

# January 2024

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

**January 2024**

Montgomery County, PA

Email: ldavis@tcsr.realtor

**New Listings 546**

**29.1%**  
 from Dec 2023: **423**

**-13.3%**  
 from Jan 2023: **630**

YTD	2024	2023	+/-
	<b>546</b>	<b>630</b>	-13.3%

5-year Jan average: **719****New Pendings 518**

**18.5%**  
 from Dec 2023: **437**

**-5.0%**  
 from Jan 2023: **545**

YTD	2024	2023	+/-
	<b>518</b>	<b>545</b>	-5.0%

5-year Jan average: **683****Closed Sales 460**

**-21.2%**  
 from Dec 2023: **584**

**-0.2%**  
 from Jan 2023: **461**

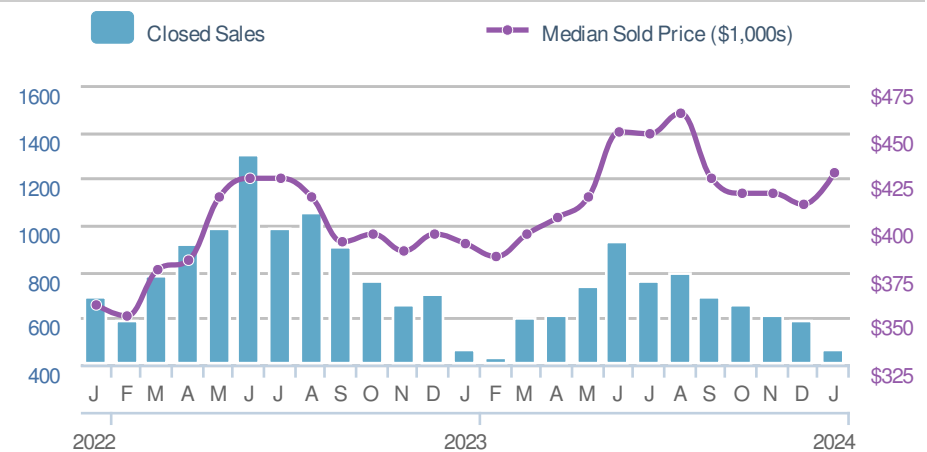
YTD	2024	2023	+/-
	<b>460</b>	<b>461</b>	-0.2%

5-year Jan average: **607****Median Sold Price \$428,045**

**4.0%**  
 from Dec 2023: **\$411,500**

**9.8%**  
 from Jan 2023: **\$390,000**

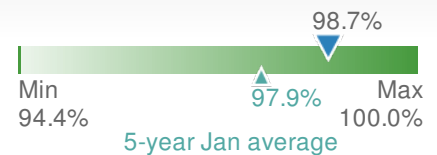
YTD	2024	2023	+/-
	<b>\$428,045</b>	<b>\$390,000</b>	9.8%

5-year Jan average: **\$365,609****Active Listings 715**

Dec 2023	Jan 2023
<b>764</b>	<b>728</b>

**Avg DOM 25**

Dec 2023	Jan 2023	YTD
<b>22</b>	<b>30</b>	<b>25</b>

**Avg Sold to OLP Ratio 98.7%**

Dec 2023	Jan 2023	YTD
<b>98.7%</b>	<b>97.2%</b>	<b>98.7%</b>

**January 2024**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****334** **45.2%**from Dec 2023:  
**230** **-6.2%**from Jan 2023:  
**356**

YTD	2024	2023	+/-
	<b>334</b>	<b>356</b>	-6.2%

5-year Jan average: **412****New Pendings****299** **17.7%**from Dec 2023:  
**254** **-9.1%**from Jan 2023:  
**329**

YTD	2024	2023	+/-
	<b>299</b>	<b>329</b>	-9.1%

5-year Jan average: **396****Closed Sales****281** **-19.7%**from Dec 2023:  
**350** **8.9%**from Jan 2023:  
**258**

YTD	2024	2023	+/-
	<b>281</b>	<b>258</b>	8.9%

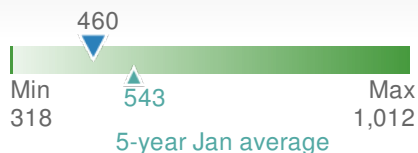
5-year Jan average: **361****Median Sold Price****\$490,000** **-1.0%**from Dec 2023:  
**\$495,000** **8.9%**from Jan 2023:  
**\$450,000**

YTD	2024	2023	+/-
	<b>\$490,000</b>	<b>\$450,000</b>	8.9%

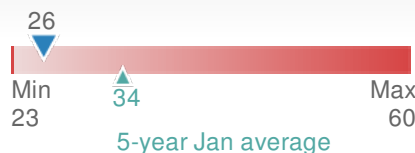
5-year Jan average: **\$417,919****Summary**

In Montgomery County, PA, the median sold price for Detached properties for January was \$490,000, representing a decrease of 1% compared to last month and an increase of 8.9% from Jan 2023. The average days on market for units sold in January was 26 days, 23% below the 5-year January average of 34 days. There was a 17.7% month over month increase in new contract activity with 299 New Pendings; a 0.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 436; and no change in supply with 460 active units.

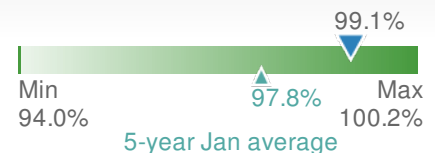
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.94 in December and a decrease from 1.07 in January 2023. The Contract Ratio is 32% lower than the 5-year January average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****460**

Dec 2023	Jan 2023
<b>460</b>	<b>470</b>

**Avg DOM****26**

Dec 2023	Jan 2023	YTD
<b>22</b>	<b>31</b>	<b>26</b>

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

Dec 2023	Jan 2023	YTD
<b>98.7%</b>	<b>96.9%</b>	<b>99.1%</b>

**January 2024**

## Montgomery County, PA - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****212** **9.8%**from Dec 2023:  
**193** **-22.3%**from Jan 2023:  
**273**

YTD	2024	2023	+/-
	<b>212</b>	<b>273</b>	-22.3%

5-year Jan average: **307****New Pendings****219** **19.7%**from Dec 2023:  
**183** **1.9%**from Jan 2023:  
**215**

YTD	2024	2023	+/-
	<b>219</b>	<b>215</b>	1.9%

5-year Jan average: **286****Closed Sales****179** **-23.5%**from Dec 2023:  
**234** **-11.4%**from Jan 2023:  
**202**

YTD	2024	2023	+/-
	<b>179</b>	<b>202</b>	-11.4%

5-year Jan average: **245****Median Sold Price****\$317,000** **-0.9%**from Dec 2023:  
**\$319,950** **0.7%**from Jan 2023:  
**\$314,945**

YTD	2024	2023	+/-
	<b>\$317,000</b>	<b>\$314,945</b>	0.7%

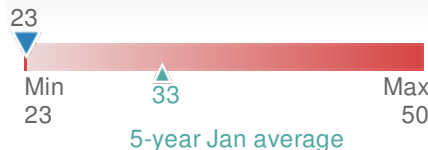
5-year Jan average: **\$278,789****Summary**

In Montgomery County, PA, the median sold price for Attached properties for January was \$317,000, representing a decrease of 0.9% compared to last month and an increase of 0.7% from Jan 2023. The average days on market for units sold in January was 23 days, 29% below the 5-year January average of 33 days. There was a 19.7% month over month increase in new contract activity with 219 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 362; and a 16.1% decrease in supply to 255 active units.

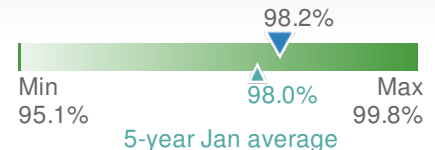
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.20 in December and a decrease from 1.43 in January 2023. The Contract Ratio is 16% lower than the 5-year January average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****255**

Dec 2023	Jan 2023
<b>304</b>	<b>258</b>

**Avg DOM****23**

Dec 2023	Jan 2023	YTD
<b>23</b>	<b>28</b>	<b>23</b>

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

Dec 2023	Jan 2023	YTD
<b>98.7%</b>	<b>97.7%</b>	<b>98.2%</b>

**January 2024**

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****28**

↓ -12.5%    ↓ -33.3%  
from Dec 2023: 32    from Jan 2023: 42

YTD	2024	2023	+/-
	<b>28</b>	42	-33.3%

5-year Jan average: **37****New Pendings****32**

↓ -3.0%    ↓ -5.9%  
from Dec 2023: 33    from Jan 2023: 34

YTD	2024	2023	+/-
	<b>32</b>	34	-5.9%

5-year Jan average: **38****Closed Sales****39**

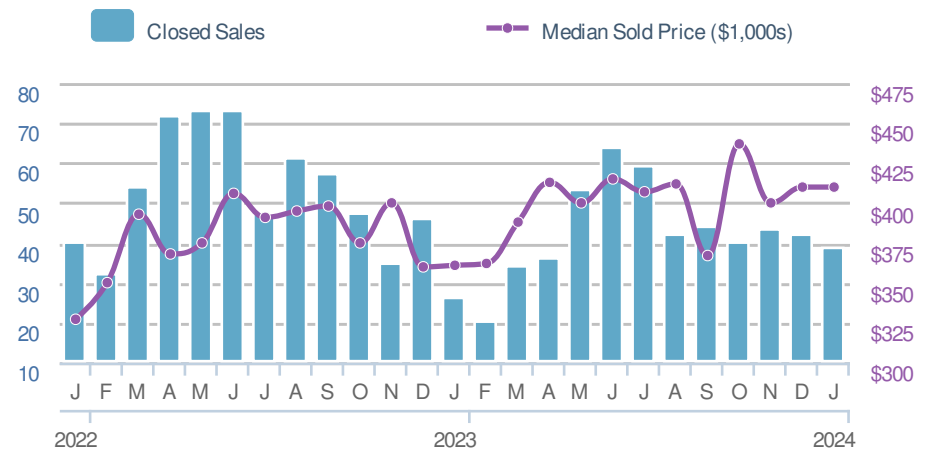
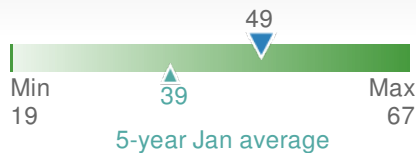
↓ -7.1%    ↑ 50.0%  
from Dec 2023: 42    from Jan 2023: 26

YTD	2024	2023	+/-
	<b>39</b>	26	50.0%

5-year Jan average: **37****Median Sold Price****\$410,000**

↔ 0.0%    ↑ 13.5%  
from Dec 2023: \$410,000    from Jan 2023: \$361,250

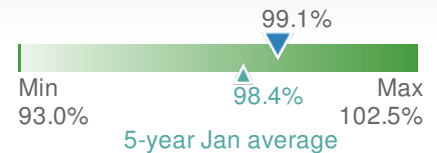
YTD	2024	2023	+/-
	<b>\$410,000</b>	\$361,250	13.5%

5-year Jan average: **\$344,750****Active Listings****49**

Dec 2023	Jan 2023
58	40

**Avg DOM****23**

Dec 2023	Jan 2023	YTD
27	24	23

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


Dec 2023	Jan 2023	YTD
100.0%	97.3%	99.1%


**January 2024****Abington (Montgomery, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


**New Listings****24**


 **-17.2%**  
 from Dec 2023: **29**

 **-29.4%**  
 from Jan 2023: **34**

YTD	2024	2023	+/-
	<b>24</b>	<b>34</b>	-29.4%


5-year Jan average: **31****New Pendings****25**


 **-16.7%**  
 from Dec 2023: **30**

 **-13.8%**  
 from Jan 2023: **29**

YTD	2024	2023	+/-
	<b>25</b>	<b>29</b>	-13.8%


5-year Jan average: **33****Closed Sales****35**


 **-7.9%**  
 from Dec 2023: **38**

 **84.2%**  
 from Jan 2023: **19**

YTD	2024	2023	+/-
	<b>35</b>	<b>19</b>	84.2%

5-year Jan average: **30****Median Sold Price****\$425,000**

 **1.0%**  
 from Dec 2023: **\$420,750**

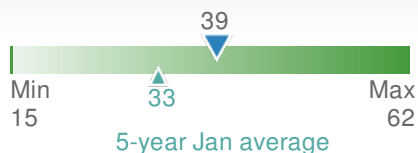
 **9.0%**  
 from Jan 2023: **\$390,000**

YTD	2024	2023	+/-
	<b>\$425,000</b>	<b>\$390,000</b>	9.0%

5-year Jan average: **\$377,750****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for January was \$425,000, representing an increase of 1% compared to last month and an increase of 9% from Jan 2023. The average days on market for units sold in January was 24 days, 17% below the 5-year January average of 29 days. There was a 16.7% month over month decrease in new contract activity with 25 New Pendings; a 20.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 39; and a 15.2% decrease in supply to 39 active units.

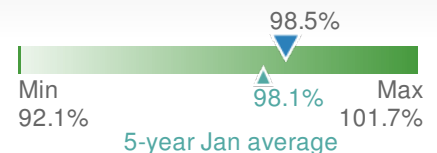
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.07 in December and a decrease from 1.26 in January 2023. The Contract Ratio is 50% lower than the 5-year January average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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****39**

Dec 2023	Jan 2023
<b>46</b>	<b>31</b>

**Avg DOM****24**

Dec 2023	Jan 2023	YTD
<b>28</b>	<b>20</b>	<b>24</b>

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

Dec 2023	Jan 2023	YTD
<b>100.2%</b>	<b>97.7%</b>	<b>98.5%</b>

**January 2024**

## Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4** **33.3%**from Dec 2023:  
**3** **-50.0%**from Jan 2023:  
**8**

YTD	2024	2023	+/-
	<b>4</b>	<b>8</b>	-50.0%

5-year Jan average: **5****New Pendings****7** **133.3%**from Dec 2023:  
**3** **40.0%**from Jan 2023:  
**5**

YTD	2024	2023	+/-
	<b>7</b>	<b>5</b>	40.0%

5-year Jan average: **6****Closed Sales****4** **0.0%**from Dec 2023:  
**4** **-42.9%**from Jan 2023:  
**7**

YTD	2024	2023	+/-
	<b>4</b>	<b>7</b>	-42.9%

5-year Jan average: **7****Median Sold Price****\$302,750** **21.1%**from Dec 2023:  
**\$250,000** **51.4%**from Jan 2023:  
**\$200,000**

YTD	2024	2023	+/-
	<b>\$302,750</b>	<b>\$200,000</b>	51.4%

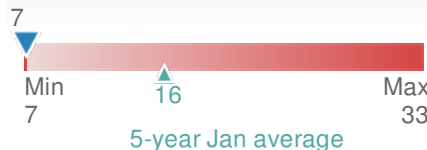
5-year Jan average: **\$226,100****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for January was \$302,750, representing an increase of 21.1% compared to last month and an increase of 51.4% from Jan 2023. The average days on market for units sold in January was 7 days, 57% below the 5-year January average of 16 days. There was a 133.3% month over month increase in new contract activity with 7 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 8; and a 16.7% decrease in supply to 10 active units.

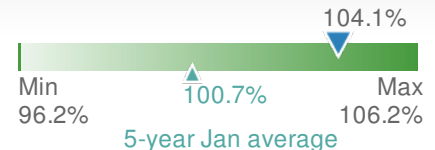
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.50 in December and an increase from 0.67 in January 2023. The Contract Ratio is 51% lower than the 5-year January average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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****10**

Dec 2023	Jan 2023
<b>12</b>	<b>9</b>

**Avg DOM****7**

Dec 2023	Jan 2023	YTD
<b>9</b>	<b>33</b>	<b>7</b>

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

Dec 2023	Jan 2023	YTD
<b>97.2%</b>	<b>96.2%</b>	<b>104.1%</b>

**January 2024**

## Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27**

↑ **80.0%**  
from Dec 2023:  
**15**

↑ **58.8%**  
from Jan 2023:  
**17**

YTD	2024	2023	+/-
	<b>27</b>	<b>17</b>	<b>58.8%</b>

5-year Jan average: **34****New Pendings****29**

↑ **107.1%**  
from Dec 2023:  
**14**

↑ **38.1%**  
from Jan 2023:  
**21**

YTD	2024	2023	+/-
	<b>29</b>	<b>21</b>	<b>38.1%</b>

5-year Jan average: **30****Closed Sales****12**

↓ **-36.8%**  
from Dec 2023:  
**19**

↓ **-29.4%**  
from Jan 2023:  
**17**

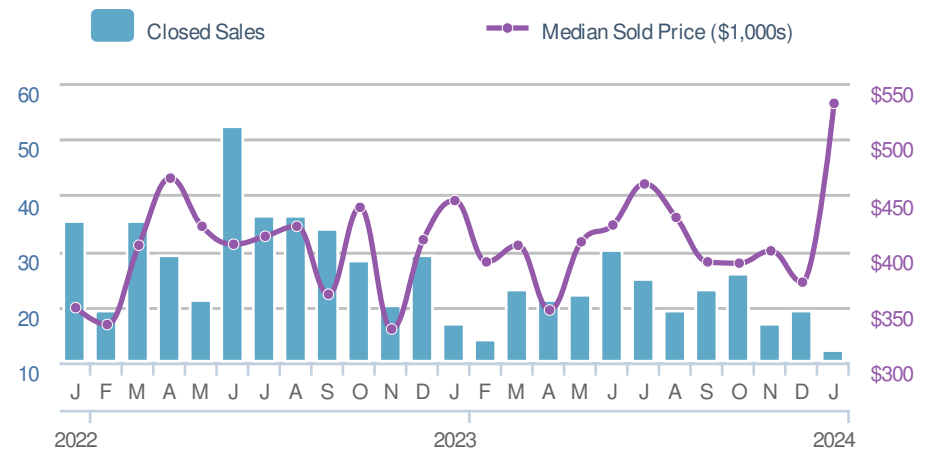
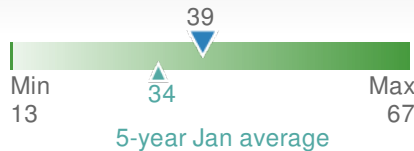
YTD	2024	2023	+/-
	<b>12</b>	<b>17</b>	<b>-29.4%</b>

5-year Jan average: **26****Median Sold Price****\$532,495**

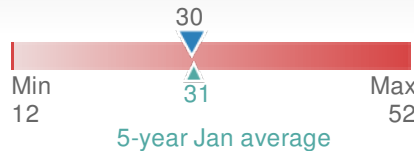
↑ **43.1%**  
from Dec 2023:  
**\$372,000**

↑ **19.7%**  
from Jan 2023:  
**\$445,000**

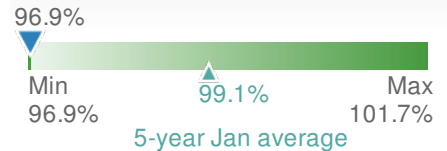
YTD	2024	2023	+/-
	<b>\$532,495</b>	<b>\$445,000</b>	<b>19.7%</b>

5-year Jan average: **\$403,897****Active Listings****39**

Dec 2023	Jan 2023
<b>41</b>	<b>27</b>

**Avg DOM****30**

Dec 2023	Jan 2023	YTD
<b>26</b>	<b>30</b>	<b>30</b>

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

Dec 2023	Jan 2023	YTD
<b>95.7%</b>	<b>100.1%</b>	<b>96.9%</b>



**January 2024**

## Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **63.6%**from Dec 2023:  
**11** **38.5%**from Jan 2023:  
**13**

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

5-year Jan average: **25****New Pendings****19** **72.7%**from Dec 2023:  
**11** **18.8%**from Jan 2023:  
**16**

YTD	2024	2023	+/-
	<b>19</b>	<b>16</b>	18.8%

5-year Jan average: **22****Closed Sales****11** **-38.9%**from Dec 2023:  
**18** **-21.4%**from Jan 2023:  
**14**

YTD	2024	2023	+/-
	<b>11</b>	<b>14</b>	-21.4%

5-year Jan average: **23****Median Sold Price****\$549,990** **44.4%**from Dec 2023:  
**\$381,000** **19.6%**from Jan 2023:  
**\$460,000**

YTD	2024	2023	+/-
	<b>\$549,990</b>	<b>\$460,000</b>	19.6%

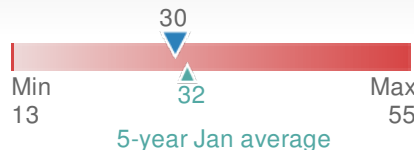
5-year Jan average: **\$419,178****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for January was \$549,990, representing an increase of 44.4% compared to last month and an increase of 19.6% from Jan 2023. The average days on market for units sold in January was 30 days, 7% below the 5-year January average of 32 days. There was a 72.7% month over month increase in new contract activity with 19 New Pendings; a 41.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 24; and a 5.7% decrease in supply to 33 active units.

