

# April 2024

All Home Types  
Detached  
Attached

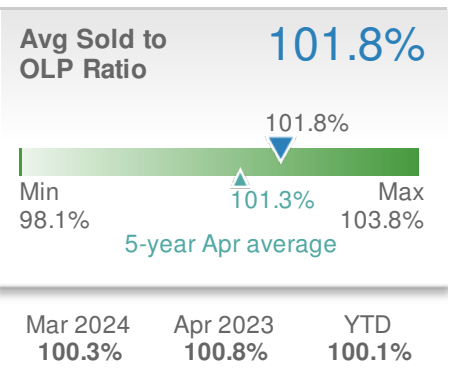
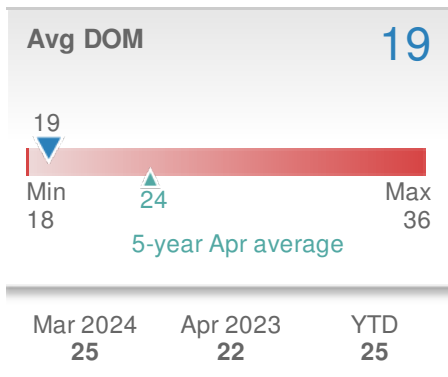
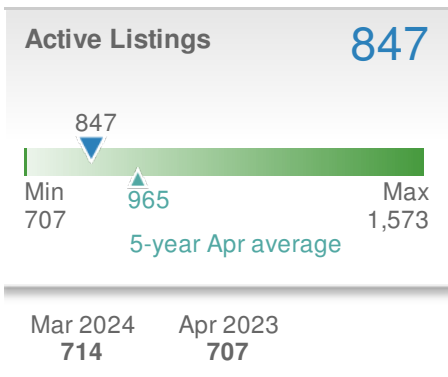
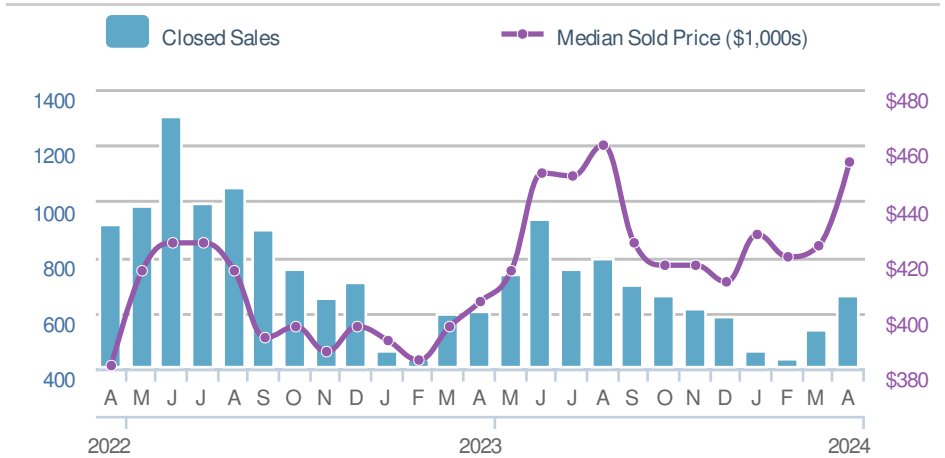
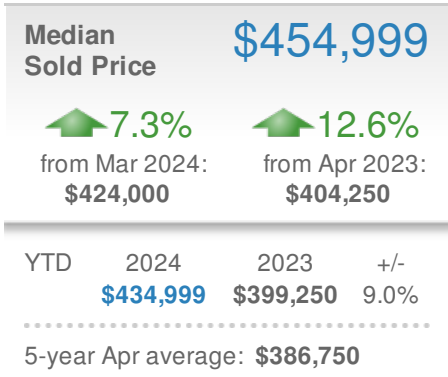
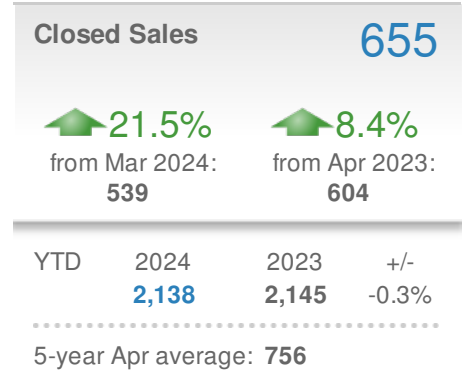
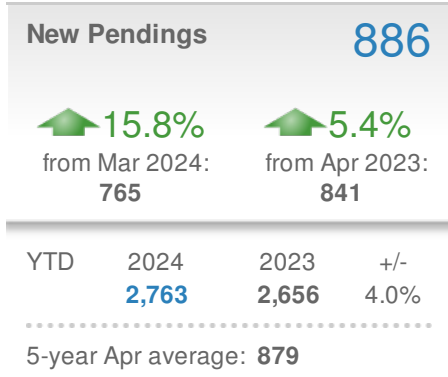
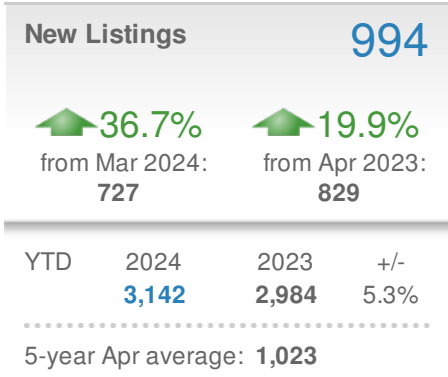
## Local Market Insight

### Montgomery County, PA

## April 2024

### Montgomery County, PA

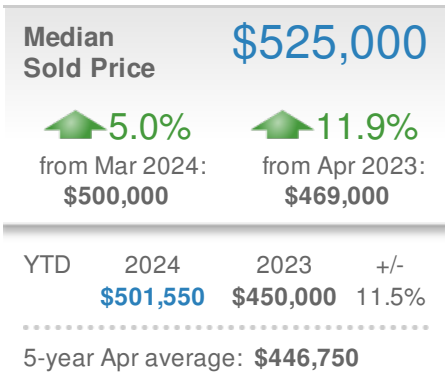
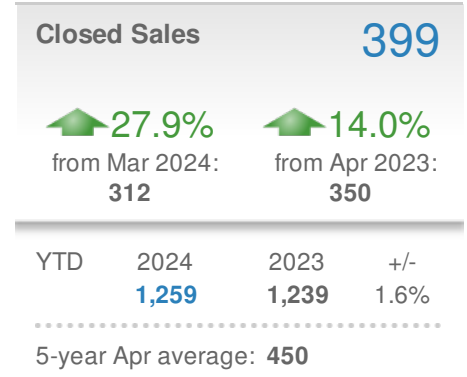
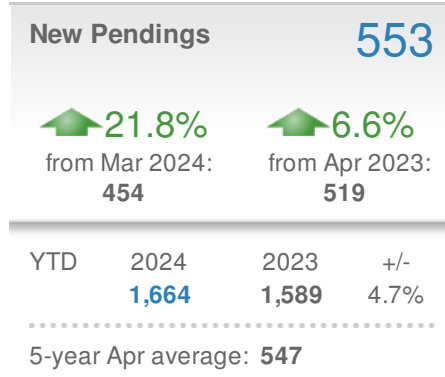
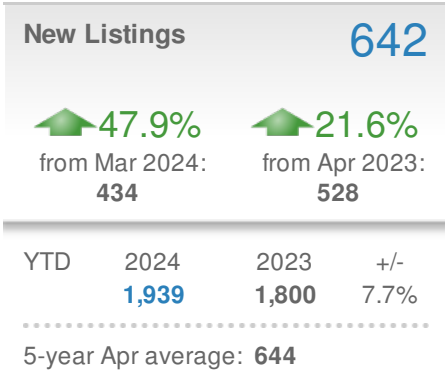
Email: ldavis@tcsr.realtor



**April 2024**

Montgomery County, PA - Detached

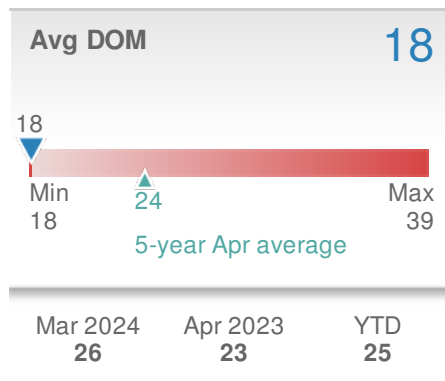
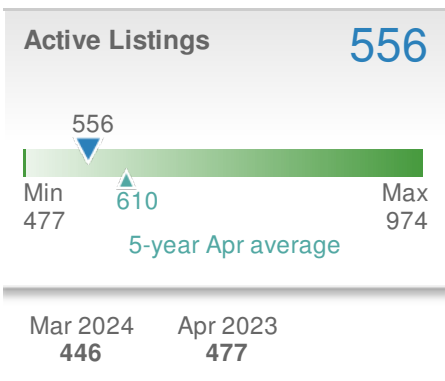
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Montgomery County, PA, the median sold price for Detached properties for April was \$525,000, representing an increase of 5% compared to last month and an increase of 11.9% from Apr 2023. The average days on market for units sold in April was 18 days, 26% below the 5-year April average of 24 days. There was a 21.8% month over month increase in new contract activity with 553 New Pendings; a 19.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 816; and a 24.7% increase in supply to 556 active units.

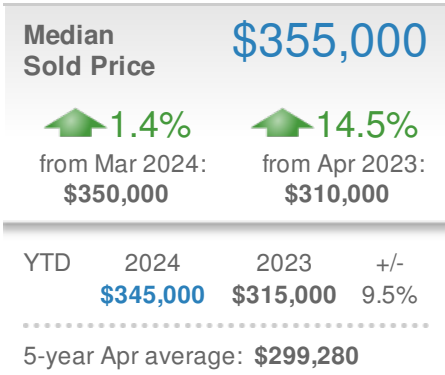
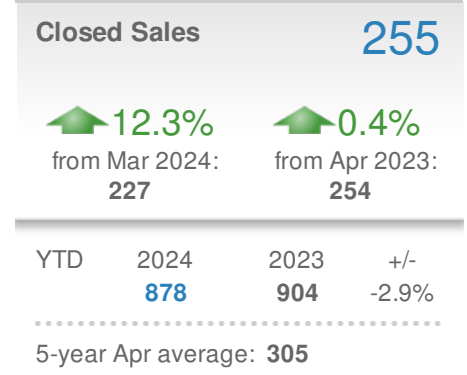
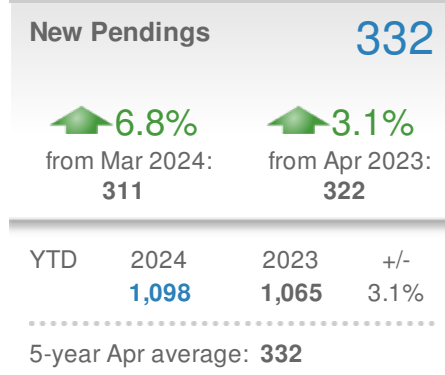
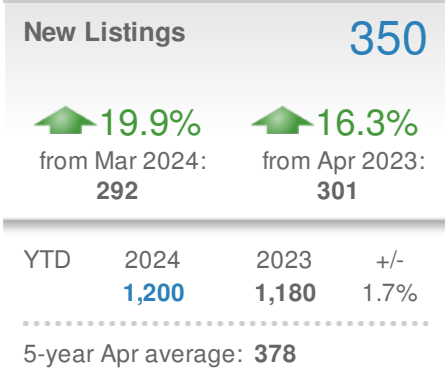
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.53 in March and a decrease from 1.63 in April 2023. The Contract Ratio is 14% lower than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Montgomery County, PA - Attached

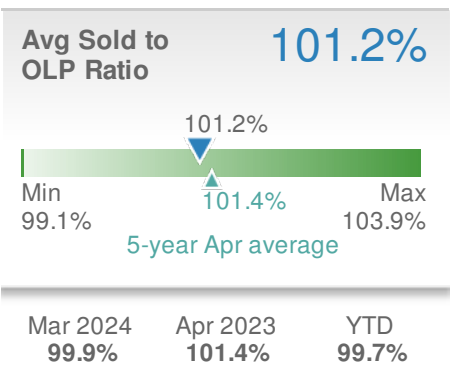
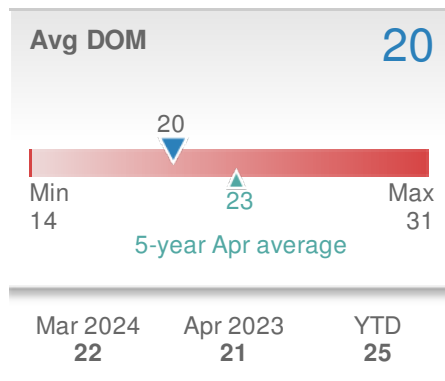
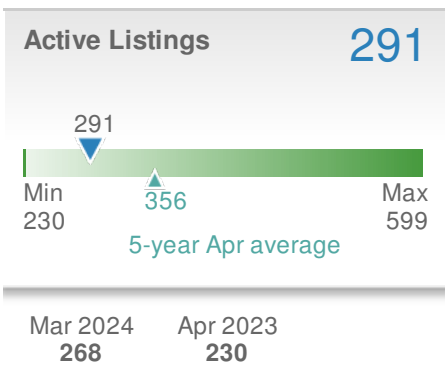
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Montgomery County, PA, the median sold price for Attached properties for April was \$355,000, representing an increase of 1.4% compared to last month and an increase of 14.5% from Apr 2023. The average days on market for units sold in April was 20 days, 13% below the 5-year April average of 23 days. There was a 6.8% month over month increase in new contract activity with 332 New Pendings; a 13.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 526; and an 8.6% increase in supply to 291 active units.

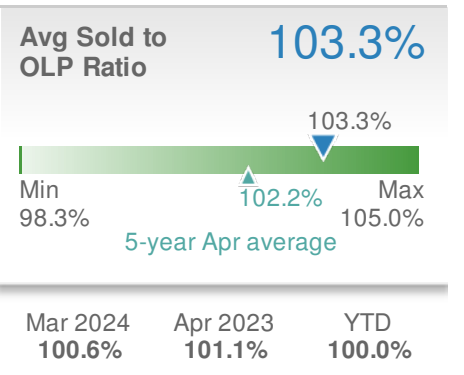
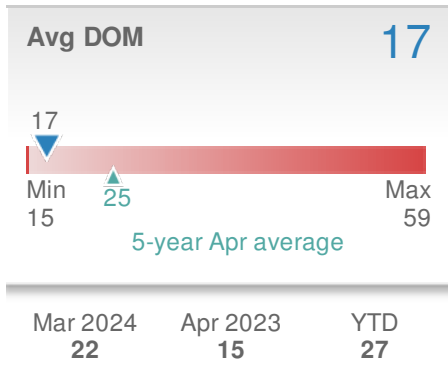
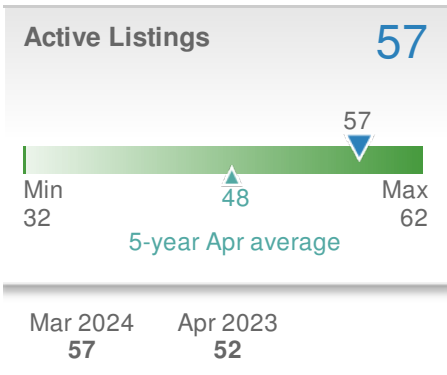
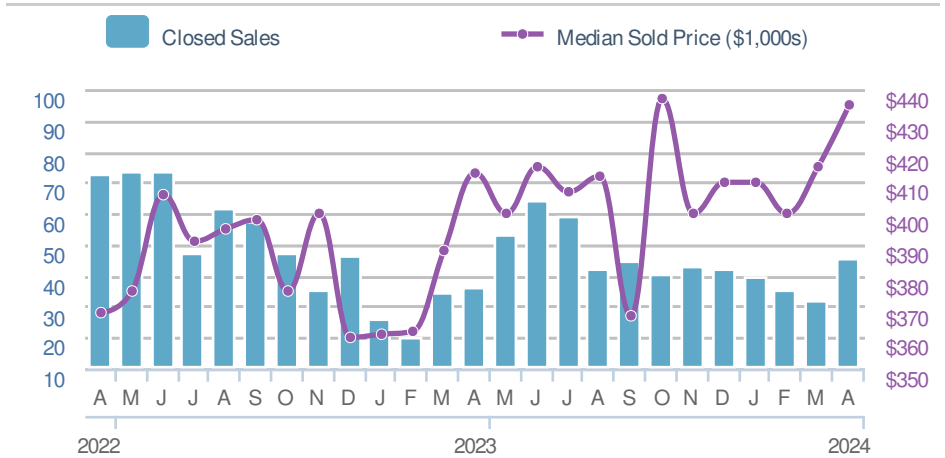
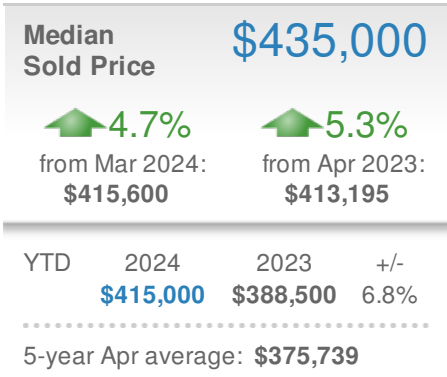
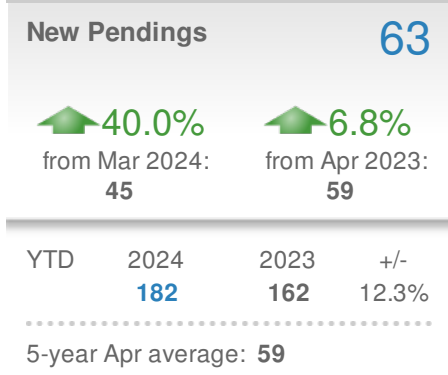
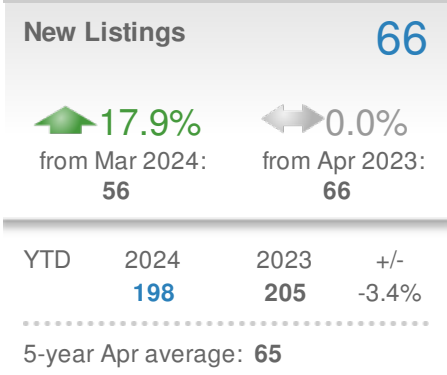
This activity resulted in a Contract Ratio of 1.81 pendings per active listing, up from 1.74 in March and a decrease from 2.18 in April 2023. The Contract Ratio is 8% lower than the 5-year April average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## April 2024

Abington (Montgomery, PA)

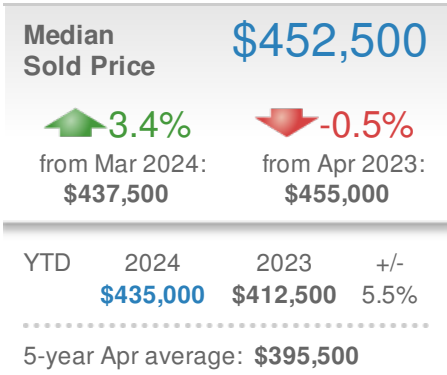
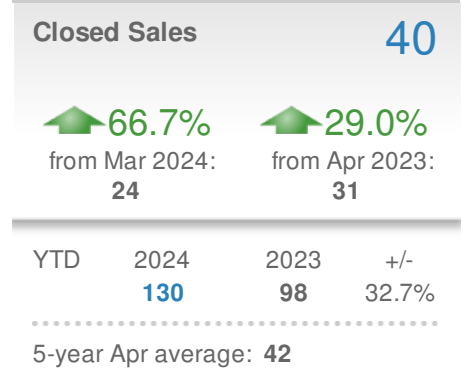
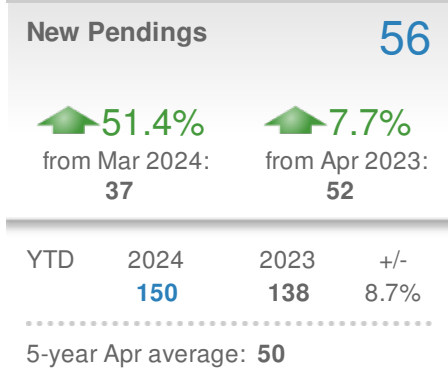
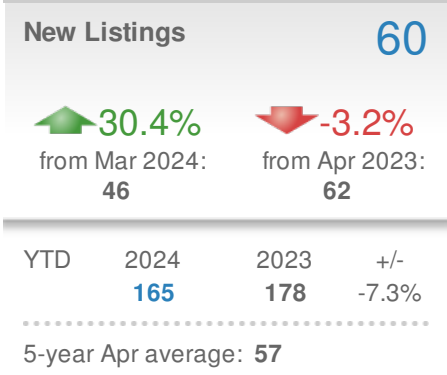
Email: ldavis@tcsr.realtor



**April 2024**

Abington (Montgomery, PA) - Detached

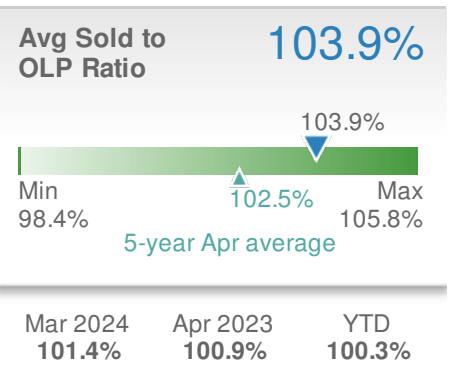
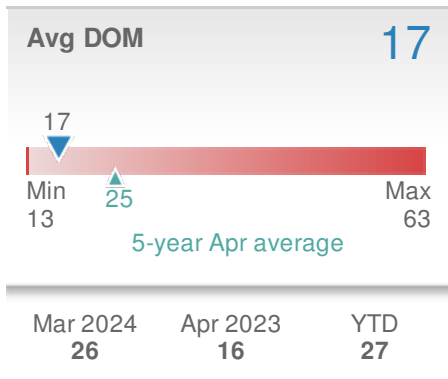
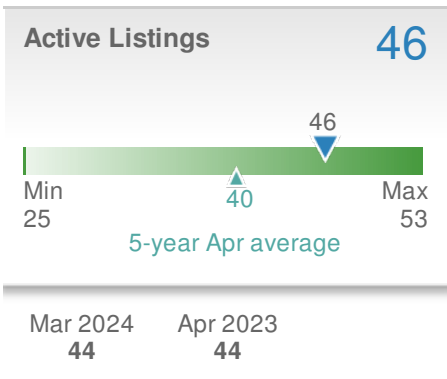
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for April was \$452,500, representing an increase of 3.4% compared to last month and a decrease of 0.5% from Apr 2023. The average days on market for units sold in April was 17 days, 32% below the 5-year April average of 25 days. There was a 51.4% month over month increase in new contract activity with 56 New Pendings; a 25.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 68; and a 4.5% increase in supply to 46 active units.

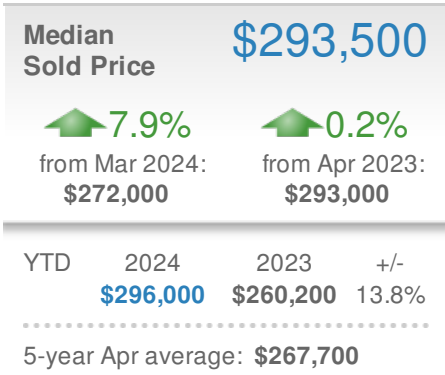
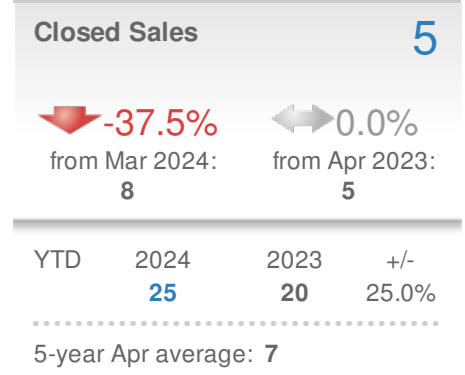
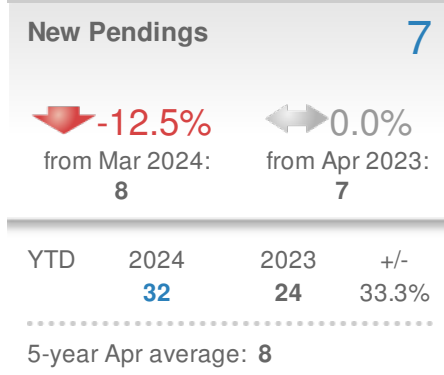
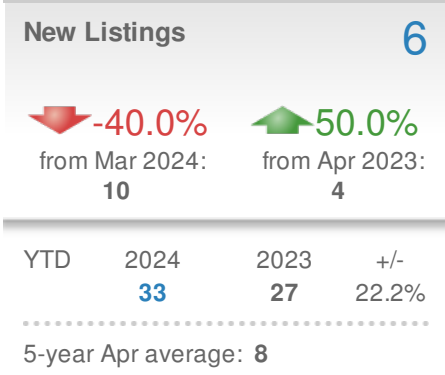
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.23 in March and a decrease from 1.59 in April 2023. The Contract Ratio is 32% lower than the 5-year April average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2024**

Abington (Montgomery, PA) - Attached

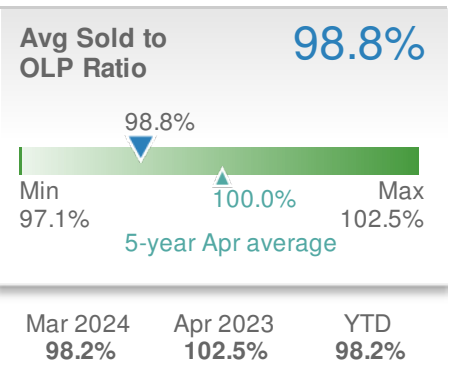
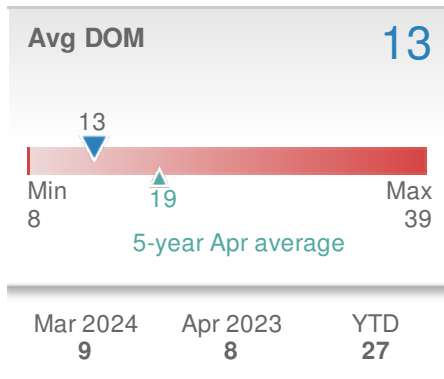
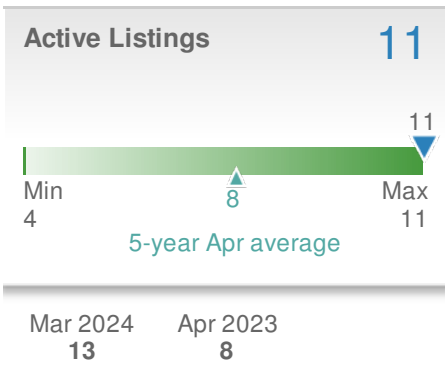
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for April was \$293,500, representing an increase of 7.9% compared to last month and an increase of 0.2% from Apr 2023. The average days on market for units sold in April was 13 days, 30% below the 5-year April average of 19 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and a 15.4% decrease in supply to 11 active units.

