD
<b>21</b>	<b>26</b>	<b>32</b>


**Avg Sold to OLP Ratio****100.6%**


Nov 2023	Dec 2022	YTD
<b>98.1%</b>	<b>95.8%</b>	<b>99.6%</b>

**December 2023**

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


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


 **-61.5%**  
 from Nov 2023: **13**

 **-37.5%**  
 from Dec 2022: **8**

YTD	2023	2022	+/-
	<b>207</b>	<b>236</b>	-12.3%


5-year Dec average: **9****New Pendings****10**


 **-16.7%**  
 from Nov 2023: **12**

 **100.0%**  
 from Dec 2022: **5**

YTD	2023	2022	+/-
	<b>182</b>	<b>203</b>	-10.3%


5-year Dec average: **12****Closed Sales****11**


 **-15.4%**  
 from Nov 2023: **13**

 **-26.7%**  
 from Dec 2022: **15**

YTD	2023	2022	+/-
	<b>184</b>	<b>213</b>	-13.6%

5-year Dec average: **17****Median Sold Price****\$515,000**

 **21.2%**  
 from Nov 2023: **\$425,000**

 **-10.4%**  
 from Dec 2022: **\$575,000**

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

5-year Dec average: **\$452,700****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for December was \$515,000, representing an increase of 21.2% compared to last month and a decrease of 10.4% from Dec 2022. The average days on market for units sold in December was 13 days, 43% below the 5-year December average of 23 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 11; and a 30.4% decrease in supply to 16 active units.

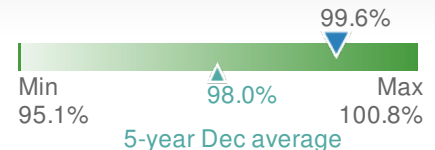
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.57 in November and a decrease from 0.87 in December 2022. The Contract Ratio is 50% lower than the 5-year December average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Nov 2023	Dec 2022
<b>23</b>	<b>15</b>

**Avg DOM****13**

Nov 2023	Dec 2022	YTD
<b>10</b>	<b>20</b>	<b>21</b>


**Avg Sold to OLP Ratio****99.6%**


Nov 2023	Dec 2022	YTD
<b>98.8%</b>	<b>96.3%</b>	<b>100.3%</b>

**December 2023**

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


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


 **-55.6%**  
 from Nov 2023: **18**

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

YTD	2023	2022	+/-
	<b>235</b>	<b>267</b>	-12.0%


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


 **-52.9%**  
 from Nov 2023: **17**

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

YTD	2023	2022	+/-
	<b>193</b>	<b>208</b>	-7.2%


5-year Dec average: **13****Closed Sales****13**


 **0.0%**  
 from Nov 2023: **13**

 **0.0%**  
 from Dec 2022: **13**

YTD	2023	2022	+/-
	<b>194</b>	<b>229</b>	-15.3%

5-year Dec average: **17****Median Sold Price****\$325,000**

 **-14.5%**  
 from Nov 2023: **\$380,000**

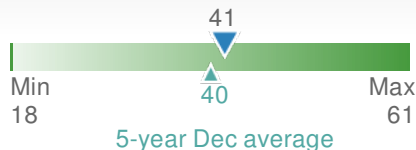
 **-8.4%**  
 from Dec 2022: **\$354,900**

YTD	2023	2022	+/-
	<b>\$394,950</b>	<b>\$354,900</b>	11.3%

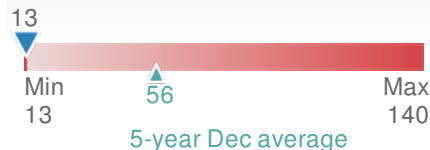
5-year Dec average: **\$335,380****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for December was \$325,000, representing a decrease of 14.5% compared to last month and a decrease of 8.4% from Dec 2022. The average days on market for units sold in December was 13 days, 77% below the 5-year December average of 56 days. There was a 52.9% month over month decrease in new contract activity with 8 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 4.7% decrease in supply to 41 active units.