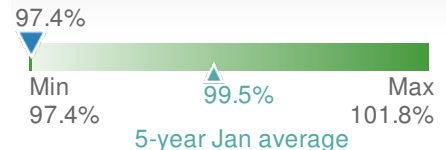
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.49 in December and a decrease from 0.88 in January 2023. The Contract Ratio is 67% lower than the 5-year January average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****33**

Dec 2023	Jan 2023
<b>35</b>	<b>24</b>

**Avg DOM****30**

Dec 2023	Jan 2023	YTD
<b>26</b>	<b>33</b>	<b>30</b>

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

Dec 2023	Jan 2023	YTD
<b>95.8%</b>	<b>99.9%</b>	<b>97.4%</b>

**January 2024**

## Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9**

**125.0%**   **125.0%**  
 from Dec 2023:   from Jan 2023:  
 4   4

YTD	2024	2023	+/-
	<b>9</b>	<b>4</b>	125.0%

5-year Jan average: **9****New Pendings****10**

**233.3%**   **100.0%**  
 from Dec 2023:   from Jan 2023:  
 3   5

YTD	2024	2023	+/-
	<b>10</b>	<b>5</b>	100.0%

5-year Jan average: **8****Closed Sales****1**

**0.0%**   **-66.7%**  
 from Dec 2023:   from Jan 2023:  
 1   3

YTD	2024	2023	+/-
	<b>1</b>	<b>3</b>	-66.7%

5-year Jan average: **3****Median Sold Price****\$330,000**

**26.2%**   **17.9%**  
 from Dec 2023:   from Jan 2023:  
 \$261,500   \$280,000

YTD	2024	2023	+/-
	<b>\$330,000</b>	<b>\$280,000</b>	17.9%

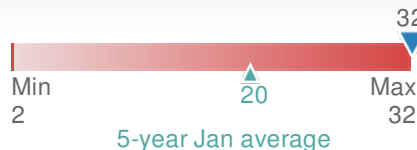
5-year Jan average: **\$287,133****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for January was \$330,000, representing an increase of 26.2% compared to last month and an increase of 17.9% from Jan 2023. The average days on market for units sold in January was 32 days, 57% above the 5-year January average of 20 days. There was a 233.3% month over month increase in new contract activity with 10 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 36; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 4.33 in December and an increase from 2.00 in January 2023. The Contract Ratio is 34% higher than the 5-year January average of 4.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****6**

Dec 2023	Jan 2023
<b>6</b>	<b>3</b>

**Avg DOM****32**

Dec 2023	Jan 2023	YTD
<b>21</b>	<b>15</b>	<b>32</b>


**Avg Sold to OLP Ratio****91.7%**

Dec 2023	Jan 2023	YTD
<b>93.4%</b>	<b>101.3%</b>	<b>91.7%</b>



**January 2024**

Cheltenham (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****32** **39.1%**  
from Dec 2023:  
**23** **33.3%**  
from Jan 2023:  
**24**



YTD	2024	2023	+/-
	<b>32</b>	<b>24</b>	33.3%

5-year Jan average: **31****New Pendings****37** **117.6%**  
from Dec 2023:  
**17** **48.0%**  
from Jan 2023:  
**25**

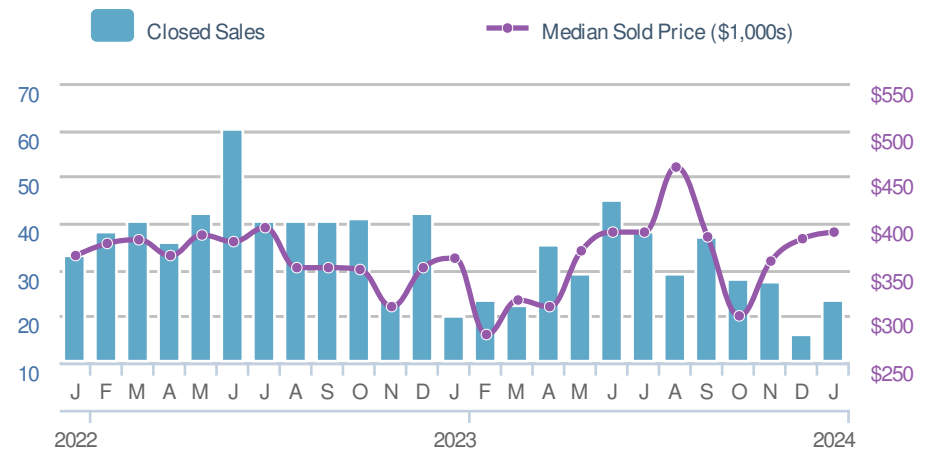
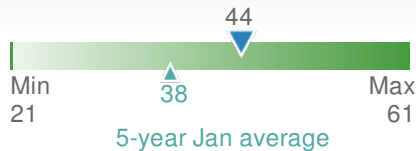
YTD	2024	2023	+/-
	<b>37</b>	<b>25</b>	48.0%

5-year Jan average: **35****Closed Sales****23** **43.8%**  
from Dec 2023:  
**16** **15.0%**  
from Jan 2023:  
**20**

YTD	2024	2023	+/-
	<b>23</b>	<b>20</b>	15.0%

5-year Jan average: **28****Median Sold Price****\$390,000** **1.6%**  
from Dec 2023:  
**\$383,750** **7.6%**  
from Jan 2023:  
**\$362,500**

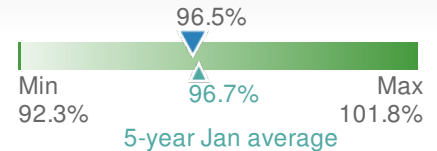
YTD	2024	2023	+/-
	<b>\$390,000</b>	<b>\$362,500</b>	7.6%

5-year Jan average: **\$346,600****Active Listings****44**

Dec 2023	Jan 2023
<b>49</b>	<b>33</b>

**Avg DOM****26**


Dec 2023	Jan 2023	YTD
<b>31</b>	<b>39</b>	<b>26</b>

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



Dec 2023	Jan 2023	YTD
<b>96.8%</b>	<b>93.3%</b>	<b>96.5%</b>

**January 2024**


## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23**
 **53.3%**  
from Dec 2023:  
**15**
 **64.3%**  
from Jan 2023:  
**14**



YTD	2024	2023	+/-
	<b>23</b>	<b>14</b>	64.3%

5-year Jan average: **19****New Pendings****28**
 **154.5%**  
from Dec 2023:  
**11**
 **100.0%**  
from Jan 2023:  
**14**

YTD	2024	2023	+/-
	<b>28</b>	<b>14</b>	100.0%

5-year Jan average: **21****Closed Sales****18**
 **125.0%**  
from Dec 2023:  
**8**
 **50.0%**  
from Jan 2023:  
**12**

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

5-year Jan average: **19****Median  
Sold Price****\$466,250**
 **9.6%**  
from Dec 2023:  
**\$425,250**
 **18.8%**  
from Jan 2023:  
**\$392,450**

YTD	2024	2023	+/-
	<b>\$466,250</b>	<b>\$392,450</b>	18.8%

5-year Jan average: **\$378,350****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for January was \$466,250, representing an increase of 9.6% compared to last month and an increase of 18.8% from Jan 2023. The average days on market for units sold in January was 24 days, 45% below the 5-year January average of 44 days. There was a 154.5% month over month increase in new contract activity with 28 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 39; and an 18.2% decrease in supply to 27 active units.

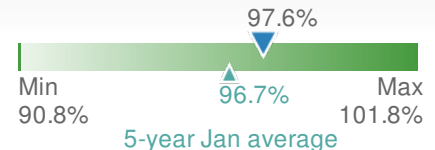
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.18 in December and a decrease from 1.48 in January 2023. The Contract Ratio is 32% lower than the 5-year January average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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****27**

Dec 2023	Jan 2023
<b>33</b>	<b>25</b>

**Avg DOM****24**

Dec 2023	Jan 2023	YTD
<b>22</b>	<b>53</b>	<b>24</b>

**Avg Sold to  
OLP Ratio****97.6%**

Dec 2023	Jan 2023	YTD
<b>100.5%</b>	<b>92.3%</b>	<b>97.6%</b>

**January 2024**

## Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9** **12.5%**from Dec 2023:  
**8** **-10.0%**from Jan 2023:  
**10**

YTD	2024	2023	+/-
	<b>9</b>	<b>10</b>	-10.0%

5-year Jan average: **12****New Pendings****9** **50.0%**from Dec 2023:  
**6** **-18.2%**from Jan 2023:  
**11**

YTD	2024	2023	+/-
	<b>9</b>	<b>11</b>	-18.2%

5-year Jan average: **13****Closed Sales****5** **-37.5%**from Dec 2023:  
**8** **-37.5%**from Jan 2023:  
**8**

YTD	2024	2023	+/-
	<b>5</b>	<b>8</b>	-37.5%

5-year Jan average: **9****Median Sold Price****\$125,000** **-64.3%**from Dec 2023:  
**\$350,000** **-63.8%**from Jan 2023:  
**\$345,000**

YTD	2024	2023	+/-
	<b>\$125,000</b>	<b>\$345,000</b>	-63.8%

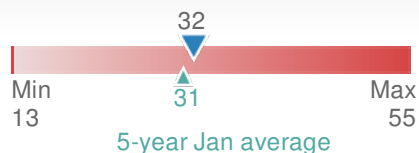
5-year Jan average: **\$224,390****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for January was \$125,000, representing a decrease of 64.3% compared to last month and a decrease of 63.8% from Jan 2023. The average days on market for units sold in January was 32 days, 2% above the 5-year January average of 31 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and a 6.3% increase in supply to 17 active units.

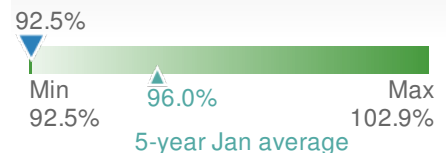
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.88 in December and a decrease from 4.88 in January 2023. The Contract Ratio is 65% lower than the 5-year January average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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****17**

Dec 2023	Jan 2023
<b>16</b>	<b>8</b>

**Avg DOM****32**

Dec 2023	Jan 2023	YTD
<b>41</b>	<b>19</b>	<b>32</b>

**Avg Sold to OLP Ratio****92.5%**

Dec 2023	Jan 2023	YTD
<b>93.2%</b>	<b>94.8%</b>	<b>92.5%</b>

**January 2024**

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****32****↑52.4%**from Dec 2023:  
**21****↓-3.0%**from Jan 2023:  
**33**

YTD	2024	2023	+/-
	<b>32</b>	<b>33</b>	-3.0%

5-year Jan average: **40****New Pendings****29****↑11.5%**from Dec 2023:  
**26****↑61.1%**from Jan 2023:  
**18**

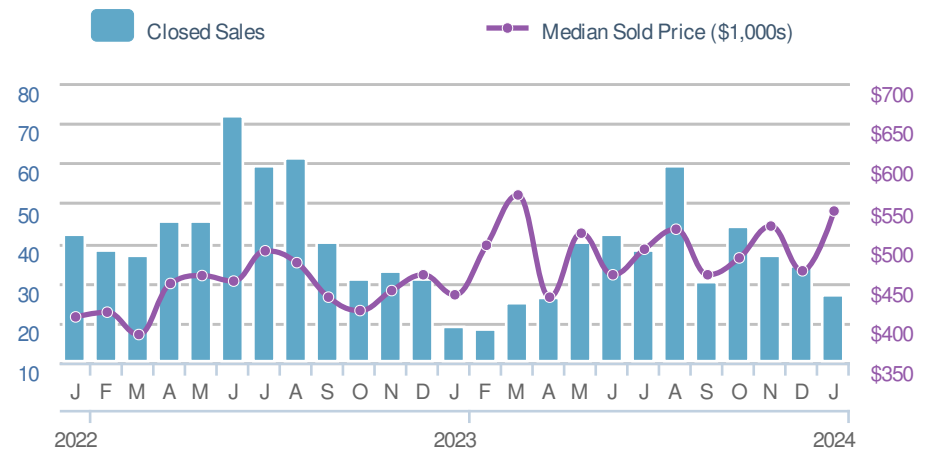
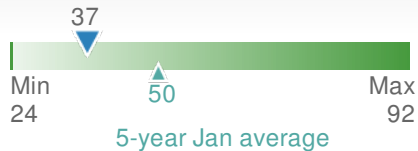
YTD	2024	2023	+/-
	<b>29</b>	<b>18</b>	61.1%

5-year Jan average: **36****Closed Sales****27****↓-20.6%**from Dec 2023:  
**34****↑42.1%**from Jan 2023:  
**19**

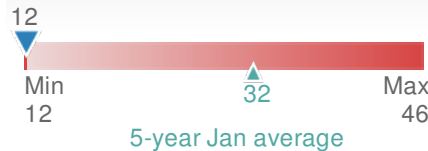
YTD	2024	2023	+/-
	<b>27</b>	<b>19</b>	42.1%

5-year Jan average: **34****Median Sold Price****\$540,000****↑16.1%**from Dec 2023:  
**\$465,000****↑24.1%**from Jan 2023:  
**\$435,000**

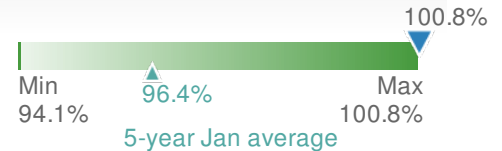
YTD	2024	2023	+/-
	<b>\$540,000</b>	<b>\$435,000</b>	24.1%

5-year Jan average: **\$422,980****Active Listings****37**

Dec 2023	Jan 2023
<b>42</b>	<b>42</b>

**Avg DOM****12**

Dec 2023	Jan 2023	YTD
<b>24</b>	<b>24</b>	<b>12</b>

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

Dec 2023	Jan 2023	YTD
<b>98.0%</b>	<b>95.0%</b>	<b>100.8%</b>

**January 2024**

## Colonial (Montgomery, PA) - Detached

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

↔ 0.0%

from Dec 2023:  
17

↔ 0.0%

from Jan 2023:  
17

YTD	2024	2023	+/-
	<b>17</b>	17	0.0%

5-year Jan average: 18

**New Pendings****16**

↓ -20.0%

from Dec 2023:  
20

↑ 45.5%

from Jan 2023:  
11

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

5-year Jan average: 18

**Closed Sales****22**

↑ 37.5%

from Dec 2023:  
16

↑ 175.0%

from Jan 2023:  
8

YTD	2024	2023	+/-
	<b>22</b>	8	175.0%

5-year Jan average: 16

**Median Sold Price****\$572,500**

↑ 8.5%

from Dec 2023:  
\$527,500

↑ 29.4%

from Jan 2023:  
\$442,500

YTD	2024	2023	+/-
	<b>\$572,500</b>	\$442,500	29.4%

5-year Jan average: \$435,000

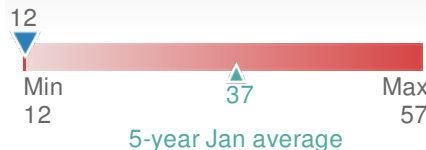
**Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for January was \$572,500, representing an increase of 8.5% compared to last month and an increase of 29.4% from Jan 2023. The average days on market for units sold in January was 12 days, 67% below the 5-year January average of 37 days. There was a 20% month over month decrease in new contract activity with 16 New Pendings; a 19.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 25; and a 20% decrease in supply to 20 active units.

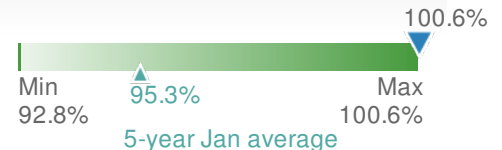
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.24 in December and an increase from 0.68 in January 2023. The Contract Ratio is 7% lower than the 5-year January average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****20**

Dec 2023	Jan 2023
25	25

**Avg DOM****12**

Dec 2023	Jan 2023	YTD
18	26	12

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

Dec 2023	Jan 2023	YTD
99.3%	92.8%	100.6%

**January 2024**

## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15** **275.0%**from Dec 2023:  
**4** **-6.3%**from Jan 2023:  
**16**

YTD	2024	2023	+/-
	<b>15</b>	<b>16</b>	-6.3%

5-year Jan average: **22****New Pendings****13** **116.7%**from Dec 2023:  
**6** **85.7%**from Jan 2023:  
**7**

YTD	2024	2023	+/-
	<b>13</b>	<b>7</b>	85.7%

5-year Jan average: **18****Closed Sales****5** **-72.2%**from Dec 2023:  
**18** **-54.5%**from Jan 2023:  
**11**

YTD	2024	2023	+/-
	<b>5</b>	<b>11</b>	-54.5%

5-year Jan average: **17****Median  
Sold Price****\$365,000** **-12.0%**from Dec 2023:  
**\$415,000** **-15.1%**from Jan 2023:  
**\$430,000**

YTD	2024	2023	+/-
	<b>\$365,000</b>	<b>\$430,000</b>	-15.1%

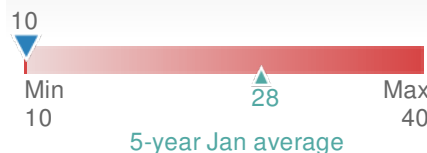
5-year Jan average: **\$391,000****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for January was \$365,000, representing a decrease of 12% compared to last month and a decrease of 15.1% from Jan 2023. The average days on market for units sold in January was 10 days, 65% below the 5-year January average of 28 days. There was a 116.7% month over month increase in new contract activity with 13 New Pendings; a 26.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 33; and no change in supply with 17 active units.