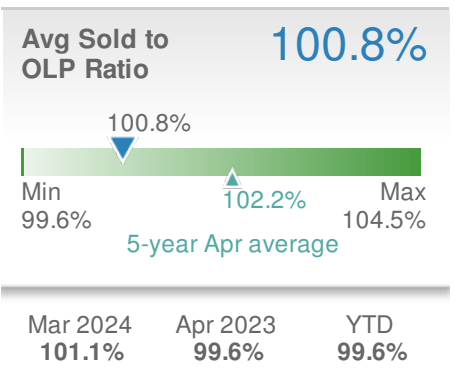
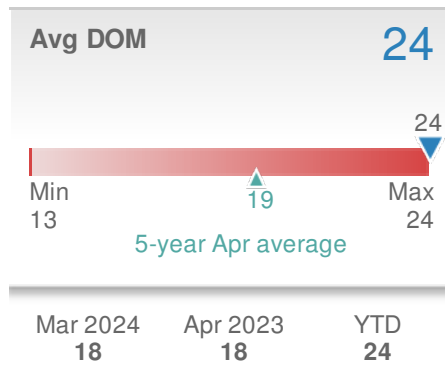
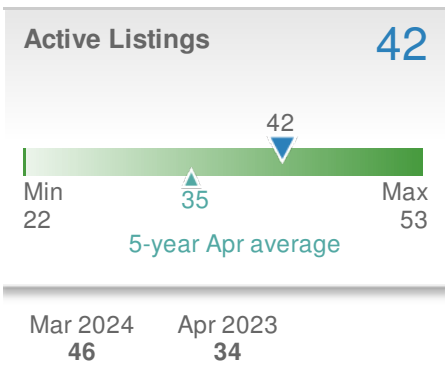
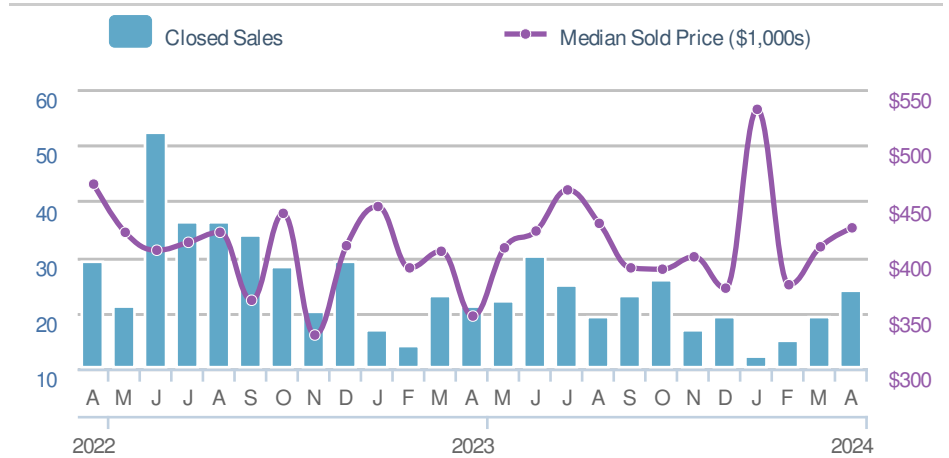
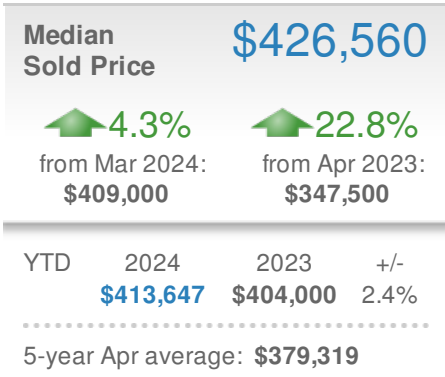
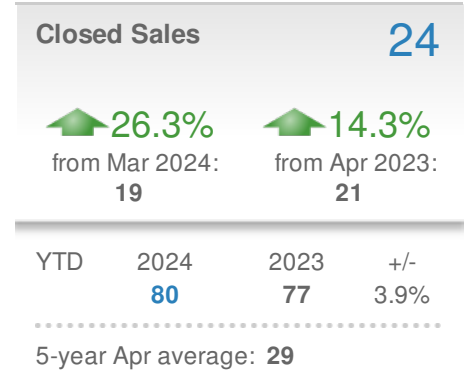
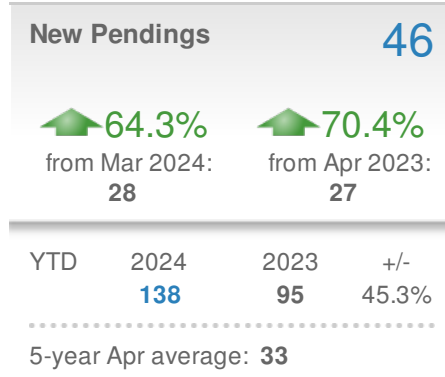
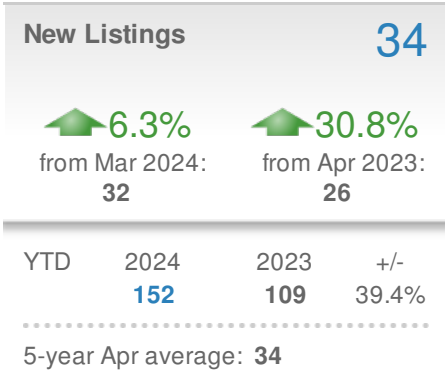
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.85 in March and a decrease from 1.50 in April 2023. The Contract Ratio is 49% lower than the 5-year April average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## April 2024

### Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

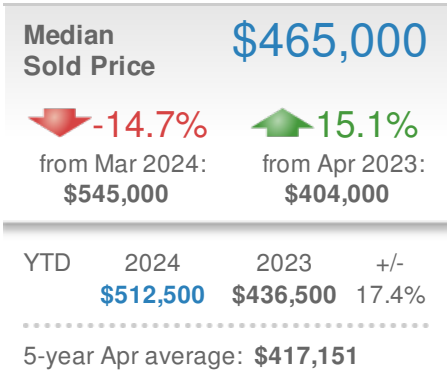
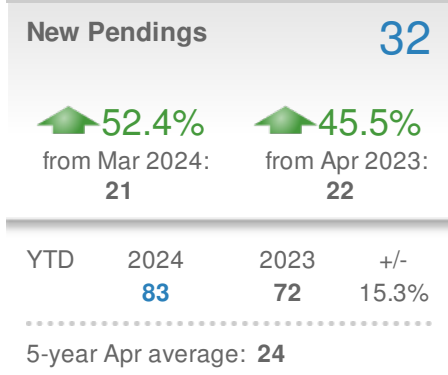
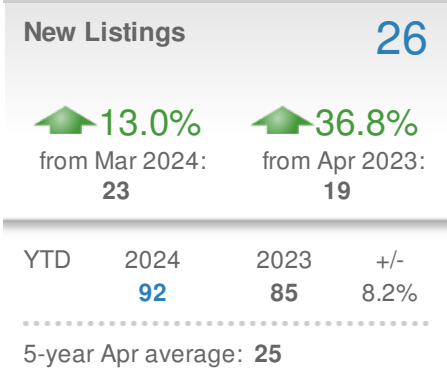




**April 2024**

Boyertown Area (Montgomery, PA) - Detached

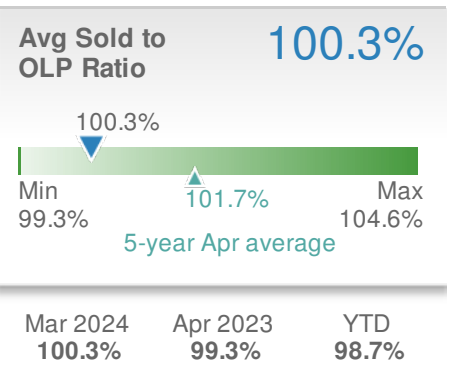
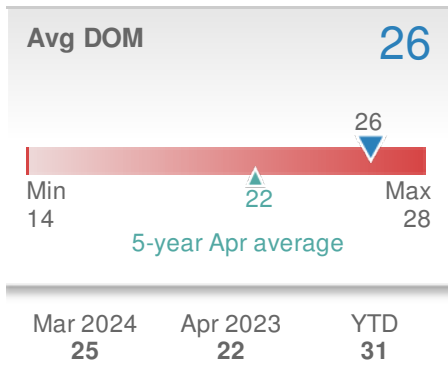
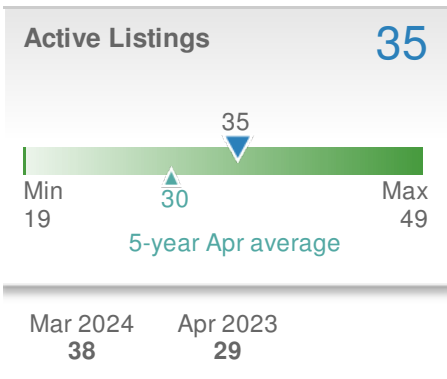
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for April was \$465,000, representing a decrease of 14.7% compared to last month and an increase of 15.1% from Apr 2023. The average days on market for units sold in April was 26 days, 17% above the 5-year April average of 22 days. There was a 52.4% month over month increase in new contract activity with 32 New Pendings; a 40.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 45; and a 7.9% decrease in supply to 35 active units.

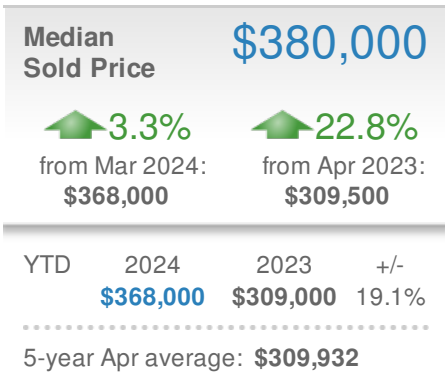
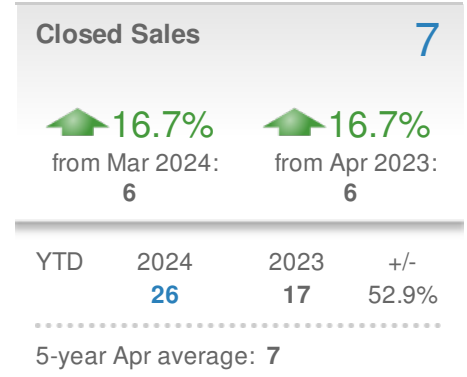
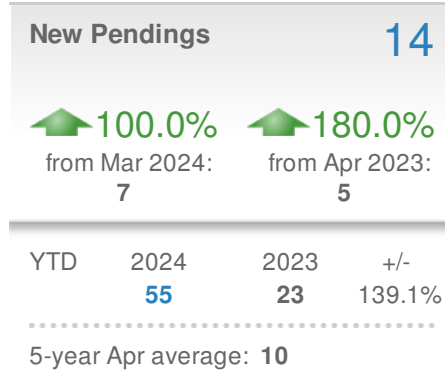
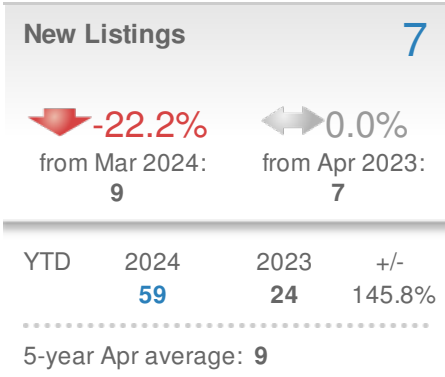
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.84 in March and an increase from 1.17 in April 2023. The Contract Ratio is 30% lower than the 5-year April average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Boyertown Area (Montgomery, PA) - Attached

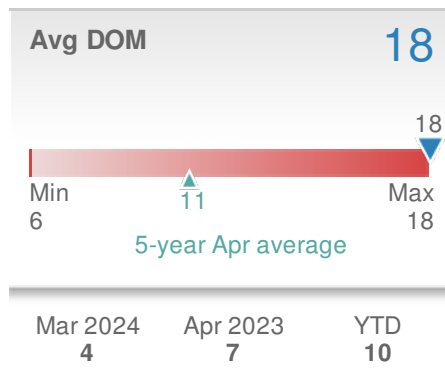
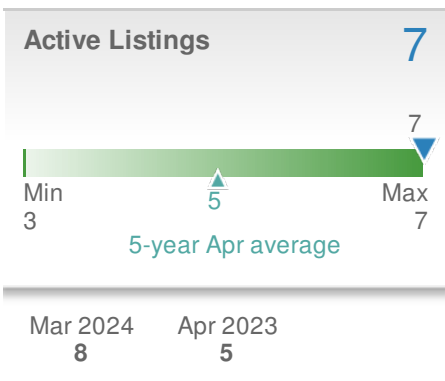
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for April was \$380,000, representing an increase of 3.3% compared to last month and an increase of 22.8% from Apr 2023. The average days on market for units sold in April was 18 days, 64% above the 5-year April average of 11 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 53; and a 12.5% decrease in supply to 7 active units.

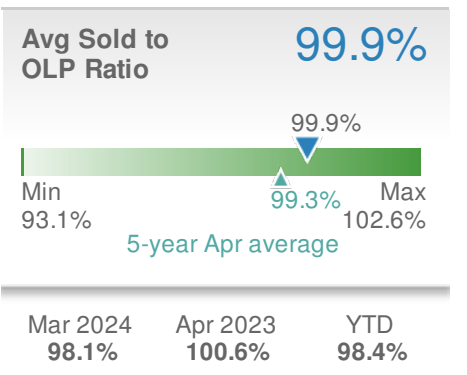
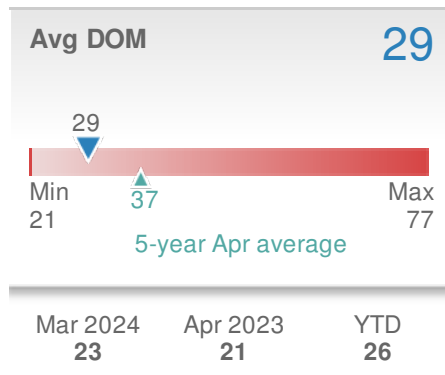
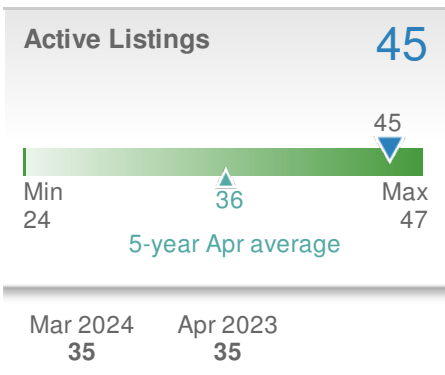
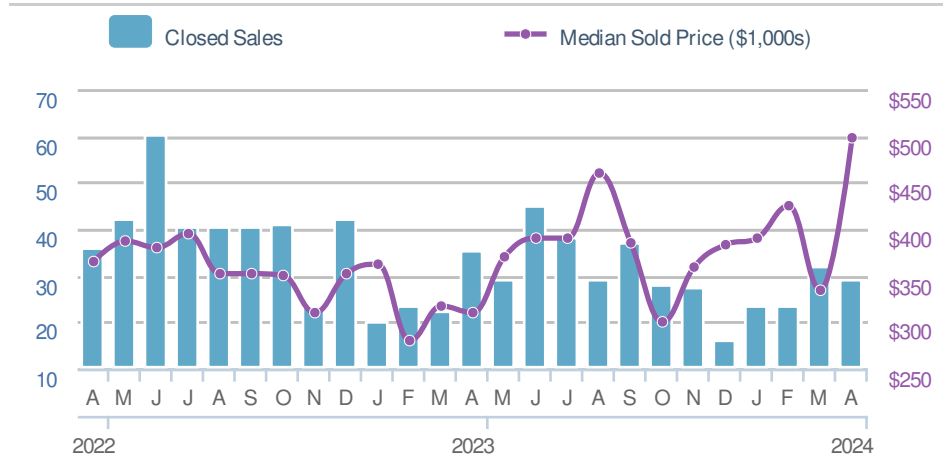
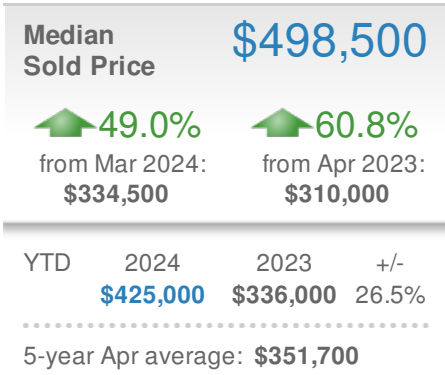
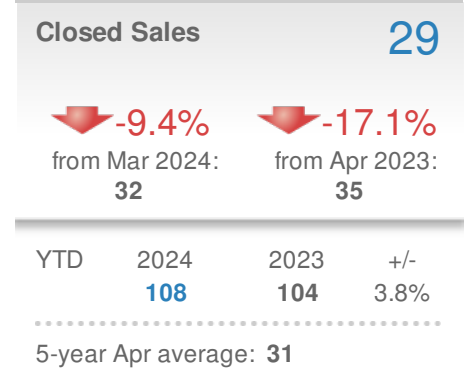
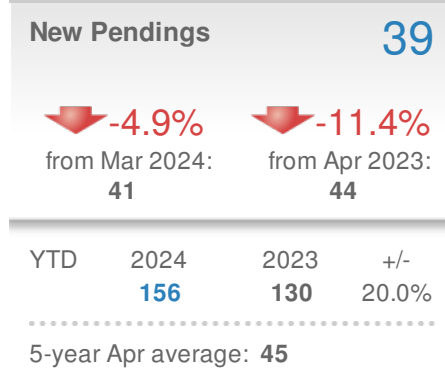
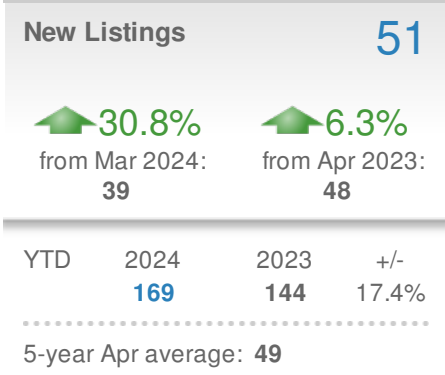
This activity resulted in a Contract Ratio of 7.57 pendings per active listing, up from 5.75 in March and an increase from 2.00 in April 2023. The Contract Ratio is 8% lower than the 5-year April average of 8.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## April 2024

### Cheltenham (Montgomery, PA)

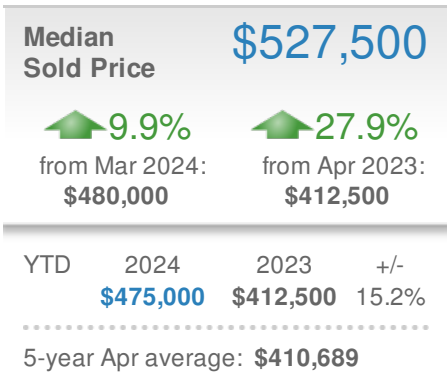
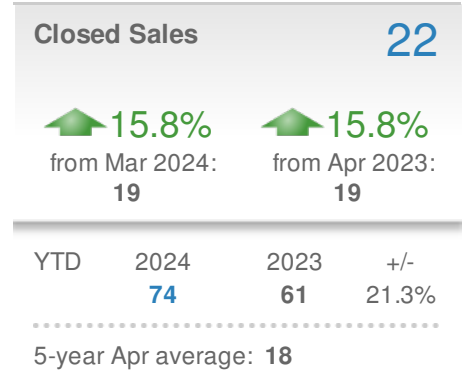
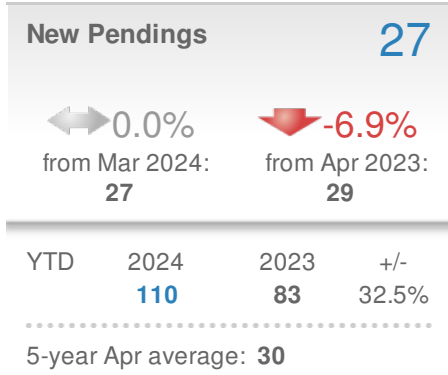
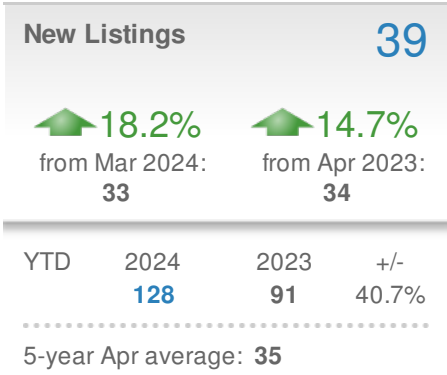
Email: ldavis@tcsr.realtor



**April 2024**

Cheltenham (Montgomery, PA) - Detached

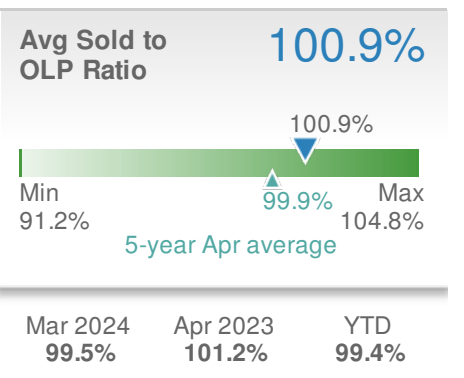
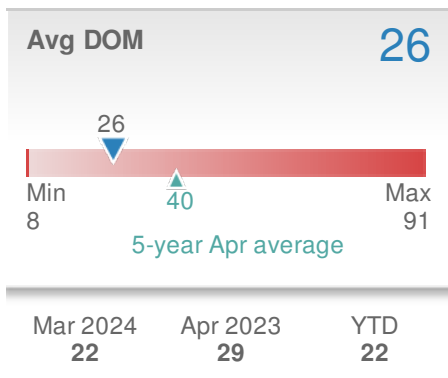
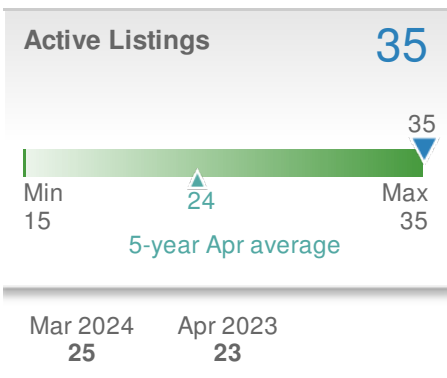
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for April was \$527,500, representing an increase of 9.9% compared to last month and an increase of 27.9% from Apr 2023. The average days on market for units sold in April was 26 days, 35% below the 5-year April average of 40 days. There was no month over month change in new contract activity with 27 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 65; and a 40% increase in supply to 35 active units.

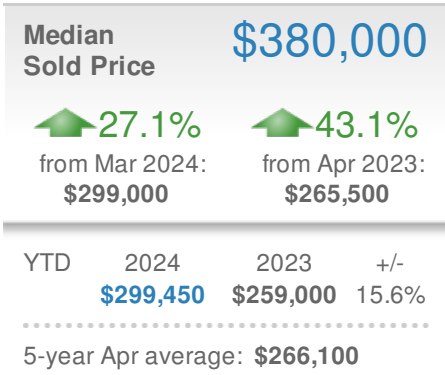
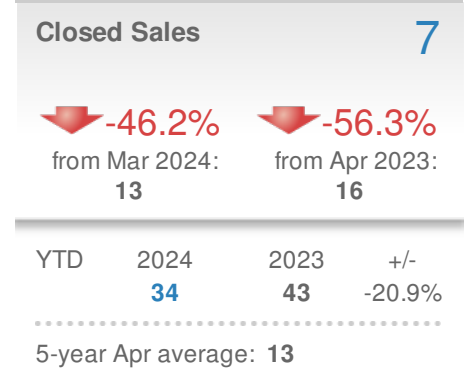
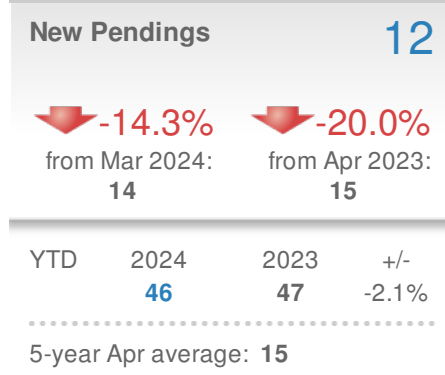
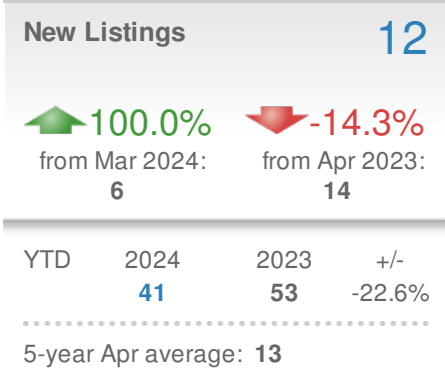
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, down from 2.40 in March and a decrease from 2.43 in April 2023. The Contract Ratio is 36% lower than the 5-year April average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Cheltenham (Montgomery, PA) - Attached

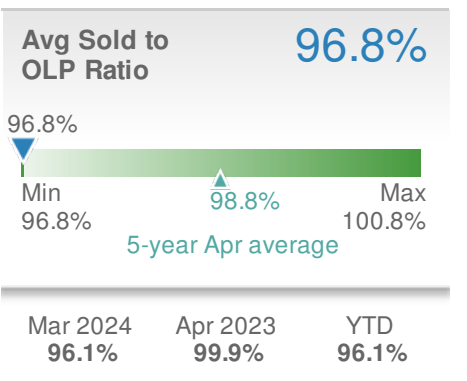
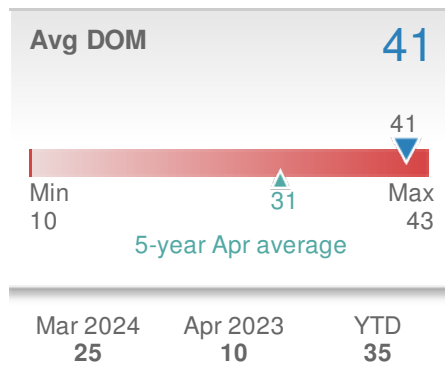
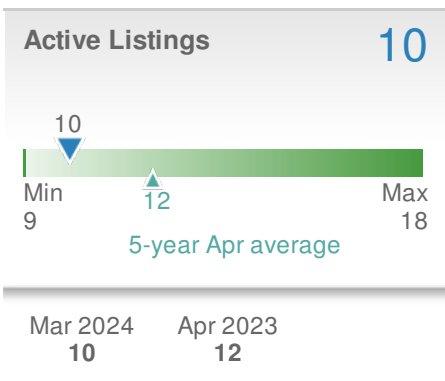
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for April was \$380,000, representing an increase of 27.1% compared to last month and an increase of 43.1% from Apr 2023. The average days on market for units sold in April was 41 days, 32% above the 5-year April average of 31 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 23.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and no change in supply with 10 active units.

