

# March 2024

All Home Types  
Detached  
Attached

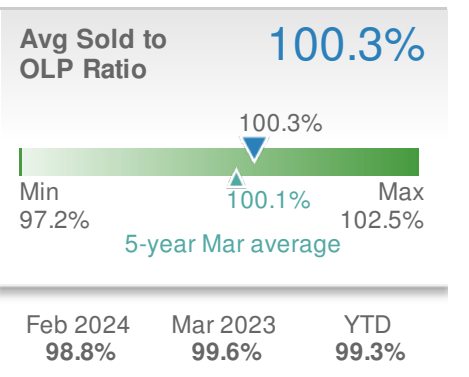
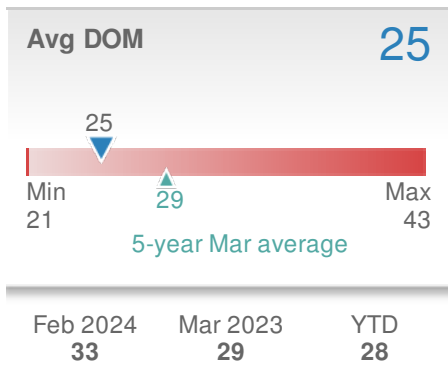
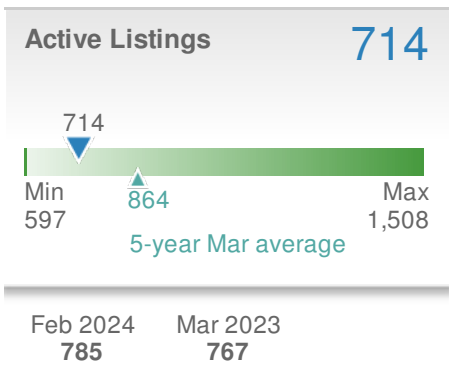
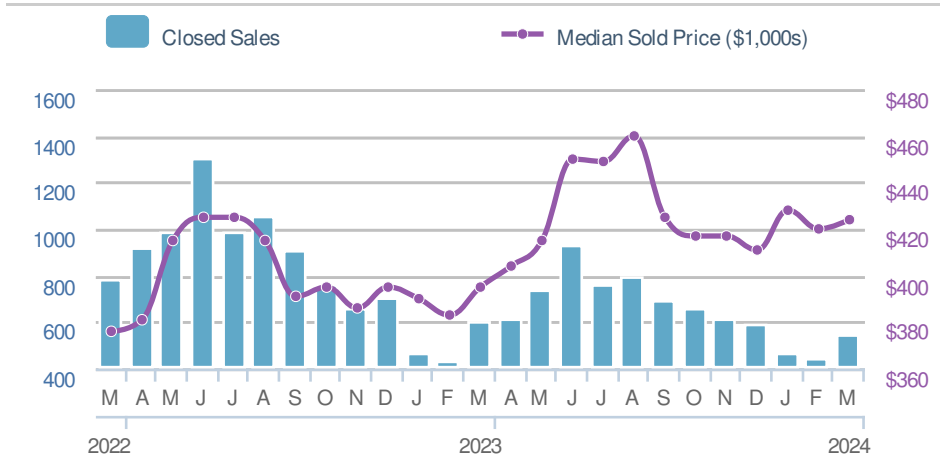
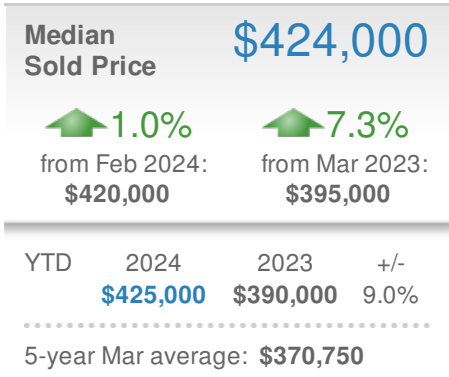
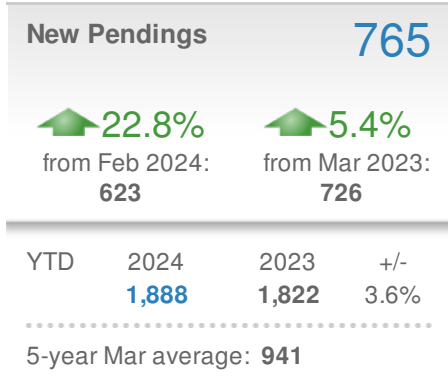
## Local Market Insight

### Montgomery County, PA

## March 2024

Montgomery County, PA

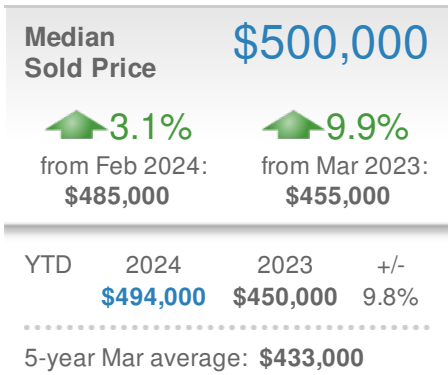
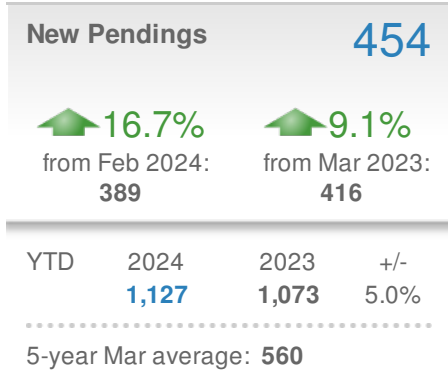
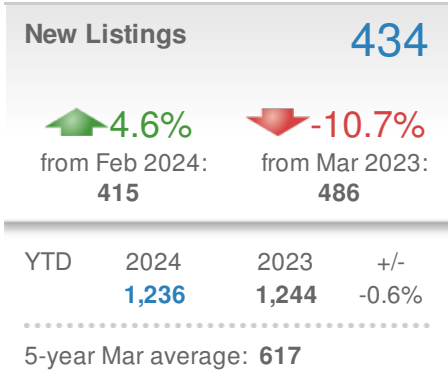
Email: ldavis@tcsr.realtor



**March 2024**

Montgomery County, PA - Detached

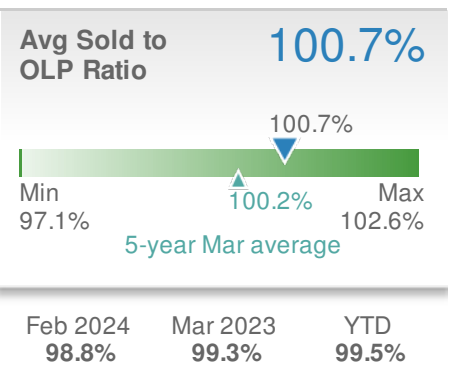
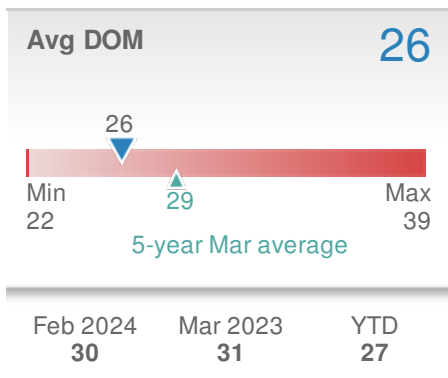
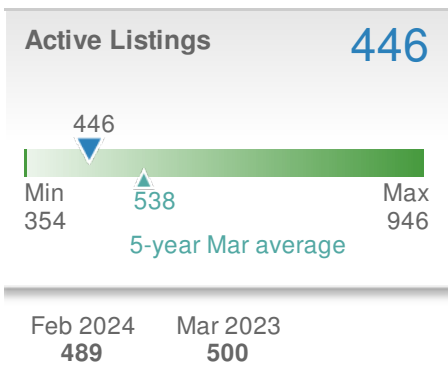
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Montgomery County, PA, the median sold price for Detached properties for March was \$500,000, representing an increase of 3.1% compared to last month and an increase of 9.9% from Mar 2023. The average days on market for units sold in March was 26 days, 9% below the 5-year March average of 29 days. There was a 16.7% month over month increase in new contract activity with 454 New Pendings; a 24% MoM increase in All Pendings (new contracts + contracts carried over from February) to 682; and an 8.8% decrease in supply to 446 active units.

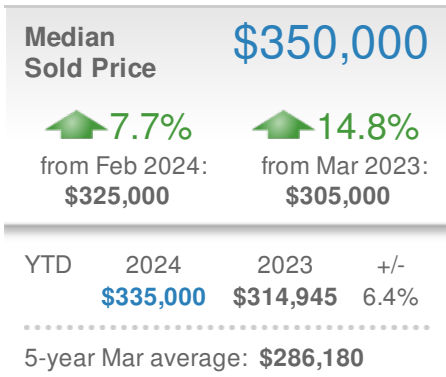
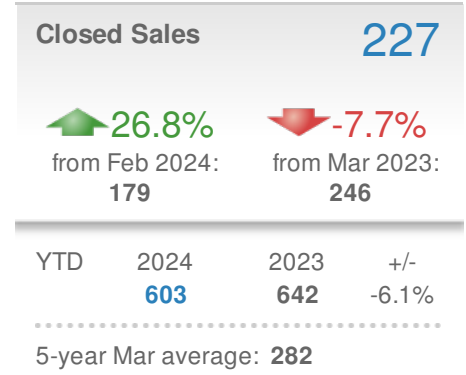
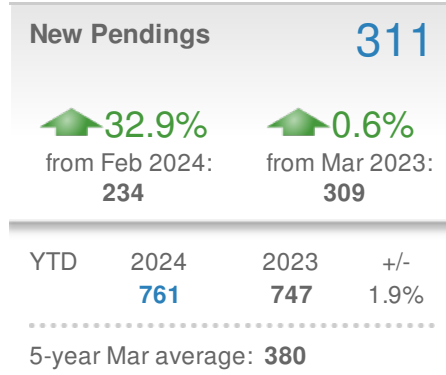
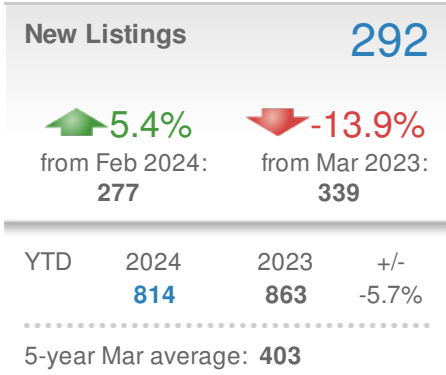
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 1.12 in February and an increase from 1.25 in March 2023. The Contract Ratio is 18% lower than the 5-year March average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Montgomery County, PA - Attached

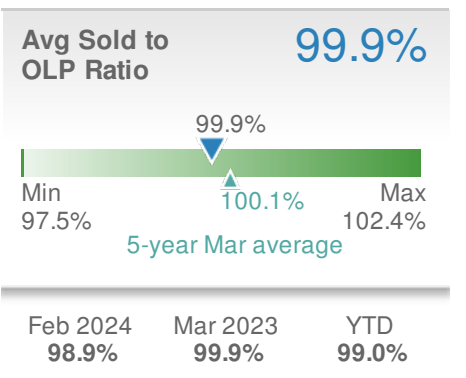
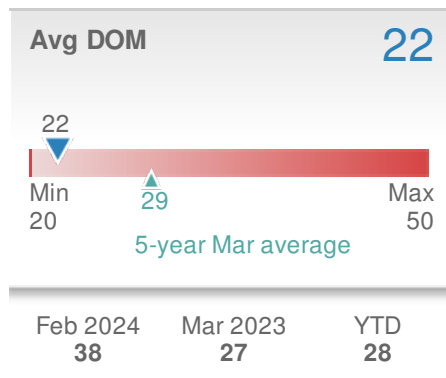
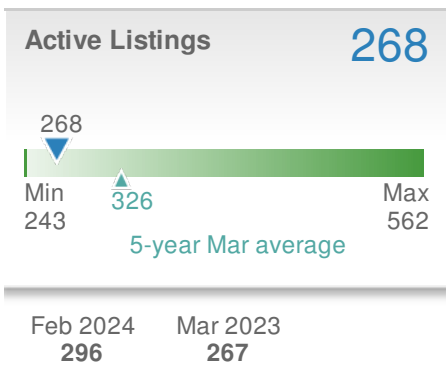
Tri-County Suburban REALTORS  
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**Summary**

In Montgomery County, PA, the median sold price for Attached properties for March was \$350,000, representing an increase of 7.7% compared to last month and an increase of 14.8% from Mar 2023. The average days on market for units sold in March was 22 days, 25% below the 5-year March average of 29 days. There was a 32.9% month over month increase in new contract activity with 311 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 465; and a 9.5% decrease in supply to 268 active units.

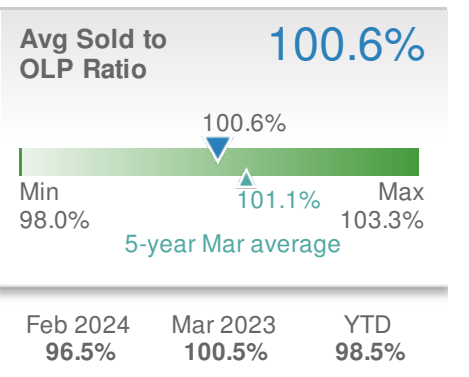
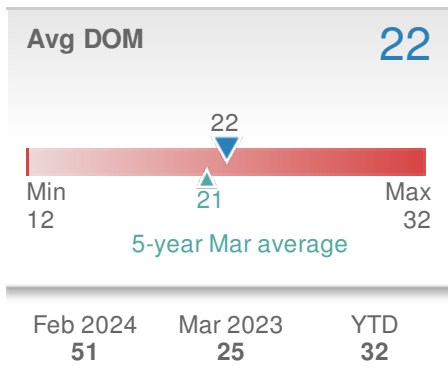
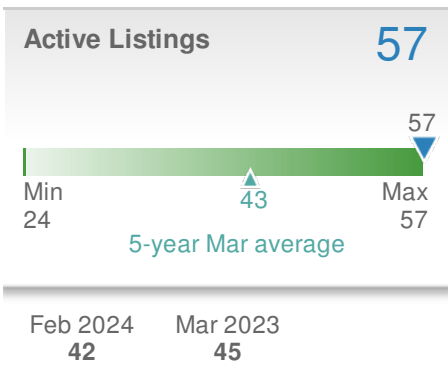
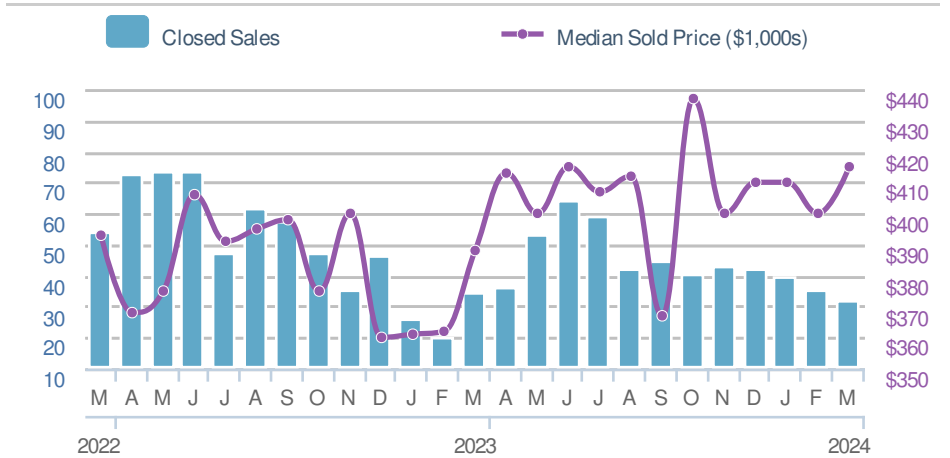
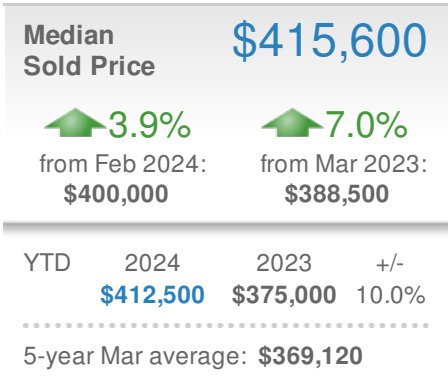
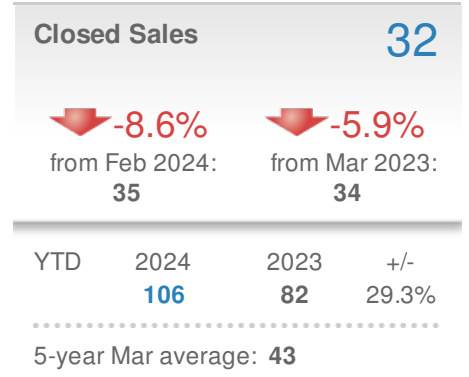
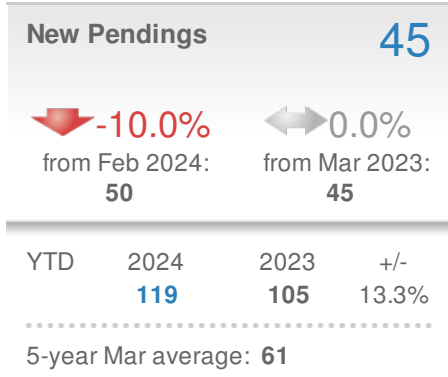
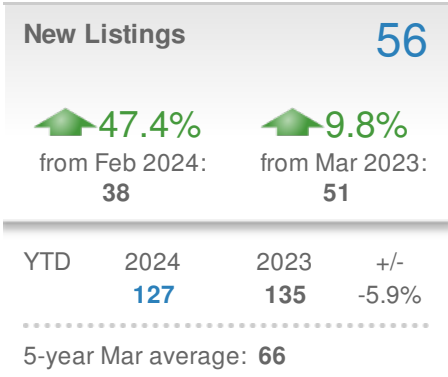
This activity resulted in a Contract Ratio of 1.74 pendings per active listing, up from 1.37 in February and an increase from 1.67 in March 2023. The Contract Ratio is 17% lower than the 5-year March average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Abington (Montgomery, PA)

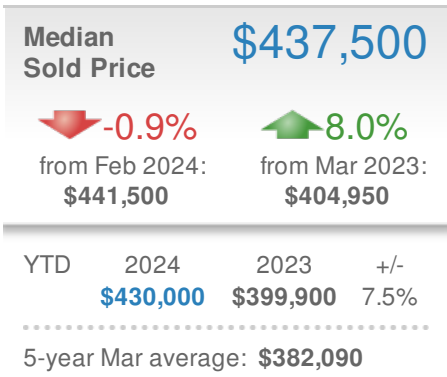
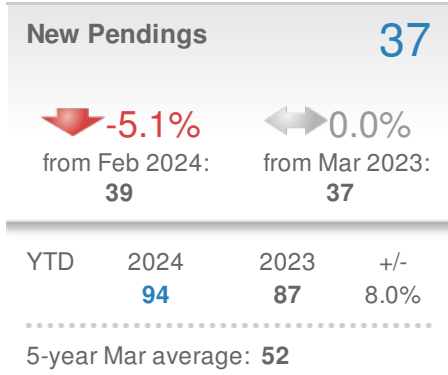
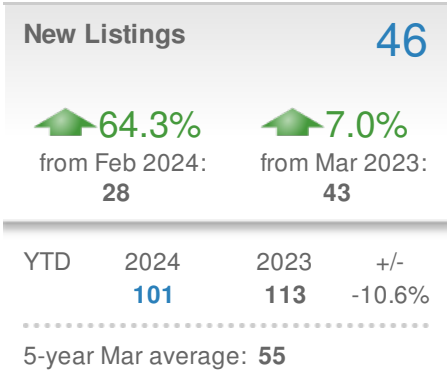
Email: ldavis@tcsr.realtor



**March 2024**

Abington (Montgomery, PA) - Detached

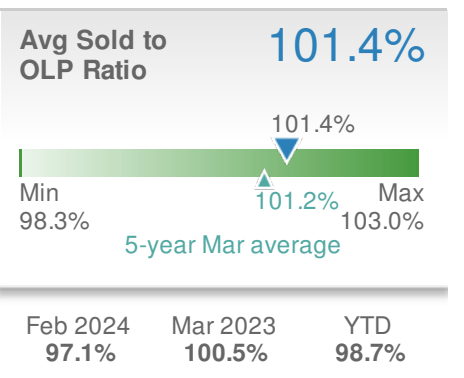
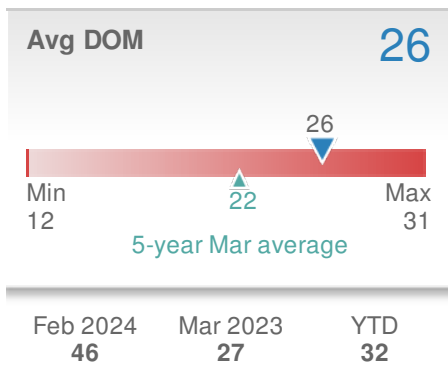
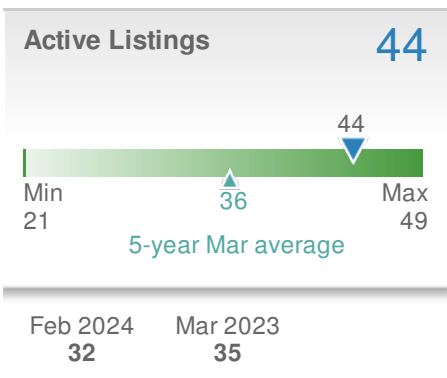
Tri-County Suburban REALTORS  
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**Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for March was \$437,500, representing a decrease of 0.9% compared to last month and an increase of 8% from Mar 2023. The average days on market for units sold in March was 26 days, 16% above the 5-year March average of 22 days. There was a 5.1% month over month decrease in new contract activity with 37 New Pendings; a 17.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 54; and a 37.5% increase in supply to 44 active units.

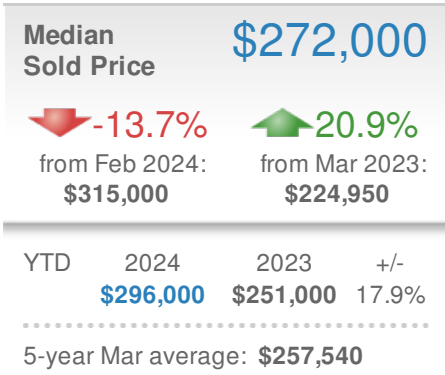
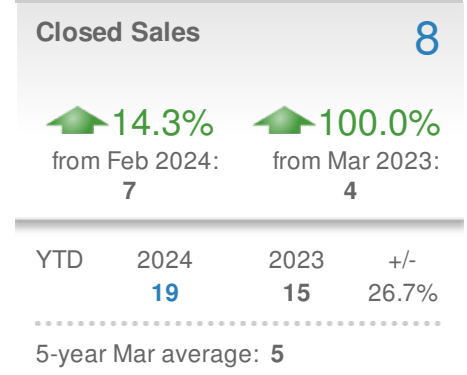
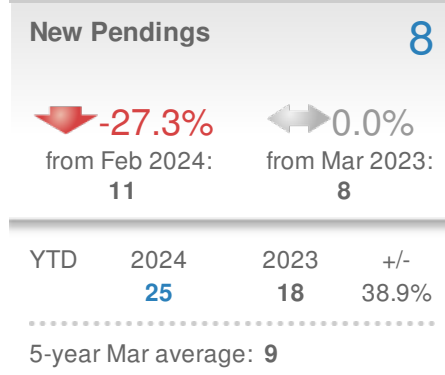
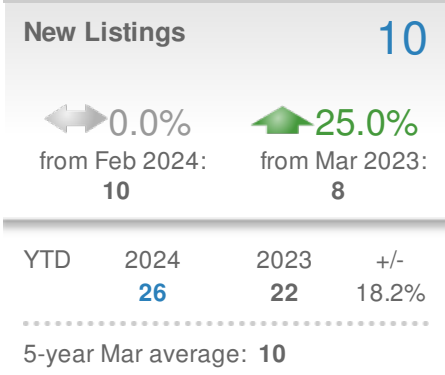
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.44 in February and a decrease from 1.43 in March 2023. The Contract Ratio is 44% lower than the 5-year March average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Abington (Montgomery, PA) - Attached

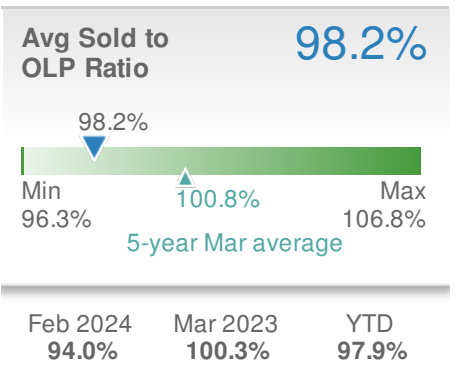
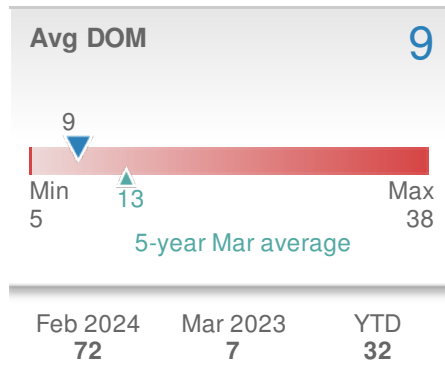
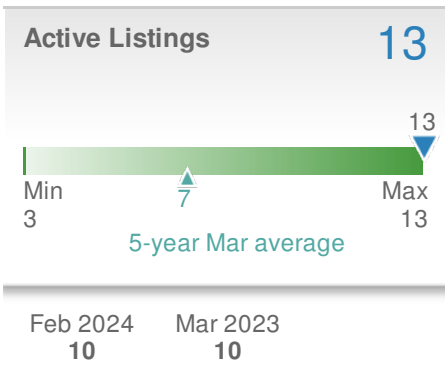
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**Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for March was \$272,000, representing a decrease of 13.7% compared to last month and an increase of 20.9% from Mar 2023. The average days on market for units sold in March was 9 days, 33% below the 5-year March average of 13 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 11; and a 30% increase in supply to 13 active units.

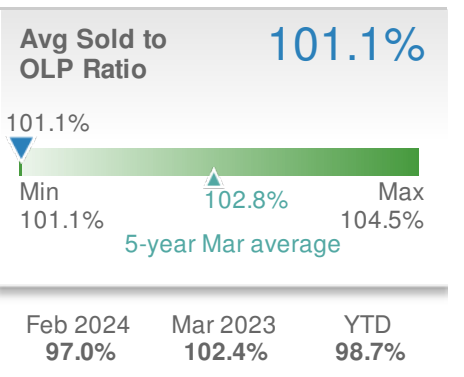
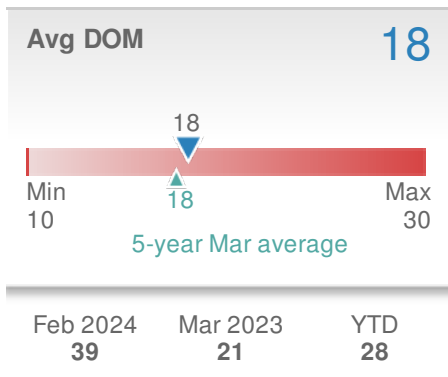
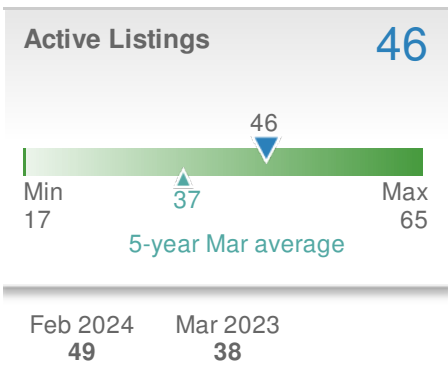
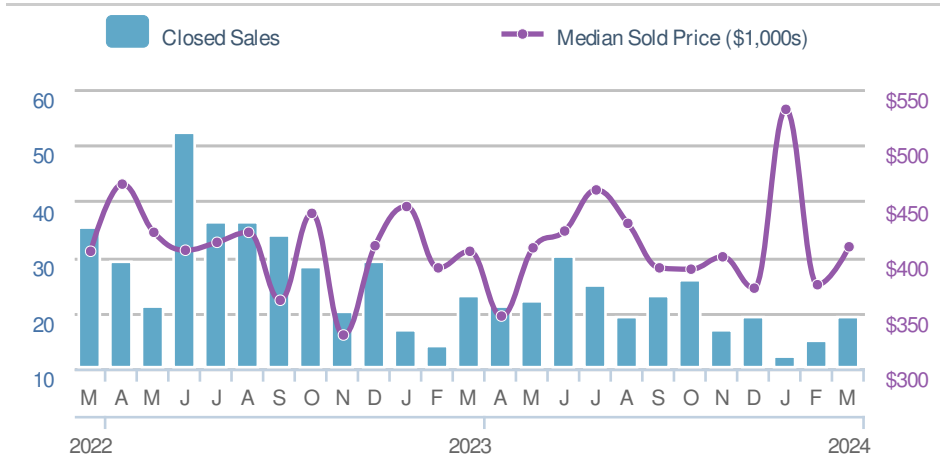
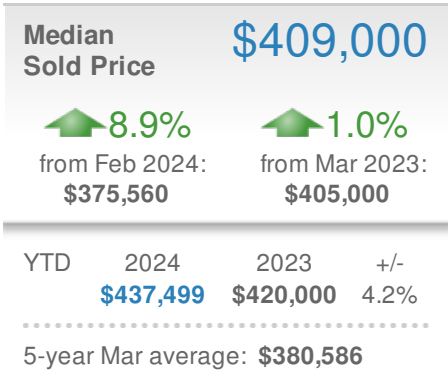
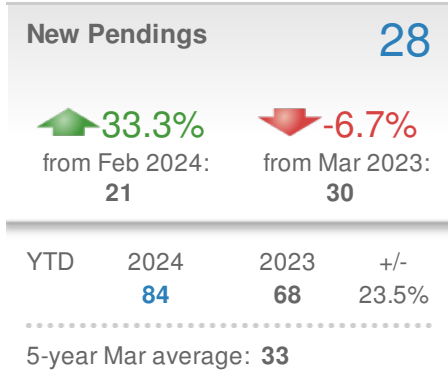
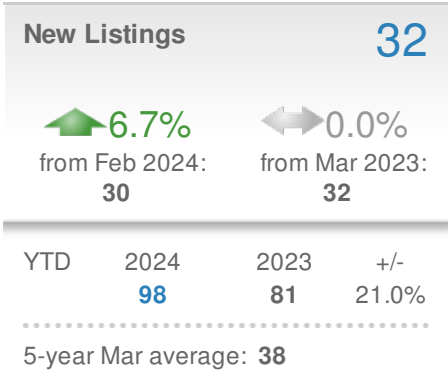
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.20 in February and a decrease from 1.10 in March 2023. The Contract Ratio is 67% lower than the 5-year March average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

### Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

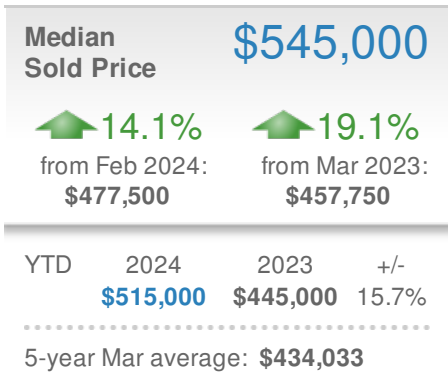
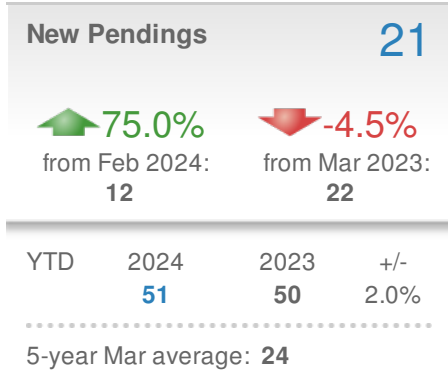




**March 2024**

Boyertown Area (Montgomery, PA) - Detached

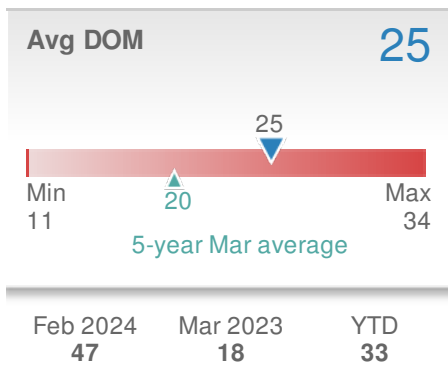
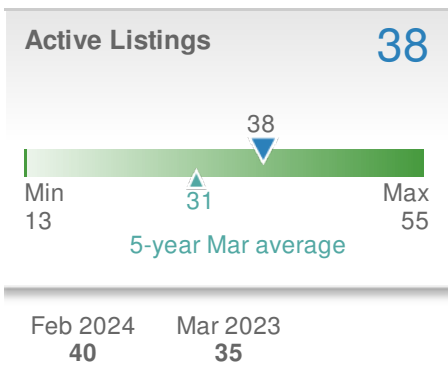
Tri-County Suburban REALTORS  
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**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for March was \$545,000, representing an increase of 14.1% compared to last month and an increase of 19.1% from Mar 2023. The average days on market for units sold in March was 25 days, 26% above the 5-year March average of 20 days. There was a 75% month over month increase in new contract activity with 21 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 32; and a 5% decrease in supply to 38 active units.