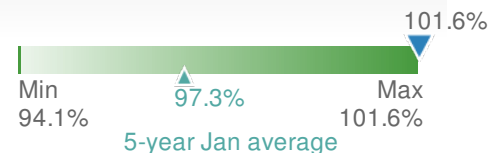
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, up from 1.53 in December and an increase from 0.59 in January 2023. The Contract Ratio is 26% higher than the 5-year January average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2023	Jan 2023
<b>17</b>	<b>17</b>

**Avg DOM****10**

Dec 2023	Jan 2023	YTD
<b>29</b>	<b>24</b>	<b>10</b>

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

Dec 2023	Jan 2023	YTD
<b>96.9%</b>	<b>96.6%</b>	<b>101.6%</b>



**January 2024**

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27**

↔ 0.0%

from Dec 2023:  
27

↑ 3.8%

from Jan 2023:  
26

YTD	2024	2023	+/-
	<b>27</b>	26	3.8%

5-year Jan average: **27****New Pendings****22**

↓ -12.0%

from Dec 2023:  
25

↓ -12.0%

from Jan 2023:  
25

YTD	2024	2023	+/-
	<b>22</b>	25	-12.0%

5-year Jan average: **27****Closed Sales****25**

↓ -21.9%

from Dec 2023:  
32

↑ 13.6%

from Jan 2023:  
22

YTD	2024	2023	+/-
	<b>25</b>	22	13.6%

5-year Jan average: **24****Median Sold Price****\$440,000**

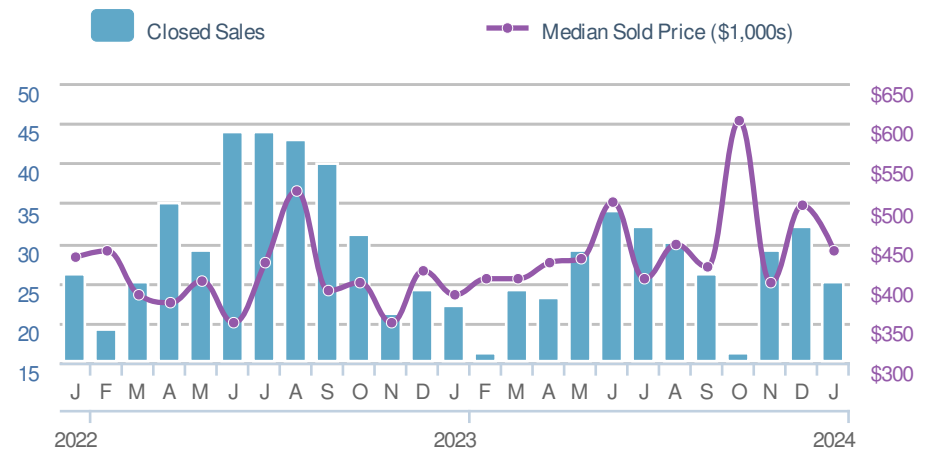
↓ -11.6%

from Dec 2023:  
\$497,500

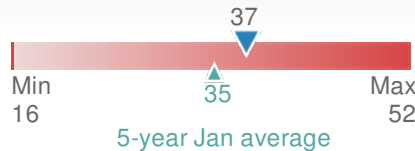
↑ 14.3%

from Jan 2023:  
\$385,000

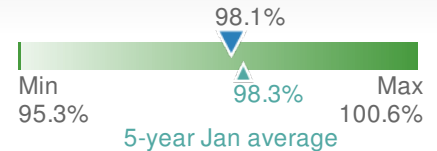
YTD	2024	2023	+/-
	<b>\$440,000</b>	\$385,000	14.3%

5-year Jan average: **\$382,949****Active Listings****50**

Dec 2023	Jan 2023
46	43

**Avg DOM****37**

Dec 2023	Jan 2023	YTD
22	34	37

**Avg Sold to OLP Ratio****98.1%**

Dec 2023	Jan 2023	YTD
100.1%	97.5%	98.1%

**January 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19** **11.8%**from Dec 2023:  
**17** **-9.5%**from Jan 2023:  
**21**

YTD	2024	2023	+/-
	<b>19</b>	<b>21</b>	-9.5%

5-year Jan average: **19****New Pending****18** **0.0%**from Dec 2023:  
**18** **-5.3%**from Jan 2023:  
**19**

YTD	2024	2023	+/-
	<b>18</b>	<b>19</b>	-5.3%

5-year Jan average: **19****Closed Sales****20** **-13.0%**from Dec 2023:  
**23** **53.8%**from Jan 2023:  
**13**

YTD	2024	2023	+/-
	<b>20</b>	<b>13</b>	53.8%

5-year Jan average: **17****Median  
Sold Price****\$480,200** **-11.1%**from Dec 2023:  
**\$540,000** **14.3%**from Jan 2023:  
**\$420,000**

YTD	2024	2023	+/-
	<b>\$480,200</b>	<b>\$420,000</b>	14.3%

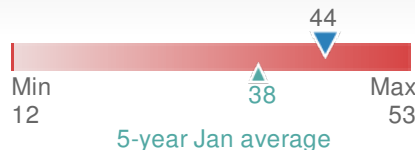
5-year Jan average: **\$407,840****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for January was \$480,200, representing a decrease of 11.1% compared to last month and an increase of 14.3% from Jan 2023. The average days on market for units sold in January was 44 days, 16% above the 5-year January average of 38 days. There was no month over month change in new contract activity with 18 New Pending; a 3.3% MoM decrease in All Pending (new contracts + contracts carried over from December) to 29; and no change in supply with 34 active units.

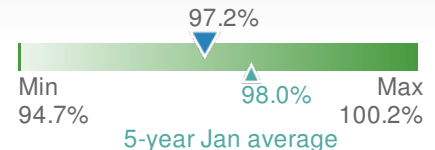
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.88 in December and an increase from 0.74 in January 2023. The Contract Ratio is 17% lower than the 5-year January average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****34**

Dec 2023	Jan 2023
<b>34</b>	<b>34</b>

**Avg DOM****44**

Dec 2023	Jan 2023	YTD
<b>23</b>	<b>36</b>	<b>44</b>



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

Dec 2023	Jan 2023	YTD
<b>99.8%</b>	<b>98.3%</b>	<b>97.2%</b>

**January 2024**

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

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

 **-20.0%**  
 from Dec 2023: **10**
 **60.0%**  
 from Jan 2023: **5**



YTD	2024	2023	+/-
	<b>8</b>	<b>5</b>	60.0%

5-year Jan average: **9****New Pendings****4**

 **-42.9%**  
 from Dec 2023: **7**
 **-33.3%**  
 from Jan 2023: **6**



YTD	2024	2023	+/-
	<b>4</b>	<b>6</b>	-33.3%

5-year Jan average: **8****Closed Sales****5**

 **-44.4%**  
 from Dec 2023: **9**
 **-44.4%**  
 from Jan 2023: **9**

YTD	2024	2023	+/-
	<b>5</b>	<b>9</b>	-44.4%

5-year Jan average: **8****Median Sold Price****\$385,000**

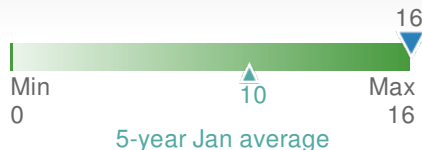
 **2.7%**  
 from Dec 2023: **\$375,000**
 **14.9%**  
 from Jan 2023: **\$335,000**

YTD	2024	2023	+/-
	<b>\$385,000</b>	<b>\$335,000</b>	14.9%

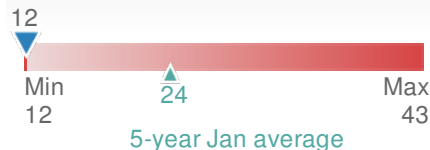
5-year Jan average: **\$323,449****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for January was \$385,000, representing an increase of 2.7% compared to last month and an increase of 14.9% from Jan 2023. The average days on market for units sold in January was 12 days, 49% below the 5-year January average of 24 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and a 33.3% increase in supply to 16 active units.

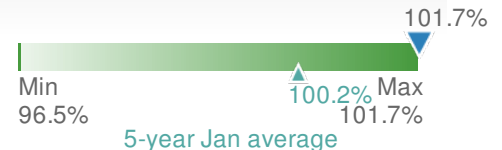
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 1.00 in December and a decrease from 1.00 in January 2023. The Contract Ratio is 18% lower than the 5-year January average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Dec 2023	Jan 2023
<b>12</b>	<b>9</b>

**Avg DOM****12**

Dec 2023	Jan 2023	YTD
<b>21</b>	<b>31</b>	<b>12</b>

**Avg Sold to OLP Ratio****101.7%**

Dec 2023	Jan 2023	YTD
<b>100.9%</b>	<b>96.5%</b>	<b>101.7%</b>

**January 2024**

## Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****39****↑77.3%**from Dec 2023:  
**22****↓-4.9%**from Jan 2023:  
**41**

YTD	2024	2023	+/-
	<b>39</b>	<b>41</b>	<b>-4.9%</b>

5-year Jan average: **55****New Pendings****42****↑13.5%**from Dec 2023:  
**37****↑2.4%**from Jan 2023:  
**41**

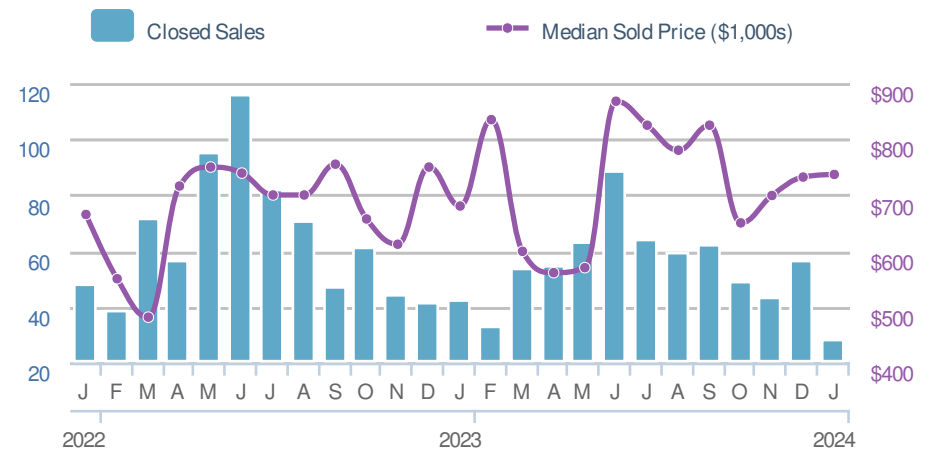
YTD	2024	2023	+/-
	<b>42</b>	<b>41</b>	<b>2.4%</b>

5-year Jan average: **56****Closed Sales****28****↓-50.0%**from Dec 2023:  
**56****↓-33.3%**from Jan 2023:  
**42**

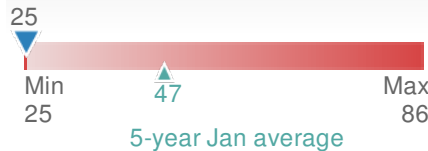
YTD	2024	2023	+/-
	<b>28</b>	<b>42</b>	<b>-33.3%</b>

5-year Jan average: **49****Median Sold Price****\$737,500****↑0.7%**from Dec 2023:  
**\$732,500****↑8.5%**from Jan 2023:  
**\$680,000**

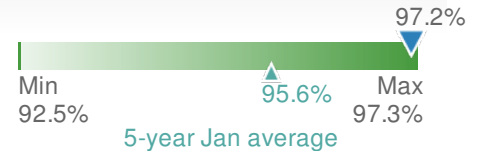
YTD	2024	2023	+/-
	<b>\$737,500</b>	<b>\$680,000</b>	<b>8.5%</b>

5-year Jan average: **\$667,388****Active Listings****62**

Dec 2023	Jan 2023
<b>75</b>	<b>80</b>

**Avg DOM****25**

Dec 2023	Jan 2023	YTD
<b>32</b>	<b>48</b>	<b>25</b>

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

Dec 2023	Jan 2023	YTD
<b>96.4%</b>	<b>93.8%</b>	<b>97.2%</b>

**January 2024**

## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25** **150.0%**from Dec 2023:  
**10** **25.0%**from Jan 2023:  
**20**

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

5-year Jan average: **30****New Pending****22** **29.4%**from Dec 2023:  
**17** **-4.3%**from Jan 2023:  
**23**

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

5-year Jan average: **32****Closed Sales****15** **-53.1%**from Dec 2023:  
**32** **-40.0%**from Jan 2023:  
**25**

YTD	2024	2023	+/-
	<b>15</b>	<b>25</b>	-40.0%

5-year Jan average: **30****Median  
Sold Price****\$960,000** **0.3%**from Dec 2023:  
**\$956,987** **3.9%**from Jan 2023:  
**\$924,000**

YTD	2024	2023	+/-
	<b>\$960,000</b>	<b>\$924,000</b>	3.9%

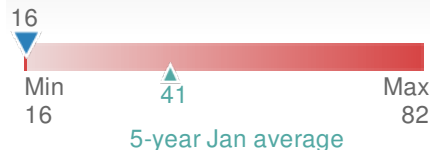
5-year Jan average: **\$942,660****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for January was \$960,000, representing an increase of 0.3% compared to last month and an increase of 3.9% from Jan 2023. The average days on market for units sold in January was 16 days, 61% below the 5-year January average of 41 days. There was a 29.4% month over month increase in new contract activity with 22 New Pending; a 13.9% MoM increase in All Pending (new contracts + contracts carried over from December) to 41; and an 11.9% decrease in supply to 37 active units.

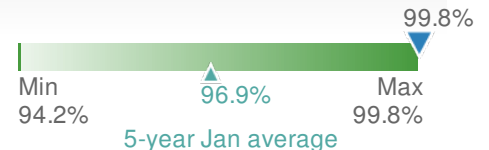
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.86 in December and an increase from 0.75 in January 2023. The Contract Ratio is 2% lower than the 5-year January average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****37**

Dec 2023	Jan 2023
<b>42</b>	<b>51</b>

**Avg DOM****16**

Dec 2023	Jan 2023	YTD
<b>23</b>	<b>45</b>	<b>16</b>

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

Dec 2023	Jan 2023	YTD
<b>98.7%</b>	<b>94.5%</b>	<b>99.8%</b>

**January 2024**

## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14** **16.7%**from Dec 2023:  
**12** **-33.3%**from Jan 2023:  
**21**

YTD	2024	2023	+/-
	<b>14</b>	<b>21</b>	-33.3%

5-year Jan average: **25****New Pendings****20** **0.0%**from Dec 2023:  
**20** **11.1%**from Jan 2023:  
**18**

YTD	2024	2023	+/-
	<b>20</b>	<b>18</b>	11.1%

5-year Jan average: **24****Closed Sales****13** **-45.8%**from Dec 2023:  
**24** **-23.5%**from Jan 2023:  
**17**

YTD	2024	2023	+/-
	<b>13</b>	<b>17</b>	-23.5%

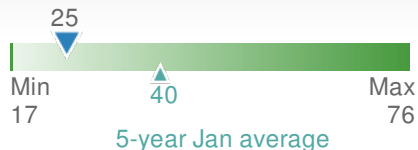
5-year Jan average: **19****Median Sold Price****\$392,000** **20.8%**from Dec 2023:  
**\$324,500** **-2.0%**from Jan 2023:  
**\$400,000**

YTD	2024	2023	+/-
	<b>\$392,000</b>	<b>\$400,000</b>	-2.0%

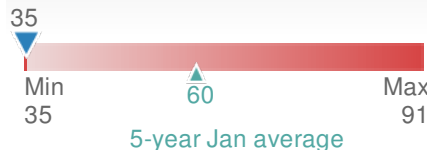
5-year Jan average: **\$323,500****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for January was \$392,000, representing an increase of 20.8% compared to last month and a decrease of 2% from Jan 2023. The average days on market for units sold in January was 35 days, 41% below the 5-year January average of 60 days. There was no month over month change in new contract activity with 20 New Pendings; a 39.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 32; and a 24.2% decrease in supply to 25 active units.

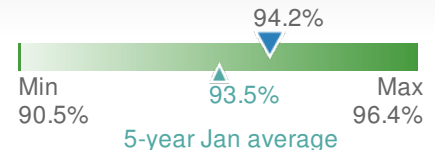
This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 0.70 in December and an increase from 0.86 in January 2023. The Contract Ratio is 8% higher than the 5-year January average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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****25**

Dec 2023	Jan 2023
<b>33</b>	<b>29</b>

**Avg DOM****35**

Dec 2023	Jan 2023	YTD
<b>45</b>	<b>53</b>	<b>35</b>

**Avg Sold to OLP Ratio****94.2%**

Dec 2023	Jan 2023	YTD
<b>93.4%</b>	<b>92.9%</b>	<b>94.2%</b>

**January 2024**

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****21**

↔ 0.0%

from Dec 2023:  
**21**

↓ -19.2%

from Jan 2023:  
**26**

YTD	2024	2023	+/-
	<b>21</b>	<b>26</b>	-19.2%

5-year Jan average: **28****New Pendings****19**

↓ -17.4%

from Dec 2023:  
**23**

↑ 11.8%

from Jan 2023:  
**17**

YTD	2024	2023	+/-
	<b>19</b>	<b>17</b>	11.8%

5-year Jan average: **24****Closed Sales****24**

↑ 20.0%

from Dec 2023:  
**20**

↑ 14.3%

from Jan 2023:  
**21**

YTD	2024	2023	+/-
	<b>24</b>	<b>21</b>	14.3%

5-year Jan average: **22****Median Sold Price****\$437,950**

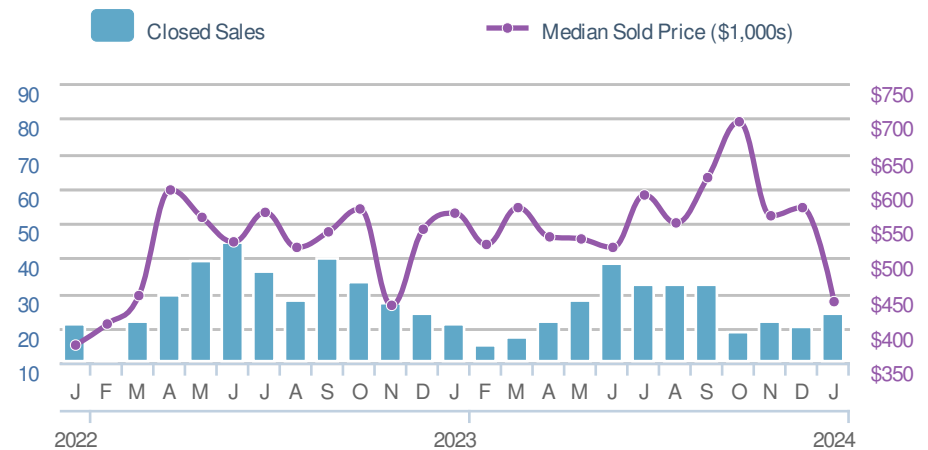
↓ -23.5%

from Dec 2023:  
**\$572,500**

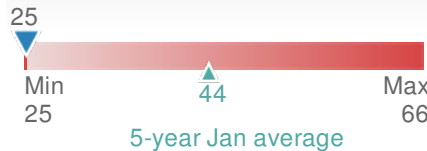
↓ -22.5%

from Jan 2023:  
**\$564,990**

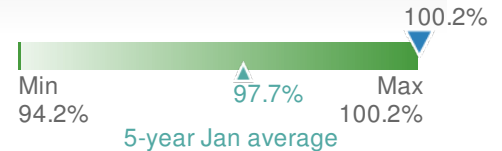
YTD	2024	2023	+/-
	<b>\$437,950</b>	<b>\$564,990</b>	-22.5%

5-year Jan average: **\$429,113****Active Listings****33**

Dec 2023	Jan 2023
<b>30</b>	<b>30</b>

**Avg DOM****25**

Dec 2023	Jan 2023	YTD
<b>31</b>	<b>43</b>	<b>25</b>

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

Dec 2023	Jan 2023	YTD
<b>97.3%</b>	<b>94.2%</b>	<b>100.2%</b>

**January 2024****Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **28.6%**from Dec 2023:  
**14** **-10.0%**from Jan 2023:  
**20**

YTD	2024	2023	+/-
	<b>18</b>	<b>20</b>	-10.0%

5-year Jan average: **21****New Pendings****16** **6.7%**from Dec 2023:  
**15** **60.0%**from Jan 2023:  
**10**

YTD	2024	2023	+/-
	<b>16</b>	<b>10</b>	60.0%

5-year Jan average: **18****Closed Sales****16** **6.7%**from Dec 2023:  
**15** **60.0%**from Jan 2023:  
**10**

YTD	2024	2023	+/-
	<b>16</b>	<b>10</b>	60.0%

5-year Jan average: **16****Median Sold Price****\$437,950** **-24.5%**from Dec 2023:  
**\$580,000** **-15.8%**from Jan 2023:  
**\$520,100**

YTD	2024	2023	+/-
	<b>\$437,950</b>	<b>\$520,100</b>	-15.8%

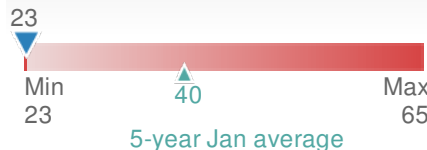
5-year Jan average: **\$424,835****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for January was \$437,950, representing a decrease of 24.5% compared to last month and a decrease of 15.8% from Jan 2023. The average days on market for units sold in January was 23 days, 43% below the 5-year January average of 40 days. There was a 6.7% month over month increase in new contract activity with 16 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 20; and an 11.1% increase in supply to 30 active units.