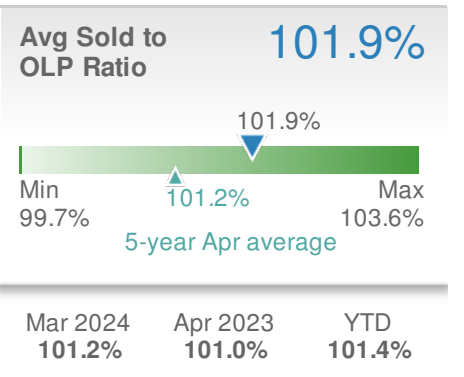
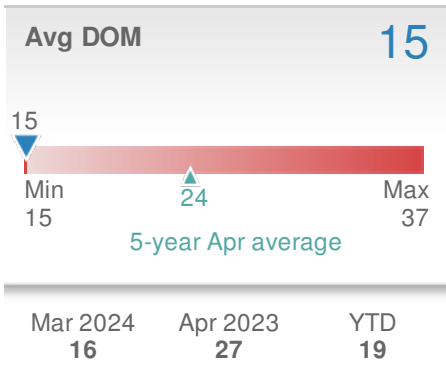
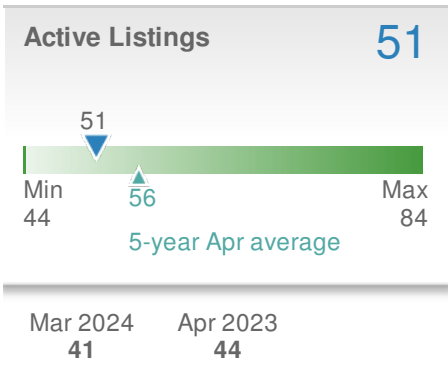
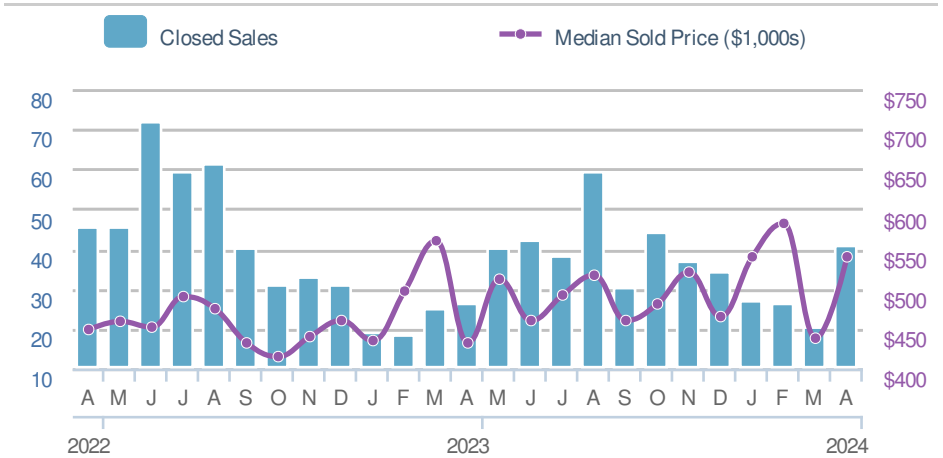
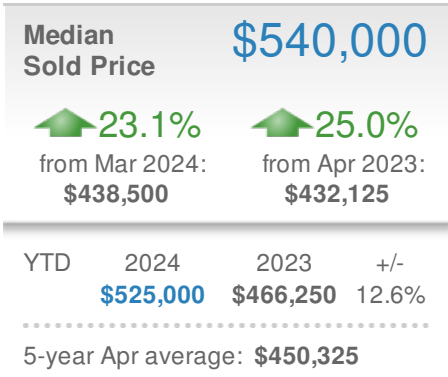
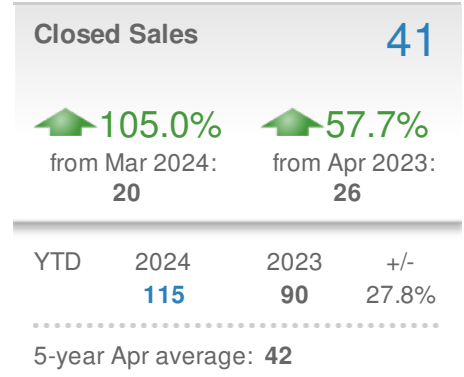
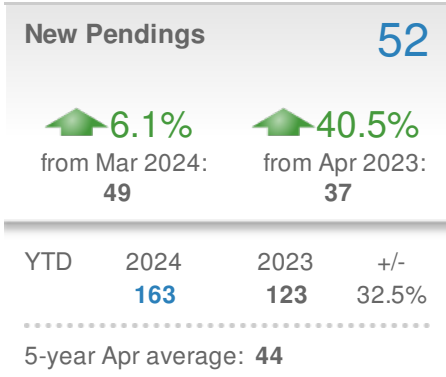
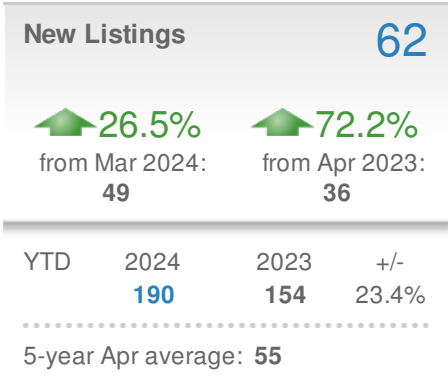
This activity resulted in a Contract Ratio of 2.10 pendings per active listing, up from 1.70 in March and a decrease from 3.25 in April 2023. The Contract Ratio is 26% lower than the 5-year April average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Colonial (Montgomery, PA)

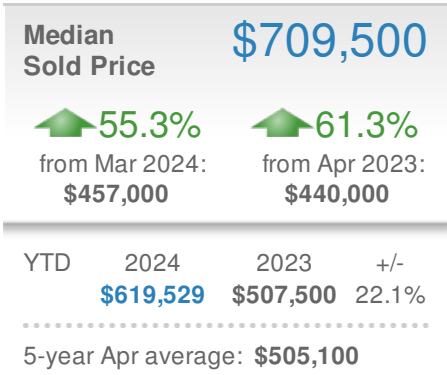
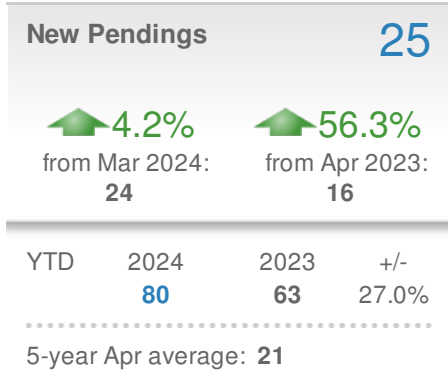
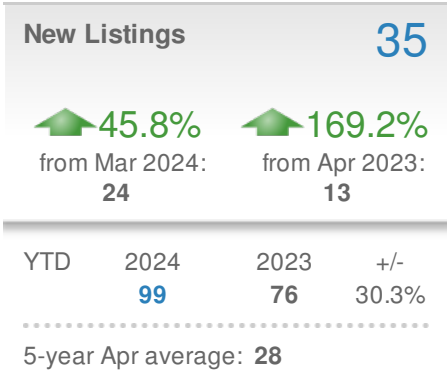
Email: ldavis@tcsr.realtor



**April 2024**

Colonial (Montgomery, PA) - Detached

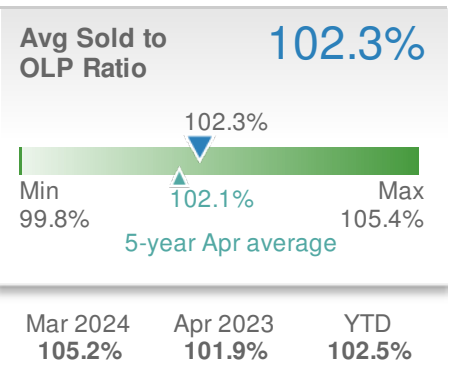
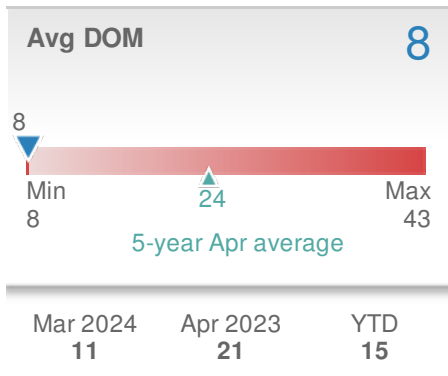
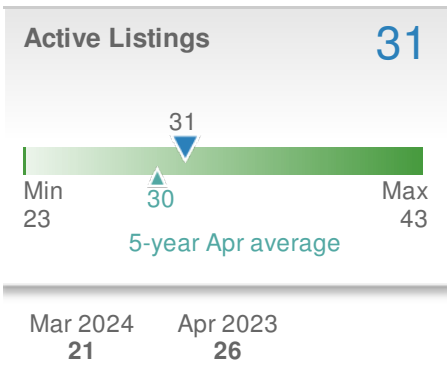
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for April was \$709,500, representing an increase of 55.3% compared to last month and an increase of 61.3% from Apr 2023. The average days on market for units sold in April was 8 days, 67% below the 5-year April average of 24 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 4.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 45; and a 47.6% increase in supply to 31 active units.

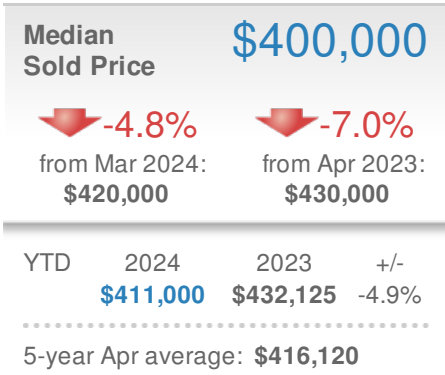
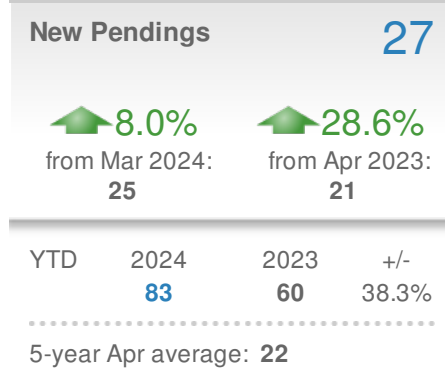
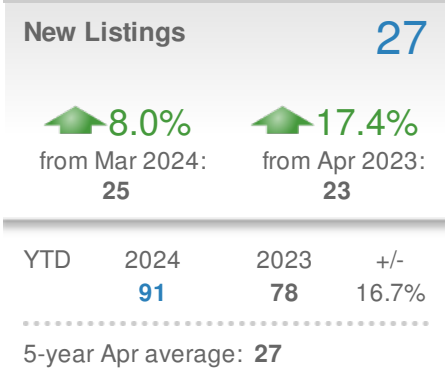
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 2.05 in March and an increase from 1.04 in April 2023. The Contract Ratio is 6% higher than the 5-year April average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Colonial (Montgomery, PA) - Attached

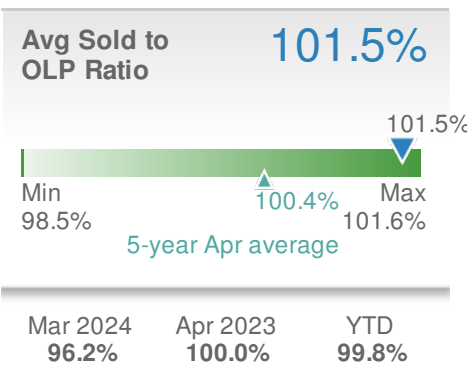
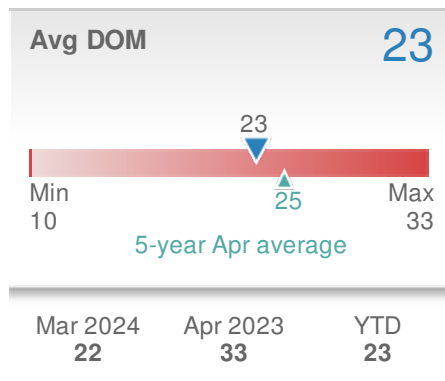
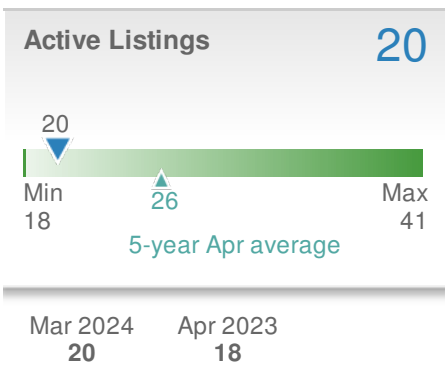
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for April was \$400,000, representing a decrease of 4.8% compared to last month and a decrease of 7% from Apr 2023. The average days on market for units sold in April was 23 days, 8% below the 5-year April average of 25 days. There was an 8% month over month increase in new contract activity with 27 New Pendings; a 7.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 59; and no change in supply with 20 active units.

This activity resulted in a Contract Ratio of 2.95 pendings per active listing, up from 2.75 in March and an increase from 1.83 in April 2023. The Contract Ratio is 55% higher than the 5-year April average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

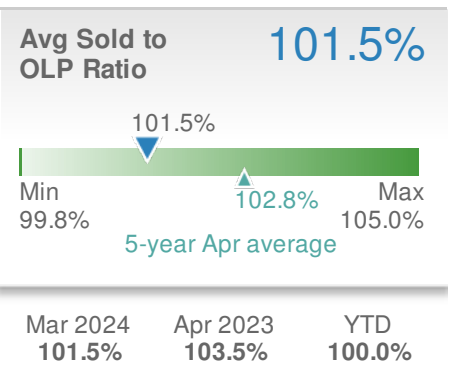
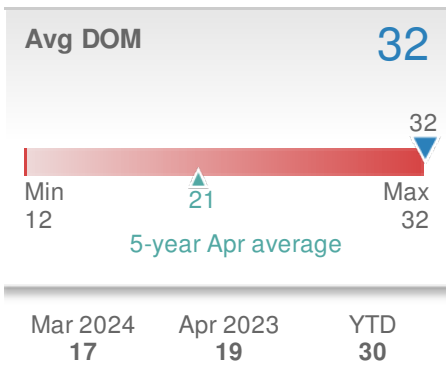
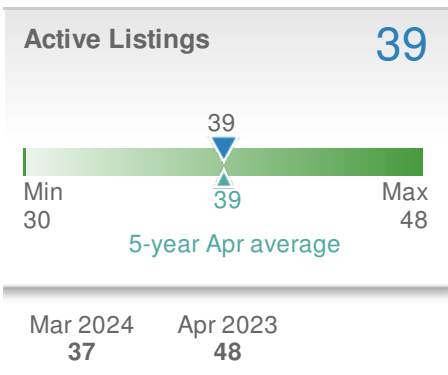
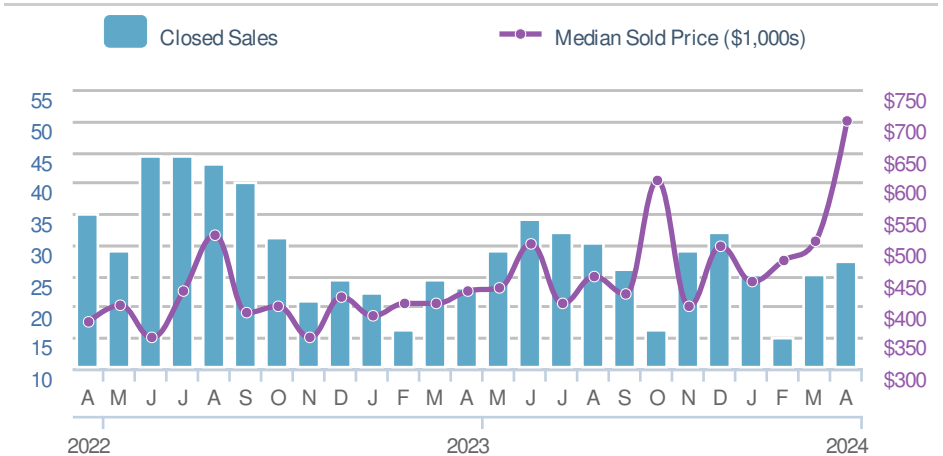
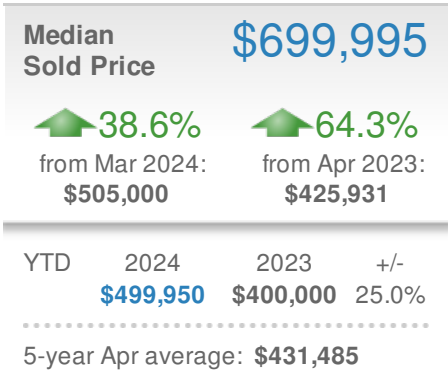
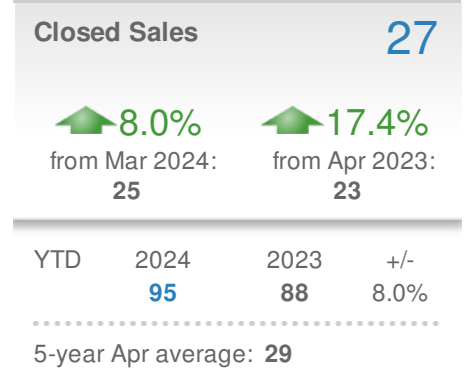
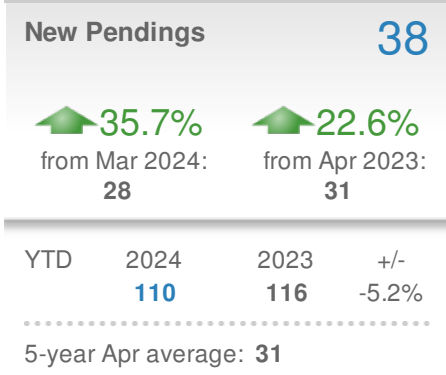
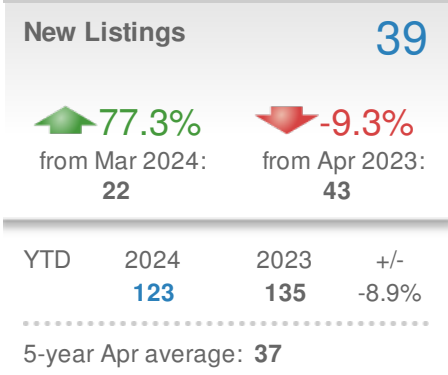




**April 2024**

Hatboro-Horsham (Montgomery, PA)

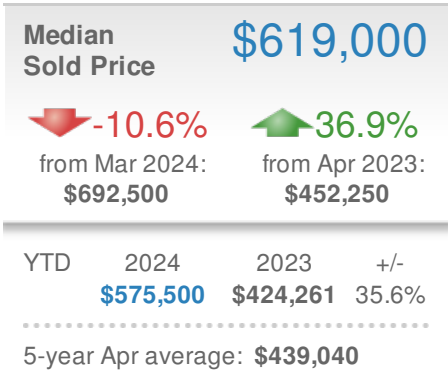
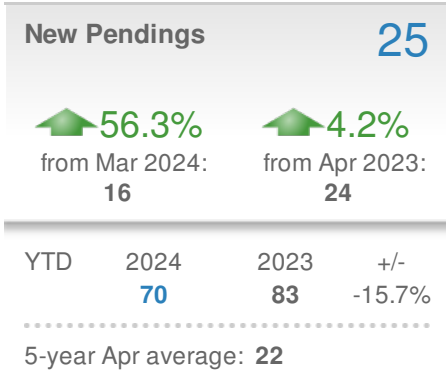
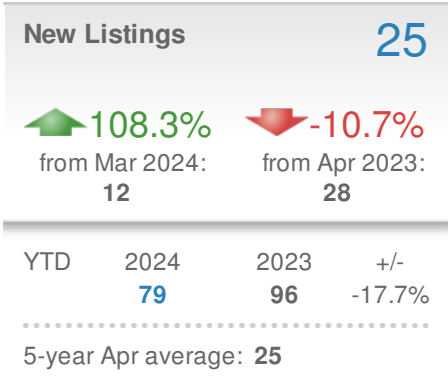
Email: ldavis@tcsr.realtor



**April 2024**

Hatboro-Horsham (Montgomery, PA) - Detached

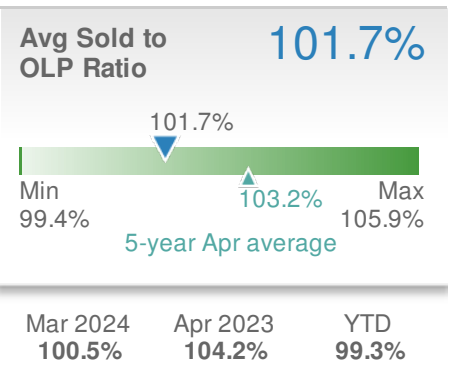
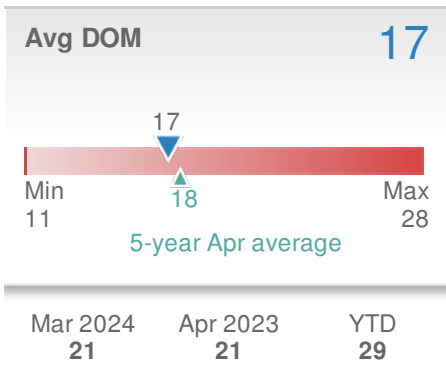
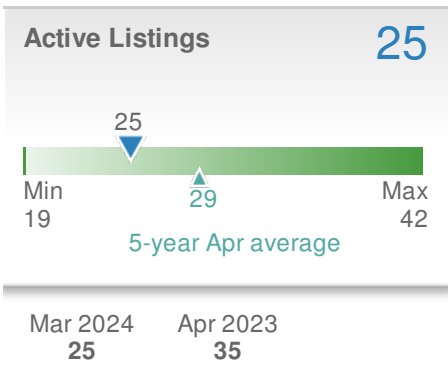
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for April was \$619,000, representing a decrease of 10.6% compared to last month and an increase of 36.9% from Apr 2023. The average days on market for units sold in April was 17 days, 5% below the 5-year April average of 18 days. There was a 56.3% month over month increase in new contract activity with 25 New Pendings; a 43.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and no change in supply with 25 active units.

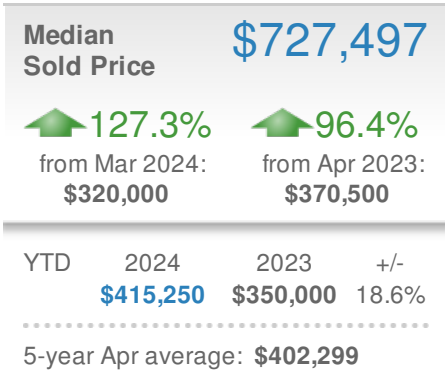
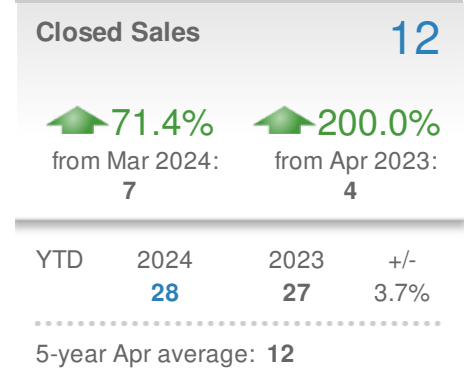
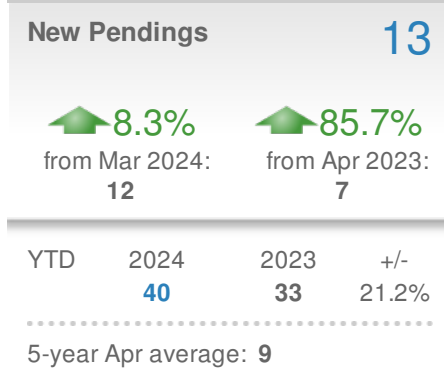
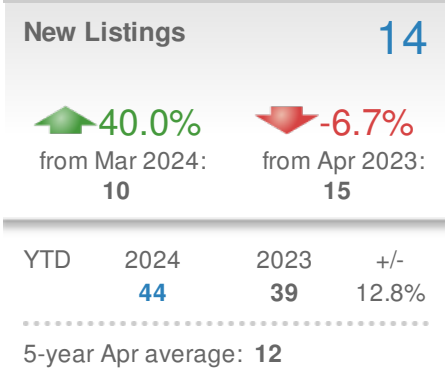
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 0.92 in March and an increase from 1.14 in April 2023. The Contract Ratio is 8% lower than the 5-year April average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Hatboro-Horsham (Montgomery, PA) - Attached

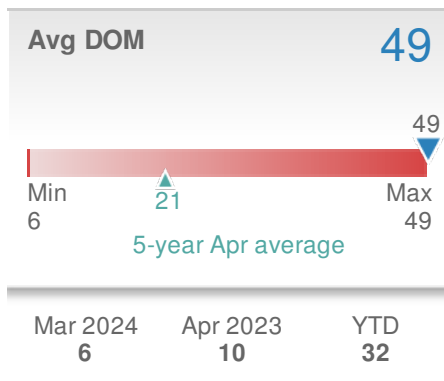
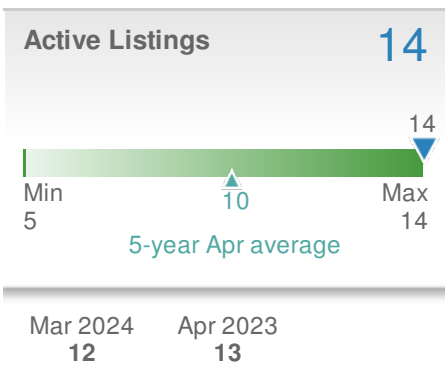
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for April was \$727,497, representing an increase of 127.3% compared to last month and an increase of 96.4% from Apr 2023. The average days on market for units sold in April was 49 days, 129% above the 5-year April average of 21 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 16.7% increase in supply to 14 active units.

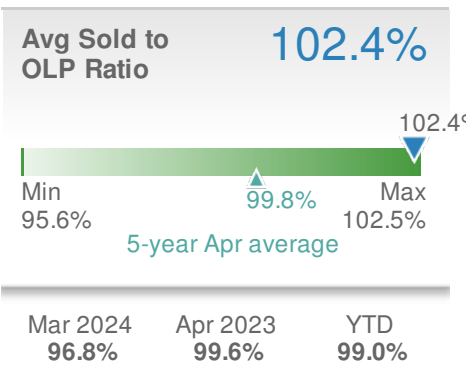
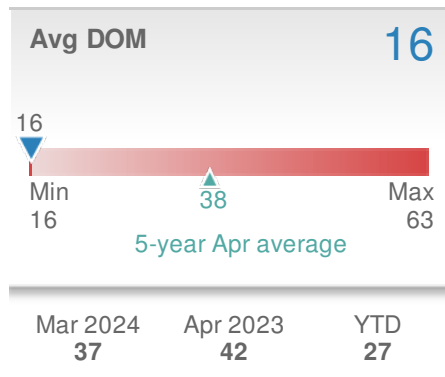
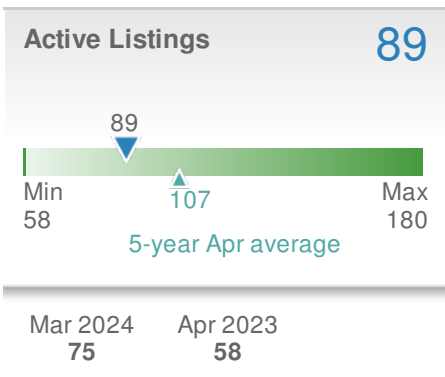
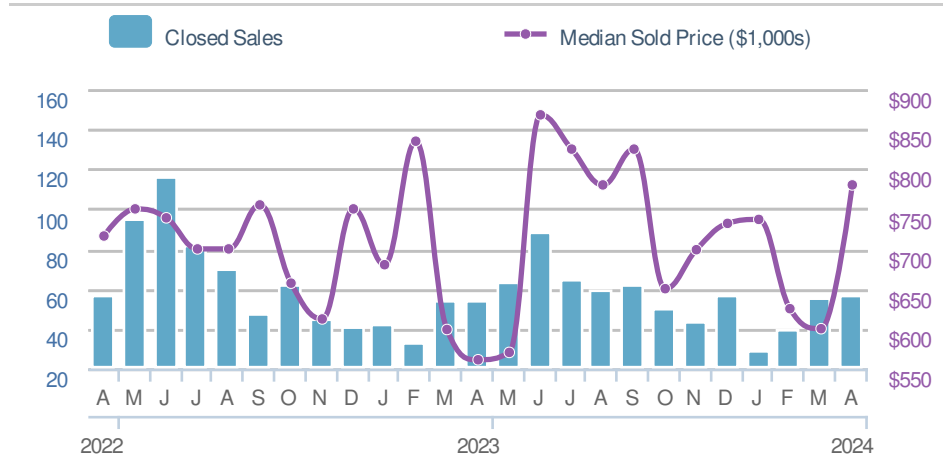
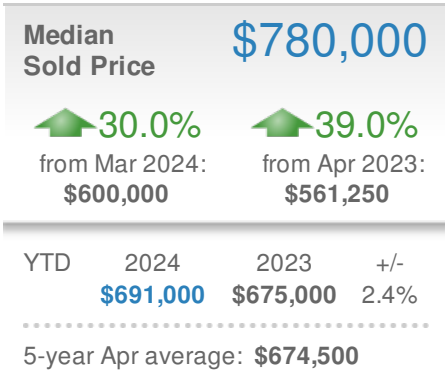
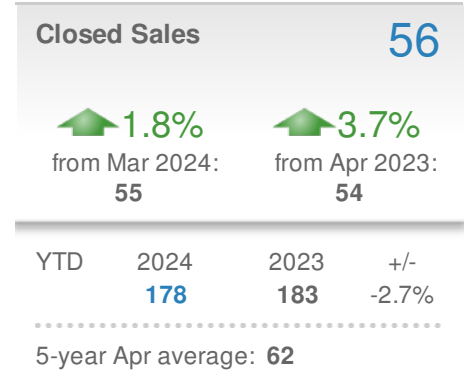
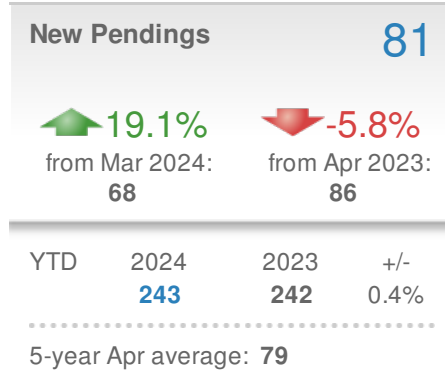
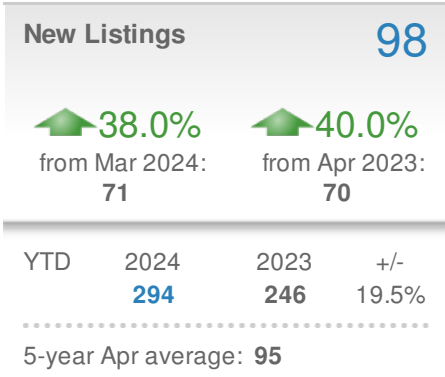
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 1.75 in March and an increase from 1.38 in April 2023. The Contract Ratio is 24% lower than the 5-year April average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## April 2024

### Lower Merion (Montgomery, PA)

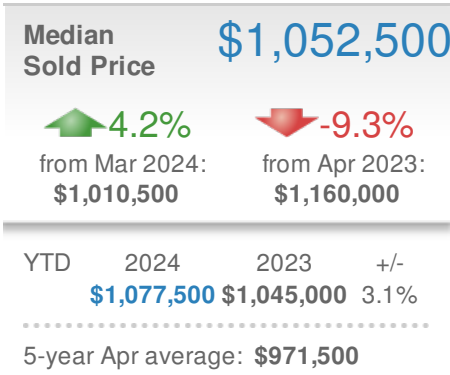
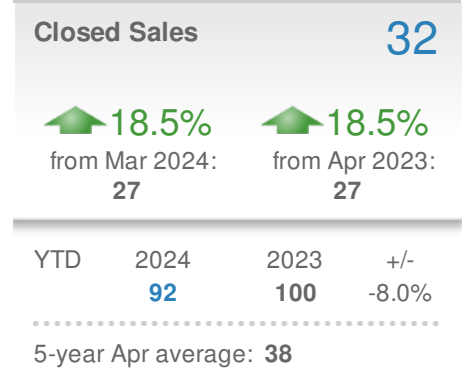
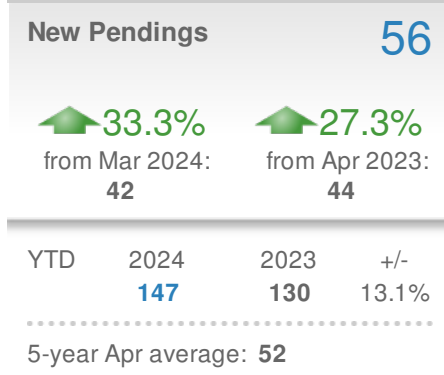
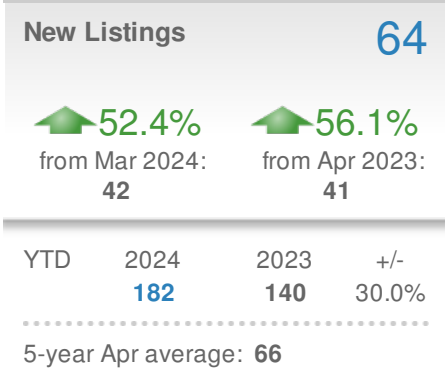
Email: ldavis@tcsr.realtor



**April 2024**

Lower Merion (Montgomery, PA) - Detached

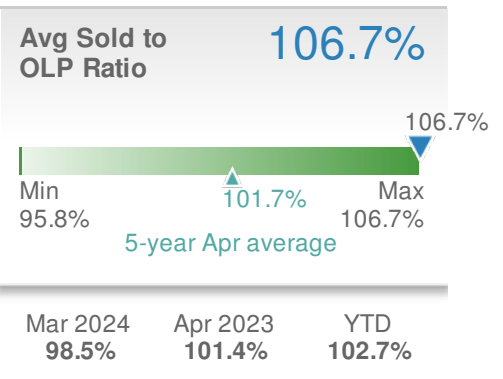
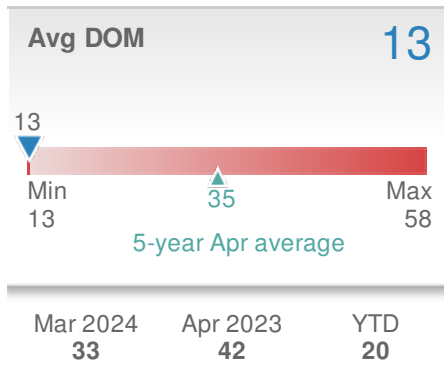
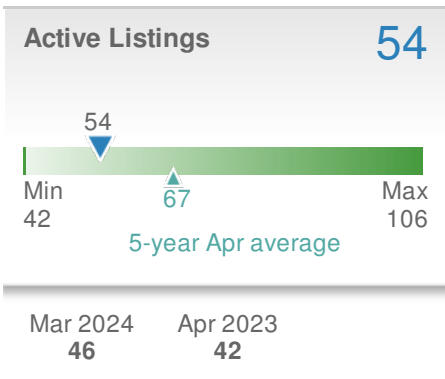
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for April was \$1,052,500, representing an increase of 4.2% compared to last month and a decrease of 9.3% from Apr 2023. The average days on market for units sold in April was 13 days, 63% below the 5-year April average of 35 days. There was a 33.3% month over month increase in new contract activity with 56 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 88; and a 17.4% increase in supply to 54 active units.