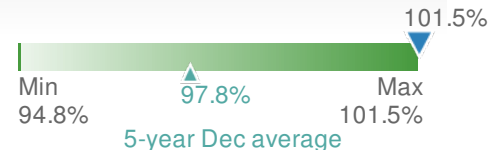
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.47 in November and a decrease from 0.64 in December 2022. The Contract Ratio is 60% lower than the 5-year December average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****41**

Nov 2023	Dec 2022
<b>43</b>	<b>28</b>

**Avg DOM****13**

Nov 2023	Dec 2022	YTD
<b>32</b>	<b>33</b>	<b>43</b>

**Avg Sold to OLP Ratio****101.5%**

Nov 2023	Dec 2022	YTD
<b>97.3%</b>	<b>95.1%</b>	<b>98.9%</b>

**December 2023**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****2**

↓ **-66.7%**    ↓ **-83.3%**  
from Nov 2023: **6**    from Dec 2022: **12**

YTD	2023	2022	+/-
	<b>170</b>	<b>248</b>	-31.5%

5-year Dec average: **11****New Pendings****6**

↓ **-45.5%**    ↓ **-33.3%**  
from Nov 2023: **11**    from Dec 2022: **9**

YTD	2023	2022	+/-
	<b>163</b>	<b>230</b>	-29.1%

5-year Dec average: **11****Closed Sales****11**

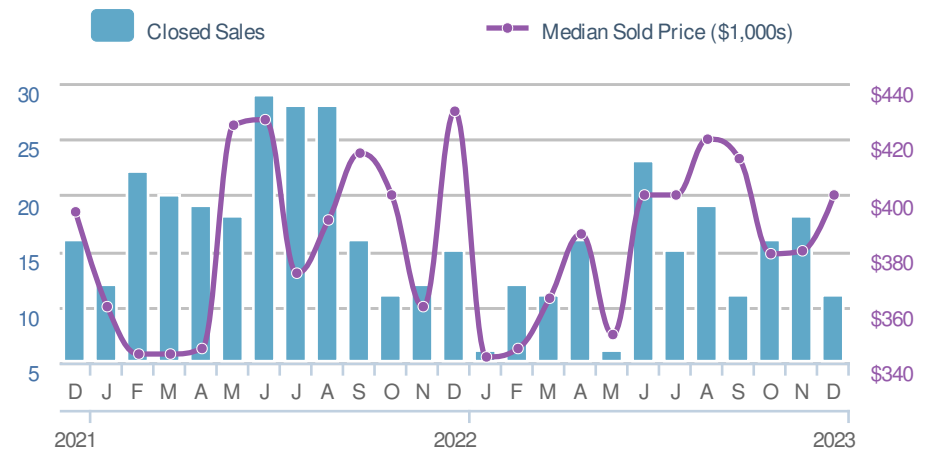
↓ **-38.9%**    ↓ **-26.7%**  
from Nov 2023: **18**    from Dec 2022: **15**

YTD	2023	2022	+/-
	<b>169</b>	<b>235</b>	-28.1%

5-year Dec average: **18****Median Sold Price****\$400,000**

↑ **5.3%**    ↓ **-7.0%**  
from Nov 2023: **\$380,000**    from Dec 2022: **\$430,000**

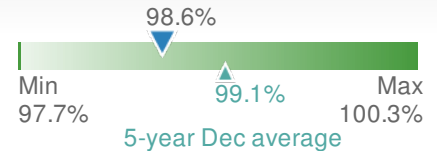
YTD	2023	2022	+/-
	<b>\$385,000</b>	<b>\$380,000</b>	1.3%