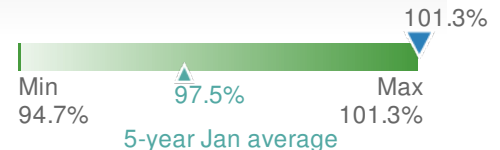
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.81 in December and an increase from 0.54 in January 2023. The Contract Ratio is 16% lower than the 5-year January average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****30**

Dec 2023	Jan 2023
<b>27</b>	<b>26</b>

**Avg DOM****23**


Dec 2023	Jan 2023	YTD
<b>39</b>	<b>41</b>	<b>23</b>


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

Dec 2023	Jan 2023	YTD
<b>95.8%</b>	<b>94.7%</b>	<b>101.3%</b>



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

 **-57.1%**  
 from Dec 2023: **7**

 **-40.0%**  
 from Jan 2023: **5**

YTD	2024	2023	+/-
	<b>3</b>	<b>5</b>	-40.0%


5-year Jan average: **6****New Pendings****3**


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

 **-50.0%**  
 from Jan 2023: **6**

YTD	2024	2023	+/-
	<b>3</b>	<b>6</b>	-50.0%


5-year Jan average: **5****Closed Sales****8**


 **60.0%**  
 from Dec 2023: **5**

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

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

5-year Jan average: **6****Median Sold Price****\$432,500**

 **34.3%**  
 from Dec 2023: **\$322,000**

 **-23.4%**  
 from Jan 2023: **\$564,990**

YTD	2024	2023	+/-
	<b>\$432,500</b>	<b>\$564,990</b>	-23.4%

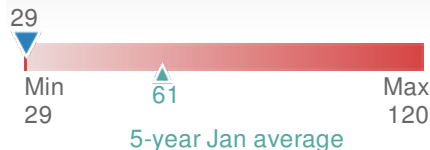
5-year Jan average: **\$423,583****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for January was \$432,500, representing an increase of 34.3% compared to last month and a decrease of 23.4% from Jan 2023. The average days on market for units sold in January was 29 days, 53% below the 5-year January average of 61 days. There was a 62.5% month over month decrease in new contract activity with 3 New Pendings; a 55.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 4; and no change in supply with 3 active units.

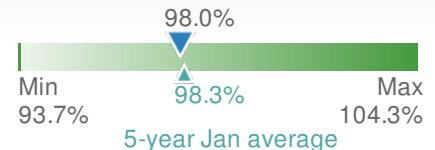
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 3.00 in December and a decrease from 1.75 in January 2023. The Contract Ratio is 23% higher than the 5-year January average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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****3**

Dec 2023	Jan 2023
<b>3</b>	<b>4</b>

**Avg DOM****29**

Dec 2023	Jan 2023	YTD
<b>9</b>	<b>45</b>	<b>29</b>

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

Dec 2023	Jan 2023	YTD
<b>101.9%</b>	<b>93.7%</b>	<b>98.0%</b>

**January 2024**

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****45****↑18.4%**from Dec 2023:  
**38****↓-28.6%**from Jan 2023:  
**63**

YTD	2024	2023	+/-
	<b>45</b>	<b>63</b>	-28.6%

5-year Jan average: **57****New Pendings****45****↑32.4%**from Dec 2023:  
**34****↓-13.5%**from Jan 2023:  
**52**

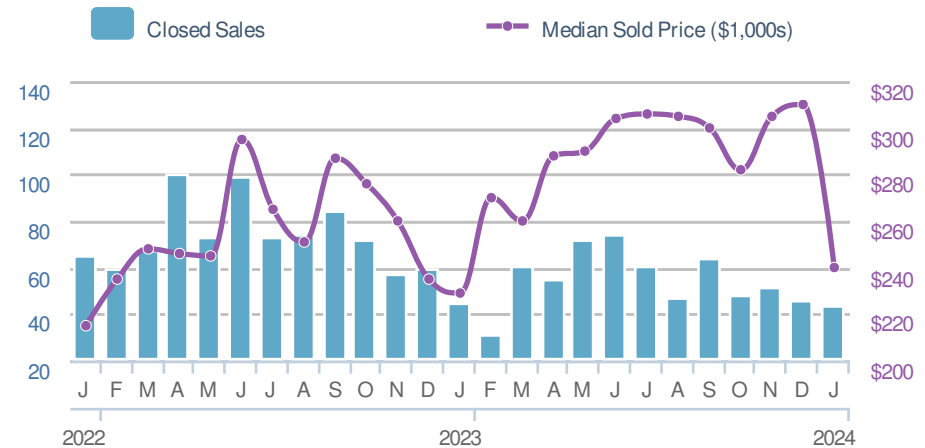
YTD	2024	2023	+/-
	<b>45</b>	<b>52</b>	-13.5%

5-year Jan average: **59****Closed Sales****43****↓-4.4%**from Dec 2023:  
**45****↓-2.3%**from Jan 2023:  
**44**

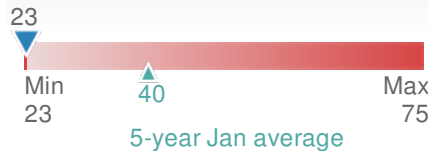
YTD	2024	2023	+/-
	<b>43</b>	<b>44</b>	-2.3%

5-year Jan average: **53****Median Sold Price****\$240,000****↓-22.6%**from Dec 2023:  
**\$310,000****↑4.6%**from Jan 2023:  
**\$229,500**

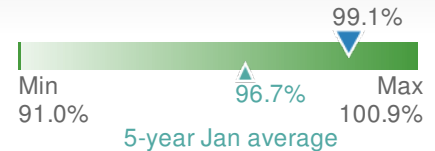
YTD	2024	2023	+/-
	<b>\$240,000</b>	<b>\$229,500</b>	4.6%

5-year Jan average: **\$207,900****Active Listings****50**

Dec 2023	Jan 2023
<b>58</b>	<b>61</b>

**Avg DOM****23**

Dec 2023	Jan 2023	YTD
<b>22</b>	<b>36</b>	<b>23</b>

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

Dec 2023	Jan 2023	YTD
<b>101.0%</b>	<b>95.2%</b>	<b>99.1%</b>

**January 2024**

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20** **100.0%**from Dec 2023:  
**10** **25.0%**from Jan 2023:  
**16**

YTD	2024	2023	+/-
	<b>20</b>	<b>16</b>	25.0%

5-year Jan average: **20****New Pendings****17** **112.5%**from Dec 2023:  
**8** **0.0%**from Jan 2023:  
**17**

YTD	2024	2023	+/-
	<b>17</b>	<b>17</b>	0.0%

5-year Jan average: **22****Closed Sales****11** **-42.1%**from Dec 2023:  
**19** **-26.7%**from Jan 2023:  
**15**

YTD	2024	2023	+/-
	<b>11</b>	<b>15</b>	-26.7%

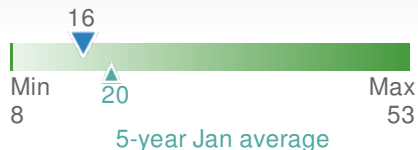
5-year Jan average: **17****Median  
Sold Price****\$325,000** **-7.1%**from Dec 2023:  
**\$350,000** **-15.6%**from Jan 2023:  
**\$385,000**

YTD	2024	2023	+/-
	<b>\$325,000</b>	<b>\$385,000</b>	-15.6%

5-year Jan average: **\$324,950****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for January was \$325,000, representing a decrease of 7.1% compared to last month and a decrease of 15.6% from Jan 2023. The average days on market for units sold in January was 22 days, 39% below the 5-year January average of 36 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and no change in supply with 16 active units.

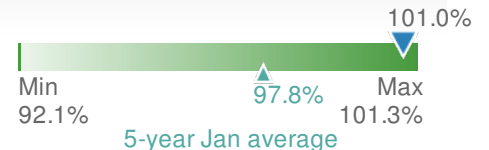
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.75 in December and a decrease from 1.83 in January 2023. The Contract Ratio is 54% lower than the 5-year January average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Dec 2023	Jan 2023
<b>16</b>	<b>12</b>

**Avg DOM****22**

Dec 2023	Jan 2023	YTD
<b>9</b>	<b>31</b>	<b>22</b>


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


Dec 2023	Jan 2023	YTD
<b>102.1%</b>	<b>93.9%</b>	<b>101.0%</b>

**January 2024**

## Norristown Area (Montgomery, PA) - Attached


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


 **-10.7%**  
 from Dec 2023: **28**

 **-46.8%**  
 from Jan 2023: **47**

YTD	2024	2023	+/-
	<b>25</b>	<b>47</b>	<b>-46.8%</b>


5-year Jan average: **38****New Pendings****28**


 **7.7%**  
 from Dec 2023: **26**

 **-20.0%**  
 from Jan 2023: **35**

YTD	2024	2023	+/-
	<b>28</b>	<b>35</b>	<b>-20.0%</b>


5-year Jan average: **37****Closed Sales****32**


 **23.1%**  
 from Dec 2023: **26**

 **10.3%**  
 from Jan 2023: **29**

YTD	2024	2023	+/-
	<b>32</b>	<b>29</b>	<b>10.3%</b>

5-year Jan average: **37****Median Sold Price****\$213,500**

 **-21.6%**  
 from Dec 2023: **\$272,450**

 **12.4%**  
 from Jan 2023: **\$190,000**

YTD	2024	2023	+/-
	<b>\$213,500</b>	<b>\$190,000</b>	<b>12.4%</b>

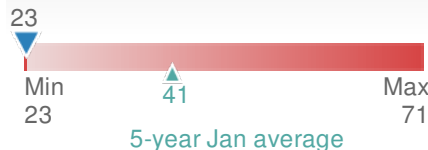
5-year Jan average: **\$178,800****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for January was \$213,500, representing a decrease of 21.6% compared to last month and an increase of 12.4% from Jan 2023. The average days on market for units sold in January was 23 days, 44% below the 5-year January average of 41 days. There was a 7.7% month over month increase in new contract activity with 28 New Pendings; a 16.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 41; and a 19% decrease in supply to 34 active units.

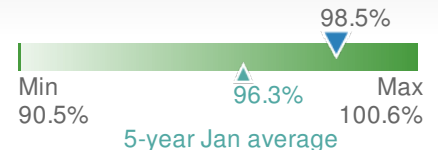
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.17 in December and an increase from 1.08 in January 2023. The Contract Ratio is 23% lower than the 5-year January average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****34**

Dec 2023	Jan 2023
<b>42</b>	<b>49</b>

**Avg DOM****23**

Dec 2023	Jan 2023	YTD
<b>31</b>	<b>38</b>	<b>23</b>



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

Dec 2023	Jan 2023	YTD
<b>100.1%</b>	<b>95.9%</b>	<b>98.5%</b>



**January 2024**

North Penn (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****58** **34.9%**  
from Dec 2023:  
**43** **-25.6%**  
from Jan 2023:  
**78**



YTD	2024	2023	+/-
	<b>58</b>	<b>78</b>	-25.6%

5-year Jan average: **79****New Pendings****62** **44.2%**  
from Dec 2023:  
**43** **-8.8%**  
from Jan 2023:  
**68**

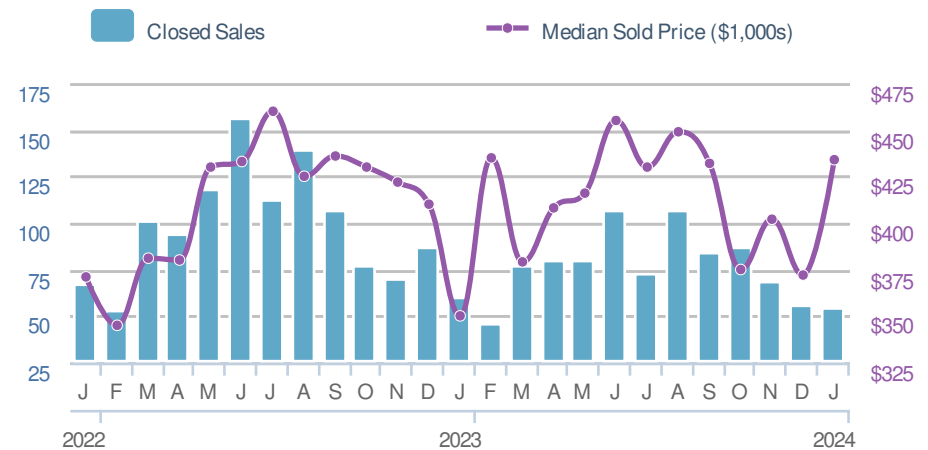
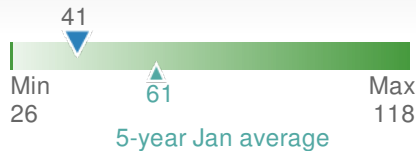
YTD	2024	2023	+/-
	<b>62</b>	<b>68</b>	-8.8%

5-year Jan average: **78****Closed Sales****54** **-3.6%**  
from Dec 2023:  
**56** **-8.5%**  
from Jan 2023:  
**59**

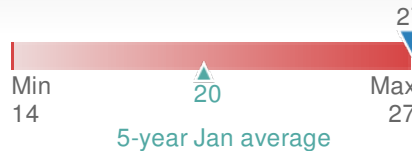
YTD	2024	2023	+/-
	<b>54</b>	<b>59</b>	-8.5%

5-year Jan average: **65****Median Sold Price****\$434,950** **16.8%**  
from Dec 2023:  
**\$372,500** **24.3%**  
from Jan 2023:  
**\$350,000**

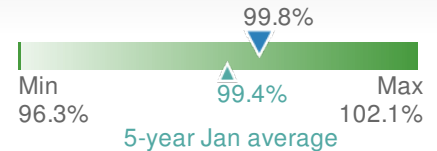
YTD	2024	2023	+/-
	<b>\$434,950</b>	<b>\$350,000</b>	24.3%

5-year Jan average: **\$358,100****Active Listings****41**

Dec 2023	Jan 2023
<b>50</b>	<b>60</b>

**Avg DOM****27**

Dec 2023	Jan 2023	YTD
<b>12</b>	<b>19</b>	<b>27</b>

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

Dec 2023	Jan 2023	YTD
<b>99.8%</b>	<b>98.4%</b>	<b>99.8%</b>

**January 2024**

## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28** **47.4%**from Dec 2023:  
**19** **-26.3%**from Jan 2023:  
**38**

YTD	2024	2023	+/-
	<b>28</b>	<b>38</b>	-26.3%

5-year Jan average: **39****New Pendings****28** **16.7%**from Dec 2023:  
**24** **-24.3%**from Jan 2023:  
**37**

YTD	2024	2023	+/-
	<b>28</b>	<b>37</b>	-24.3%

5-year Jan average: **41****Closed Sales****28** **-6.7%**from Dec 2023:  
**30** **-3.4%**from Jan 2023:  
**29**

YTD	2024	2023	+/-
	<b>28</b>	<b>29</b>	-3.4%

5-year Jan average: **32****Median  
Sold Price****\$572,500** **17.4%**from Dec 2023:  
**\$487,500** **19.3%**from Jan 2023:  
**\$480,000**

YTD	2024	2023	+/-
	<b>\$572,500</b>	<b>\$480,000</b>	19.3%

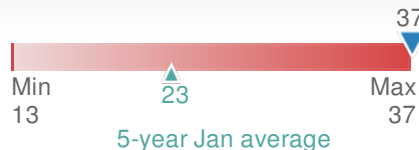
5-year Jan average: **\$427,300****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for January was \$572,500, representing an increase of 17.4% compared to last month and an increase of 19.3% from Jan 2023. The average days on market for units sold in January was 37 days, 61% above the 5-year January average of 23 days. There was a 16.7% month over month increase in new contract activity with 28 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 38; and an 8.3% decrease in supply to 22 active units.

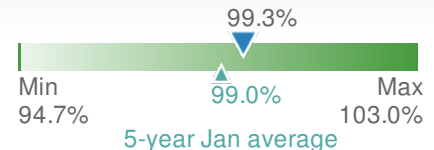
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, up from 1.67 in December and an increase from 1.38 in January 2023. The Contract Ratio is 19% lower than the 5-year January average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****22**

Dec 2023	Jan 2023
<b>24</b>	<b>39</b>

**Avg DOM****37**

Dec 2023	Jan 2023	YTD
<b>15</b>	<b>17</b>	<b>37</b>

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

Dec 2023	Jan 2023	YTD
<b>99.4%</b>	<b>98.1%</b>	<b>99.3%</b>

**January 2024**

## North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****30** **25.0%**from Dec 2023:  
**24** **-25.0%**from Jan 2023:  
**40**

YTD	2024	2023	+/-
	<b>30</b>	<b>40</b>	-25.0%

5-year Jan average: **40****New Pendings****34** **78.9%**from Dec 2023:  
**19** **9.7%**from Jan 2023:  
**31**

YTD	2024	2023	+/-
	<b>34</b>	<b>31</b>	9.7%

5-year Jan average: **37****Closed Sales****26** **0.0%**from Dec 2023:  
**26** **-13.3%**from Jan 2023:  
**30**

YTD	2024	2023	+/-
	<b>26</b>	<b>30</b>	-13.3%

5-year Jan average: **33****Median Sold Price****\$315,000** **2.9%**from Dec 2023:  
**\$306,000** **-6.1%**from Jan 2023:  
**\$335,500**

YTD	2024	2023	+/-
	<b>\$315,000</b>	<b>\$335,500</b>	-6.1%

5-year Jan average: **\$304,900****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for January was \$315,000, representing an increase of 2.9% compared to last month and a decrease of 6.1% from Jan 2023. The average days on market for units sold in January was 16 days, 10% below the 5-year January average of 18 days. There was a 78.9% month over month increase in new contract activity with 34 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from December) to 36; and a 26.9% decrease in supply to 19 active units.