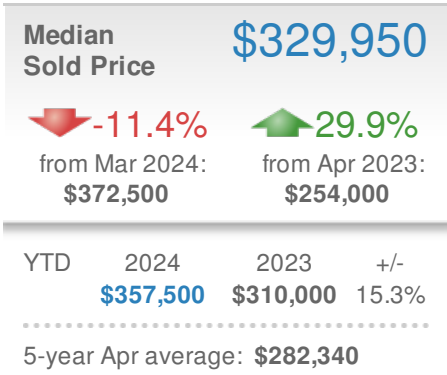
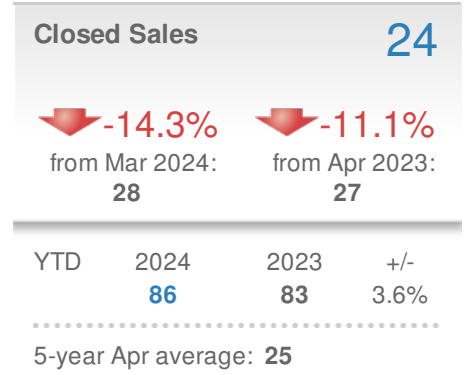
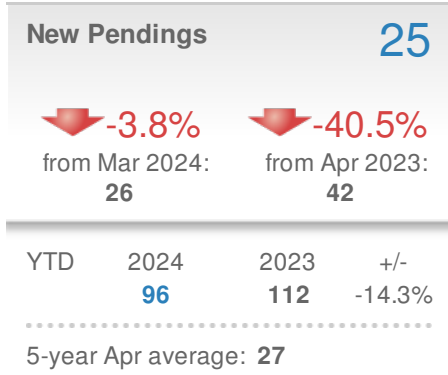
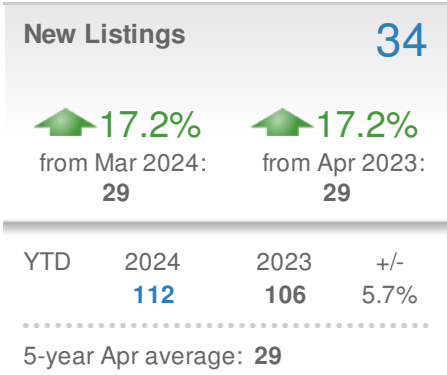
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.43 in March and a decrease from 1.67 in April 2023. The Contract Ratio is 5% higher than the 5-year April average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Lower Merion (Montgomery, PA) - Attached

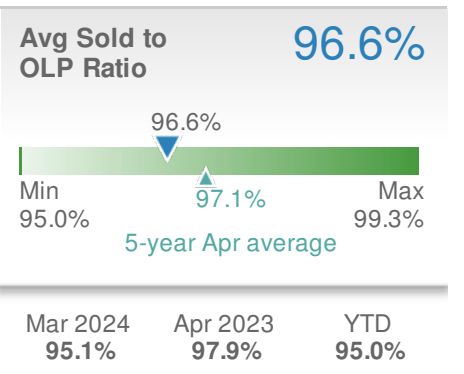
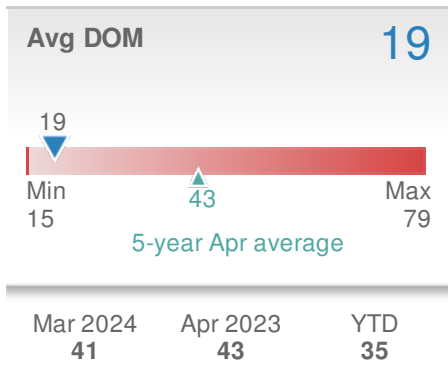
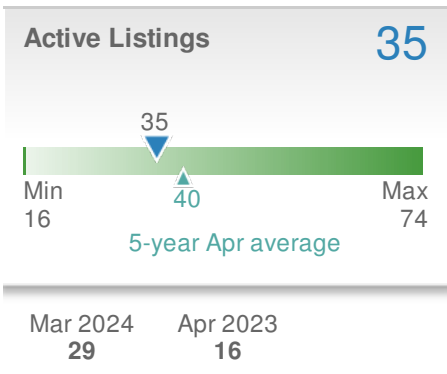
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for April was \$329,950, representing a decrease of 11.4% compared to last month and an increase of 29.9% from Apr 2023. The average days on market for units sold in April was 19 days, 56% below the 5-year April average of 43 days. There was a 3.8% month over month decrease in new contract activity with 25 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 34; and a 20.7% increase in supply to 35 active units.

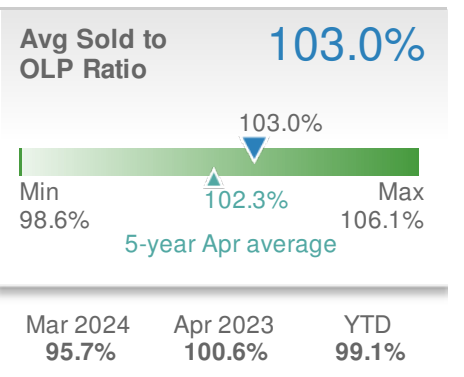
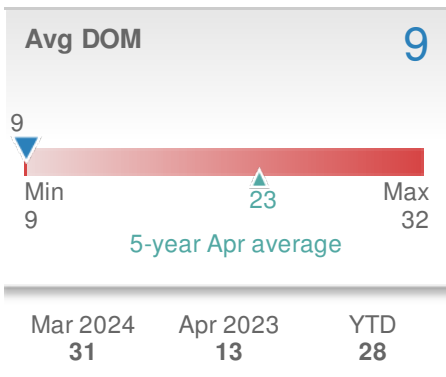
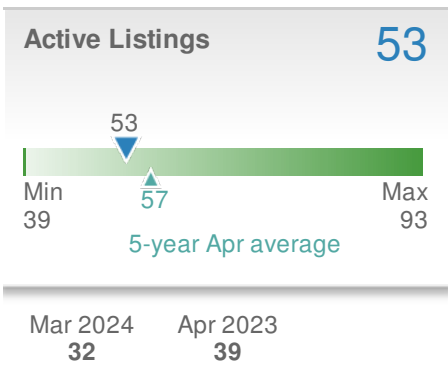
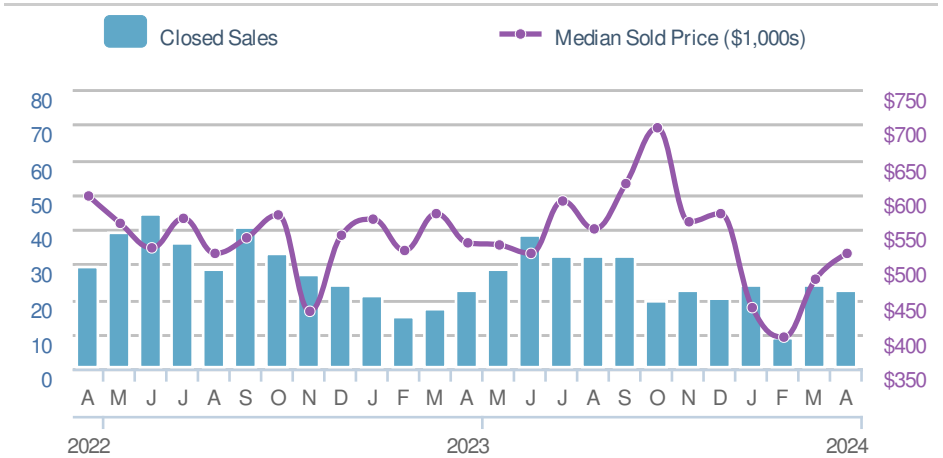
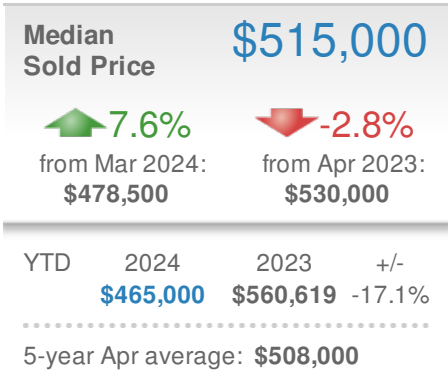
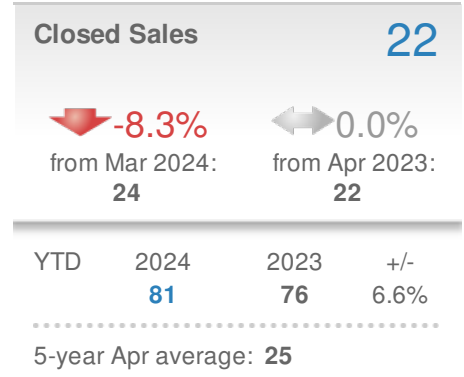
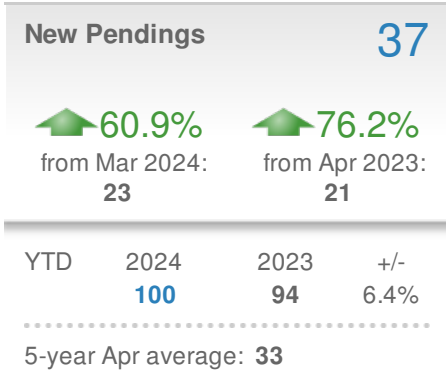
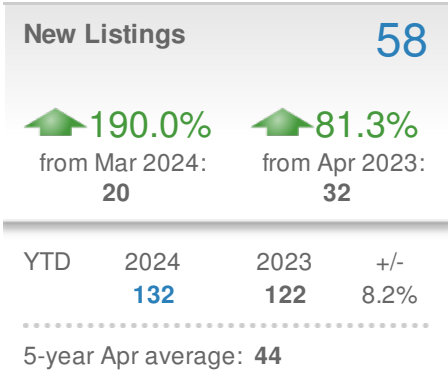
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.10 in March and a decrease from 3.31 in April 2023. The Contract Ratio is 41% lower than the 5-year April average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Methacton (Montgomery, PA)

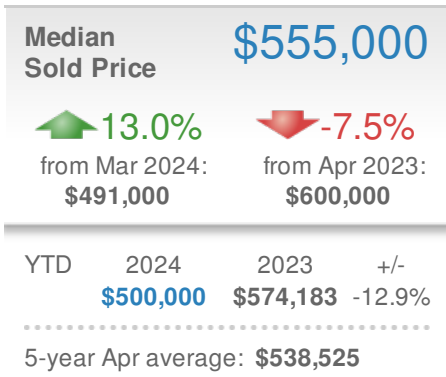
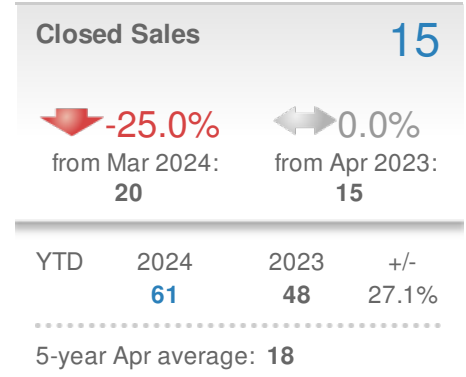
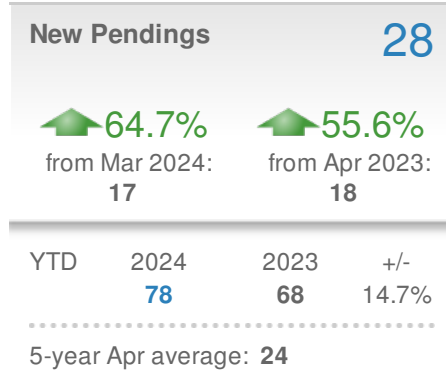
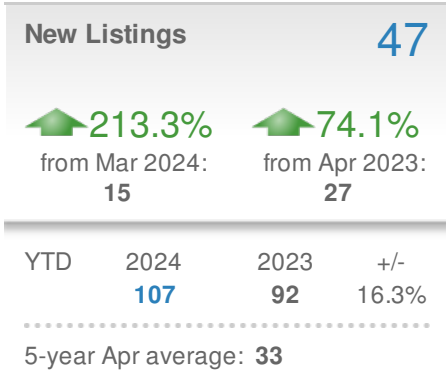
Email: ldavis@tcsr.realtor



**April 2024**

Methacton (Montgomery, PA) - Detached

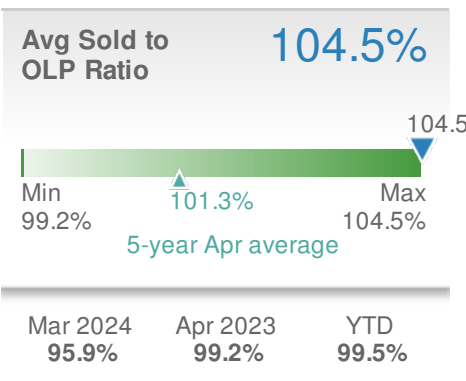
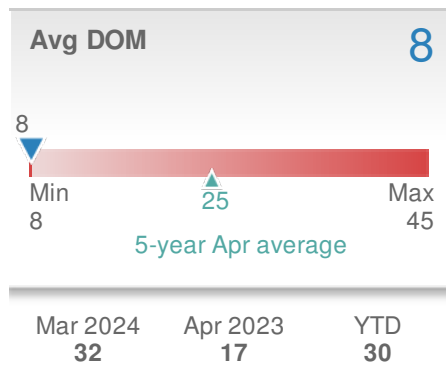
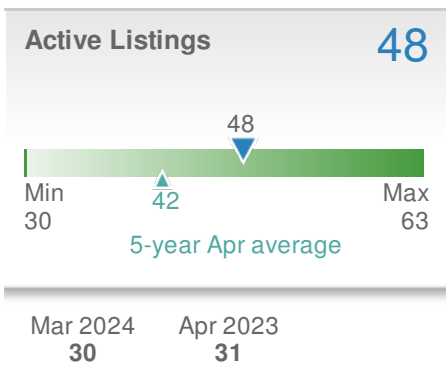
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for April was \$555,000, representing an increase of 13% compared to last month and a decrease of 7.5% from Apr 2023. The average days on market for units sold in April was 8 days, 68% below the 5-year April average of 25 days. There was a 64.7% month over month increase in new contract activity with 28 New Pendings; a 44% MoM increase in All Pendings (new contracts + contracts carried over from March) to 36; and a 60% increase in supply to 48 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.83 in March and a decrease from 1.06 in April 2023. The Contract Ratio is 34% lower than the 5-year April average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

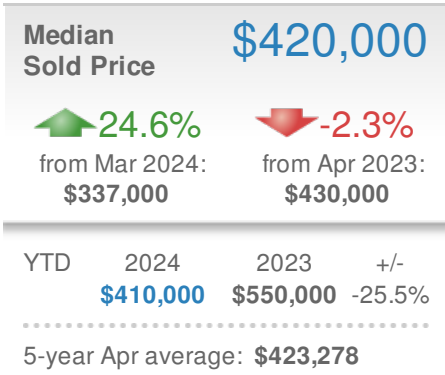
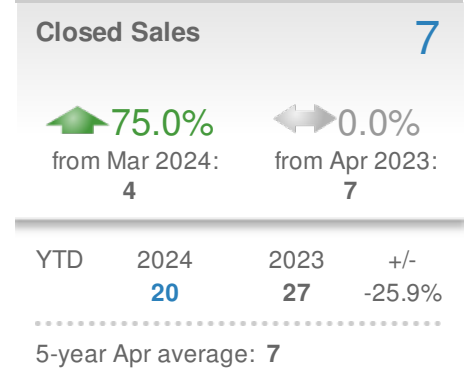
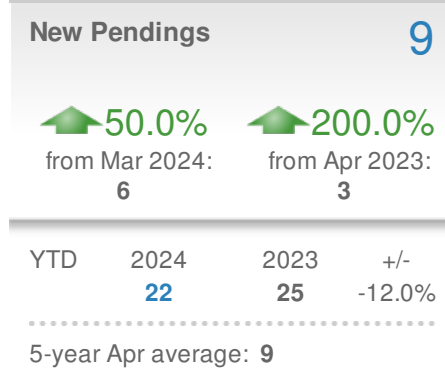
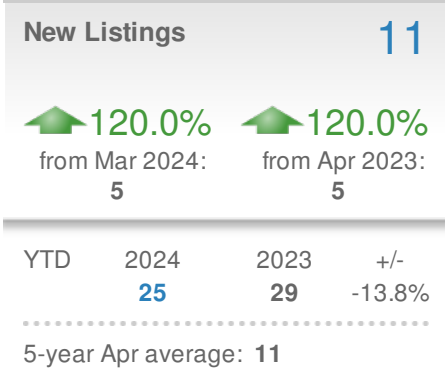




**April 2024**

Methacton (Montgomery, PA) - Attached

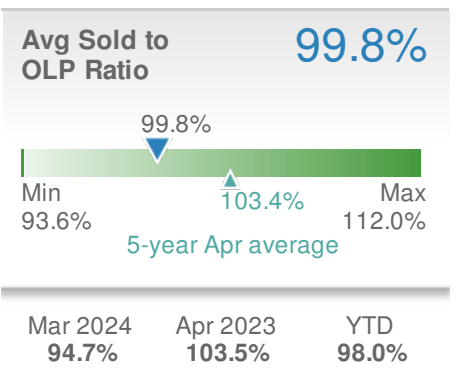
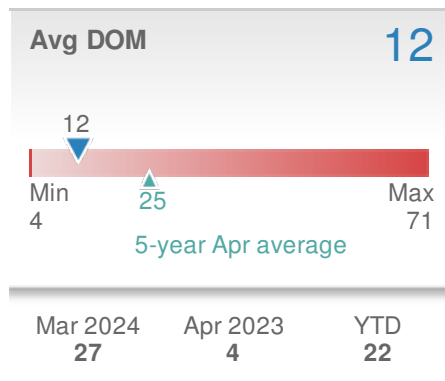
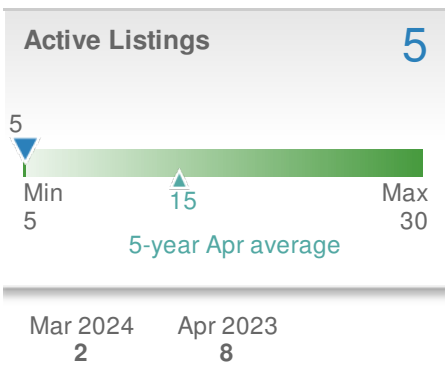
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for April was \$420,000, representing an increase of 24.6% compared to last month and a decrease of 2.3% from Apr 2023. The average days on market for units sold in April was 12 days, 51% below the 5-year April average of 25 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 11; and a 150% increase in supply to 5 active units.

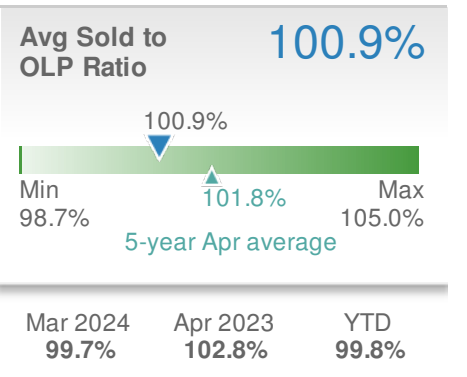
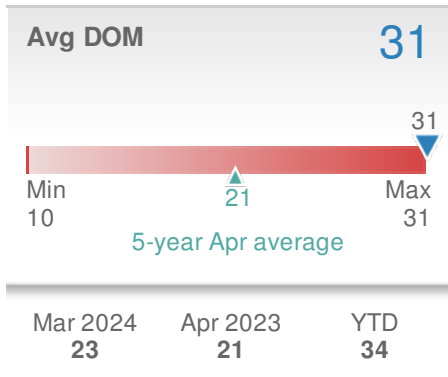
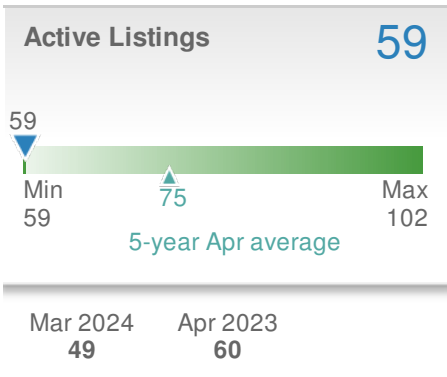
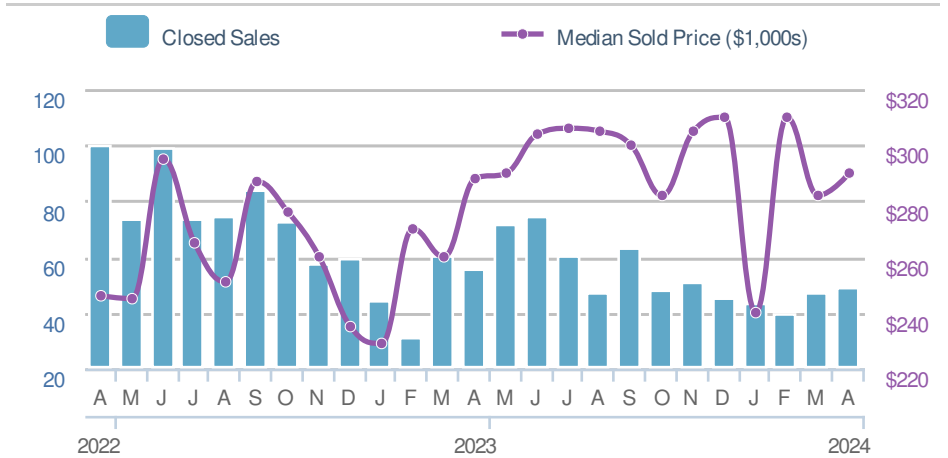
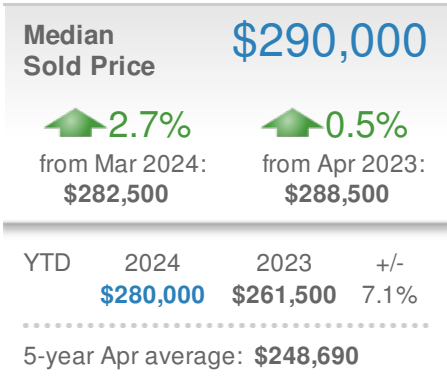
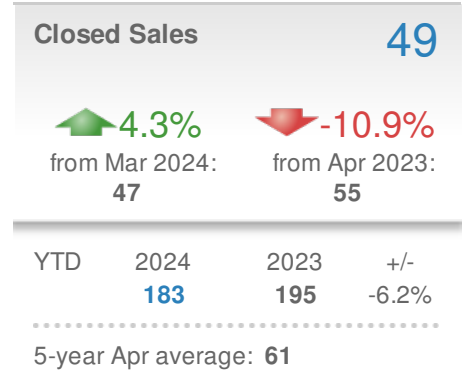
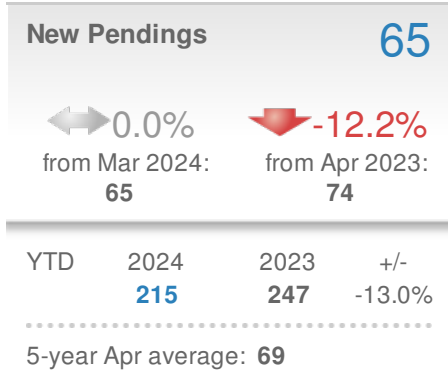
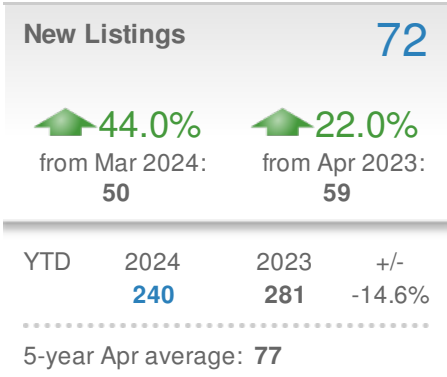
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, down from 4.50 in March and an increase from 1.13 in April 2023. The Contract Ratio is 62% higher than the 5-year April average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## April 2024

### Norristown Area (Montgomery, PA)

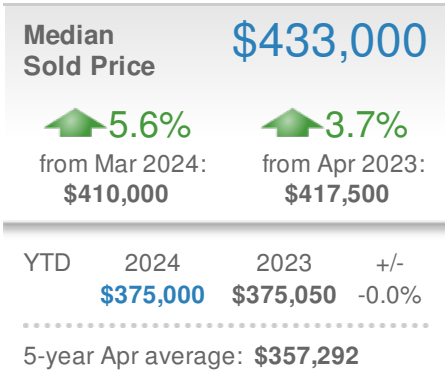
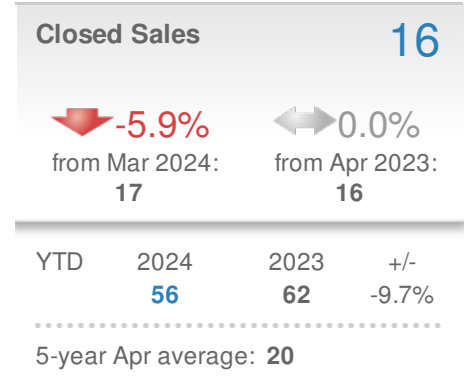
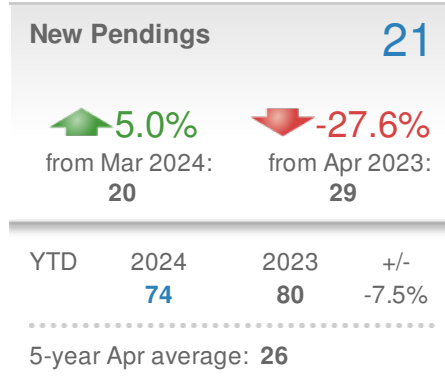
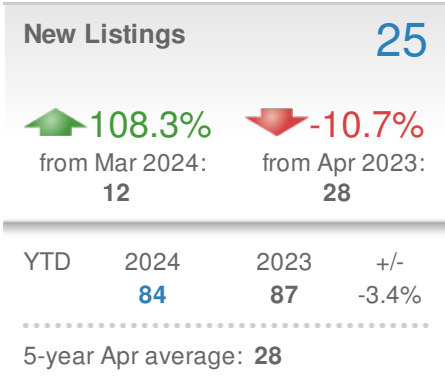
Email: ldavis@tcsr.realtor



**April 2024**

Norristown Area (Montgomery, PA) - Detached

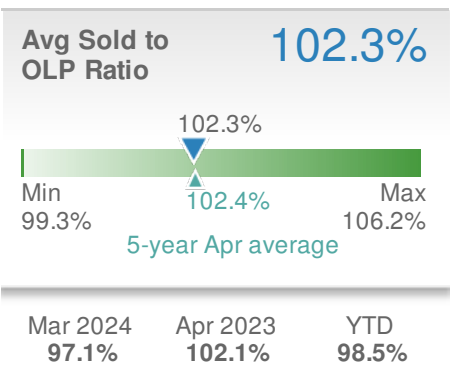
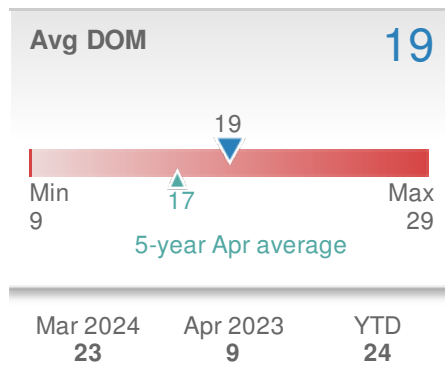
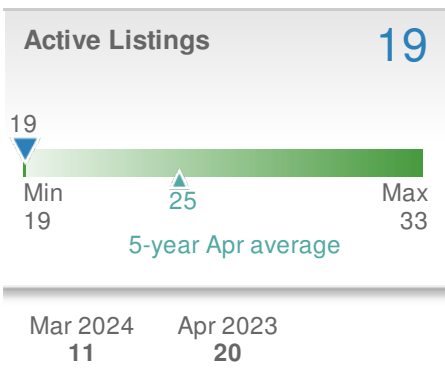
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for April was \$433,000, representing an increase of 5.6% compared to last month and an increase of 3.7% from Apr 2023. The average days on market for units sold in April was 19 days, 15% above the 5-year April average of 17 days. There was a 5% month over month increase in new contract activity with 21 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 72.7% increase in supply to 19 active units.