5-year Dec average: **\$371,640****Active Listings****5**

Nov 2023	Dec 2022
<b>6</b>	<b>15</b>

**Avg DOM****17**

Nov 2023	Dec 2022	YTD
<b>10</b>	<b>34</b>	<b>15</b>

**Avg Sold to OLP Ratio****98.6%**


Nov 2023	Dec 2022	YTD
<b>102.0%</b>	<b>99.5%</b>	<b>101.3%</b>




**December 2023**

## Upper Moreland (Montgomery, PA) - Detached


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

 **-60.0%**  
 from Nov 2023: **5**

 **-81.8%**  
 from Dec 2022: **11**

YTD	2023	2022	+/-
	<b>157</b>	<b>227</b>	-30.8%


5-year Dec average: **10****New Pending****6**


 **-40.0%**  
 from Nov 2023: **10**

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

YTD	2023	2022	+/-
	<b>151</b>	<b>211</b>	-28.4%


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


 **-26.7%**  
 from Nov 2023: **15**

 **-21.4%**  
 from Dec 2022: **14**

YTD	2023	2022	+/-
	<b>156</b>	<b>215</b>	-27.4%

5-year Dec average: **16****Median  
Sold Price****\$400,000**

 **-3.6%**  
 from Nov 2023: **\$415,000**

 **-10.1%**  
 from Dec 2022: **\$445,000**

YTD	2023	2022	+/-
	<b>\$394,450</b>	<b>\$390,000</b>	1.1%

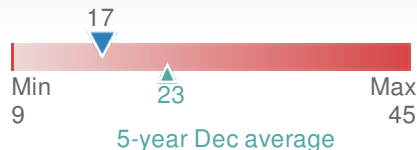
5-year Dec average: **\$381,300****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for December was \$400,000, representing a decrease of 3.6% compared to last month and a decrease of 10.1% from Dec 2022. The average days on market for units sold in December was 17 days, 27% below the 5-year December average of 23 days. There was a 40% month over month decrease in new contract activity with 6 New Pending; a 58.3% MoM decrease in All Pending (new contracts + contracts carried over from November) to 5; and a 16.7% decrease in supply to 5 active units.

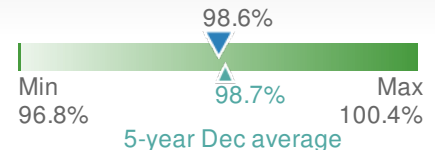
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in November and an increase from 0.93 in December 2022. The Contract Ratio is 40% lower than the 5-year December average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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****5**

Nov 2023	Dec 2022
<b>6</b>	<b>14</b>

**Avg DOM****17**

Nov 2023	Dec 2022	YTD
<b>11</b>	<b>35</b>	<b>16</b>

**Avg Sold to  
OLP Ratio****98.6%**

Nov 2023	Dec 2022	YTD
<b>102.3%</b>	<b>99.3%</b>	<b>101.5%</b>

**December 2023**

## Upper Moreland (Montgomery, PA) - Attached

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

-100.0% -100.0%  
 from Nov 2023: 1 from Dec 2022: 1

YTD	2023	2022	+/-
	<b>13</b>	<b>21</b>	-38.1%

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

-100.0% -100.0%  
 from Nov 2023: 1 from Dec 2022: 1

YTD	2023	2022	+/-
	<b>12</b>	<b>19</b>	-36.8%

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

-100.0% -100.0%  
 from Nov 2023: 3 from Dec 2022: 1

YTD	2023	2022	+/-
	<b>13</b>	<b>20</b>	-35.0%

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

-100.0% -100.0%  
 from Nov 2023: \$240,000 from Dec 2022: \$255,000

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

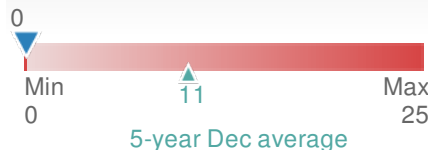
5-year Dec average: **\$170,250****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for December was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Dec 2022. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 11 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 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 November and a decrease from 1.00 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.60. 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**