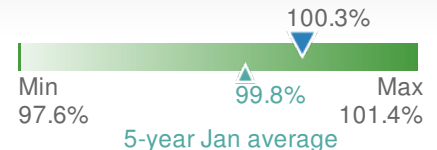
This activity resulted in a Contract Ratio of 1.89 pendings per active listing, up from 1.15 in December and a decrease from 2.29 in January 2023. The Contract Ratio is 22% lower than the 5-year January average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Dec 2023	Jan 2023
<b>26</b>	<b>21</b>

**Avg DOM****16**

Dec 2023	Jan 2023	YTD
<b>9</b>	<b>21</b>	<b>16</b>

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

Dec 2023	Jan 2023	YTD
<b>100.2%</b>	<b>98.6%</b>	<b>100.3%</b>

**January 2024**

## Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****22****↓ -8.3%**from Dec 2023:  
**24****↓ -15.4%**from Jan 2023:  
**26**

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

5-year Jan average: **32****New Pendings****28****↓ -3.4%**from Dec 2023:  
**29****↑ 27.3%**from Jan 2023:  
**22**

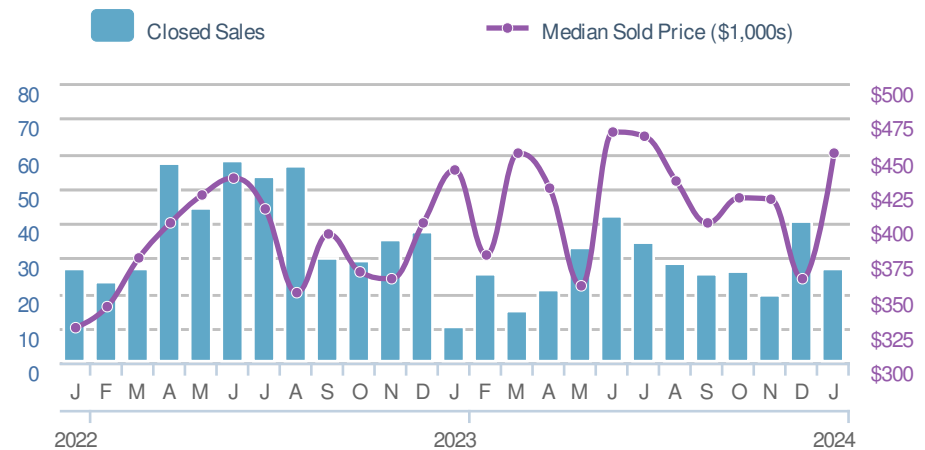
YTD	2024	2023	+/-
	<b>28</b>	<b>22</b>	27.3%

5-year Jan average: **33****Closed Sales****27****↓ -32.5%**from Dec 2023:  
**40****↑ 170.0%**from Jan 2023:  
**10**

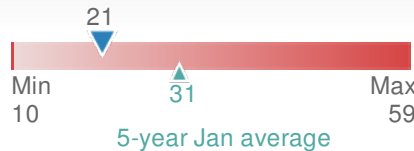
YTD	2024	2023	+/-
	<b>27</b>	<b>10</b>	170.0%

5-year Jan average: **24****Median Sold Price****\$450,000****↑ 25.0%**from Dec 2023:  
**\$360,000****↑ 2.6%**from Jan 2023:  
**\$438,500**

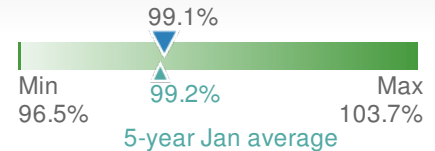
YTD	2024	2023	+/-
	<b>\$450,000</b>	<b>\$438,500</b>	2.6%

5-year Jan average: **\$381,729****Active Listings****26**

Dec 2023	Jan 2023
<b>34</b>	<b>29</b>

**Avg DOM****21**

Dec 2023	Jan 2023	YTD
<b>16</b>	<b>59</b>	<b>21</b>

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


Dec 2023	Jan 2023	YTD
<b>97.8%</b>	<b>97.6%</b>	<b>99.1%</b>




**January 2024**

## Perkiomen Valley (Montgomery, PA) - Detached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9**


 **-18.2%**  
 from Dec 2023: **11**

 **-35.7%**  
 from Jan 2023: **14**

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


5-year Jan average: **16****New Pendings****16**


 **-5.9%**  
 from Dec 2023: **17**

 **23.1%**  
 from Jan 2023: **13**

YTD	2024	2023	+/-
	<b>16</b>	<b>13</b>	<b>23.1%</b>


5-year Jan average: **17****Closed Sales****18**


 **5.9%**  
 from Dec 2023: **17**

 **260.0%**  
 from Jan 2023: **5**

YTD	2024	2023	+/-
	<b>18</b>	<b>5</b>	<b>260.0%</b>

5-year Jan average: **15****Median Sold Price****\$495,000**

 **-8.3%**  
 from Dec 2023: **\$540,000**

 **17.6%**  
 from Jan 2023: **\$421,000**

YTD	2024	2023	+/-
	<b>\$495,000</b>	<b>\$421,000</b>	<b>17.6%</b>

5-year Jan average: **\$412,950****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for January was \$495,000, representing a decrease of 8.3% compared to last month and an increase of 17.6% from Jan 2023. The average days on market for units sold in January was 21 days, 23% below the 5-year January average of 27 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 26; and a 36% decrease in supply to 16 active units.

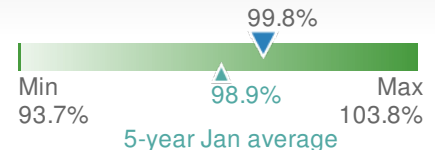
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.04 in December and an increase from 0.83 in January 2023. The Contract Ratio is 16% higher than the 5-year January average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Dec 2023	Jan 2023
<b>25</b>	<b>24</b>

**Avg DOM****21**

Dec 2023	Jan 2023	YTD
<b>12</b>	<b>18</b>	<b>21</b>

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

Dec 2023	Jan 2023	YTD
<b>98.5%</b>	<b>99.9%</b>	<b>99.8%</b>

**January 2024**

## Perkiomen Valley (Montgomery, PA) - Attached

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

↔ 0.0%

from Dec 2023:  
**13**

↑ 8.3%

from Jan 2023:  
**12**

YTD	2024	2023	+/-
	<b>13</b>	<b>12</b>	8.3%

5-year Jan average: **16****New Pendings****12**

↔ 0.0%

from Dec 2023:  
**12**

↑ 33.3%

from Jan 2023:  
**9**

YTD	2024	2023	+/-
	<b>12</b>	<b>9</b>	33.3%

5-year Jan average: **15****Closed Sales****9**

↓ -60.9%

from Dec 2023:  
**23**

↑ 80.0%

from Jan 2023:  
**5**

YTD	2024	2023	+/-
	<b>9</b>	<b>5</b>	80.0%

5-year Jan average: **10****Median Sold Price****\$330,000**

↑ 10.0%

from Dec 2023:  
**\$300,000**

↓ -32.7%

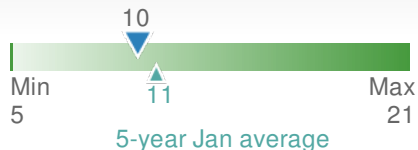
from Jan 2023:  
**\$490,000**

YTD	2024	2023	+/-
	<b>\$330,000</b>	<b>\$490,000</b>	-32.7%

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

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for January was \$330,000, representing an increase of 10% compared to last month and a decrease of 32.7% from Jan 2023. The average days on market for units sold in January was 22 days, 32% below the 5-year January average of 32 days. There was no month over month change in new contract activity with 12 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and an 11.1% increase in supply to 10 active units.

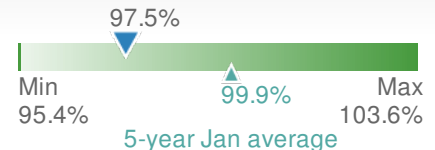
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.44 in December and a decrease from 2.60 in January 2023. The Contract Ratio is 49% lower than the 5-year January average of 2.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****10**

Dec 2023	Jan 2023
<b>9</b>	<b>5</b>

**Avg DOM****22**

Dec 2023	Jan 2023	YTD
<b>19</b>	<b>100</b>	<b>22</b>

**Avg Sold to OLP Ratio****97.5%**

Dec 2023	Jan 2023	YTD
<b>97.2%</b>	<b>95.4%</b>	<b>97.5%</b>

**January 2024**

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****36**

**414.3%** **111.8%**  
 from Dec 2023: 7 from Jan 2023: 17

YTD	2024	2023	+/-
	<b>36</b>	17	111.8%

5-year Jan average: **30****New Pendings****21**

**110.0%** **-4.5%**  
 from Dec 2023: 10 from Jan 2023: 22

YTD	2024	2023	+/-
	<b>21</b>	22	-4.5%

5-year Jan average: **28****Closed Sales****14**

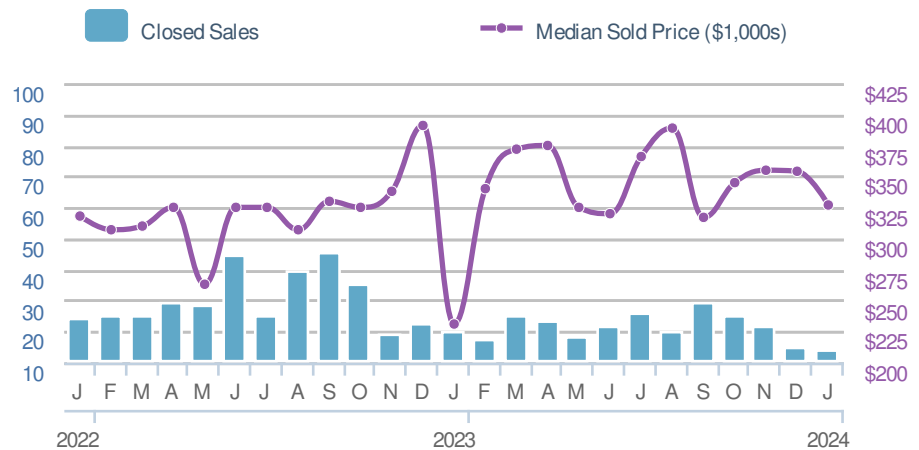
**-6.7%** **-30.0%**  
 from Dec 2023: 15 from Jan 2023: 20

YTD	2024	2023	+/-
	<b>14</b>	20	-30.0%

5-year Jan average: **22****Median Sold Price****\$327,500**

**-7.7%** **41.8%**  
 from Dec 2023: \$354,900 from Jan 2023: \$231,000

YTD	2024	2023	+/-
	<b>\$327,500</b>	\$231,000	41.8%

5-year Jan average: **\$261,480****Active Listings****30**

Min 5 Max 53  
 5-year Jan average 28

Dec 2023	Jan 2023
15	32

**Avg DOM****39**

Min 12 Max 67  
 5-year Jan average 32

Dec 2023	Jan 2023	YTD
19	29	39

**Avg Sold to OLP Ratio****96.6%**

Min 94.5% Max 101.8%  
 5-year Jan average 98.7%

Dec 2023	Jan 2023	YTD
97.8%	101.8%	96.6%

**January 2024**

## Pottsgrove (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****28**

↑ **460.0%**    ↑ **133.3%**  
from Dec 2023:    from Jan 2023:  
**5**                      **12**

YTD	2024	2023	+/-
	<b>28</b>	<b>12</b>	133.3%

5-year Jan average: **22****New Pendings****14**

↑ **75.0%**    ↓ **-17.6%**  
from Dec 2023:    from Jan 2023:  
**8**                      **17**

YTD	2024	2023	+/-
	<b>14</b>	<b>17</b>	-17.6%

5-year Jan average: **19****Closed Sales****8**

↓ **-27.3%**    ↓ **-33.3%**  
from Dec 2023:    from Jan 2023:  
**11**                      **12**

YTD	2024	2023	+/-
	<b>8</b>	<b>12</b>	-33.3%

5-year Jan average: **15****Median  
Sold Price****\$359,320**

↓ **-0.2%**    ↑ **8.9%**  
from Dec 2023:    from Jan 2023:  
**\$360,000**            **\$330,000**

YTD	2024	2023	+/-
	<b>\$359,320</b>	<b>\$330,000</b>	8.9%

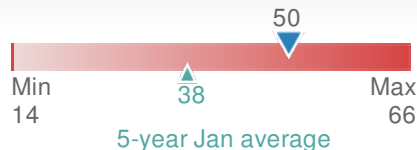
5-year Jan average: **\$295,544****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for January was \$359,320, representing a decrease of 0.2% compared to last month and an increase of 8.9% from Jan 2023. The average days on market for units sold in January was 50 days, 33% above the 5-year January average of 38 days. There was a 75% month over month increase in new contract activity with 14 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from December) to 24; and a 116.7% increase in supply to 26 active units.

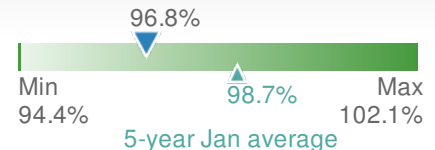
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.67 in December and a decrease from 0.94 in January 2023. The Contract Ratio is 71% lower than the 5-year January average of 3.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****26**

Dec 2023	Jan 2023
<b>12</b>	<b>31</b>

**Avg DOM****50**

Dec 2023	Jan 2023	YTD
<b>18</b>	<b>38</b>	<b>50</b>

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

Dec 2023	Jan 2023	YTD
<b>97.3%</b>	<b>102.1%</b>	<b>96.8%</b>

**January 2024****Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8**

**300.0%**  
 from Dec 2023: **2**

**60.0%**  
 from Jan 2023: **5**

YTD	2024	2023	+/-
	<b>8</b>	<b>5</b>	60.0%

5-year Jan average: **9****New Pendings****7**

**250.0%**  
 from Dec 2023: **2**

**40.0%**  
 from Jan 2023: **5**

YTD	2024	2023	+/-
	<b>7</b>	<b>5</b>	40.0%

5-year Jan average: **9****Closed Sales****6**

**50.0%**  
 from Dec 2023: **4**

**-25.0%**  
 from Jan 2023: **8**

YTD	2024	2023	+/-
	<b>6</b>	<b>8</b>	-25.0%

5-year Jan average: **7****Median Sold Price****\$312,750**

**-7.3%**  
 from Dec 2023: **\$337,400**

**67.7%**  
 from Jan 2023: **\$186,500**

YTD	2024	2023	+/-
	<b>\$312,750</b>	<b>\$186,500</b>	67.7%

5-year Jan average: **\$210,980****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for January was \$312,750, representing a decrease of 7.3% compared to last month and an increase of 67.7% from Jan 2023. The average days on market for units sold in January was 24 days, 3% above the 5-year January average of 23 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 10; and a 33.3% increase in supply to 4 active units.

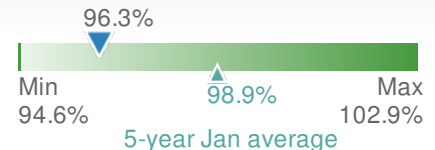
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 6.67 in December and a decrease from 26.00 in January 2023. The Contract Ratio is 67% lower than the 5-year January average of 7.58. A higher Contract Ratio signifies a relative increase in contract activity compared 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****4**

Dec 2023	Jan 2023
<b>3</b>	<b>1</b>

**Avg DOM****24**

Dec 2023	Jan 2023	YTD
<b>20</b>	<b>15</b>	<b>24</b>

**Avg Sold to OLP Ratio****96.3%**

Dec 2023	Jan 2023	YTD
<b>99.1%</b>	<b>101.2%</b>	<b>96.3%</b>

**January 2024**

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****13**

↓ **-40.9%**    ↓ **-58.1%**  
from Dec 2023: **22**    from Jan 2023: **31**

YTD	2024	2023	+/-
	<b>13</b>	<b>31</b>	-58.1%

5-year Jan average: **29****New Pendings****16**

↓ **-23.8%**    ↓ **-51.5%**  
from Dec 2023: **21**    from Jan 2023: **33**

YTD	2024	2023	+/-
	<b>16</b>	<b>33</b>	-51.5%

5-year Jan average: **30****Closed Sales****15**

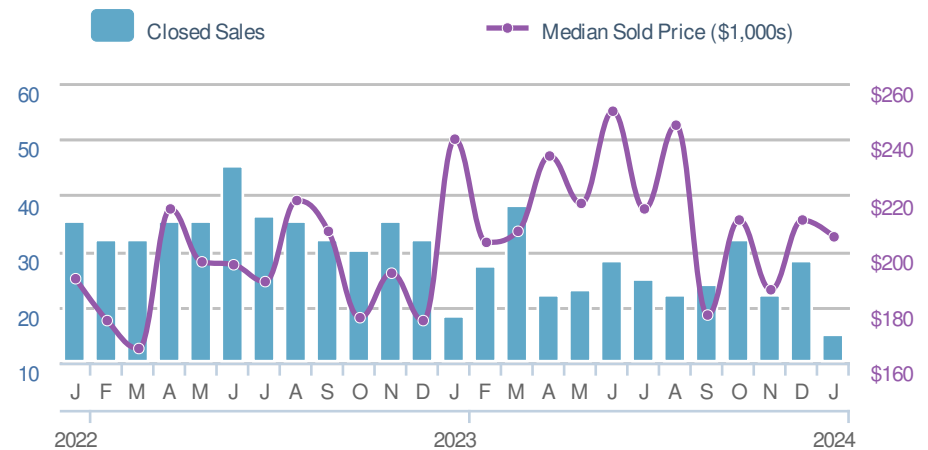
↓ **-46.4%**    ↓ **-16.7%**  
from Dec 2023: **28**    from Jan 2023: **18**

YTD	2024	2023	+/-
	<b>15</b>	<b>18</b>	-16.7%

5-year Jan average: **25****Median Sold Price****\$205,000**

↓ **-3.0%**    ↓ **-14.6%**  
from Dec 2023: **\$211,250**    from Jan 2023: **\$240,000**

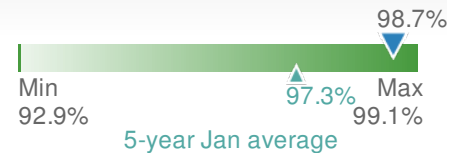
YTD	2024	2023	+/-
	<b>\$205,000</b>	<b>\$240,000</b>	-14.6%

5-year Jan average: **\$183,230****Active Listings****24**

Dec 2023	Jan 2023
<b>26</b>	<b>19</b>


**Avg DOM****15**


Dec 2023	Jan 2023	YTD
<b>19</b>	<b>18</b>	<b>15</b>

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

Dec 2023	Jan 2023	YTD
<b>96.8%</b>	<b>96.7%</b>	<b>98.7%</b>

**January 2024****Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7**

 **-12.5%**  
 from Dec 2023: **8**

 **-58.8%**  
 from Jan 2023: **17**

YTD	2024	2023	+/-
	<b>7</b>	<b>17</b>	<b>-58.8%</b>

5-year Jan average: **14****New Pendings****5**

 **-37.5%**  
 from Dec 2023: **8**

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

YTD	2024	2023	+/-
	<b>5</b>	<b>18</b>	<b>-72.2%</b>

5-year Jan average: **13****Closed Sales****5**

 **-64.3%**  
 from Dec 2023: **14**

 **-61.5%**  
 from Jan 2023: **13**

YTD	2024	2023	+/-
	<b>5</b>	<b>13</b>	<b>-61.5%</b>

5-year Jan average: **12****Median Sold Price****\$235,000**

 **0.6%**  
 from Dec 2023: **\$233,500**

 **-5.8%**  
 from Jan 2023: **\$249,500**

YTD	2024	2023	+/-
	<b>\$235,000</b>	<b>\$249,500</b>	<b>-5.8%</b>

5-year Jan average: **\$203,030****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for January was \$235,000, representing an increase of 0.6% compared to last month and a decrease of 5.8% from Jan 2023. The average days on market for units sold in January was 11 days, 50% below the 5-year January average of 22 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 7; and a 6.7% increase in supply to 16 active units.

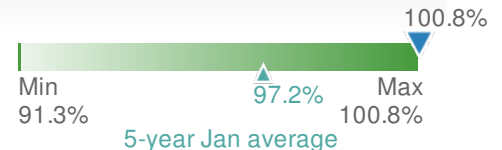
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.47 in December and a decrease from 1.92 in January 2023. The Contract Ratio is 69% lower than the 5-year January average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Dec 2023	Jan 2023
<b>15</b>	<b>12</b>



**Avg DOM****11**

Dec 2023	Jan 2023	YTD
<b>19</b>	<b>22</b>	<b>11</b>

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


Dec 2023	Jan 2023	YTD
<b>94.1%</b>	<b>96.8%</b>	<b>100.8%</b>

**January 2024****Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

 **-57.1%**     **-57.1%**  
 from Dec 2023: **14**    from Jan 2023: **14**



YTD	2024	2023	+/-
	<b>6</b>	<b>14</b>	<b>-57.1%</b>

5-year Jan average: **15****New Pendings****11**

 **-15.4%**     **-26.7%**  
 from Dec 2023: **13**    from Jan 2023: **15**



YTD	2024	2023	+/-
	<b>11</b>	<b>15</b>	<b>-26.7%</b>

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

 **-28.6%**     **100.0%**  
 from Dec 2023: **14**    from Jan 2023: **5**

YTD	2024	2023	+/-
	<b>10</b>	<b>5</b>	<b>100.0%</b>

5-year Jan average: **13****Median Sold Price****\$138,750**

 **-30.6%**     **-35.8%**  
 from Dec 2023: **\$200,000**    from Jan 2023: **\$216,000**

YTD	2024	2023	+/-
	<b>\$138,750</b>	<b>\$216,000</b>	<b>-35.8%</b>

5-year Jan average: **\$152,305****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for January was \$138,750, representing a decrease of 30.6% compared to last month and a decrease of 35.8% from Jan 2023. The average days on market for units sold in January was 17 days, 23% below the 5-year January average of 22 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 13; and a 27.3% decrease in supply to 8 active units.

