

# February 2024

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

**February 2024**

Montgomery County, PA

Email: ldavis@tcsr.realtor

**New Listings****692****↑26.7%**from Jan 2024:  
**546****↑16.5%**from Feb 2023:  
**594**

YTD	2024	2023	+/-
	<b>1,289</b>	<b>1,255</b>	2.7%

5-year Feb average: **816****New Pendings****623****↑20.3%**from Jan 2024:  
**518****↑8.9%**from Feb 2023:  
**572**

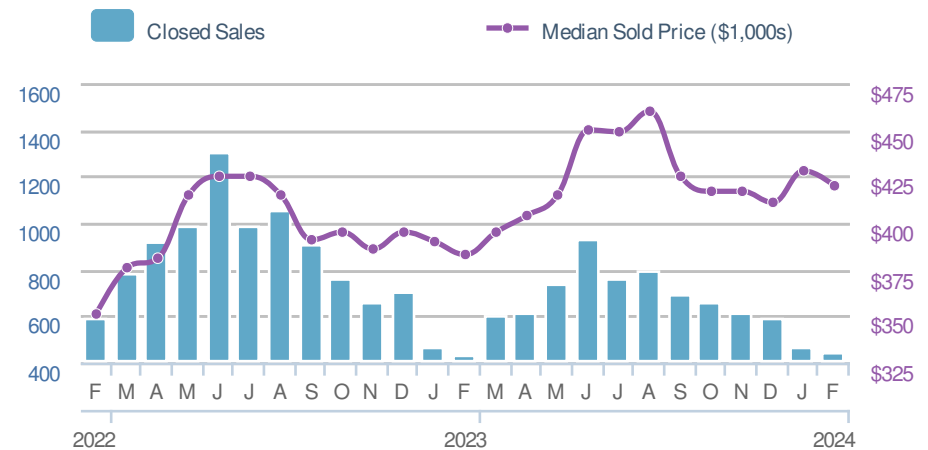
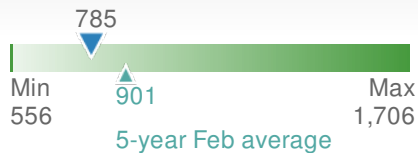
YTD	2024	2023	+/-
	<b>1,139</b>	<b>1,111</b>	2.5%

5-year Feb average: **744****Closed Sales****434****↓-5.7%**from Jan 2024:  
**460****↑0.7%**from Feb 2023:  
**431**

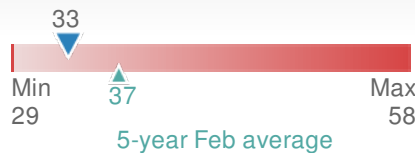
YTD	2024	2023	+/-
	<b>905</b>	<b>908</b>	-0.3%

5-year Feb average: **519****Median Sold Price****\$420,000****↓-1.9%**from Jan 2024:  
**\$428,045****↑9.5%**from Feb 2023:  
**\$383,495**

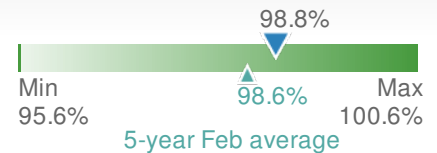
YTD	2024	2023	+/-
	<b>\$426,000</b>	<b>\$390,000</b>	9.2%

5-year Feb average: **\$359,999****Active Listings****785**

Jan 2024	Feb 2023
<b>715</b>	<b>720</b>

**Avg DOM****33**

Jan 2024	Feb 2023	YTD
<b>25</b>	<b>32</b>	<b>29</b>

**Avg Sold to OLP Ratio****98.8%**

Jan 2024	Feb 2023	YTD
<b>98.7%</b>	<b>98.0%</b>	<b>98.8%</b>

**February 2024**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****415** **24.3%**from Jan 2024:  
**334** **13.1%**from Feb 2023:  
**367**

YTD	2024	2023	+/-
	<b>778</b>	<b>740</b>	5.1%

5-year Feb average: **495****New Pendings****389** **30.1%**from Jan 2024:  
**299** **16.1%**from Feb 2023:  
**335**

YTD	2024	2023	+/-
	<b>679</b>	<b>660</b>	2.9%

5-year Feb average: **446****Closed Sales****255** **-9.3%**from Jan 2024:  
**281** **-0.4%**from Feb 2023:  
**256**

YTD	2024	2023	+/-
	<b>542</b>	<b>517</b>	4.8%

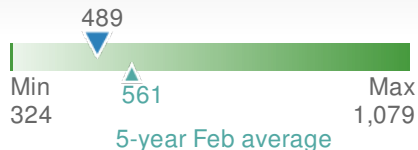
5-year Feb average: **303****Median  
Sold Price****\$485,000** **-1.0%**from Jan 2024:  
**\$490,000** **15.5%**from Feb 2023:  
**\$420,000**

YTD	2024	2023	+/-
	<b>\$488,950</b>	<b>\$435,000</b>	12.4%

5-year Feb average: **\$415,016****Summary**

In Montgomery County, PA, the median sold price for Detached properties for February was \$485,000, representing a decrease of 1% compared to last month and an increase of 15.5% from Feb 2023. The average days on market for units sold in February was 30 days, 18% below the 5-year February average of 37 days. There was a 30.1% month over month increase in new contract activity with 389 New Pendings; a 26.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 550; and a 6.3% increase in supply to 489 active units.

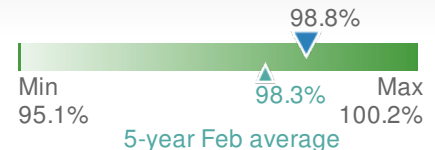
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.95 in January and a decrease from 1.21 in February 2023. The Contract Ratio is 30% lower than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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****489**

Jan 2024	Feb 2023
<b>460</b>	<b>475</b>

**Avg DOM****30**

Jan 2024	Feb 2023	YTD
<b>26</b>	<b>32</b>	<b>28</b>

**Avg Sold to  
OLP Ratio****98.8%**

Jan 2024	Feb 2023	YTD
<b>99.1%</b>	<b>98.0%</b>	<b>98.9%</b>

**February 2024**

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****277** **30.7%**from Jan 2024:  
**212** **23.7%**from Feb 2023:  
**224**

YTD	2024	2023	+/-
	<b>511</b>	<b>511</b>	0.0%

5-year Feb average: **320****New Pendings****234** **6.8%**from Jan 2024:  
**219** **-1.3%**from Feb 2023:  
**237**

YTD	2024	2023	+/-
	<b>460</b>	<b>450</b>	2.2%

5-year Feb average: **298****Closed Sales****179** **0.0%**from Jan 2024:  
**179** **2.9%**from Feb 2023:  
**174**

YTD	2024	2023	+/-
	<b>363</b>	<b>389</b>	-6.7%

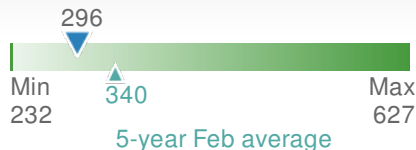
5-year Feb average: **216****Median Sold Price****\$325,000** **2.5%**from Jan 2024:  
**\$317,000** **5.8%**from Feb 2023:  
**\$307,250**

YTD	2024	2023	+/-
	<b>\$325,000</b>	<b>\$317,000</b>	2.5%

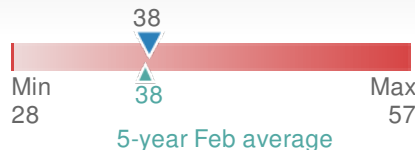
5-year Feb average: **\$277,550****Summary**

In Montgomery County, PA, the median sold price for Attached properties for February was \$325,000, representing an increase of 2.5% compared to last month and an increase of 5.8% from Feb 2023. The average days on market for units sold in February was 38 days, the same as the 5-year February average of 38 days. There was a 6.8% month over month increase in new contract activity with 234 New Pendings; an 11.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 405; and a 16.1% increase in supply to 296 active units.

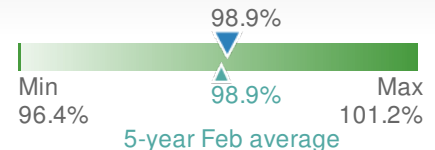
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.42 in January and a decrease from 1.67 in February 2023. The Contract Ratio is 25% lower than the 5-year February average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****296**

Jan 2024	Feb 2023
<b>255</b>	<b>245</b>

**Avg DOM****38**

Jan 2024	Feb 2023	YTD
<b>23</b>	<b>33</b>	<b>31</b>

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

Jan 2024	Feb 2023	YTD
<b>98.2%</b>	<b>98.0%</b>	<b>98.5%</b>

**February 2024**

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****38****↑35.7%**from Jan 2024:  
**28****↓-2.6%**from Feb 2023:  
**39**

YTD	2024	2023	+/-
	<b>70</b>	<b>82</b>	-14.6%

5-year Feb average: **49****New Pendings****50****↑56.3%**from Jan 2024:  
**32****↑66.7%**from Feb 2023:  
**30**

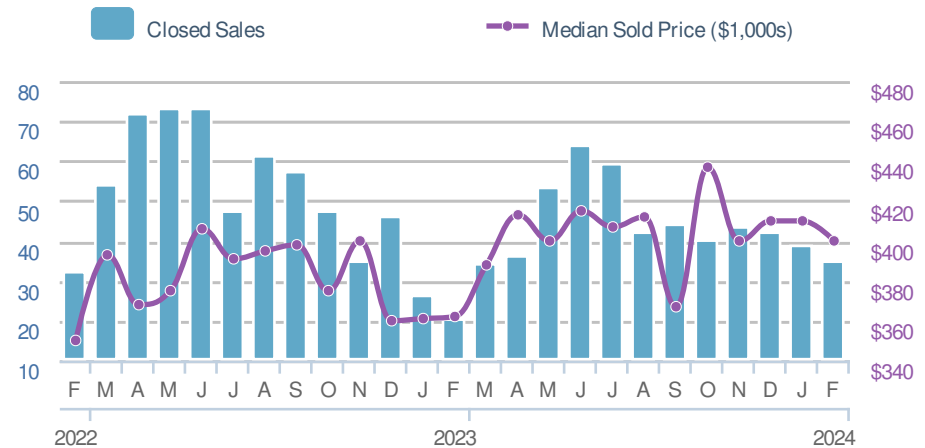
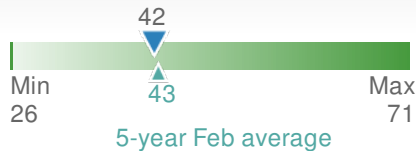
YTD	2024	2023	+/-
	<b>80</b>	<b>62</b>	29.0%

5-year Feb average: **46****Closed Sales****35****↓-10.3%**from Jan 2024:  
**39****↑75.0%**from Feb 2023:  
**20**

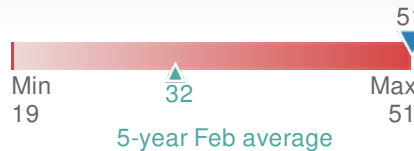
YTD	2024	2023	+/-
	<b>74</b>	<b>46</b>	60.9%

5-year Feb average: **31****Median Sold Price****\$400,000****↓-2.4%**from Jan 2024:  
**\$410,000****↑10.3%**from Feb 2023:  
**\$362,500**

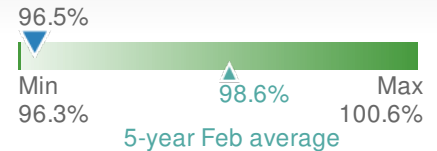
YTD	2024	2023	+/-
	<b>\$410,000</b>	<b>\$361,250</b>	13.5%

5-year Feb average: **\$363,500****Active Listings****42**

Jan 2024	Feb 2023
<b>49</b>	<b>46</b>

**Avg DOM****51**

Jan 2024	Feb 2023	YTD
<b>23</b>	<b>24</b>	<b>37</b>

**Avg Sold to OLP Ratio****96.5%**

Jan 2024	Feb 2023	YTD
<b>99.1%</b>	<b>99.4%</b>	<b>97.6%</b>

**February 2024**

## Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28** **16.7%**from Jan 2024:  
**24** **-15.2%**from Feb 2023:  
**33**

YTD	2024	2023	+/-
	<b>54</b>	<b>68</b>	-20.6%

5-year Feb average: **42****New Pendings****39** **56.0%**from Jan 2024:  
**25** **69.6%**from Feb 2023:  
**23**

YTD	2024	2023	+/-
	<b>62</b>	<b>50</b>	24.0%

5-year Feb average: **39****Closed Sales****28** **-20.0%**from Jan 2024:  
**35** **75.0%**from Feb 2023:  
**16**

YTD	2024	2023	+/-
	<b>63</b>	<b>35</b>	80.0%

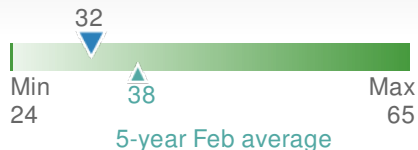
5-year Feb average: **26****Median Sold Price****\$441,500** **3.9%**from Jan 2024:  
**\$425,000** **6.4%**from Feb 2023:  
**\$415,000**

YTD	2024	2023	+/-
	<b>\$425,000</b>	<b>\$395,000</b>	7.6%

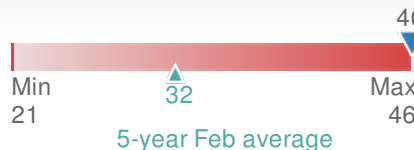
5-year Feb average: **\$388,200****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for February was \$441,500, representing an increase of 3.9% compared to last month and an increase of 6.4% from Feb 2023. The average days on market for units sold in February was 46 days, 46% above the 5-year February average of 32 days. There was a 56% month over month increase in new contract activity with 39 New Pendings; a 17.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 46; and a 17.9% decrease in supply to 32 active units.

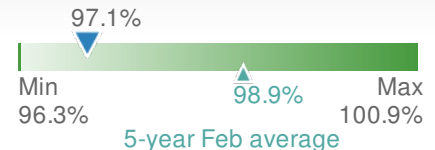
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.00 in January and an increase from 1.15 in February 2023. The Contract Ratio is 16% lower than the 5-year February average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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****32**

Jan 2024	Feb 2023
<b>39</b>	<b>39</b>

**Avg DOM****46**

Jan 2024	Feb 2023	YTD
<b>24</b>	<b>21</b>	<b>35</b>

**Avg Sold to OLP Ratio****97.1%**

Jan 2024	Feb 2023	YTD
<b>98.5%</b>	<b>99.8%</b>	<b>97.6%</b>

**February 2024**

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****10** **150.0%**

from Jan 2024:

4

**66.7%**

from Feb 2023:

6

YTD	2024	2023	+/-
	<b>16</b>	<b>14</b>	14.3%

5-year Feb average: 7

**New Pendings****11** **57.1%**

from Jan 2024:

7

**57.1%**

from Feb 2023:

7

YTD	2024	2023	+/-
	<b>18</b>	<b>12</b>	50.0%

5-year Feb average: 7

**Closed Sales****7** **75.0%**

from Jan 2024:

4

**75.0%**

from Feb 2023:

4

YTD	2024	2023	+/-
	<b>11</b>	<b>11</b>	0.0%

5-year Feb average: 4

**Median Sold Price****\$315,000** **4.0%**

from Jan 2024:

**\$302,750** **-7.4%**

from Feb 2023:

**\$340,000**

YTD	2024	2023	+/-
	<b>\$315,000</b>	<b>\$251,000</b>	25.5%

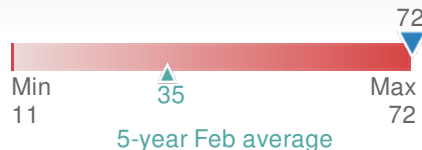
5-year Feb average: **\$280,100****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for February was \$315,000, representing an increase of 4% compared to last month and a decrease of 7.4% from Feb 2023. The average days on market for units sold in February was 72 days, 103% above the 5-year February average of 35 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and no change in supply with 10 active units.

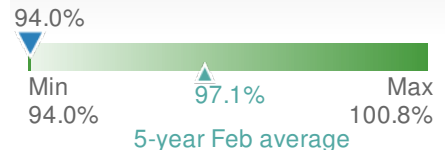
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.80 in January and a decrease from 1.29 in February 2023. The Contract Ratio is 52% lower than the 5-year February average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****10**

Jan 2024	Feb 2023
<b>10</b>	<b>7</b>

**Avg DOM****72**

Jan 2024	Feb 2023	YTD
<b>7</b>	<b>34</b>	<b>48</b>

**Avg Sold to OLP Ratio****94.0%**

Jan 2024	Feb 2023	YTD
<b>104.1%</b>	<b>98.0%</b>	<b>97.7%</b>

**February 2024**

## Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****30**

↑ **11.1%**  
from Jan 2024:  
27

↑ **20.0%**  
from Feb 2023:  
25

YTD	2024	2023	+/-
	<b>66</b>	45	46.7%

5-year Feb average: **31****New Pendings****21**

↓ **-27.6%**  
from Jan 2024:  
29

↑ **31.3%**  
from Feb 2023:  
16

YTD	2024	2023	+/-
	<b>55</b>	38	44.7%

5-year Feb average: **27****Closed Sales****15**

↑ **25.0%**  
from Jan 2024:  
12

↑ **7.1%**  
from Feb 2023:  
14

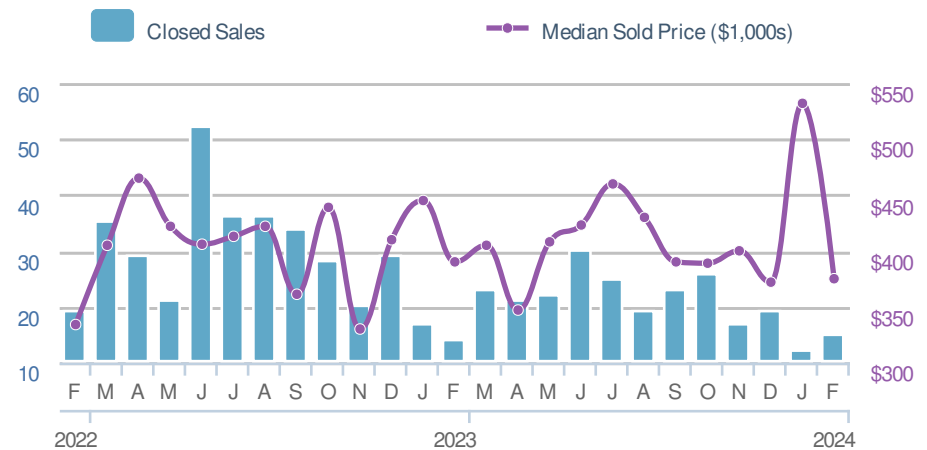
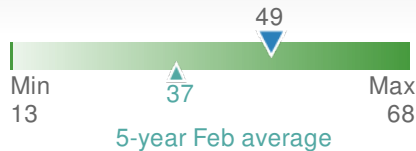
YTD	2024	2023	+/-
	<b>27</b>	32	-15.6%

5-year Feb average: **19****Median Sold Price****\$375,560**

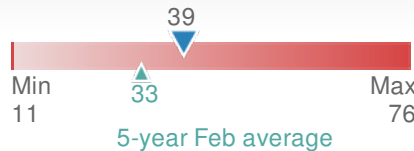
↓ **-29.5%**  
from Jan 2024:  
\$532,495

↓ **-3.7%**  
from Feb 2023:  
\$390,000

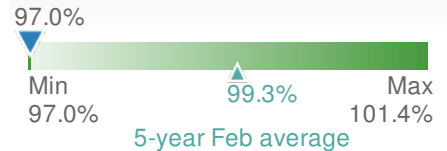
YTD	2024	2023	+/-
	<b>\$450,000</b>	\$420,000	7.1%

5-year Feb average: **\$359,272****Active Listings****49**

Jan 2024	Feb 2023
<b>39</b>	35

**Avg DOM****39**

Jan 2024	Feb 2023	YTD
<b>30</b>	18	35



**Avg Sold to OLP Ratio****97.0%**

Jan 2024	Feb 2023	YTD
<b>96.9%</b>	97.7%	96.9%





**February 2024**



## Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20**
 **11.1%**  
from Jan 2024:  
**18**
 **0.0%**  
from Feb 2023:  
**20**



YTD	2024	2023	+/-
	<b>38</b>	<b>35</b>	8.6%

5-year Feb average: **24****New Pendings****12**
 **-36.8%**  
from Jan 2024:  
**19**
 **0.0%**  
from Feb 2023:  
**12**

YTD	2024	2023	+/-
	<b>30</b>	<b>28</b>	7.1%

5-year Feb average: **21****Closed Sales****11**
 **0.0%**  
from Jan 2024:  
**11**
 **0.0%**  
from Feb 2023:  
**11**

YTD	2024	2023	+/-
	<b>22</b>	<b>26</b>	-15.4%

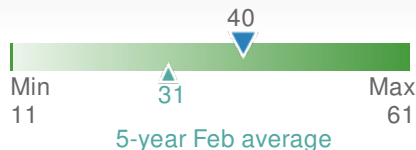
5-year Feb average: **15****Median  
Sold Price****\$477,500**
 **-13.2%**  
from Jan 2024:  
**\$549,990**
 **16.9%**  
from Feb 2023:  
**\$408,500**

YTD	2024	2023	+/-
	<b>\$512,500</b>	<b>\$436,500</b>	17.4%

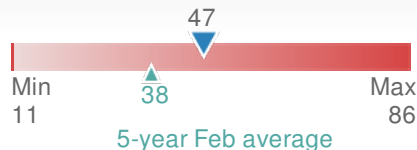
5-year Feb average: **\$405,489****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for February was \$477,500, representing a decrease of 13.2% compared to last month and an increase of 16.9% from Feb 2023. The average days on market for units sold in February was 47 days, 23% above the 5-year February average of 38 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 24; and a 21.2% increase in supply to 40 active units.