Nov 2023	Dec 2022
<b>0</b>	<b>1</b>

**Avg DOM****0**

Nov 2023	Dec 2022	YTD
<b>2</b>	<b>10</b>	<b>15</b>

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

Nov 2023	Dec 2022	YTD
<b>100.4%</b>	<b>102.0%</b>	<b>99.5%</b>

**December 2023**

## Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****11**

↓ **-47.6%**    ↓ **-15.4%**  
from Nov 2023: **21**    from Dec 2022: **13**

YTD	2023	2022	+/-
	<b>236</b>	<b>337</b>	-30.0%

5-year Dec average: **15****New Pendings****10**

↓ **-28.6%**    ↓ **-47.4%**  
from Nov 2023: **14**    from Dec 2022: **19**

YTD	2023	2022	+/-
	<b>209</b>	<b>307</b>	-31.9%

5-year Dec average: **17****Closed Sales****8**

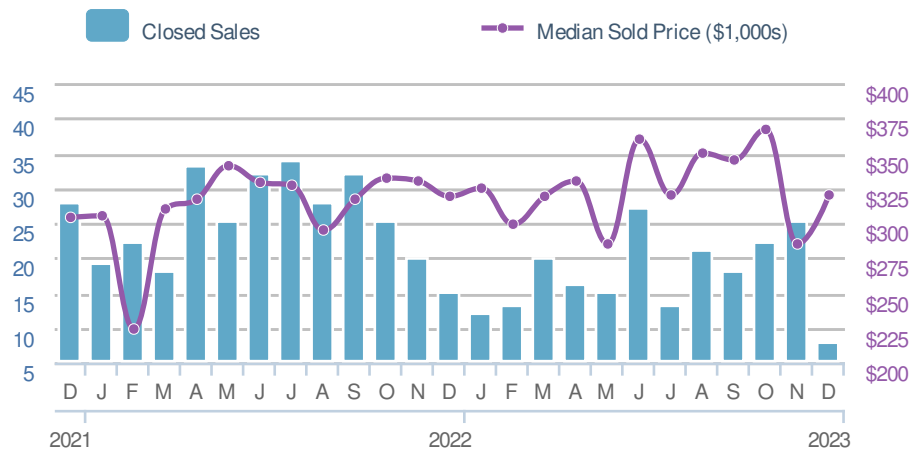
↓ **-68.0%**    ↓ **-46.7%**  
from Nov 2023: **25**    from Dec 2022: **15**

YTD	2023	2022	+/-
	<b>217</b>	<b>311</b>	-30.2%

5-year Dec average: **21****Median Sold Price****\$320,000**

↑ **12.3%**    ↑ **0.2%**  
from Nov 2023: **\$285,000**    from Dec 2022: **\$319,490**

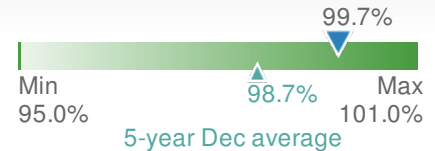
YTD	2023	2022	+/-
	<b>\$329,700</b>	<b>\$318,000</b>	3.7%