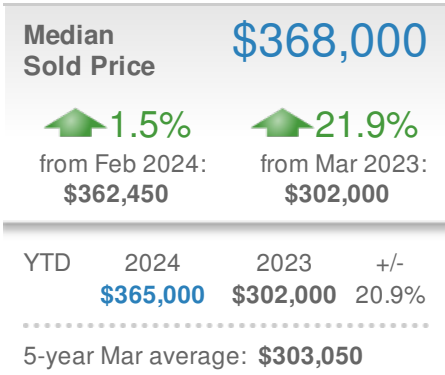
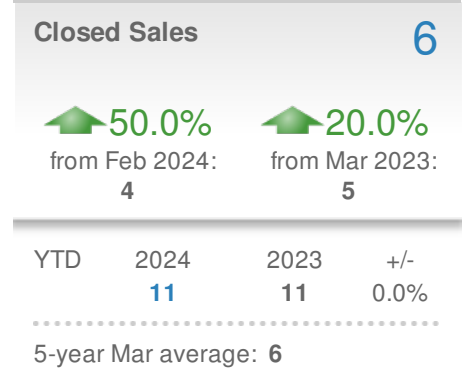
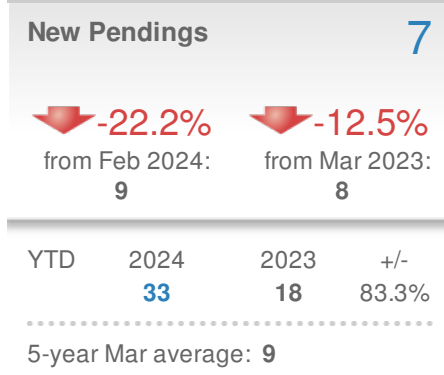
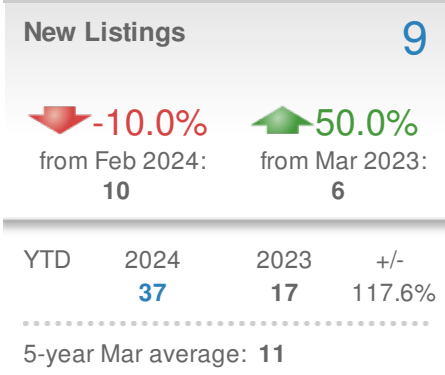
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.60 in February and an increase from 0.77 in March 2023. The Contract Ratio is 61% lower than the 5-year March average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Boyertown Area (Montgomery, PA) - Attached

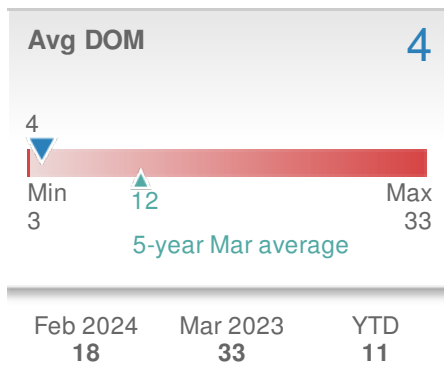
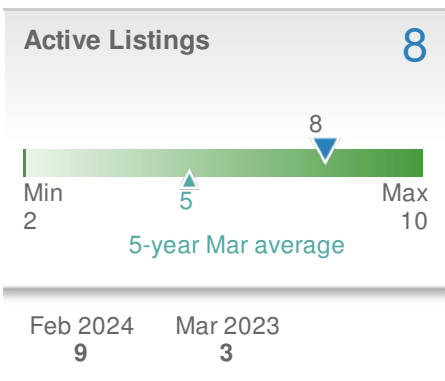
Tri-County Suburban REALTORS  
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**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for March was \$368,000, representing an increase of 1.5% compared to last month and an increase of 21.9% from Mar 2023. The average days on market for units sold in March was 4 days, 66% below the 5-year March average of 12 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 46; and an 11.1% decrease in supply to 8 active units.

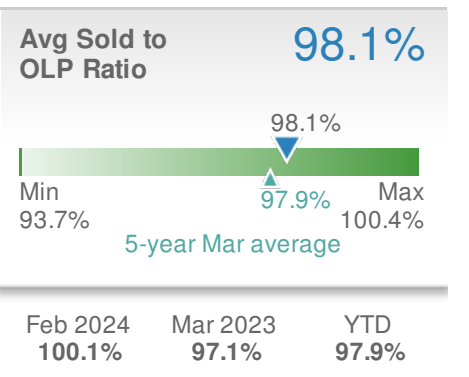
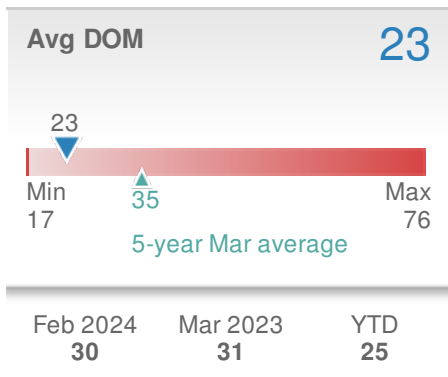
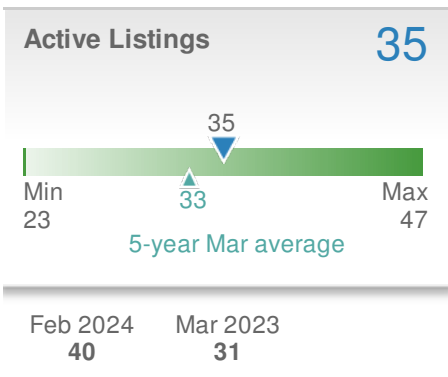
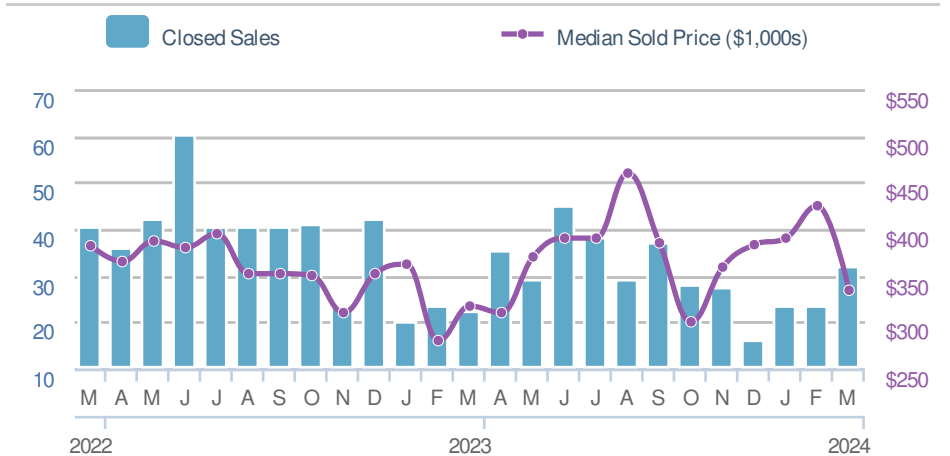
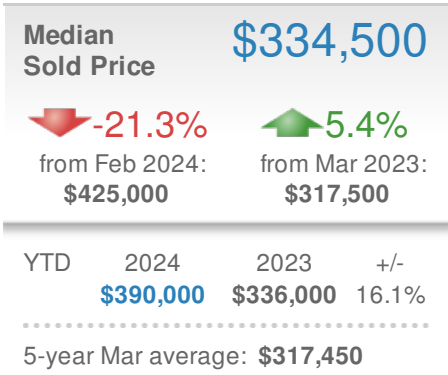
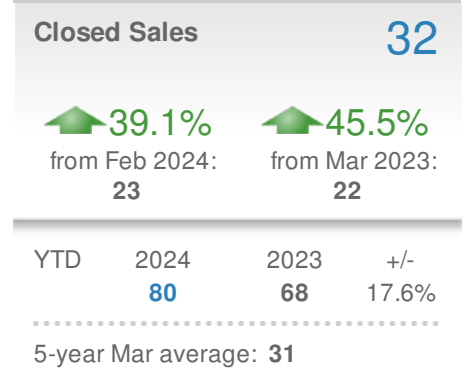
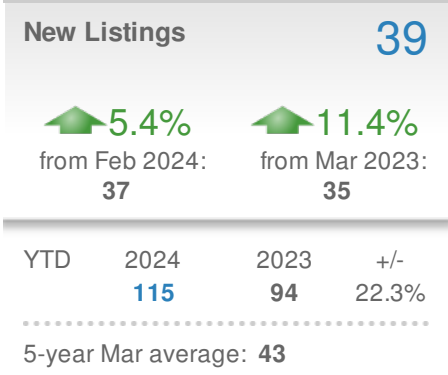
This activity resulted in a Contract Ratio of 5.75 pendings per active listing, up from 4.89 in February and an increase from 3.67 in March 2023. The Contract Ratio is 8% lower than the 5-year March average of 6.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Cheltenham (Montgomery, PA)

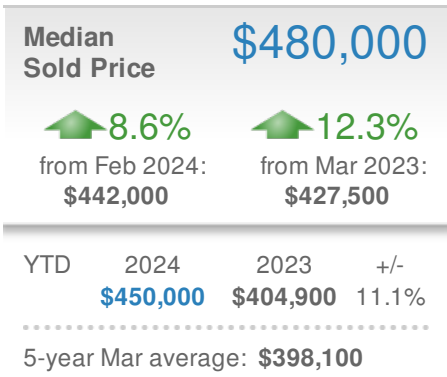
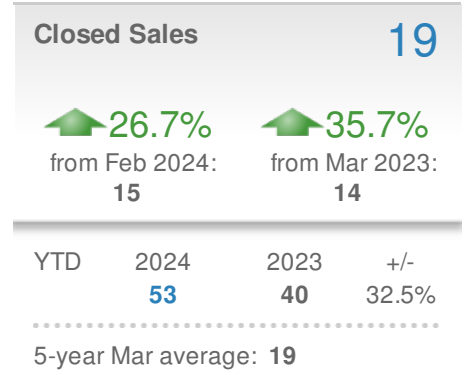
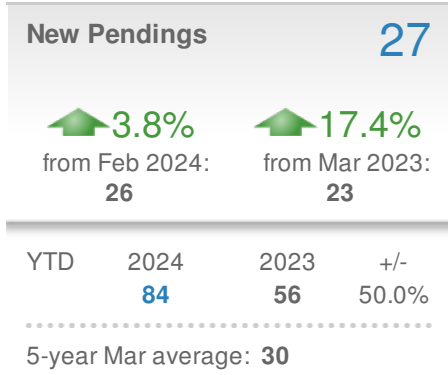
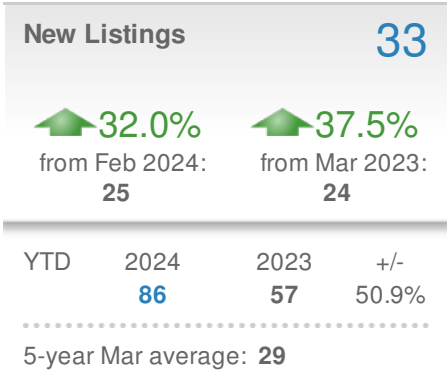
Email: ldavis@tcsr.realtor



**March 2024**

Cheltenham (Montgomery, PA) - Detached

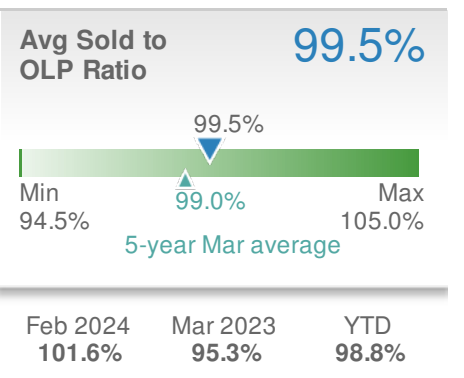
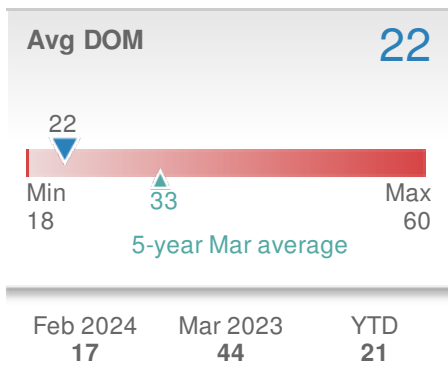
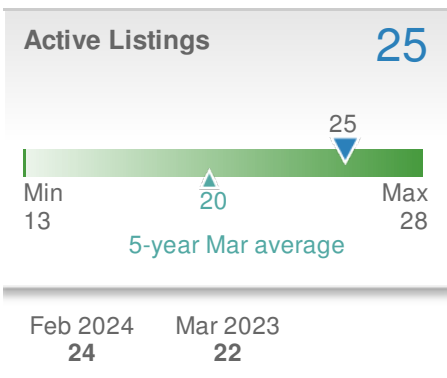
Tri-County Suburban REALTORS  
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**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for March was \$480,000, representing an increase of 8.6% compared to last month and an increase of 12.3% from Mar 2023. The average days on market for units sold in March was 22 days, 33% below the 5-year March average of 33 days. There was a 3.8% month over month increase in new contract activity with 27 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 60; and a 4.2% increase in supply to 25 active units.

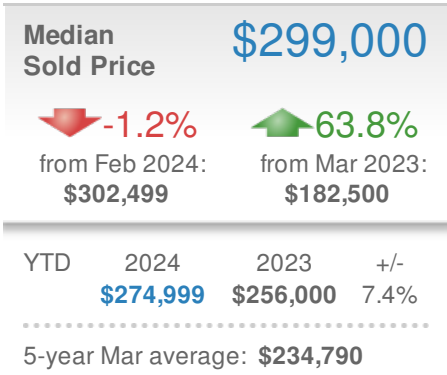
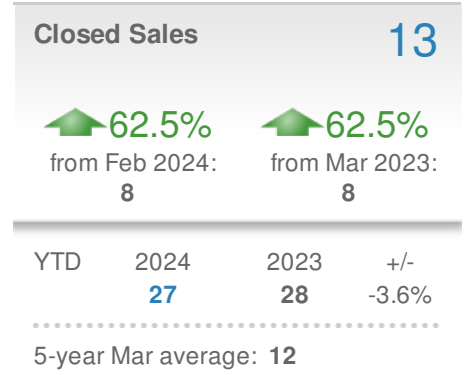
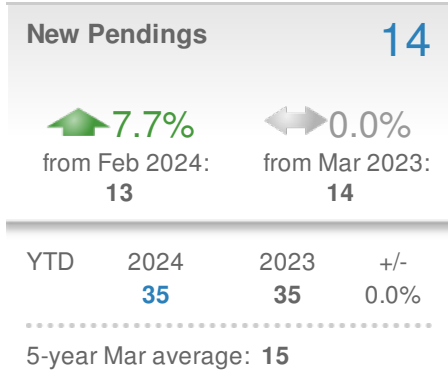
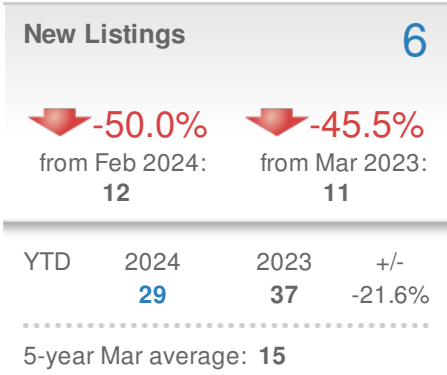
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 2.17 in February and an increase from 2.27 in March 2023. The Contract Ratio is 11% lower than the 5-year March average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Cheltenham (Montgomery, PA) - Attached

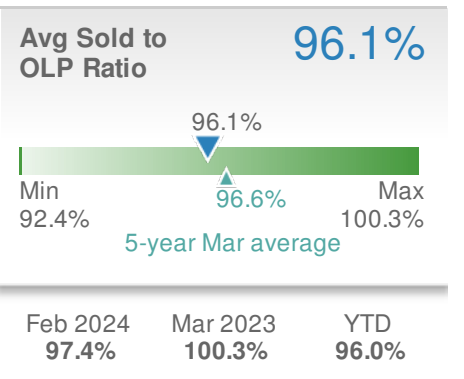
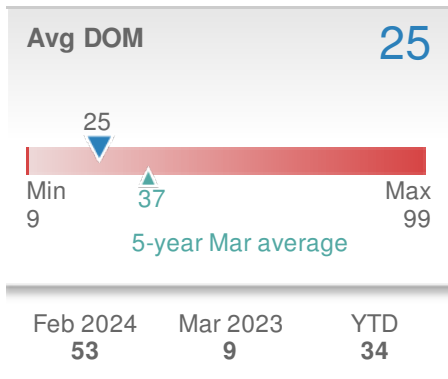
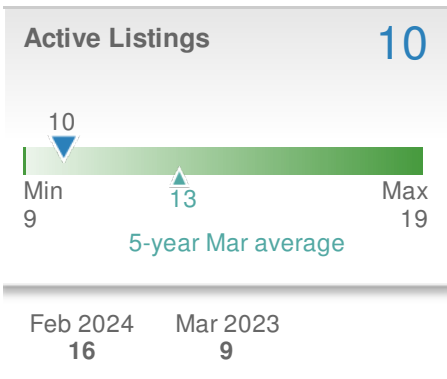
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for March was \$299,000, representing a decrease of 1.2% compared to last month and an increase of 63.8% from Mar 2023. The average days on market for units sold in March was 25 days, 33% below the 5-year March average of 37 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 17; and a 37.5% decrease in supply to 10 active units.

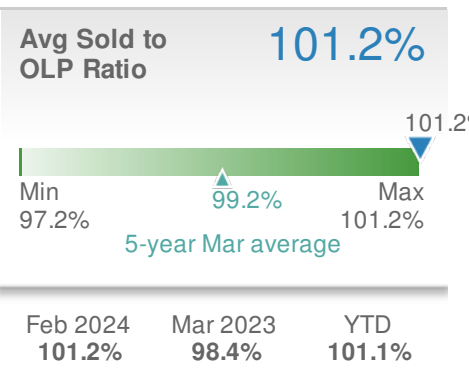
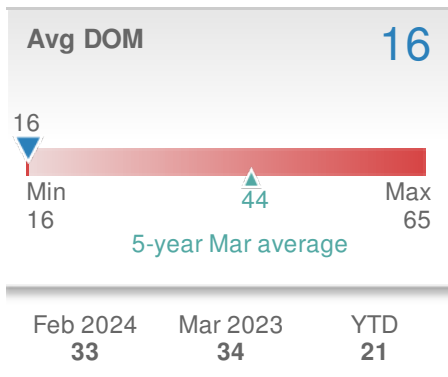
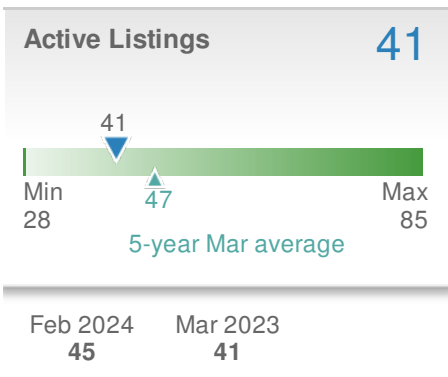
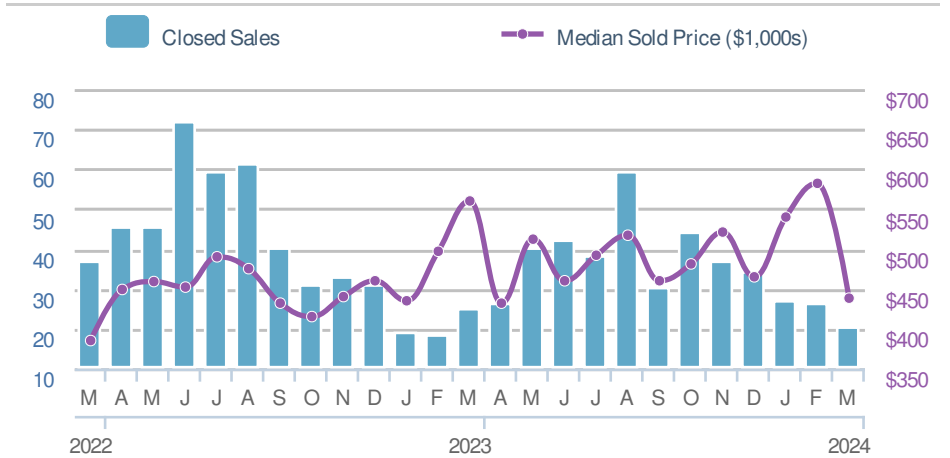
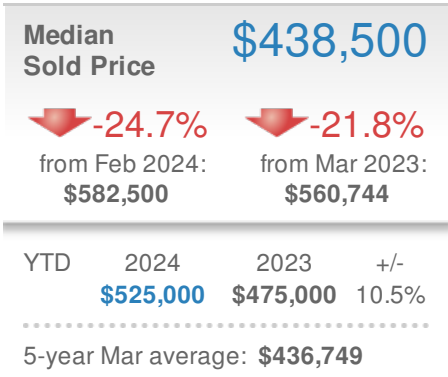
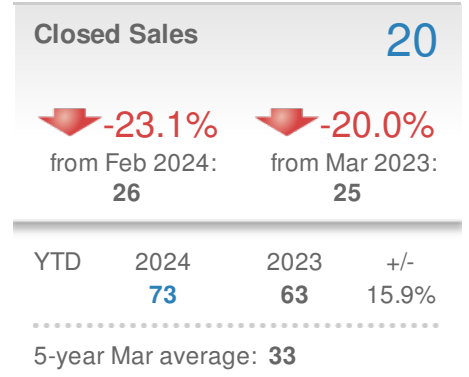
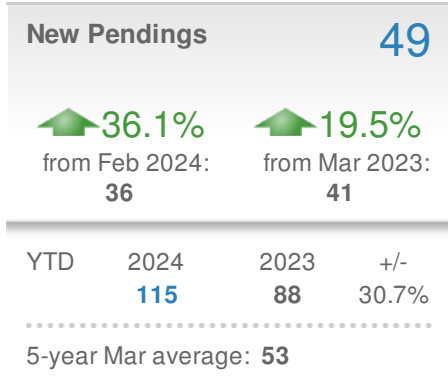
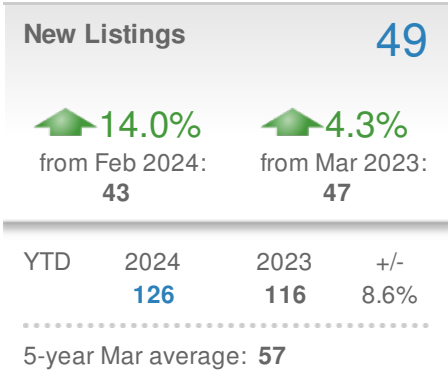
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, up from 1.13 in February and a decrease from 4.67 in March 2023. The Contract Ratio is 38% lower than the 5-year March average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Colonial (Montgomery, PA)

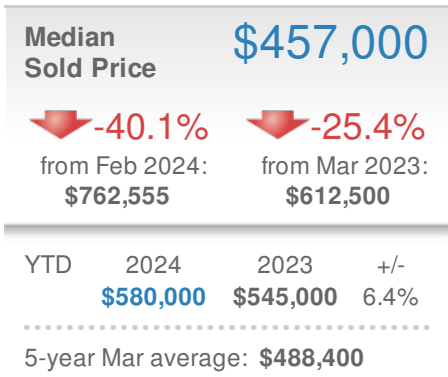
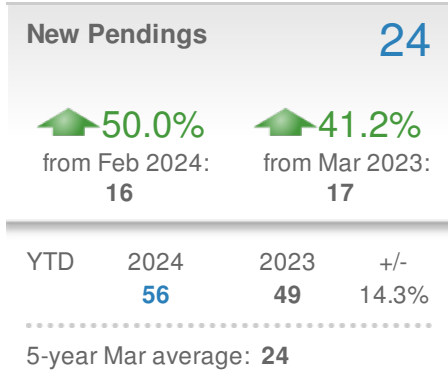
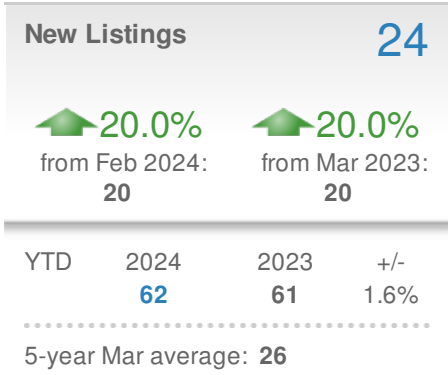
Email: ldavis@tcsr.realtor



**March 2024**

Colonial (Montgomery, PA) - Detached

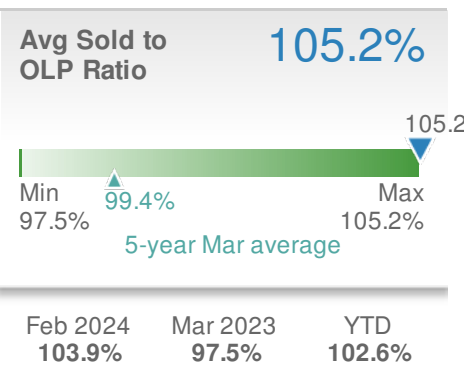
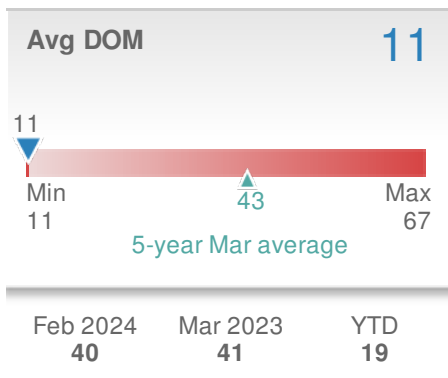
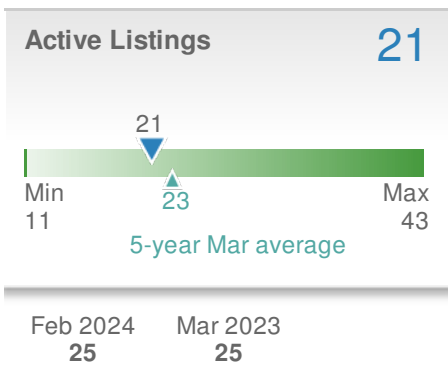
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for March was \$457,000, representing a decrease of 40.1% compared to last month and a decrease of 25.4% from Mar 2023. The average days on market for units sold in March was 11 days, 74% below the 5-year March average of 43 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; a 48.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 43; and a 16% decrease in supply to 21 active units.

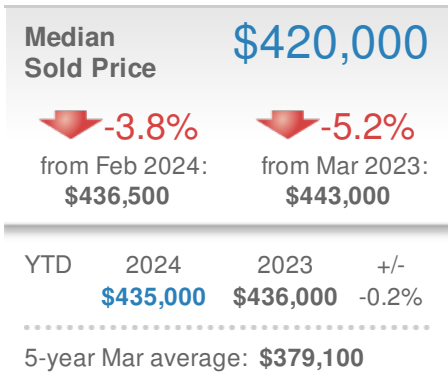
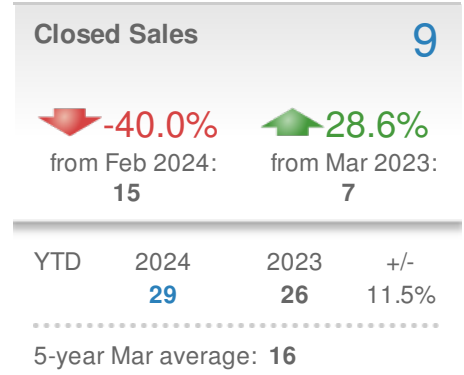
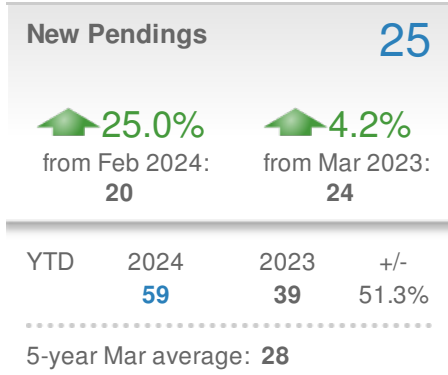
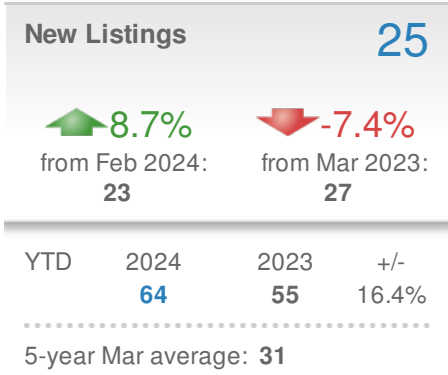
This activity resulted in a Contract Ratio of 2.05 pendings per active listing, up from 1.16 in February and an increase from 1.04 in March 2023. The Contract Ratio is 5% lower than the 5-year March average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2024**

Colonial (Montgomery, PA) - Attached

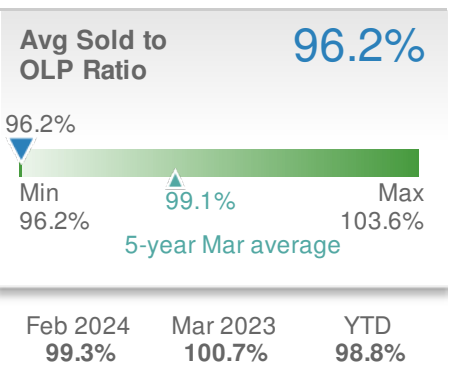
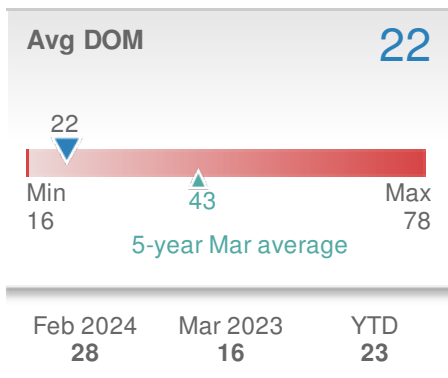
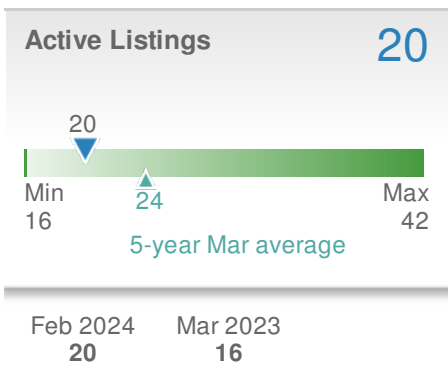
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for March was \$420,000, representing a decrease of 3.8% compared to last month and a decrease of 5.2% from Mar 2023. The average days on market for units sold in March was 22 days, 49% below the 5-year March average of 43 days. There was a 25% month over month increase in new contract activity with 25 New Pendings; a 41% MoM increase in All Pendings (new contracts + contracts carried over from February) to 55; and no change in supply with 20 active units.

This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 1.95 in February and an increase from 1.63 in March 2023. The Contract Ratio is 37% higher than the 5-year March 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.