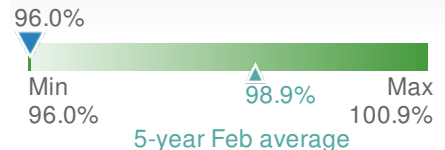
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.73 in January and a decrease from 0.71 in February 2023. The Contract Ratio is 77% lower than the 5-year February average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****40**

Jan 2024	Feb 2023
<b>33</b>	<b>31</b>

**Avg DOM****47**



Jan 2024	Feb 2023	YTD
<b>30</b>	<b>22</b>	<b>38</b>

**Avg Sold to  
OLP Ratio****96.0%**


Jan 2024	Feb 2023	YTD
<b>97.4%</b>	<b>98.1%</b>	<b>96.7%</b>

**February 2024**


## Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10** **11.1%**  
from Jan 2024:  
**9** **100.0%**  
from Feb 2023:  
**5**



YTD	2024	2023	+/-
	<b>28</b>	<b>10</b>	180.0%

5-year Feb average: **7****New Pendings****9** **-10.0%**  
from Jan 2024:  
**10** **125.0%**  
from Feb 2023:  
**4**

YTD	2024	2023	+/-
	<b>25</b>	<b>10</b>	150.0%

5-year Feb average: **7****Closed Sales****4** **300.0%**  
from Jan 2024:  
**1** **33.3%**  
from Feb 2023:  
**3**

YTD	2024	2023	+/-
	<b>5</b>	<b>6</b>	-16.7%

5-year Feb average: **4****Median  
Sold Price****\$362,450** **9.8%**  
from Jan 2024:  
**\$330,000** **9.8%**  
from Feb 2023:  
**\$330,000**

YTD	2024	2023	+/-
	<b>\$349,900</b>	<b>\$300,000</b>	16.6%

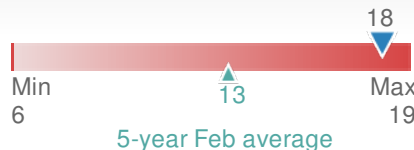
5-year Feb average: **\$274,600****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for February was \$362,450, representing an increase of 9.8% compared to last month and an increase of 9.8% from Feb 2023. The average days on market for units sold in February was 18 days, 36% above the 5-year February average of 13 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 44; and a 50% increase in supply to 9 active units.

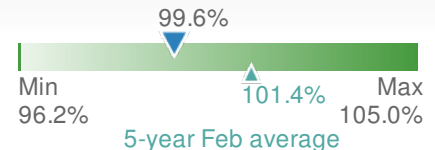
This activity resulted in a Contract Ratio of 4.89 pendings per active listing, down from 6.00 in January and an increase from 2.00 in February 2023. The Contract Ratio is 14% lower than the 5-year February average of 5.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****9**

Jan 2024	Feb 2023
<b>6</b>	<b>4</b>

**Avg DOM****18**

Jan 2024	Feb 2023	YTD
<b>32</b>	<b>6</b>	<b>20</b>

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

Jan 2024	Feb 2023	YTD
<b>91.7%</b>	<b>96.2%</b>	<b>98.0%</b>

**February 2024**

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****37**

↑ **15.6%**  
from Jan 2024:  
**32**

↑ **12.1%**  
from Feb 2023:  
**33**

YTD	2024	2023	+/-
	<b>75</b>	<b>58</b>	29.3%

5-year Feb average: **35****New Pendings****39**

↑ **5.4%**  
from Jan 2024:  
**37**

↑ **21.9%**  
from Feb 2023:  
**32**

YTD	2024	2023	+/-
	<b>78</b>	<b>57</b>	36.8%

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

↔ **0.0%**  
from Jan 2024:  
**23**

↔ **0.0%**  
from Feb 2023:  
**23**

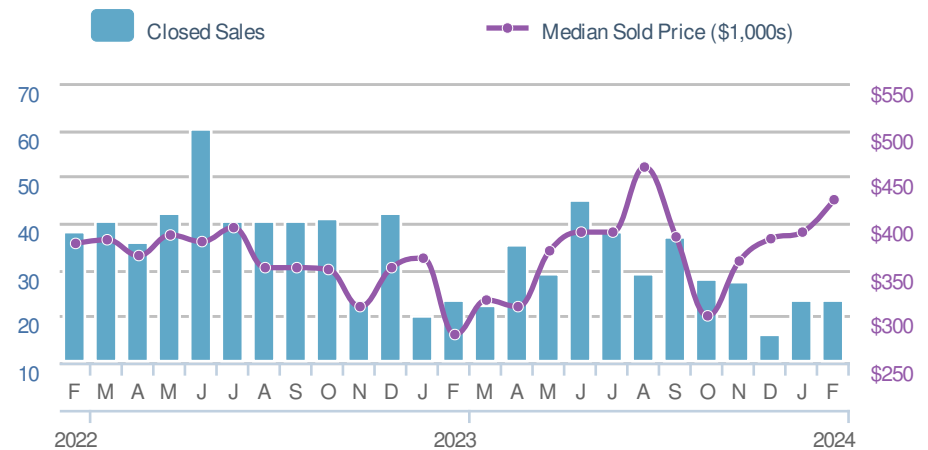
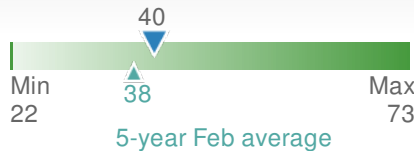
YTD	2024	2023	+/-
	<b>46</b>	<b>44</b>	4.5%

5-year Feb average: **26****Median Sold Price****\$425,000**

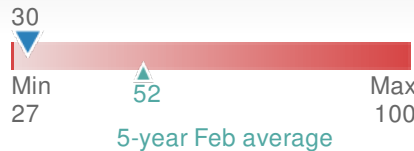
↑ **9.0%**  
from Jan 2024:  
**\$390,000**

↑ **51.8%**  
from Feb 2023:  
**\$280,000**

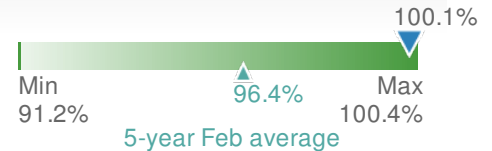
YTD	2024	2023	+/-
	<b>\$412,500</b>	<b>\$336,000</b>	22.8%

5-year Feb average: **\$317,650****Active Listings****40**

Jan 2024	Feb 2023
<b>44</b>	<b>31</b>

**Avg DOM****30**

Jan 2024	Feb 2023	YTD
<b>26</b>	<b>44</b>	<b>28</b>

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

Jan 2024	Feb 2023	YTD
<b>96.5%</b>	<b>91.2%</b>	<b>98.3%</b>

**February 2024**

## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25** **8.7%**from Jan 2024:  
**23** **47.1%**from Feb 2023:  
**17**

YTD	2024	2023	+/-
	<b>53</b>	<b>32</b>	65.6%

5-year Feb average: **21****New Pendings****26** **-7.1%**from Jan 2024:  
**28** **30.0%**from Feb 2023:  
**20**

YTD	2024	2023	+/-
	<b>56</b>	<b>34</b>	64.7%

5-year Feb average: **20****Closed Sales****15** **-16.7%**from Jan 2024:  
**18** **36.4%**from Feb 2023:  
**11**

YTD	2024	2023	+/-
	<b>33</b>	<b>24</b>	37.5%

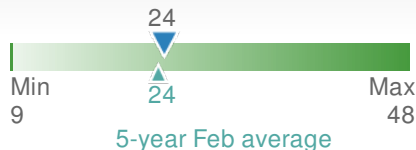
5-year Feb average: **16****Median  
Sold Price****\$442,000** **-5.2%**from Jan 2024:  
**\$466,250** **17.9%**from Feb 2023:  
**\$375,000**

YTD	2024	2023	+/-
	<b>\$450,000</b>	<b>\$380,000</b>	18.4%

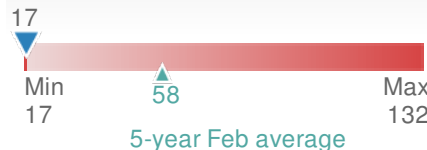
5-year Feb average: **\$370,400****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for February was \$442,000, representing a decrease of 5.2% compared to last month and an increase of 17.9% from Feb 2023. The average days on market for units sold in February was 17 days, 71% below the 5-year February average of 58 days. There was a 7.1% month over month decrease in new contract activity with 26 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 52; and an 11.1% decrease in supply to 24 active units.

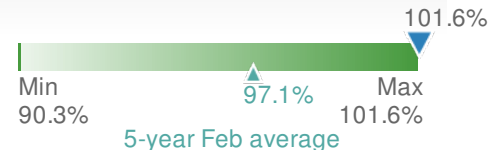
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.44 in January and a decrease from 2.32 in February 2023. The Contract Ratio is 3% lower than the 5-year February average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****24**

Jan 2024	Feb 2023
<b>27</b>	<b>19</b>

**Avg DOM****17**

Jan 2024	Feb 2023	YTD
<b>24</b>	<b>55</b>	<b>21</b>

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

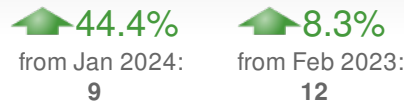
Jan 2024	Feb 2023	YTD
<b>97.6%</b>	<b>92.2%</b>	<b>99.4%</b>

**February 2024**

## Cheltenham (Montgomery, PA) - Attached

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

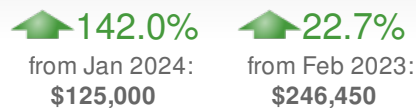
YTD	2024	2023	+/-
	<b>22</b>	<b>26</b>	-15.4%

5-year Feb average: **14****New Pendings****13**

YTD	2024	2023	+/-
	<b>22</b>	<b>23</b>	-4.3%

5-year Feb average: **15****Closed Sales****8**

YTD	2024	2023	+/-
	<b>13</b>	<b>20</b>	-35.0%

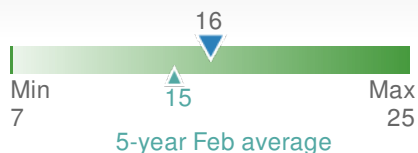
5-year Feb average: **11****Median Sold Price****\$302,499**

YTD	2024	2023	+/-
	<b>\$270,000</b>	<b>\$276,000</b>	-2.2%

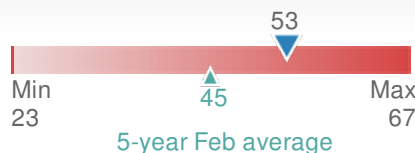
5-year Feb average: **\$227,790****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for February was \$302,499, representing an increase of 142% compared to last month and an increase of 22.7% from Feb 2023. The average days on market for units sold in February was 53 days, 17% above the 5-year February average of 45 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 5.9% decrease in supply to 16 active units.

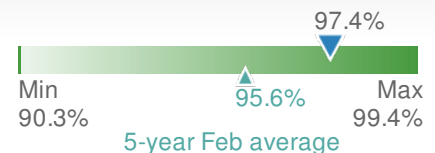
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.88 in January and a decrease from 3.17 in February 2023. The Contract Ratio is 57% lower than the 5-year February average of 2.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Jan 2024	Feb 2023
<b>17</b>	<b>12</b>

**Avg DOM****53**

Jan 2024	Feb 2023	YTD
<b>32</b>	<b>34</b>	<b>45</b>



**Avg Sold to OLP Ratio****97.4%**

Jan 2024	Feb 2023	YTD
<b>92.5%</b>	<b>90.3%</b>	<b>95.5%</b>



**February 2024**

Colonial (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****43** **34.4%**  
from Jan 2024:  
**32** **30.3%**  
from Feb 2023:  
**33**



YTD	2024	2023	+/-
	<b>77</b>	<b>68</b>	13.2%

5-year Feb average: **44****New Pendings****36** **24.1%**  
from Jan 2024:  
**29** **16.1%**  
from Feb 2023:  
**31**

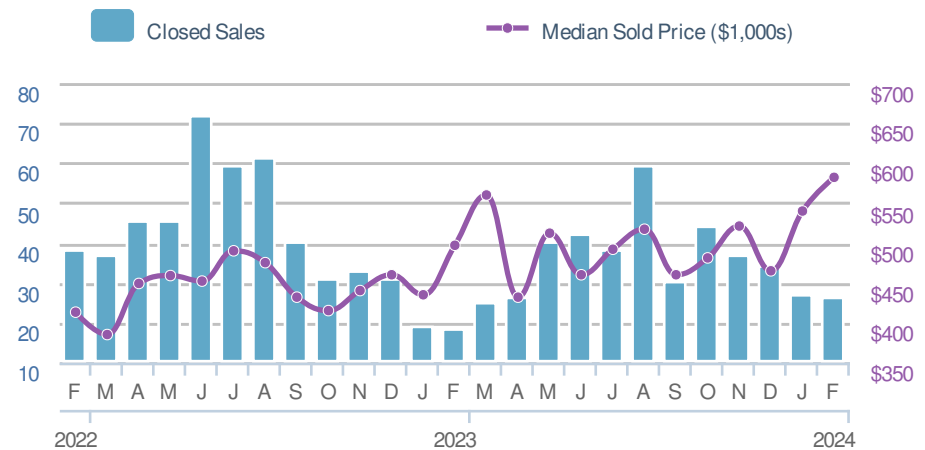
YTD	2024	2023	+/-
	<b>65</b>	<b>49</b>	32.7%

5-year Feb average: **41****Closed Sales****26** **-3.7%**  
from Jan 2024:  
**27** **44.4%**  
from Feb 2023:  
**18**

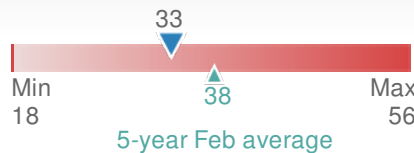
YTD	2024	2023	+/-
	<b>53</b>	<b>38</b>	39.5%

5-year Feb average: **29****Median Sold Price****\$582,500** **7.9%**  
from Jan 2024:  
**\$540,000** **17.1%**  
from Feb 2023:  
**\$497,500**

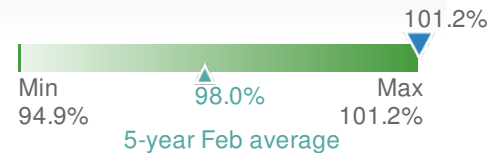
YTD	2024	2023	+/-
	<b>\$540,500</b>	<b>\$450,000</b>	20.1%

5-year Feb average: **\$452,350****Active Listings****45**

Jan 2024	Feb 2023
<b>37</b>	<b>40</b>

**Avg DOM****33**


Jan 2024	Feb 2023	YTD
<b>12</b>	<b>37</b>	<b>22</b>


**Avg Sold to OLP Ratio****101.2%**

Jan 2024	Feb 2023	YTD
<b>100.8%</b>	<b>97.3%</b>	<b>101.0%</b>


**February 2024**


## Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20**
 **17.6%**  
from Jan 2024:  
17


 **-13.0%**  
from Feb 2023:  
23


YTD	2024	2023	+/-
	<b>38</b>	40	-5.0%

5-year Feb average: **23****New Pendings****16**
 **0.0%**  
from Jan 2024:  
16


 **-27.3%**  
from Feb 2023:  
22


YTD	2024	2023	+/-
	<b>31</b>	33	-6.1%

5-year Feb average: **21****Closed Sales****11**
 **-50.0%**  
from Jan 2024:  
22

 **0.0%**  
from Feb 2023:  
11

YTD	2024	2023	+/-
	<b>33</b>	19	73.7%

5-year Feb average: **14****Median  
Sold Price****\$762,555**
 **33.2%**  
from Jan 2024:  
\$572,500

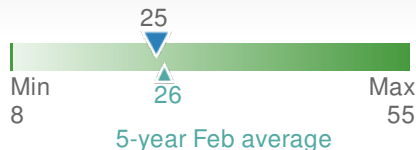
 **23.0%**  
from Feb 2023:  
\$620,000

YTD	2024	2023	+/-
	<b>\$650,000</b>	\$469,000	38.6%

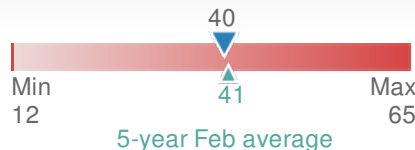
5-year Feb average: **\$534,611****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for February was \$762,555, representing an increase of 33.2% compared to last month and an increase of 23% from Feb 2023. The average days on market for units sold in February was 40 days, 3% below the 5-year February average of 41 days. There was no month over month change in new contract activity with 16 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and a 25% increase in supply to 25 active units.

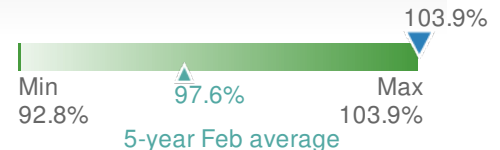
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.25 in January and a decrease from 1.17 in February 2023. The Contract Ratio is 39% lower than the 5-year February average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****25**

Jan 2024	Feb 2023
<b>20</b>	<b>24</b>

**Avg DOM****40**

Jan 2024	Feb 2023	YTD
<b>12</b>	<b>36</b>	<b>22</b>


**Avg Sold to  
OLP Ratio****103.9%**


Jan 2024	Feb 2023	YTD
<b>100.6%</b>	<b>99.9%</b>	<b>101.7%</b>

**February 2024**

## Colonial (Montgomery, PA) - Attached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23**


 **53.3%**  
 from Jan 2024: **15**

 **130.0%**  
 from Feb 2023: **10**

YTD	2024	2023	+/-
	<b>39</b>	<b>28</b>	39.3%


5-year Feb average: **21****New Pendings****20**


 **53.8%**  
 from Jan 2024: **13**

 **122.2%**  
 from Feb 2023: **9**

YTD	2024	2023	+/-
	<b>34</b>	<b>16</b>	112.5%

5-year Feb average: **19****Closed Sales****15**

 **200.0%**  
 from Jan 2024: **5**

 **114.3%**  
 from Feb 2023: **7**

YTD	2024	2023	+/-
	<b>20</b>	<b>19</b>	5.3%

5-year Feb average: **15****Median Sold Price****\$436,500**

 **19.6%**  
 from Jan 2024: **\$365,000**

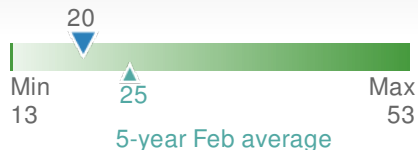
 **-6.1%**  
 from Feb 2023: **\$465,000**

YTD	2024	2023	+/-
	<b>\$435,750</b>	<b>\$430,000</b>	1.3%

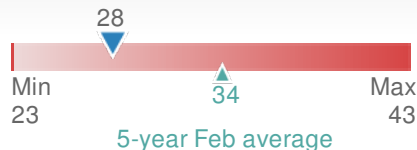
5-year Feb average: **\$401,720****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for February was \$436,500, representing an increase of 19.6% compared to last month and a decrease of 6.1% from Feb 2023. The average days on market for units sold in February was 28 days, 17% below the 5-year February average of 34 days. There was a 53.8% month over month increase in new contract activity with 20 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 39; and a 17.6% increase in supply to 20 active units.