5-year Dec average: **\$286,838****Active Listings****22**

Nov 2023	Dec 2022
<b>26</b>	<b>16</b>

**Avg DOM****18**

Nov 2023	Dec 2022	YTD
<b>11</b>	<b>22</b>	<b>18</b>

**Avg Sold to OLP Ratio****99.7%**

Nov 2023	Dec 2022	YTD
<b>102.6%</b>	<b>98.2%</b>	<b>101.3%</b>



**December 2023**

## Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

**New Listings****7**

 **-50.0%**
 **133.3%**  
 from Nov 2023: **14** from Dec 2022: **3**



YTD	2023	2022	+/-
	<b>150</b>	<b>201</b>	-25.4%

5-year Dec average: **7****New Pendings****6**

 **50.0%**
 **-45.5%**  
 from Nov 2023: **4** from Dec 2022: **11**



YTD	2023	2022	+/-
	<b>126</b>	<b>183</b>	-31.1%

5-year Dec average: **10****Closed Sales****2**

 **-86.7%**
 **-60.0%**  
 from Nov 2023: **15** from Dec 2022: **5**

YTD	2023	2022	+/-
	<b>131</b>	<b>184</b>	-28.8%

5-year Dec average: **11****Median Sold Price****\$570,000**

 **85.1%**
 **86.9%**  
 from Nov 2023: **\$308,000** from Dec 2022: **\$305,000**

YTD	2023	2022	+/-
	<b>\$422,500</b>	<b>\$394,000</b>	7.2%

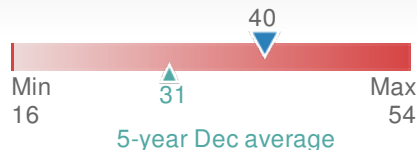
5-year Dec average: **\$349,430****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for December was \$570,000, representing an increase of 85.1% compared to last month and an increase of 86.9% from Dec 2022. The average days on market for units sold in December was 40 days, 27% above the 5-year December average of 31 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from November) to 10; and a 17.4% decrease in supply to 19 active units.

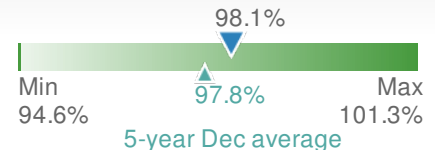
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.26 in November and a decrease from 1.89 in December 2022. The Contract Ratio is 61% lower than the 5-year December average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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****19**

Nov 2023	Dec 2022
<b>23</b>	<b>9</b>

**Avg DOM****40**

Nov 2023	Dec 2022	YTD
<b>15</b>	<b>25</b>	<b>22</b>


**Avg Sold to OLP Ratio****98.1%**


Nov 2023	Dec 2022	YTD
<b>102.8%</b>	<b>98.4%</b>	<b>101.6%</b>

**December 2023**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4**


 **-42.9%**  
 from Nov 2023: **7**

 **-60.0%**  
 from Dec 2022: **10**

YTD	2023	2022	+/-
	<b>86</b>	<b>136</b>	-36.8%

5-year Dec average: **8****New Pending****4**


 **-60.0%**  
 from Nov 2023: **10**

 **-50.0%**  
 from Dec 2022: **8**

YTD	2023	2022	+/-
	<b>83</b>	<b>124</b>	-33.1%

5-year Dec average: **7****Closed Sales****6**

 **-40.0%**  
 from Nov 2023: **10**

 **-40.0%**  
 from Dec 2022: **10**

YTD	2023	2022	+/-
	<b>86</b>	<b>127</b>	-32.3%

5-year Dec average: **10****Median  
Sold Price****\$292,500**

 **5.2%**  
 from Nov 2023: **\$278,000**

 **-8.5%**  
 from Dec 2022: **\$319,740**

YTD	2023	2022	+/-
	<b>\$313,745</b>	<b>\$290,000</b>	8.2%

5-year Dec average: **\$272,548****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for December was \$292,500, representing an increase of 5.2% compared to last month and a decrease of 8.5% from Dec 2022. The average days on market for units sold in December was 10 days, 43% below the 5-year December average of 18 days. There was a 60% month over month decrease in new contract activity with 4 New Pending; a 33.3% MoM decrease in All Pending (new contracts + contracts carried over from November) to 6; and no change in supply with 3 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.00 in November and an increase from 1.14 in December 2022. The Contract Ratio is 18% lower than the 5-year December average of 2.45. 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**

Nov 2023	Dec 2022
<b>3</b>	<b>7</b>

**Avg DOM****10**

Nov 2023	Dec 2022	YTD
<b>5</b>	<b>21</b>	<b>12</b>

**Avg Sold to  
OLP Ratio****100.3%**

Nov 2023	Dec 2022	YTD
<b>102.4%</b>	<b>98.1%</b>	<b>100.7%</b>

**December 2023**

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****22** **-8.3%**from Nov 2023:  
**24** **175.0%**from Dec 2022:  
**8**