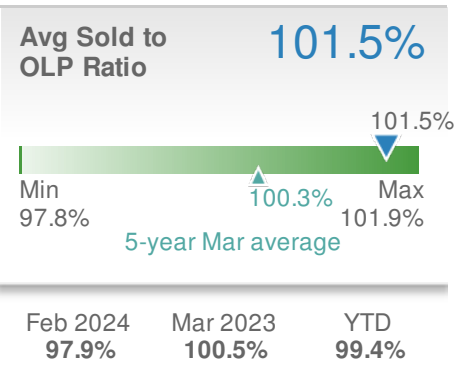
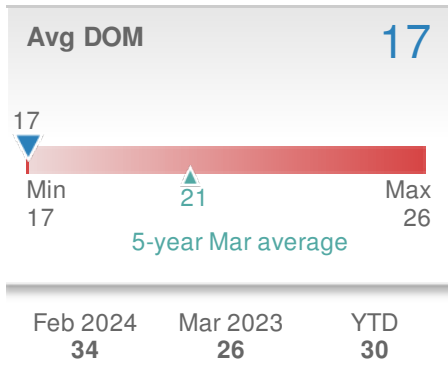
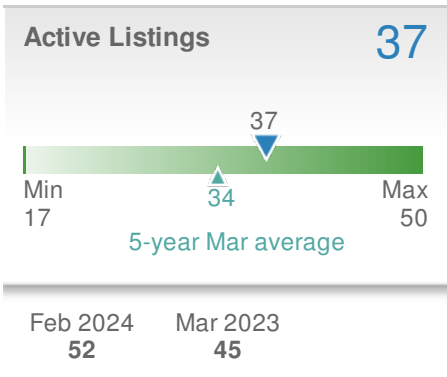
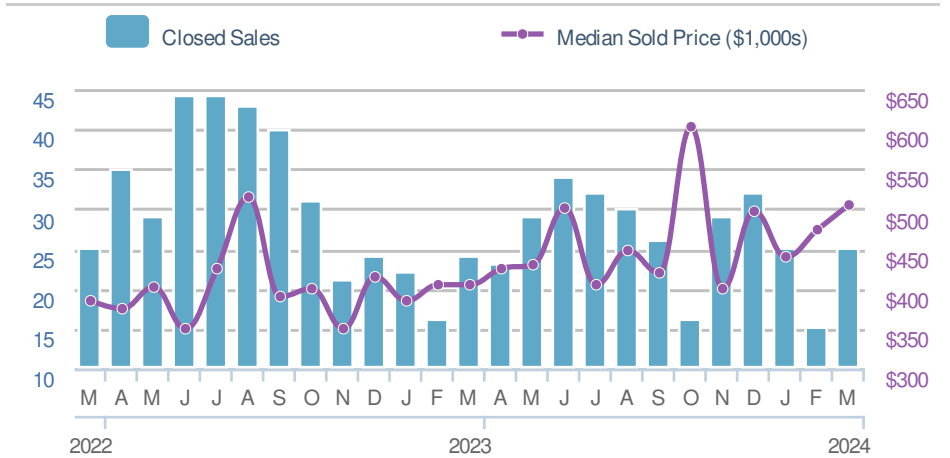
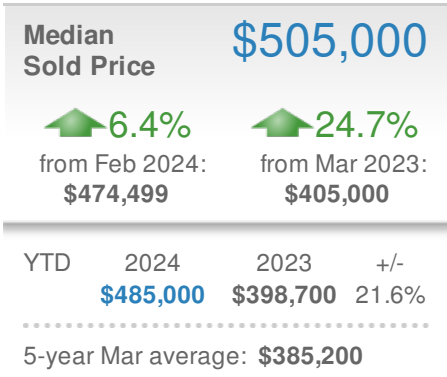
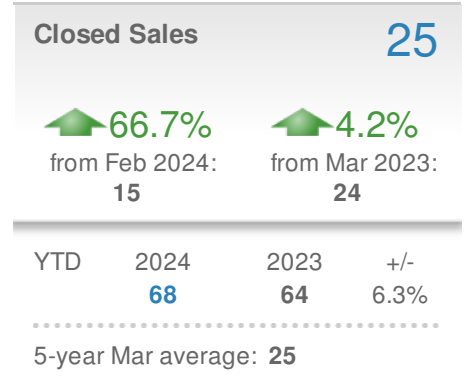
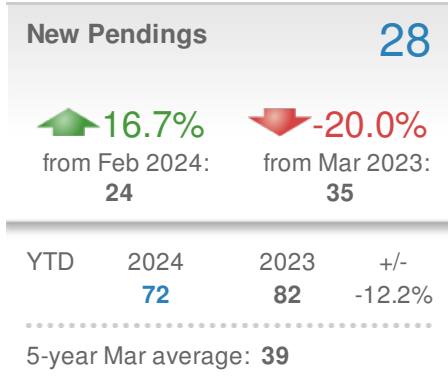
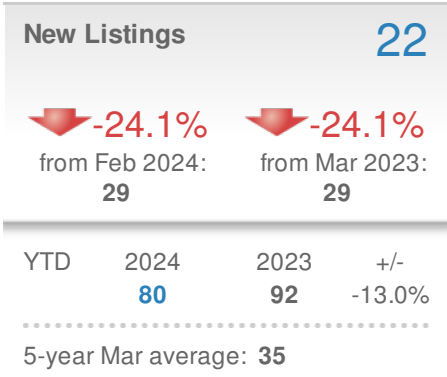




## March 2024

### Hatboro-Horsham (Montgomery, PA)

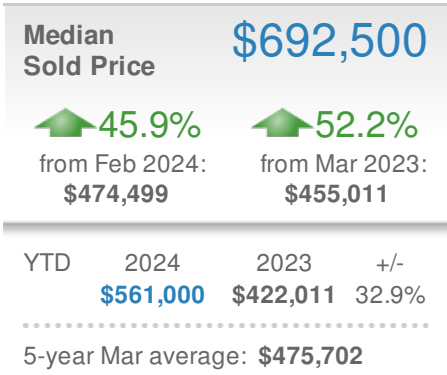
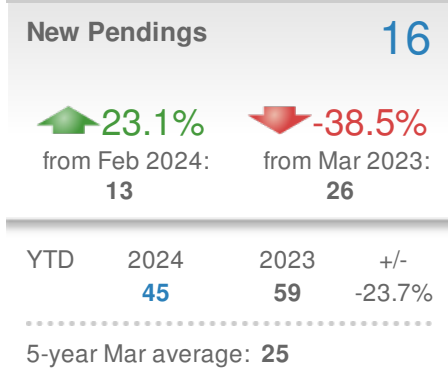
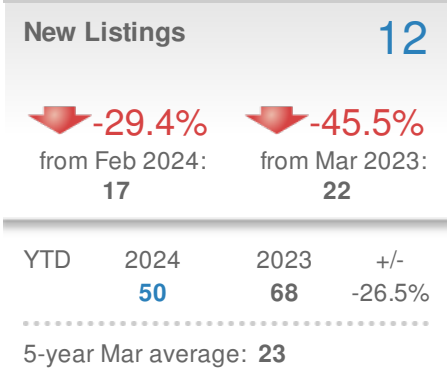
Email: ldavis@tcsr.realtor



**March 2024**

Hatboro-Horsham (Montgomery, PA) - Detached

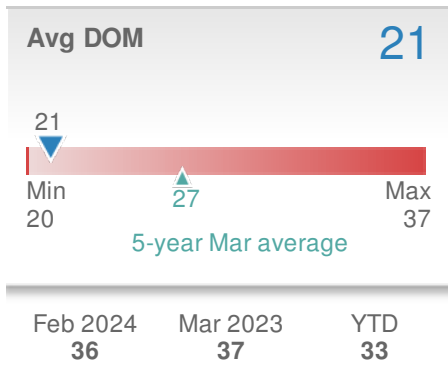
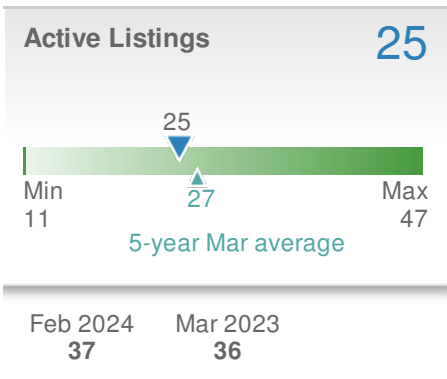
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for March was \$692,500, representing an increase of 45.9% compared to last month and an increase of 52.2% from Mar 2023. The average days on market for units sold in March was 21 days, 22% below the 5-year March average of 27 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 23; and a 32.4% decrease in supply to 25 active units.

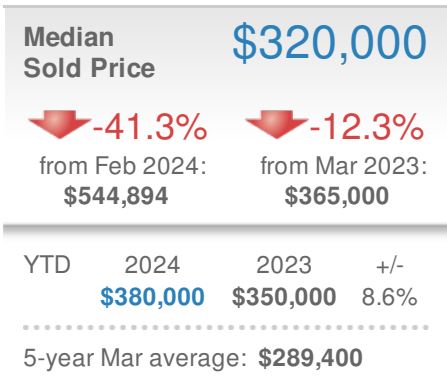
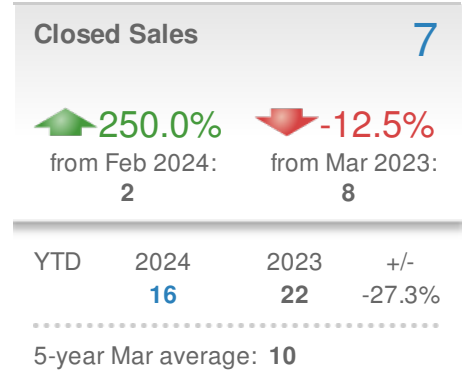
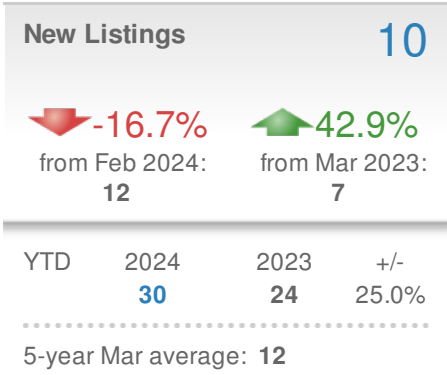
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.70 in February and a decrease from 0.97 in March 2023. The Contract Ratio is 50% lower than the 5-year March average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Hatboro-Horsham (Montgomery, PA) - Attached

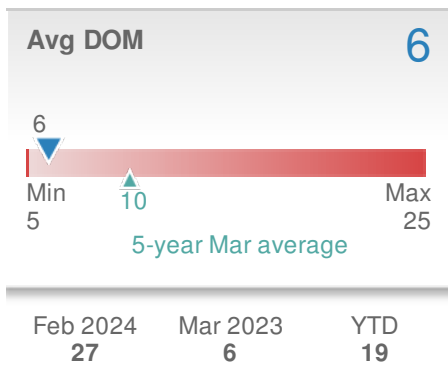
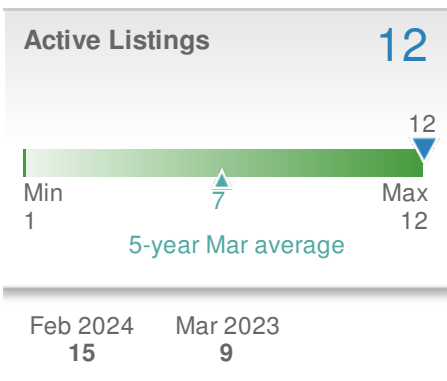
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for March was \$320,000, representing a decrease of 41.3% compared to last month and a decrease of 12.3% from Mar 2023. The average days on market for units sold in March was 6 days, 42% below the 5-year March average of 10 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and a 20% decrease in supply to 12 active units.

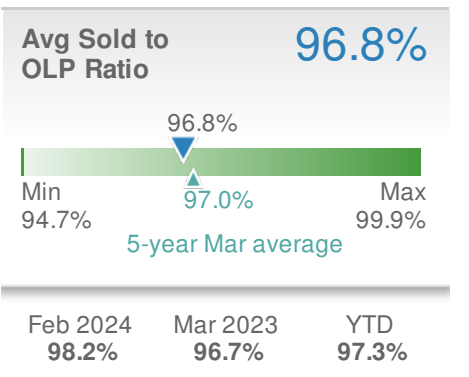
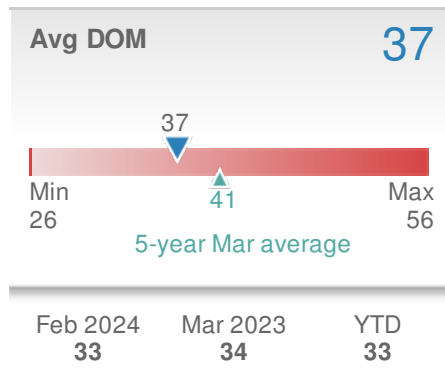
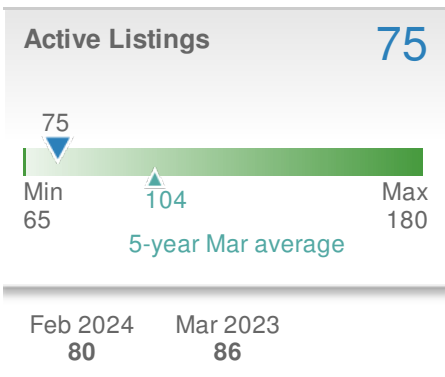
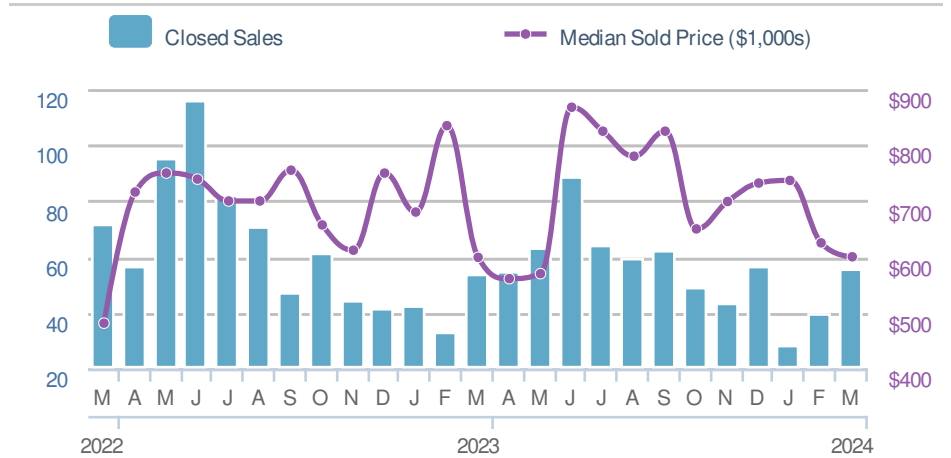
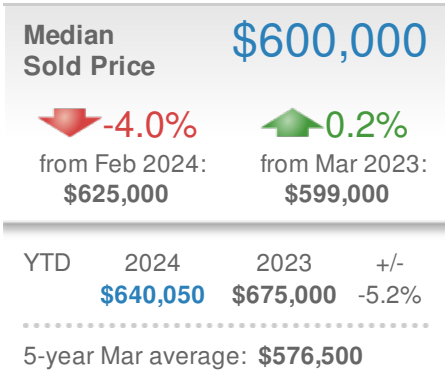
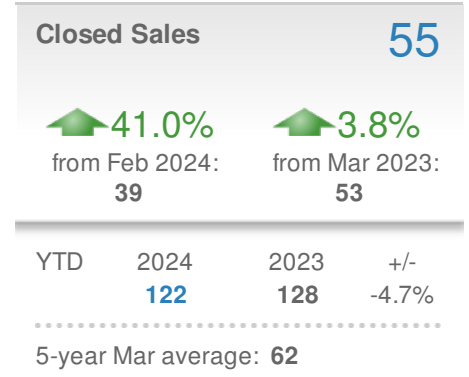
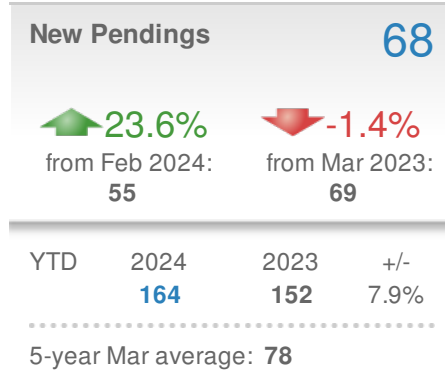
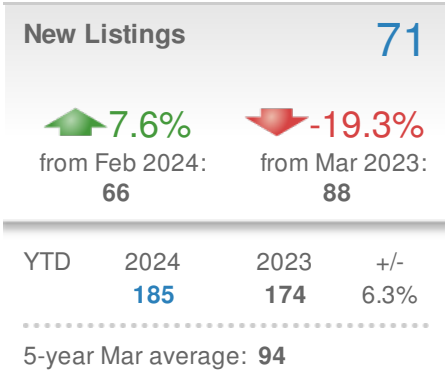
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.07 in February and an increase from 1.44 in March 2023. The Contract Ratio is 77% lower than the 5-year March average of 7.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

### Lower Merion (Montgomery, PA)

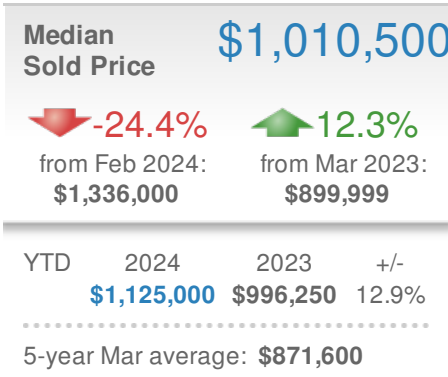
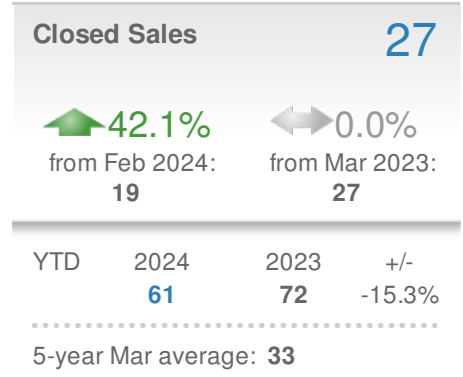
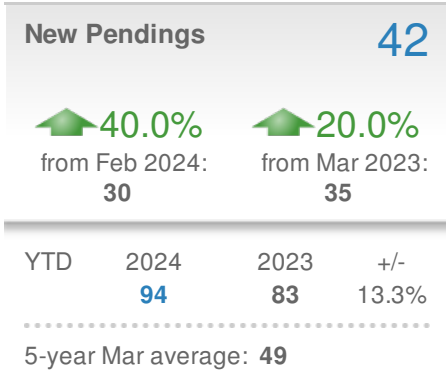
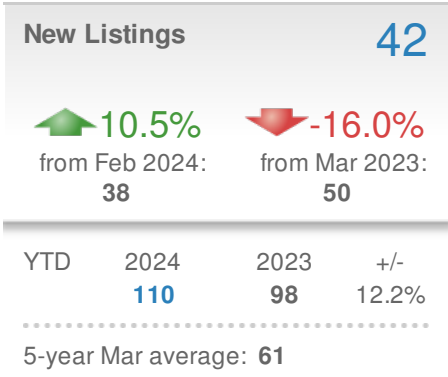
Email: ldavis@tcsr.realtor



**March 2024**

Lower Merion (Montgomery, PA) - Detached

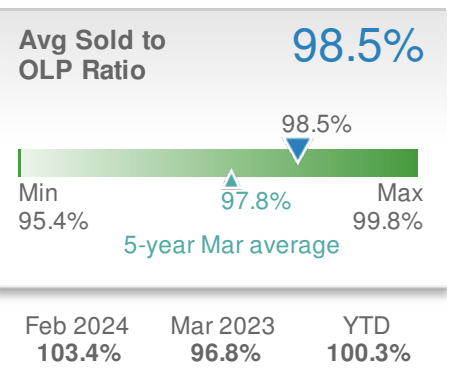
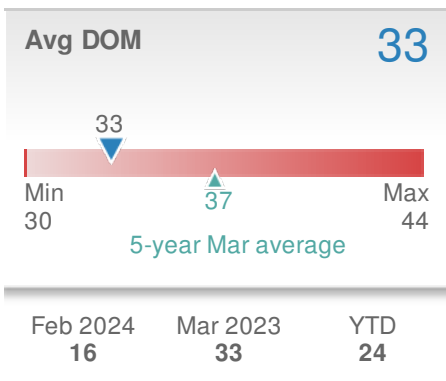
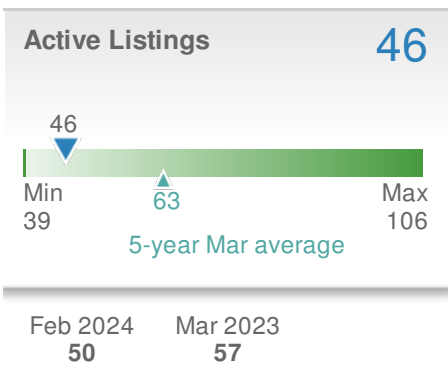
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for March was \$1,010,500, representing a decrease of 24.4% compared to last month and an increase of 12.3% from Mar 2023. The average days on market for units sold in March was 33 days, 10% below the 5-year March average of 37 days. There was a 40% month over month increase in new contract activity with 42 New Pendings; a 29.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 66; and an 8% decrease in supply to 46 active units.

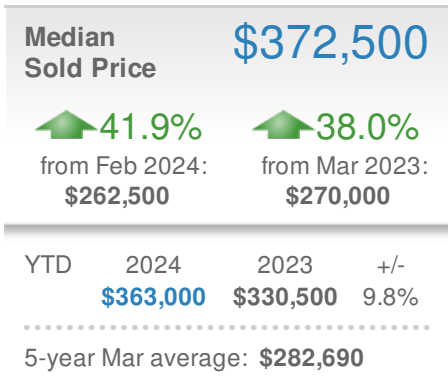
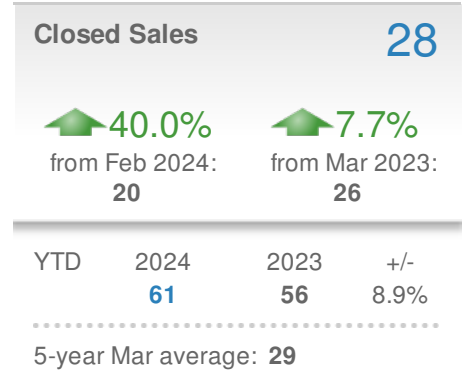
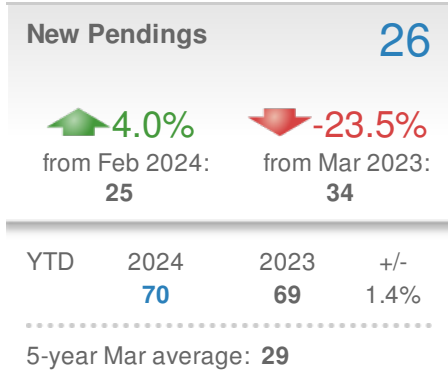
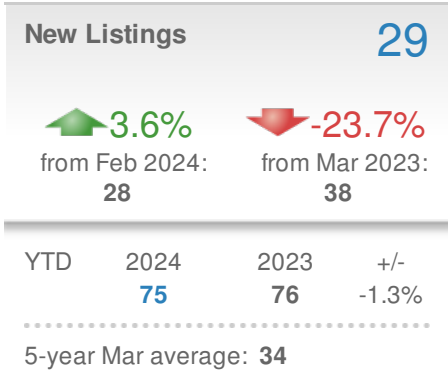
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.02 in February and an increase from 0.89 in March 2023. The Contract Ratio is the same as the 5-year March average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Lower Merion (Montgomery, PA) - Attached

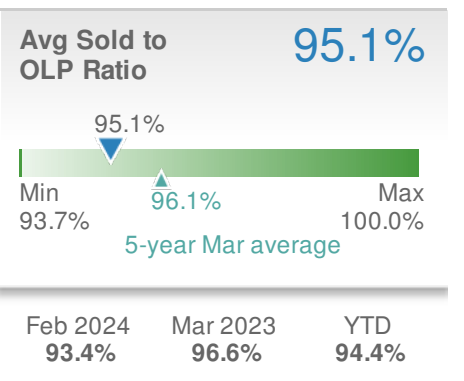
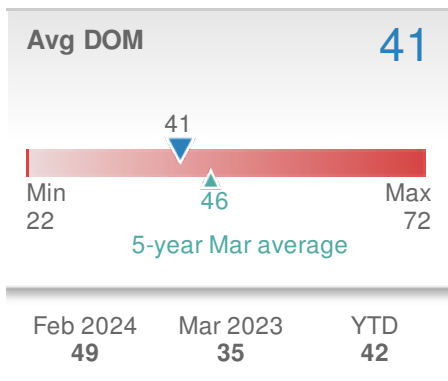
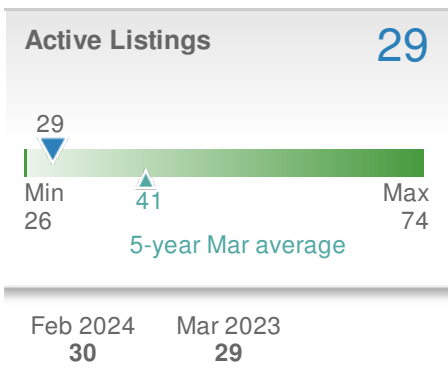
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for March was \$372,500, representing an increase of 41.9% compared to last month and an increase of 38% from Mar 2023. The average days on market for units sold in March was 41 days, 10% below the 5-year March average of 46 days. There was a 4% month over month increase in new contract activity with 26 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 32; and a 3.3% decrease in supply to 29 active units.

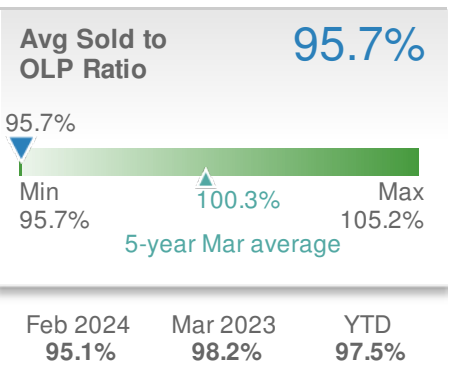
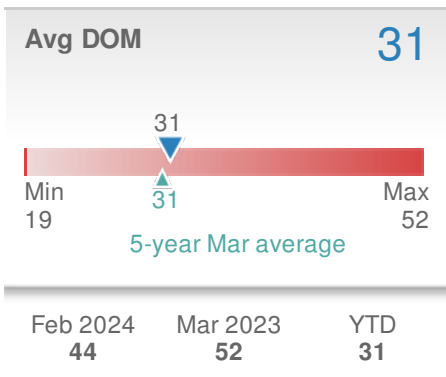
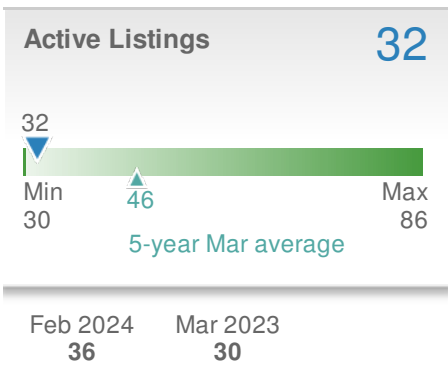
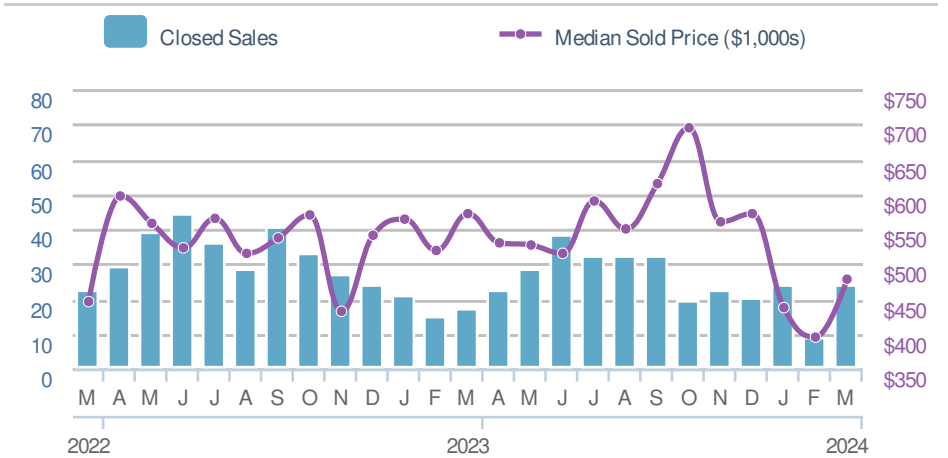
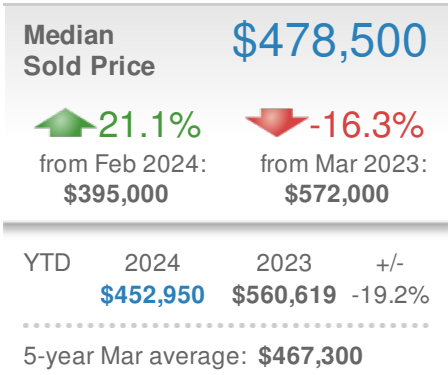
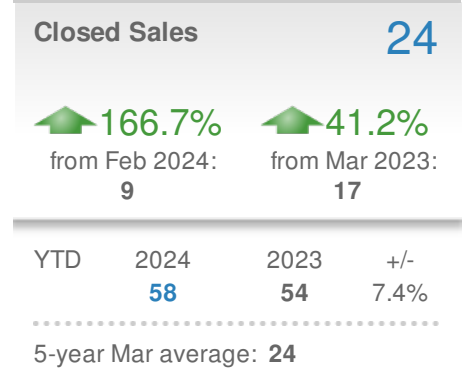
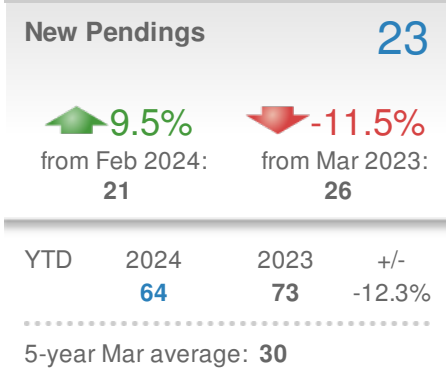
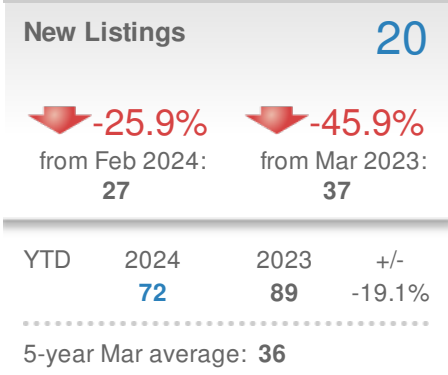
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.13 in February and a decrease from 1.28 in March 2023. The Contract Ratio is 6% lower than the 5-year March average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Methacton (Montgomery, PA)

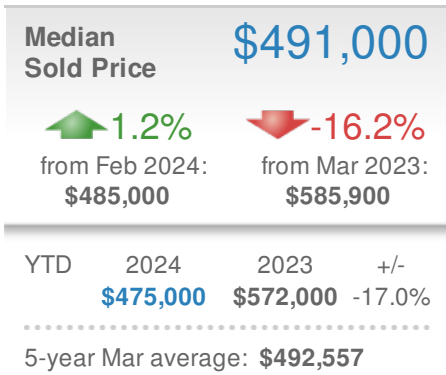
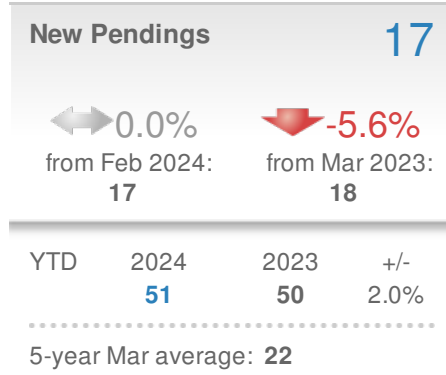
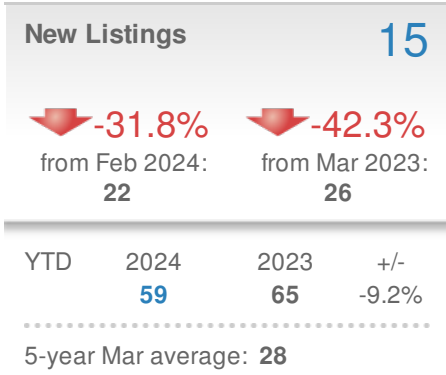
Email: ldavis@tcsr.realtor



**March 2024**

Methacton (Montgomery, PA) - Detached

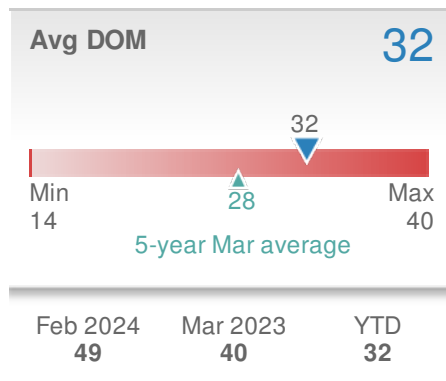
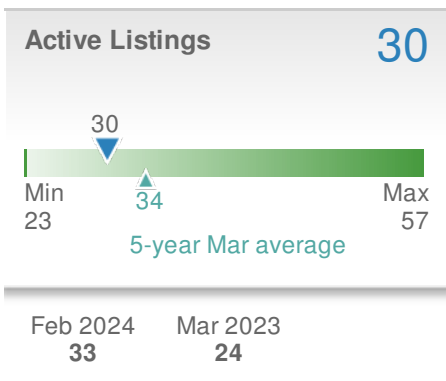
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for March was \$491,000, representing an increase of 1.2% compared to last month and a decrease of 16.2% from Mar 2023. The average days on market for units sold in March was 32 days, 15% above the 5-year March average of 28 days. There was no month over month change in new contract activity with 17 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 25; and a 9.1% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.82 in February and a decrease from 1.25 in March 2023. The Contract Ratio is 31% lower than the 5-year March average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

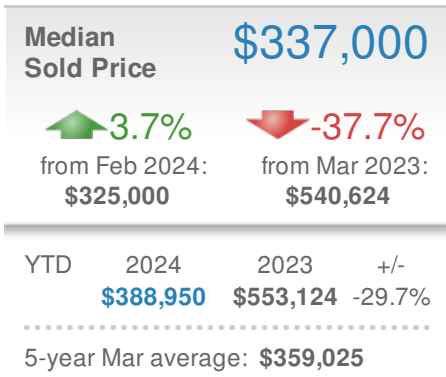
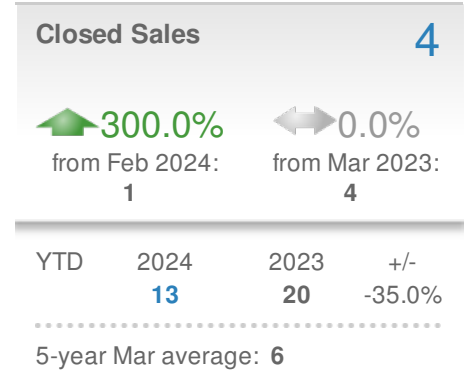
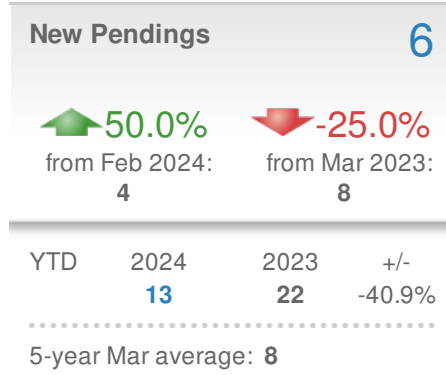
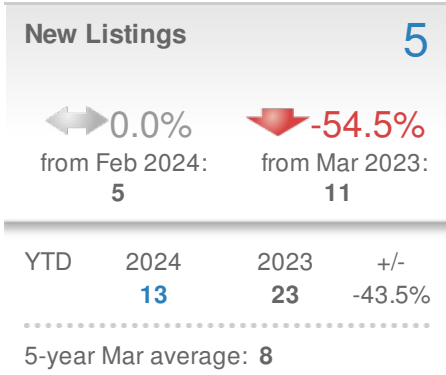




**March 2024**

Methacton (Montgomery, PA) - Attached

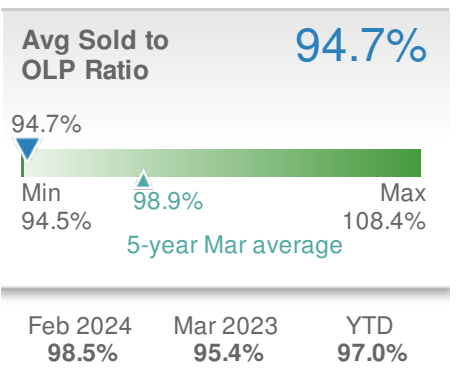
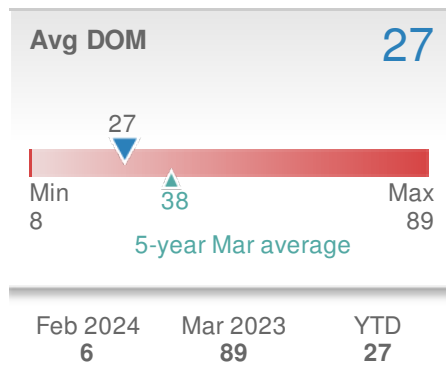
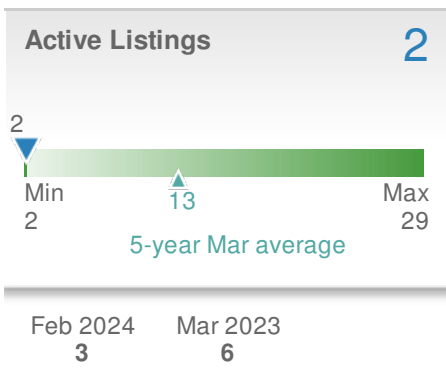
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for March was \$337,000, representing an increase of 3.7% compared to last month and a decrease of 37.7% from Mar 2023. The average days on market for units sold in March was 27 days, 28% below the 5-year March average of 38 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 9; and a 33.3% decrease in supply to 2 active units.