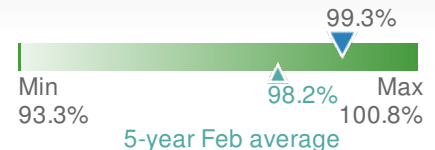
This activity resulted in a Contract Ratio of 1.95 pendings per active listing, up from 1.94 in January and an increase from 0.63 in February 2023. The Contract Ratio is 29% higher than the 5-year February average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****20**

Jan 2024	Feb 2023
<b>17</b>	<b>16</b>

**Avg DOM****28**

Jan 2024	Feb 2023	YTD
<b>10</b>	<b>38</b>	<b>23</b>

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

Jan 2024	Feb 2023	YTD
<b>101.6%</b>	<b>93.3%</b>	<b>99.9%</b>



**February 2024**

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****29** **7.4%**from Jan 2024:  
**27** **-19.4%**from Feb 2023:  
**36**

YTD	2024	2023	+/-
	<b>57</b>	<b>62</b>	-8.1%

5-year Feb average: **35****New Pendings****24** **9.1%**from Jan 2024:  
**22** **4.3%**from Feb 2023:  
**23**

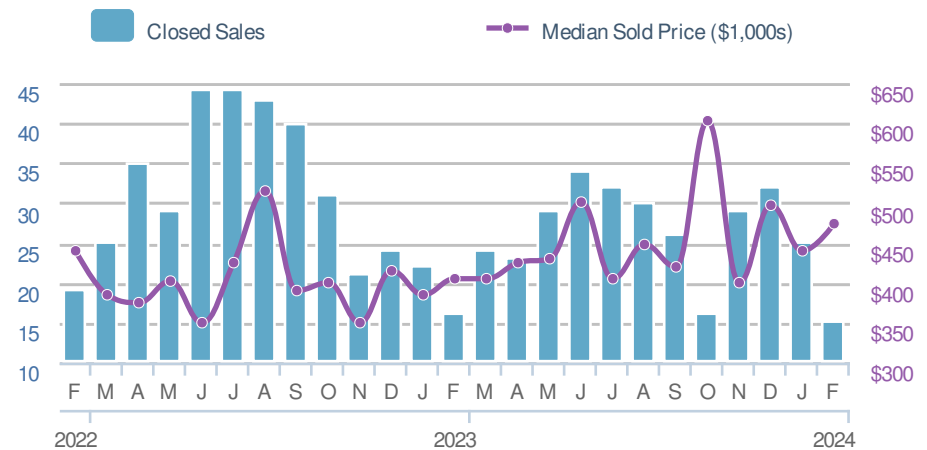
YTD	2024	2023	+/-
	<b>44</b>	<b>47</b>	-6.4%

5-year Feb average: **26****Closed Sales****15** **-40.0%**from Jan 2024:  
**25** **-6.3%**from Feb 2023:  
**16**

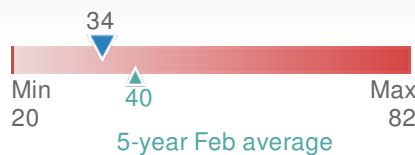
YTD	2024	2023	+/-
	<b>43</b>	<b>39</b>	10.3%

5-year Feb average: **19****Median Sold Price****\$474,499** **7.8%**from Jan 2024:  
**\$440,000** **17.2%**from Feb 2023:  
**\$405,000**

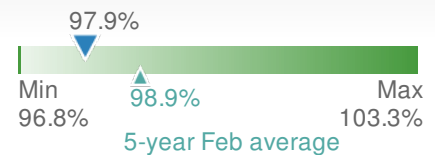
YTD	2024	2023	+/-
	<b>\$462,249</b>	<b>\$397,500</b>	16.3%

5-year Feb average: **\$403,099****Active Listings****52**

Jan 2024	Feb 2023
<b>50</b>	<b>56</b>

**Avg DOM****34**

Jan 2024	Feb 2023	YTD
<b>37</b>	<b>24</b>	<b>37</b>


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


Jan 2024	Feb 2023	YTD
<b>98.1%</b>	<b>99.3%</b>	<b>98.1%</b>

**February 2024**

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


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


 **-10.5%**  
 from Jan 2024:  
**19**

 **-29.2%**  
 from Feb 2023:  
**24**

YTD	2024	2023	+/-
	<b>37</b>	<b>45</b>	-17.8%


5-year Feb average: **23****New Pending****13**


 **-27.8%**  
 from Jan 2024:  
**18**

 **-18.8%**  
 from Feb 2023:  
**16**

YTD	2024	2023	+/-
	<b>29</b>	<b>34</b>	-14.7%


5-year Feb average: **15****Closed Sales****13**


 **-35.0%**  
 from Jan 2024:  
**20**

 **18.2%**  
 from Feb 2023:  
**11**

YTD	2024	2023	+/-
	<b>34</b>	<b>25</b>	36.0%

5-year Feb average: **14****Median  
Sold Price****\$474,499**

 **-1.2%**  
 from Jan 2024:  
**\$480,200**

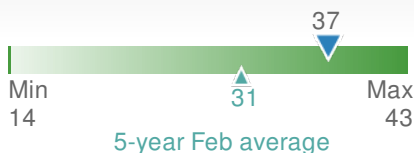
 **15.7%**  
 from Feb 2023:  
**\$410,000**

YTD	2024	2023	+/-
	<b>\$485,000</b>	<b>\$420,000</b>	15.5%

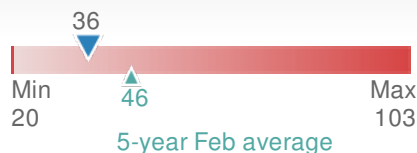
5-year Feb average: **\$445,900****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for February was \$474,499, representing a decrease of 1.2% compared to last month and an increase of 15.7% from Feb 2023. The average days on market for units sold in February was 36 days, 21% below the 5-year February average of 46 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pending; a 10.3% MoM decrease in All Pending (new contracts + contracts carried over from January) to 26; and an 8.8% increase in supply to 37 active units.

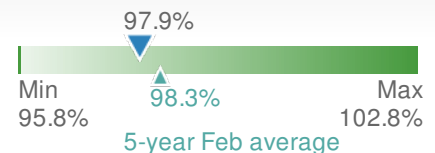
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.85 in January and an increase from 0.65 in February 2023. The Contract Ratio is 31% lower than the 5-year February average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****37**

Jan 2024	Feb 2023
<b>34</b>	<b>43</b>

**Avg DOM****36**

Jan 2024	Feb 2023	YTD
<b>44</b>	<b>20</b>	<b>40</b>

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

Jan 2024	Feb 2023	YTD
<b>97.2%</b>	<b>99.0%</b>	<b>97.6%</b>

**February 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12** **50.0%**from Jan 2024:  
**8** **0.0%**from Feb 2023:  
**12**

YTD	2024	2023	+/-
	<b>20</b>	<b>17</b>	17.6%

5-year Feb average: **12****New Pendings****11** **175.0%**from Jan 2024:  
**4** **57.1%**from Feb 2023:  
**7**

YTD	2024	2023	+/-
	<b>15</b>	<b>13</b>	15.4%

5-year Feb average: **11****Closed Sales****2** **-60.0%**from Jan 2024:  
**5** **-60.0%**from Feb 2023:  
**5**

YTD	2024	2023	+/-
	<b>9</b>	<b>14</b>	-35.7%

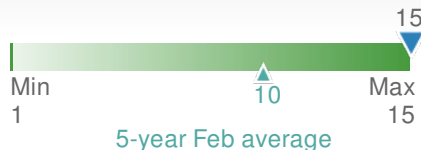
5-year Feb average: **5****Median  
Sold Price****\$544,894** **41.5%**from Jan 2024:  
**\$385,000** **55.7%**from Feb 2023:  
**\$350,000**

YTD	2024	2023	+/-
	<b>\$410,500</b>	<b>\$342,500</b>	19.9%

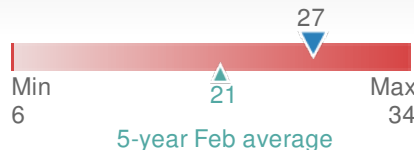
5-year Feb average: **\$332,519****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for February was \$544,894, representing an increase of 41.5% compared to last month and an increase of 55.7% from Feb 2023. The average days on market for units sold in February was 27 days, 29% above the 5-year February average of 21 days. There was a 175% month over month increase in new contract activity with 11 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 16; and a 6.3% decrease in supply to 15 active units.

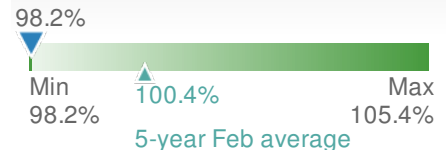
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.69 in January and an increase from 0.85 in February 2023. The Contract Ratio is 76% lower than the 5-year February average of 4.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Jan 2024	Feb 2023
<b>16</b>	<b>13</b>

**Avg DOM****27**

Jan 2024	Feb 2023	YTD
<b>12</b>	<b>34</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****98.2%**

Jan 2024	Feb 2023	YTD
<b>101.7%</b>	<b>100.0%</b>	<b>99.9%</b>

**February 2024**

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****66****↑69.2%**from Jan 2024:  
**39****↑65.0%**from Feb 2023:  
**40**

YTD	2024	2023	+/-
	<b>110</b>	<b>83</b>	<b>32.5%</b>

5-year Feb average: **73****New Pendings****55****↑31.0%**from Jan 2024:  
**42****↑27.9%**from Feb 2023:  
**43**

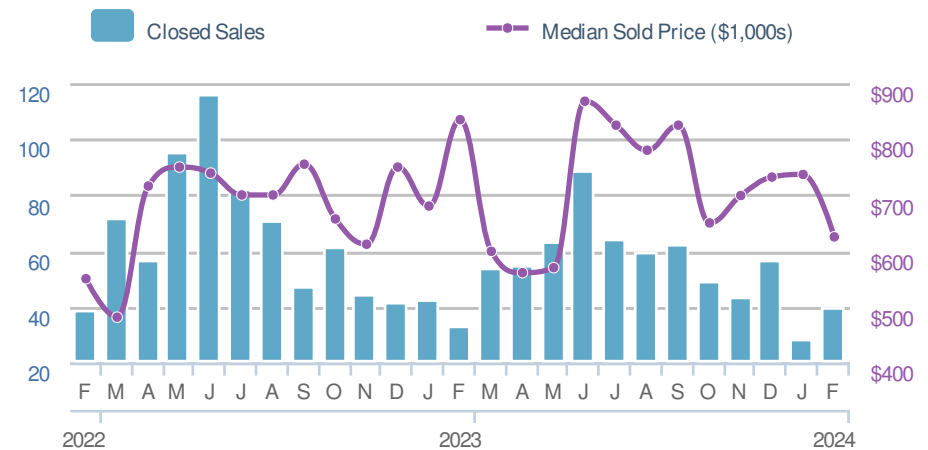
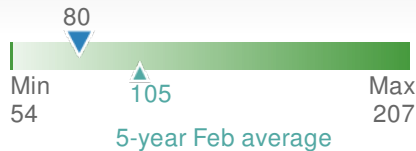
YTD	2024	2023	+/-
	<b>96</b>	<b>83</b>	<b>15.7%</b>

5-year Feb average: **60****Closed Sales****39****↑39.3%**from Jan 2024:  
**28****↑18.2%**from Feb 2023:  
**33**

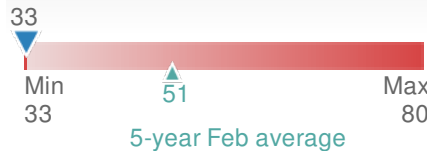
YTD	2024	2023	+/-
	<b>67</b>	<b>75</b>	<b>-10.7%</b>

5-year Feb average: **44****Median Sold Price****\$625,000****↓-15.3%**from Jan 2024:  
**\$737,500****↓-25.1%**from Feb 2023:  
**\$835,000**

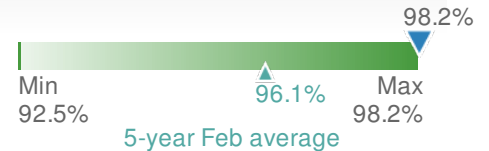
YTD	2024	2023	+/-
	<b>\$665,000</b>	<b>\$717,500</b>	<b>-7.3%</b>

5-year Feb average: **\$639,500****Active Listings****80**

Jan 2024	Feb 2023
<b>62</b>	<b>73</b>

**Avg DOM****33**

Jan 2024	Feb 2023	YTD
<b>25</b>	<b>45</b>	<b>30</b>

**Avg Sold to OLP Ratio****98.2%**

Jan 2024	Feb 2023	YTD
<b>97.2%</b>	<b>97.3%</b>	<b>97.8%</b>

**February 2024**

## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****38**
**52.0%**  
from Jan 2024:  
**25**
**46.2%**  
from Feb 2023:  
**26**

YTD	2024	2023	+/-
	<b>66</b>	<b>47</b>	40.4%

5-year Feb average: **44****New Pendings****30**
**36.4%**  
from Jan 2024:  
**22**
**30.4%**  
from Feb 2023:  
**23**

YTD	2024	2023	+/-
	<b>52</b>	<b>46</b>	13.0%

5-year Feb average: **36****Closed Sales****19**
**26.7%**  
from Jan 2024:  
**15**
**-5.0%**  
from Feb 2023:  
**20**

YTD	2024	2023	+/-
	<b>34</b>	<b>45</b>	-24.4%

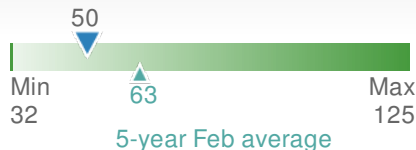
5-year Feb average: **26****Median Sold Price****\$1,336,000**
**39.2%**  
from Jan 2024:  
**\$960,000**
**11.3%**  
from Feb 2023:  
**\$1,200,000**

YTD	2024	2023	+/-
	<b>\$1,225,000</b>	<b>\$1,100,000</b>	11.4%

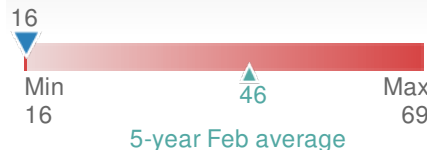
5-year Feb average: **\$987,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for February was \$1,336,000, representing an increase of 39.2% compared to last month and an increase of 11.3% from Feb 2023. The average days on market for units sold in February was 16 days, 66% below the 5-year February average of 46 days. There was a 36.4% month over month increase in new contract activity with 30 New Pendings; a 24.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 51; and a 35.1% increase in supply to 50 active units.

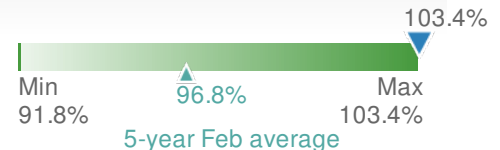
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.11 in January and an increase from 0.82 in February 2023. The Contract Ratio is 17% lower than the 5-year February average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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****50**

Jan 2024	Feb 2023
<b>37</b>	<b>50</b>

**Avg DOM****16**

Jan 2024	Feb 2023	YTD
<b>16</b>	<b>50</b>	<b>16</b>

**Avg Sold to OLP Ratio****103.4%**

Jan 2024	Feb 2023	YTD
<b>99.8%</b>	<b>96.1%</b>	<b>101.8%</b>

**February 2024**

## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28**

↑ **100.0%**    ↑ **100.0%**  
from Jan 2024: **14**    from Feb 2023: **14**

YTD	2024	2023	+/-
	<b>44</b>	<b>36</b>	22.2%

5-year Feb average: **28****New Pendings****25**

↑ **25.0%**    ↑ **25.0%**  
from Jan 2024: **20**    from Feb 2023: **20**

YTD	2024	2023	+/-
	<b>44</b>	<b>37</b>	18.9%

5-year Feb average: **24****Closed Sales****20**

↑ **53.8%**    ↑ **53.8%**  
from Jan 2024: **13**    from Feb 2023: **13**

YTD	2024	2023	+/-
	<b>33</b>	<b>30</b>	10.0%

5-year Feb average: **18****Median Sold Price****\$262,500**

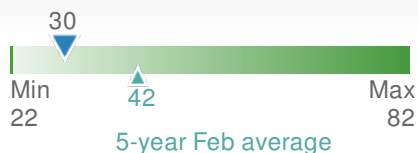
↓ **-33.0%**    ↓ **-35.2%**  
from Jan 2024: **\$392,000**    from Feb 2023: **\$405,000**

YTD	2024	2023	+/-
	<b>\$348,000</b>	<b>\$402,500</b>	-13.5%

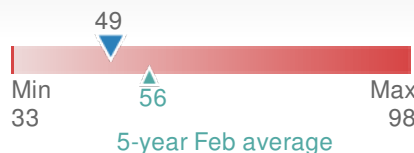
5-year Feb average: **\$306,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for February was \$262,500, representing a decrease of 33% compared to last month and a decrease of 35.2% from Feb 2023. The average days on market for units sold in February was 49 days, 13% below the 5-year February average of 56 days. There was a 25% month over month increase in new contract activity with 25 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 34; and a 20% increase in supply to 30 active units.

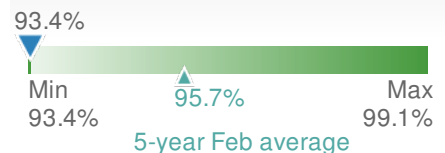
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.28 in January and a decrease from 1.35 in February 2023. The Contract Ratio is 9% lower than the 5-year February average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****30**

Jan 2024	Feb 2023
<b>25</b>	<b>23</b>

**Avg DOM****49**

Jan 2024	Feb 2023	YTD
<b>35</b>	<b>38</b>	<b>44</b>



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

Jan 2024	Feb 2023	YTD
<b>94.2%</b>	<b>99.1%</b>	<b>93.7%</b>

**February 2024**

Methacton (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****27** **28.6%**  
from Jan 2024:  
**21** **22.7%**  
from Feb 2023:  
**22**



YTD	2024	2023	+/-
	<b>49</b>	<b>49</b>	0.0%

5-year Feb average: **30****New Pendings****21** **10.5%**  
from Jan 2024:  
**19** **-30.0%**  
from Feb 2023:  
**30**

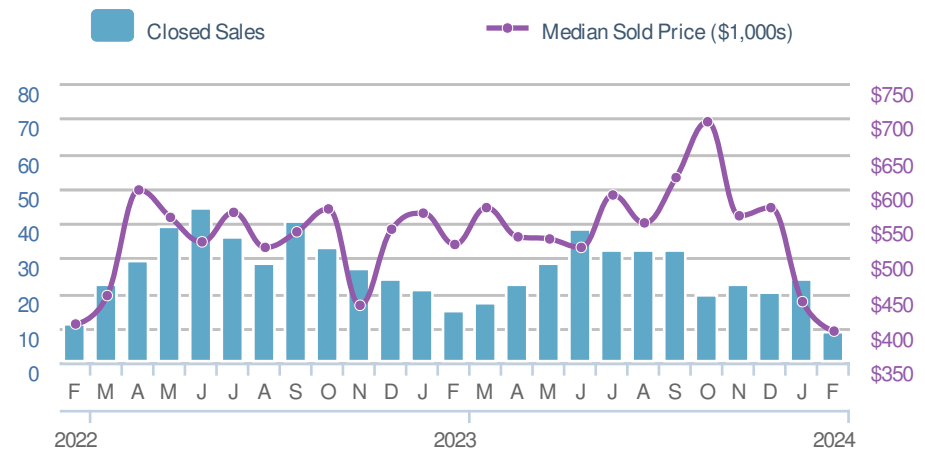
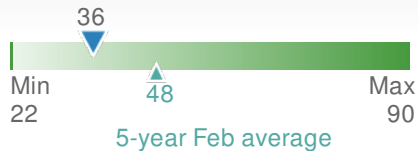
YTD	2024	2023	+/-
	<b>40</b>	<b>47</b>	-14.9%

5-year Feb average: **26****Closed Sales****9** **-62.5%**  
from Jan 2024:  
**24** **-40.0%**  
from Feb 2023:  
**15**

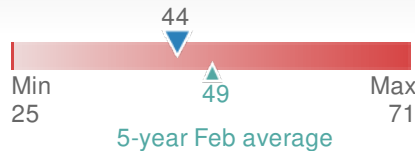
YTD	2024	2023	+/-
	<b>34</b>	<b>36</b>	-5.6%

5-year Feb average: **15****Median  
Sold Price****\$395,000** **-9.8%**  
from Jan 2024:  
**\$437,950** **-24.0%**  
from Feb 2023:  
**\$519,900**

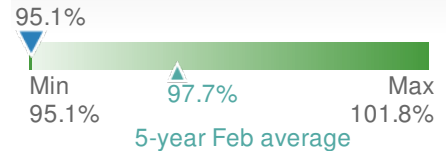
YTD	2024	2023	+/-
	<b>\$437,950</b>	<b>\$539,995</b>	-18.9%

5-year Feb average: **\$441,980****Active Listings****36**



Jan 2024	Feb 2023
<b>33</b>	<b>22</b>

**Avg DOM****44**



Jan 2024	Feb 2023	YTD
<b>25</b>	<b>68</b>	<b>30</b>

**Avg Sold to  
OLP Ratio****95.1%**


Jan 2024	Feb 2023	YTD
<b>100.2%</b>	<b>97.6%</b>	<b>98.8%</b>

**February 2024****Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22**
 **22.2%**  
from Jan 2024:  
**18**
 **29.4%**  
from Feb 2023:  
**17**



YTD	2024	2023	+/-
	<b>41</b>	<b>37</b>	10.8%

5-year Feb average: **21****New Pendings****17**
 **6.3%**  
from Jan 2024:  
**16**
 **-26.1%**  
from Feb 2023:  
**23**

YTD	2024	2023	+/-
	<b>33</b>	<b>33</b>	0.0%

5-year Feb average: **19****Closed Sales****8**
 **-50.0%**  
from Jan 2024:  
**16**
 **-20.0%**  
from Feb 2023:  
**10**

YTD	2024	2023	+/-
	<b>25</b>	<b>20</b>	25.0%

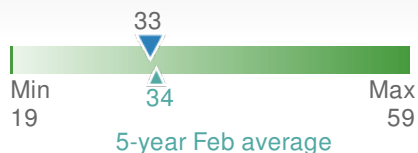
5-year Feb average: **12****Median  
Sold Price****\$485,000**
 **10.7%**  
from Jan 2024:  
**\$437,950**
 **-1.8%**  
from Feb 2023:  
**\$493,700**

YTD	2024	2023	+/-
	<b>\$450,900</b>	<b>\$493,700</b>	-8.7%

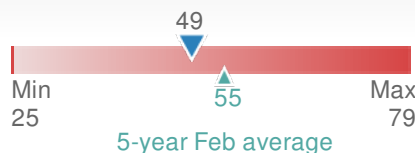
5-year Feb average: **\$458,740****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for February was \$485,000, representing an increase of 10.7% compared to last month and a decrease of 1.8% from Feb 2023. The average days on market for units sold in February was 49 days, 10% below the 5-year February average of 55 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from January) to 27; and a 10% increase in supply to 33 active units.