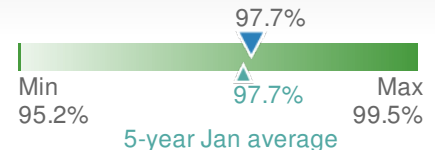
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.27 in December and a decrease from 2.71 in January 2023. The Contract Ratio is 21% lower than the 5-year January average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****8**

Dec 2023	Jan 2023
<b>11</b>	<b>7</b>

**Avg DOM****17**

Dec 2023	Jan 2023	YTD
<b>18</b>	<b>9</b>	<b>17</b>

**Avg Sold to OLP Ratio****97.7%**

Dec 2023	Jan 2023	YTD
<b>99.5%</b>	<b>96.5%</b>	<b>97.7%</b>



**January 2024**

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****31****↑14.8%**from Dec 2023:  
**27****↑3.3%**from Jan 2023:  
**30**

YTD	2024	2023	+/-
	<b>31</b>	<b>30</b>	3.3%

5-year Jan average: **30****New Pendings****16****↓-33.3%**from Dec 2023:  
**24****↓-30.4%**from Jan 2023:  
**23**

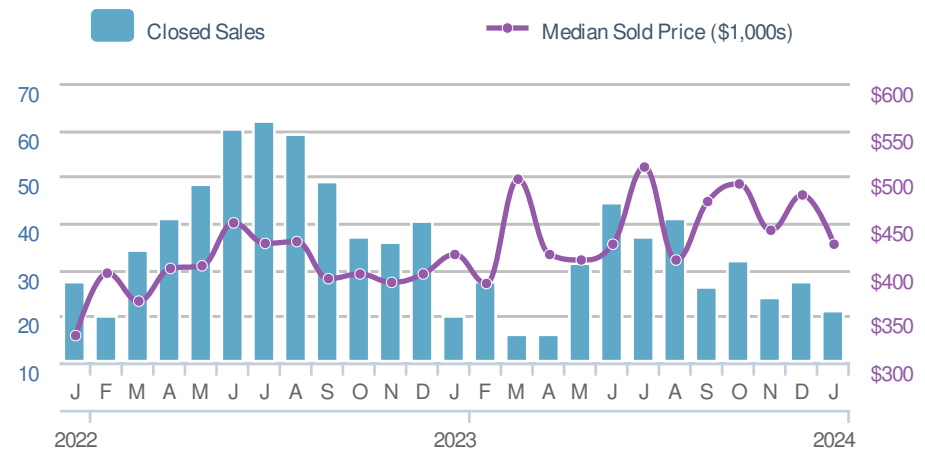
YTD	2024	2023	+/-
	<b>16</b>	<b>23</b>	-30.4%

5-year Jan average: **27****Closed Sales****21****↓-22.2%**from Dec 2023:  
**27****↑5.0%**from Jan 2023:  
**20**

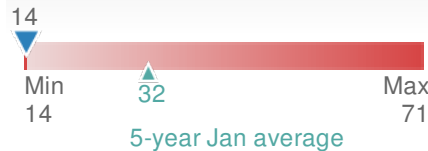
YTD	2024	2023	+/-
	<b>21</b>	<b>20</b>	5.0%

5-year Jan average: **25****Median Sold Price****\$427,000****↓-11.0%**from Dec 2023:  
**\$480,000****↑2.4%**from Jan 2023:  
**\$416,950**

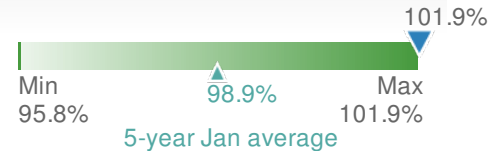
YTD	2024	2023	+/-
	<b>\$427,000</b>	<b>\$416,950</b>	2.4%

5-year Jan average: **\$360,990****Active Listings****35**

Dec 2023	Jan 2023
<b>38</b>	<b>29</b>

**Avg DOM****14**

Dec 2023	Jan 2023	YTD
<b>33</b>	<b>28</b>	<b>14</b>

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

Dec 2023	Jan 2023	YTD
<b>100.2%</b>	<b>98.6%</b>	<b>101.9%</b>

**January 2024****Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20** **81.8%**from Dec 2023:  
**11** **-4.8%**from Jan 2023:  
**21**

YTD	2024	2023	+/-
	<b>20</b>	<b>21</b>	-4.8%

5-year Jan average: **20****New Pendings****10** **-23.1%**from Dec 2023:  
**13** **-33.3%**from Jan 2023:  
**15**

YTD	2024	2023	+/-
	<b>10</b>	<b>15</b>	-33.3%

5-year Jan average: **18****Closed Sales****13** **-31.6%**from Dec 2023:  
**19** **-7.1%**from Jan 2023:  
**14**

YTD	2024	2023	+/-
	<b>13</b>	<b>14</b>	-7.1%

5-year Jan average: **15****Median Sold Price****\$422,500** **-23.2%**from Dec 2023:  
**\$550,000** **-11.1%**from Jan 2023:  
**\$475,000**

YTD	2024	2023	+/-
	<b>\$422,500</b>	<b>\$475,000</b>	-11.1%

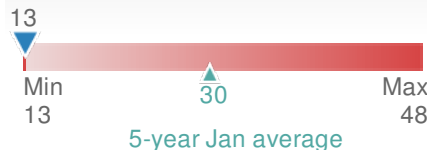
5-year Jan average: **\$391,700****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for January was \$422,500, representing a decrease of 23.2% compared to last month and a decrease of 11.1% from Jan 2023. The average days on market for units sold in January was 13 days, 56% below the 5-year January average of 30 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 18; and a 69.2% increase in supply to 22 active units.

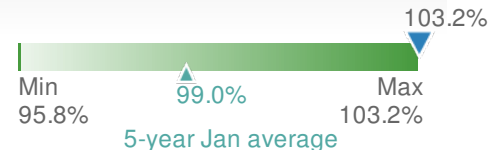
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.54 in December and a decrease from 1.04 in January 2023. The Contract Ratio is 34% lower than the 5-year January average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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****22**

Dec 2023	Jan 2023
<b>13</b>	<b>25</b>

**Avg DOM****13**

Dec 2023	Jan 2023	YTD
<b>34</b>	<b>33</b>	<b>13</b>

**Avg Sold to OLP Ratio****103.2%**

Dec 2023	Jan 2023	YTD
<b>99.6%</b>	<b>98.6%</b>	<b>103.2%</b>

**January 2024****Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **-31.3%**from Dec 2023:  
**16** **22.2%**from Jan 2023:  
**9**

YTD	2024	2023	+/-
	<b>11</b>	<b>9</b>	22.2%

5-year Jan average: **10****New Pendings****6** **-45.5%**from Dec 2023:  
**11** **-25.0%**from Jan 2023:  
**8**

YTD	2024	2023	+/-
	<b>6</b>	<b>8</b>	-25.0%

5-year Jan average: **9****Closed Sales****8** **0.0%**from Dec 2023:  
**8** **33.3%**from Jan 2023:  
**6**

YTD	2024	2023	+/-
	<b>8</b>	<b>6</b>	33.3%

5-year Jan average: **9****Median  
Sold Price****\$428,045** **-0.8%**from Dec 2023:  
**\$431,627** **13.4%**from Jan 2023:  
**\$377,500**

YTD	2024	2023	+/-
	<b>\$428,045</b>	<b>\$377,500</b>	13.4%

5-year Jan average: **\$338,889****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for January was \$428,045, representing a decrease of 0.8% compared to last month and an increase of 13.4% from Jan 2023. The average days on market for units sold in January was 15 days, 53% below the 5-year January average of 32 days. There was a 45.5% month over month decrease in new contract activity with 6 New Pendings; a 12.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 29; and a 48% decrease in supply to 13 active units.

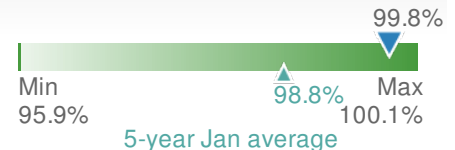
This activity resulted in a Contract Ratio of 2.23 pendings per active listing, up from 1.32 in December and a decrease from 2.75 in January 2023. The Contract Ratio is 41% lower than the 5-year January average of 3.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****13**

Dec 2023	Jan 2023
<b>25</b>	<b>4</b>

**Avg DOM****15**

Dec 2023	Jan 2023	YTD
<b>29</b>	<b>16</b>	<b>15</b>

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

Dec 2023	Jan 2023	YTD
<b>101.5%</b>	<b>98.7%</b>	<b>99.8%</b>

**January 2024**

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%    ↓ -100.0%  
from Dec 2023:    from Jan 2023:  
0    16

YTD	2024	2023	+/-
	<b>0</b>	<b>16</b>	-
-----100.0%			
5-year Jan average: <b>14</b>			

**New Pendings****0**

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

YTD	2024	2023	+/-
	<b>0</b>	<b>11</b>	-
-----100.0%			
5-year Jan average: <b>14</b>			

**Closed Sales****0**

↔ 0.0%    ↓ -100.0%  
from Dec 2023:    from Jan 2023:  
0    6

YTD	2024	2023	+/-
	<b>0</b>	<b>6</b>	-
-----100.0%			
5-year Jan average: <b>13</b>			

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

↔ 0.0%    ↓ -100.0%  
from Dec 2023:    from Jan 2023:  
\$0    \$447,450

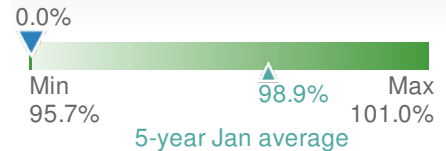
YTD	2024	2023	+/-
	<b>\$0</b>	<b>\$447,450</b>	-
-----100.0%			
5-year Jan average: <b>\$422,113</b>			

**Active Listings****0**

Dec 2023	Jan 2023
<b>0</b>	<b>14</b>

**Avg DOM****0**

Dec 2023	Jan 2023	YTD
<b>0</b>	<b>24</b>	<b>0</b>

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

Dec 2023	Jan 2023	YTD
<b>0.0%</b>	<b>100.4%</b>	<b>0.0%</b>

**January 2024**

## Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%    ↓ -100.0%

from Dec 2023: 0    from Jan 2023: 15

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

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

↔ 0.0%    ↓ -100.0%

from Dec 2023: 0    from Jan 2023: 11

YTD	2024	2023	+/-
	<b>11</b>	<b>0</b>	0.0%

5-year Jan average: **9****Closed Sales****0**

↔ 0.0%    ↓ -100.0%

from Dec 2023: 0    from Jan 2023: 5

YTD	2024	2023	+/-
	<b>5</b>	<b>0</b>	0.0%

5-year Jan average: **8****Median Sold Price****\$0**

↔ 0.0%    ↓ -100.0%

from Dec 2023: \$0    from Jan 2023: \$449,900

YTD	2024	2023	+/-
	<b>\$449,900</b>	<b>\$0</b>	0.0%

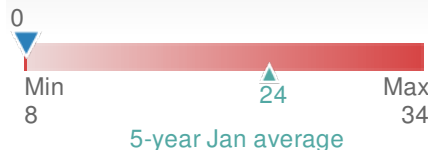
5-year Jan average: **\$434,475****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for January was \$0, representing no change compared to last month and a decrease of 100% from Jan 2023. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 24 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 December) with 0; and no change in supply with 0 active units.

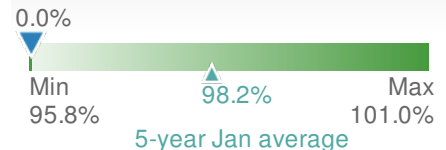
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 1.17 in January 2023. The Contract Ratio is 100% lower than the 5-year January average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Dec 2023	Jan 2023
<b>0</b>	<b>12</b>

**Avg DOM****0**

Dec 2023	Jan 2023	YTD
<b>0</b>	<b>28</b>	<b>28</b>

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

Dec 2023	Jan 2023	YTD
<b>0.0%</b>	<b>98.2%</b>	<b>98.2%</b>

**January 2024**

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%

from Dec 2023:

**0**

↓ -100.0%

from Jan 2023:

**1**

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

5-year Jan average: 1

**New Pendings****0**

↔ 0.0%

from Dec 2023:

**0**

↔ 0.0%

from Jan 2023:

**0**

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

5-year Jan average: 2

**Closed Sales****0**

↔ 0.0%

from Dec 2023:

**0**

↓ -100.0%

from Jan 2023:

**1**

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

5-year Jan average: 2

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

↔ 0.0%

from Dec 2023:

**\$0**

↓ -100.0%

from Jan 2023:

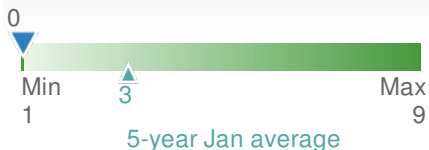
**\$445,000**

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

5-year Jan average: **\$298,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for January was \$0, representing no change compared to last month and a decrease of 100% from Jan 2023. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 16 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 December) 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 December and a decrease from 0.00 in January 2023. The Contract Ratio is 100% lower than the 5-year January average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Dec 2023	Jan 2023
<b>0</b>	<b>2</b>

**Avg DOM****0**

Dec 2023	Jan 2023	YTD
<b>0</b>	<b>3</b>	<b>3</b>

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

Dec 2023	Jan 2023	YTD
<b>0.0%</b>	<b>111.5%</b>	<b>111.5%</b>

**January 2024**

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****36****↑28.6%**from Dec 2023:  
**28****↓-2.7%**from Jan 2023:  
**37**

YTD	2024	2023	+/-
	<b>36</b>	<b>37</b>	-2.7%

5-year Jan average: **48****New Pendings****27****↑28.6%**from Dec 2023:  
**21****↑17.4%**from Jan 2023:  
**23**

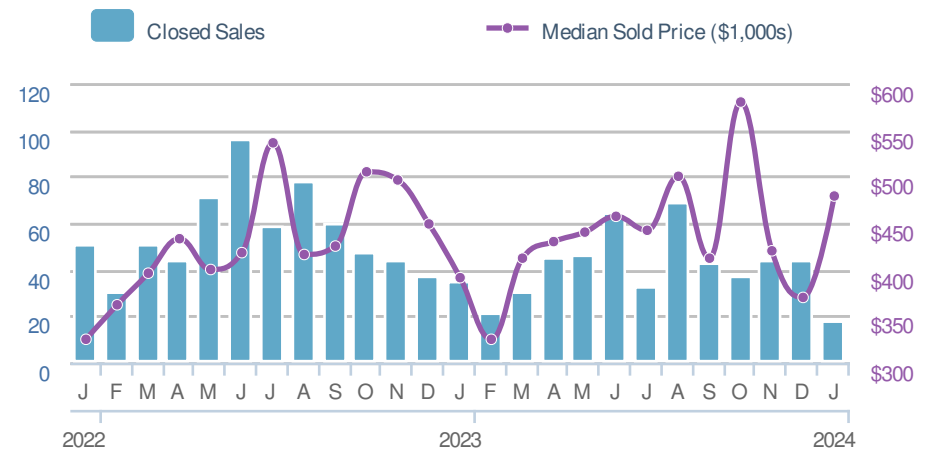
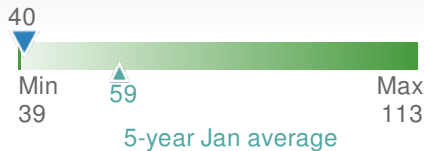
YTD	2024	2023	+/-
	<b>27</b>	<b>23</b>	17.4%

5-year Jan average: **40****Closed Sales****18****↓-58.1%**from Dec 2023:  
**43****↓-47.1%**from Jan 2023:  
**34**

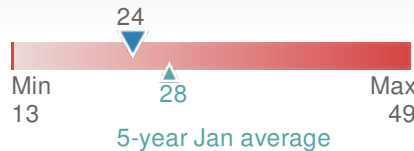
YTD	2024	2023	+/-
	<b>18</b>	<b>34</b>	-47.1%

5-year Jan average: **40****Median Sold Price****\$479,950****↑29.7%**from Dec 2023:  
**\$370,000****↑22.6%**from Jan 2023:  
**\$391,600**

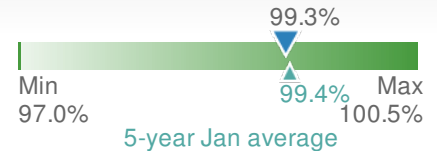
YTD	2024	2023	+/-
	<b>\$479,950</b>	<b>\$391,600</b>	22.6%

5-year Jan average: **\$359,860****Active Listings****40**

Dec 2023	Jan 2023
<b>30</b>	<b>39</b>

**Avg DOM****24**

Dec 2023	Jan 2023	YTD
<b>16</b>	<b>13</b>	<b>24</b>

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

Dec 2023	Jan 2023	YTD
<b>98.5%</b>	<b>100.5%</b>	<b>99.3%</b>

**January 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **57.1%**from Dec 2023:  
**7** **-8.3%**from Jan 2023:  
**12**

YTD	2024	2023	+/-
	<b>11</b>	<b>12</b>	-8.3%

5-year Jan average: **19****New Pendings****8** **300.0%**from Dec 2023:  
**2** **-20.0%**from Jan 2023:  
**10**

YTD	2024	2023	+/-
	<b>8</b>	<b>10</b>	-20.0%

5-year Jan average: **17****Closed Sales****6** **-70.0%**from Dec 2023:  
**20** **-57.1%**from Jan 2023:  
**14**

YTD	2024	2023	+/-
	<b>6</b>	<b>14</b>	-57.1%

5-year Jan average: **18****Median  
Sold Price****\$828,786** **48.0%**from Dec 2023:  
**\$560,000** **80.0%**from Jan 2023:  
**\$460,450**

YTD	2024	2023	+/-
	<b>\$828,786</b>	<b>\$460,450</b>	80.0%

5-year Jan average: **\$488,022****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for January was \$828,786, representing an increase of 48% compared to last month and an increase of 80% from Jan 2023. The average days on market for units sold in January was 13 days, 52% below the 5-year January average of 27 days. There was a 300% month over month increase in new contract activity with 8 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 10; and a 26.7% increase in supply to 19 active units.