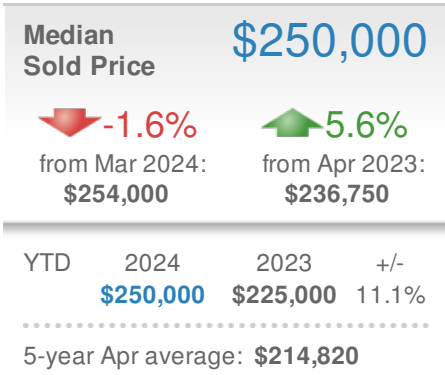
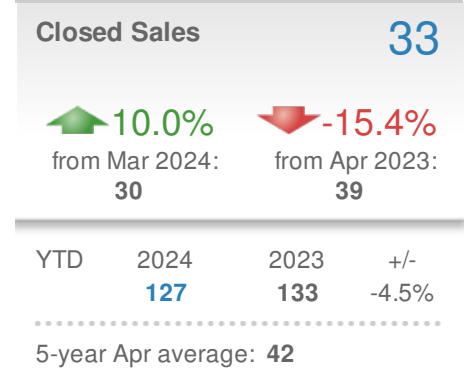
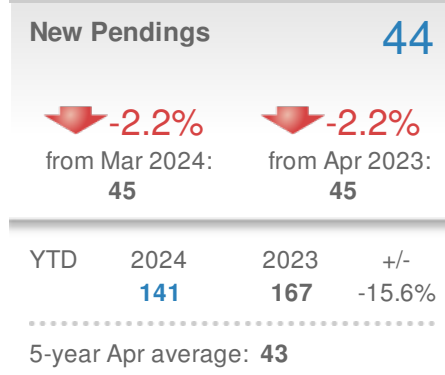
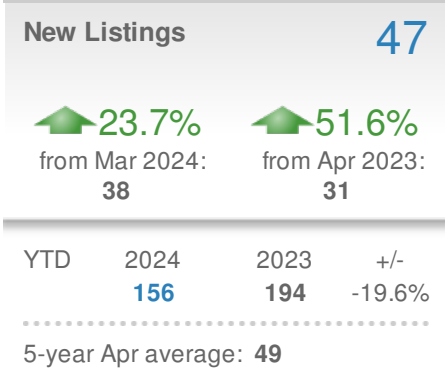
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 2.27 in March and a decrease from 1.85 in April 2023. The Contract Ratio is 3% lower than the 5-year April average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Norristown Area (Montgomery, PA) - Attached

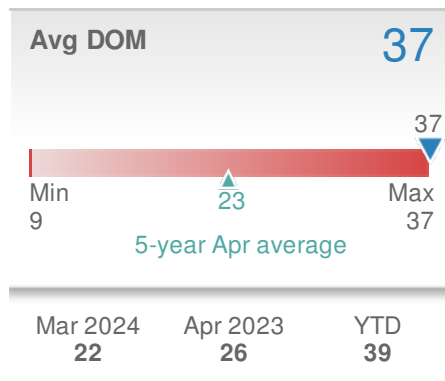
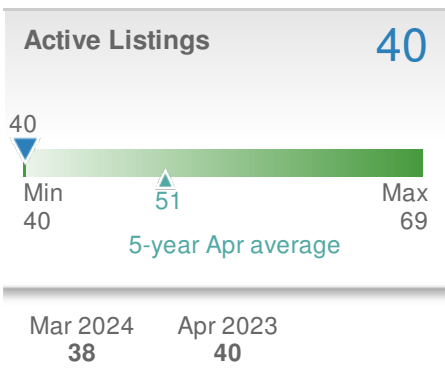
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for April was \$250,000, representing a decrease of 1.6% compared to last month and an increase of 5.6% from Apr 2023. The average days on market for units sold in April was 37 days, 60% above the 5-year April average of 23 days. There was a 2.2% month over month decrease in new contract activity with 44 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 56; and a 5.3% increase in supply to 40 active units.

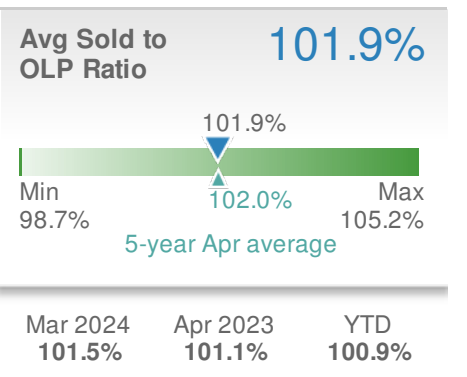
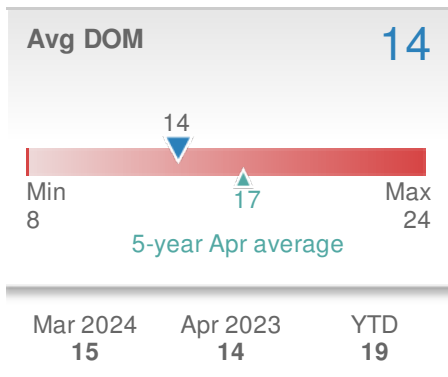
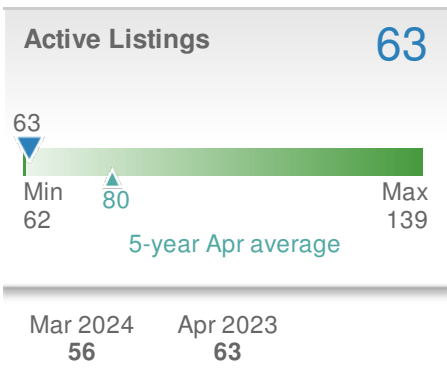
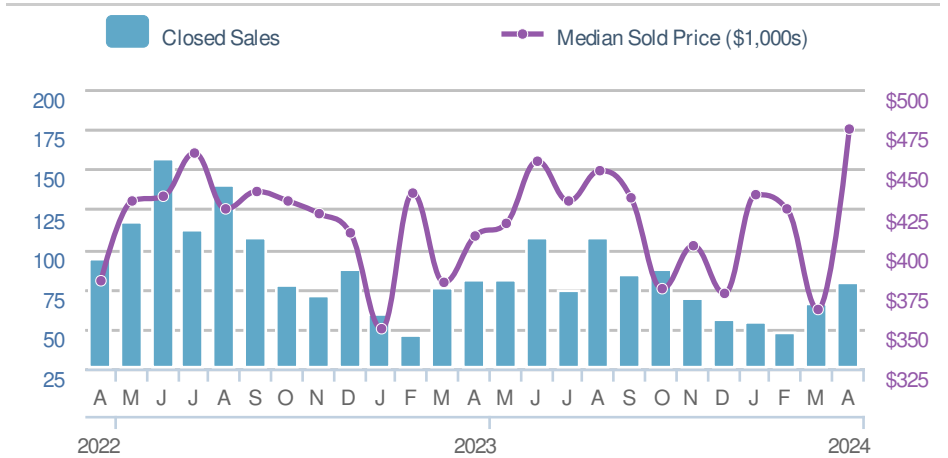
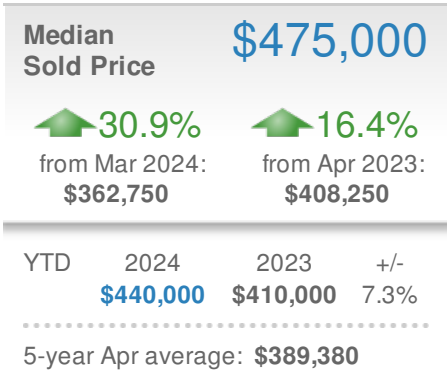
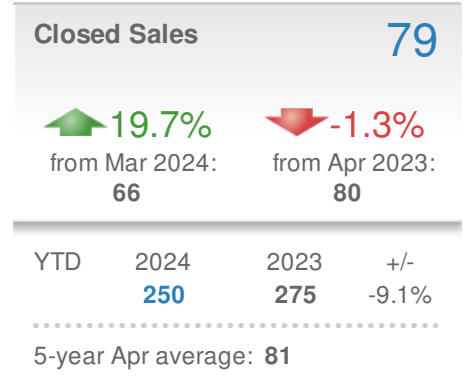
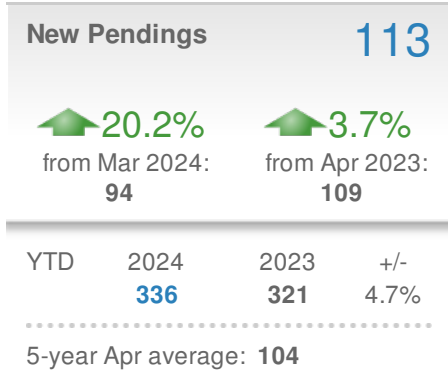
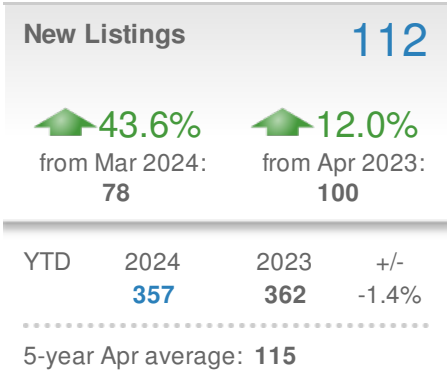
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 1.37 in March and a decrease from 1.90 in April 2023. The Contract Ratio is 11% lower than the 5-year April average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## April 2024

### North Penn (Montgomery, PA)

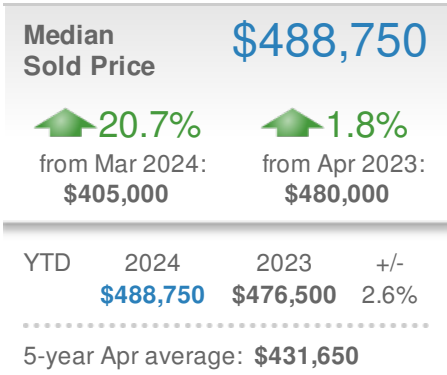
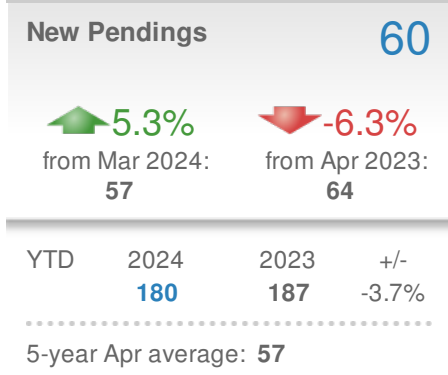
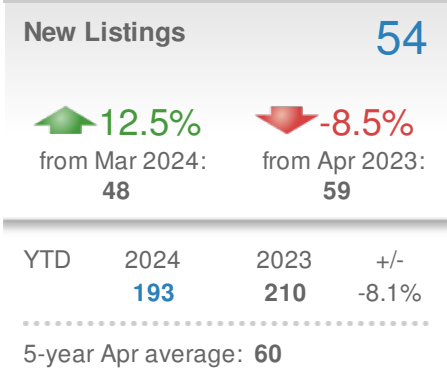
Email: ldavis@tcsr.realtor



**April 2024**

North Penn (Montgomery, PA) - Detached

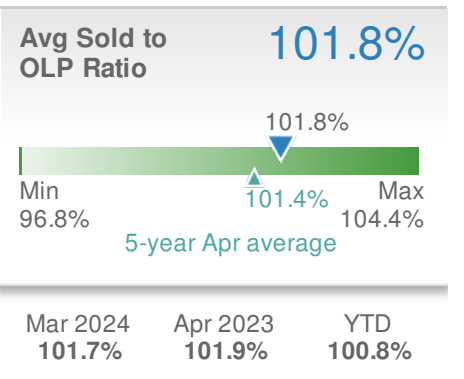
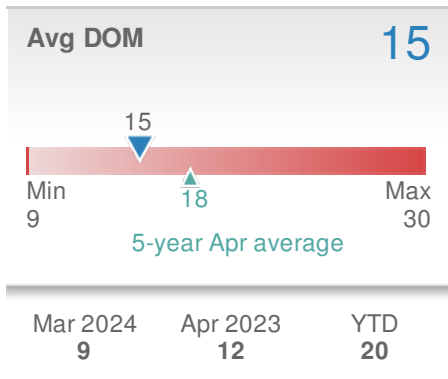
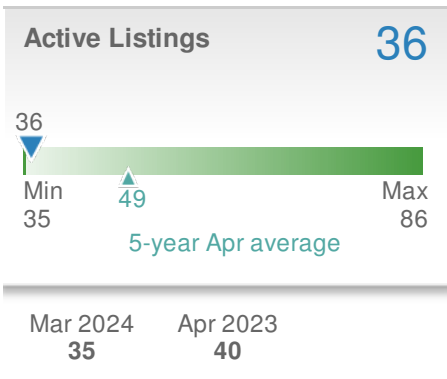
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for April was \$488,750, representing an increase of 20.7% compared to last month and an increase of 1.8% from Apr 2023. The average days on market for units sold in April was 15 days, 16% below the 5-year April average of 18 days. There was a 5.3% month over month increase in new contract activity with 60 New Pendings; an 18.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 85; and a 2.9% increase in supply to 36 active units.

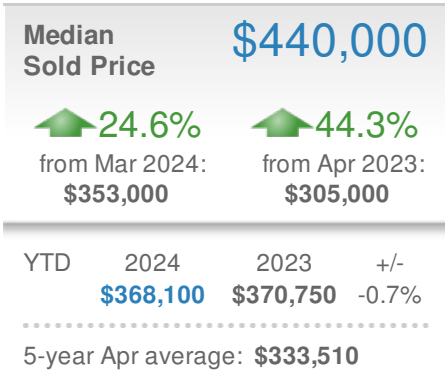
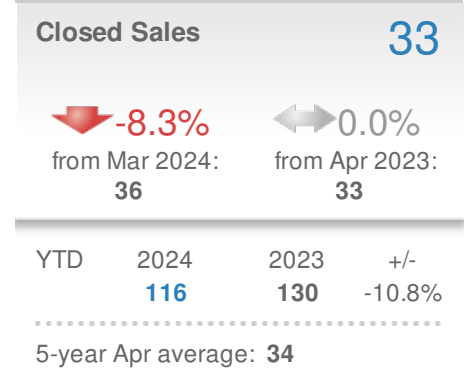
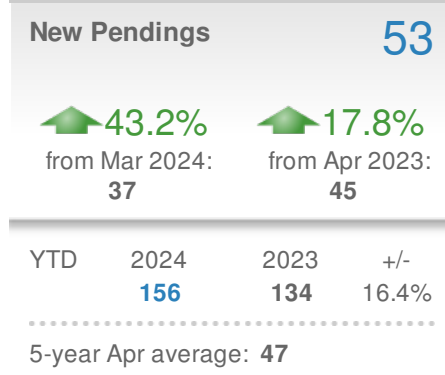
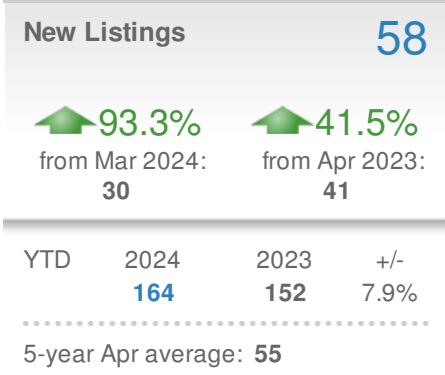
This activity resulted in a Contract Ratio of 2.36 pendings per active listing, up from 2.06 in March and an increase from 2.23 in April 2023. The Contract Ratio is 2% higher than the 5-year April average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

North Penn (Montgomery, PA) - Attached

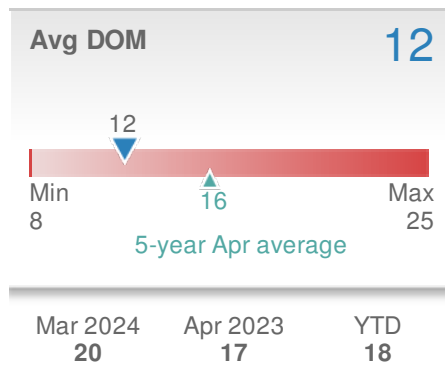
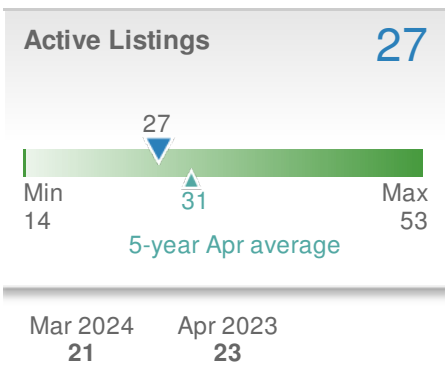
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for April was \$440,000, representing an increase of 24.6% compared to last month and an increase of 44.3% from Apr 2023. The average days on market for units sold in April was 12 days, 24% below the 5-year April average of 16 days. There was a 43.2% month over month increase in new contract activity with 53 New Pendings; a 40.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 66; and a 28.6% increase in supply to 27 active units.

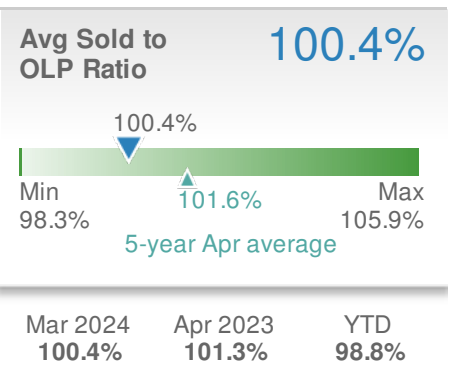
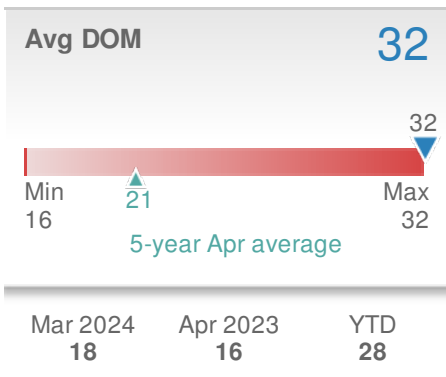
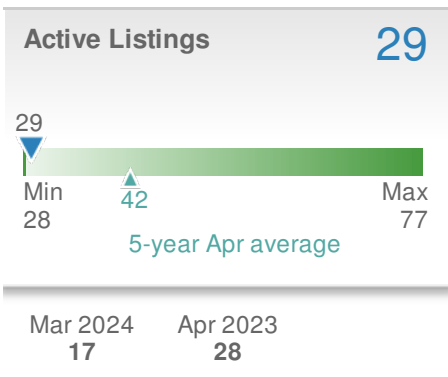
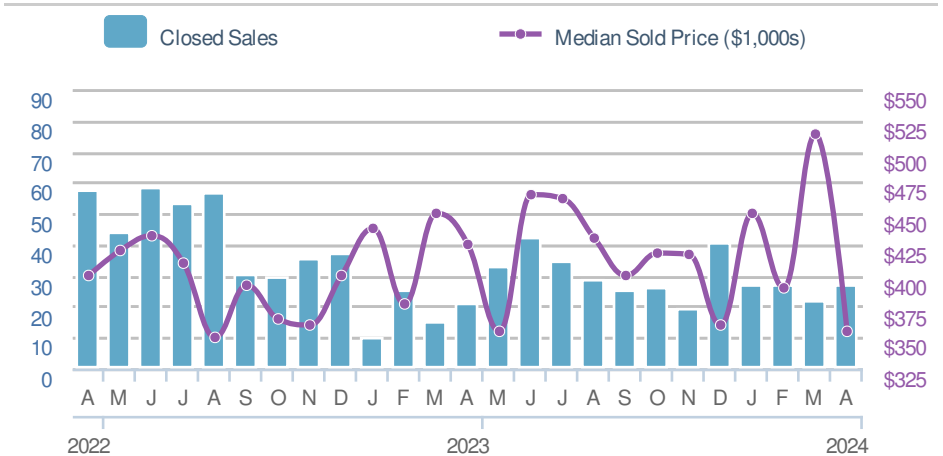
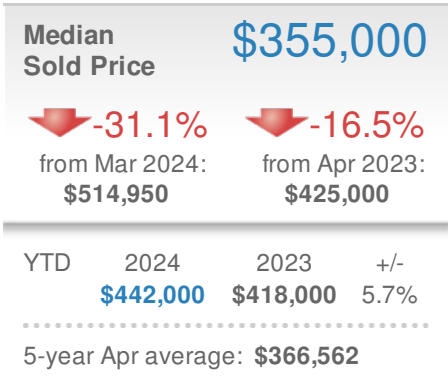
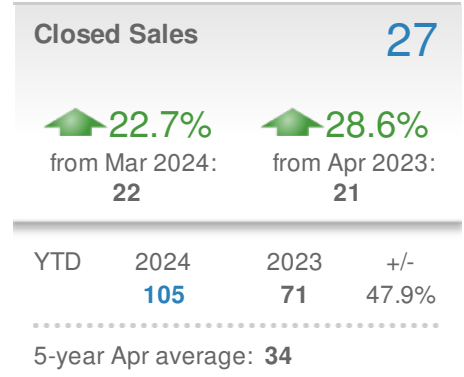
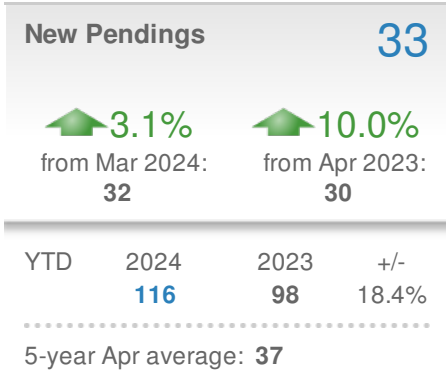
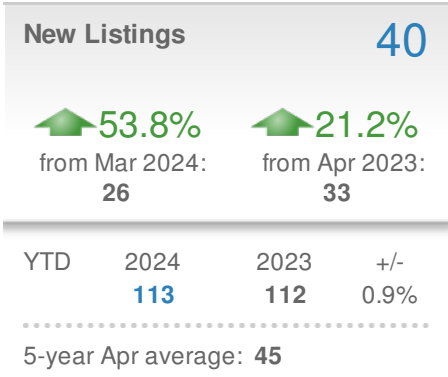
This activity resulted in a Contract Ratio of 2.44 pendings per active listing, up from 2.24 in March and an increase from 2.17 in April 2023. The Contract Ratio is 17% lower than the 5-year April average of 2.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

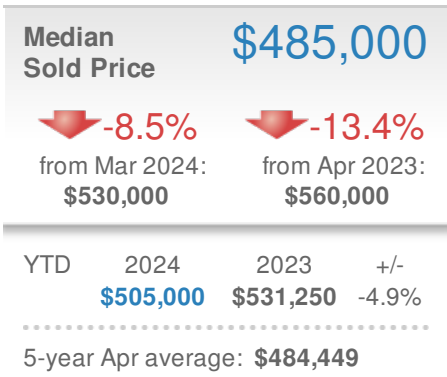
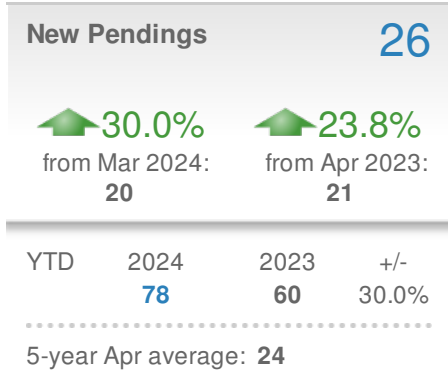
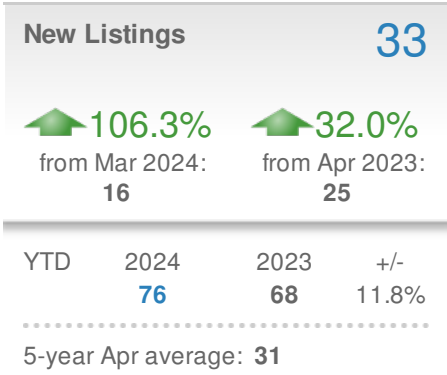




**April 2024**

Perkiomen Valley (Montgomery, PA) - Detached

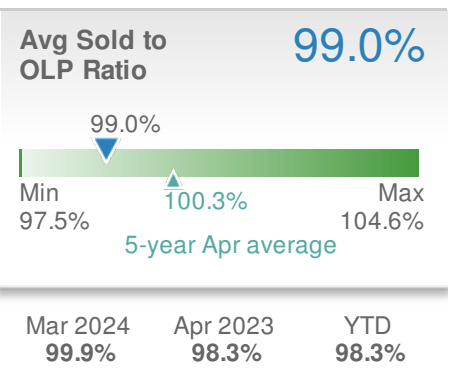
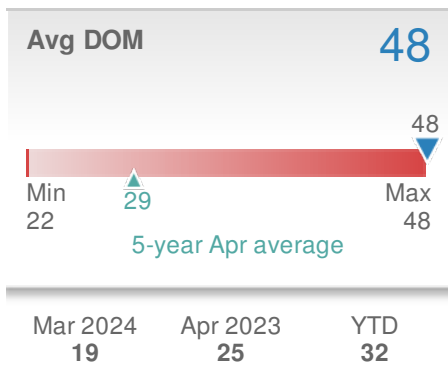
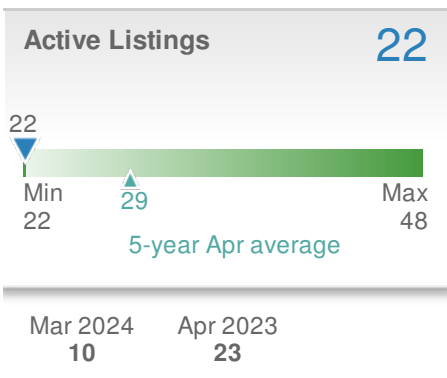
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for April was \$485,000, representing a decrease of 8.5% compared to last month and a decrease of 13.4% from Apr 2023. The average days on market for units sold in April was 48 days, 63% above the 5-year April average of 29 days. There was a 30% month over month increase in new contract activity with 26 New Pendings; a 31% MoM increase in All Pendings (new contracts + contracts carried over from March) to 38; and a 120% increase in supply to 22 active units.

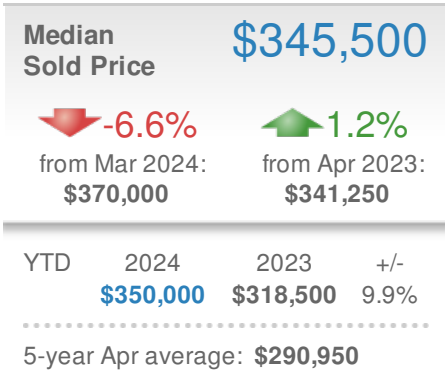
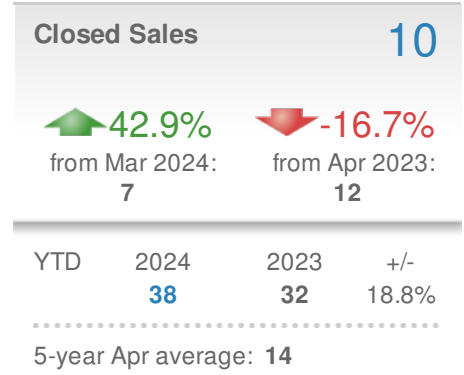
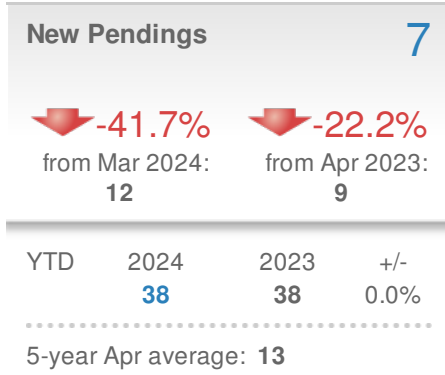
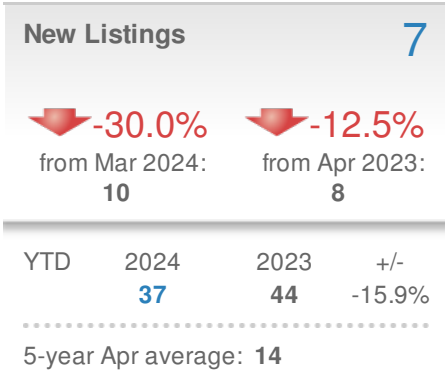
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 2.90 in March and an increase from 1.39 in April 2023. The Contract Ratio is 4% higher than the 5-year April average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Perkiomen Valley (Montgomery, PA) - Attached

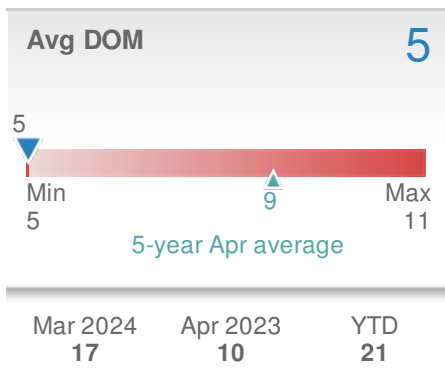
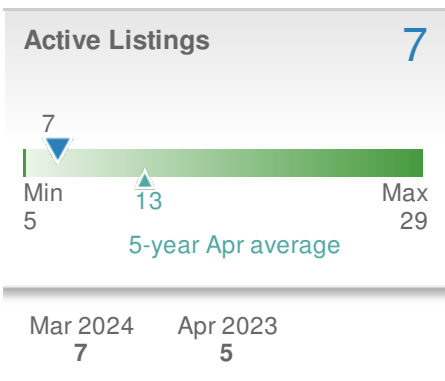
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for April was \$345,500, representing a decrease of 6.6% compared to last month and an increase of 1.2% from Apr 2023. The average days on market for units sold in April was 5 days, 43% below the 5-year April average of 9 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 11; and no change in supply with 7 active units.