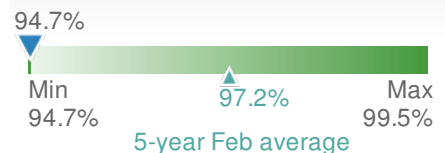
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.67 in January and a decrease from 1.37 in February 2023. The Contract Ratio is 27% lower than the 5-year February average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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****33**

Jan 2024	Feb 2023
<b>30</b>	<b>19</b>

**Avg DOM****49**

Jan 2024	Feb 2023	YTD
<b>23</b>	<b>78</b>	<b>31</b>

**Avg Sold to  
OLP Ratio****94.7%**

Jan 2024	Feb 2023	YTD
<b>101.3%</b>	<b>98.0%</b>	<b>99.1%</b>



**February 2024**

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****5** **66.7%**

from Jan 2024:

**3** **0.0%**

from Feb 2023:

**5**

YTD	2024	2023	+/-
	<b>8</b>	<b>11</b>	-27.3%

5-year Feb average: **8****New Pendings****4** **33.3%**

from Jan 2024:

**3** **-42.9%**

from Feb 2023:

**7**

YTD	2024	2023	+/-
	<b>7</b>	<b>13</b>	-46.2%

5-year Feb average: **7****Closed Sales****1** **-87.5%**

from Jan 2024:

**8** **-75.0%**

from Feb 2023:

**4**

YTD	2024	2023	+/-
	<b>9</b>	<b>15</b>	-40.0%

5-year Feb average: **2****Median  
Sold Price****\$325,000** **-24.9%**

from Jan 2024:

**\$432,500** **-39.8%**

from Feb 2023:

**\$539,995**

YTD	2024	2023	+/-
	<b>\$410,000</b>	<b>\$550,000</b>	-25.5%

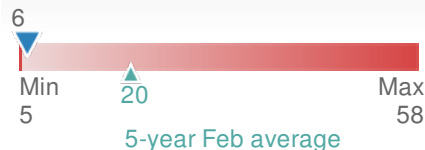
5-year Feb average: **\$391,264****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for February was \$325,000, representing a decrease of 24.9% compared to last month and a decrease of 39.8% from Feb 2023. The average days on market for units sold in February was 6 days, 70% below the 5-year February average of 20 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from January) to 7; and no change in supply with 3 active units.

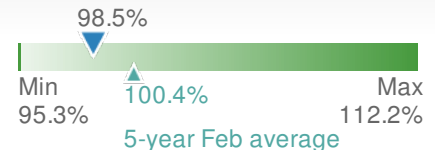
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.33 in January and a decrease from 3.00 in February 2023. The Contract Ratio is 43% higher than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****3**

Jan 2024	Feb 2023
<b>3</b>	<b>3</b>

**Avg DOM****6**

Jan 2024	Feb 2023	YTD
<b>29</b>	<b>58</b>	<b>27</b>

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

Jan 2024	Feb 2023	YTD
<b>98.0%</b>	<b>95.3%</b>	<b>98.1%</b>

**February 2024**

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****58****↑28.9%**from Jan 2024:  
**45****↑9.4%**from Feb 2023:  
**53**

YTD	2024	2023	+/-
	<b>108</b>	<b>118</b>	<b>-8.5%</b>

5-year Feb average: **67****New Pendings****49****↑8.9%**from Jan 2024:  
**45****↓-21.0%**from Feb 2023:  
**62**

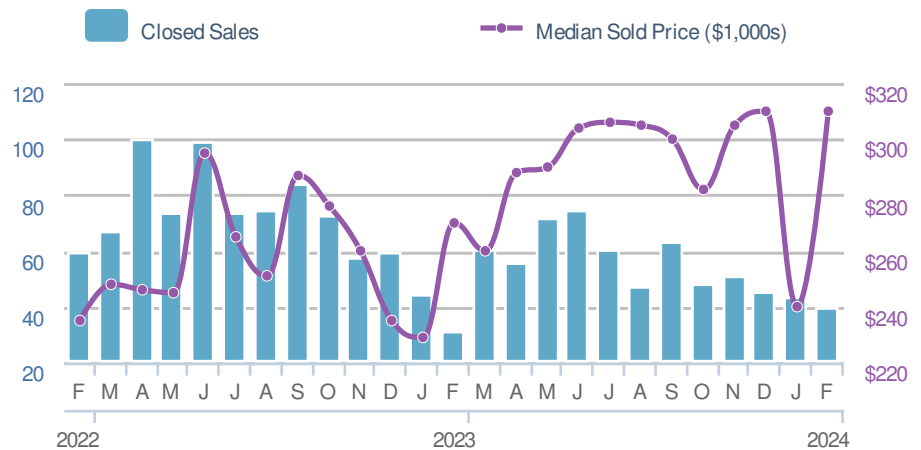
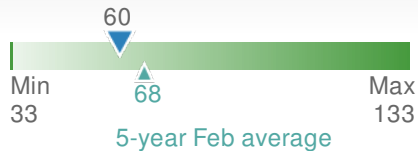
YTD	2024	2023	+/-
	<b>93</b>	<b>113</b>	<b>-17.7%</b>

5-year Feb average: **64****Closed Sales****39****↓-9.3%**from Jan 2024:  
**43****↑25.8%**from Feb 2023:  
**31**

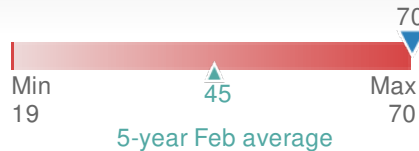
YTD	2024	2023	+/-
	<b>82</b>	<b>75</b>	<b>9.3%</b>

5-year Feb average: **45****Median Sold Price****\$310,000****↑29.2%**from Jan 2024:  
**\$240,000****↑14.8%**from Feb 2023:  
**\$270,000**

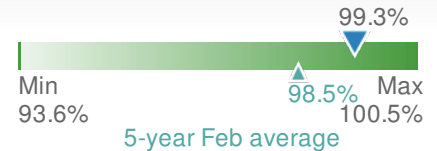
YTD	2024	2023	+/-
	<b>\$280,000</b>	<b>\$240,000</b>	<b>16.7%</b>

5-year Feb average: **\$247,000****Active Listings****60**

Jan 2024	Feb 2023
<b>50</b>	<b>54</b>

**Avg DOM****70**

Jan 2024	Feb 2023	YTD
<b>23</b>	<b>19</b>	<b>45</b>

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

Jan 2024	Feb 2023	YTD
<b>99.1%</b>	<b>100.5%</b>	<b>99.2%</b>

**February 2024**

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **-10.0%**from Jan 2024:  
**20** **28.6%**from Feb 2023:  
**14**

YTD	2024	2023	+/-
	<b>40</b>	<b>31</b>	29.0%

5-year Feb average: **21****New Pendings****19** **11.8%**from Jan 2024:  
**17** **18.8%**from Feb 2023:  
**16**

YTD	2024	2023	+/-
	<b>35</b>	<b>33</b>	6.1%

5-year Feb average: **23****Closed Sales****13** **18.2%**from Jan 2024:  
**11** **0.0%**from Feb 2023:  
**13**

YTD	2024	2023	+/-
	<b>24</b>	<b>28</b>	-14.3%

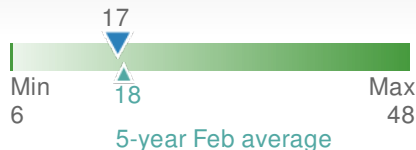
5-year Feb average: **17****Median Sold Price****\$402,750** **23.9%**from Jan 2024:  
**\$325,000** **18.5%**from Feb 2023:  
**\$340,000**

YTD	2024	2023	+/-
	<b>\$344,500</b>	<b>\$347,500</b>	-0.9%

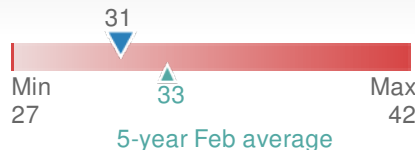
5-year Feb average: **\$317,675****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for February was \$402,750, representing an increase of 23.9% compared to last month and an increase of 18.5% from Feb 2023. The average days on market for units sold in February was 31 days, 6% below the 5-year February average of 33 days. There was an 11.8% month over month increase in new contract activity with 19 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and a 6.3% increase in supply to 17 active units.

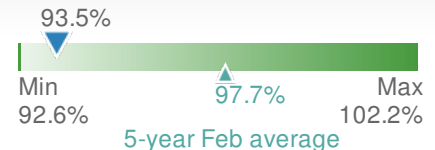
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.13 in January and a decrease from 2.27 in February 2023. The Contract Ratio is 54% lower than the 5-year February average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****17**

Jan 2024	Feb 2023
<b>16</b>	<b>11</b>

**Avg DOM****31**

Jan 2024	Feb 2023	YTD
<b>22</b>	<b>35</b>	<b>27</b>

**Avg Sold to OLP Ratio****93.5%**

Jan 2024	Feb 2023	YTD
<b>101.0%</b>	<b>99.8%</b>	<b>96.9%</b>

**February 2024**

## Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****40** **60.0%**from Jan 2024:  
**25** **2.6%**from Feb 2023:  
**39**

YTD	2024	2023	+/-
	<b>68</b>	<b>87</b>	-21.8%

5-year Feb average: **46****New Pendings****30** **7.1%**from Jan 2024:  
**28** **-34.8%**from Feb 2023:  
**46**

YTD	2024	2023	+/-
	<b>58</b>	<b>80</b>	-27.5%

5-year Feb average: **41****Closed Sales****26** **-18.8%**from Jan 2024:  
**32** **44.4%**from Feb 2023:  
**18**

YTD	2024	2023	+/-
	<b>58</b>	<b>47</b>	23.4%

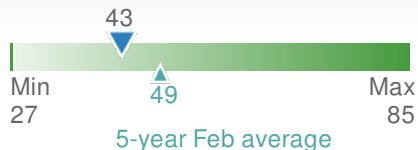
5-year Feb average: **28****Median Sold Price****\$281,250** **31.7%**from Jan 2024:  
**\$213,500** **22.3%**from Feb 2023:  
**\$230,000**

YTD	2024	2023	+/-
	<b>\$236,000</b>	<b>\$200,000</b>	18.0%

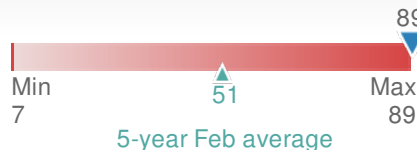
5-year Feb average: **\$206,450****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for February was \$281,250, representing an increase of 31.7% compared to last month and an increase of 22.3% from Feb 2023. The average days on market for units sold in February was 89 days, 73% above the 5-year February average of 51 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 42; and a 26.5% increase in supply to 43 active units.

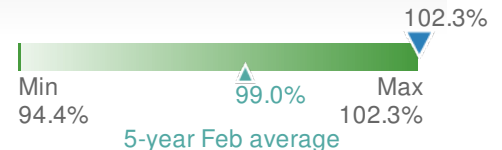
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.21 in January and a decrease from 1.81 in February 2023. The Contract Ratio is 39% lower than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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****43**

Jan 2024	Feb 2023
<b>34</b>	<b>43</b>

**Avg DOM****89**

Jan 2024	Feb 2023	YTD
<b>23</b>	<b>7</b>	<b>52</b>

**Avg Sold to OLP Ratio****102.3%**

Jan 2024	Feb 2023	YTD
<b>98.5%</b>	<b>101.0%</b>	<b>100.2%</b>

**February 2024**

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****84****↑44.8%**from Jan 2024:  
**58****↑16.7%**from Feb 2023:  
**72**

YTD	2024	2023	+/-
	<b>148</b>	<b>159</b>	-6.9%

5-year Feb average: **95****New Pendings****67****↑8.1%**from Jan 2024:  
**62****↓-2.9%**from Feb 2023:  
**69**

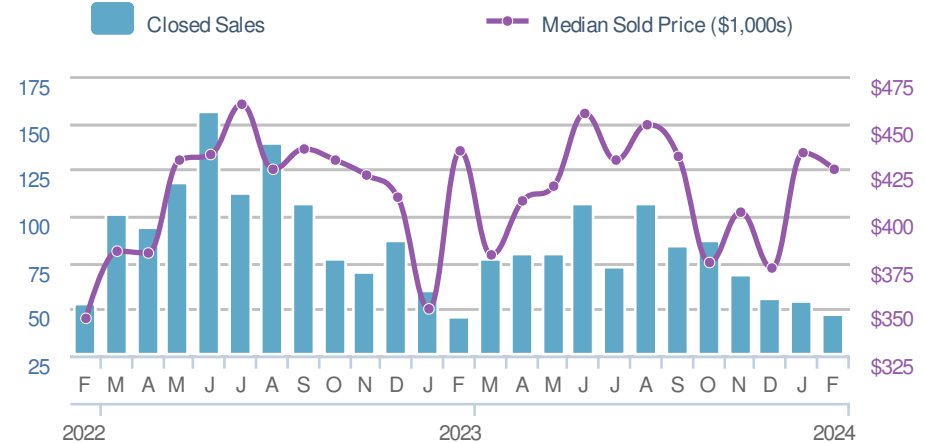
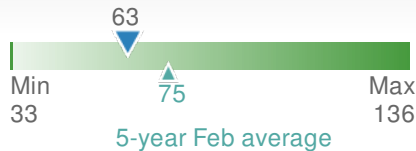
YTD	2024	2023	+/-
	<b>129</b>	<b>136</b>	-5.1%

5-year Feb average: **80****Closed Sales****47****↓-13.0%**from Jan 2024:  
**54****↑4.4%**from Feb 2023:  
**45**

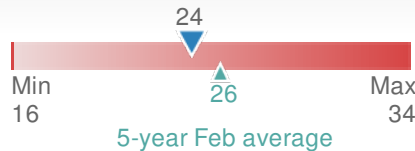
YTD	2024	2023	+/-
	<b>103</b>	<b>111</b>	-7.2%

5-year Feb average: **53****Median Sold Price****\$425,000****↓-2.3%**from Jan 2024:  
**\$434,950****↓-2.3%**from Feb 2023:  
**\$435,000**

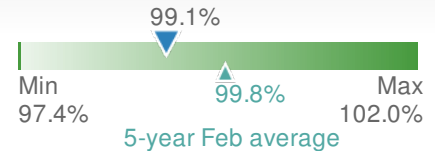
YTD	2024	2023	+/-
	<b>\$432,500</b>	<b>\$420,000</b>	3.0%

5-year Feb average: **\$364,000****Active Listings****63**

Jan 2024	Feb 2023
<b>41</b>	<b>70</b>

**Avg DOM****24**

Jan 2024	Feb 2023	YTD
<b>27</b>	<b>22</b>	<b>25</b>

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

Jan 2024	Feb 2023	YTD
<b>99.8%</b>	<b>100.7%</b>	<b>99.7%</b>

**February 2024**

## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****46** **64.3%**from Jan 2024:  
**28** **2.2%**from Feb 2023:  
**45**

YTD	2024	2023	+/-
	<b>79</b>	<b>89</b>	-11.2%

5-year Feb average: **56****New Pendings****34** **21.4%**from Jan 2024:  
**28** **-8.1%**from Feb 2023:  
**37**

YTD	2024	2023	+/-
	<b>63</b>	<b>75</b>	-16.0%

5-year Feb average: **44****Closed Sales****28** **0.0%**from Jan 2024:  
**28** **3.7%**from Feb 2023:  
**27**

YTD	2024	2023	+/-
	<b>57</b>	<b>56</b>	1.8%

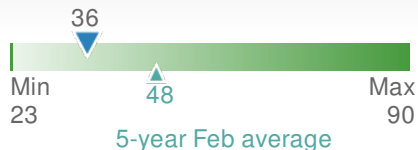
5-year Feb average: **28****Median Sold Price****\$510,000** **-10.9%**from Jan 2024:  
**\$572,500** **2.0%**from Feb 2023:  
**\$499,900**

YTD	2024	2023	+/-
	<b>\$559,000</b>	<b>\$487,500</b>	14.7%

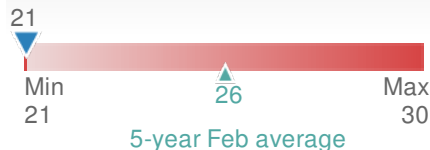
5-year Feb average: **\$427,980****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for February was \$510,000, representing a decrease of 10.9% compared to last month and an increase of 2% from Feb 2023. The average days on market for units sold in February was 21 days, 18% below the 5-year February average of 26 days. There was a 21.4% month over month increase in new contract activity with 34 New Pendings; an 18.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 45; and a 63.6% increase in supply to 36 active units.

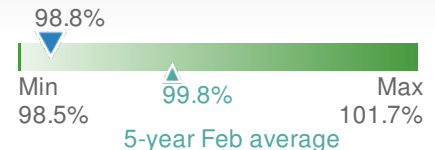
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.73 in January and a decrease from 1.33 in February 2023. The Contract Ratio is 34% lower than the 5-year February average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****36**

Jan 2024	Feb 2023
<b>22</b>	<b>49</b>

**Avg DOM****21**

Jan 2024	Feb 2023	YTD
<b>37</b>	<b>26</b>	<b>29</b>

**Avg Sold to OLP Ratio****98.8%**

Jan 2024	Feb 2023	YTD
<b>99.3%</b>	<b>101.2%</b>	<b>99.4%</b>

**February 2024**

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****38** **26.7%**from Jan 2024:  
**30** **40.7%**from Feb 2023:  
**27**

YTD	2024	2023	+/-
	<b>69</b>	<b>70</b>	-1.4%

5-year Feb average: **39****New Pendings****33** **-2.9%**from Jan 2024:  
**34** **3.1%**from Feb 2023:  
**32**

YTD	2024	2023	+/-
	<b>66</b>	<b>61</b>	8.2%

5-year Feb average: **36****Closed Sales****19** **-26.9%**from Jan 2024:  
**26** **5.6%**from Feb 2023:  
**18**

YTD	2024	2023	+/-
	<b>46</b>	<b>55</b>	-16.4%

5-year Feb average: **25****Median  
Sold Price****\$415,000** **31.7%**from Jan 2024:  
**\$315,000** **2.1%**from Feb 2023:  
**\$406,500**

YTD	2024	2023	+/-
	<b>\$357,500</b>	<b>\$385,000</b>	-7.1%

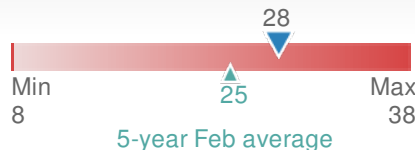
5-year Feb average: **\$326,550****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for February was \$415,000, representing an increase of 31.7% compared to last month and an increase of 2.1% from Feb 2023. The average days on market for units sold in February was 28 days, 13% above the 5-year February average of 25 days. There was a 2.9% month over month decrease in new contract activity with 33 New Pendings; a 30.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 47; and a 42.1% increase in supply to 27 active units.