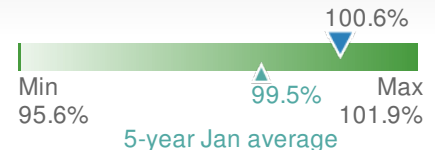
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.47 in December and a decrease from 0.83 in January 2023. The Contract Ratio is 49% lower than the 5-year January average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Dec 2023	Jan 2023
<b>15</b>	<b>18</b>

**Avg DOM****13**

Dec 2023	Jan 2023	YTD
<b>21</b>	<b>15</b>	<b>13</b>

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

Dec 2023	Jan 2023	YTD
<b>97.8%</b>	<b>101.9%</b>	<b>100.6%</b>



**January 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25** **19.0%**from Dec 2023:  
**21** **0.0%**from Jan 2023:  
**25**

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

5-year Jan average: **29****New Pendings****19** **0.0%**from Dec 2023:  
**19** **46.2%**from Jan 2023:  
**13**

YTD	2024	2023	+/-
	<b>19</b>	<b>13</b>	46.2%

5-year Jan average: **23****Closed Sales****12** **-47.8%**from Dec 2023:  
**23** **-40.0%**from Jan 2023:  
**20**

YTD	2024	2023	+/-
	<b>12</b>	<b>20</b>	-40.0%

5-year Jan average: **22****Median Sold Price****\$427,500** **27.6%**from Dec 2023:  
**\$335,000** **15.2%**from Jan 2023:  
**\$371,000**

YTD	2024	2023	+/-
	<b>\$427,500</b>	<b>\$371,000</b>	15.2%

5-year Jan average: **\$319,500****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for January was \$427,500, representing an increase of 27.6% compared to last month and an increase of 15.2% from Jan 2023. The average days on market for units sold in January was 30 days, 8% above the 5-year January average of 28 days. There was no month over month change in new contract activity with 19 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 26; and a 40% increase in supply to 21 active units.

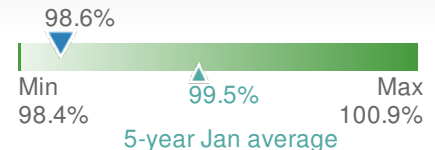
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.47 in December and no change from January 2023. The Contract Ratio is 22% lower than the 5-year January average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****21**

Dec 2023	Jan 2023
<b>15</b>	<b>21</b>

**Avg DOM****30**

Dec 2023	Jan 2023	YTD
<b>12</b>	<b>12</b>	<b>30</b>

**Avg Sold to OLP Ratio****98.6%**

Dec 2023	Jan 2023	YTD
<b>99.1%</b>	<b>99.5%</b>	<b>98.6%</b>

**January 2024**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****15****↑ 25.0%**from Dec 2023:  
**12****↑ 25.0%**from Jan 2023:  
**12**

YTD	2024	2023	+/-
	<b>15</b>	<b>12</b>	25.0%

5-year Jan average: **22****New Pendings****16****↑ 33.3%**from Dec 2023:  
**12****↑ 60.0%**from Jan 2023:  
**10**

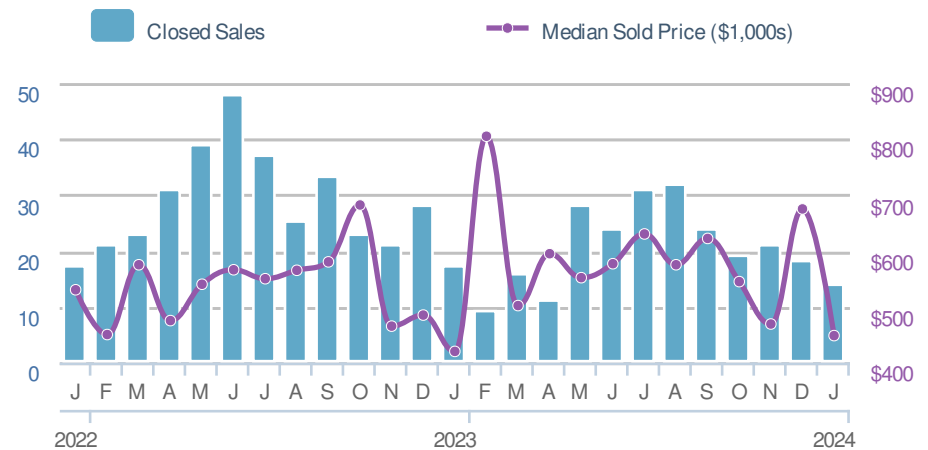
YTD	2024	2023	+/-
	<b>16</b>	<b>10</b>	60.0%

5-year Jan average: **19****Closed Sales****14****↓ -22.2%**from Dec 2023:  
**18****↓ -17.6%**from Jan 2023:  
**17**

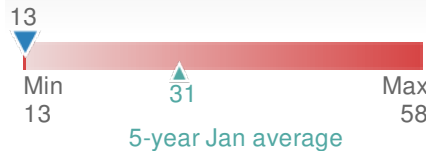
YTD	2024	2023	+/-
	<b>14</b>	<b>17</b>	-17.6%

5-year Jan average: **18****Median Sold Price****\$448,000****↓ -33.6%**from Dec 2023:  
**\$675,000****↑ 6.7%**from Jan 2023:  
**\$420,000**

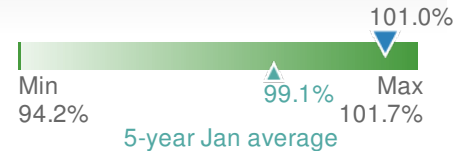
YTD	2024	2023	+/-
	<b>\$448,000</b>	<b>\$420,000</b>	6.7%

5-year Jan average: **\$445,200****Active Listings****20**

Dec 2023	Jan 2023
<b>20</b>	<b>24</b>

**Avg DOM****13**

Dec 2023	Jan 2023	YTD
<b>25</b>	<b>22</b>	<b>13</b>

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

Dec 2023	Jan 2023	YTD
<b>99.9%</b>	<b>98.5%</b>	<b>101.0%</b>

**January 2024**

## Upper Dublin (Montgomery, PA) - Detached

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

↔ 0.0%

from Dec 2023:  
6

↓ -33.3%

from Jan 2023:  
9

YTD	2024	2023	+/-
	<b>6</b>	<b>9</b>	-33.3%

5-year Jan average: 14

**New Pendings****9**

↑ 28.6%

from Dec 2023:  
7

↑ 12.5%

from Jan 2023:  
8

YTD	2024	2023	+/-
	<b>9</b>	<b>8</b>	12.5%

5-year Jan average: 11

**Closed Sales****8**

↓ -33.3%

from Dec 2023:  
12

↑ 33.3%

from Jan 2023:  
6

YTD	2024	2023	+/-
	<b>8</b>	<b>6</b>	33.3%

5-year Jan average: 12

**Median Sold Price****\$642,500**

↓ -4.8%

from Dec 2023:  
\$675,000

↓ -7.6%

from Jan 2023:  
\$695,000

YTD	2024	2023	+/-
	<b>\$642,500</b>	<b>\$695,000</b>	-7.6%

5-year Jan average: \$561,550

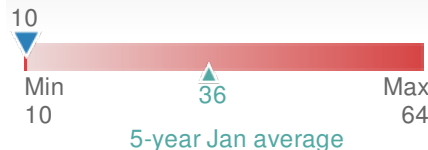
**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for January was \$642,500, representing a decrease of 4.8% compared to last month and a decrease of 7.6% from Jan 2023. The average days on market for units sold in January was 10 days, 72% below the 5-year January average of 36 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 12; and a 13.3% decrease in supply to 13 active units.

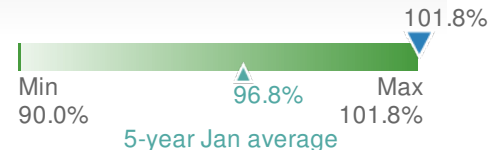
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.80 in December and a decrease from 1.22 in January 2023. The Contract Ratio is 19% lower than the 5-year January average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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****13**

Dec 2023	Jan 2023
<b>15</b>	<b>9</b>

**Avg DOM****10**

Dec 2023	Jan 2023	YTD
<b>26</b>	<b>41</b>	<b>10</b>

**Avg Sold to OLP Ratio****101.8%**

Dec 2023	Jan 2023	YTD
<b>98.3%</b>	<b>90.0%</b>	<b>101.8%</b>

**January 2024**

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9** **50.0%**from Dec 2023:  
**6** **200.0%**from Jan 2023:  
**3**

YTD	2024	2023	+/-
	<b>9</b>	<b>3</b>	200.0%

5-year Jan average: **9****New Pendings****7** **40.0%**from Dec 2023:  
**5** **250.0%**from Jan 2023:  
**2**

YTD	2024	2023	+/-
	<b>7</b>	<b>2</b>	250.0%

5-year Jan average: **8****Closed Sales****6** **0.0%**from Dec 2023:  
**6** **-45.5%**from Jan 2023:  
**11**

YTD	2024	2023	+/-
	<b>6</b>	<b>11</b>	-45.5%

5-year Jan average: **6****Median Sold Price****\$316,000** **-57.4%**from Dec 2023:  
**\$741,168** **-17.3%**from Jan 2023:  
**\$382,000**

YTD	2024	2023	+/-
	<b>\$316,000</b>	<b>\$382,000</b>	-17.3%

5-year Jan average: **\$312,900****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for January was \$316,000, representing a decrease of 57.4% compared to last month and a decrease of 17.3% from Jan 2023. The average days on market for units sold in January was 16 days, 42% below the 5-year January average of 28 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 15; and a 40% increase in supply to 7 active units.

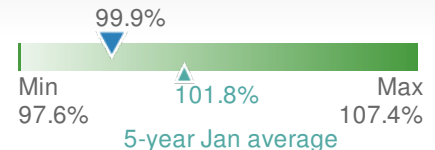
This activity resulted in a Contract Ratio of 2.14 pendings per active listing, down from 2.80 in December and an increase from 0.93 in January 2023. The Contract Ratio is 18% lower than the 5-year January average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****7**

Dec 2023	Jan 2023
<b>5</b>	<b>15</b>

**Avg DOM****16**

Dec 2023	Jan 2023	YTD
<b>24</b>	<b>11</b>	<b>16</b>

**Avg Sold to OLP Ratio****99.9%**

Dec 2023	Jan 2023	YTD
<b>103.2%</b>	<b>103.1%</b>	<b>99.9%</b>

**January 2024**

## Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****26**

↑ **100.0%**  
from Dec 2023:  
**13**

↓ **-23.5%**  
from Jan 2023:  
**34**

YTD	2024	2023	+/-
	<b>26</b>	<b>34</b>	-23.5%

5-year Jan average: **39****New Pendings****26**

↑ **44.4%**  
from Dec 2023:  
**18**

↓ **-13.3%**  
from Jan 2023:  
**30**

YTD	2024	2023	+/-
	<b>26</b>	<b>30</b>	-13.3%

5-year Jan average: **37****Closed Sales****19**

↓ **-20.8%**  
from Dec 2023:  
**24**

↑ **11.8%**  
from Jan 2023:  
**17**

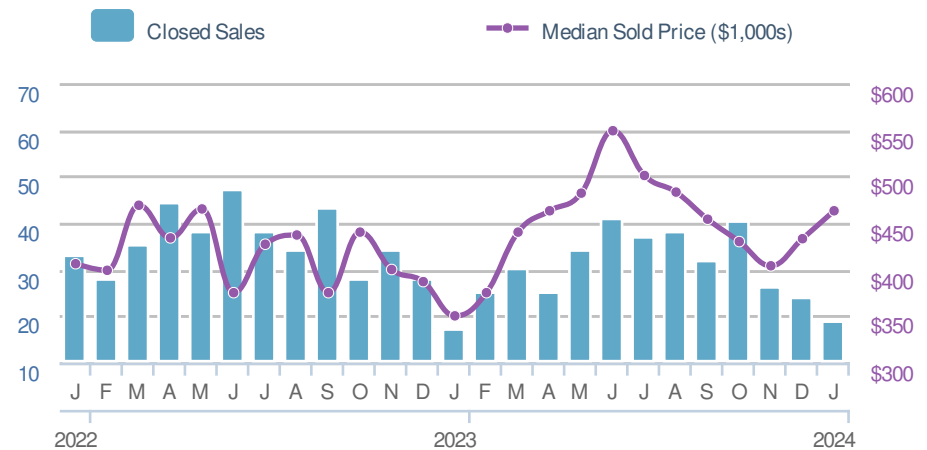
YTD	2024	2023	+/-
	<b>19</b>	<b>17</b>	11.8%

5-year Jan average: **26****Median Sold Price****\$463,000**

↑ **6.9%**  
from Dec 2023:  
**\$433,000**

↑ **32.3%**  
from Jan 2023:  
**\$350,000**

YTD	2024	2023	+/-
	<b>\$463,000</b>	<b>\$350,000</b>	32.3%

5-year Jan average: **\$400,367****Active Listings****44**

44  
Min 42 Max 73  
5-year Jan average 54

Dec 2023	Jan 2023
<b>57</b>	<b>47</b>

**Avg DOM****47**

47  
Min 28 Max 65  
5-year Jan average 43

Dec 2023	Jan 2023	YTD
<b>13</b>	<b>28</b>	<b>47</b>

**Avg Sold to OLP Ratio****95.5%**

95.5%  
Min 95.5% Max 99.9%  
5-year Jan average 97.6%

Dec 2023	Jan 2023	YTD
<b>100.6%</b>	<b>99.9%</b>	<b>95.5%</b>

**January 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16** **220.0%**from Dec 2023:  
**5** **6.7%**from Jan 2023:  
**15**

YTD	2024	2023	+/-
	<b>16</b>	<b>15</b>	6.7%

5-year Jan average: **17****New Pendings****12** **20.0%**from Dec 2023:  
**10** **-25.0%**from Jan 2023:  
**16**

YTD	2024	2023	+/-
	<b>12</b>	<b>16</b>	-25.0%

5-year Jan average: **16****Closed Sales****8** **-27.3%**from Dec 2023:  
**11** **14.3%**from Jan 2023:  
**7**

YTD	2024	2023	+/-
	<b>8</b>	<b>7</b>	14.3%

5-year Jan average: **13****Median Sold Price****\$611,000** **18.6%**from Dec 2023:  
**\$515,000** **34.9%**from Jan 2023:  
**\$453,000**

YTD	2024	2023	+/-
	<b>\$611,000</b>	<b>\$453,000</b>	34.9%

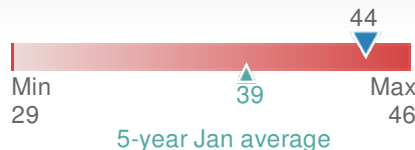
5-year Jan average: **\$467,300****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for January was \$611,000, representing an increase of 18.6% compared to last month and an increase of 34.9% from Jan 2023. The average days on market for units sold in January was 44 days, 12% above the 5-year January average of 39 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 15; and a 25% increase in supply to 20 active units.

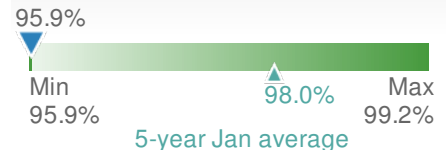
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.69 in December and a decrease from 1.69 in January 2023. The Contract Ratio is 54% lower than the 5-year January average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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****20**

Dec 2023	Jan 2023
<b>16</b>	<b>13</b>

**Avg DOM****44**

Dec 2023	Jan 2023	YTD
<b>13</b>	<b>46</b>	<b>44</b>

**Avg Sold to OLP Ratio****95.9%**

Dec 2023	Jan 2023	YTD
<b>99.6%</b>	<b>98.7%</b>	<b>95.9%</b>

**January 2024**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10** **25.0%**from Dec 2023:  
**8** **-47.4%**from Jan 2023:  
**19**

YTD	2024	2023	+/-
	<b>10</b>	<b>19</b>	<b>-47.4%</b>

5-year Jan average: **22****New Pendings****14** **75.0%**from Dec 2023:  
**8** **0.0%**from Jan 2023:  
**14**

YTD	2024	2023	+/-
	<b>14</b>	<b>14</b>	<b>0.0%</b>

5-year Jan average: **21****Closed Sales****11** **-15.4%**from Dec 2023:  
**13** **22.2%**from Jan 2023:  
**9**

YTD	2024	2023	+/-
	<b>11</b>	<b>9</b>	<b>22.2%</b>

5-year Jan average: **13****Median Sold Price****\$460,000** **41.5%**from Dec 2023:  
**\$325,000** **34.9%**from Jan 2023:  
**\$341,000**

YTD	2024	2023	+/-
	<b>\$460,000</b>	<b>\$341,000</b>	<b>34.9%</b>

5-year Jan average: **\$353,750****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for January was \$460,000, representing an increase of 41.5% compared to last month and an increase of 34.9% from Jan 2023. The average days on market for units sold in January was 49 days, 11% below the 5-year January average of 55 days. There was a 75% month over month increase in new contract activity with 14 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 20; and a 41.5% decrease in supply to 24 active units.

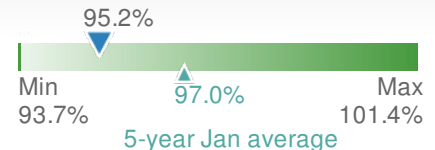
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.39 in December and an increase from 0.65 in January 2023. The Contract Ratio is 22% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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****24**

Dec 2023	Jan 2023
<b>41</b>	<b>34</b>

**Avg DOM****49**

Dec 2023	Jan 2023	YTD
<b>13</b>	<b>17</b>	<b>49</b>

**Avg Sold to OLP Ratio****95.2%**

Dec 2023	Jan 2023	YTD
<b>101.5%</b>	<b>101.4%</b>	<b>95.2%</b>

**January 2024**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****12****↑500.0%**from Dec 2023:  
**2****↑9.1%**from Jan 2023:  
**11**

YTD	2024	2023	+/-
	<b>12</b>	<b>11</b>	9.1%

5-year Jan average: **14****New Pendings****11****↑83.3%**from Dec 2023:  
**6****↓-31.3%**from Jan 2023:  
**16**

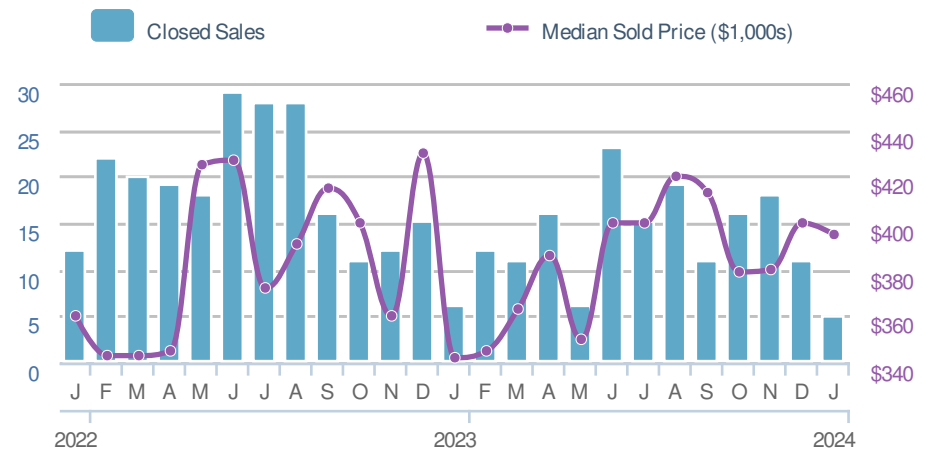
YTD	2024	2023	+/-
	<b>11</b>	<b>16</b>	-31.3%

5-year Jan average: **15****Closed Sales****5****↓-54.5%**from Dec 2023:  
**11****↓-16.7%**from Jan 2023:  
**6**

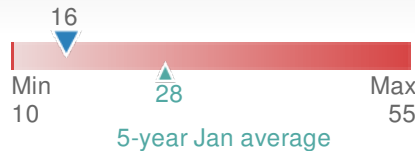
YTD	2024	2023	+/-
	<b>5</b>	<b>6</b>	-16.7%

5-year Jan average: **10****Median Sold Price****\$395,000****↓-1.3%**from Dec 2023:  
**\$400,000****↑15.5%**from Jan 2023:  
**\$342,107**

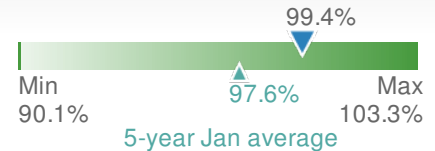
YTD	2024	2023	+/-
	<b>\$395,000</b>	<b>\$342,107</b>	15.5%

5-year Jan average: **\$318,221****Active Listings****3**

Dec 2023	Jan 2023
<b>5</b>	<b>10</b>

**Avg DOM****16**

Dec 2023	Jan 2023	YTD
<b>17</b>	<b>44</b>	<b>16</b>

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

Dec 2023	Jan 2023	YTD
<b>98.6%</b>	<b>95.3%</b>	<b>99.4%</b>



**January 2024**

## Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12** **500.0%**from Dec 2023:  
**2** **20.0%**from Jan 2023:  
**10**

YTD	2024	2023	+/-
	<b>12</b>	<b>10</b>	20.0%

5-year Jan average: **13****New Pending****11** **83.3%**from Dec 2023:  
**6** **-26.7%**from Jan 2023:  
**15**

YTD	2024	2023	+/-
	<b>11</b>	<b>15</b>	-26.7%

5-year Jan average: **14****Closed Sales****4** **-63.6%**from Dec 2023:  
**11** **-20.0%**from Jan 2023:  
**5**

YTD	2024	2023	+/-
	<b>4</b>	<b>5</b>	-20.0%

5-year Jan average: **8****Median  
Sold Price****\$427,500** **6.9%**from Dec 2023:  
**\$400,000** **24.3%**from Jan 2023:  
**\$344,000**

YTD	2024	2023	+/-
	<b>\$427,500</b>	<b>\$344,000</b>	24.3%

5-year Jan average: **\$347,300****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for January was \$427,500, representing an increase of 6.9% compared to last month and an increase of 24.3% from Jan 2023. The average days on market for units sold in January was 15 days, 47% below the 5-year January average of 28 days. There was an 83.3% month over month increase in new contract activity with 11 New Pending; a 140% MoM increase in All Pending (new contracts + contracts carried over from December) to 12; and a 40% decrease in supply to 3 active units.