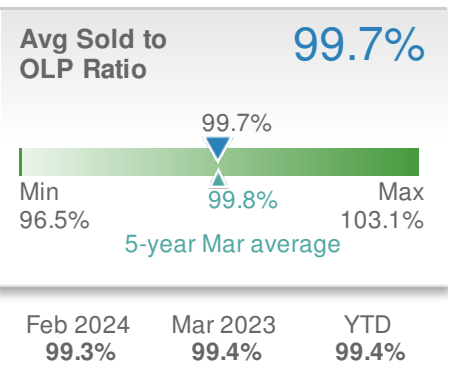
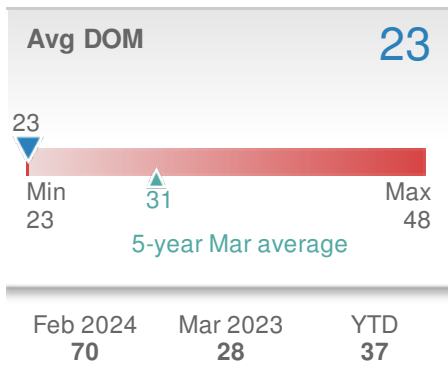
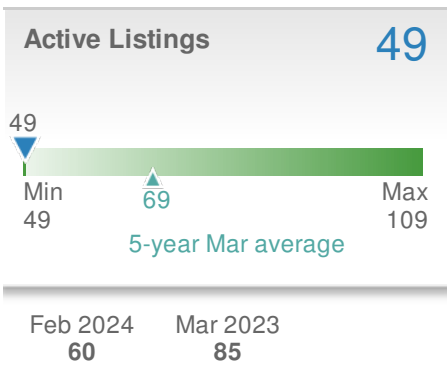
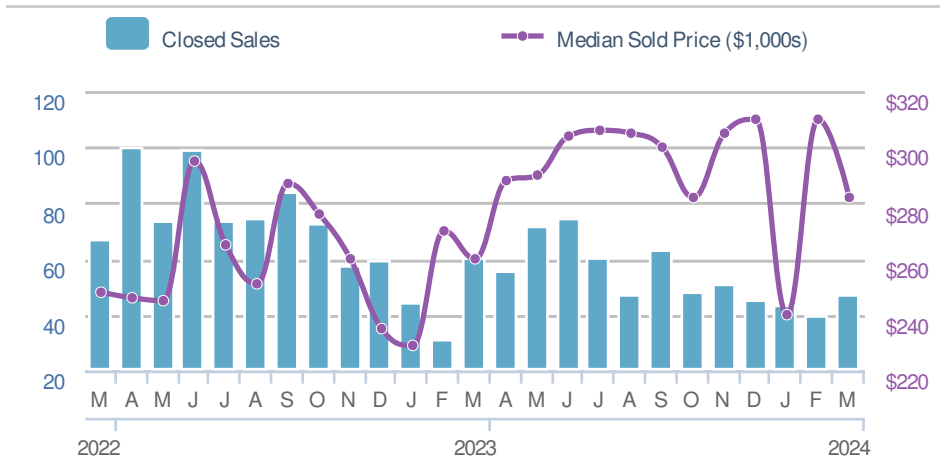
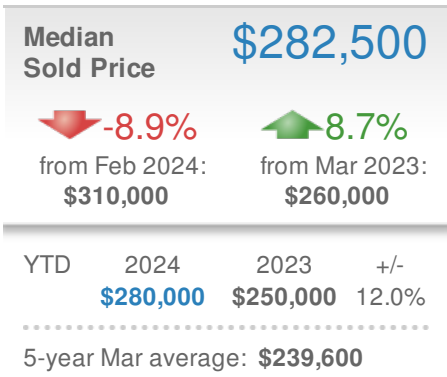
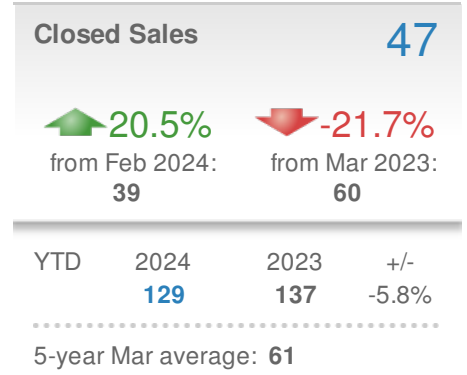
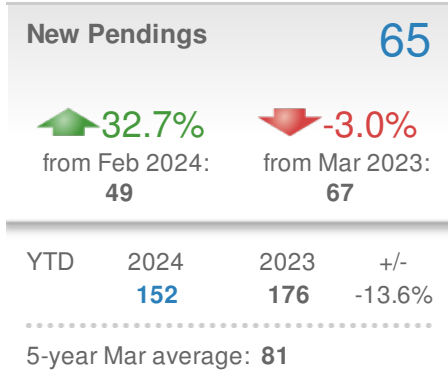
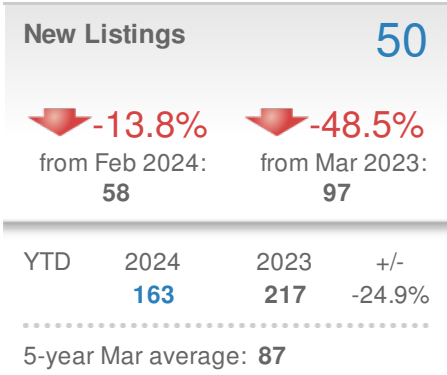
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 2.33 in February and an increase from 2.17 in March 2023. The Contract Ratio is 121% higher than the 5-year March average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## March 2024

### Norristown Area (Montgomery, PA)

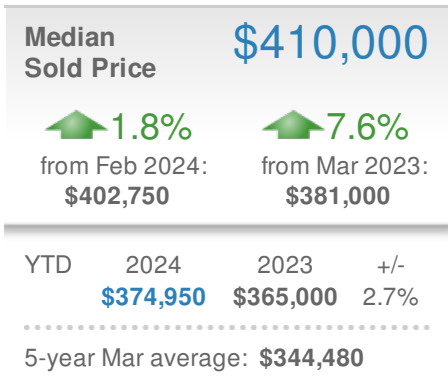
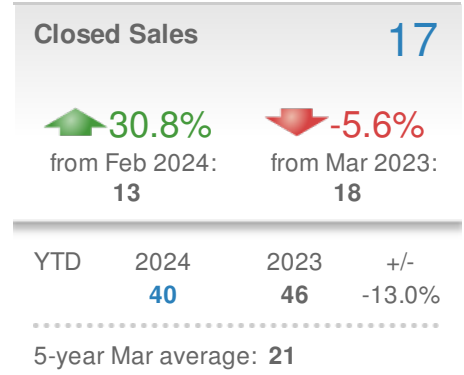
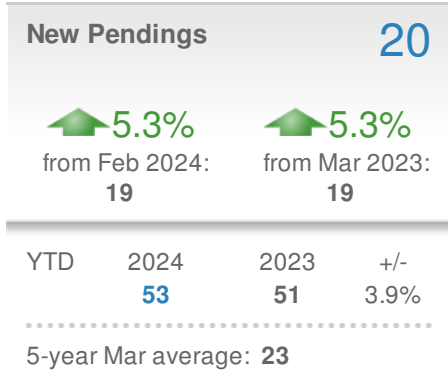
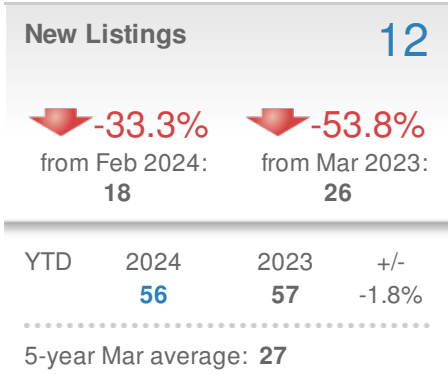
Email: ldavis@tcsr.realtor



**March 2024**

Norristown Area (Montgomery, PA) - Detached

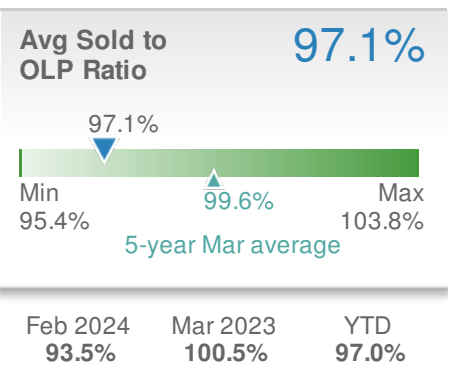
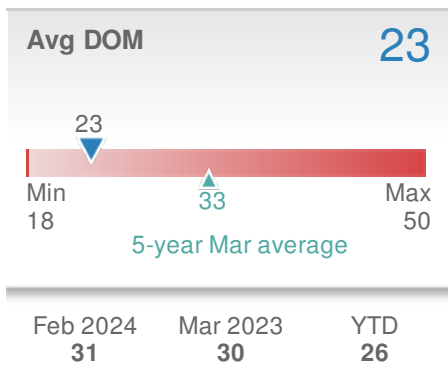
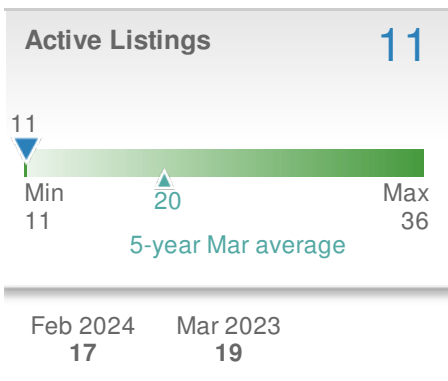
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for March was \$410,000, representing an increase of 1.8% compared to last month and an increase of 7.6% from Mar 2023. The average days on market for units sold in March was 23 days, 30% below the 5-year March average of 33 days. There was a 5.3% month over month increase in new contract activity with 20 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 35.3% decrease in supply to 11 active units.

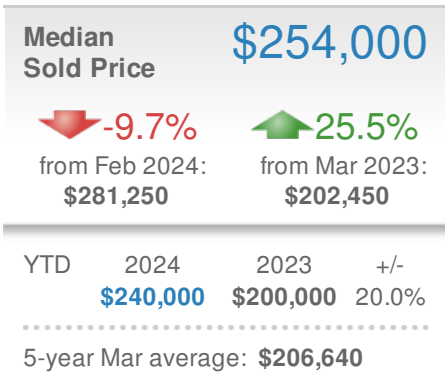
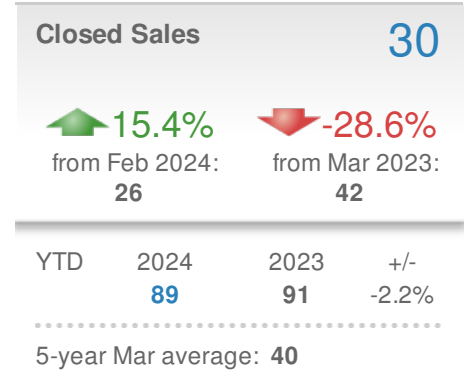
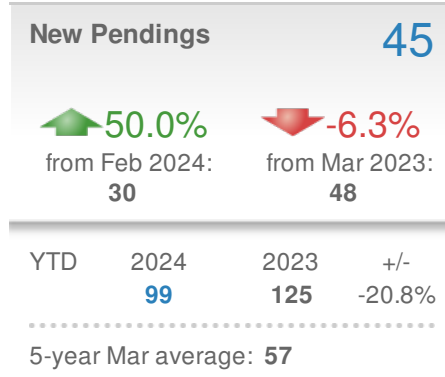
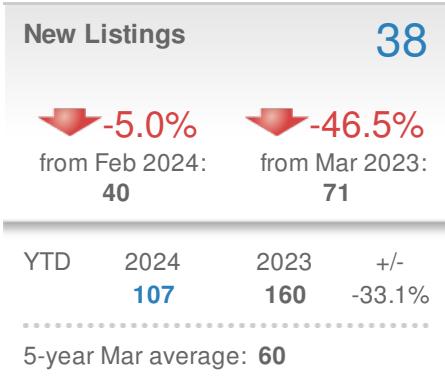
This activity resulted in a Contract Ratio of 2.27 pendings per active listing, up from 1.35 in February and an increase from 1.26 in March 2023. The Contract Ratio is 22% higher than the 5-year March average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Norristown Area (Montgomery, PA) - Attached

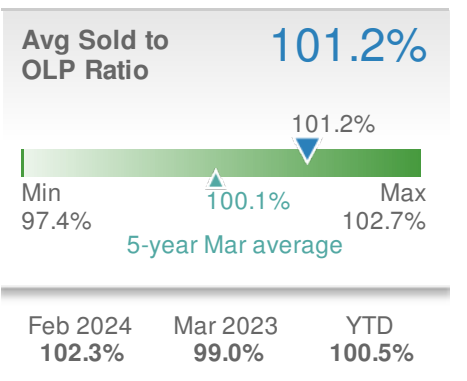
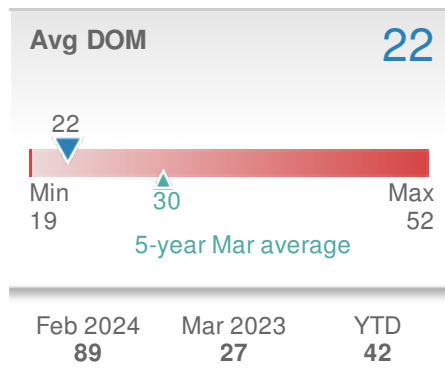
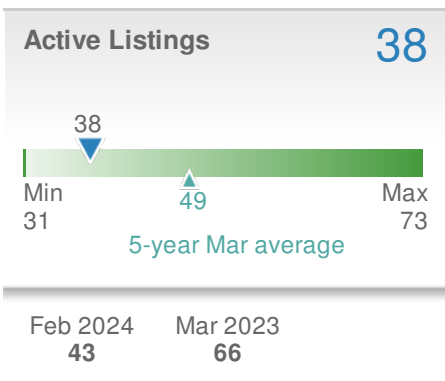
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for March was \$254,000, representing a decrease of 9.7% compared to last month and an increase of 25.5% from Mar 2023. The average days on market for units sold in March was 22 days, 28% below the 5-year March average of 30 days. There was a 50% month over month increase in new contract activity with 45 New Pendings; a 23.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 52; and an 11.6% decrease in supply to 38 active units.

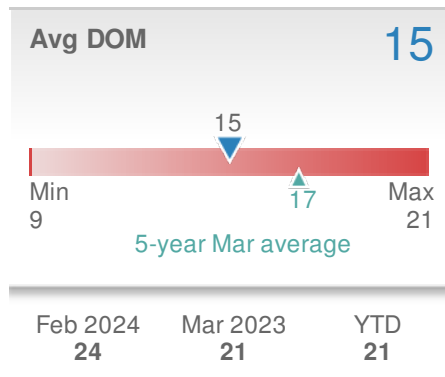
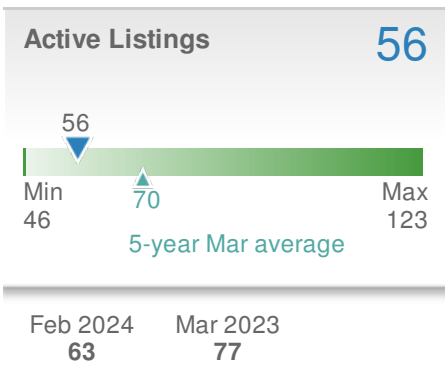
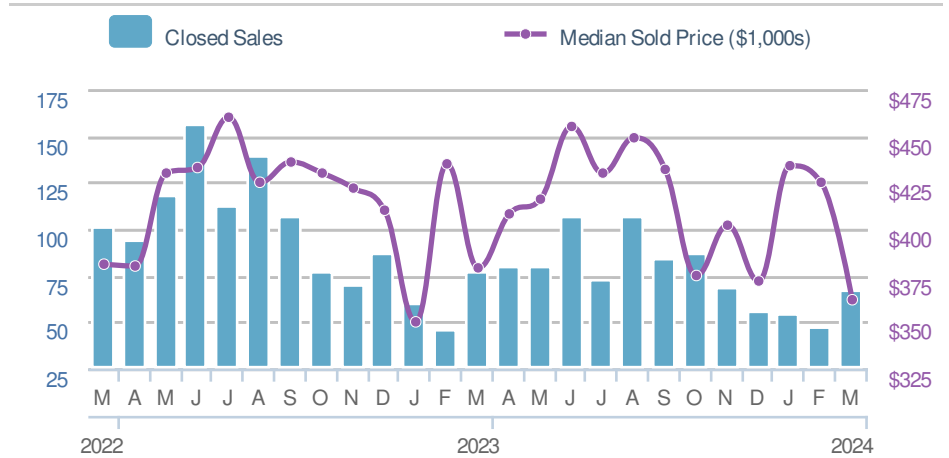
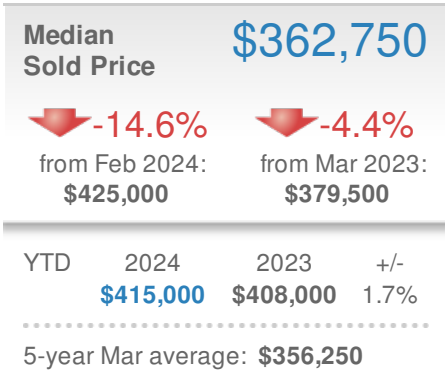
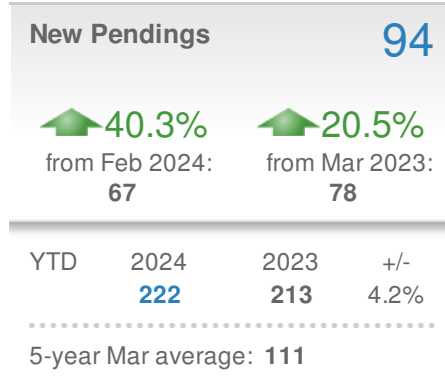
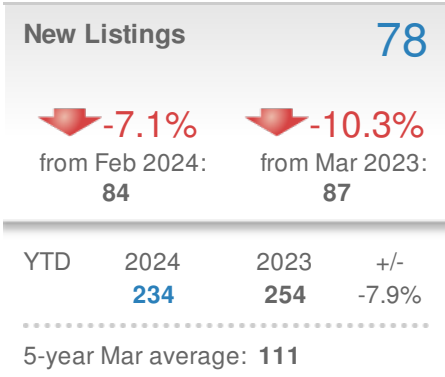
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 0.98 in February and an increase from 1.17 in March 2023. The Contract Ratio is 28% lower than the 5-year March average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

North Penn (Montgomery, PA)

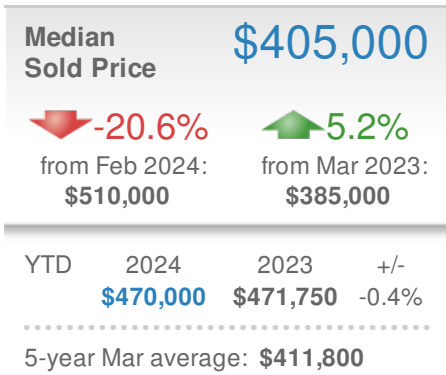
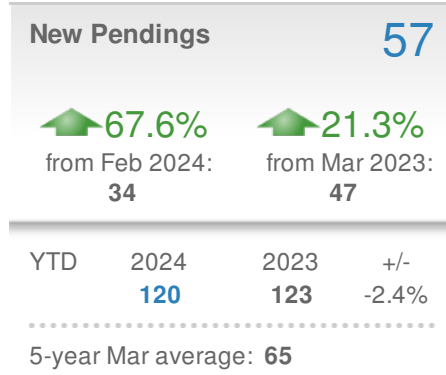
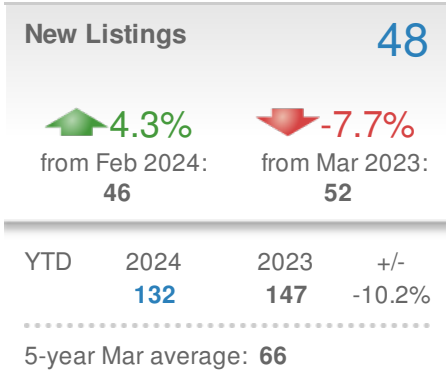
Email: ldavis@tcsr.realtor



**March 2024**

North Penn (Montgomery, PA) - Detached

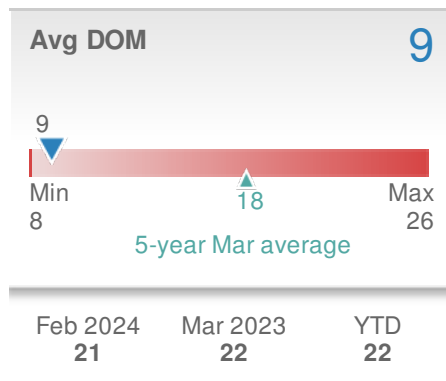
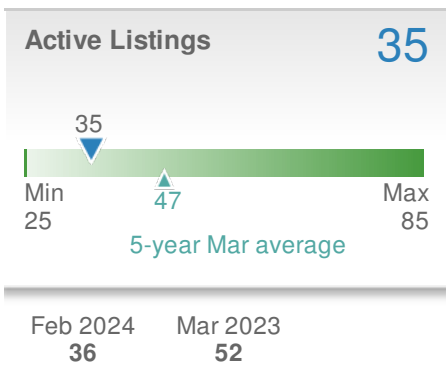
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for March was \$405,000, representing a decrease of 20.6% compared to last month and an increase of 5.2% from Mar 2023. The average days on market for units sold in March was 9 days, 50% below the 5-year March average of 18 days. There was a 67.6% month over month increase in new contract activity with 57 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from February) to 72; and a 2.8% decrease in supply to 35 active units.

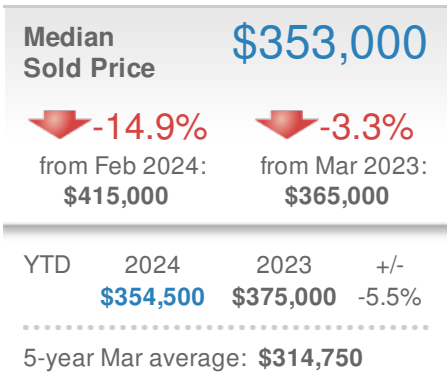
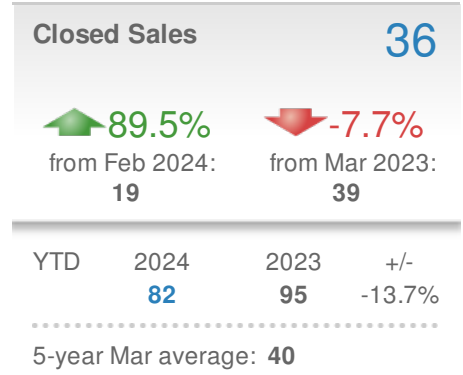
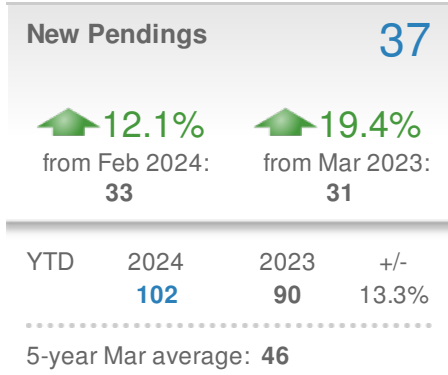
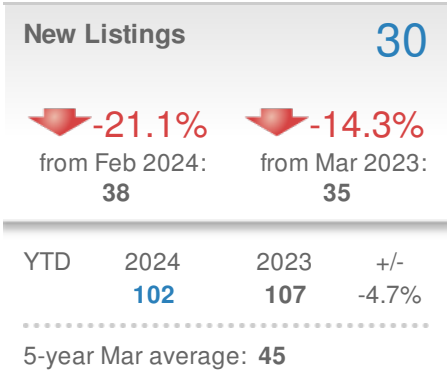
This activity resulted in a Contract Ratio of 2.06 pendings per active listing, up from 1.25 in February and an increase from 1.44 in March 2023. The Contract Ratio is 18% lower than the 5-year March average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

North Penn (Montgomery, PA) - Attached

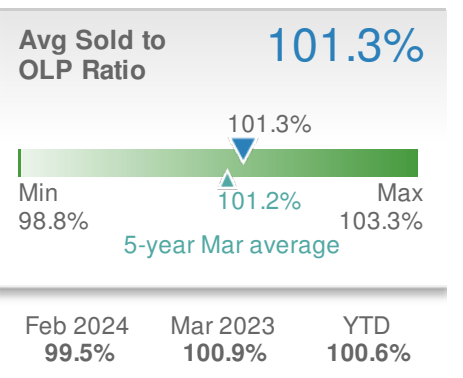
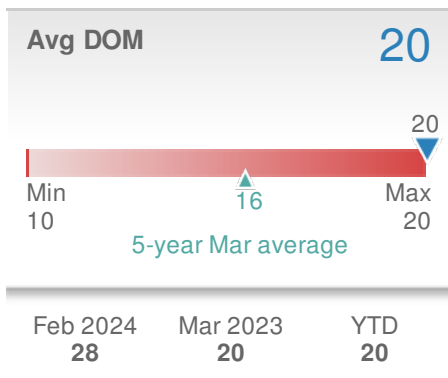
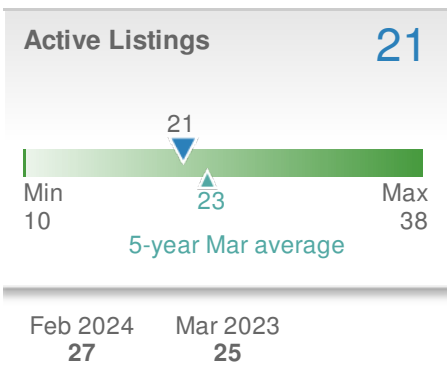
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for March was \$353,000, representing a decrease of 14.9% compared to last month and a decrease of 3.3% from Mar 2023. The average days on market for units sold in March was 20 days, 28% above the 5-year March average of 16 days. There was a 12.1% month over month increase in new contract activity with 37 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 47; and a 22.2% decrease in supply to 21 active units.