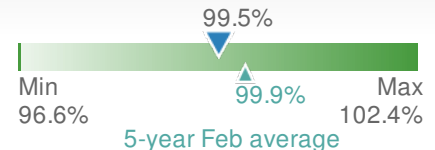
This activity resulted in a Contract Ratio of 1.74 pendings per active listing, down from 1.89 in January and a decrease from 2.48 in February 2023. The Contract Ratio is 38% lower than the 5-year February average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****27**

Jan 2024	Feb 2023
<b>19</b>	<b>21</b>

**Avg DOM****28**

Jan 2024	Feb 2023	YTD
<b>16</b>	<b>16</b>	<b>21</b>

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

Jan 2024	Feb 2023	YTD
<b>100.3%</b>	<b>100.0%</b>	<b>100.0%</b>

**February 2024**

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****22**

↔ 0.0%

from Jan 2024:  
**22**

↔ 0.0%

from Feb 2023:  
**22**

YTD	2024	2023	+/-
	<b>44</b>	<b>49</b>	-10.2%

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

↓ -14.3%

from Jan 2024:  
**28**

↑ 33.3%

from Feb 2023:  
**18**

YTD	2024	2023	+/-
	<b>52</b>	<b>40</b>	30.0%

5-year Feb average: **32****Closed Sales****27**

↔ 0.0%

from Jan 2024:  
**27**

↑ 8.0%

from Feb 2023:  
**25**

YTD	2024	2023	+/-
	<b>54</b>	<b>35</b>	54.3%

5-year Feb average: **28****Median Sold Price****\$390,000**

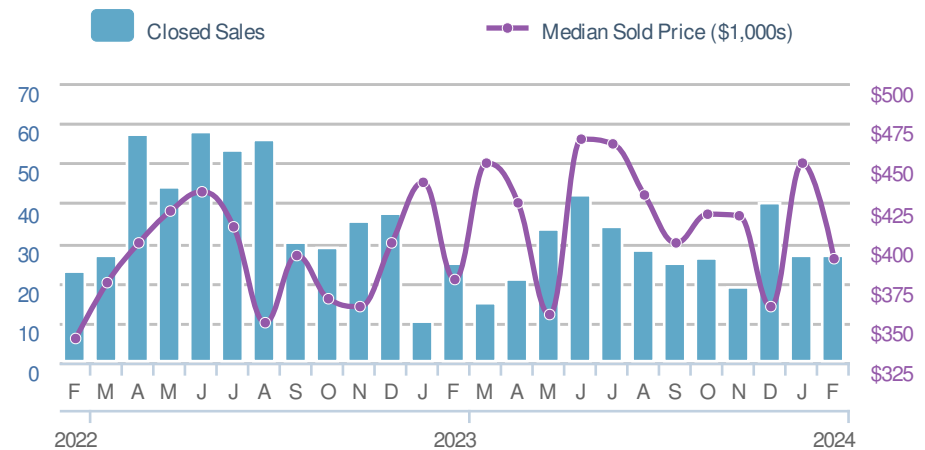
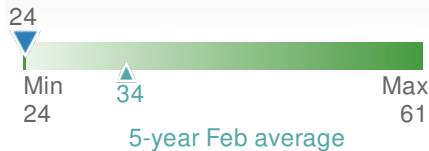
↓ -13.3%

from Jan 2024:  
**\$450,000**

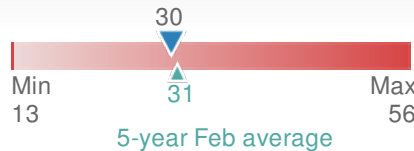
↑ 3.3%

from Feb 2023:  
**\$377,500**

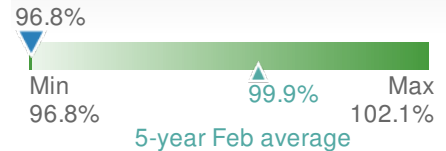
YTD	2024	2023	+/-
	<b>\$422,500</b>	<b>\$390,000</b>	8.3%

5-year Feb average: **\$347,800****Active Listings****24**

Jan 2024	Feb 2023
<b>26</b>	<b>31</b>

**Avg DOM****30**

Jan 2024	Feb 2023	YTD
<b>21</b>	<b>29</b>	<b>26</b>

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

Jan 2024	Feb 2023	YTD
<b>99.1%</b>	<b>101.6%</b>	<b>98.0%</b>



**February 2024**

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15** **66.7%**from Jan 2024:  
**9** **0.0%**from Feb 2023:  
**15**

YTD	2024	2023	+/-
	<b>24</b>	<b>29</b>	-17.2%

5-year Feb average: **20****New Pendings****16** **0.0%**from Jan 2024:  
**16** **23.1%**from Feb 2023:  
**13**

YTD	2024	2023	+/-
	<b>32</b>	<b>26</b>	23.1%

5-year Feb average: **19****Closed Sales****15** **-16.7%**from Jan 2024:  
**18** **0.0%**from Feb 2023:  
**15**

YTD	2024	2023	+/-
	<b>33</b>	<b>20</b>	65.0%

5-year Feb average: **15****Median Sold Price****\$500,000** **1.0%**from Jan 2024:  
**\$495,000** **10.5%**from Feb 2023:  
**\$452,450**

YTD	2024	2023	+/-
	<b>\$500,000</b>	<b>\$449,900</b>	11.1%

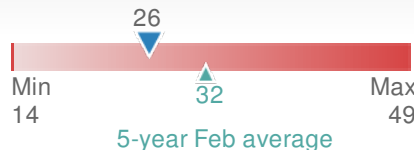
5-year Feb average: **\$426,142****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for February was \$500,000, representing an increase of 1% compared to last month and an increase of 10.5% from Feb 2023. The average days on market for units sold in February was 26 days, 18% below the 5-year February average of 32 days. There was no month over month change in new contract activity with 16 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 27; and a 6.3% decrease in supply to 15 active units.

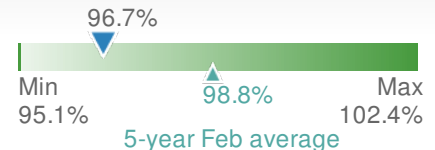
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.63 in January and an increase from 0.78 in February 2023. The Contract Ratio is 15% higher than the 5-year February average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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****15**

Jan 2024	Feb 2023
<b>16</b>	<b>23</b>

**Avg DOM****26**

Jan 2024	Feb 2023	YTD
<b>21</b>	<b>40</b>	<b>23</b>

**Avg Sold to OLP Ratio****96.7%**

Jan 2024	Feb 2023	YTD
<b>99.8%</b>	<b>101.8%</b>	<b>98.4%</b>

**February 2024**

## Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **-46.2%**from Jan 2024:  
**13** **0.0%**from Feb 2023:  
**7**

YTD	2024	2023	+/-
	<b>20</b>	<b>20</b>	0.0%

5-year Feb average: **13****New Pendings****8** **-33.3%**from Jan 2024:  
**12** **60.0%**from Feb 2023:  
**5**

YTD	2024	2023	+/-
	<b>20</b>	<b>14</b>	42.9%

5-year Feb average: **13****Closed Sales****12** **33.3%**from Jan 2024:  
**9** **20.0%**from Feb 2023:  
**10**

YTD	2024	2023	+/-
	<b>21</b>	<b>15</b>	40.0%

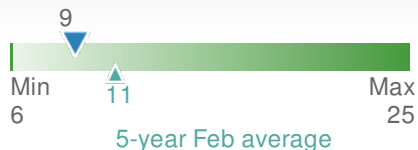
5-year Feb average: **13****Median Sold Price****\$355,625** **7.8%**from Jan 2024:  
**\$330,000** **20.6%**from Feb 2023:  
**\$294,950**

YTD	2024	2023	+/-
	<b>\$350,000</b>	<b>\$300,000</b>	16.7%

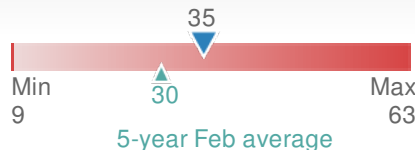
5-year Feb average: **\$284,515****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for February was \$355,625, representing an increase of 7.8% compared to last month and an increase of 20.6% from Feb 2023. The average days on market for units sold in February was 35 days, 17% above the 5-year February average of 30 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 10; and a 10% decrease in supply to 9 active units.

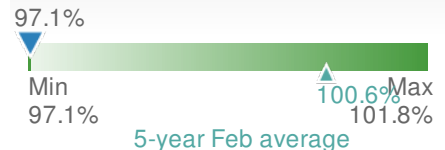
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.40 in January and an increase from 0.88 in February 2023. The Contract Ratio is 50% lower than the 5-year February average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****9**

Jan 2024	Feb 2023
<b>10</b>	<b>8</b>

**Avg DOM****35**

Jan 2024	Feb 2023	YTD
<b>22</b>	<b>14</b>	<b>30</b>

**Avg Sold to OLP Ratio****97.1%**

Jan 2024	Feb 2023	YTD
<b>97.5%</b>	<b>101.2%</b>	<b>97.3%</b>

**February 2024**

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****17****↓ -52.8%**from Jan 2024:  
**36****↓ -5.6%**from Feb 2023:  
**18**

YTD	2024	2023	+/-
	<b>55</b>	<b>35</b>	57.1%

5-year Feb average: **29****New Pendings****27****↑ 28.6%**from Jan 2024:  
**21****↓ -3.6%**from Feb 2023:  
**28**

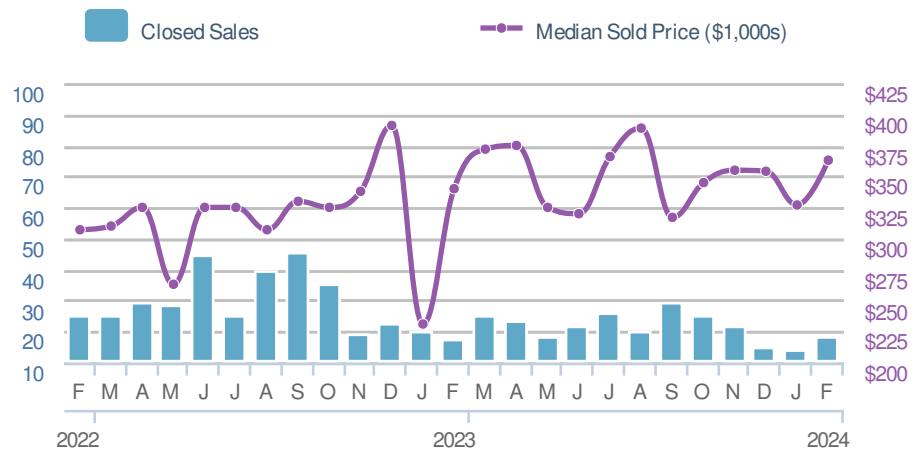
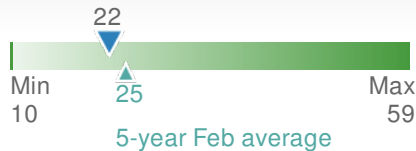
YTD	2024	2023	+/-
	<b>46</b>	<b>50</b>	-8.0%

5-year Feb average: **31****Closed Sales****18****↑ 28.6%**from Jan 2024:  
**14****↑ 5.9%**from Feb 2023:  
**17**

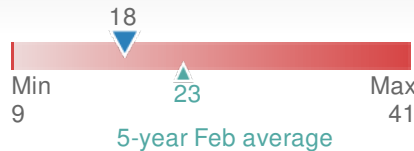
YTD	2024	2023	+/-
	<b>33</b>	<b>38</b>	-13.2%

5-year Feb average: **19****Median Sold Price****\$363,000****↑ 10.8%**from Jan 2024:  
**\$327,500****↑ 6.6%**from Feb 2023:  
**\$340,500**

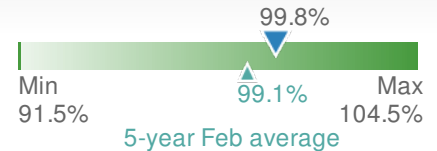
YTD	2024	2023	+/-
	<b>\$346,487</b>	<b>\$294,980</b>	17.5%

5-year Feb average: **\$281,030****Active Listings****22**

Jan 2024	Feb 2023
<b>30</b>	<b>21</b>

**Avg DOM****18**

Jan 2024	Feb 2023	YTD
<b>39</b>	<b>36</b>	<b>27</b>

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

Jan 2024	Feb 2023	YTD
<b>96.6%</b>	<b>97.3%</b>	<b>98.4%</b>

**February 2024****Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14** **-50.0%**from Jan 2024:  
**28** **7.7%**from Feb 2023:  
**13**

YTD	2024	2023	+/-
	<b>44</b>	<b>25</b>	76.0%

5-year Feb average: **20****New Pendings****23** **64.3%**from Jan 2024:  
**14** **0.0%**from Feb 2023:  
**23**

YTD	2024	2023	+/-
	<b>35</b>	<b>40</b>	-12.5%

5-year Feb average: **22****Closed Sales****14** **75.0%**from Jan 2024:  
**8** **16.7%**from Feb 2023:  
**12**

YTD	2024	2023	+/-
	<b>23</b>	<b>24</b>	-4.2%

5-year Feb average: **13****Median  
Sold Price****\$376,250** **4.7%**from Jan 2024:  
**\$359,320** **-1.2%**from Feb 2023:  
**\$380,990**

YTD	2024	2023	+/-
	<b>\$376,250</b>	<b>\$364,745</b>	3.2%

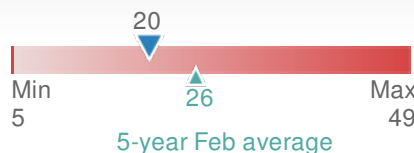
5-year Feb average: **\$321,935****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for February was \$376,250, representing an increase of 4.7% compared to last month and a decrease of 1.2% from Feb 2023. The average days on market for units sold in February was 20 days, 23% below the 5-year February average of 26 days. There was a 64.3% month over month increase in new contract activity with 23 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) to 30; and a 26.9% decrease in supply to 19 active units.

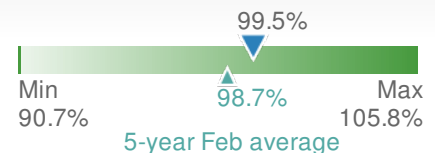
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 0.92 in January and a decrease from 2.00 in February 2023. The Contract Ratio is 53% lower than the 5-year February average of 3.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Jan 2024	Feb 2023
<b>26</b>	<b>20</b>



**Avg DOM****20**

Jan 2024	Feb 2023	YTD
<b>50</b>	<b>49</b>	<b>31</b>

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

Jan 2024	Feb 2023	YTD
<b>96.8%</b>	<b>95.8%</b>	<b>98.5%</b>

**February 2024****Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

 **-62.5%**      **-40.0%**  
 from Jan 2024: 8     from Feb 2023: 5

YTD	2024	2023	+/-
	<b>11</b>	<b>10</b>	10.0%

5-year Feb average: 9



**New Pendings****4**

 **-42.9%**      **-20.0%**  
 from Jan 2024: 7     from Feb 2023: 5

YTD	2024	2023	+/-
	<b>11</b>	<b>10</b>	10.0%

5-year Feb average: 9


**Closed Sales****4**

 **-33.3%**      **-20.0%**  
 from Jan 2024: 6     from Feb 2023: 5

YTD	2024	2023	+/-
	<b>10</b>	<b>14</b>	-28.6%

5-year Feb average: 6

**Median Sold Price****\$292,500**

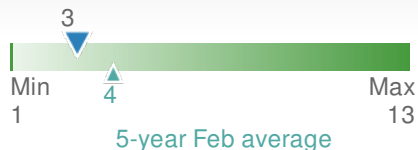
 **-6.5%**      **38.0%**  
 from Jan 2024: **\$312,750**     from Feb 2023: **\$212,000**

YTD	2024	2023	+/-
	<b>\$300,250</b>	<b>\$198,000</b>	51.6%

5-year Feb average: **\$223,540****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for February was \$292,500, representing a decrease of 6.5% compared to last month and an increase of 38% from Feb 2023. The average days on market for units sold in February was 10 days, 32% below the 5-year February average of 15 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 10; and a 25% decrease in supply to 3 active units.

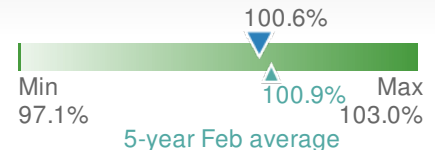
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, up from 2.50 in January and a decrease from 24.00 in February 2023. The Contract Ratio is 71% lower than the 5-year February average of 11.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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****3**

Jan 2024	Feb 2023
<b>4</b>	<b>1</b>

**Avg DOM****10**

Jan 2024	Feb 2023	YTD
<b>24</b>	<b>4</b>	<b>18</b>

**Avg Sold to OLP Ratio****100.6%**

Jan 2024	Feb 2023	YTD
<b>96.3%</b>	<b>101.0%</b>	<b>98.0%</b>

**February 2024**

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****19****↑46.2%**from Jan 2024:  
**13****↓-29.6%**from Feb 2023:  
**27**

YTD	2024	2023	+/-
	<b>34</b>	<b>59</b>	-42.4%

5-year Feb average: **28****New Pendings****25****↑56.3%**from Jan 2024:  
**16****↓-28.6%**from Feb 2023:  
**35**

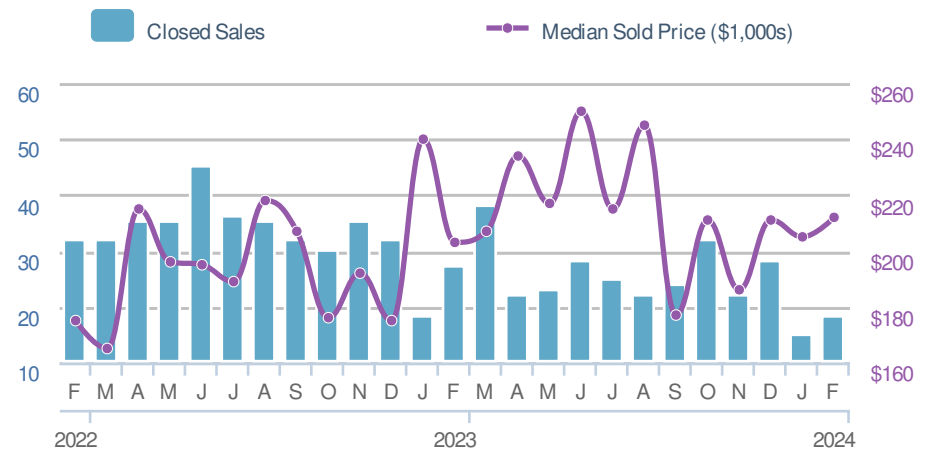
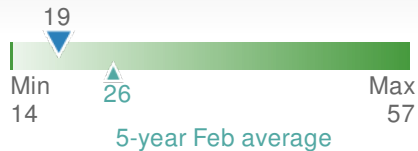
YTD	2024	2023	+/-
	<b>42</b>	<b>66</b>	-36.4%

5-year Feb average: **34****Closed Sales****18****↑20.0%**from Jan 2024:  
**15****↓-33.3%**from Feb 2023:  
**27**

YTD	2024	2023	+/-
	<b>33</b>	<b>43</b>	-23.3%

5-year Feb average: **25****Median Sold Price****\$212,950****↑3.9%**from Jan 2024:  
**\$205,000****↑4.6%**from Feb 2023:  
**\$203,500**

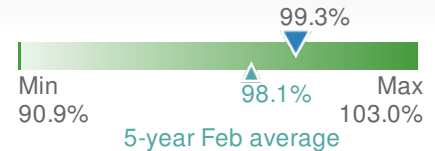
YTD	2024	2023	+/-
	<b>\$210,000</b>	<b>\$220,000</b>	-4.5%

5-year Feb average: **\$177,390****Active Listings****19**

Jan 2024	Feb 2023
<b>24</b>	<b>14</b>

**Avg DOM****23**

Jan 2024	Feb 2023	YTD
<b>15</b>	<b>25</b>	<b>20</b>

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

Jan 2024	Feb 2023	YTD
<b>98.7%</b>	<b>97.9%</b>	<b>99.0%</b>

**February 2024****Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12** **71.4%**from Jan 2024:  
**7** **-7.7%**from Feb 2023:  
**13**

YTD	2024	2023	+/-
	<b>20</b>	<b>30</b>	-33.3%

5-year Feb average: **15****New Pendings****20** **300.0%**from Jan 2024:  
**5** **42.9%**from Feb 2023:  
**14**

YTD	2024	2023	+/-
	<b>25</b>	<b>32</b>	-21.9%

5-year Feb average: **18****Closed Sales****8** **60.0%**from Jan 2024:  
**5** **-46.7%**from Feb 2023:  
**15**

YTD	2024	2023	+/-
	<b>13</b>	<b>26</b>	-50.0%

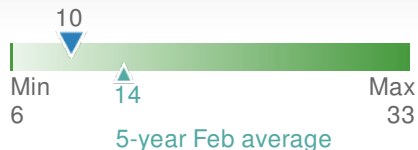
5-year Feb average: **12****Median  
Sold Price****\$252,500** **7.4%**from Jan 2024:  
**\$235,000** **10.5%**from Feb 2023:  
**\$228,500**

YTD	2024	2023	+/-
	<b>\$246,500</b>	<b>\$247,250</b>	-0.3%

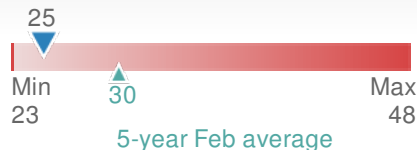
5-year Feb average: **\$199,100****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for February was \$252,500, representing an increase of 7.4% compared to last month and an increase of 10.5% from Feb 2023. The average days on market for units sold in February was 25 days, 17% below the 5-year February average of 30 days. There was a 300% month over month increase in new contract activity with 20 New Pendings; a 157.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 37.5% decrease in supply to 10 active units.

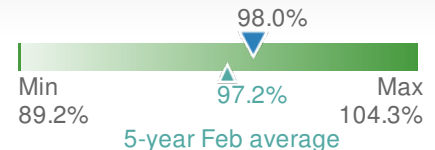
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 0.44 in January and a decrease from 2.09 in February 2023. The Contract Ratio is 13% lower than the 5-year February average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****10**

Jan 2024	Feb 2023
<b>16</b>	<b>11</b>

**Avg DOM****25**

Jan 2024	Feb 2023	YTD
<b>11</b>	<b>26</b>	<b>20</b>

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

Jan 2024	Feb 2023	YTD
<b>100.8%</b>	<b>98.1%</b>	<b>99.1%</b>

**February 2024****Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **16.7%**from Jan 2024:  
**6** **-46.2%**from Feb 2023:  
**13**

YTD	2024	2023	+/-
	<b>14</b>	<b>28</b>	-50.0%

5-year Feb average: **13****New Pendings****5** **-54.5%**from Jan 2024:  
**11** **-76.2%**from Feb 2023:  
**21**

YTD	2024	2023	+/-
	<b>17</b>	<b>34</b>	-50.0%

5-year Feb average: **16****Closed Sales****10** **0.0%**from Jan 2024:  
**10** **-16.7%**from Feb 2023:  
**12**

YTD	2024	2023	+/-
	<b>20</b>	<b>17</b>	17.6%

5-year Feb average: **12****Median Sold Price****\$201,000** **44.9%**from Jan 2024:  
**\$138,750** **27.6%**from Feb 2023:  
**\$157,500**

YTD	2024	2023	+/-
	<b>\$177,450</b>	<b>\$169,900</b>	4.4%

5-year Feb average: **\$164,950****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for February was \$201,000, representing an increase of 44.9% compared to last month and an increase of 27.6% from Feb 2023. The average days on market for units sold in February was 22 days, 31% below the 5-year February average of 32 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 9; and a 12.5% increase in supply to 9 active units.