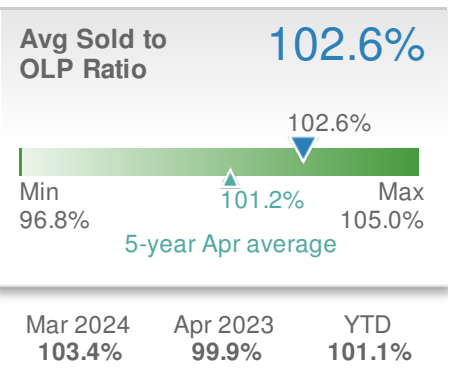
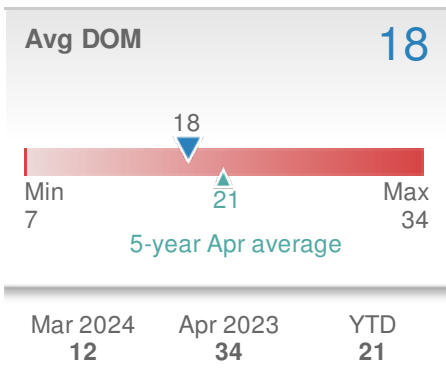
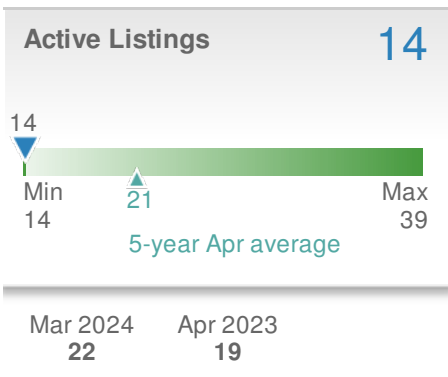
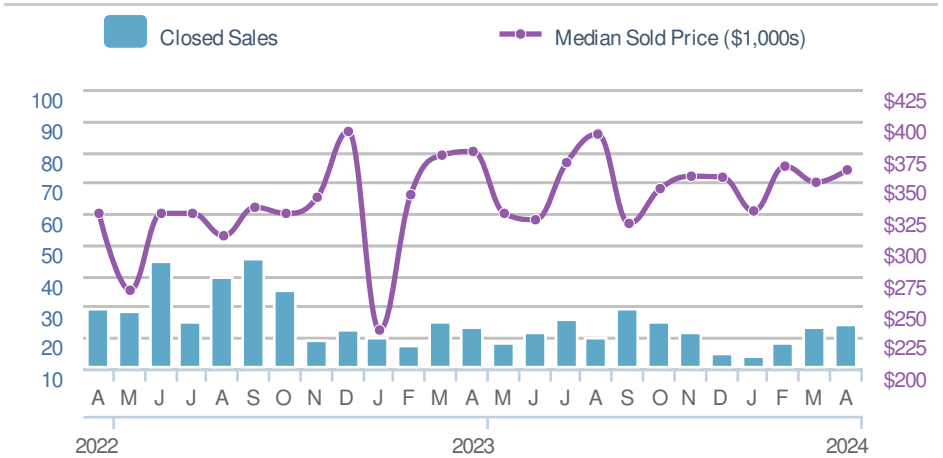
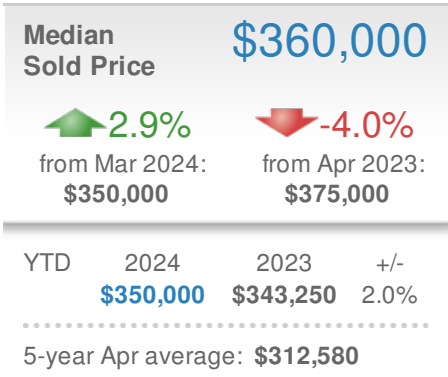
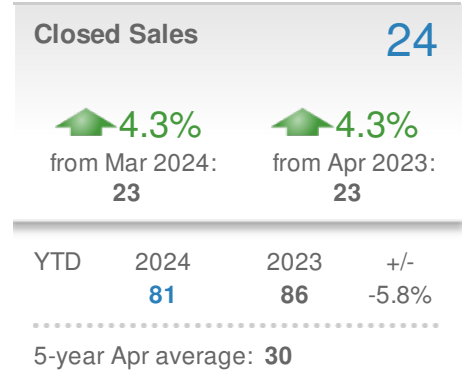
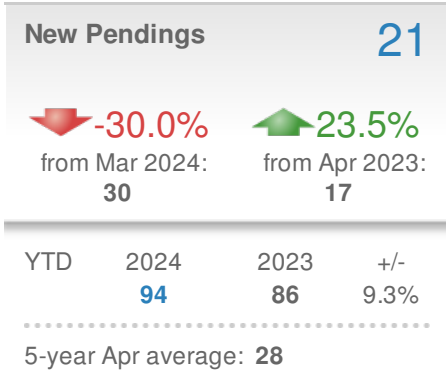
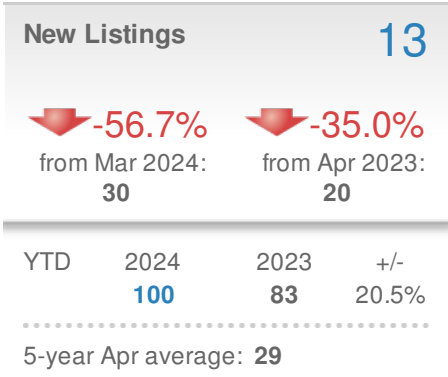
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 2.00 in March and a decrease from 2.80 in April 2023. The Contract Ratio is 32% lower than the 5-year April average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Pottsgrove (Montgomery, PA)

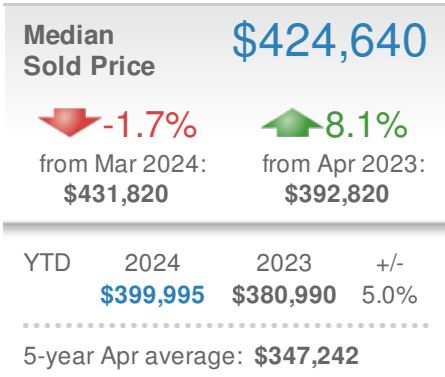
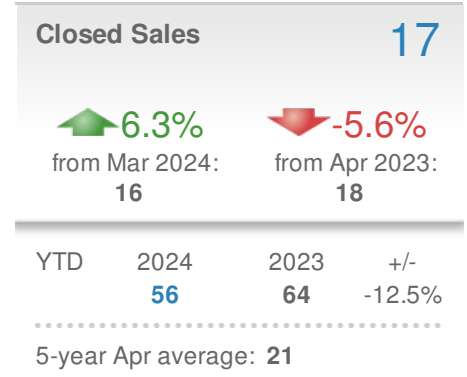
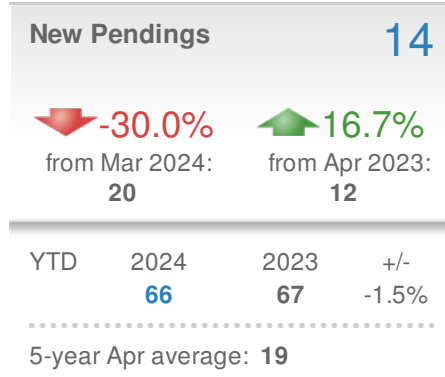
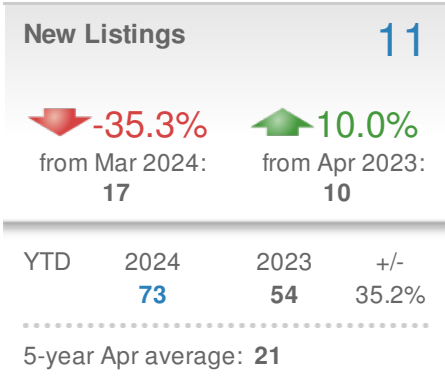
Email: ldavis@tcsr.realtor



**April 2024**

Pottsgrove (Montgomery, PA) - Detached

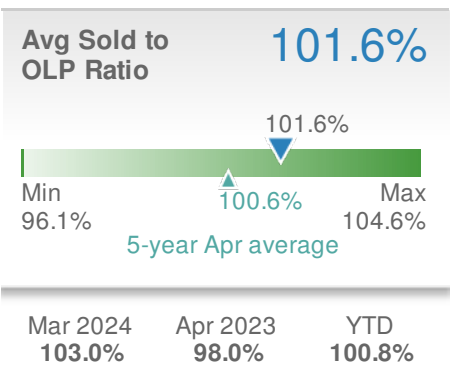
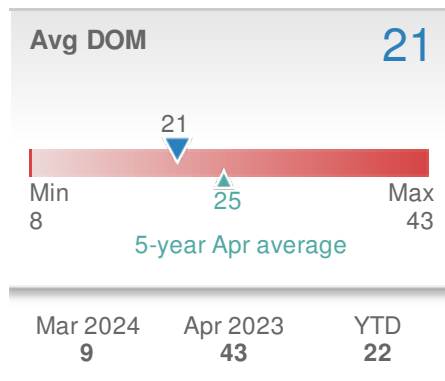
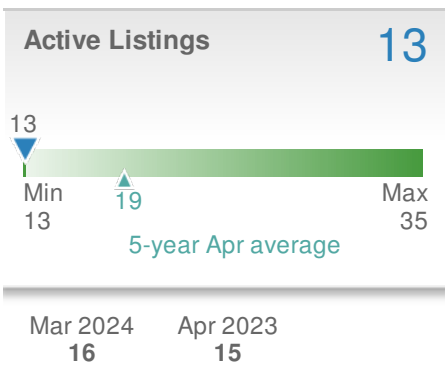
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for April was \$424,640, representing a decrease of 1.7% compared to last month and an increase of 8.1% from Apr 2023. The average days on market for units sold in April was 21 days, 17% below the 5-year April average of 25 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 26; and an 18.8% decrease in supply to 13 active units.

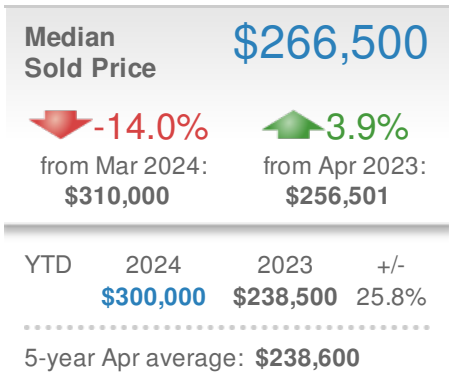
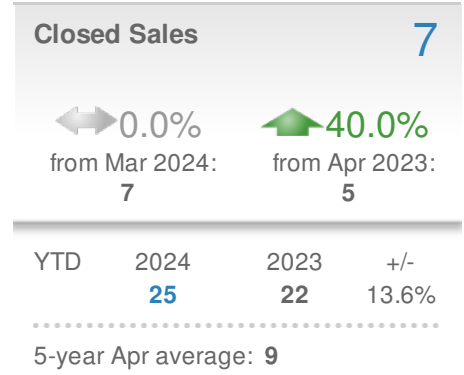
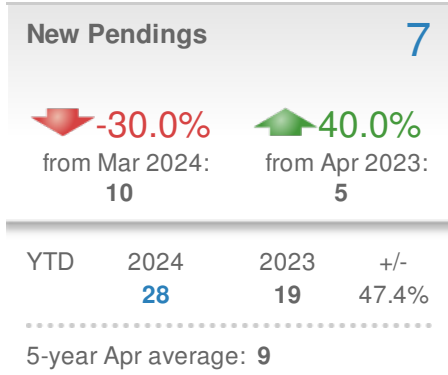
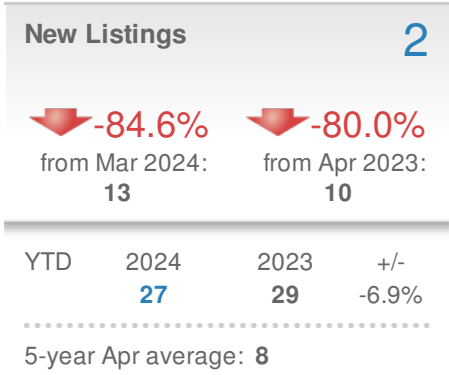
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.88 in March and an increase from 1.73 in April 2023. The Contract Ratio is 19% lower than the 5-year April average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Pottsgrove (Montgomery, PA) - Attached

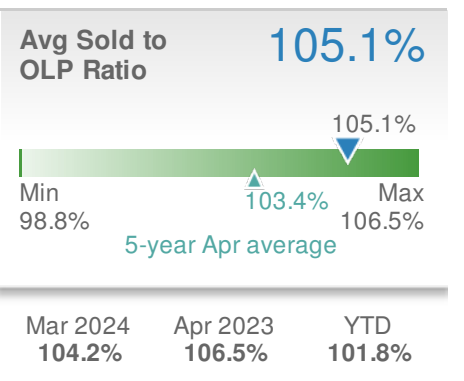
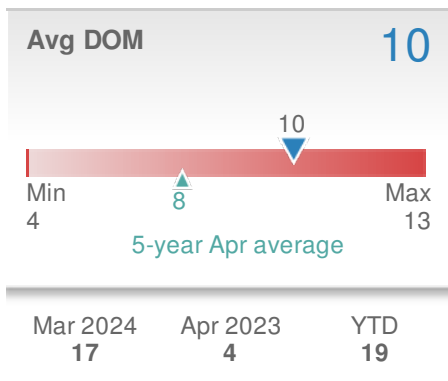
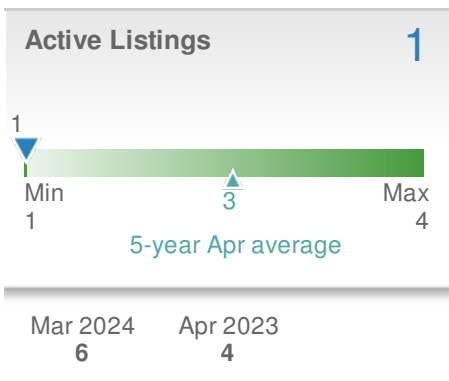
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for April was \$266,500, representing a decrease of 14% compared to last month and an increase of 3.9% from Apr 2023. The average days on market for units sold in April was 10 days, 32% above the 5-year April average of 8 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 12; and an 83.3% decrease in supply to 1 active units.

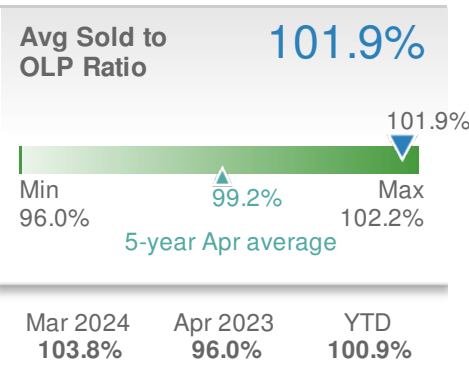
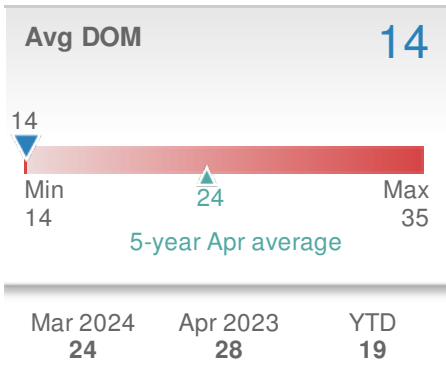
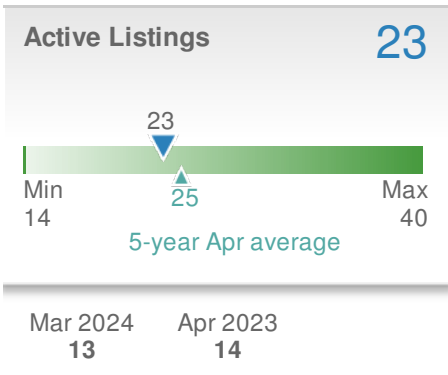
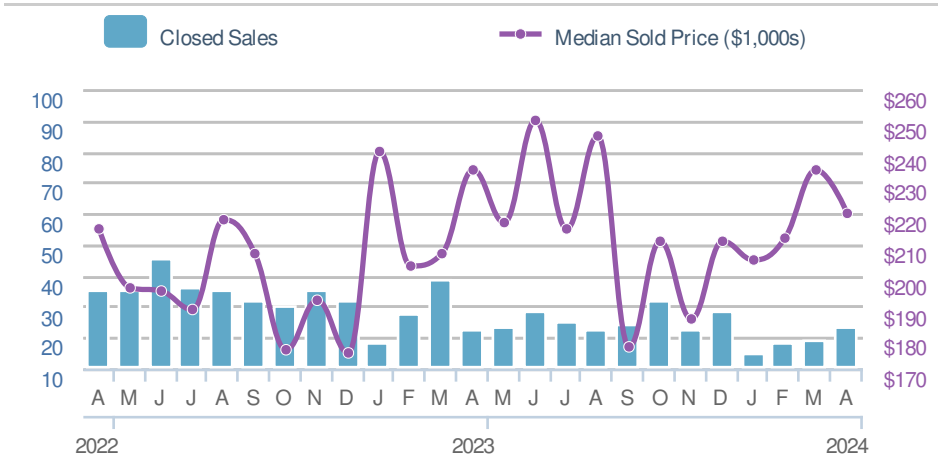
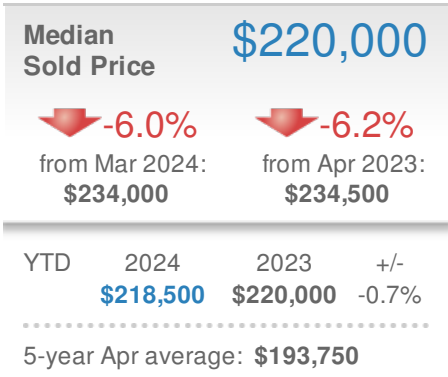
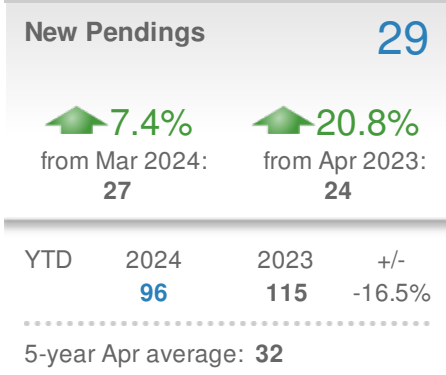
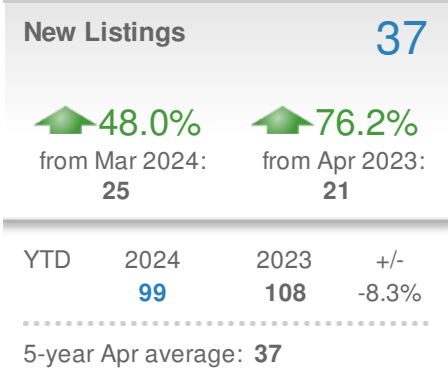
This activity resulted in a Contract Ratio of 12.00 pendings per active listing, up from 2.00 in March and an increase from 5.25 in April 2023. The Contract Ratio is 18% lower than the 5-year April average of 14.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Pottstown (Montgomery, PA)

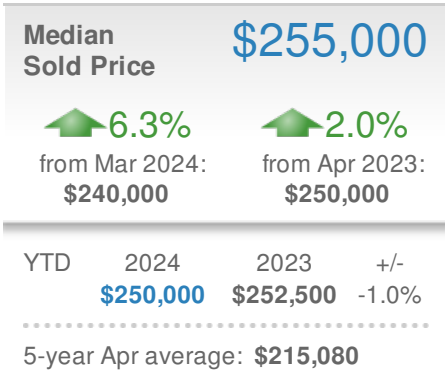
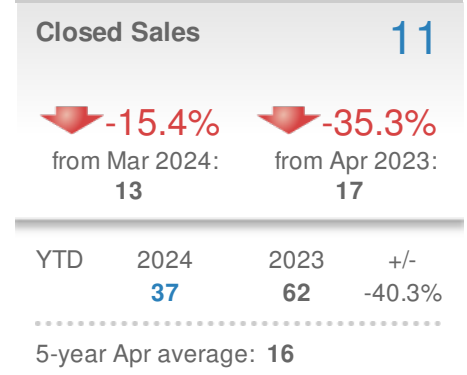
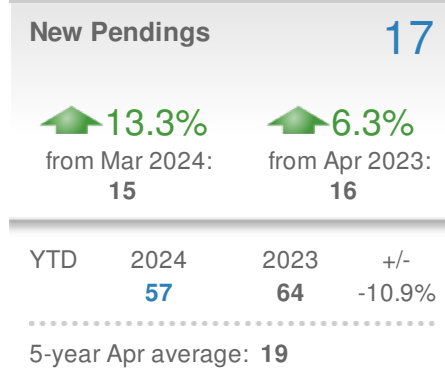
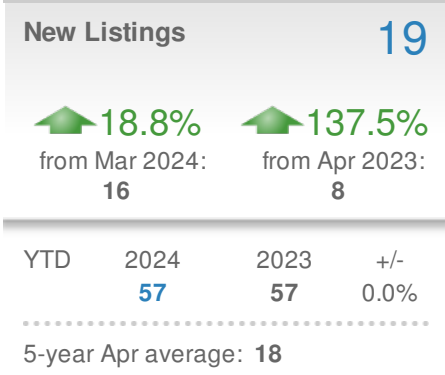
Email: ldavis@tcsr.realtor



**April 2024**

Pottstown (Montgomery, PA) - Detached

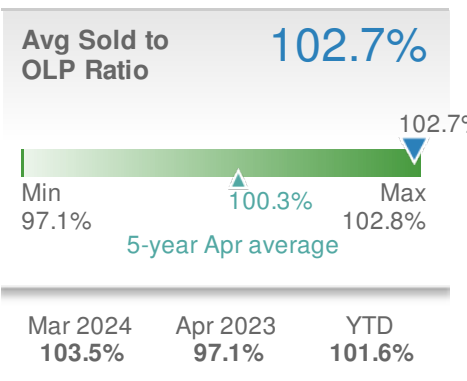
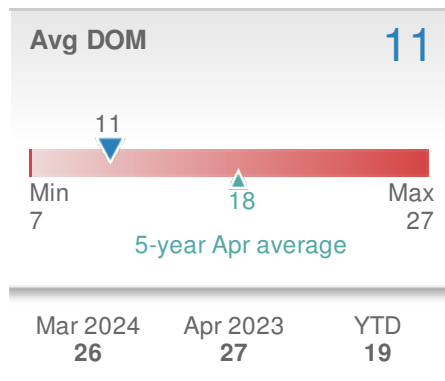
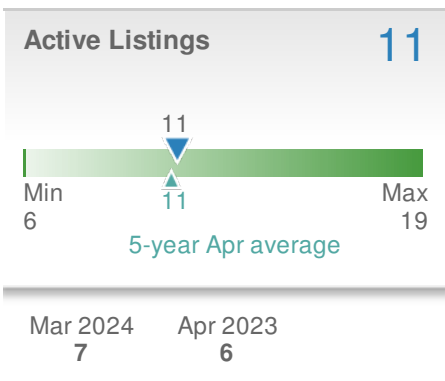
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for April was \$255,000, representing an increase of 6.3% compared to last month and an increase of 2% from Apr 2023. The average days on market for units sold in April was 11 days, 38% below the 5-year April average of 18 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 23.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 26; and a 57.1% increase in supply to 11 active units.