YTD	2023	2022	+/-
	<b>388</b>	<b>542</b>	-28.4%

5-year Dec average: **14****New Pendings****18** **5.9%**from Nov 2023:  
**17** **-18.2%**from Dec 2022:  
**22**

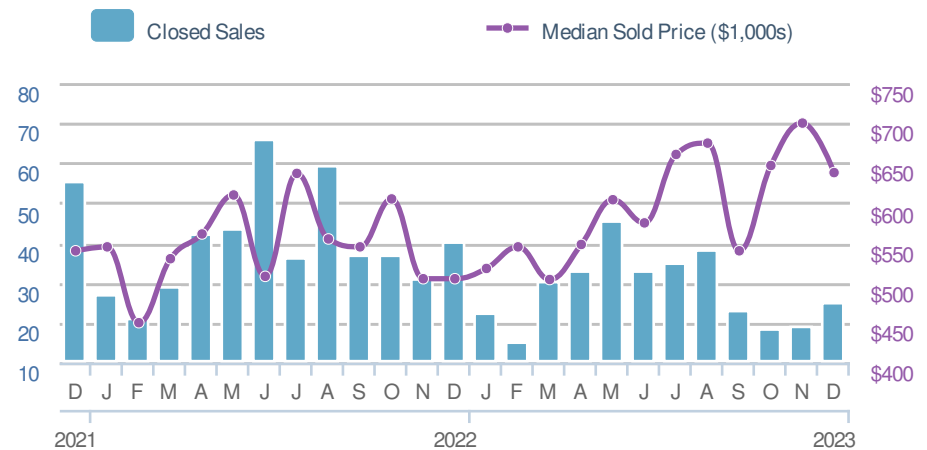
YTD	2023	2022	+/-
	<b>338</b>	<b>478</b>	-29.3%

5-year Dec average: **22****Closed Sales****25** **31.6%**from Nov 2023:  
**19** **-37.5%**from Dec 2022:  
**40**

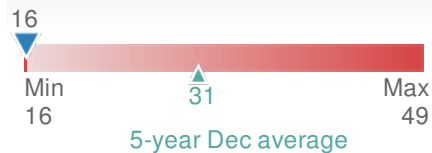
YTD	2023	2022	+/-
	<b>343</b>	<b>479</b>	-28.4%

5-year Dec average: **41****Median Sold Price****\$638,000** **-8.9%**from Nov 2023:  
**\$700,000** **26.2%**from Dec 2022:  
**\$505,500**

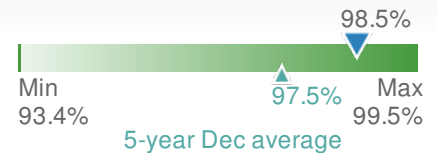
YTD	2023	2022	+/-
	<b>\$570,000</b>	<b>\$550,000</b>	3.6%

5-year Dec average: **\$519,700****Active Listings****27**

Nov 2023	Dec 2022
<b>29</b>	<b>22</b>

**Avg DOM****16**

Nov 2023	Dec 2022	YTD
<b>35</b>	<b>40</b>	<b>18</b>

**Avg Sold to OLP Ratio****98.5%**

Nov 2023	Dec 2022	YTD
<b>100.2%</b>	<b>97.3%</b>	<b>101.5%</b>

**December 2023**

## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17** **6.3%**from Nov 2023:  
**16** **325.0%**from Dec 2022:  
**4**

YTD	2023	2022	+/-
	<b>242</b>	<b>324</b>	-25.3%

5-year Dec average: **8****New Pendings****10** **0.0%**from Nov 2023:  
**10** **-28.6%**from Dec 2022:  
**14**