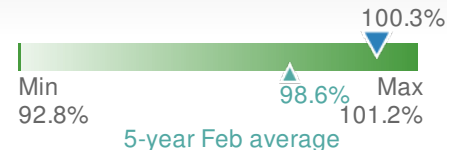
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.63 in January and a decrease from 8.00 in February 2023. The Contract Ratio is 68% lower than the 5-year February average of 3.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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****9**

Jan 2024	Feb 2023
<b>8</b>	<b>3</b>

**Avg DOM****22**

Jan 2024	Feb 2023	YTD
<b>17</b>	<b>23</b>	<b>20</b>

**Avg Sold to OLP Ratio****100.3%**



Jan 2024	Feb 2023	YTD
<b>97.7%</b>	<b>97.6%</b>	<b>99.0%</b>





**February 2024**

Souderton Area (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****41** **32.3%**  
from Jan 2024:  
**31** **86.4%**  
from Feb 2023:  
**22**



YTD	2024	2023	+/-
	<b>73</b>	<b>53</b>	37.7%

5-year Feb average: **40****New Pendings****25** **56.3%**  
from Jan 2024:  
**16** **56.3%**  
from Feb 2023:  
**16**

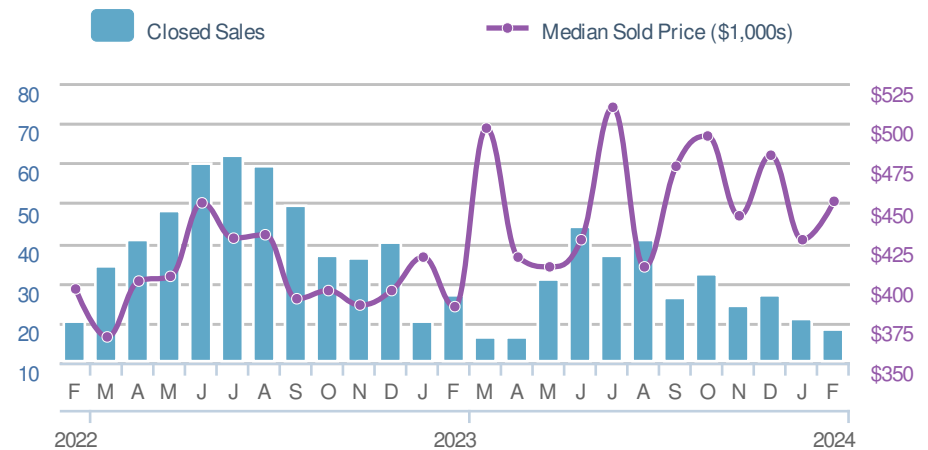
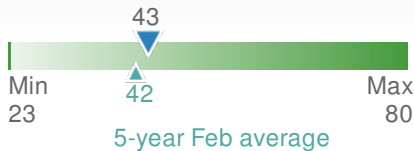
YTD	2024	2023	+/-
	<b>41</b>	<b>40</b>	2.5%

5-year Feb average: **33****Closed Sales****18** **-14.3%**  
from Jan 2024:  
**21** **-33.3%**  
from Feb 2023:  
**27**

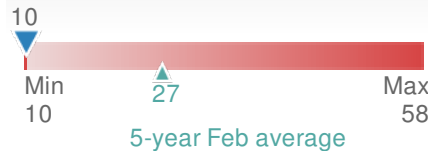
YTD	2024	2023	+/-
	<b>39</b>	<b>48</b>	-18.8%

5-year Feb average: **21****Median Sold Price****\$451,087** **5.6%**  
from Jan 2024:  
**\$427,000** **17.2%**  
from Feb 2023:  
**\$385,000**

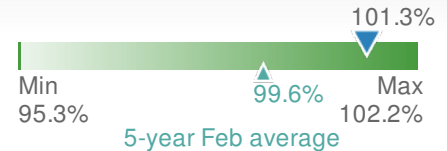
YTD	2024	2023	+/-
	<b>\$439,990</b>	<b>\$398,500</b>	10.4%

5-year Feb average: **\$379,017****Active Listings****43**

Jan 2024	Feb 2023
<b>35</b>	<b>29</b>

**Avg DOM****10**


Jan 2024	Feb 2023	YTD
<b>14</b>	<b>15</b>	<b>12</b>

**Avg Sold to OLP Ratio****101.3%**



Jan 2024	Feb 2023	YTD
<b>101.9%</b>	<b>98.4%</b>	<b>101.6%</b>

**February 2024****Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****26**
 **30.0%**  
from Jan 2024:  
**20**
 **62.5%**  
from Feb 2023:  
**16**



YTD	2024	2023	+/-
	<b>46</b>	<b>37</b>	24.3%

5-year Feb average: **27****New Pendings****14**
 **40.0%**  
from Jan 2024:  
**10**
 **16.7%**  
from Feb 2023:  
**12**

YTD	2024	2023	+/-
	<b>23</b>	<b>27</b>	-14.8%

5-year Feb average: **22****Closed Sales****10**
 **-23.1%**  
from Jan 2024:  
**13**
 **-41.2%**  
from Feb 2023:  
**17**

YTD	2024	2023	+/-
	<b>23</b>	<b>32</b>	-28.1%

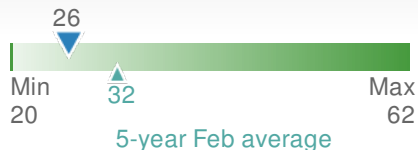
5-year Feb average: **13****Median Sold Price****\$476,450**
 **12.8%**  
from Jan 2024:  
**\$422,500**
 **14.5%**  
from Feb 2023:  
**\$416,000**

YTD	2024	2023	+/-
	<b>\$445,000</b>	<b>\$447,100</b>	-0.5%

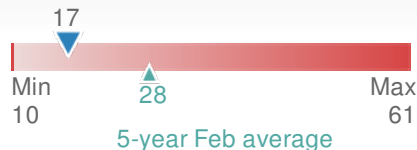
5-year Feb average: **\$417,660****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for February was \$476,450, representing an increase of 12.8% compared to last month and an increase of 14.5% from Feb 2023. The average days on market for units sold in February was 17 days, 39% below the 5-year February average of 28 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and an 18.2% increase in supply to 26 active units.

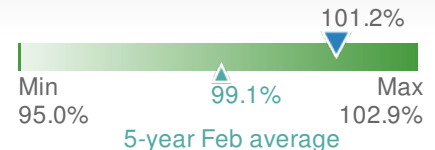
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.82 in January and a decrease from 0.84 in February 2023. The Contract Ratio is 49% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****26**

Jan 2024	Feb 2023
<b>22</b>	<b>25</b>

**Avg DOM****17**

Jan 2024	Feb 2023	YTD
<b>13</b>	<b>10</b>	<b>15</b>

**Avg Sold to OLP Ratio****101.2%**

Jan 2024	Feb 2023	YTD
<b>103.2%</b>	<b>97.2%</b>	<b>102.3%</b>

**February 2024****Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15**
**36.4%**  
from Jan 2024:  
11

 **275.0%**  
from Feb 2023:  
4

YTD	2024	2023	+/-
	<b>27</b>	<b>14</b>	92.9%

5-year Feb average: **12****New Pending****11**
**83.3%**  
from Jan 2024:  
6

 **175.0%**  
from Feb 2023:  
4

YTD	2024	2023	+/-
	<b>18</b>	<b>13</b>	38.5%

5-year Feb average: **11****Closed Sales****8**
**0.0%**  
from Jan 2024:  
8

 **-20.0%**  
from Feb 2023:  
10

YTD	2024	2023	+/-
	<b>16</b>	<b>16</b>	0.0%

5-year Feb average: **9****Median  
Sold Price****\$440,995**
**3.0%**  
from Jan 2024:  
\$428,045

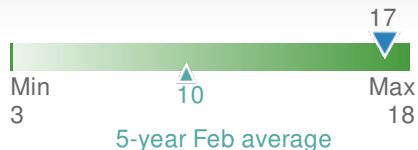
 **33.9%**  
from Feb 2023:  
\$329,450

YTD	2024	2023	+/-
	<b>\$434,540</b>	<b>\$348,450</b>	24.7%

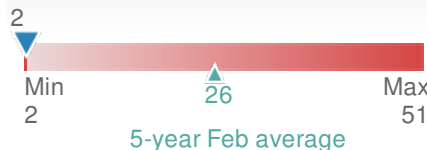
5-year Feb average: **\$349,289****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for February was \$440,995, representing an increase of 3% compared to last month and an increase of 33.9% from Feb 2023. The average days on market for units sold in February was 2 days, 92% below the 5-year February average of 26 days. There was an 83.3% month over month increase in new contract activity with 11 New Pending; a 13.8% MoM increase in All Pending (new contracts + contracts carried over from January) to 33; and a 30.8% increase in supply to 17 active units.

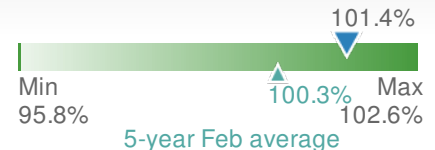
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, down from 2.23 in January and an increase from 1.50 in February 2023. The Contract Ratio is 27% lower than the 5-year February average of 2.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****17**

Jan 2024	Feb 2023
<b>13</b>	<b>4</b>

**Avg DOM****2**

Jan 2024	Feb 2023	YTD
<b>15</b>	<b>24</b>	<b>9</b>

**Avg Sold to  
OLP Ratio****101.4%**

Jan 2024	Feb 2023	YTD
<b>99.8%</b>	<b>100.4%</b>	<b>100.6%</b>

**February 2024**

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
0                    11

YTD	2024	2023	+/-
	<b>0</b>	<b>28</b>	-
-----100.0%			
5-year Feb average: <b>15</b>			

**New Pendings****0**

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
0                    13

YTD	2024	2023	+/-
	<b>0</b>	<b>24</b>	-
-----100.0%			
5-year Feb average: <b>15</b>			

**Closed Sales****0**

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
0                    10

YTD	2024	2023	+/-
	<b>0</b>	<b>16</b>	-
-----100.0%			
5-year Feb average: <b>10</b>			

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

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
\$0                    \$467,500

YTD	2024	2023	+/-
	<b>\$0</b>	<b>\$449,950</b>	-
-----100.0%			
5-year Feb average: <b>\$428,750</b>			

**Active Listings****0**

0  
Min 8    15    Max 23  
5-year Feb average

Jan 2024	Feb 2023
<b>0</b>	<b>13</b>

**Avg DOM****0**

0  
Min 11    32    Max 58  
5-year Feb average

Jan 2024	Feb 2023	YTD
<b>0</b>	<b>11</b>	<b>0</b>

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

0.0%  
Min 92.8%    98.9%    Max 102.9%  
5-year Feb average

Jan 2024	Feb 2023	YTD
<b>0.0%</b>	<b>101.0%</b>	<b>0.0%</b>

**February 2024**

## Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
0                      9

YTD	2024	2023	+/-
	<b>25</b>	0	0.0%

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

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
0                      13

YTD	2024	2023	+/-
	<b>24</b>	0	0.0%

5-year Feb average: **10****Closed Sales****0**

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
0                      10

YTD	2024	2023	+/-
	<b>15</b>	0	0.0%

5-year Feb average: **7****Median  
Sold Price****\$0**

↔ 0.0%    ↓ -100.0%  
from Jan 2024:    from Feb 2023:  
\$0                      \$467,500

YTD	2024	2023	+/-
	<b>\$450,000</b>	\$0	0.0%

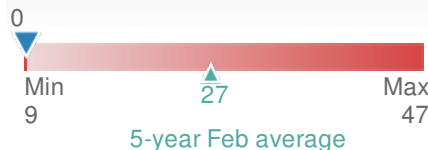
5-year Feb average: **\$443,375****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2023. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 27 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

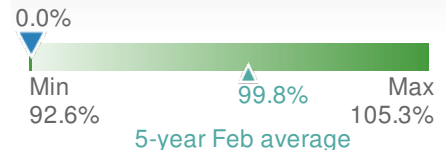
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 1.89 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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****0**

Jan 2024	Feb 2023
0	9

**Avg DOM****0**

Jan 2024	Feb 2023	YTD
0	11	16

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

Jan 2024	Feb 2023	YTD
0.0%	101.0%	100.1%

**February 2024**

## Springfield (Montgomery, PA) - Attached

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

↔ 0.0%    ↘ -100.0%

from Jan 2024:    from Feb 2023:

0    2

YTD	2024	2023	+/-
	<b>3</b>	<b>0</b>	0.0%

5-year Feb average: 2

**New Pendings****0**

↔ 0.0%    ↔ 0.0%

from Jan 2024:    from Feb 2023:

0    0

YTD	2024	2023	+/-
	<b>0</b>	<b>0</b>	0.0%

5-year Feb average: 2

**Closed Sales****0**

↔ 0.0%    ↔ 0.0%

from Jan 2024:    from Feb 2023:

0    0

YTD	2024	2023	+/-
	<b>1</b>	<b>0</b>	0.0%

5-year Feb average: 1

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

↔ 0.0%    ↔ 0.0%

from Jan 2024:    from Feb 2023:

**\$0**    **\$0**

YTD	2024	2023	+/-
	<b>\$445,000</b>	<b>\$0</b>	0.0%

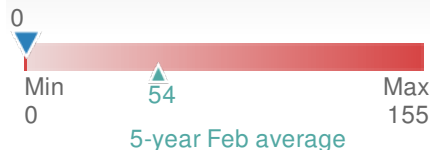
5-year Feb average: **\$301,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and no change from Feb 2023. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 54 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 January) with 0; and no change in supply with 0 active units.

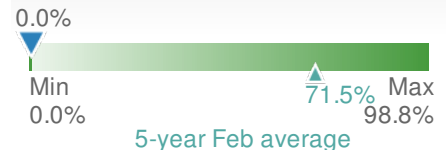
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 0.00 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Jan 2024	Feb 2023
<b>0</b>	<b>4</b>

**Avg DOM****0**

Jan 2024	Feb 2023	YTD
<b>0</b>	<b>0</b>	<b>3</b>

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

Jan 2024	Feb 2023	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>111.5%</b>

**February 2024**

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****36**

↔ 0.0%

from Jan 2024:  
**36**

↓ -7.7%

from Feb 2023:  
**39**

YTD	2024	2023	+/-
	<b>73</b>	<b>77</b>	-5.2%

5-year Feb average: **51****New Pendings****37**

↑ 37.0%

from Jan 2024:  
**27**

↑ 23.3%

from Feb 2023:  
**30**

YTD	2024	2023	+/-
	<b>63</b>	<b>54</b>	16.7%

5-year Feb average: **51****Closed Sales****24**

↑ 33.3%

from Jan 2024:  
**18**

↑ 14.3%

from Feb 2023:  
**21**

YTD	2024	2023	+/-
	<b>43</b>	<b>56</b>	-23.2%

5-year Feb average: **29****Median Sold Price****\$322,500**

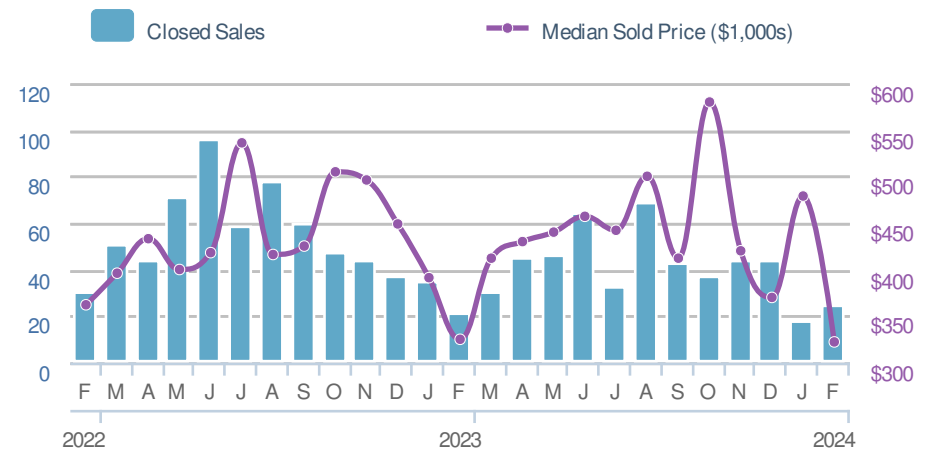
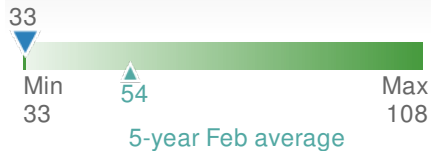
↓ -32.8%

from Jan 2024:  
**\$479,950**

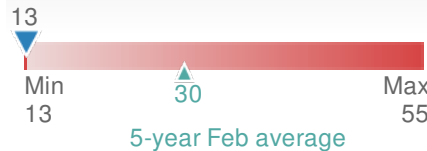
↓ -0.8%

from Feb 2023:  
**\$325,000**

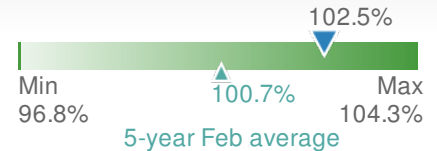
YTD	2024	2023	+/-
	<b>\$425,000</b>	<b>\$381,600</b>	11.4%

5-year Feb average: **\$318,000****Active Listings****33**

Jan 2024	Feb 2023
<b>40</b>	<b>41</b>

**Avg DOM****13**

Jan 2024	Feb 2023	YTD
<b>24</b>	<b>49</b>	<b>18</b>

**Avg Sold to OLP Ratio****102.5%**

Jan 2024	Feb 2023	YTD
<b>99.3%</b>	<b>97.4%</b>	<b>100.6%</b>

**February 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22**

**100.0%**  
 from Jan 2024:  
 11

**29.4%**  
 from Feb 2023:  
 17

YTD	2024	2023	+/-
	<b>34</b>	<b>29</b>	17.2%

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

**150.0%**  
 from Jan 2024:  
 8

**42.9%**  
 from Feb 2023:  
 14

YTD	2024	2023	+/-
	<b>27</b>	<b>24</b>	12.5%

5-year Feb average: **25****Closed Sales****5**

**-16.7%**  
 from Jan 2024:  
 6

**-28.6%**  
 from Feb 2023:  
 7

YTD	2024	2023	+/-
	<b>12</b>	<b>21</b>	-42.9%

5-year Feb average: **10****Median  
Sold Price****\$555,000**

**-33.0%**  
 from Jan 2024:  
 \$828,786

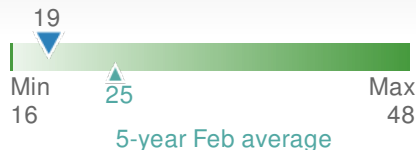
**98.2%**  
 from Feb 2023:  
 \$280,000

YTD	2024	2023	+/-
	<b>\$725,000</b>	<b>\$409,000</b>	77.3%

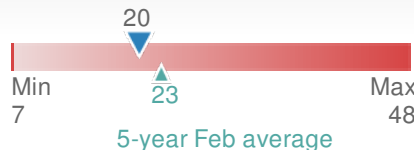
5-year Feb average: **\$410,340****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for February was \$555,000, representing a decrease of 33% compared to last month and an increase of 98.2% from Feb 2023. The average days on market for units sold in February was 20 days, 13% below the 5-year February average of 23 days. There was a 150% month over month increase in new contract activity with 20 New Pendings; a 130% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and no change in supply with 19 active units.