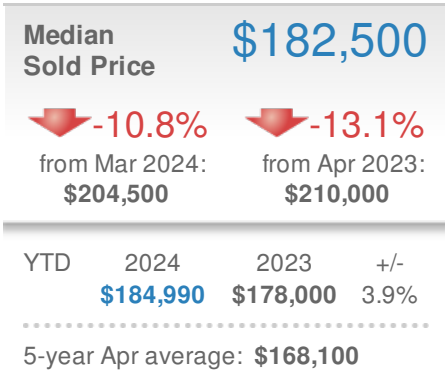
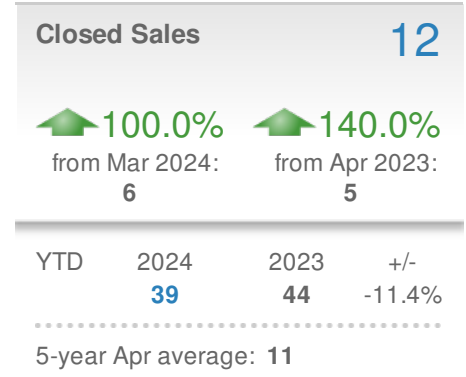
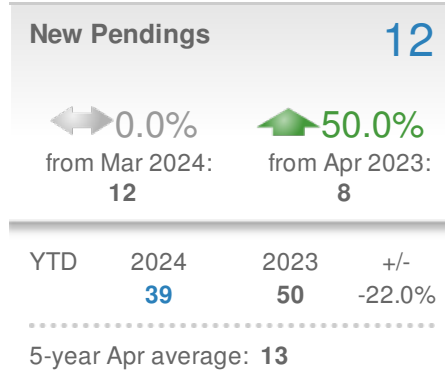
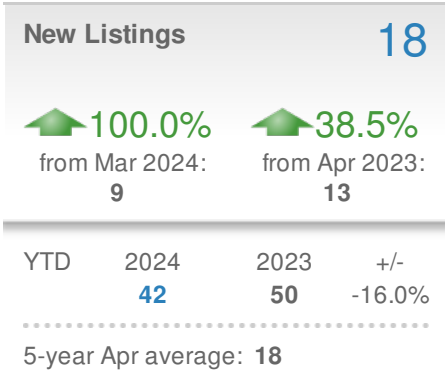
This activity resulted in a Contract Ratio of 2.36 pendings per active listing, down from 3.00 in March and a decrease from 3.00 in April 2023. The Contract Ratio is 14% lower than the 5-year April average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Pottstown (Montgomery, PA) - Attached

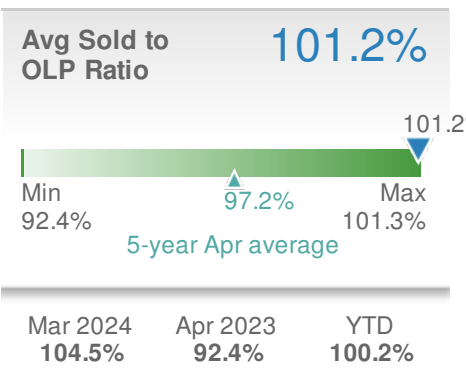
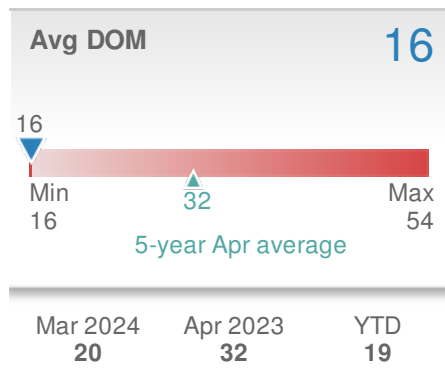
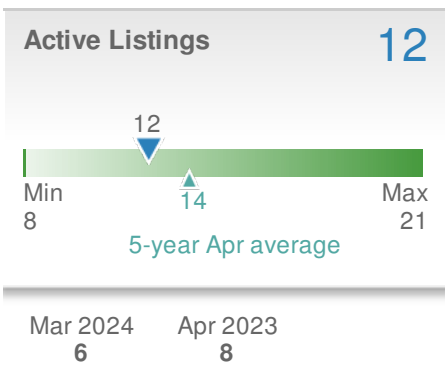
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for April was \$182,500, representing a decrease of 10.8% compared to last month and a decrease of 13.1% from Apr 2023. The average days on market for units sold in April was 16 days, 50% below the 5-year April average of 32 days. There was no month over month change in new contract activity with 12 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 12; and a 100% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.17 in March and a decrease from 1.63 in April 2023. The Contract Ratio is 42% lower than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

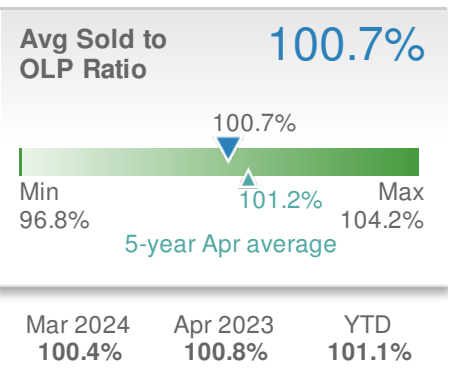
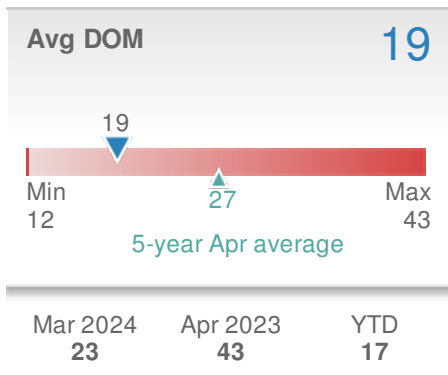
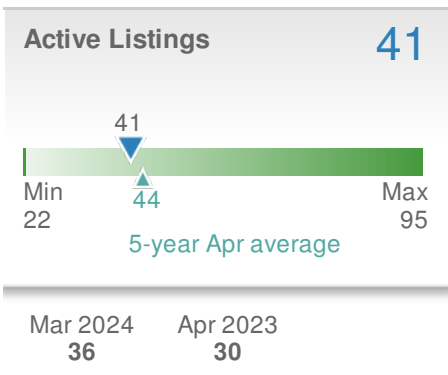
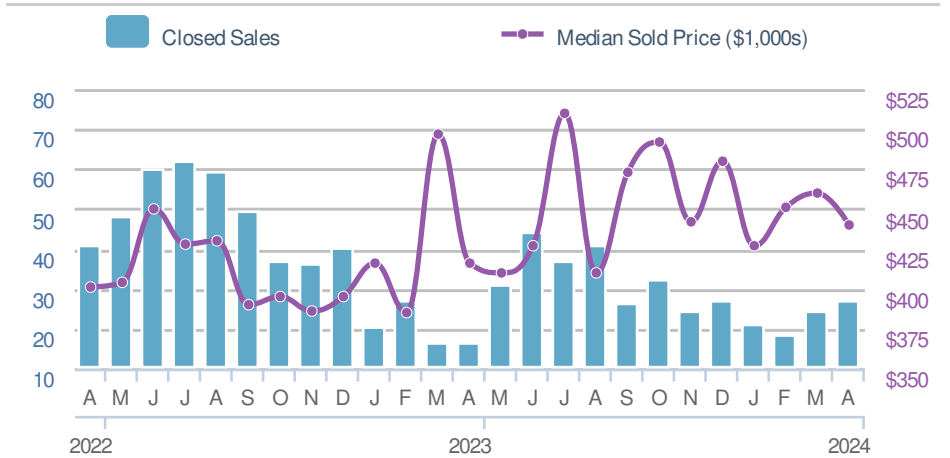
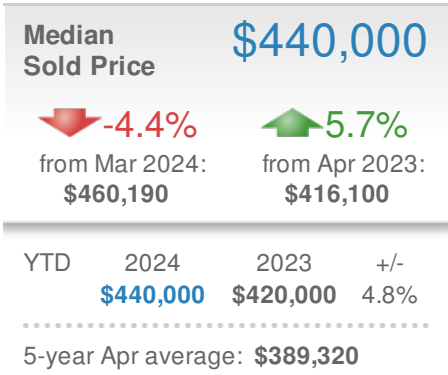
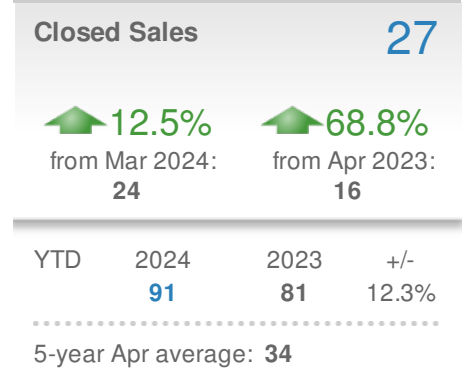
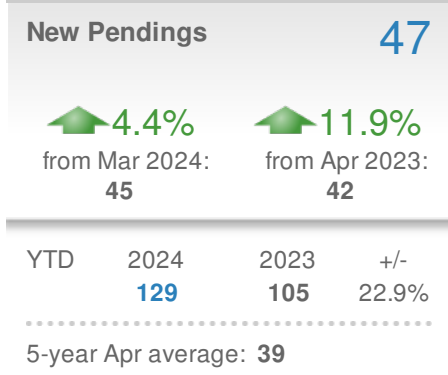
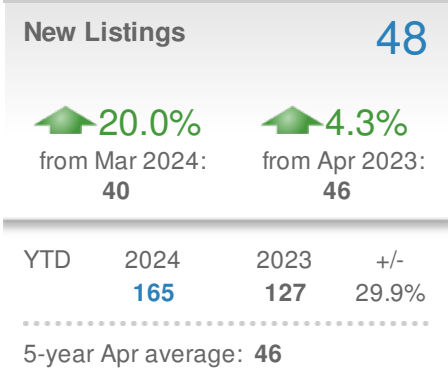




**April 2024**

Souderton Area (Montgomery, PA)

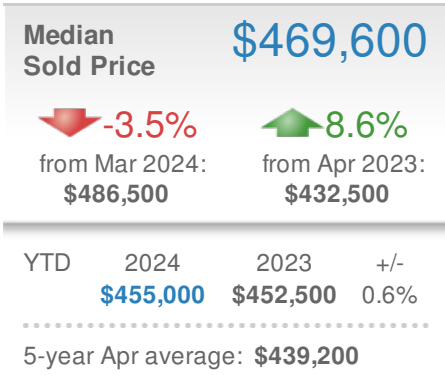
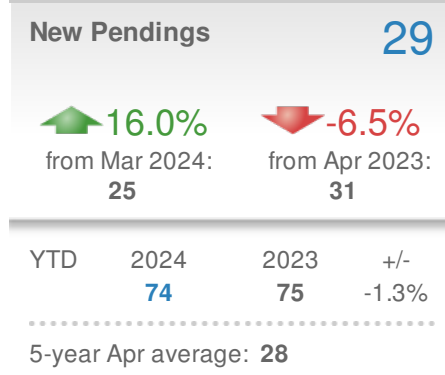
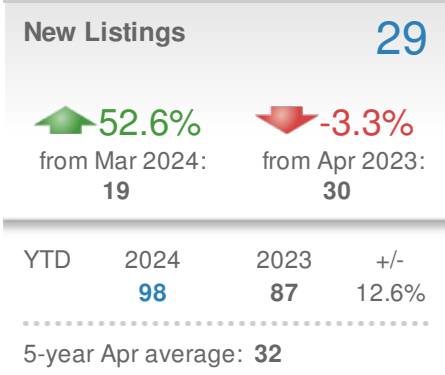
Email: ldavis@tcsr.realtor



**April 2024**

Souderton Area (Montgomery, PA) - Detached

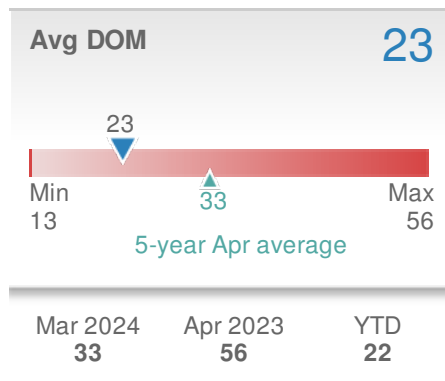
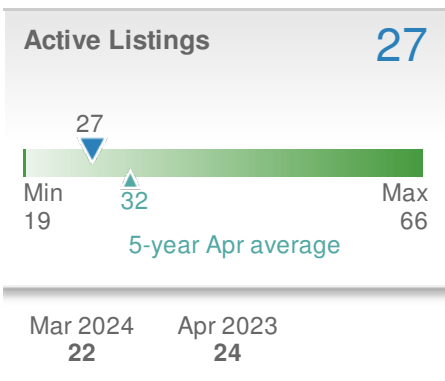
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for April was \$469,600, representing a decrease of 3.5% compared to last month and an increase of 8.6% from Apr 2023. The average days on market for units sold in April was 23 days, 30% below the 5-year April average of 33 days. There was a 16% month over month increase in new contract activity with 29 New Pendings; a 24.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 41; and a 22.7% increase in supply to 27 active units.

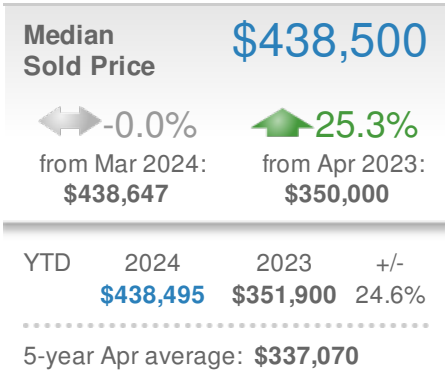
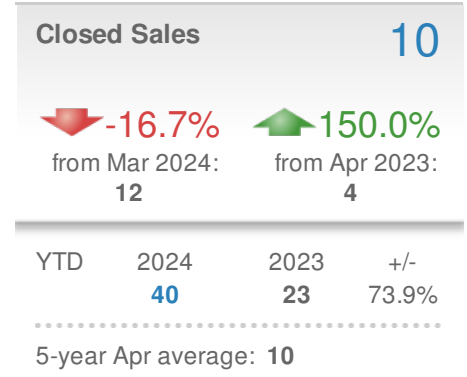
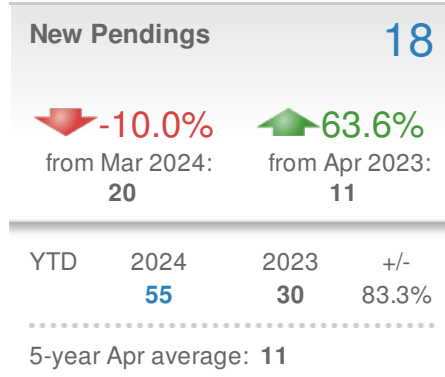
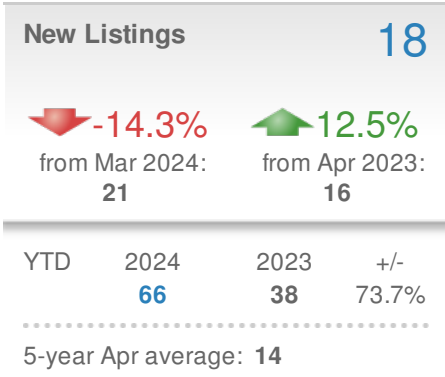
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.50 in March and a decrease from 1.79 in April 2023. The Contract Ratio is 20% lower than the 5-year April average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Souderton Area (Montgomery, PA) - Attached

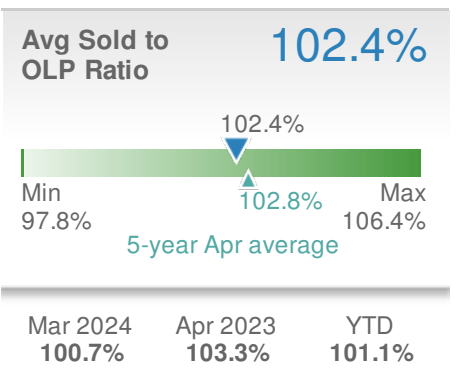
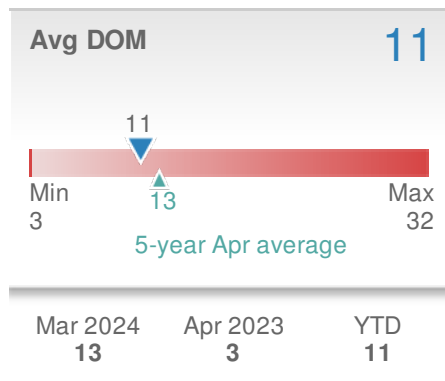
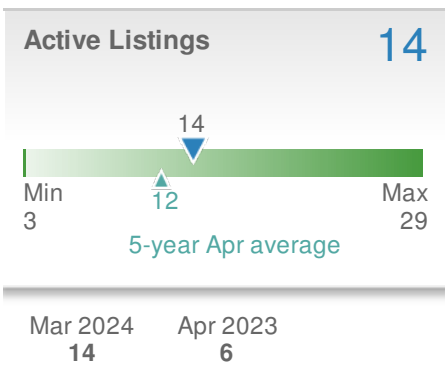
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for April was \$438,500, representing a decrease of 0% compared to last month and an increase of 25.3% from Apr 2023. The average days on market for units sold in April was 11 days, 14% below the 5-year April average of 13 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from March) to 46; and no change in supply with 14 active units.

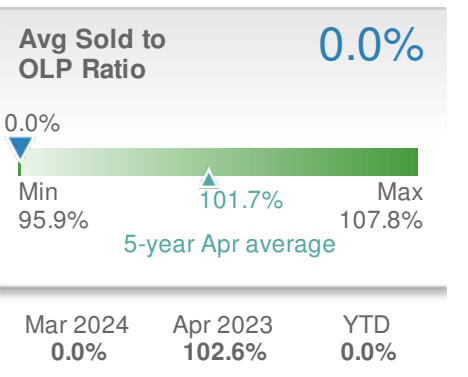
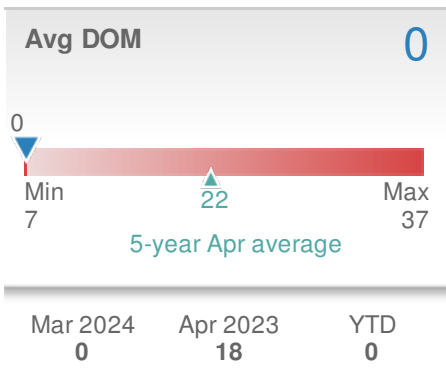
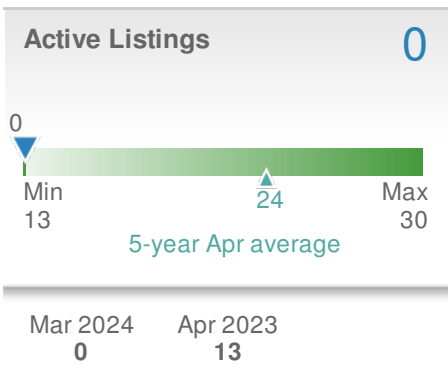
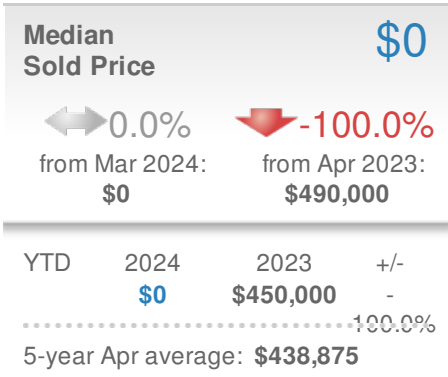
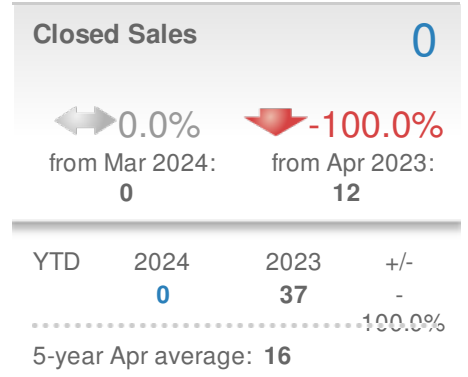
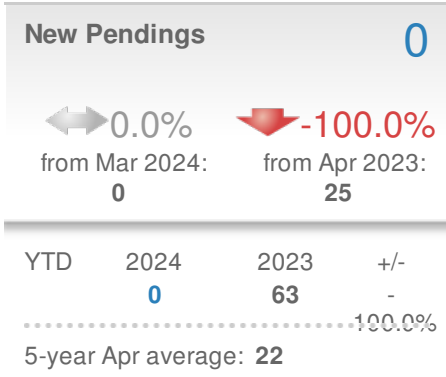
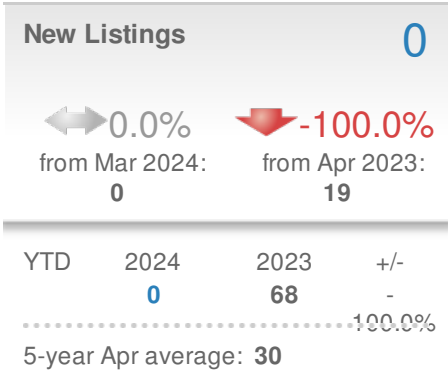
This activity resulted in a Contract Ratio of 3.29 pendings per active listing, up from 2.86 in March and an increase from 2.67 in April 2023. The Contract Ratio is 13% higher than the 5-year April average of 2.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Springfield (Montgomery, PA)

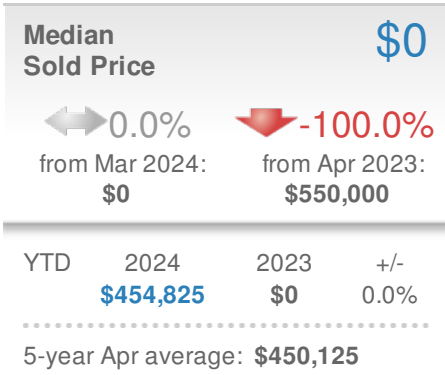
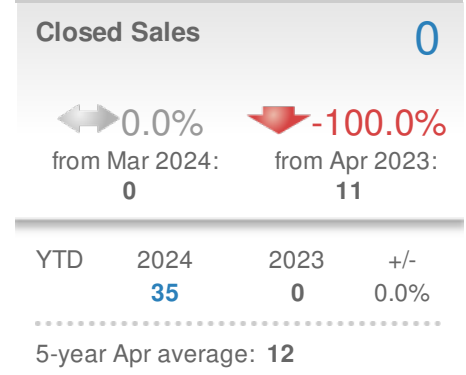
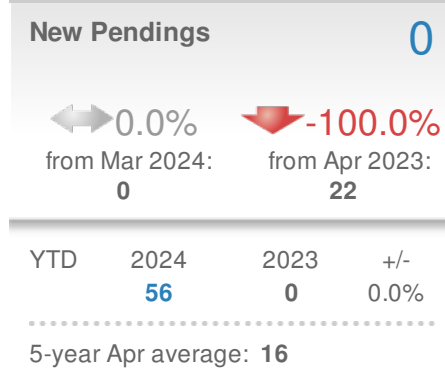
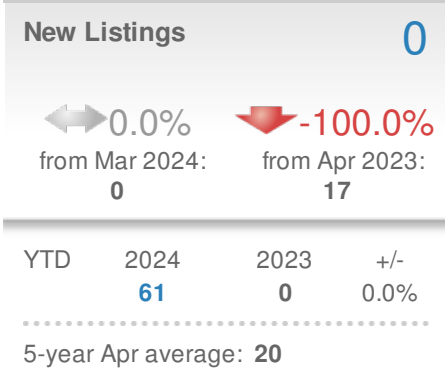
Email: ldavis@tcsr.realtor



**April 2024**

Springfield (Montgomery, PA) - Detached

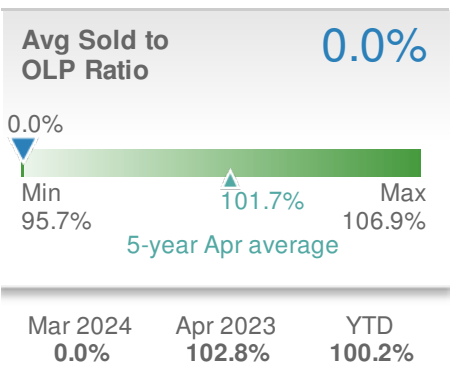
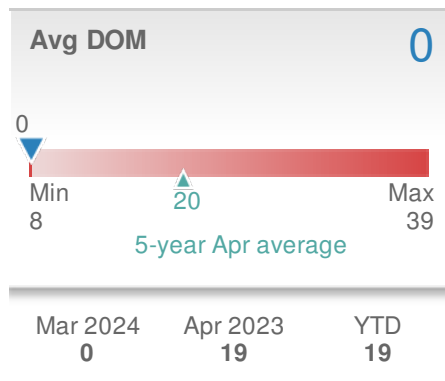
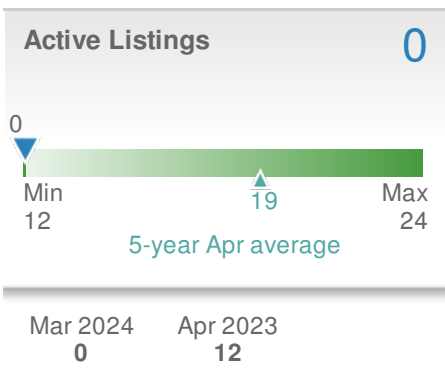
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for April was \$0, representing no change compared to last month and a decrease of 100% from Apr 2023. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 20 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and no change in supply with 0 active units.

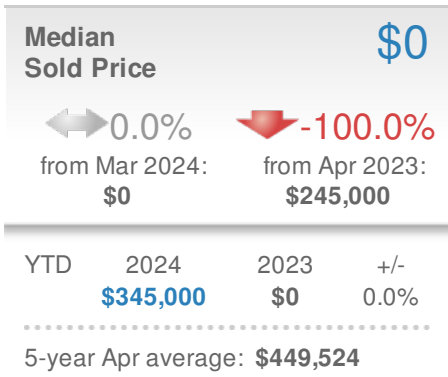
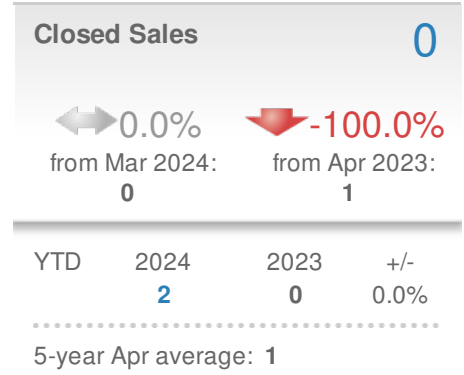
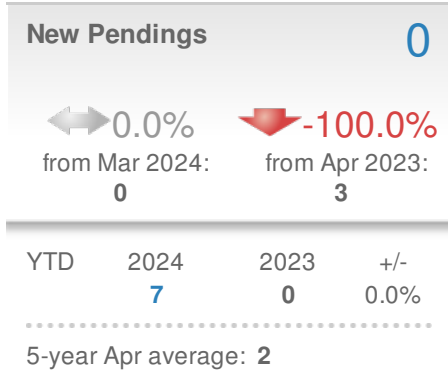
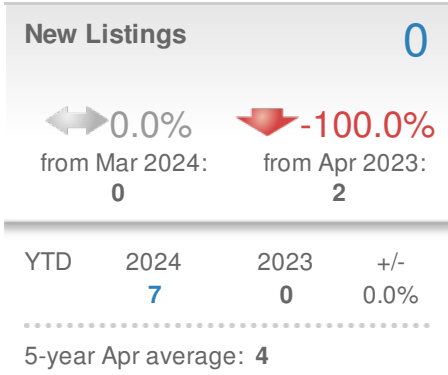
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and a decrease from 2.42 in April 2023. The Contract Ratio is 100% lower than the 5-year April average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Springfield (Montgomery, PA) - Attached

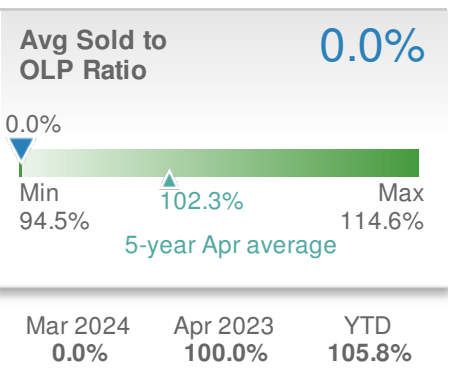
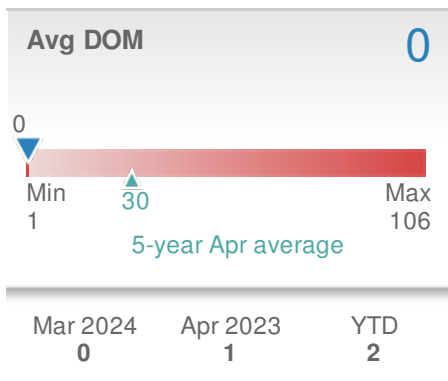
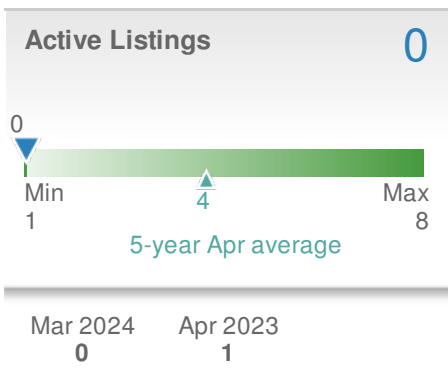
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and a decrease of 100% from Apr 2023. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 30 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 March) with 0; and no change in supply with 0 active units.