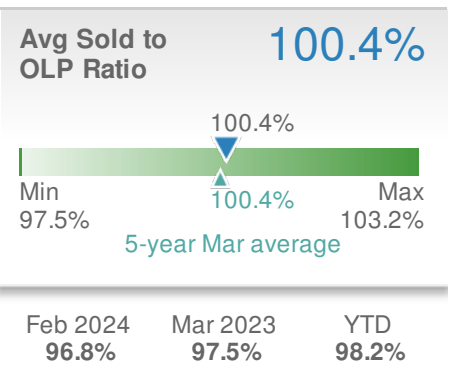
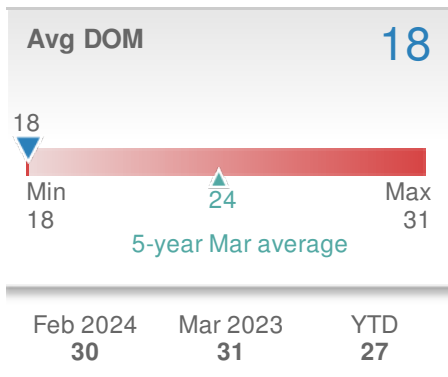
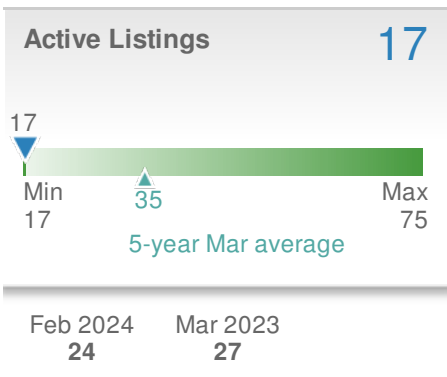
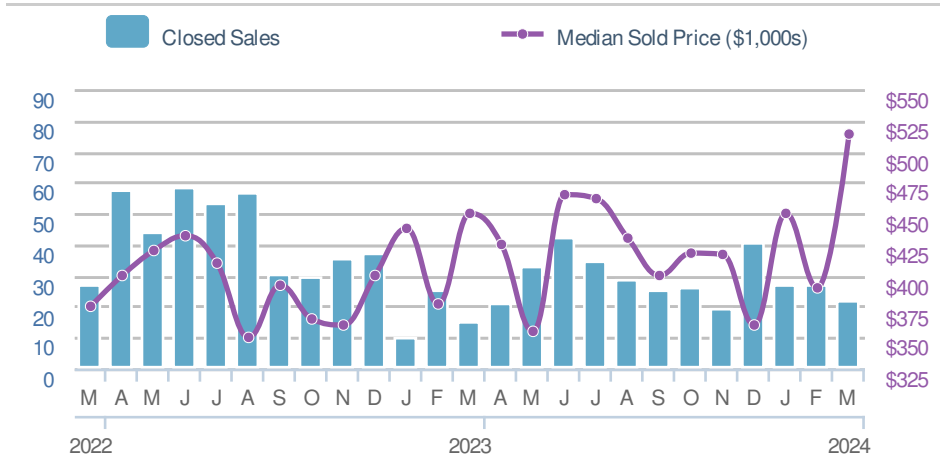
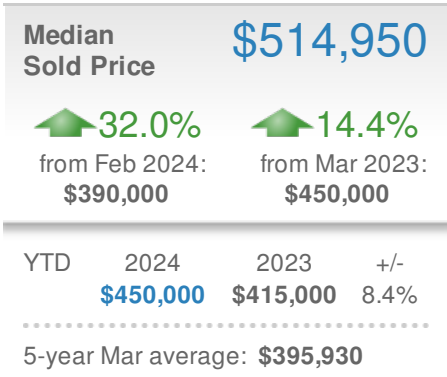
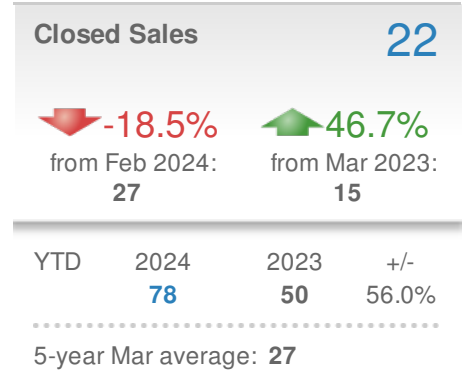
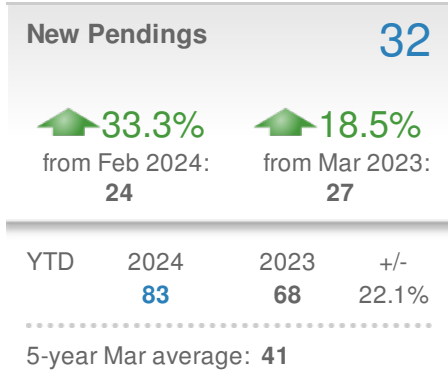
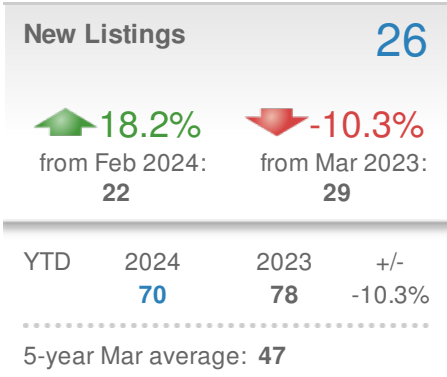
This activity resulted in a Contract Ratio of 2.24 pendings per active listing, up from 1.74 in February and an increase from 1.64 in March 2023. The Contract Ratio is 31% lower than the 5-year March average of 3.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## March 2024

### Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

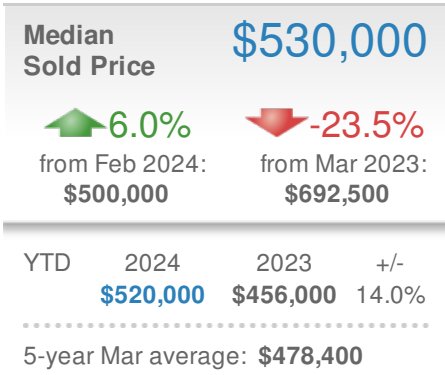
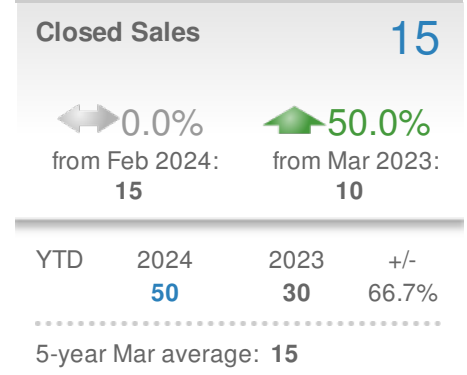
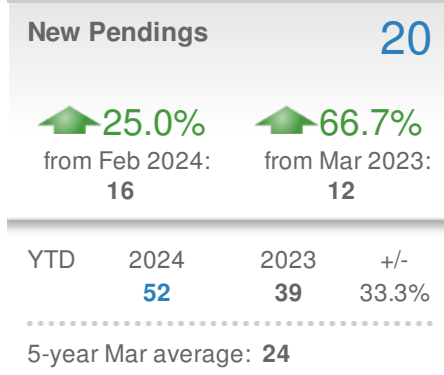
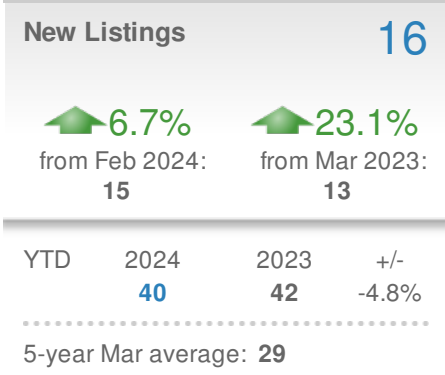




**March 2024**

Perkiomen Valley (Montgomery, PA) - Detached

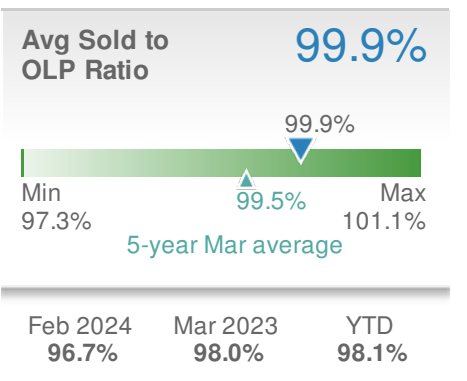
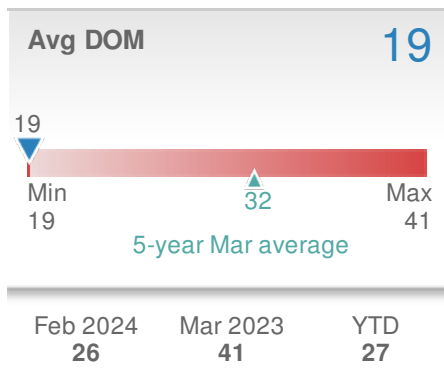
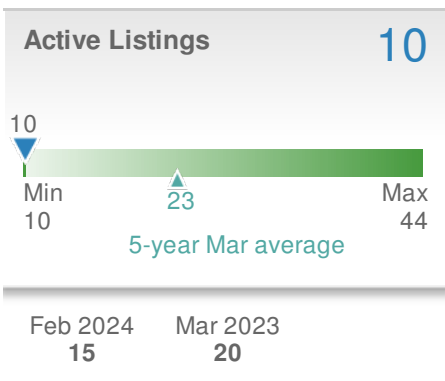
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for March was \$530,000, representing an increase of 6% compared to last month and a decrease of 23.5% from Mar 2023. The average days on market for units sold in March was 19 days, 40% below the 5-year March average of 32 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 29; and a 33.3% decrease in supply to 10 active units.

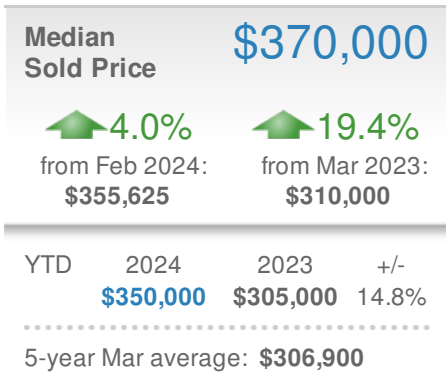
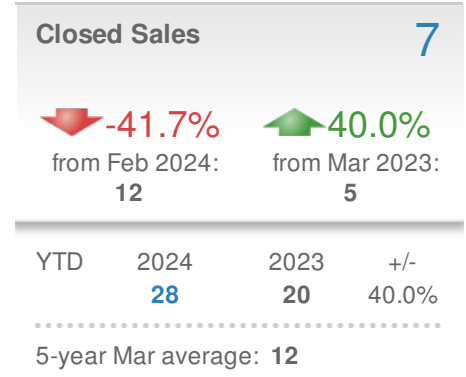
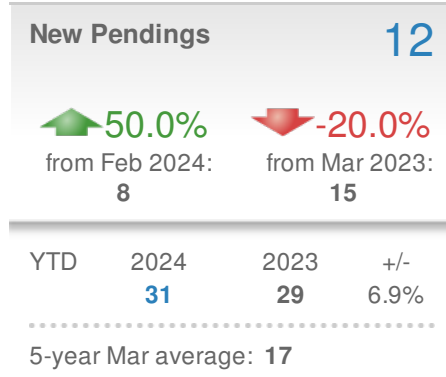
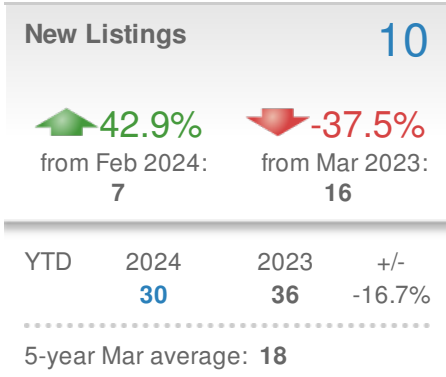
This activity resulted in a Contract Ratio of 2.90 pendings per active listing, up from 1.80 in February and an increase from 1.00 in March 2023. The Contract Ratio is 41% higher than the 5-year March average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Perkiomen Valley (Montgomery, PA) - Attached

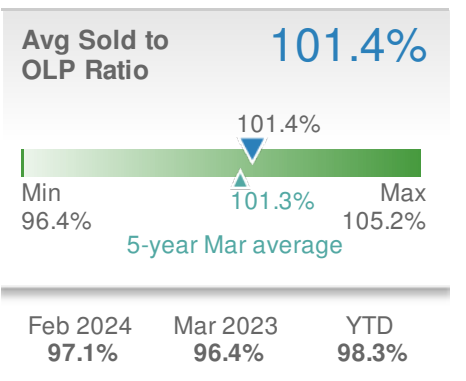
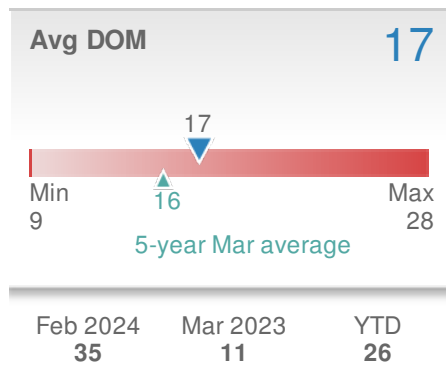
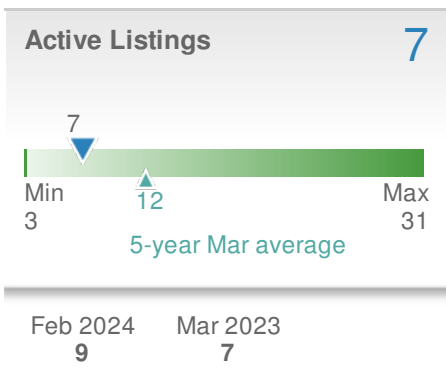
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for March was \$370,000, representing an increase of 4% compared to last month and an increase of 19.4% from Mar 2023. The average days on market for units sold in March was 17 days, 9% above the 5-year March average of 16 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from February) to 14; and a 22.2% decrease in supply to 7 active units.

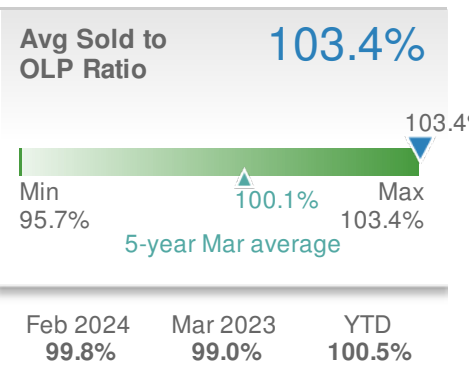
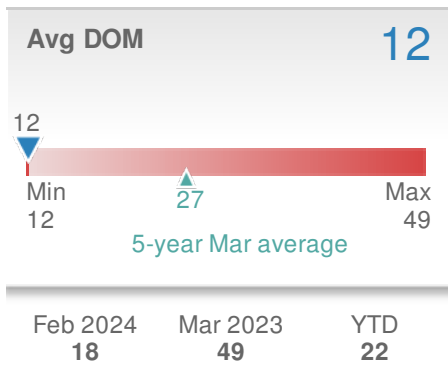
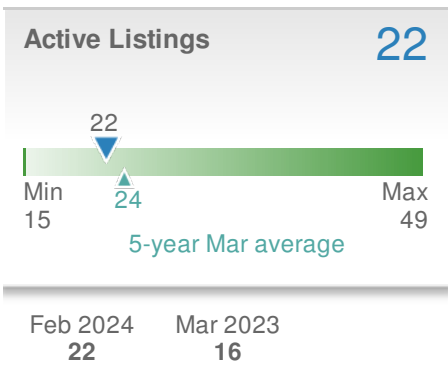
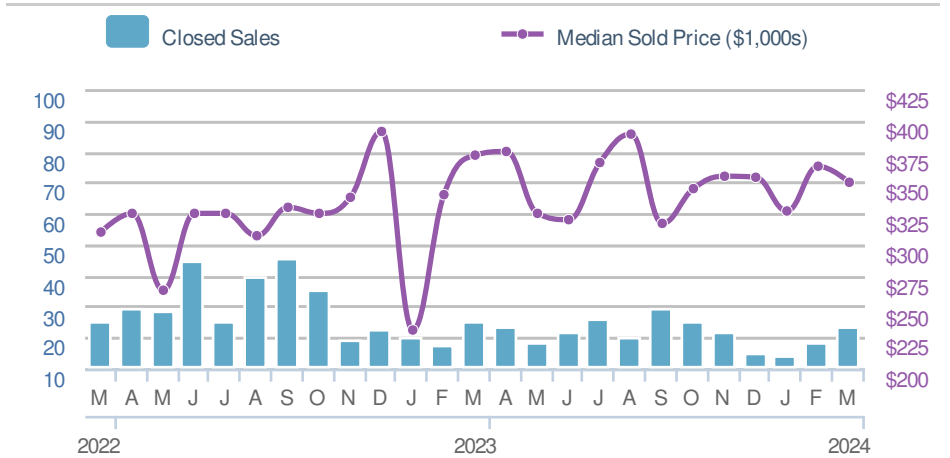
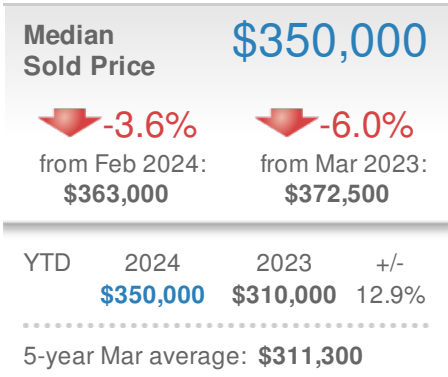
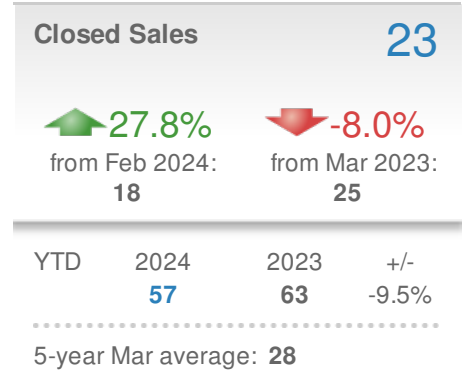
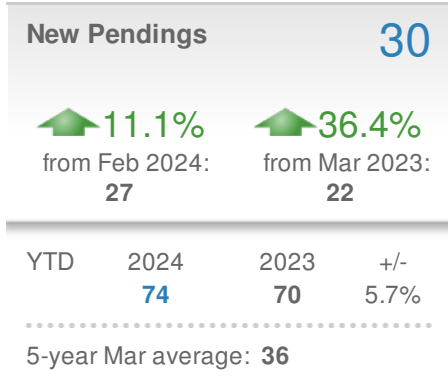
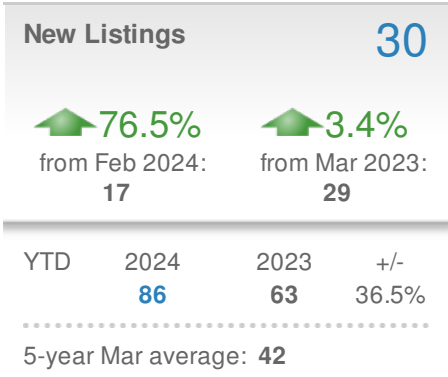
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.11 in February and a decrease from 2.43 in March 2023. The Contract Ratio is 44% lower than the 5-year March average of 3.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Pottsgrove (Montgomery, PA)

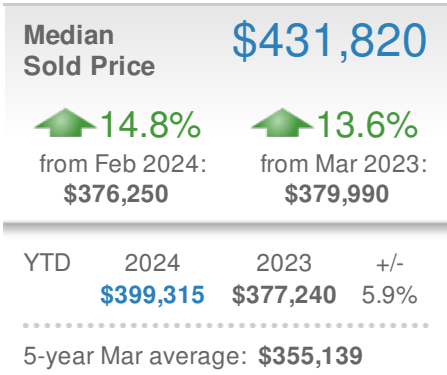
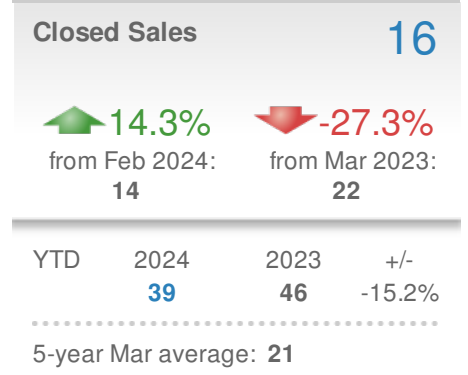
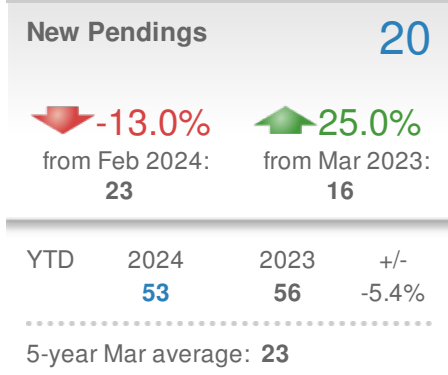
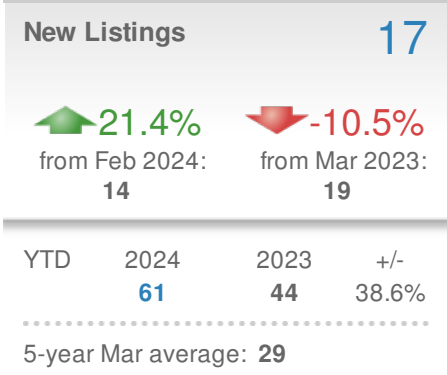
Email: ldavis@tcsr.realtor



**March 2024**

Pottsgrove (Montgomery, PA) - Detached

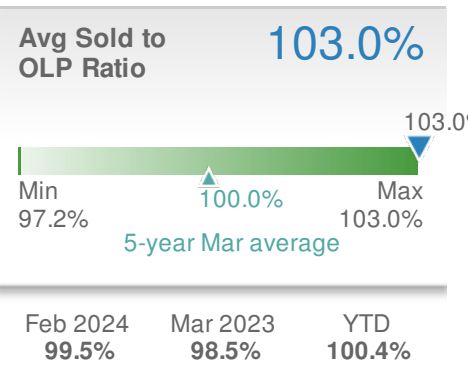
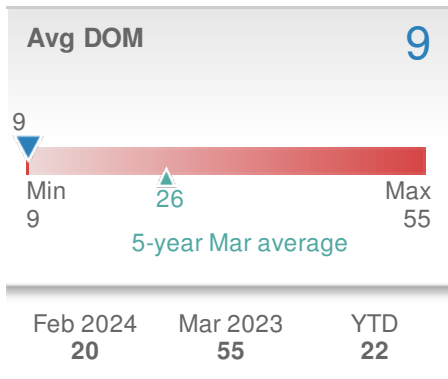
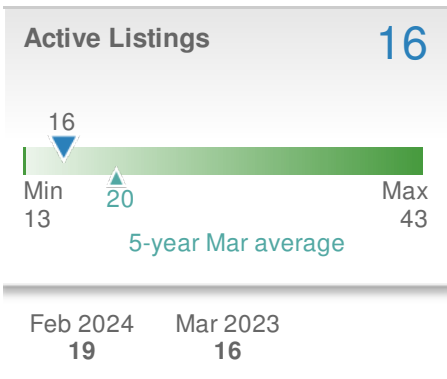
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for March was \$431,820, representing an increase of 14.8% compared to last month and an increase of 13.6% from Mar 2023. The average days on market for units sold in March was 9 days, 65% below the 5-year March average of 26 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 30; and a 15.8% decrease in supply to 16 active units.

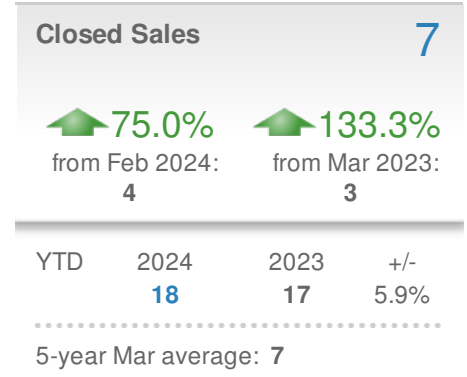
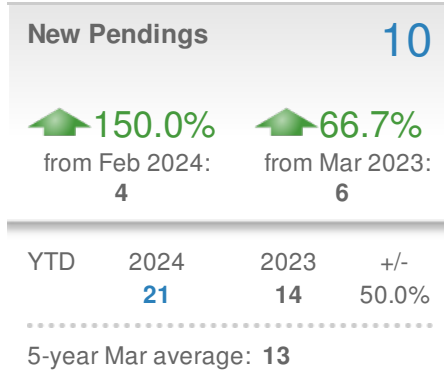
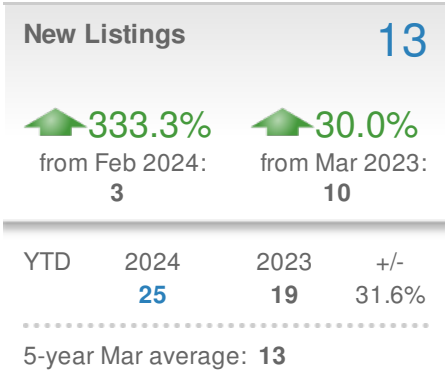
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.58 in February and a decrease from 2.06 in March 2023. The Contract Ratio is 29% lower than the 5-year March average of 2.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Pottsgrove (Montgomery, PA) - Attached

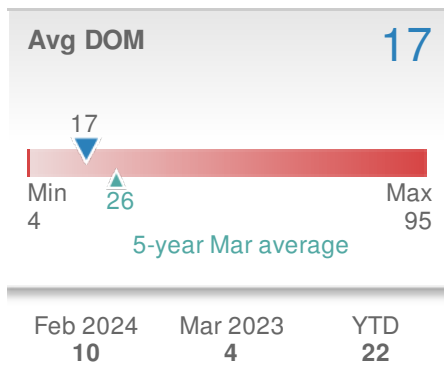
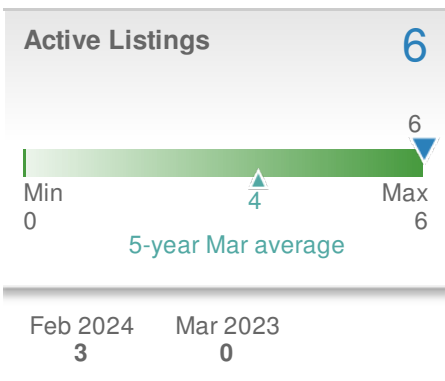
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for March was \$310,000, representing an increase of 6% compared to last month and an increase of 10.7% from Mar 2023. The average days on market for units sold in March was 17 days, 34% below the 5-year March average of 26 days. There was a 150% month over month increase in new contract activity with 10 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from February) to 12; and a 100% increase in supply to 6 active units.

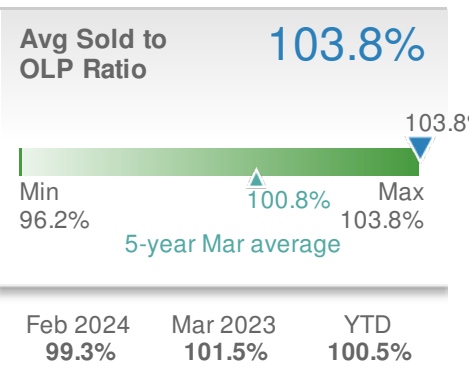
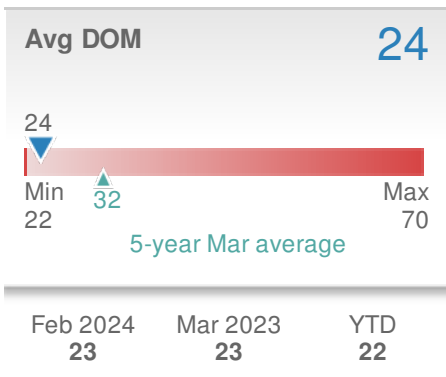
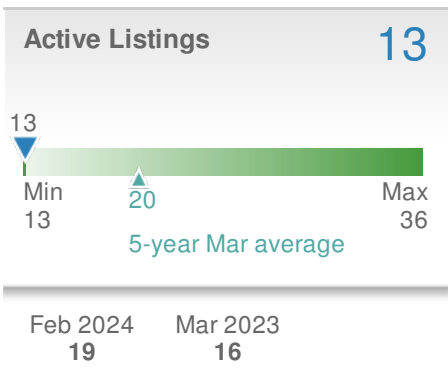
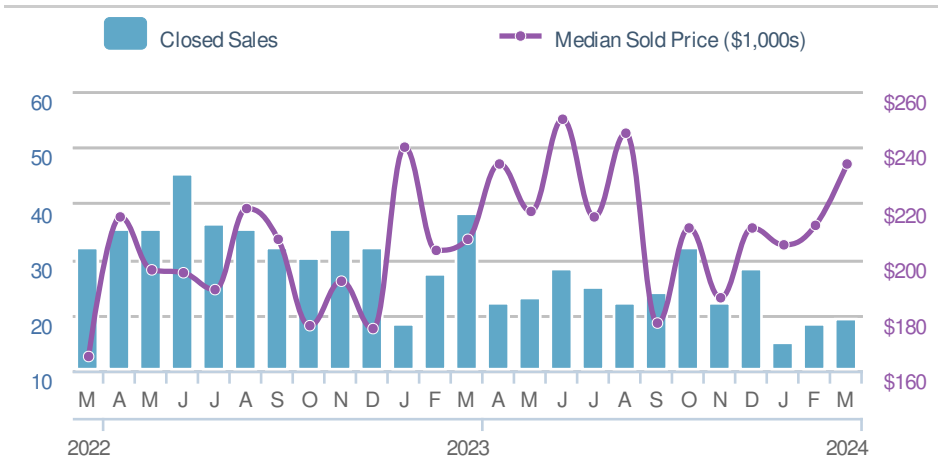
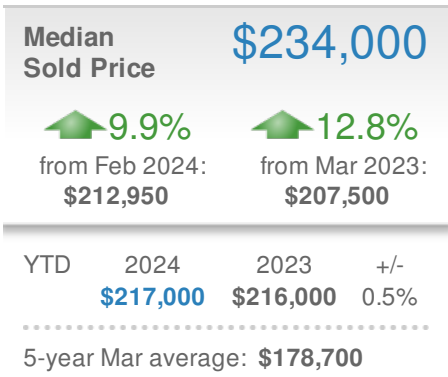
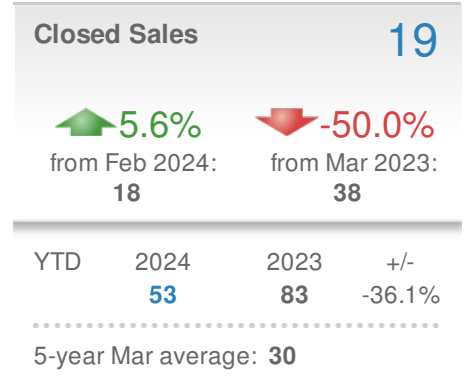
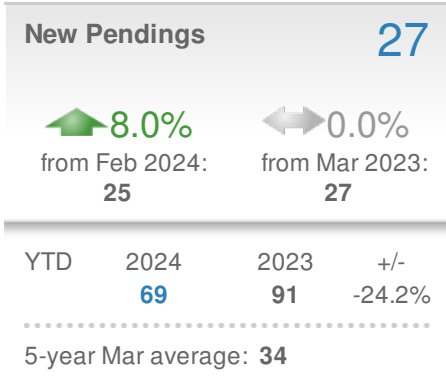
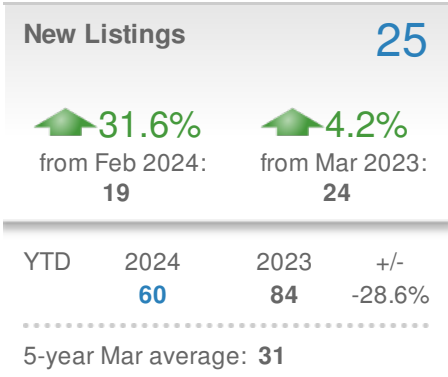
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.33 in February and an increase from 0.00 in March 2023. The Contract Ratio is 64% lower than the 5-year March average of 5.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Pottstown (Montgomery, PA)

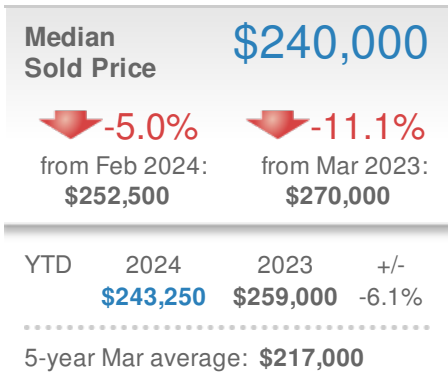
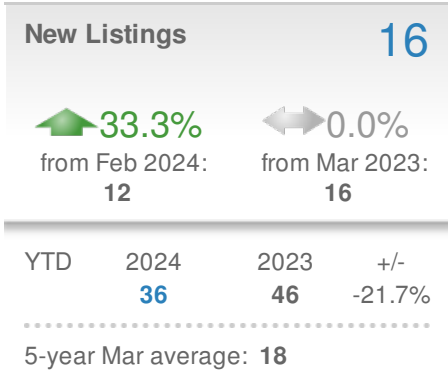
Email: ldavis@tcsr.realtor



**March 2024**

Pottstown (Montgomery, PA) - Detached

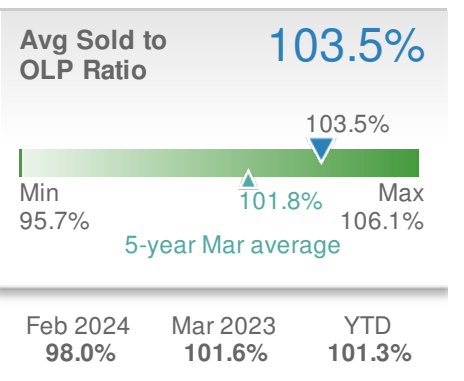
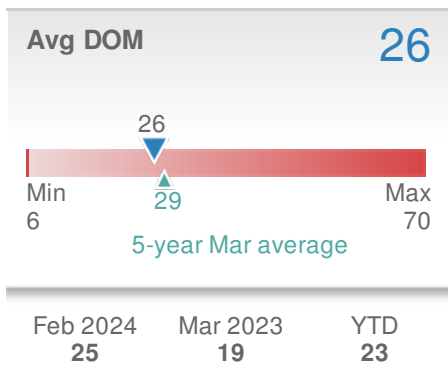
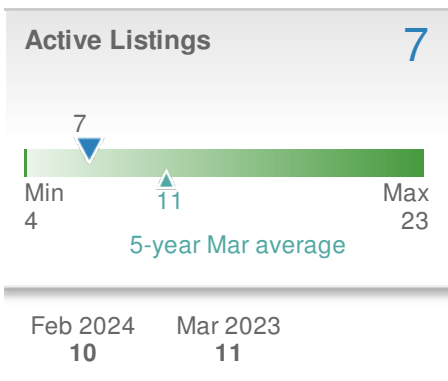
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for March was \$240,000, representing a decrease of 5% compared to last month and a decrease of 11.1% from Mar 2023. The average days on market for units sold in March was 26 days, 9% below the 5-year March average of 29 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and a 30% decrease in supply to 7 active units.