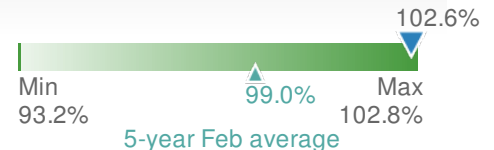
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 0.53 in January and a decrease from 1.38 in February 2023. The Contract Ratio is 34% lower than the 5-year February average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Jan 2024	Feb 2023
<b>19</b>	<b>16</b>

**Avg DOM****20**

Jan 2024	Feb 2023	YTD
<b>13</b>	<b>28</b>	<b>16</b>

**Avg Sold to  
OLP Ratio****102.6%**



Jan 2024	Feb 2023	YTD
<b>100.6%</b>	<b>93.2%</b>	<b>100.6%</b>



**February 2024**

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

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

 **-44.0%**      **-36.4%**  
 from Jan 2024: **25**     from Feb 2023: **22**



YTD	2024	2023	+/-
	<b>39</b>	<b>48</b>	-18.8%

5-year Feb average: **27****New Pending****17**

 **-10.5%**      **6.3%**  
 from Jan 2024: **19**     from Feb 2023: **16**



YTD	2024	2023	+/-
	<b>36</b>	<b>30</b>	20.0%

5-year Feb average: **25****Closed Sales****19**

 **58.3%**      **35.7%**  
 from Jan 2024: **12**     from Feb 2023: **14**

YTD	2024	2023	+/-
	<b>31</b>	<b>35</b>	-11.4%

5-year Feb average: **19****Median Sold Price****\$306,143**

 **-28.4%**      **-33.7%**  
 from Jan 2024: **\$427,500**     from Feb 2023: **\$461,547**

YTD	2024	2023	+/-
	<b>\$320,000</b>	<b>\$375,000</b>	-14.7%

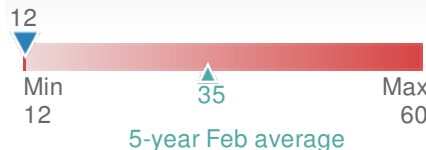
5-year Feb average: **\$322,788****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for February was \$306,143, representing a decrease of 28.4% compared to last month and a decrease of 33.7% from Feb 2023. The average days on market for units sold in February was 12 days, 66% below the 5-year February average of 35 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pending; a 7.7% MoM decrease in All Pending (new contracts + contracts carried over from January) to 24; and a 33.3% decrease in supply to 14 active units.

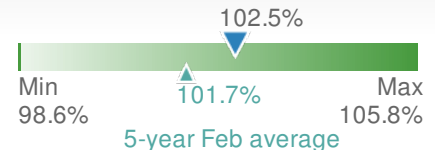
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 1.24 in January and an increase from 1.16 in February 2023. The Contract Ratio is 6% lower than the 5-year February average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****14**

Jan 2024	Feb 2023
<b>21</b>	<b>25</b>

**Avg DOM****12**

Jan 2024	Feb 2023	YTD
<b>30</b>	<b>60</b>	<b>19</b>



**Avg Sold to OLP Ratio****102.5%**

Jan 2024	Feb 2023	YTD
<b>98.6%</b>	<b>99.5%</b>	<b>100.7%</b>



**February 2024**

Upper Dublin (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****28** **86.7%**  
from Jan 2024:  
**15** **47.4%**  
from Feb 2023:  
**19**



YTD	2024	2023	+/-
	<b>43</b>	<b>34</b>	26.5%

5-year Feb average: **28****New Pendings****23** **43.8%**  
from Jan 2024:  
**16** **76.9%**  
from Feb 2023:  
**13**

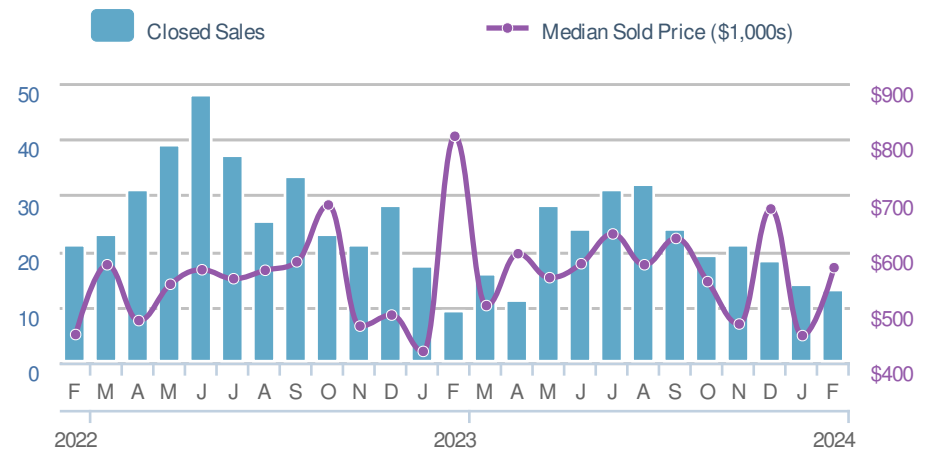
YTD	2024	2023	+/-
	<b>38</b>	<b>24</b>	58.3%

5-year Feb average: **25****Closed Sales****13** **-7.1%**  
from Jan 2024:  
**14** **44.4%**  
from Feb 2023:  
**9**

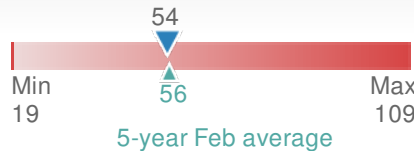
YTD	2024	2023	+/-
	<b>27</b>	<b>27</b>	0.0%

5-year Feb average: **17****Median Sold Price****\$570,000** **27.2%**  
from Jan 2024:  
**\$448,000** **-29.2%**  
from Feb 2023:  
**\$805,000**

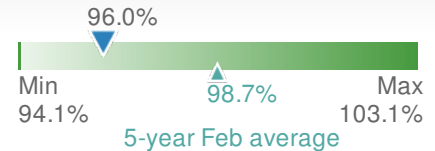
YTD	2024	2023	+/-
	<b>\$506,000</b>	<b>\$536,000</b>	-5.6%

5-year Feb average: **\$525,700****Active Listings****24**

Jan 2024	Feb 2023
<b>20</b>	<b>30</b>

**Avg DOM****54**

Jan 2024	Feb 2023	YTD
<b>13</b>	<b>63</b>	<b>33</b>


**Avg Sold to OLP Ratio****96.0%**


Jan 2024	Feb 2023	YTD
<b>101.0%</b>	<b>98.3%</b>	<b>98.6%</b>

**February 2024**

## Upper Dublin (Montgomery, PA) - Detached

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


 **200.0%**  
 from Jan 2024:  
 6


 **50.0%**  
 from Feb 2023:  
 12

YTD	2024	2023	+/-
	<b>24</b>	<b>23</b>	4.3%

5-year Feb average: 17

**New Pendings****18**


 **100.0%**  
 from Jan 2024:  
 9


 **100.0%**  
 from Feb 2023:  
 9

YTD	2024	2023	+/-
	<b>26</b>	<b>17</b>	52.9%

5-year Feb average: 17

**Closed Sales****8**


 **0.0%**  
 from Jan 2024:  
 8


 **100.0%**  
 from Feb 2023:  
 4

YTD	2024	2023	+/-
	<b>16</b>	<b>11</b>	45.5%

5-year Feb average: 11

**Median Sold Price****\$691,400**

 **7.6%**  
 from Jan 2024:  
 \$642,500

 **4.0%**  
 from Feb 2023:  
 \$664,500

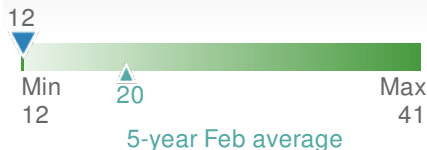
YTD	2024	2023	+/-
	<b>\$691,400</b>	<b>\$665,000</b>	4.0%

5-year Feb average: \$552,380

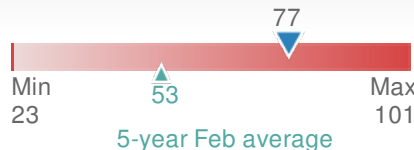
**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for February was \$691,400, representing an increase of 7.6% compared to last month and an increase of 4% from Feb 2023. The average days on market for units sold in February was 77 days, 45% above the 5-year February average of 53 days. There was a 100% month over month increase in new contract activity with 18 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from January) to 21; and a 7.7% decrease in supply to 12 active units.

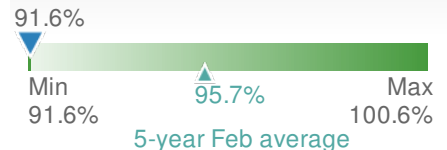
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.92 in January and an increase from 1.15 in February 2023. The Contract Ratio is 22% higher than the 5-year February average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Jan 2024	Feb 2023
<b>13</b>	<b>13</b>

**Avg DOM****77**

Jan 2024	Feb 2023	YTD
<b>10</b>	<b>34</b>	<b>43</b>

**Avg Sold to OLP Ratio****91.6%**

Jan 2024	Feb 2023	YTD
<b>101.8%</b>	<b>94.2%</b>	<b>96.7%</b>

**February 2024**

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****10** **11.1%**from Jan 2024:  
**9** **42.9%**from Feb 2023:  
**7**

YTD	2024	2023	+/-
	<b>19</b>	<b>11</b>	72.7%

5-year Feb average: **11****New Pendings****5** **-28.6%**from Jan 2024:  
**7** **25.0%**from Feb 2023:  
**4**

YTD	2024	2023	+/-
	<b>12</b>	<b>7</b>	71.4%

5-year Feb average: **8****Closed Sales****5** **-16.7%**from Jan 2024:  
**6** **0.0%**from Feb 2023:  
**5**

YTD	2024	2023	+/-
	<b>11</b>	<b>16</b>	-31.3%

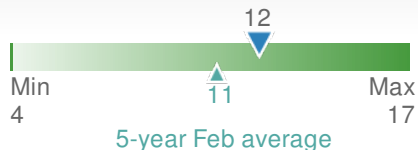
5-year Feb average: **7****Median Sold Price****\$363,000** **14.9%**from Jan 2024:  
**\$316,000** **-62.0%**from Feb 2023:  
**\$954,338**

YTD	2024	2023	+/-
	<b>\$332,500</b>	<b>\$411,250</b>	-19.1%

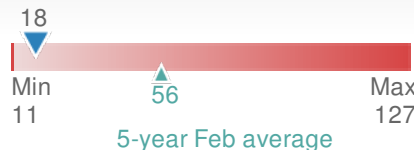
5-year Feb average: **\$469,048****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for February was \$363,000, representing an increase of 14.9% compared to last month and a decrease of 62% from Feb 2023. The average days on market for units sold in February was 18 days, 68% below the 5-year February average of 56 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 15; and a 71.4% increase in supply to 12 active units.

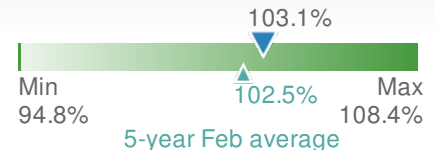
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 2.14 in January and an increase from 0.82 in February 2023. The Contract Ratio is 44% lower than the 5-year February average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

Jan 2024	Feb 2023
<b>7</b>	<b>17</b>

**Avg DOM****18**

Jan 2024	Feb 2023	YTD
<b>16</b>	<b>87</b>	<b>17</b>



**Avg Sold to OLP Ratio****103.1%**

Jan 2024	Feb 2023	YTD
<b>99.9%</b>	<b>101.6%</b>	<b>101.3%</b>



**February 2024**

Upper Merion Area (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****36** **38.5%**  
from Jan 2024:  
**26** **125.0%**  
from Feb 2023:  
**16**



YTD	2024	2023	+/-
	<b>64</b>	<b>51</b>	25.5%

5-year Feb average: **32****New Pendings****28** **7.7%**  
from Jan 2024:  
**26** **27.3%**  
from Feb 2023:  
**22**

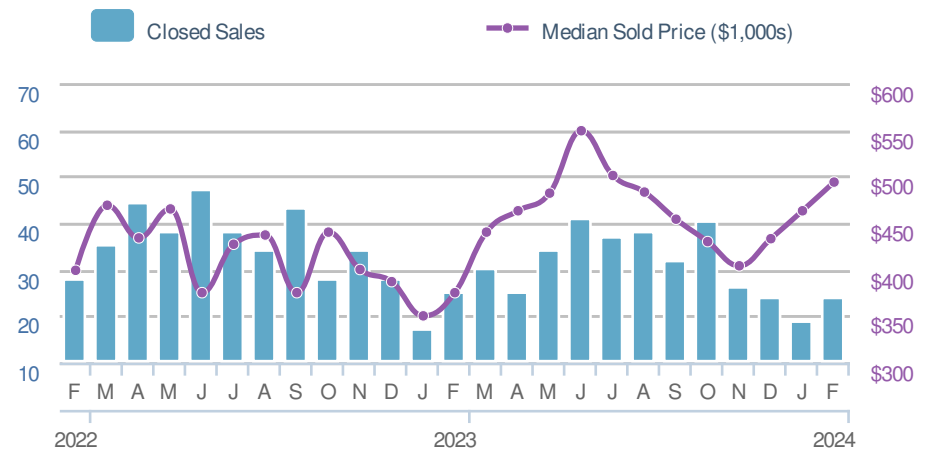
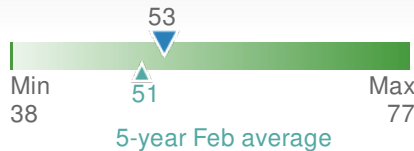
YTD	2024	2023	+/-
	<b>54</b>	<b>51</b>	5.9%

5-year Feb average: **32****Closed Sales****24** **26.3%**  
from Jan 2024:  
**19** **-4.0%**  
from Feb 2023:  
**25**

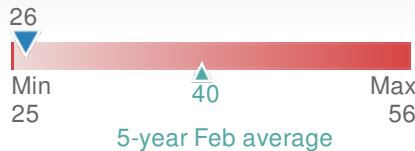
YTD	2024	2023	+/-
	<b>46</b>	<b>45</b>	2.2%

5-year Feb average: **28****Median Sold Price****\$494,945** **6.9%**  
from Jan 2024:  
**\$463,000** **32.0%**  
from Feb 2023:  
**\$375,000**

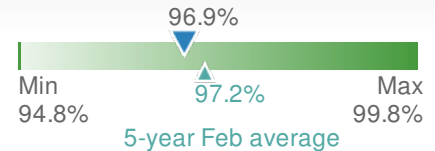
YTD	2024	2023	+/-
	<b>\$499,990</b>	<b>\$375,000</b>	33.3%

5-year Feb average: **\$381,879****Active Listings****53**

Jan 2024	Feb 2023
<b>44</b>	<b>38</b>

**Avg DOM****26**

Jan 2024	Feb 2023	YTD
<b>47</b>	<b>50</b>	<b>37</b>



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

Jan 2024	Feb 2023	YTD
<b>95.5%</b>	<b>94.8%</b>	<b>96.3%</b>

**February 2024**

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



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

 **-18.8%**
 **160.0%**  
 from Jan 2024: 16      from Feb 2023: 5

YTD	2024	2023	+/-
	<b>30</b>	<b>21</b>	42.9%

5-year Feb average: 12

**New Pendings****12**

 **0.0%**
 **100.0%**  
 from Jan 2024: 12      from Feb 2023: 6

YTD	2024	2023	+/-
	<b>24</b>	<b>20</b>	20.0%

5-year Feb average: 12


**Closed Sales****14**

 **75.0%**
 **27.3%**  
 from Jan 2024: 8      from Feb 2023: 11

YTD	2024	2023	+/-
	<b>23</b>	<b>18</b>	27.8%

5-year Feb average: 12

**Median Sold Price****\$539,000**

 **-11.8%**
 **26.8%**  
 from Jan 2024: **\$611,000**      from Feb 2023: **\$425,000**

YTD	2024	2023	+/-
	<b>\$540,000</b>	<b>\$447,750</b>	20.6%

5-year Feb average: \$445,400

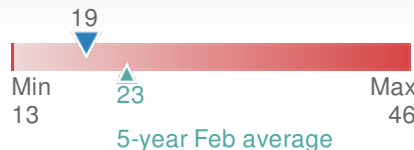
**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for February was \$539,000, representing a decrease of 11.8% compared to last month and an increase of 26.8% from Feb 2023. The average days on market for units sold in February was 19 days, 17% below the 5-year February average of 23 days. There was no month over month change in new contract activity with 12 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 5% increase in supply to 21 active units.

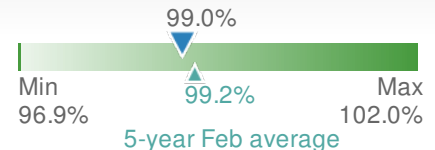
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.75 in January and a decrease from 1.25 in February 2023. The Contract Ratio is 68% lower than the 5-year February average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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****21**

Jan 2024	Feb 2023
<b>20</b>	<b>12</b>

**Avg DOM****19**

Jan 2024	Feb 2023	YTD
<b>44</b>	<b>18</b>	<b>29</b>

**Avg Sold to OLP Ratio****99.0%**

Jan 2024	Feb 2023	YTD
<b>95.9%</b>	<b>97.6%</b>	<b>97.6%</b>

**February 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23**

↑ **130.0%**    ↑ **109.1%**  
from Jan 2024: **10**    from Feb 2023: **11**

YTD	2024	2023	+/-
	<b>34</b>	<b>30</b>	13.3%

5-year Feb average: **20****New Pendings****16**

↑ **14.3%**    ↔ **0.0%**  
from Jan 2024: **14**    from Feb 2023: **16**

YTD	2024	2023	+/-
	<b>30</b>	<b>31</b>	-3.2%

5-year Feb average: **19****Closed Sales****10**

↓ **-9.1%**    ↓ **-28.6%**  
from Jan 2024: **11**    from Feb 2023: **14**

YTD	2024	2023	+/-
	<b>23</b>	<b>26</b>	-11.5%

5-year Feb average: **16****Median  
Sold Price****\$342,500**

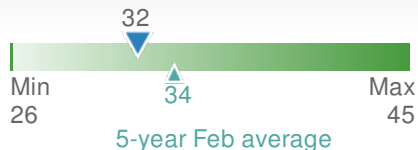
↓ **-25.5%**    ↑ **7.7%**  
from Jan 2024: **\$460,000**    from Feb 2023: **\$318,000**

YTD	2024	2023	+/-
	<b>\$460,000</b>	<b>\$342,000</b>	34.5%

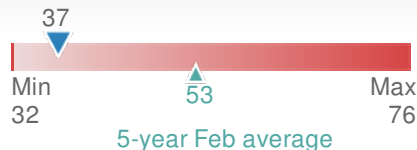
5-year Feb average: **\$317,300****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for February was \$342,500, representing a decrease of 25.5% compared to last month and an increase of 7.7% from Feb 2023. The average days on market for units sold in February was 37 days, 30% below the 5-year February average of 53 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and a 33.3% increase in supply to 32 active units.

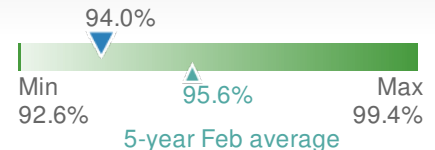
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.83 in January and a decrease from 0.81 in February 2023. The Contract Ratio is 37% lower than the 5-year February average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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****32**

Jan 2024	Feb 2023
<b>24</b>	<b>26</b>

**Avg DOM****37**

Jan 2024	Feb 2023	YTD
<b>49</b>	<b>76</b>	<b>44</b>

**Avg Sold to  
OLP Ratio****94.0%**

Jan 2024	Feb 2023	YTD
<b>95.2%</b>	<b>92.6%</b>	<b>95.0%</b>

**February 2024**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****11**

↓ -8.3%  
from Jan 2024:  
12

↑ 10.0%  
from Feb 2023:  
10

YTD	2024	2023	+/-
	<b>23</b>	<b>21</b>	9.5%

5-year Feb average: **15****New Pendings****7**

↓ -36.4%  
from Jan 2024:  
11

↓ -12.5%  
from Feb 2023:  
8

YTD	2024	2023	+/-
	<b>17</b>	<b>24</b>	-29.2%

5-year Feb average: **14****Closed Sales****8**

↑ 60.0%  
from Jan 2024:  
5

↓ -33.3%  
from Feb 2023:  
12

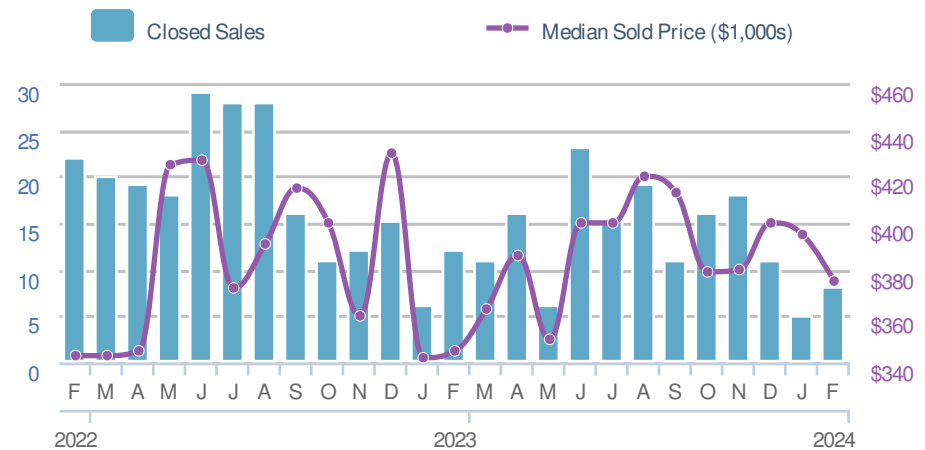
YTD	2024	2023	+/-
	<b>13</b>	<b>18</b>	-27.8%

5-year Feb average: **11****Median Sold Price****\$375,000**

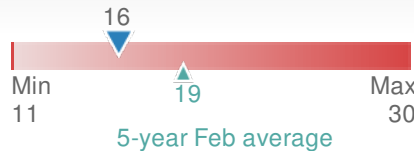
↓ -5.1%  
from Jan 2024:  
\$395,000

↑ 8.7%  
from Feb 2023:  
\$345,000

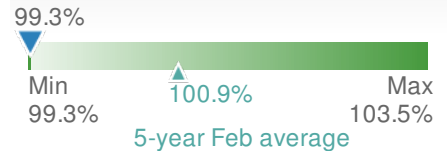
YTD	2024	2023	+/-
	<b>\$375,000</b>	<b>\$344,500</b>	8.9%

5-year Feb average: **\$323,800****Active Listings****7**

Jan 2024	Feb 2023
<b>3</b>	<b>10</b>

**Avg DOM****16**

Jan 2024	Feb 2023	YTD
<b>16</b>	<b>25</b>	<b>16</b>

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

Jan 2024	Feb 2023	YTD
<b>99.4%</b>	<b>99.5%</b>	<b>99.4%</b>



**February 2024**

## Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **-8.3%**from Jan 2024:  
**12** **22.2%**from Feb 2023:  
**9**

YTD	2024	2023	+/-
	<b>23</b>	<b>19</b>	21.1%

5-year Feb average: **13****New Pendings****7** **-36.4%**from Jan 2024:  
**11** **-12.5%**from Feb 2023:  
**8**

YTD	2024	2023	+/-
	<b>17</b>	<b>23</b>	-26.1%

5-year Feb average: **12****Closed Sales****8** **100.0%**from Jan 2024:  
**4** **-20.0%**from Feb 2023:  
**10**

YTD	2024	2023	+/-
	<b>12</b>	<b>15</b>	-20.0%

5-year Feb average: **10****Median  
Sold Price****\$375,000** **-12.3%**from Jan 2024:  
**\$427,500** **4.2%**from Feb 2023:  
**\$360,000**

YTD	2024	2023	+/-
	<b>\$385,000</b>	<b>\$345,000</b>	11.6%

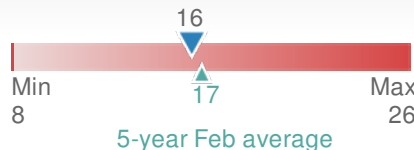
5-year Feb average: **\$332,380****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for February was \$375,000, representing a decrease of 12.3% compared to last month and an increase of 4.2% from Feb 2023. The average days on market for units sold in February was 16 days, 5% below the 5-year February average of 17 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 10; and a 133.3% increase in supply to 7 active units.