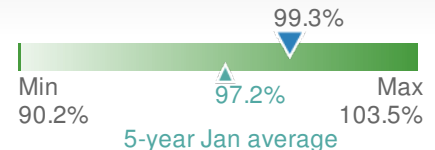
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.00 in December and an increase from 2.00 in January 2023. The Contract Ratio is 13% higher than the 5-year January average of 3.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2023	Jan 2023
<b>5</b>	<b>10</b>

**Avg DOM****15**

Dec 2023	Jan 2023	YTD
<b>17</b>	<b>52</b>	<b>15</b>

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

Dec 2023	Jan 2023	YTD
<b>98.6%</b>	<b>92.8%</b>	<b>99.3%</b>

**January 2024**

## Upper Moreland (Montgomery, PA) - Attached

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

↔ 0.0%    ↓ -100.0%  
from Dec 2023: 0    from Jan 2023: 1

YTD	2024	2023	+/-
	<b>0</b>	<b>1</b>	-
-----100.0%			
5-year Jan average: 1			

**New Pendings****0**

↔ 0.0%    ↓ -100.0%  
from Dec 2023: 0    from Jan 2023: 1

YTD	2024	2023	+/-
	<b>0</b>	<b>1</b>	-
-----100.0%			
5-year Jan average: 1			

**Closed Sales****1**

↔ 0.0%    ↔ 0.0%  
from Dec 2023: 0    from Jan 2023: 1

YTD	2024	2023	+/-
	<b>1</b>	<b>1</b>	0.0%
-----			
5-year Jan average: 2			

**Median  
Sold Price****\$280,000**

↔ 0.0%    ↑ 33.3%  
from Dec 2023: \$0    from Jan 2023: \$210,000

YTD	2024	2023	+/-
	<b>\$280,000</b>	<b>\$210,000</b>	33.3%
-----			
5-year Jan average: \$211,600			

**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for January was \$280,000, representing an increase of 0% compared to last month and an increase of 33.3% from Jan 2023. The average days on market for units sold in January was 19 days, 15% below the 5-year January average of 22 days. There was no month over month change in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 0; and no change in supply with 0 active units.

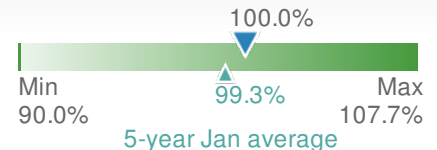
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2023. The Contract Ratio is 100% lower than the 5-year January average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Dec 2023	Jan 2023
<b>0</b>	<b>0</b>

**Avg DOM****19**

Dec 2023	Jan 2023	YTD
<b>0</b>	<b>5</b>	<b>19</b>

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

Dec 2023	Jan 2023	YTD
<b>0.0%</b>	<b>107.7%</b>	<b>100.0%</b>

**January 2024**

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****16****↑45.5%**from Dec 2023:  
**11****↓-11.1%**from Jan 2023:  
**18**

YTD	2024	2023	+/-
	<b>16</b>	<b>18</b>	-11.1%

5-year Jan average: **21****New Pendings****11****↑10.0%**from Dec 2023:  
**10****↓-31.3%**from Jan 2023:  
**16**

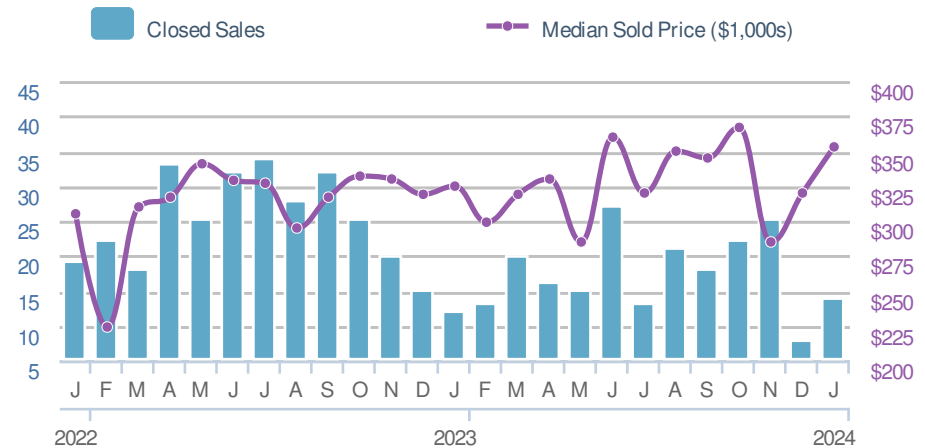
YTD	2024	2023	+/-
	<b>11</b>	<b>16</b>	-31.3%

5-year Jan average: **17****Closed Sales****14****↑75.0%**from Dec 2023:  
**8****↑16.7%**from Jan 2023:  
**12**

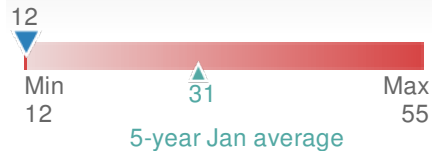
YTD	2024	2023	+/-
	<b>14</b>	<b>12</b>	16.7%

5-year Jan average: **17****Median Sold Price****\$353,500****↑10.5%**from Dec 2023:  
**\$320,000****↑8.6%**from Jan 2023:  
**\$325,495**

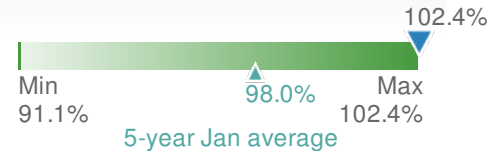
YTD	2024	2023	+/-
	<b>\$353,500</b>	<b>\$325,495</b>	8.6%

5-year Jan average: **\$291,799****Active Listings****22**

Dec 2023	Jan 2023
<b>22</b>	<b>16</b>

**Avg DOM****12**

Dec 2023	Jan 2023	YTD
<b>18</b>	<b>37</b>	<b>12</b>

**Avg Sold to OLP Ratio****102.4%**

Dec 2023	Jan 2023	YTD
<b>99.7%</b>	<b>97.0%</b>	<b>102.4%</b>

**January 2024**

## Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10** **42.9%**from Dec 2023:  
**7** **25.0%**from Jan 2023:  
**8**

YTD	2024	2023	+/-
	<b>10</b>	<b>8</b>	25.0%

5-year Jan average: **11****New Pendings****5** **-16.7%**from Dec 2023:  
**6** **0.0%**from Jan 2023:  
**5**

YTD	2024	2023	+/-
	<b>5</b>	<b>5</b>	0.0%

5-year Jan average: **8****Closed Sales****9** **350.0%**from Dec 2023:  
**2** **12.5%**from Jan 2023:  
**8**

YTD	2024	2023	+/-
	<b>9</b>	<b>8</b>	12.5%

5-year Jan average: **11****Median  
Sold Price****\$440,000** **-22.8%**from Dec 2023:  
**\$570,000** **-0.2%**from Jan 2023:  
**\$441,100**

YTD	2024	2023	+/-
	<b>\$440,000</b>	<b>\$441,100</b>	-0.2%

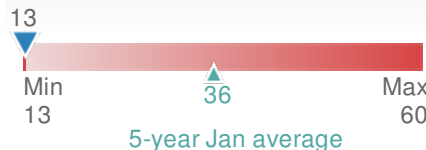
5-year Jan average: **\$364,410****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for January was \$440,000, representing a decrease of 22.8% compared to last month and a decrease of 0.2% from Jan 2023. The average days on market for units sold in January was 13 days, 64% below the 5-year January average of 36 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 7; and a 5.3% increase in supply to 20 active units.

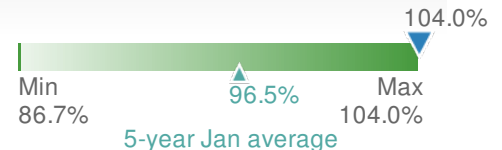
This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.53 in December and a decrease from 1.08 in January 2023. The Contract Ratio is 62% lower than the 5-year January average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2023	Jan 2023
<b>19</b>	<b>12</b>

**Avg DOM****13**

Dec 2023	Jan 2023	YTD
<b>40</b>	<b>44</b>	<b>13</b>

**Avg Sold to  
OLP Ratio****104.0%**

Dec 2023	Jan 2023	YTD
<b>98.1%</b>	<b>94.8%</b>	<b>104.0%</b>

**January 2024**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6** **50.0%**

from Dec 2023:

**4** **-40.0%**

from Jan 2023:

**10**

YTD	2024	2023	+/-
	<b>6</b>	<b>10</b>	-40.0%

5-year Jan average: **10****New Pendings****6** **50.0%**

from Dec 2023:

**4** **-45.5%**

from Jan 2023:

**11**

YTD	2024	2023	+/-
	<b>6</b>	<b>11</b>	-45.5%

5-year Jan average: **9****Closed Sales****5** **-16.7%**

from Dec 2023:

**6** **25.0%**

from Jan 2023:

**4**

YTD	2024	2023	+/-
	<b>5</b>	<b>4</b>	25.0%

5-year Jan average: **7****Median Sold Price****\$244,900** **-16.3%**

from Dec 2023:

**\$292,500** **-10.3%**

from Jan 2023:

**\$272,995**

YTD	2024	2023	+/-
	<b>\$244,900</b>	<b>\$272,995</b>	-10.3%

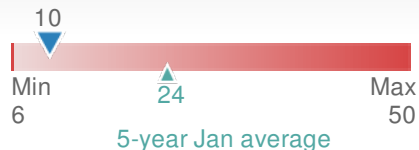
5-year Jan average: **\$231,559****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for January was \$244,900, representing a decrease of 16.3% compared to last month and a decrease of 10.3% from Jan 2023. The average days on market for units sold in January was 10 days, 58% below the 5-year January average of 24 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and a 33.3% decrease in supply to 2 active units.

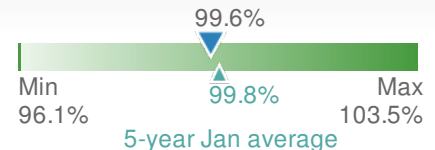
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 2.00 in December and a decrease from 4.00 in January 2023. The Contract Ratio is 26% higher than the 5-year January average of 2.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****2**

Dec 2023	Jan 2023
<b>3</b>	<b>4</b>

**Avg DOM****10**

Dec 2023	Jan 2023	YTD
<b>10</b>	<b>22</b>	<b>10</b>

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

Dec 2023	Jan 2023	YTD
<b>100.3%</b>	<b>101.3%</b>	<b>99.6%</b>

**January 2024**

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****13**

↓ **-40.9%**    ↓ **-50.0%**  
from Dec 2023: **22**    from Jan 2023: **26**

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

5-year Jan average: **28****New Pendings****11**

↓ **-38.9%**    ↓ **-52.2%**  
from Dec 2023: **18**    from Jan 2023: **23**

YTD	2024	2023	+/-
	<b>11</b>	<b>23</b>	<b>-52.2%</b>

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

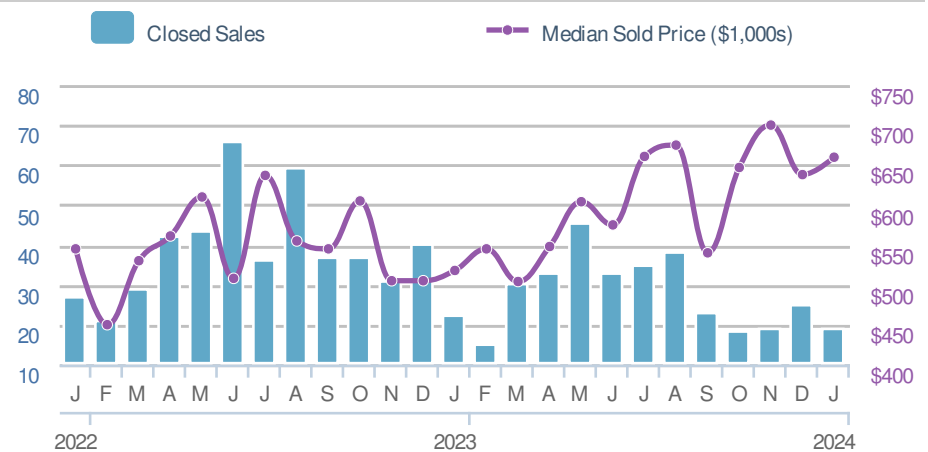
↓ **-24.0%**    ↓ **-13.6%**  
from Dec 2023: **25**    from Jan 2023: **22**

YTD	2024	2023	+/-
	<b>19</b>	<b>22</b>	<b>-13.6%</b>

5-year Jan average: **26****Median Sold Price****\$660,000**

↑ **3.4%**    ↑ **27.4%**  
from Dec 2023: **\$638,000**    from Jan 2023: **\$518,000**

YTD	2024	2023	+/-
	<b>\$660,000</b>	<b>\$518,000</b>	<b>27.4%</b>

5-year Jan average: **\$559,750****Active Listings****31**

31  
Min 27    46    Max 85  
5-year Jan average

Dec 2023	Jan 2023
<b>27</b>	<b>27</b>

**Avg DOM****17**

17  
Min 17    36    Max 61  
5-year Jan average

Dec 2023	Jan 2023	YTD
<b>16</b>	<b>32</b>	<b>17</b>

**Avg Sold to OLP Ratio****97.6%**


97.6%  
Min 95.0%    97.0%    Max 100.4%  
5-year Jan average


Dec 2023	Jan 2023	YTD
<b>98.5%</b>	<b>95.7%</b>	<b>97.6%</b>

**January 2024**

## Wissahickon (Montgomery, PA) - Detached


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


 **-41.2%**  
 from Dec 2023: **17**

 **-37.5%**  
 from Jan 2023: **16**

YTD	2024	2023	+/-
	<b>10</b>	<b>16</b>	-37.5%


5-year Jan average: **20****New Pendings****10**


 **0.0%**  
 from Dec 2023: **10**

 **-41.2%**  
 from Jan 2023: **17**

YTD	2024	2023	+/-
	<b>10</b>	<b>17</b>	-41.2%


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


 **-13.3%**  
 from Dec 2023: **15**

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

YTD	2024	2023	+/-
	<b>13</b>	<b>17</b>	-23.5%

5-year Jan average: **18****Median Sold Price****\$685,000**

 **-14.4%**  
 from Dec 2023: **\$800,000**

 **29.2%**  
 from Jan 2023: **\$530,000**

YTD	2024	2023	+/-
	<b>\$685,000</b>	<b>\$530,000</b>	29.2%

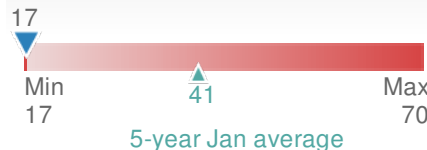
5-year Jan average: **\$638,980****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for January was \$685,000, representing a decrease of 14.4% compared to last month and an increase of 29.2% from Jan 2023. The average days on market for units sold in January was 17 days, 58% below the 5-year January average of 41 days. There was no month over month change in new contract activity with 10 New Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 17; and a 13% increase in supply to 26 active units.

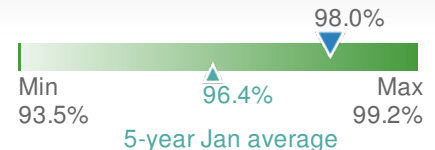
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.91 in December and a decrease from 1.47 in January 2023. The Contract Ratio is 28% lower than the 5-year January average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****26**

Dec 2023	Jan 2023
<b>23</b>	<b>19</b>

**Avg DOM****17**

Dec 2023	Jan 2023	YTD
<b>21</b>	<b>33</b>	<b>17</b>


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


Dec 2023	Jan 2023	YTD
<b>97.1%</b>	<b>95.3%</b>	<b>98.0%</b>

**January 2024**

## Wissahickon (Montgomery, PA) - Attached

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

 **-40.0%**  
 from Dec 2023: **5**

 **-70.0%**  
 from Jan 2023: **10**

YTD	2024	2023	+/-
	<b>3</b>	<b>10</b>	<b>-70.0%</b>


5-year Jan average: **8****New Pendings****1**


 **-87.5%**  
 from Dec 2023: **8**

 **-83.3%**  
 from Jan 2023: **6**

YTD	2024	2023	+/-
	<b>1</b>	<b>6</b>	<b>-83.3%</b>


5-year Jan average: **7****Closed Sales****6**


 **-40.0%**  
 from Dec 2023: **10**

 **20.0%**  
 from Jan 2023: **5**

YTD	2024	2023	+/-
	<b>6</b>	<b>5</b>	<b>20.0%</b>

5-year Jan average: **8****Median Sold Price****\$475,000**

 **5.0%**  
 from Dec 2023: **\$452,500**

 **47.1%**  
 from Jan 2023: **\$323,000**

YTD	2024	2023	+/-
	<b>\$475,000</b>	<b>\$323,000</b>	<b>47.1%</b>

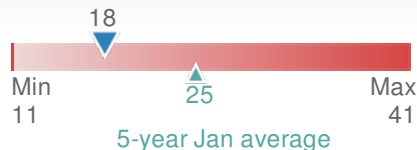
5-year Jan average: **\$414,350****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for January was \$475,000, representing an increase of 5% compared to last month and an increase of 47.1% from Jan 2023. The average days on market for units sold in January was 18 days, 29% below the 5-year January average of 25 days. There was an 87.5% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 5; and a 25% increase in supply to 5 active units.

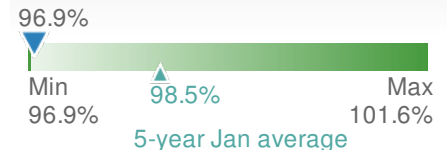
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.50 in December and a decrease from 1.13 in January 2023. The Contract Ratio is 19% lower than the 5-year January average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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****5**

Dec 2023	Jan 2023
<b>4</b>	<b>8</b>

**Avg DOM****18**

Dec 2023	Jan 2023	YTD
<b>10</b>	<b>27</b>	<b>18</b>

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

Dec 2023	Jan 2023	YTD
<b>100.7%</b>	<b>96.9%</b>	<b>96.9%</b>