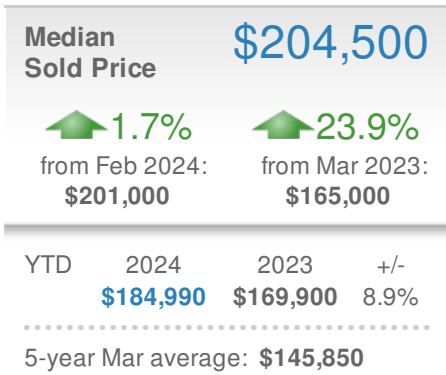
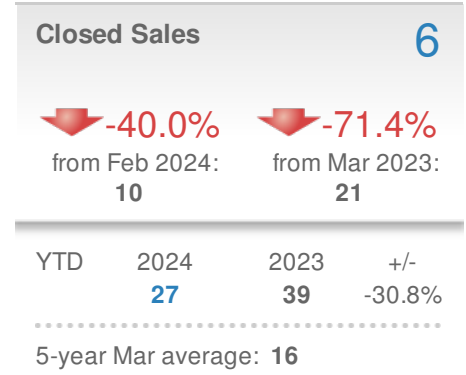
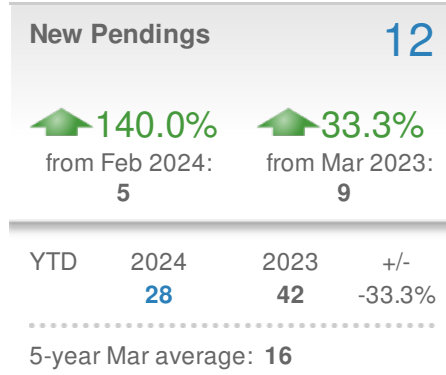
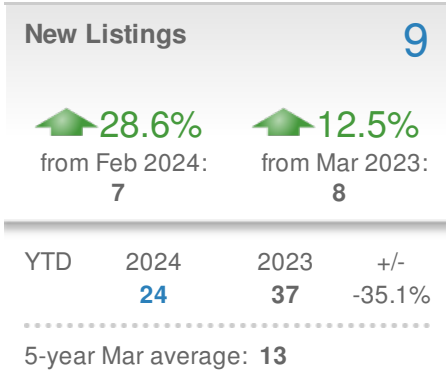
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.80 in February and an increase from 1.82 in March 2023. The Contract Ratio is 2% lower than the 5-year March average of 3.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2024**

Pottstown (Montgomery, PA) - Attached

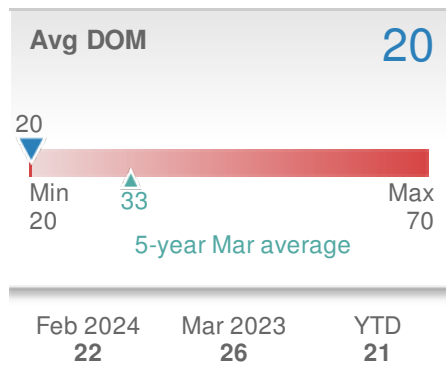
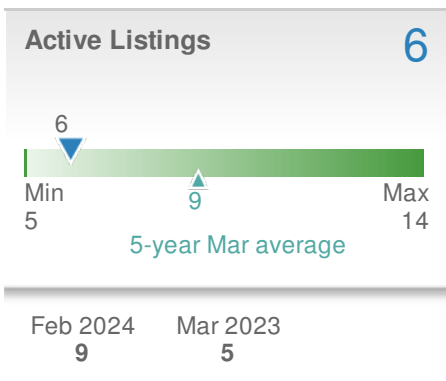
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for March was \$204,500, representing an increase of 1.7% compared to last month and an increase of 23.9% from Mar 2023. The average days on market for units sold in March was 20 days, 39% below the 5-year March average of 33 days. There was a 140% month over month increase in new contract activity with 12 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 13; and a 33.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.00 in February and an increase from 2.00 in March 2023. The Contract Ratio is 13% lower than the 5-year March average of 2.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

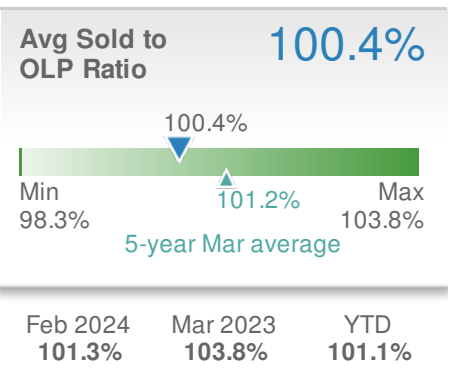
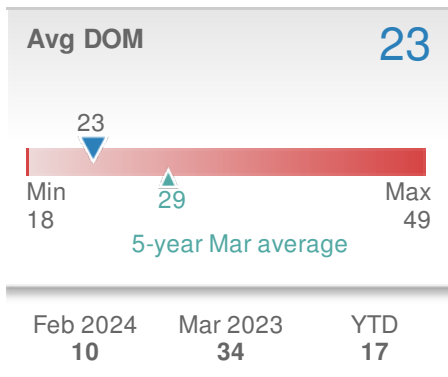
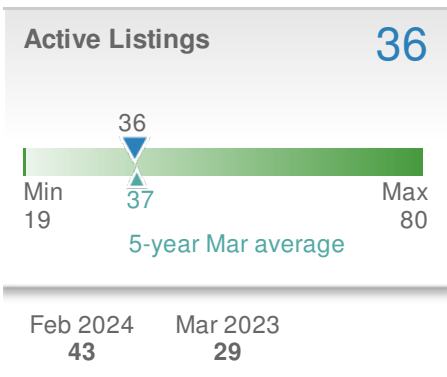
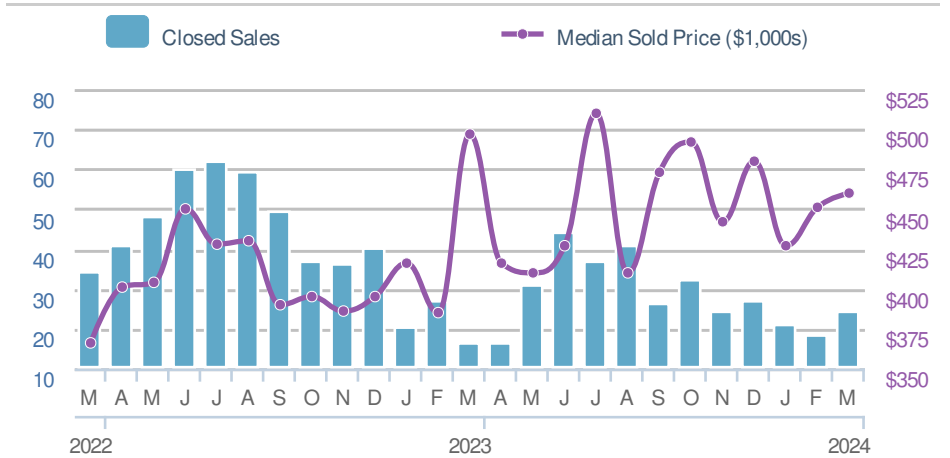
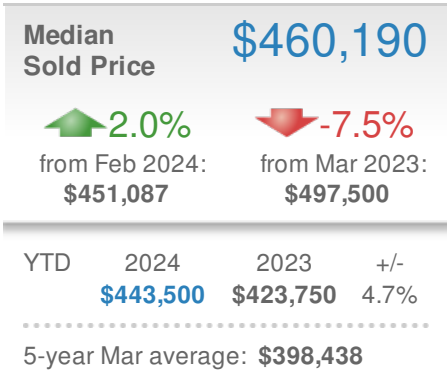
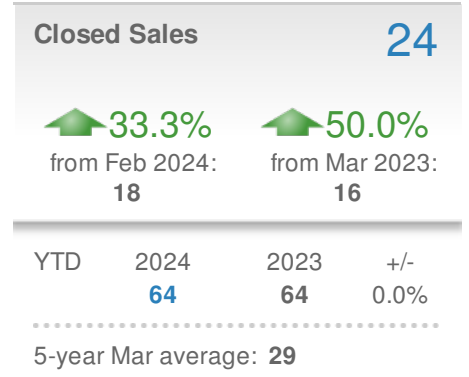
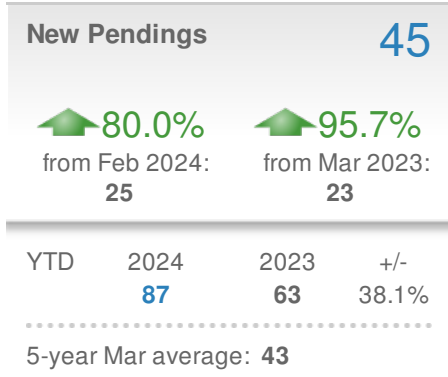
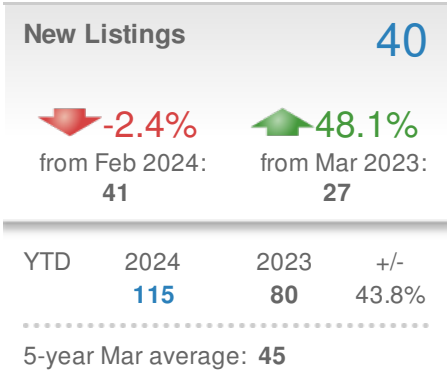




## March 2024

### Souderton Area (Montgomery, PA)

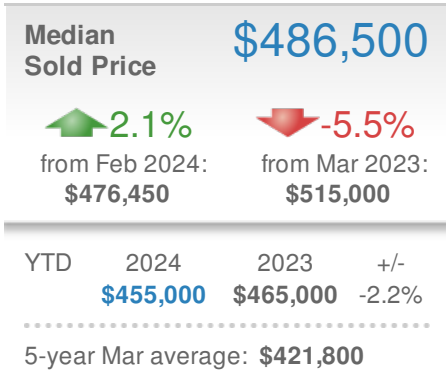
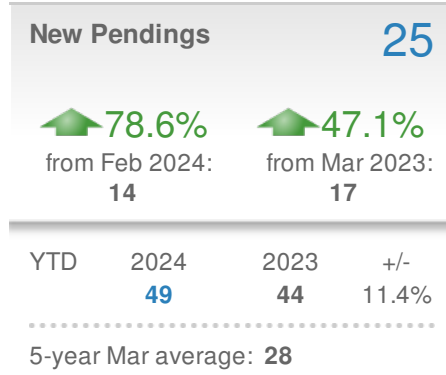
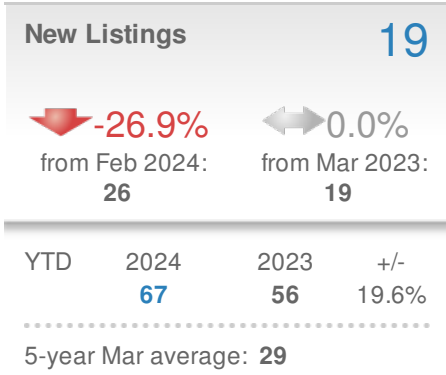
Email: ldavis@tcsr.realtor



**March 2024**

Souderton Area (Montgomery, PA) - Detached

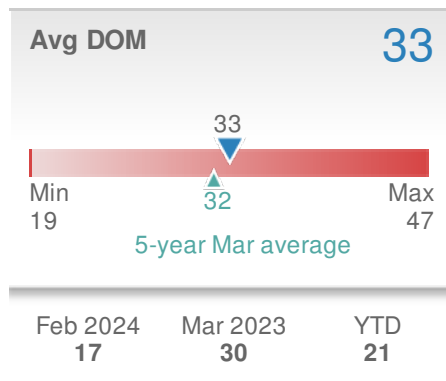
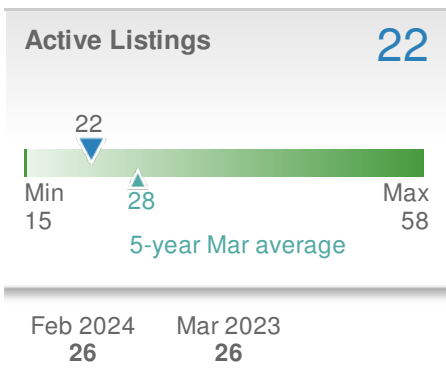
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for March was \$486,500, representing an increase of 2.1% compared to last month and a decrease of 5.5% from Mar 2023. The average days on market for units sold in March was 33 days, 3% above the 5-year March average of 32 days. There was a 78.6% month over month increase in new contract activity with 25 New Pendings; a 73.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 33; and a 15.4% decrease in supply to 22 active units.

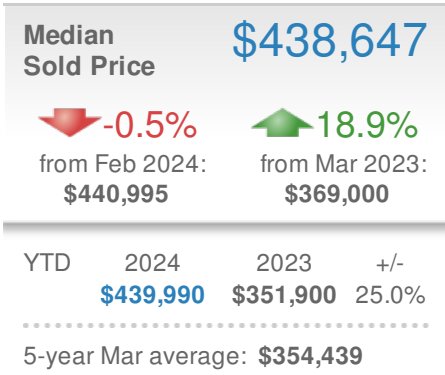
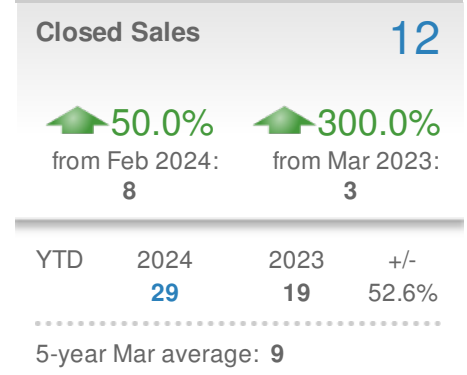
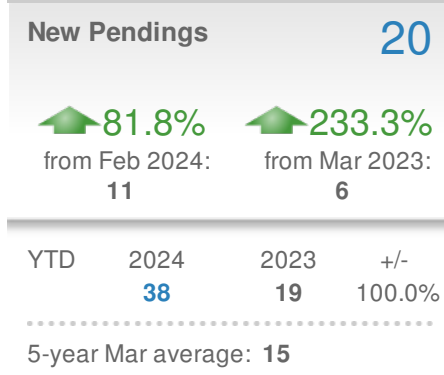
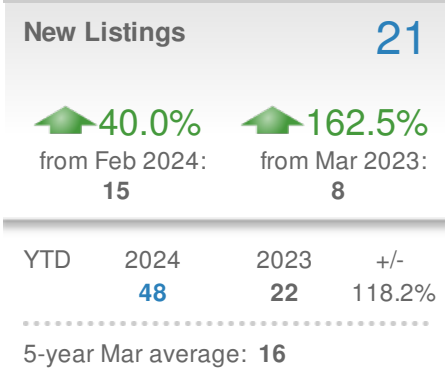
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.73 in February and an increase from 0.96 in March 2023. The Contract Ratio is 31% lower than the 5-year March average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Souderton Area (Montgomery, PA) - Attached

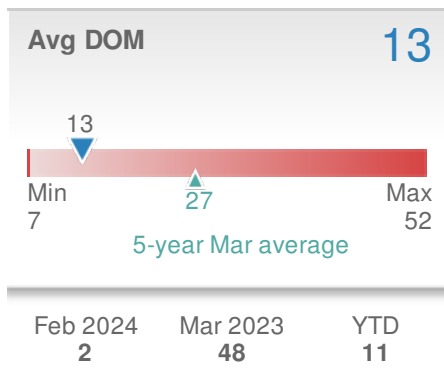
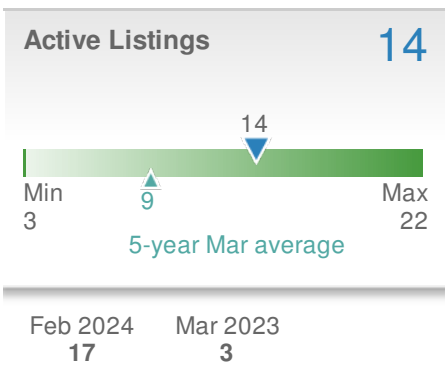
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for March was \$438,647, representing a decrease of 0.5% compared to last month and an increase of 18.9% from Mar 2023. The average days on market for units sold in March was 13 days, 51% below the 5-year March average of 27 days. There was an 81.8% month over month increase in new contract activity with 20 New Pendings; a 21.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 40; and a 17.6% decrease in supply to 14 active units.

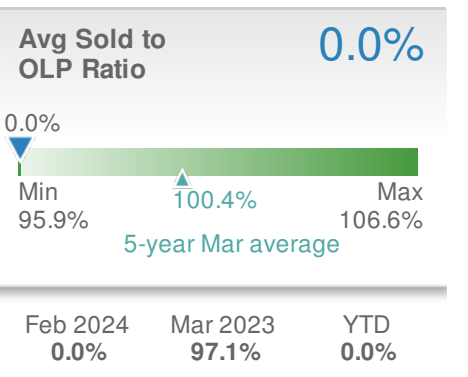
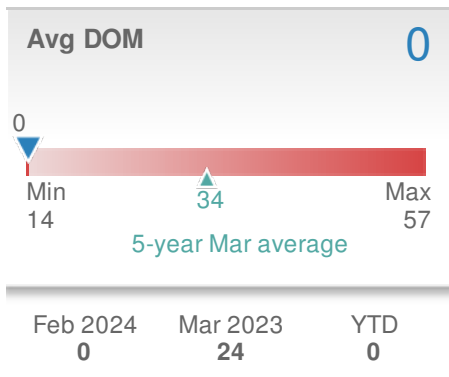
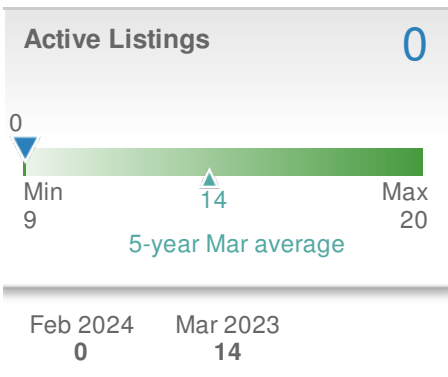
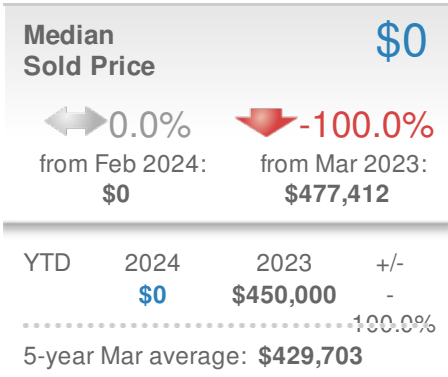
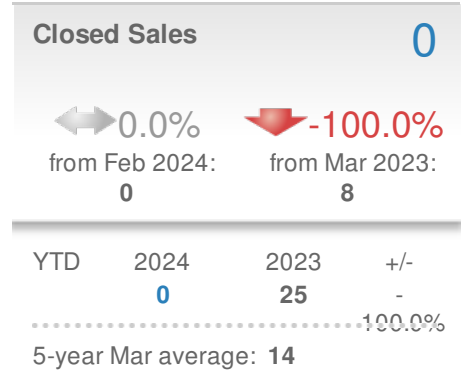
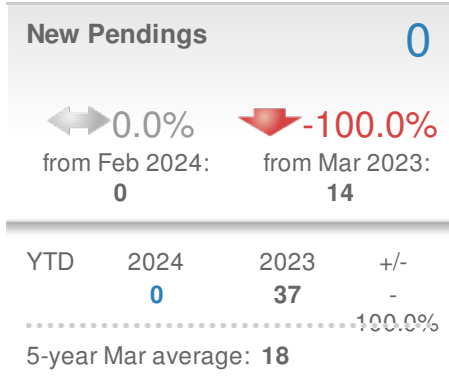
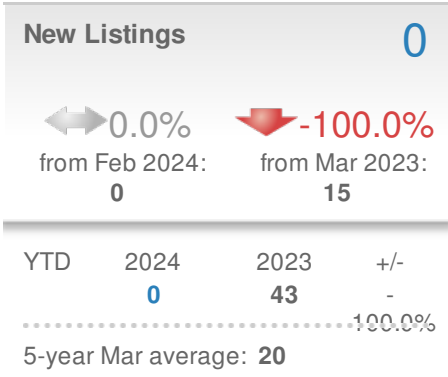
This activity resulted in a Contract Ratio of 2.86 pendings per active listing, up from 1.94 in February and a decrease from 3.00 in March 2023. The Contract Ratio is 33% lower than the 5-year March average of 4.25. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2024**

Springfield (Montgomery, PA)

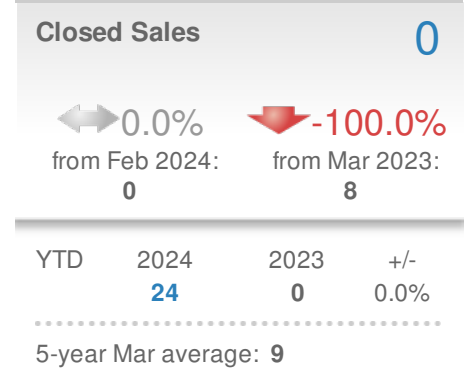
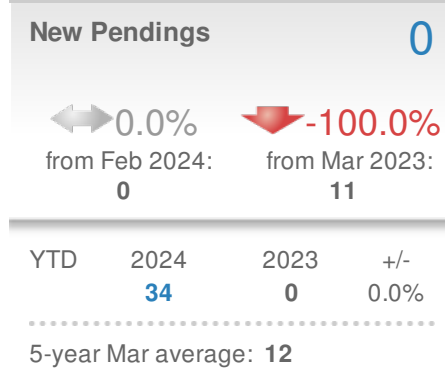
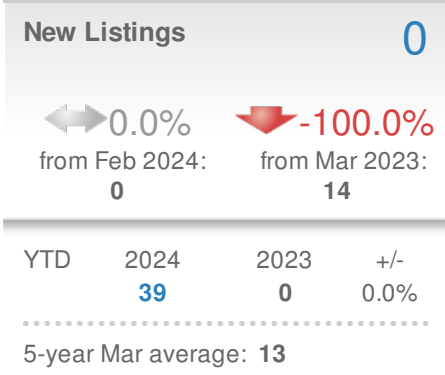
Email: ldavis@tcsr.realtor



**March 2024**

Springfield (Montgomery, PA) - Detached

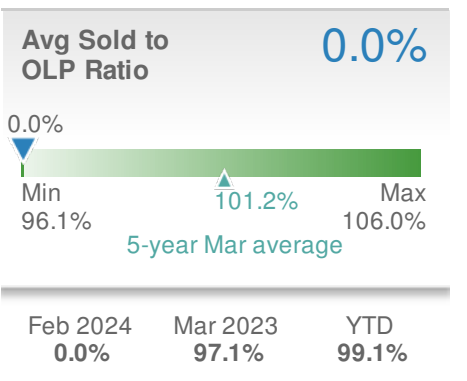
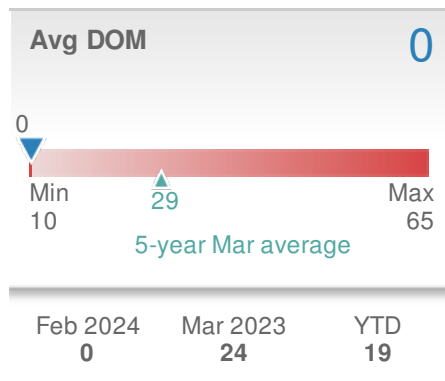
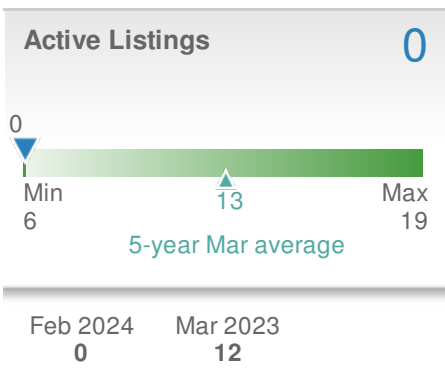
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 29 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 February) with 0; and no change in supply with 0 active units.

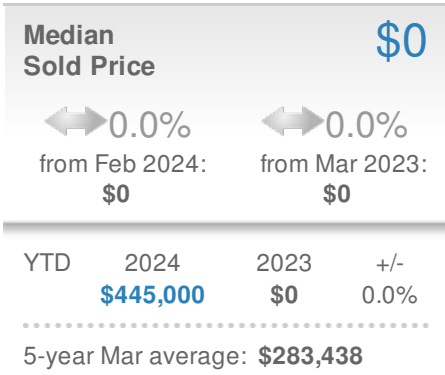
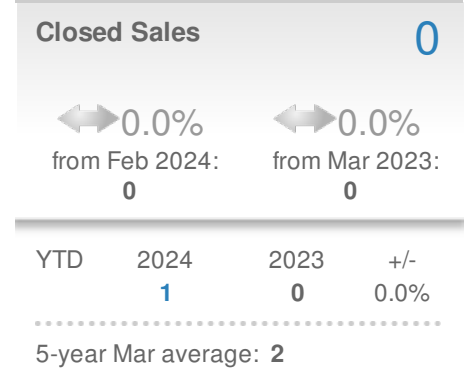
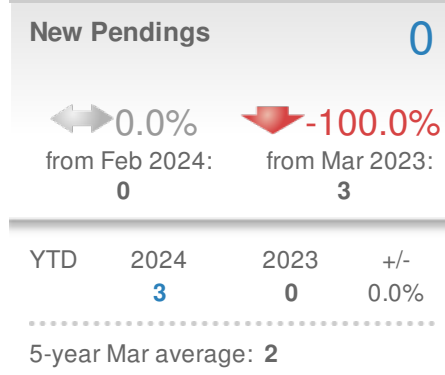
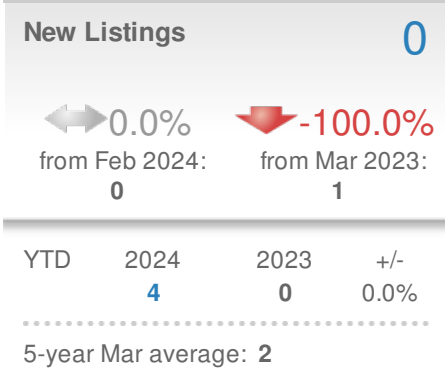
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and a decrease from 1.50 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2024**

Springfield (Montgomery, PA) - Attached

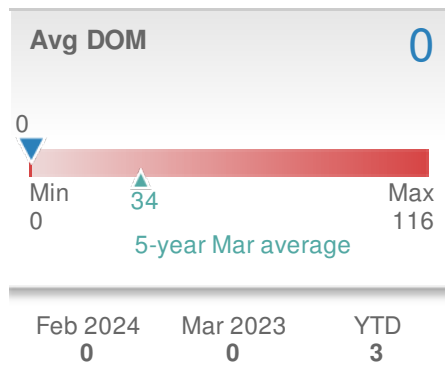
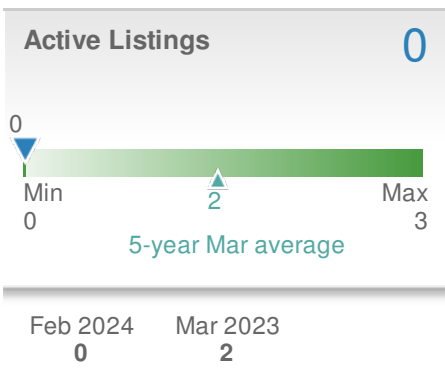
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and no change from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 34 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 February) with 0; and no change in supply with 0 active units.

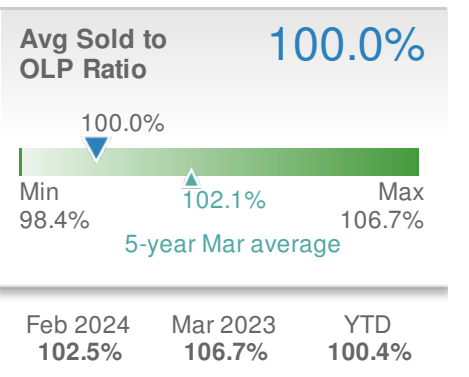
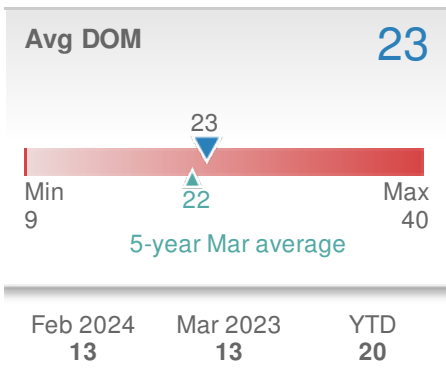
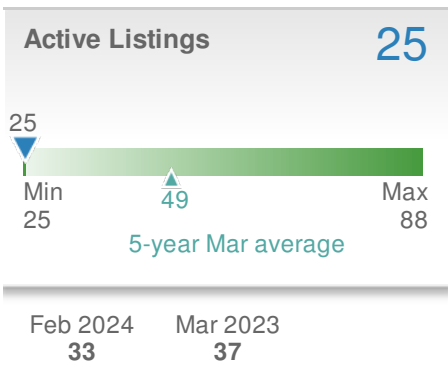
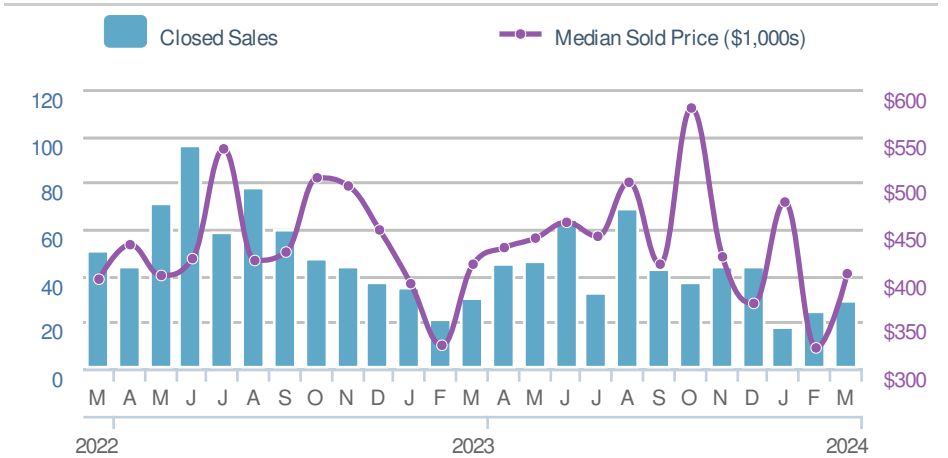
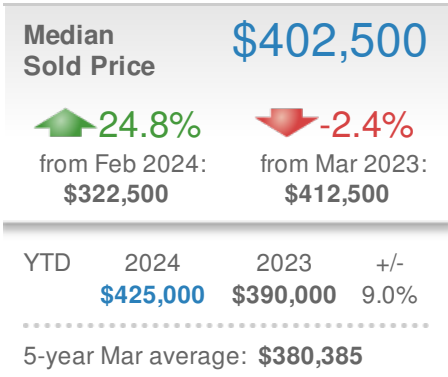
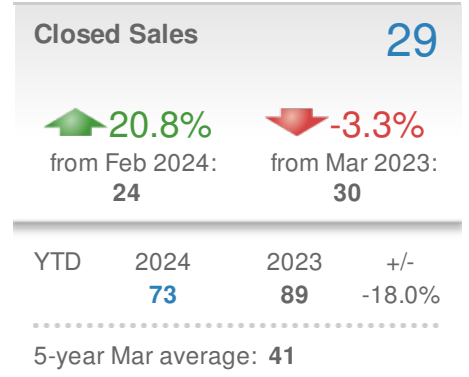
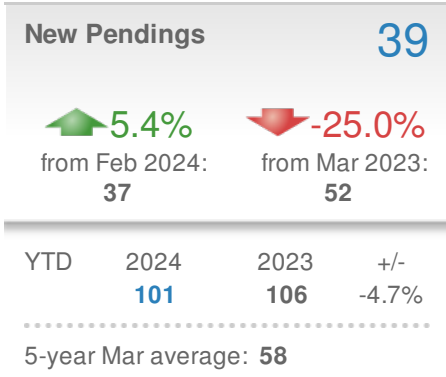
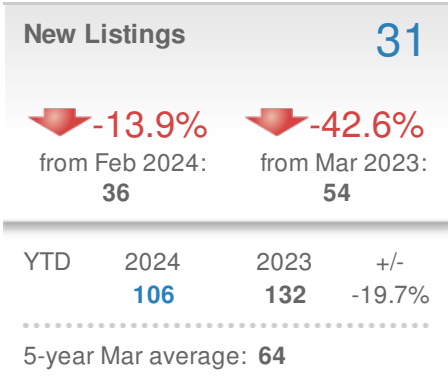
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and a decrease from 1.50 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Spring-Ford Area (Montgomery, PA)

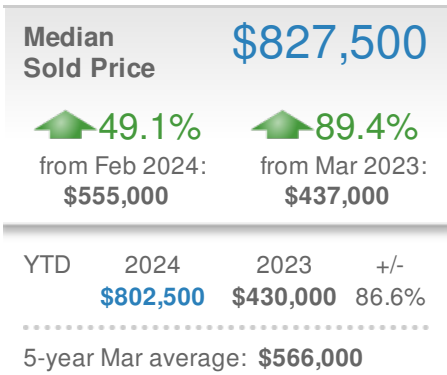
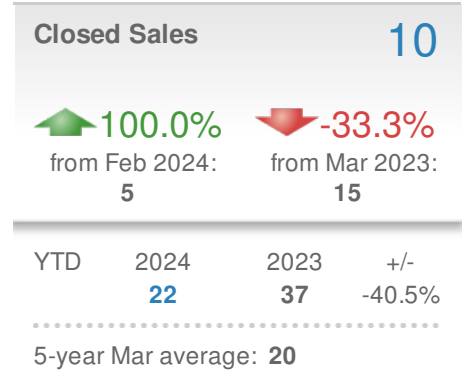
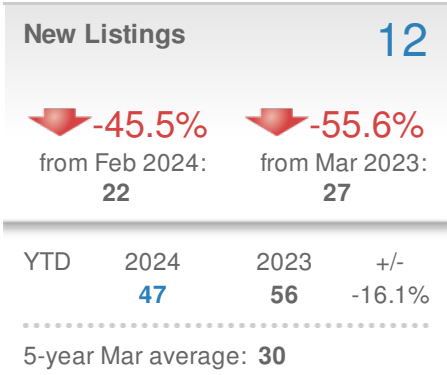
Email: ldavis@tcsr.realtor