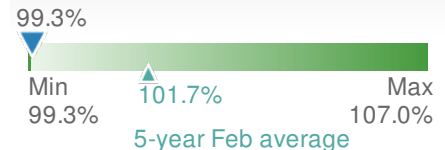
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 4.00 in January and a decrease from 2.00 in February 2023. The Contract Ratio is 51% lower than the 5-year February average of 2.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****7**

Jan 2024	Feb 2023
<b>3</b>	<b>9</b>

**Avg DOM****16**

Jan 2024	Feb 2023	YTD
<b>15</b>	<b>23</b>	<b>16</b>

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

Jan 2024	Feb 2023	YTD
<b>99.3%</b>	<b>99.3%</b>	<b>99.3%</b>

**February 2024**

## Upper Moreland (Montgomery, PA) - Attached

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

↔ 0.0%    ↓ -100.0%

from Jan 2024:    from Feb 2023:

**0**                      **1**

YTD	2024	2023	+/-
	<b>0</b>	<b>2</b>	-
			-100.0%

5-year Feb average: **2**

**New Pendings****0**

↔ 0.0%    ↔ 0.0%

from Jan 2024:    from Feb 2023:

**0**                      **0**

YTD	2024	2023	+/-
	<b>0</b>	<b>1</b>	-
			-100.0%

5-year Feb average: **1**

**Closed Sales****0**

↓ -100.0%    ↓ -100.0%

from Jan 2024:    from Feb 2023:

**1**                      **2**

YTD	2024	2023	+/-
	<b>1</b>	<b>3</b>	-66.7%

5-year Feb average: **1**

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

↓ -100.0%    ↓ -100.0%

from Jan 2024:    from Feb 2023:

**\$280,000**            **\$215,000**

YTD	2024	2023	+/-
	<b>\$280,000</b>	<b>\$215,000</b>	30.2%

5-year Feb average: **\$183,125**

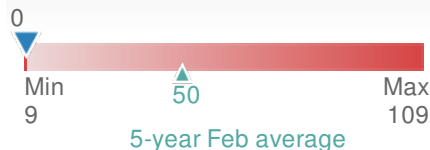
**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2023. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 50 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 January) with 0; and no change in supply with 0 active units.

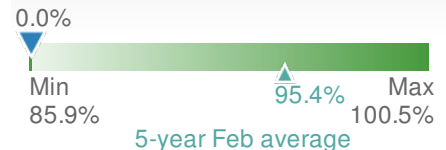
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.00 in January and a decrease from 0.00 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 0.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Jan 2024	Feb 2023
<b>0</b>	<b>1</b>

**Avg DOM****0**

Jan 2024	Feb 2023	YTD
<b>19</b>	<b>30</b>	<b>19</b>

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

Jan 2024	Feb 2023	YTD
<b>100.0%</b>	<b>100.5%</b>	<b>100.0%</b>

**February 2024**

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****10**

↓ **-37.5%**  
from Jan 2024:  
**16**

↓ **-28.6%**  
from Feb 2023:  
**14**

YTD	2024	2023	+/-
	<b>27</b>	<b>32</b>	-15.6%

5-year Feb average: **20****New Pendings****11**

↔ **0.0%**  
from Jan 2024:  
**11**

↓ **-8.3%**  
from Feb 2023:  
**12**

YTD	2024	2023	+/-
	<b>22</b>	<b>29</b>	-24.1%

5-year Feb average: **20****Closed Sales****9**

↓ **-35.7%**  
from Jan 2024:  
**14**

↓ **-30.8%**  
from Feb 2023:  
**13**

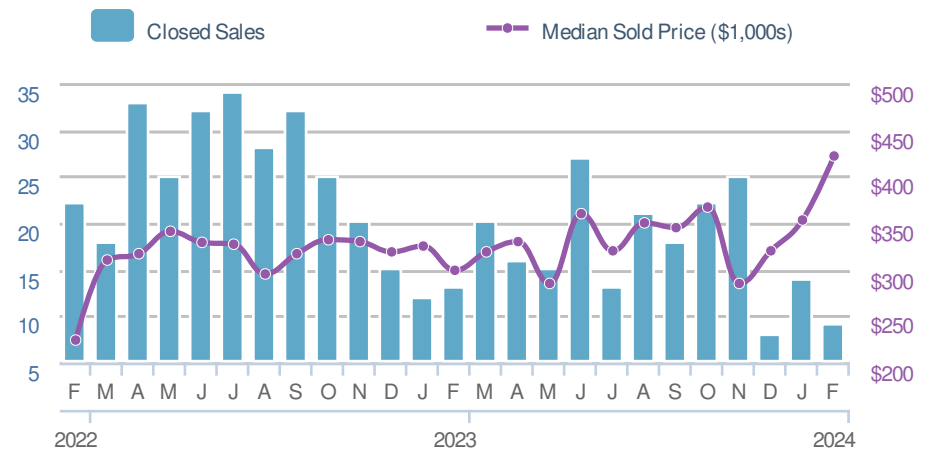
YTD	2024	2023	+/-
	<b>23</b>	<b>25</b>	-8.0%

5-year Feb average: **15****Median Sold Price****\$422,500**

↑ **19.5%**  
from Jan 2024:  
**\$353,500**

↑ **40.9%**  
from Feb 2023:  
**\$299,900**

YTD	2024	2023	+/-
	<b>\$380,000</b>	<b>\$300,000</b>	26.7%

5-year Feb average: **\$280,610****Active Listings****23**

Min 11

23

22

Max 41

5-year Feb average

Jan 2024	Feb 2023
<b>22</b>	<b>16</b>

**Avg DOM****24**

Min 12

24

30

Max 66

5-year Feb average

Jan 2024	Feb 2023	YTD
<b>12</b>	<b>17</b>	<b>17</b>

**Avg Sold to OLP Ratio****103.8%**

Min 96.8%

103.8%

99.8%

Max 103.8%



5-year Feb average

Jan 2024	Feb 2023	YTD
<b>102.4%</b>	<b>98.2%</b>	<b>103.0%</b>

**February 2024**



## Upper Perkiomen (Montgomery, PA) - Detached

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

 **-50.0%**  
 from Jan 2024: **10**  
 **-44.4%**  
 from Feb 2023: **9**



YTD	2024	2023	+/-
	<b>16</b>	<b>17</b>	-5.9%

5-year Feb average: **12****New Pendings****9**

 **80.0%**  
 from Jan 2024: **5**  
 **50.0%**  
 from Feb 2023: **6**



YTD	2024	2023	+/-
	<b>14</b>	<b>12</b>	16.7%

5-year Feb average: **11****Closed Sales****5**

 **-44.4%**  
 from Jan 2024: **9**  
 **-16.7%**  
 from Feb 2023: **6**

YTD	2024	2023	+/-
	<b>14</b>	<b>14</b>	0.0%

5-year Feb average: **8****Median Sold Price****\$540,000**

 **22.7%**  
 from Jan 2024: **\$440,000**  
 **80.0%**  
 from Feb 2023: **\$299,950**

YTD	2024	2023	+/-
	<b>\$457,500</b>	<b>\$314,750</b>	45.4%

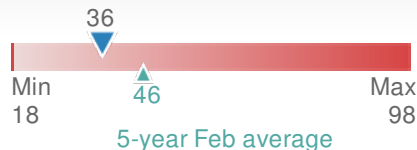
5-year Feb average: **\$304,390****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for February was \$540,000, representing an increase of 22.7% compared to last month and an increase of 80% from Feb 2023. The average days on market for units sold in February was 36 days, 21% below the 5-year February average of 46 days. There was an 80% month over month increase in new contract activity with 9 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and a 10% decrease in supply to 18 active units.

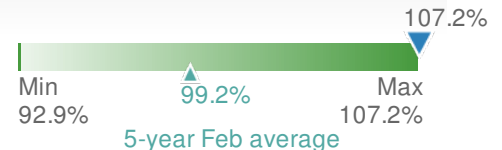
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.35 in January and a decrease from 0.92 in February 2023. The Contract Ratio is 45% lower than the 5-year February average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****18**

Jan 2024	Feb 2023
<b>20</b>	<b>13</b>

**Avg DOM****36**

Jan 2024	Feb 2023	YTD
<b>13</b>	<b>26</b>	<b>22</b>

**Avg Sold to OLP Ratio****107.2%**

Jan 2024	Feb 2023	YTD
<b>104.0%</b>	<b>96.8%</b>	<b>105.1%</b>

**February 2024**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5** **-16.7%**from Jan 2024:  
**6** **0.0%**from Feb 2023:  
**5**

YTD	2024	2023	+/-
	<b>11</b>	<b>15</b>	-26.7%

5-year Feb average: **8****New Pendings****2** **-66.7%**from Jan 2024:  
**6** **-66.7%**from Feb 2023:  
**6**

YTD	2024	2023	+/-
	<b>8</b>	<b>17</b>	-52.9%

5-year Feb average: **9****Closed Sales****4** **-20.0%**from Jan 2024:  
**5** **-42.9%**from Feb 2023:  
**7**

YTD	2024	2023	+/-
	<b>9</b>	<b>11</b>	-18.2%

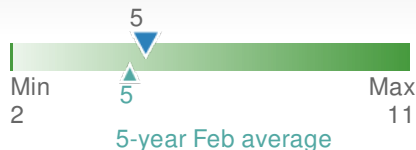
5-year Feb average: **7****Median  
Sold Price****\$272,999** **11.5%**from Jan 2024:  
**\$244,900** **7.9%**from Feb 2023:  
**\$253,000**

YTD	2024	2023	+/-
	<b>\$260,000</b>	<b>\$253,000</b>	2.8%

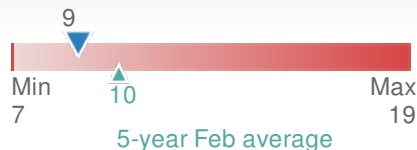
5-year Feb average: **\$233,659****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for February was \$272,999, representing an increase of 11.5% compared to last month and an increase of 7.9% from Feb 2023. The average days on market for units sold in February was 9 days, 14% below the 5-year February average of 10 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 5; and a 150% increase in supply to 5 active units.

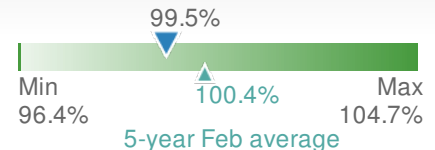
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 3.50 in January and a decrease from 5.00 in February 2023. The Contract Ratio is 76% lower than the 5-year February average of 4.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Jan 2024	Feb 2023
<b>2</b>	<b>3</b>

**Avg DOM****9**

Jan 2024	Feb 2023	YTD
<b>10</b>	<b>10</b>	<b>9</b>

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

Jan 2024	Feb 2023	YTD
<b>99.6%</b>	<b>99.5%</b>	<b>99.6%</b>

**February 2024**

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27****↑ 107.7%**from Jan 2024:  
**13****↑ 12.5%**from Feb 2023:  
**24**

YTD	2024	2023	+/-
	<b>41</b>	<b>50</b>	-18.0%

5-year Feb average: **34****New Pendings****22****↑ 100.0%**from Jan 2024:  
**11****↔ 0.0%**from Feb 2023:  
**22**

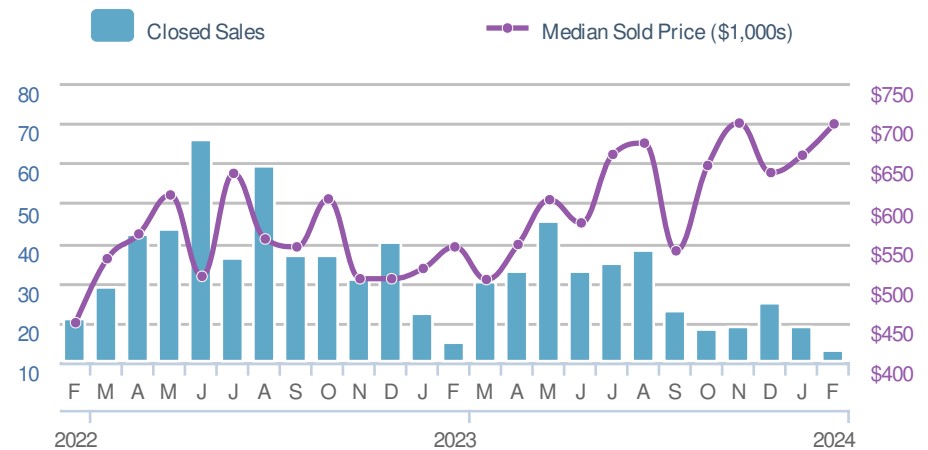
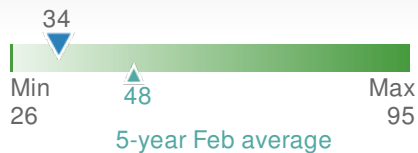
YTD	2024	2023	+/-
	<b>33</b>	<b>43</b>	-23.3%

5-year Feb average: **29****Closed Sales****13****↓ -31.6%**from Jan 2024:  
**19****↓ -13.3%**from Feb 2023:  
**15**

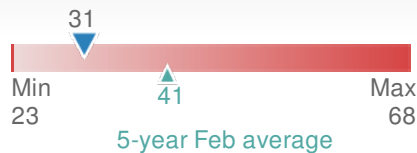
YTD	2024	2023	+/-
	<b>32</b>	<b>37</b>	-13.5%

5-year Feb average: **18****Median Sold Price****\$699,000****↑ 5.9%**from Jan 2024:  
**\$660,000****↑ 28.3%**from Feb 2023:  
**\$545,000**

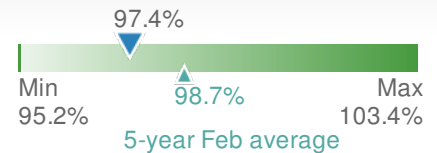
YTD	2024	2023	+/-
	<b>\$674,950</b>	<b>\$525,000</b>	28.6%

5-year Feb average: **\$528,000****Active Listings****34**

Jan 2024	Feb 2023
<b>31</b>	<b>27</b>

**Avg DOM****31**

Jan 2024	Feb 2023	YTD
<b>17</b>	<b>23</b>	<b>23</b>

**Avg Sold to OLP Ratio****97.4%**

Jan 2024	Feb 2023	YTD
<b>97.6%</b>	<b>97.8%</b>	<b>97.6%</b>

**February 2024**

## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20** **100.0%**from Jan 2024:  
**10** **33.3%**from Feb 2023:  
**15**

YTD	2024	2023	+/-
	<b>31</b>	<b>31</b>	0.0%

5-year Feb average: **23****New Pendings****16** **60.0%**from Jan 2024:  
**10** **77.8%**from Feb 2023:  
**9**

YTD	2024	2023	+/-
	<b>26</b>	<b>25</b>	4.0%

5-year Feb average: **19****Closed Sales****10** **-23.1%**from Jan 2024:  
**13** **-9.1%**from Feb 2023:  
**11**

YTD	2024	2023	+/-
	<b>23</b>	<b>28</b>	-17.9%

5-year Feb average: **11****Median  
Sold Price****\$774,500** **13.1%**from Jan 2024:  
**\$685,000** **35.9%**from Feb 2023:  
**\$570,000**

YTD	2024	2023	+/-
	<b>\$690,000</b>	<b>\$550,000</b>	25.5%

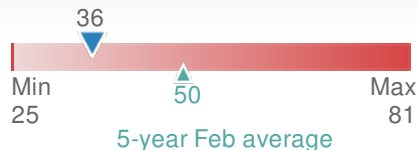
5-year Feb average: **\$621,430****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for February was \$774,500, representing an increase of 13.1% compared to last month and an increase of 35.9% from Feb 2023. The average days on market for units sold in February was 36 days, 28% below the 5-year February average of 50 days. There was a 60% month over month increase in new contract activity with 16 New Pendings; a 35.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and an 11.5% increase in supply to 29 active units.

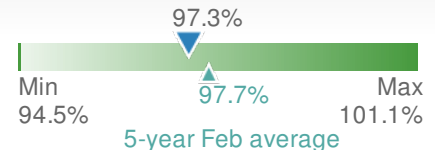
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.65 in January and a decrease from 1.04 in February 2023. The Contract Ratio is 31% lower than the 5-year February average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****29**

Jan 2024	Feb 2023
<b>26</b>	<b>24</b>

**Avg DOM****36**

Jan 2024	Feb 2023	YTD
<b>17</b>	<b>25</b>	<b>25</b>

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

Jan 2024	Feb 2023	YTD
<b>98.0%</b>	<b>96.7%</b>	<b>97.7%</b>

**February 2024**

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **133.3%**from Jan 2024:  
**3** **-22.2%**from Feb 2023:  
**9**

YTD	2024	2023	+/-
	<b>10</b>	<b>19</b>	-47.4%

5-year Feb average: **11****New Pendings****6** **500.0%**from Jan 2024:  
**1** **-53.8%**from Feb 2023:  
**13**

YTD	2024	2023	+/-
	<b>7</b>	<b>18</b>	-61.1%

5-year Feb average: **10****Closed Sales****3** **-50.0%**from Jan 2024:  
**6** **-25.0%**from Feb 2023:  
**4**

YTD	2024	2023	+/-
	<b>9</b>	<b>9</b>	0.0%

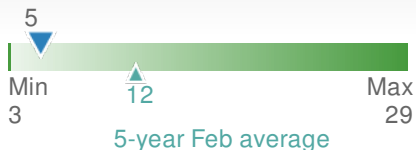
5-year Feb average: **7****Median  
Sold Price****\$456,500** **-3.9%**from Jan 2024:  
**\$475,000** **2.8%**from Feb 2023:  
**\$443,950**

YTD	2024	2023	+/-
	<b>\$456,500</b>	<b>\$342,900</b>	33.1%

5-year Feb average: **\$394,190****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for February was \$456,500, representing a decrease of 3.9% compared to last month and an increase of 2.8% from Feb 2023. The average days on market for units sold in February was 15 days, 45% below the 5-year February average of 27 days. There was a 500% month over month increase in new contract activity with 6 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and no change in supply with 5 active units.

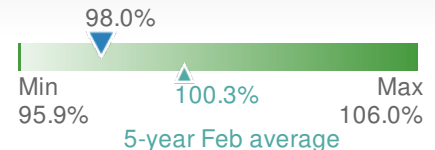
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.00 in January and a decrease from 5.67 in February 2023. The Contract Ratio is 27% lower than the 5-year February average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Jan 2024	Feb 2023
<b>5</b>	<b>3</b>

**Avg DOM****15**

Jan 2024	Feb 2023	YTD
<b>18</b>	<b>17</b>	<b>17</b>

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

Jan 2024	Feb 2023	YTD
<b>96.9%</b>	<b>101.0%</b>	<b>97.3%</b>