YTD	2023	2022	+/-
	<b>200</b>	<b>276</b>	-27.5%

5-year Dec average: **13****Closed Sales****15** **15.4%**from Nov 2023:  
**13** **-34.8%**from Dec 2022:  
**23**

YTD	2023	2022	+/-
	<b>207</b>	<b>266</b>	-22.2%

5-year Dec average: **24****Median Sold Price****\$800,000** **-3.0%**from Nov 2023:  
**\$825,000** **25.0%**from Dec 2022:  
**\$640,000**

YTD	2023	2022	+/-
	<b>\$675,000</b>	<b>\$667,700</b>	1.1%

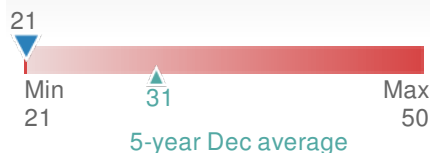
5-year Dec average: **\$652,800****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for December was \$800,000, representing a decrease of 3% compared to last month and an increase of 25% from Dec 2022. The average days on market for units sold in December was 21 days, 32% below the 5-year December average of 31 days. There was no month over month change in new contract activity with 10 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 21; and a 4.5% increase in supply to 23 active units.

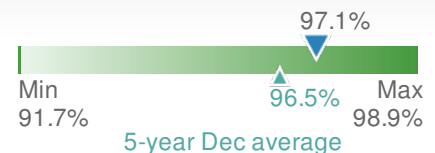
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.14 in November and a decrease from 1.45 in December 2022. The Contract Ratio is 5% lower than the 5-year December average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****23**

Nov 2023	Dec 2022
<b>22</b>	<b>20</b>

**Avg DOM****21**

Nov 2023	Dec 2022	YTD
<b>47</b>	<b>35</b>	<b>24</b>



**Avg Sold to OLP Ratio****97.1%**

Nov 2023	Dec 2022	YTD
<b>100.2%</b>	<b>95.9%</b>	<b>101.1%</b>

**December 2023**



## Wissahickon (Montgomery, PA) - Attached

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

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



YTD	2023	2022	+/-
	<b>146</b>	<b>218</b>	-33.0%

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

 **14.3%**  
 from Nov 2023: **7**  
 **0.0%**  
 from Dec 2022: **8**



YTD	2023	2022	+/-
	<b>138</b>	<b>202</b>	-31.7%

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

 **66.7%**  
 from Nov 2023: **6**  
 **-41.2%**  
 from Dec 2022: **17**

YTD	2023	2022	+/-
	<b>136</b>	<b>213</b>	-36.2%

5-year Dec average: **18****Median Sold Price****\$452,500**

 **-0.5%**  
 from Nov 2023: **\$454,950**  
 **11.7%**  
 from Dec 2022: **\$405,000**

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

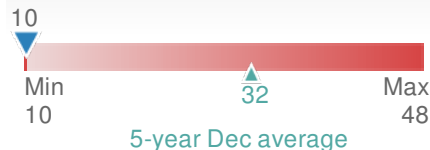
5-year Dec average: **\$391,890****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for December was \$452,500, representing a decrease of 0.5% compared to last month and an increase of 11.7% from Dec 2022. The average days on market for units sold in December was 10 days, 69% below the 5-year December average of 32 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10; and a 42.9% decrease in supply to 4 active units.

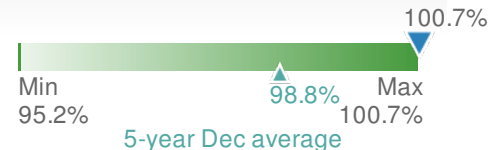
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.71 in November and a decrease from 4.50 in December 2022. The Contract Ratio is 16% higher than the 5-year December average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
<b>7</b>	<b>2</b>

**Avg DOM****10**

Nov 2023	Dec 2022	YTD
<b>8</b>	<b>48</b>	<b>10</b>

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

Nov 2023	Dec 2022	YTD
<b>100.1%</b>	<b>99.2%</b>	<b>102.2%</b>