**March 2024**

Spring-Ford Area (Montgomery, PA) - Detached

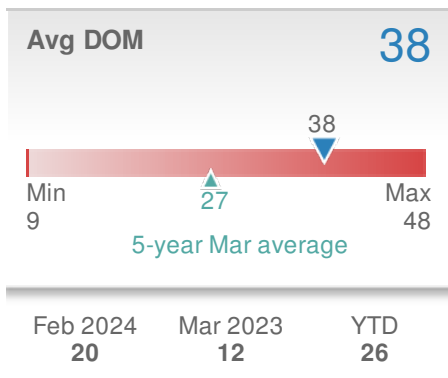
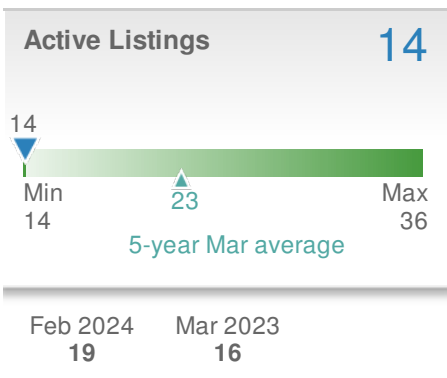
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for March was \$827,500, representing an increase of 49.1% compared to last month and an increase of 89.4% from Mar 2023. The average days on market for units sold in March was 38 days, 39% above the 5-year March average of 27 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; a 30.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 30; and a 26.3% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 2.14 pendings per active listing, up from 1.21 in February and an increase from 1.75 in March 2023. The Contract Ratio is 2% higher than the 5-year March average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

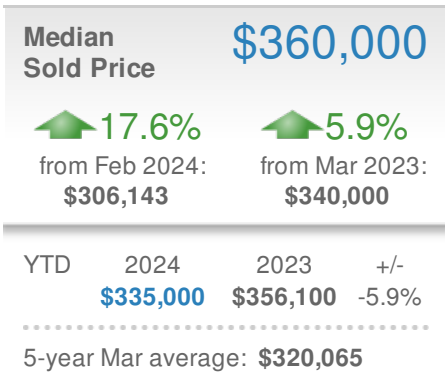
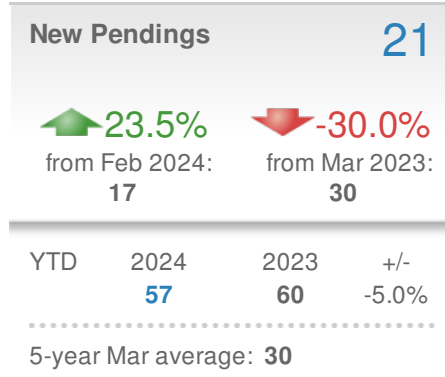
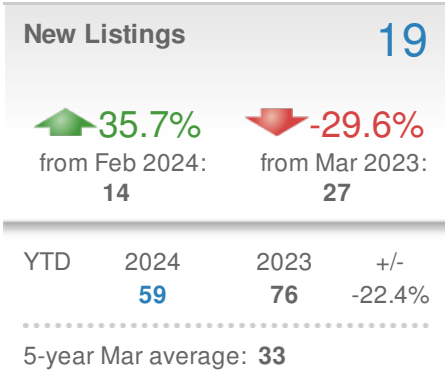




**March 2024**

Spring-Ford Area (Montgomery, PA) - Attached

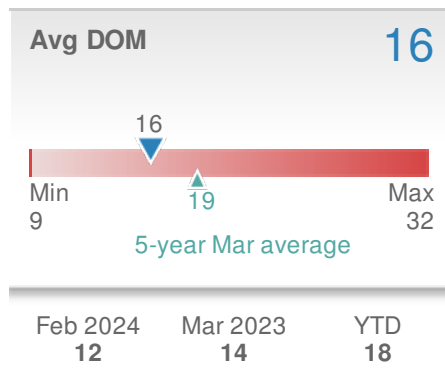
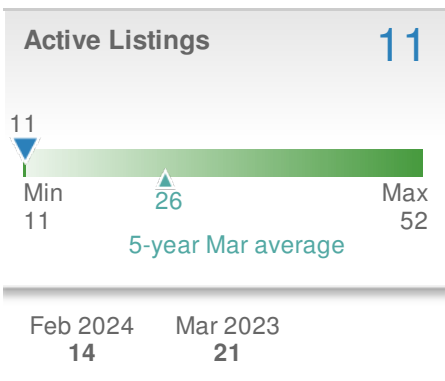
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for March was \$360,000, representing an increase of 17.6% compared to last month and an increase of 5.9% from Mar 2023. The average days on market for units sold in March was 16 days, 16% below the 5-year March average of 19 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 24; and a 21.4% decrease in supply to 11 active units.

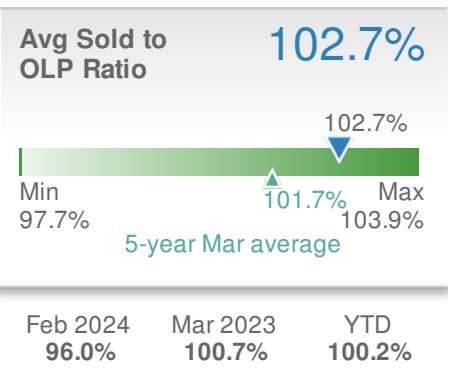
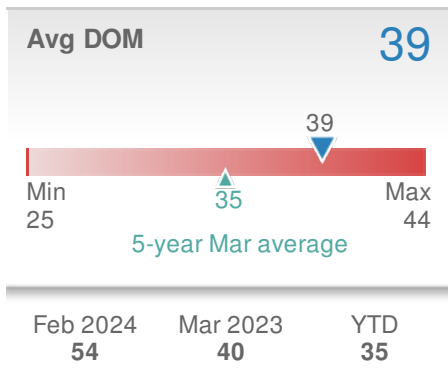
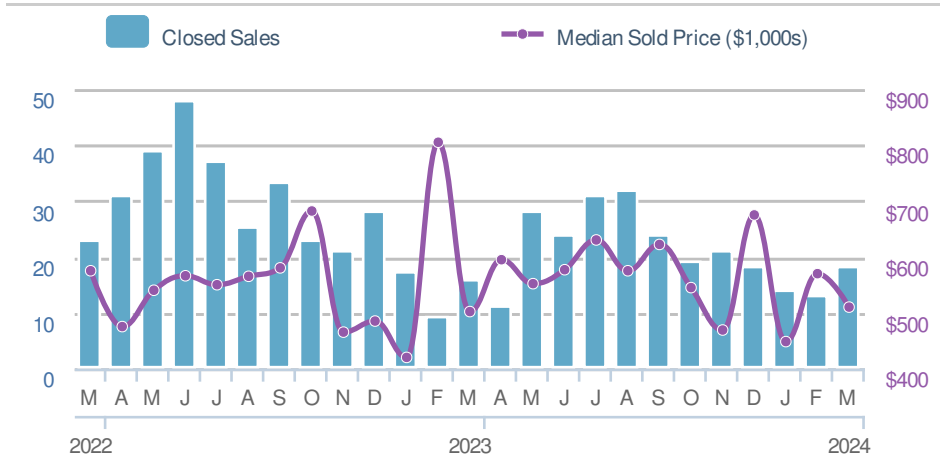
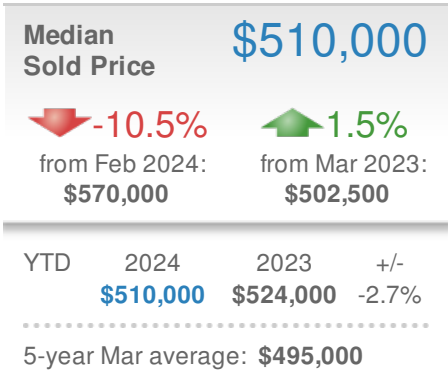
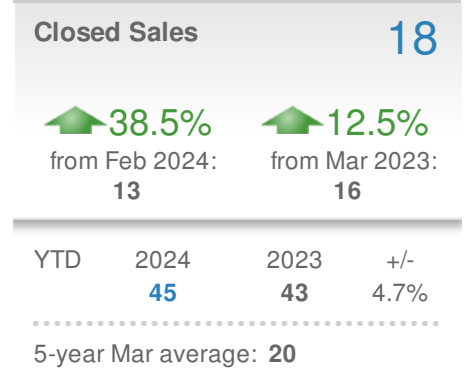
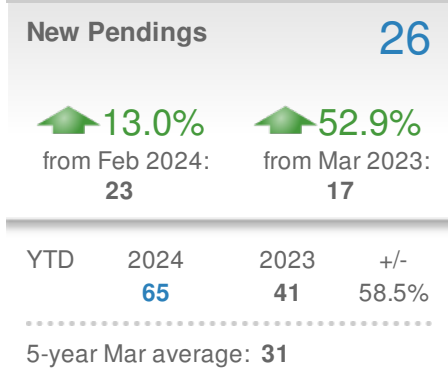
This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 1.71 in February and an increase from 2.05 in March 2023. The Contract Ratio is 3% lower than the 5-year March average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2024**

Upper Dublin (Montgomery, PA)

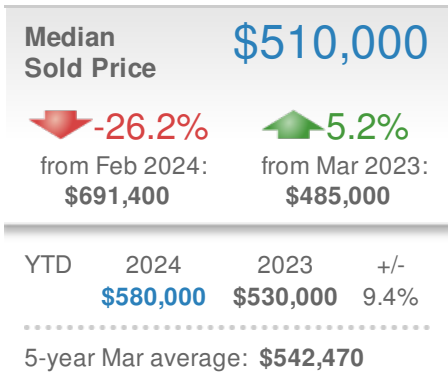
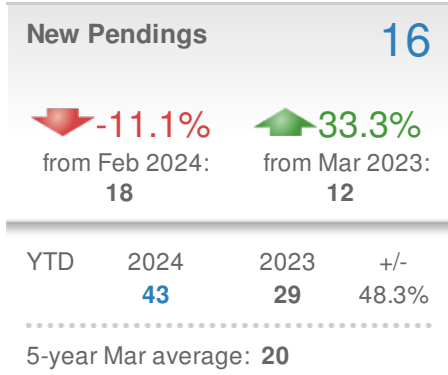
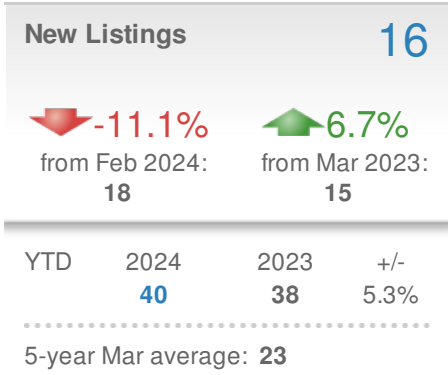
Email: ldavis@tcsr.realtor



**March 2024**

Upper Dublin (Montgomery, PA) - Detached

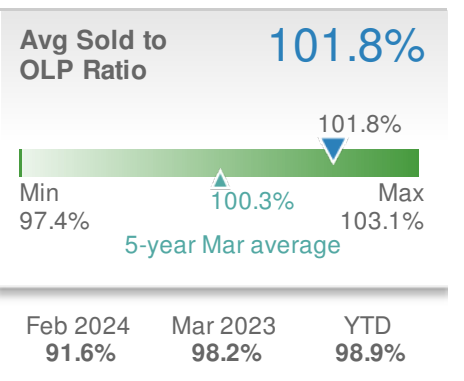
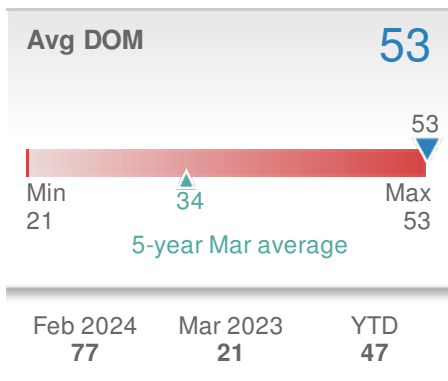
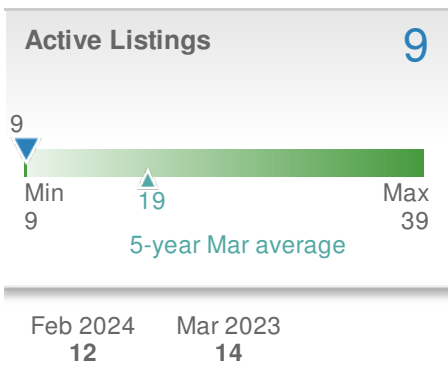
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for March was \$510,000, representing a decrease of 26.2% compared to last month and an increase of 5.2% from Mar 2023. The average days on market for units sold in March was 53 days, 55% above the 5-year March average of 34 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 23.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and a 25% decrease in supply to 9 active units.

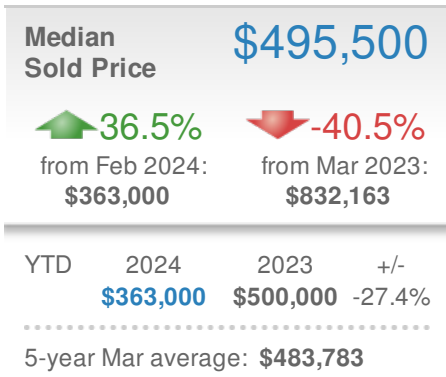
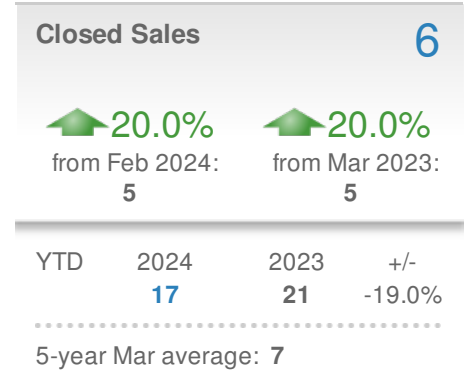
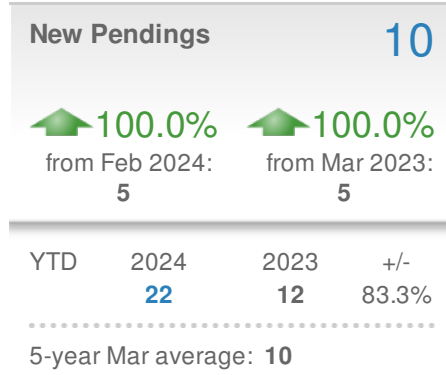
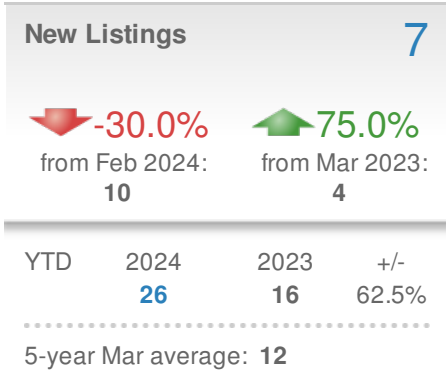
This activity resulted in a Contract Ratio of 2.89 pendings per active listing, up from 1.75 in February and an increase from 1.14 in March 2023. The Contract Ratio is 45% higher than the 5-year March average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Upper Dublin (Montgomery, PA) - Attached

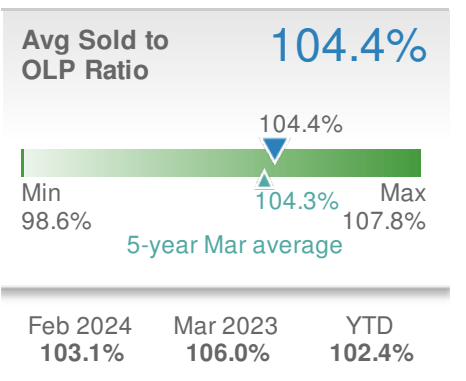
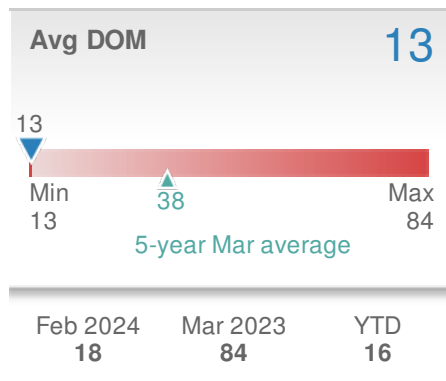
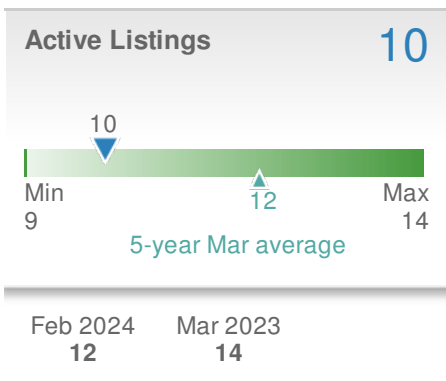
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for March was \$495,500, representing an increase of 36.5% compared to last month and a decrease of 40.5% from Mar 2023. The average days on market for units sold in March was 13 days, 66% below the 5-year March average of 38 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 16.7% decrease in supply to 10 active units.

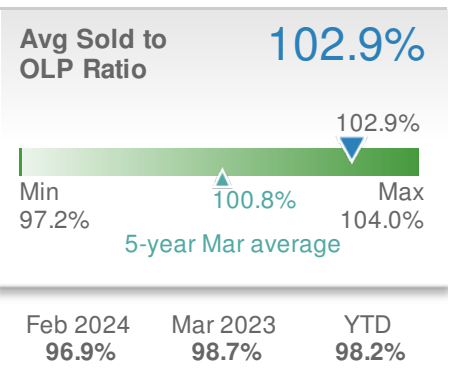
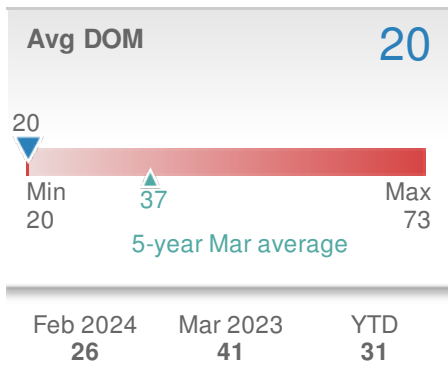
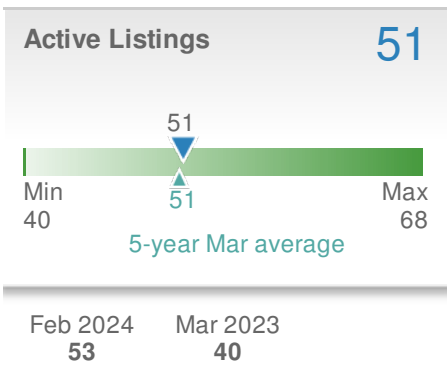
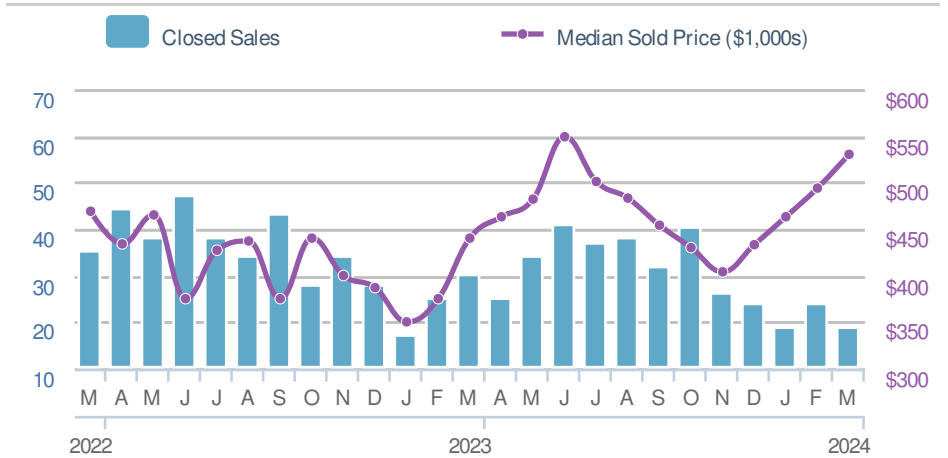
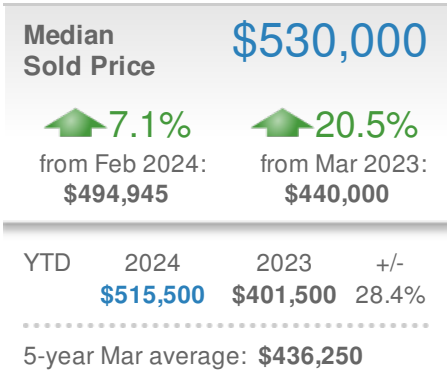
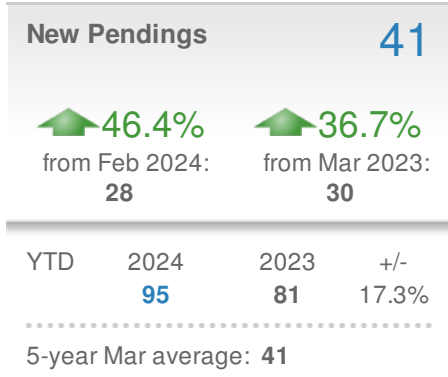
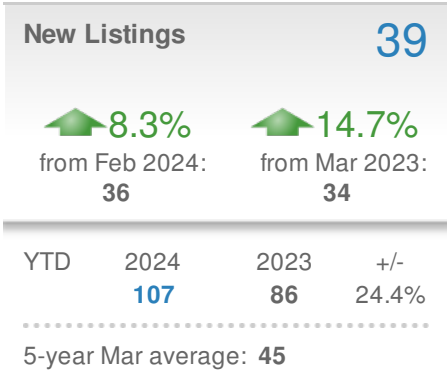
This activity resulted in a Contract Ratio of 1.90 pendings per active listing, up from 1.25 in February and an increase from 1.00 in March 2023. The Contract Ratio is 7% lower than the 5-year March average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## March 2024

### Upper Merion Area (Montgomery, PA)

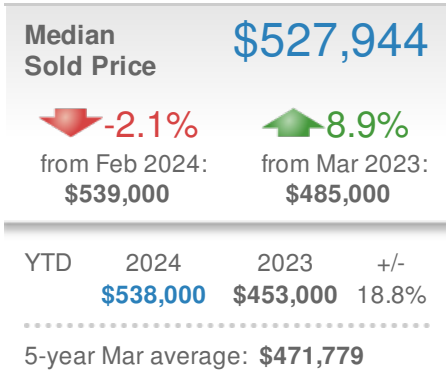
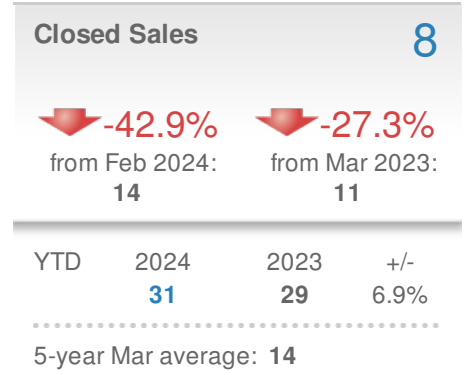
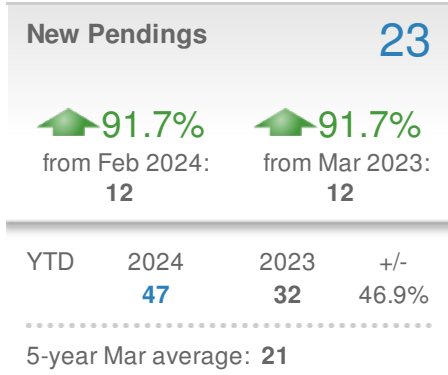
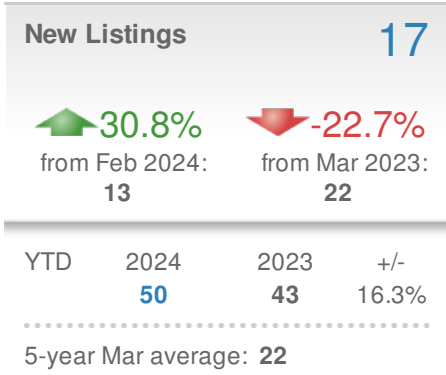
Email: ldavis@tcsr.realtor



**March 2024**

Upper Merion Area (Montgomery, PA) - Detached

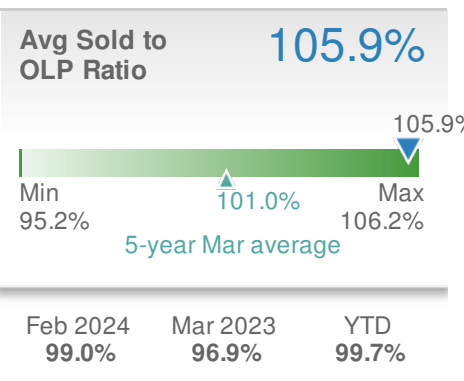
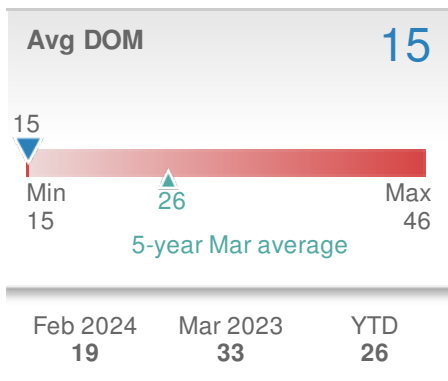
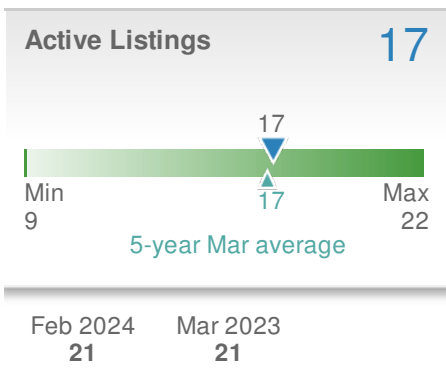
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for March was \$527,944, representing a decrease of 2.1% compared to last month and an increase of 8.9% from Mar 2023. The average days on market for units sold in March was 15 days, 43% below the 5-year March average of 26 days. There was a 91.7% month over month increase in new contract activity with 23 New Pendings; a 125% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and a 19% decrease in supply to 17 active units.

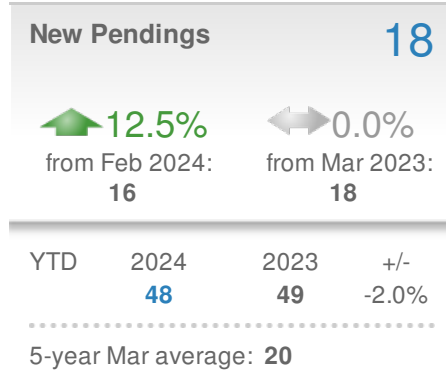
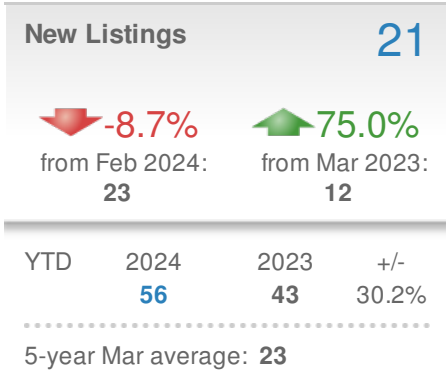
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 0.57 in February and an increase from 0.76 in March 2023. The Contract Ratio is 22% lower than the 5-year March average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Upper Merion Area (Montgomery, PA) - Attached

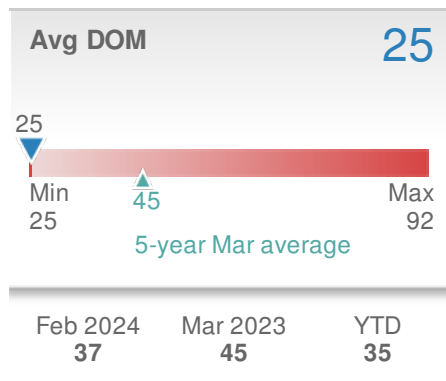
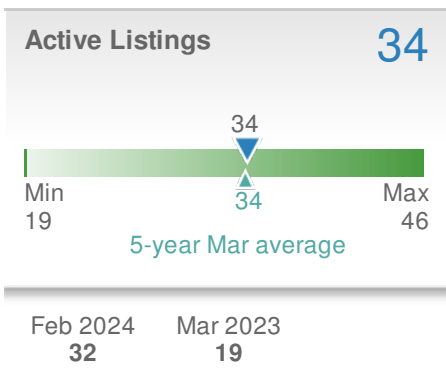
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for March was \$530,000, representing an increase of 54.7% compared to last month and an increase of 23.3% from Mar 2023. The average days on market for units sold in March was 25 days, 44% below the 5-year March average of 45 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 23; and a 6.3% increase in supply to 34 active units.

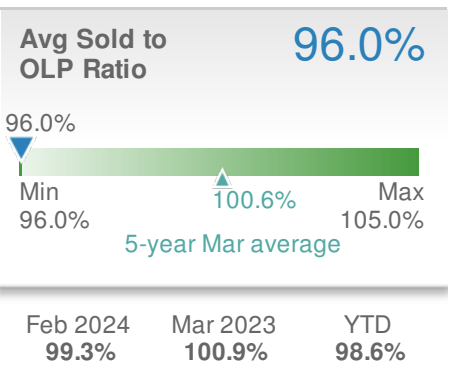
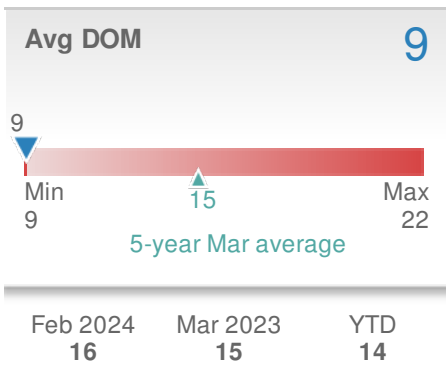
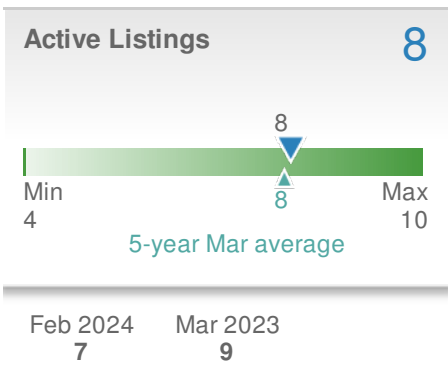
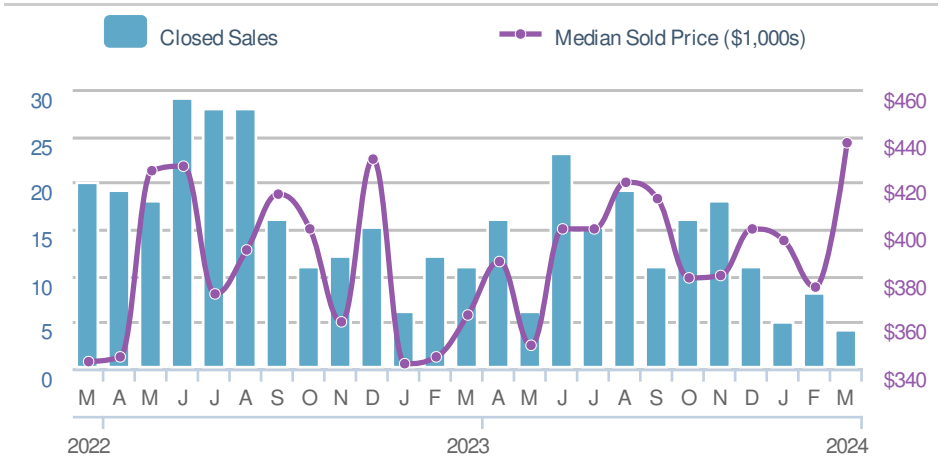
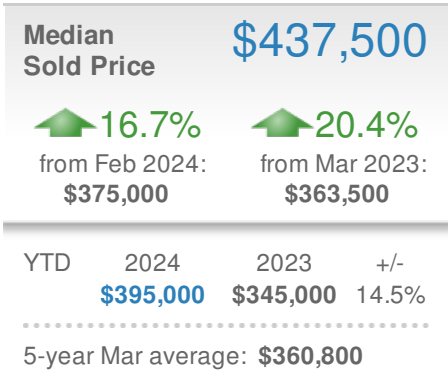
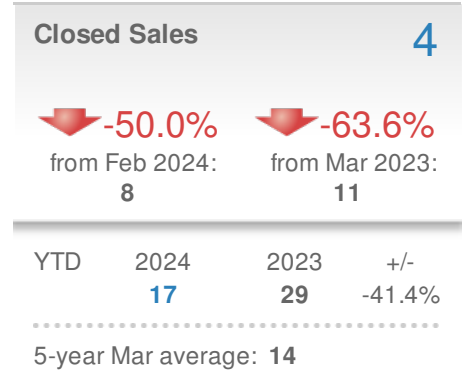
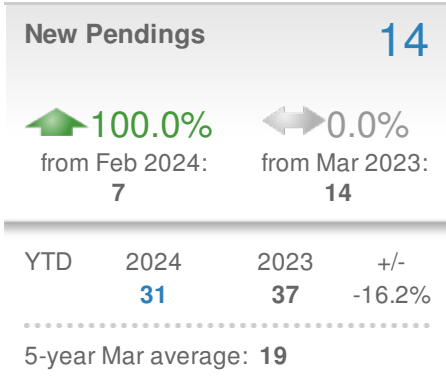
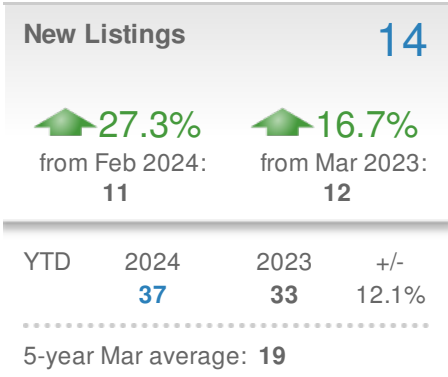
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.72 in February and a decrease from 1.05 in March 2023. The Contract Ratio is 43% lower than the 5-year March average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

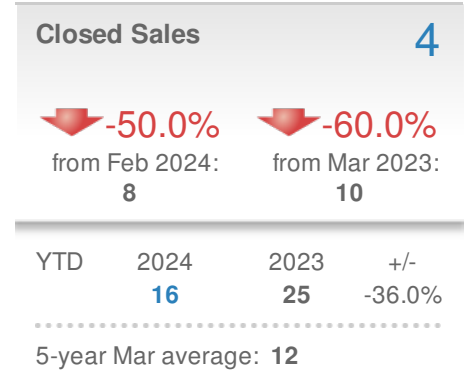
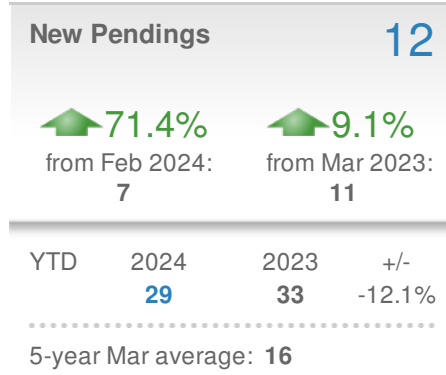




**March 2024**

Upper Moreland (Montgomery, PA) - Detached

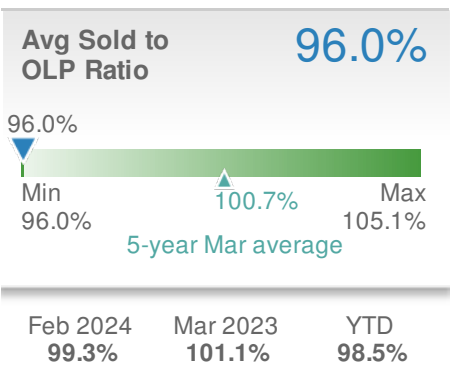
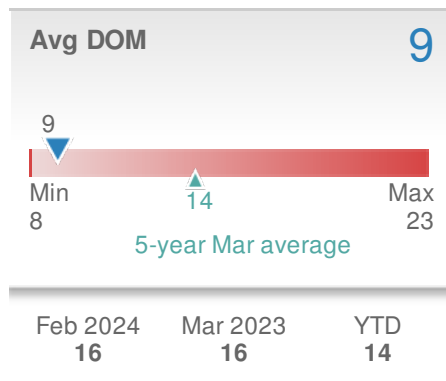
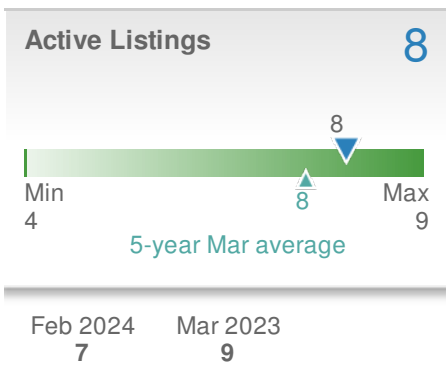
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for March was \$437,500, representing an increase of 16.7% compared to last month and an increase of 11.7% from Mar 2023. The average days on market for units sold in March was 9 days, 38% below the 5-year March average of 14 days. There was a 71.4% month over month increase in new contract activity with 12 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 14.3% increase in supply to 8 active units.

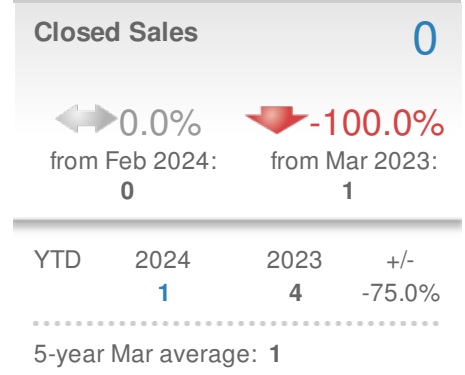
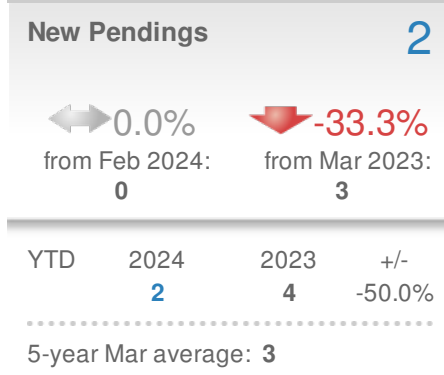
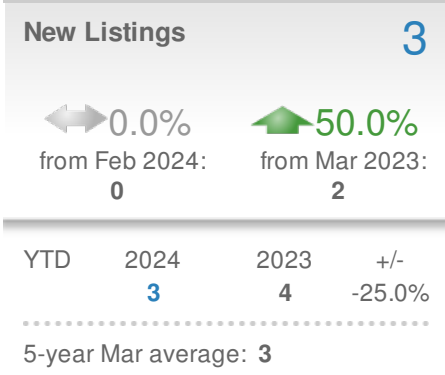
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.43 in February and an increase from 2.00 in March 2023. The Contract Ratio is 35% lower than the 5-year March average of 3.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Upper Moreland (Montgomery, PA) - Attached

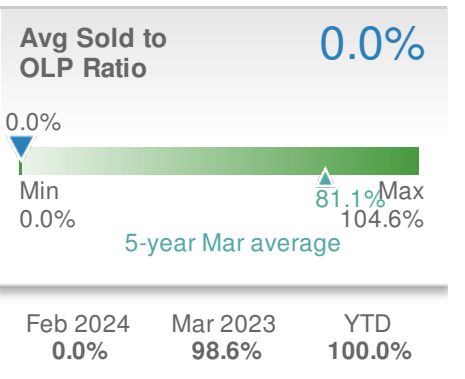
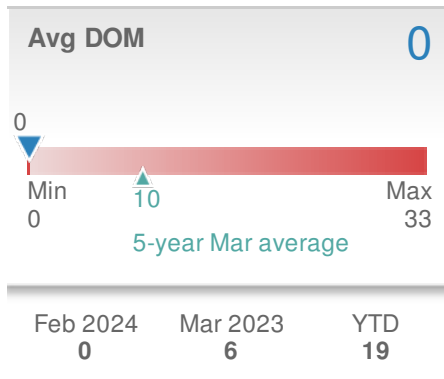
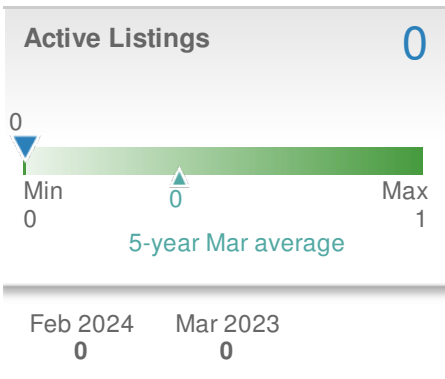
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 10 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from February) to 2; and no change in supply with 0 active units.

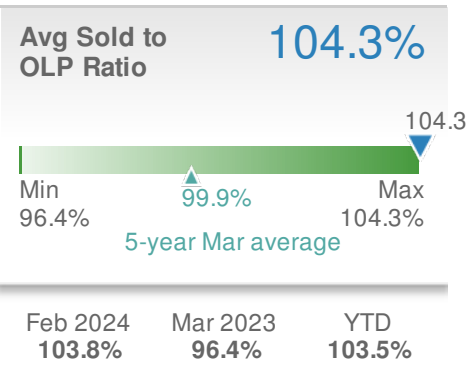
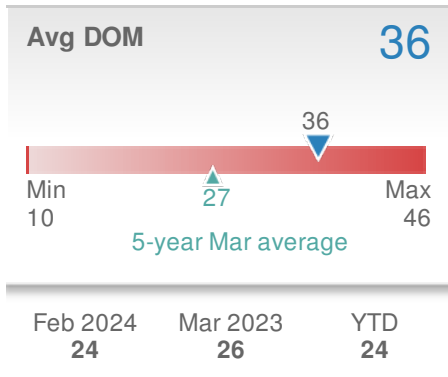
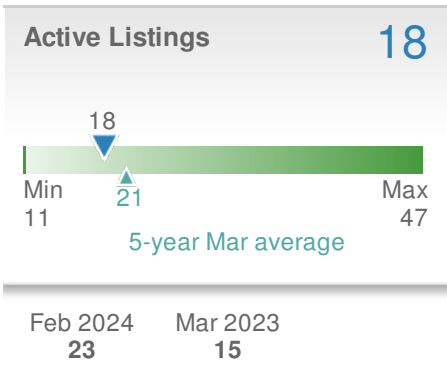
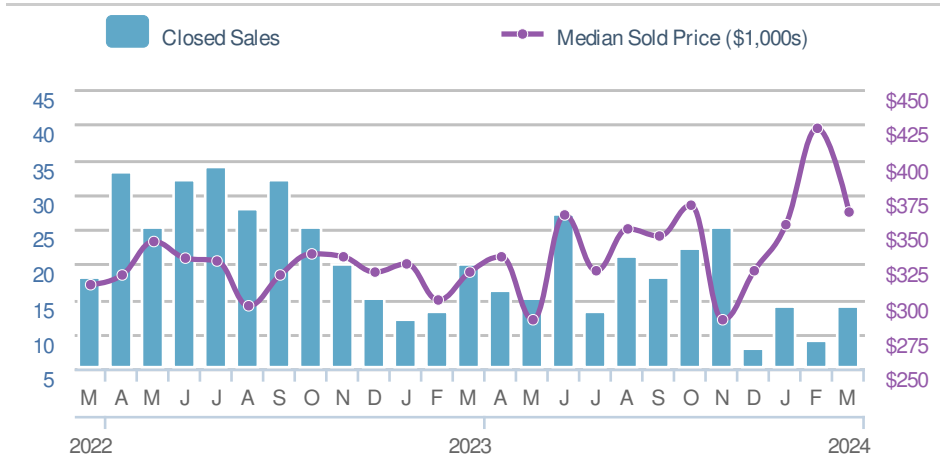
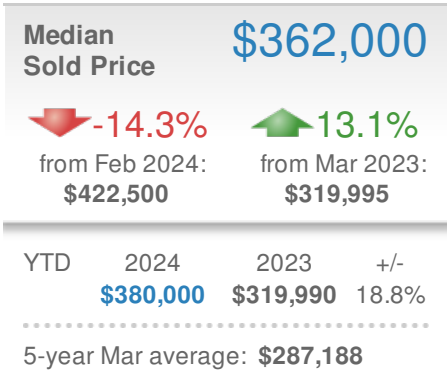
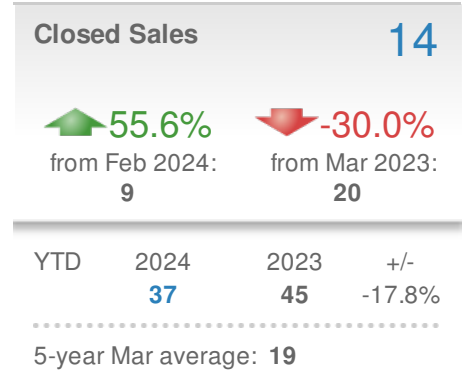
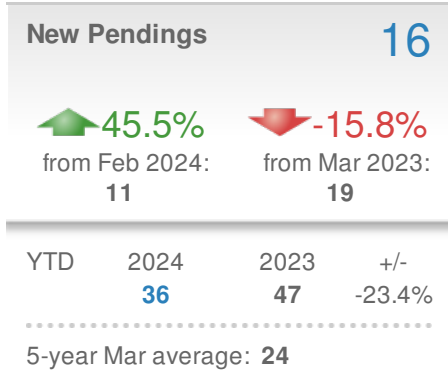
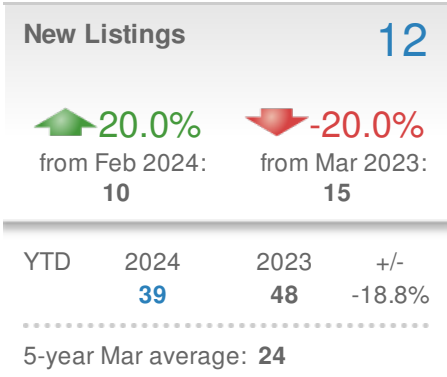
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in February and no change from March 2023. The Contract Ratio is 100% lower than the 5-year March average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

### Upper Perkiomen (Montgomery, PA)

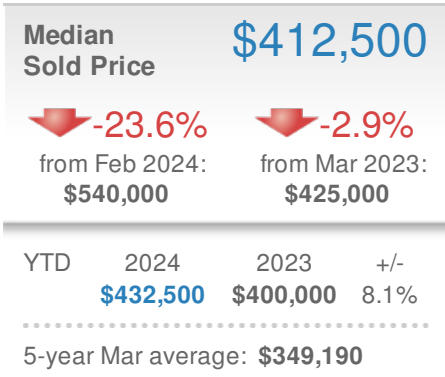
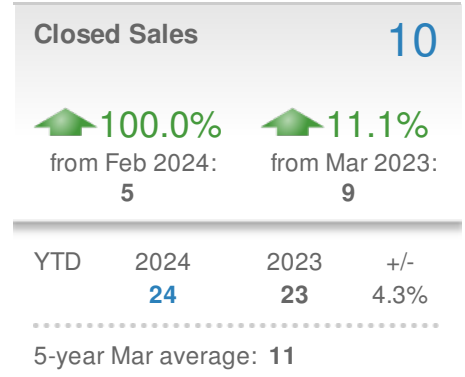
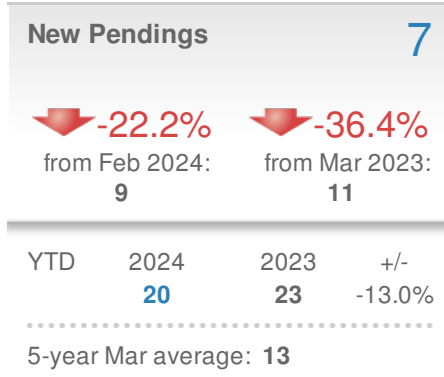
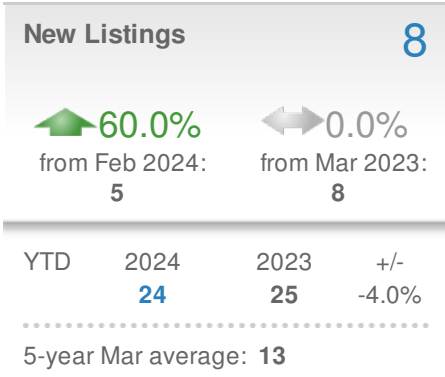
Email: ldavis@tcsr.realtor



**March 2024**

Upper Perkiomen (Montgomery, PA) - Detached

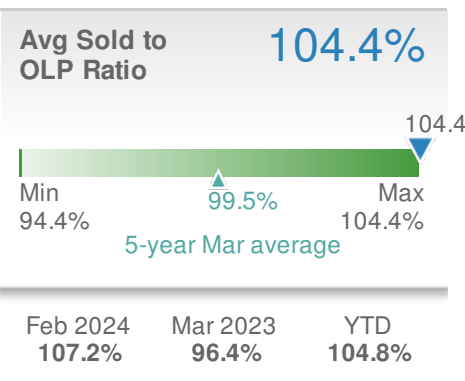
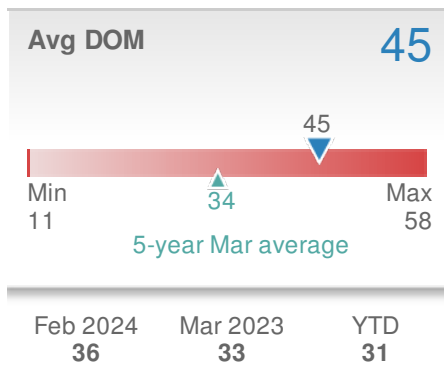
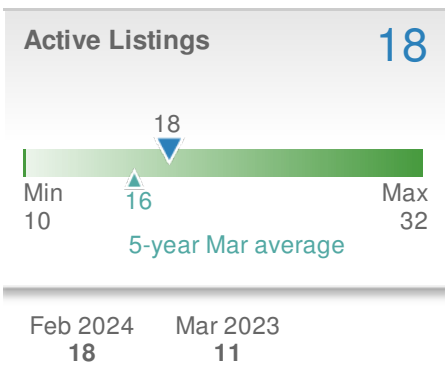
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for March was \$412,500, representing a decrease of 23.6% compared to last month and a decrease of 2.9% from Mar 2023. The average days on market for units sold in March was 45 days, 33% above the 5-year March average of 34 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 10; and no change in supply with 18 active units.

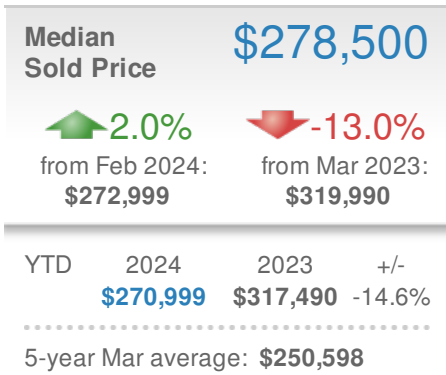
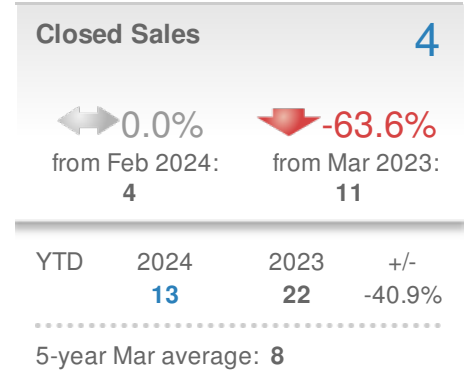
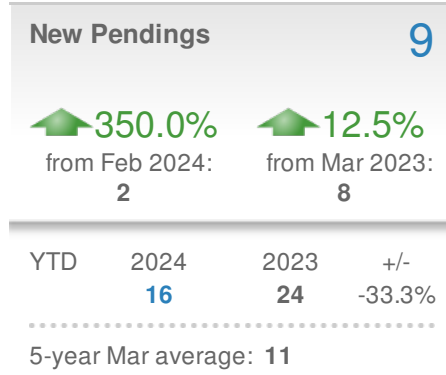
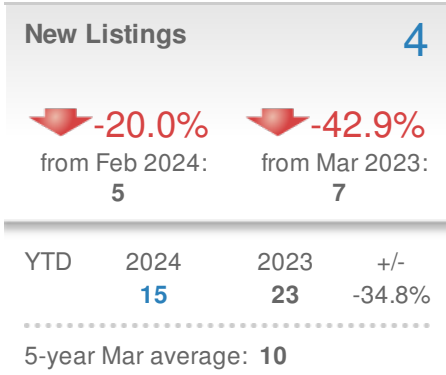
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.67 in February and a decrease from 1.18 in March 2023. The Contract Ratio is 66% lower than the 5-year March average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Upper Perkiomen (Montgomery, PA) - Attached

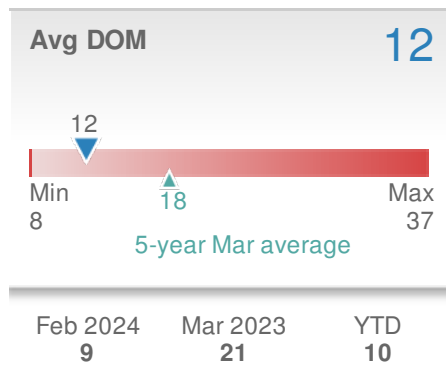
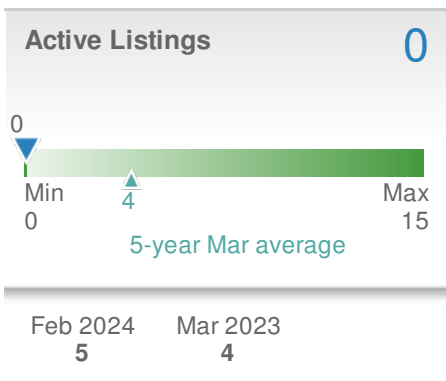
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for March was \$278,500, representing an increase of 2% compared to last month and a decrease of 13% from Mar 2023. The average days on market for units sold in March was 12 days, 35% below the 5-year March average of 18 days. There was a 350% month over month increase in new contract activity with 9 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from February) to 9; and a 100% decrease in supply to 0 active units.

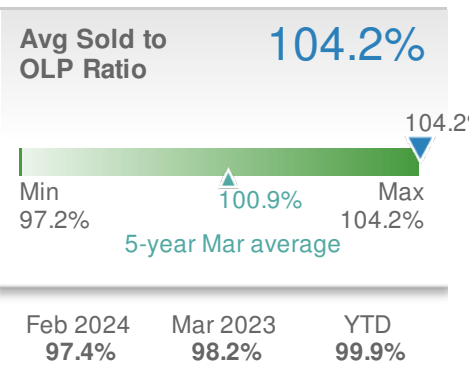
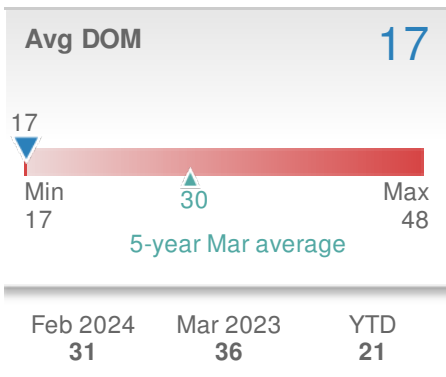
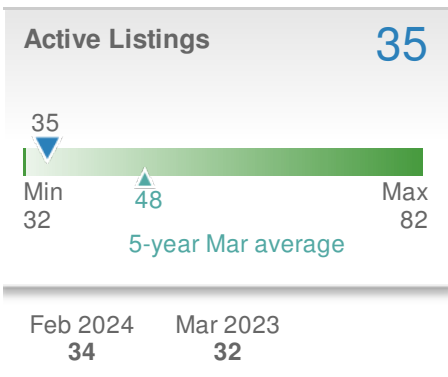
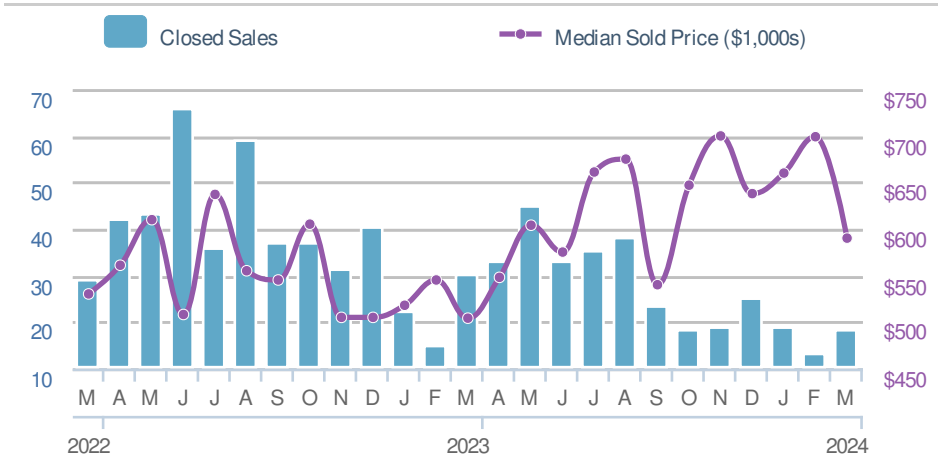
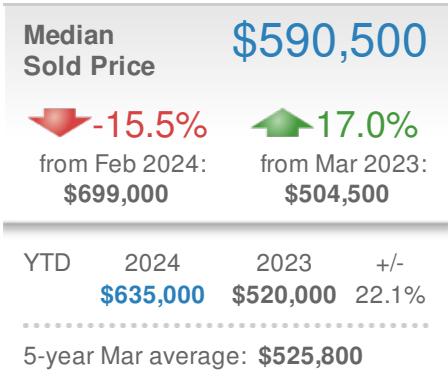
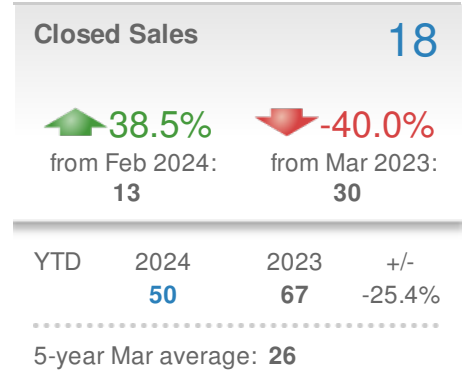
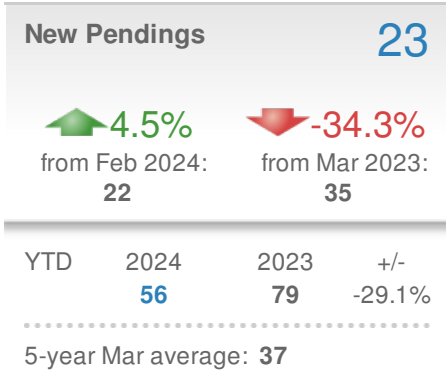
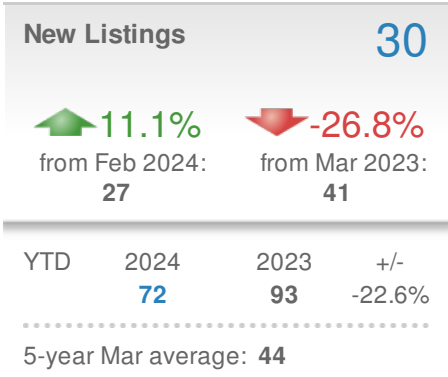
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in February and a decrease from 2.75 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 9.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Wissahickon (Montgomery, PA)

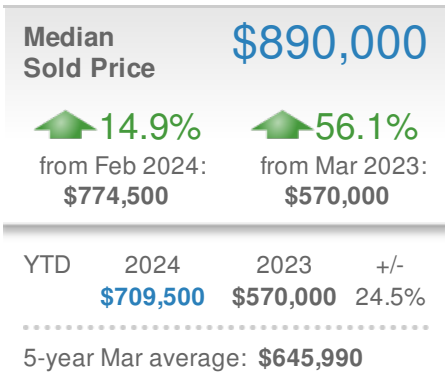
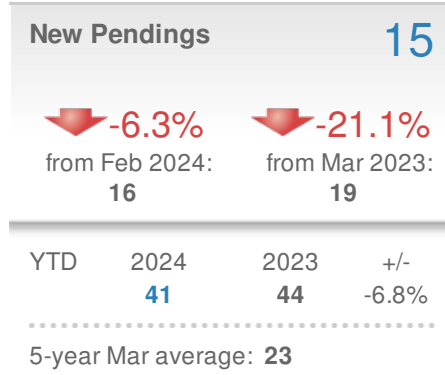
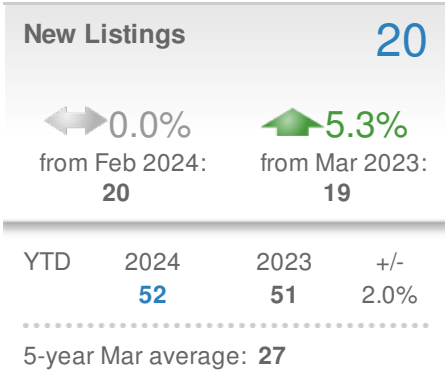
Email: ldavis@tcsr.realtor



**March 2024**

Wissahickon (Montgomery, PA) - Detached

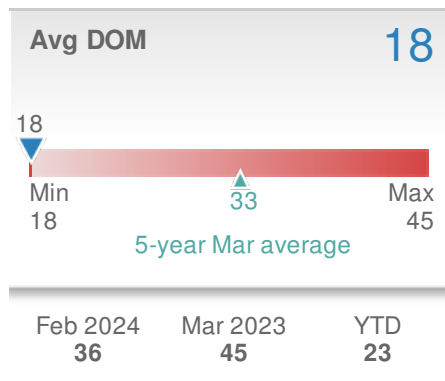
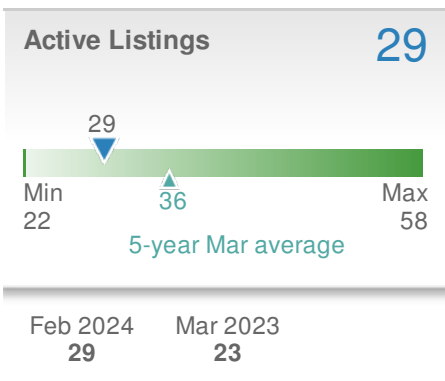
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for March was \$890,000, representing an increase of 14.9% compared to last month and an increase of 56.1% from Mar 2023. The average days on market for units sold in March was 18 days, 45% below the 5-year March average of 33 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 17.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and no change in supply with 29 active units.

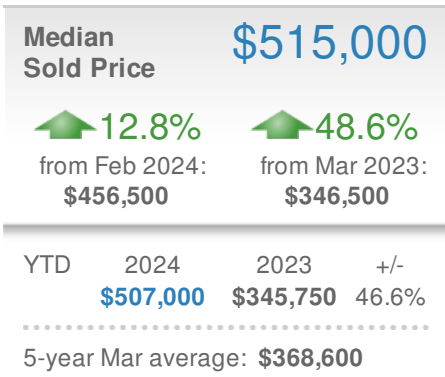
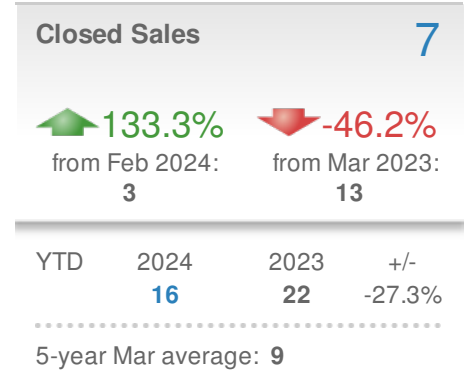
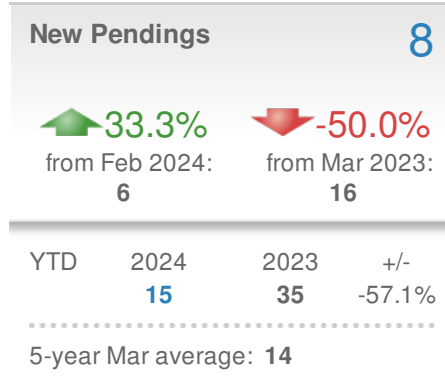
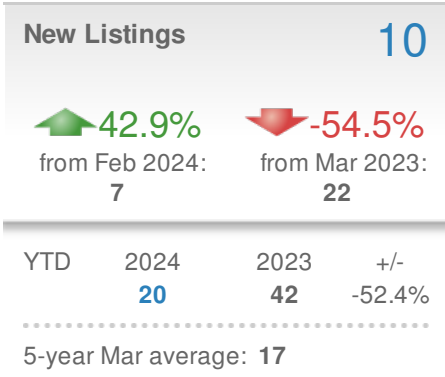
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, up from 0.79 in February and a decrease from 1.17 in March 2023. The Contract Ratio is 20% lower than the 5-year March average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for March was \$515,000, representing an increase of 12.8% compared to last month and an increase of 48.6% from Mar 2023. The average days on market for units sold in March was 16 days, 37% below the 5-year March average of 25 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 9; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.60 in February and a decrease from 2.33 in March 2023. The Contract Ratio is 18% lower than the 5-year March average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