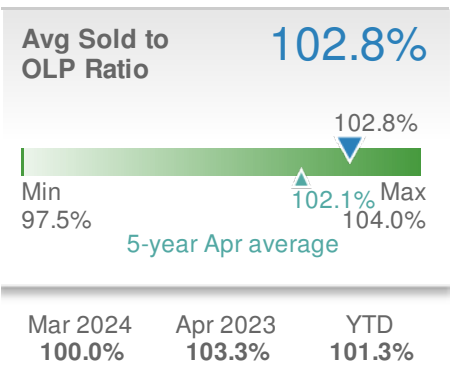
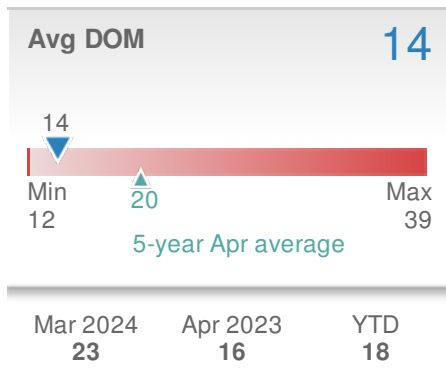
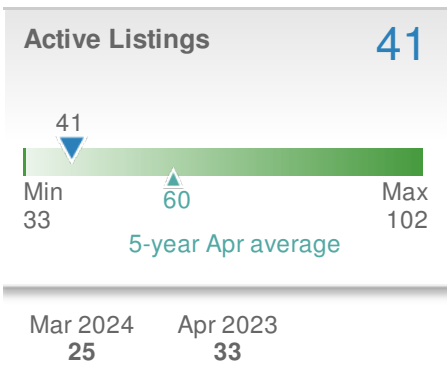
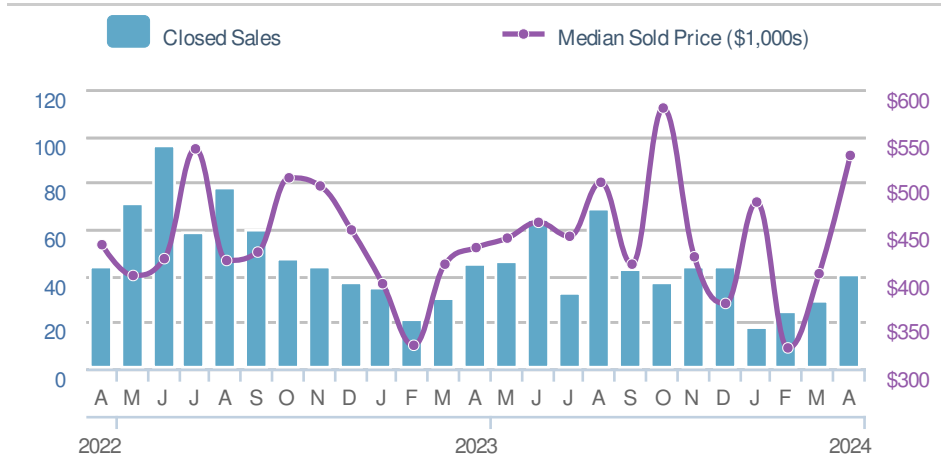
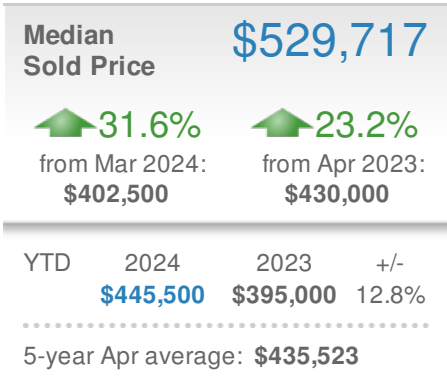
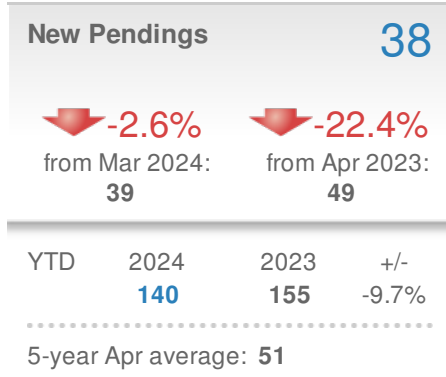
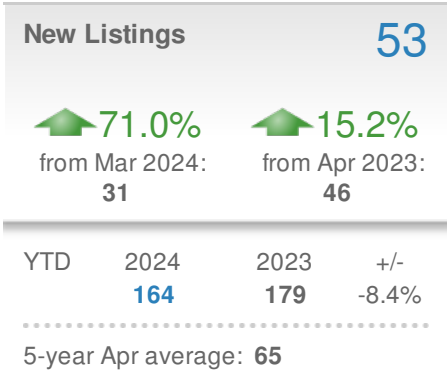
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and a decrease from 6.00 in April 2023. The Contract Ratio is 100% lower than the 5-year April average of 3.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Spring-Ford Area (Montgomery, PA)

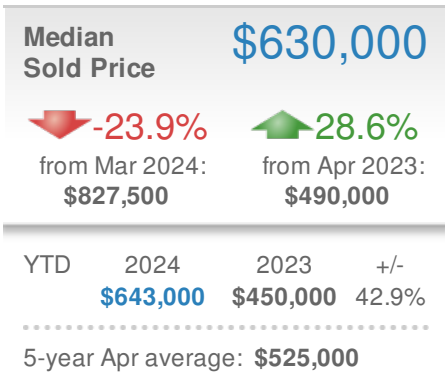
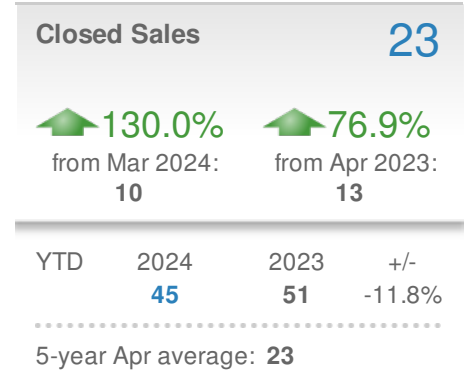
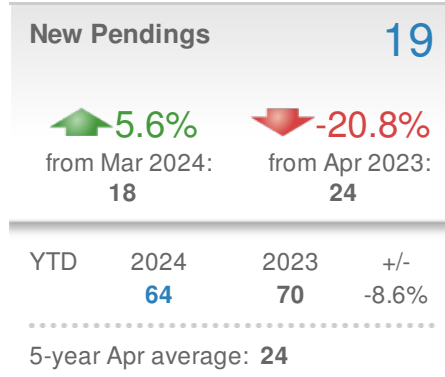
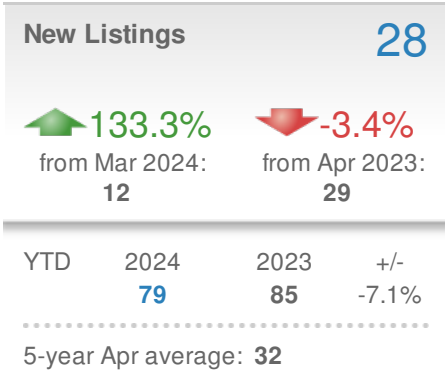
Email: ldavis@tcsr.realtor



**April 2024**

Spring-Ford Area (Montgomery, PA) - Detached

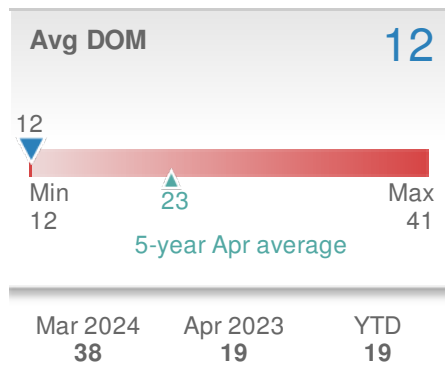
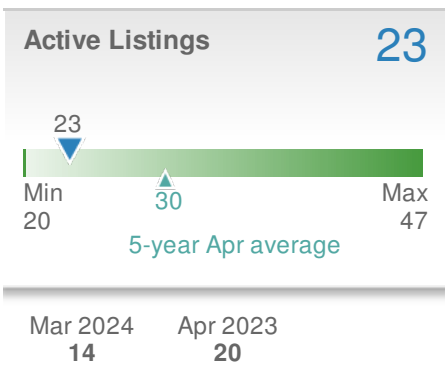
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for April was \$630,000, representing a decrease of 23.9% compared to last month and an increase of 28.6% from Apr 2023. The average days on market for units sold in April was 12 days, 47% below the 5-year April average of 23 days. There was a 5.6% month over month increase in new contract activity with 19 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 27; and a 64.3% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 2.14 in March and a decrease from 1.90 in April 2023. The Contract Ratio is 30% lower than the 5-year April average of 1.66. 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.

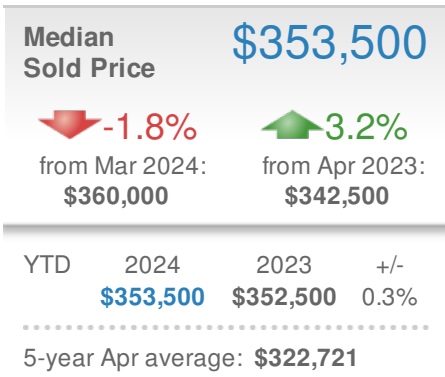
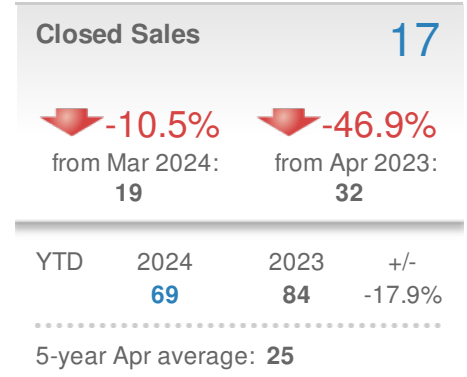
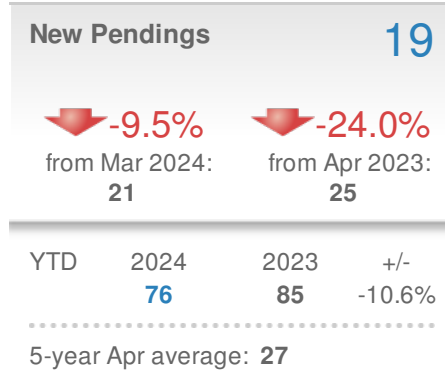
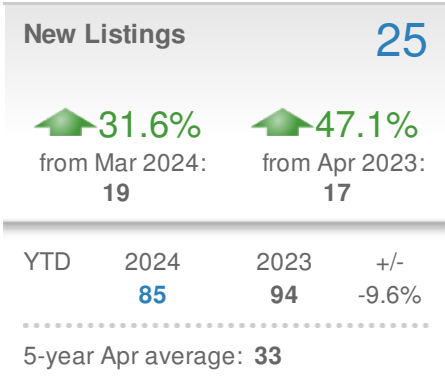




**April 2024**

Spring-Ford Area (Montgomery, PA) - Attached

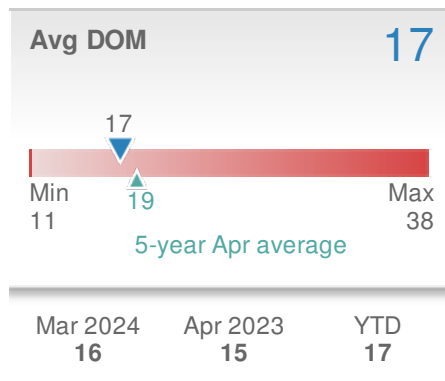
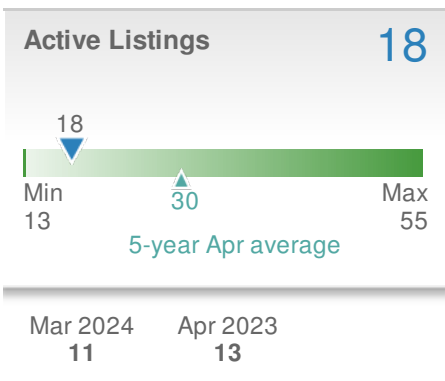
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for April was \$353,500, representing a decrease of 1.8% compared to last month and an increase of 3.2% from Apr 2023. The average days on market for units sold in April was 17 days, 9% below the 5-year April average of 19 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 25; and a 63.6% increase in supply to 18 active units.

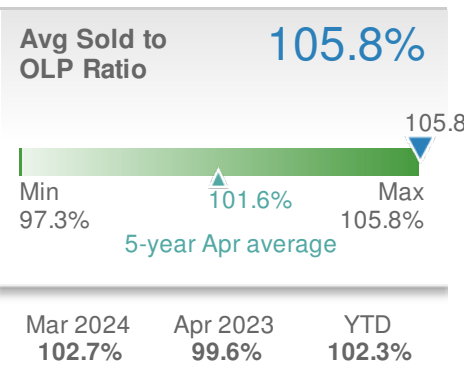
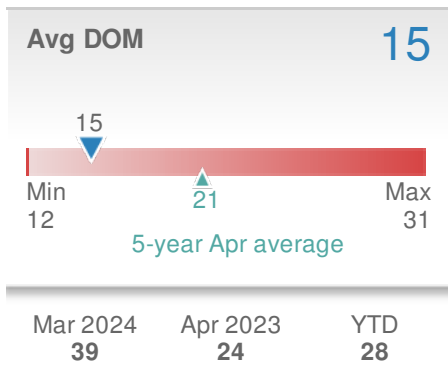
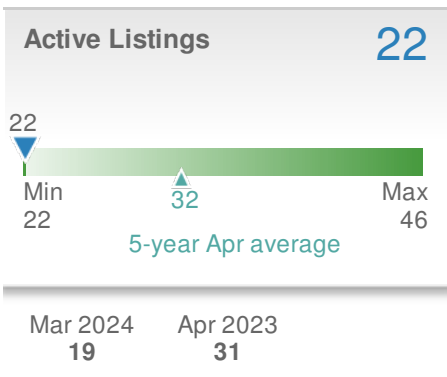
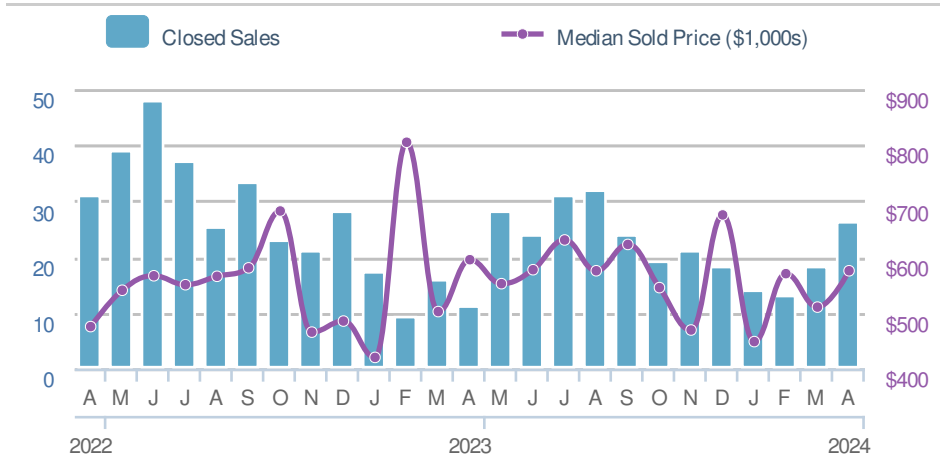
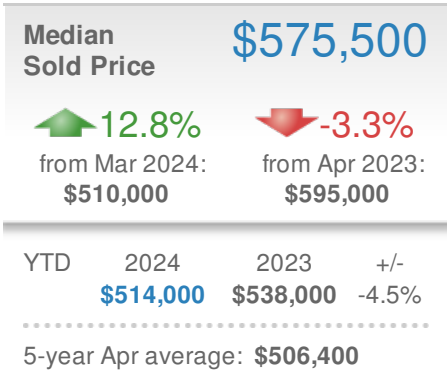
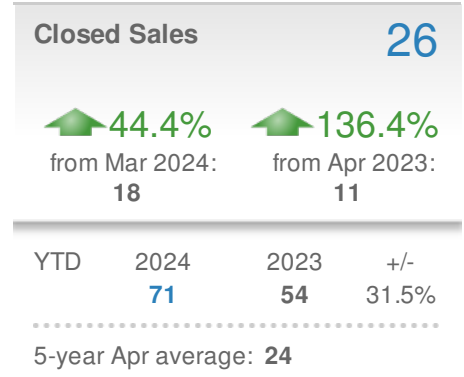
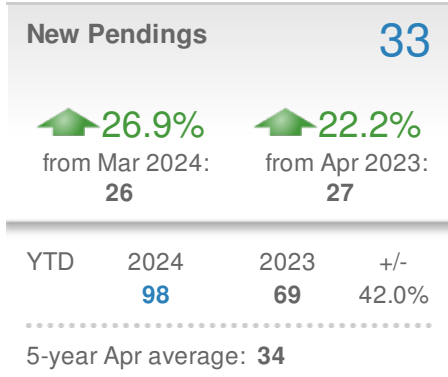
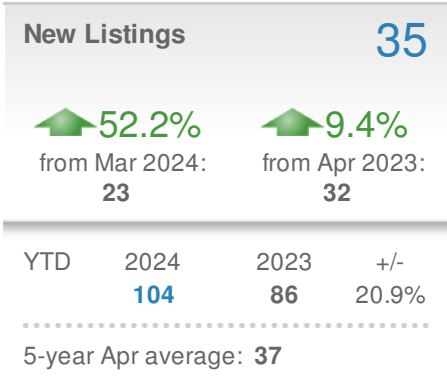
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 2.18 in March and a decrease from 2.77 in April 2023. The Contract Ratio is 30% lower than the 5-year April average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2024

### Upper Dublin (Montgomery, PA)

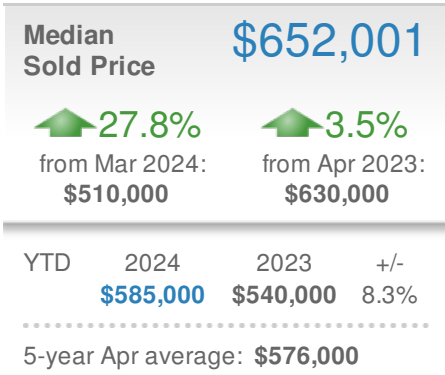
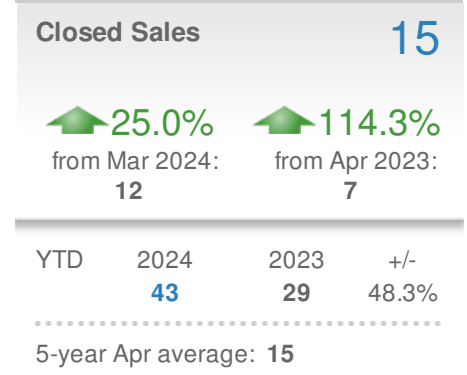
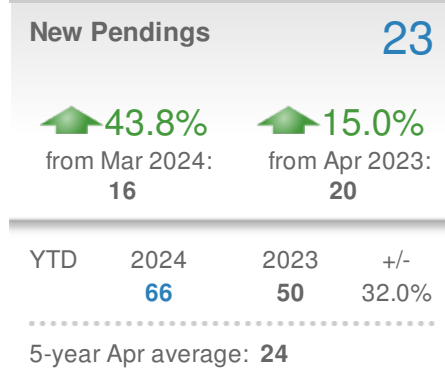
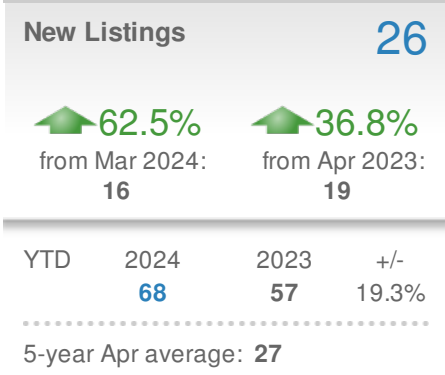
Email: ldavis@tcsr.realtor



**April 2024**

Upper Dublin (Montgomery, PA) - Detached

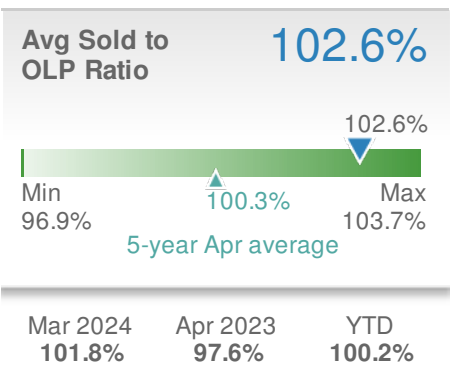
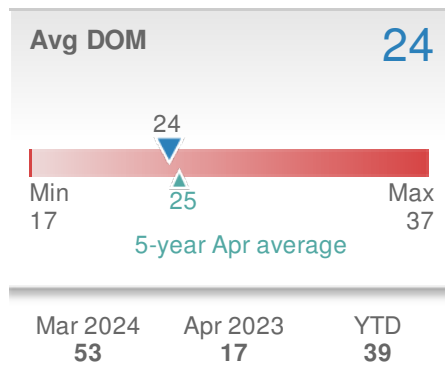
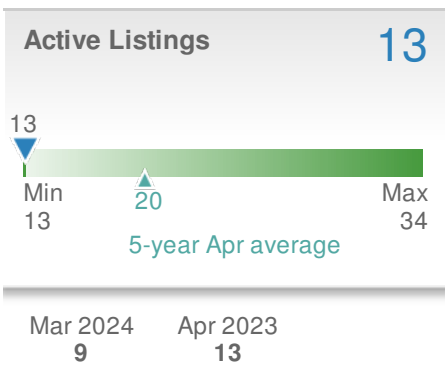
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for April was \$652,001, representing an increase of 27.8% compared to last month and an increase of 3.5% from Apr 2023. The average days on market for units sold in April was 24 days, 3% below the 5-year April average of 25 days. There was a 43.8% month over month increase in new contract activity with 23 New Pendings; a 30.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 34; and a 44.4% increase in supply to 13 active units.

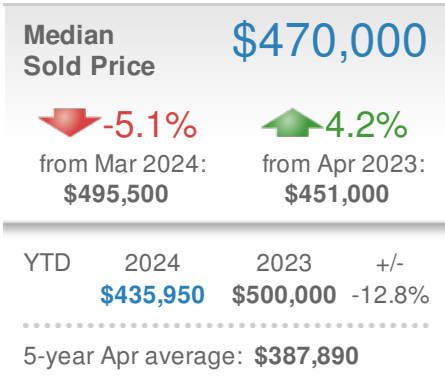
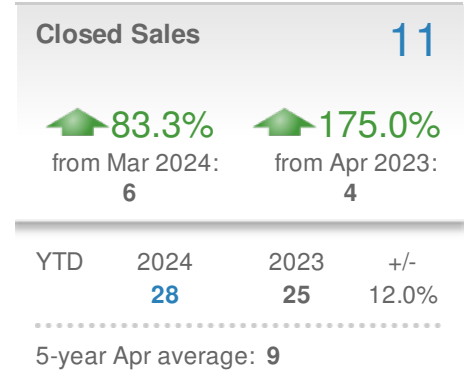
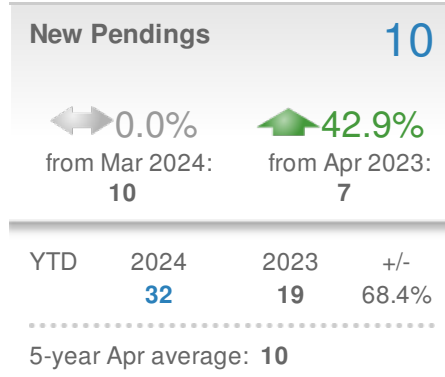
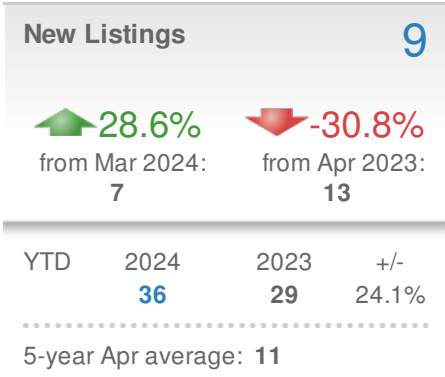
This activity resulted in a Contract Ratio of 2.62 pendings per active listing, down from 2.89 in March and an increase from 2.31 in April 2023. The Contract Ratio is 13% higher than the 5-year April average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Upper Dublin (Montgomery, PA) - Attached

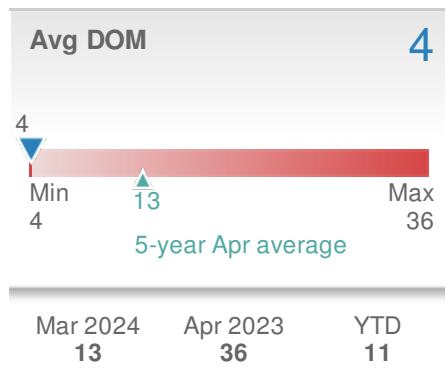
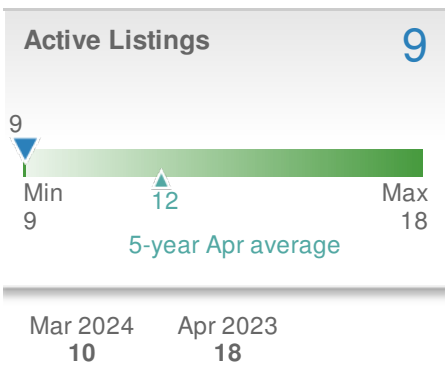
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for April was \$470,000, representing a decrease of 5.1% compared to last month and an increase of 4.2% from Apr 2023. The average days on market for units sold in April was 4 days, 70% below the 5-year April average of 13 days. There was no month over month change in new contract activity with 10 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 18; and a 10% decrease in supply to 9 active units.

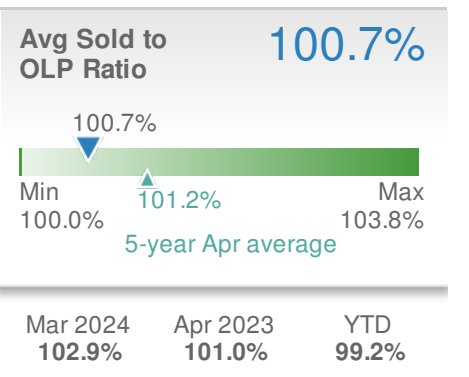
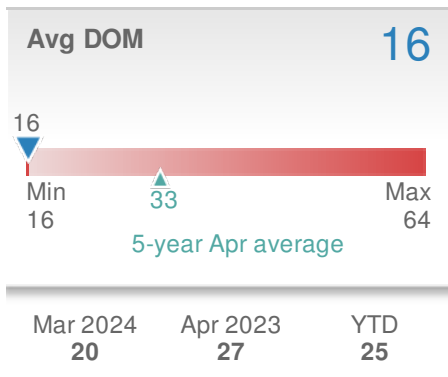
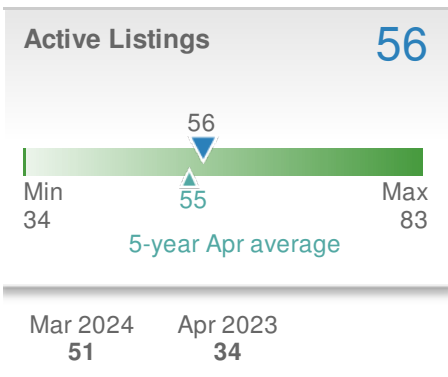
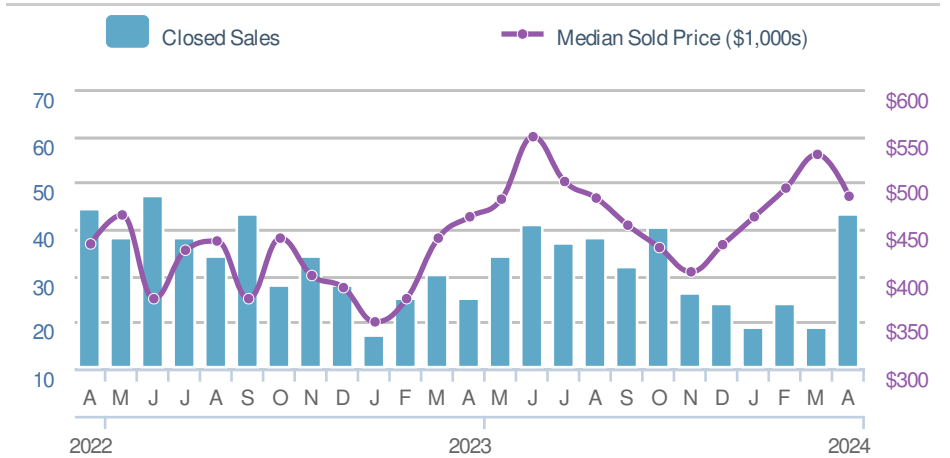
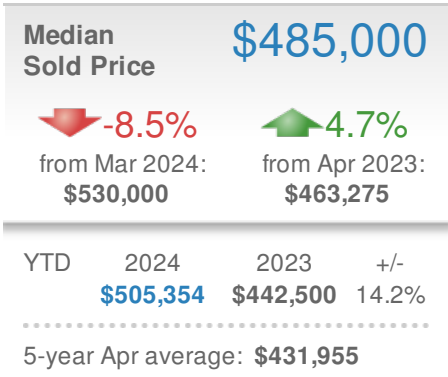
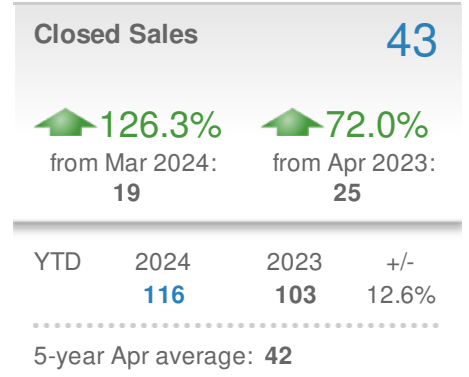
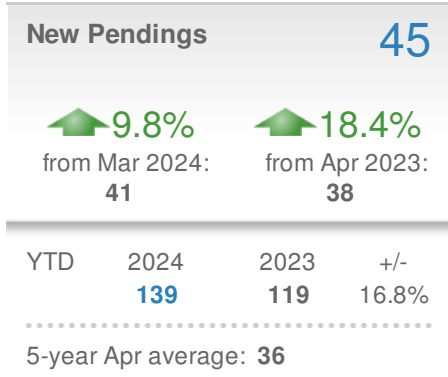
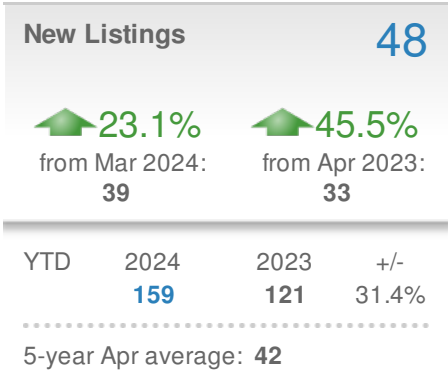
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.90 in March and an increase from 0.94 in April 2023. The Contract Ratio is 12% lower than the 5-year April average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Upper Merion Area (Montgomery, PA)

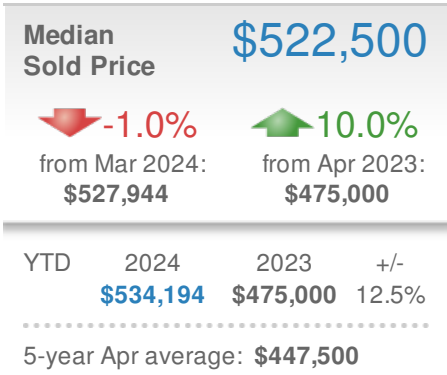
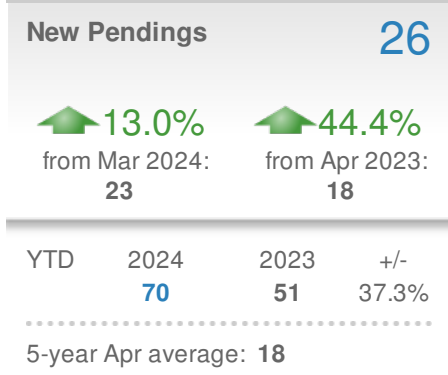
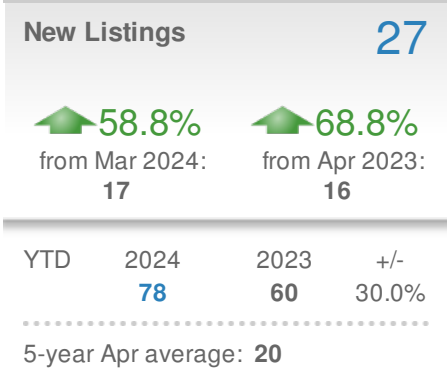
Email: ldavis@tcsr.realtor



**April 2024**

Upper Merion Area (Montgomery, PA) - Detached

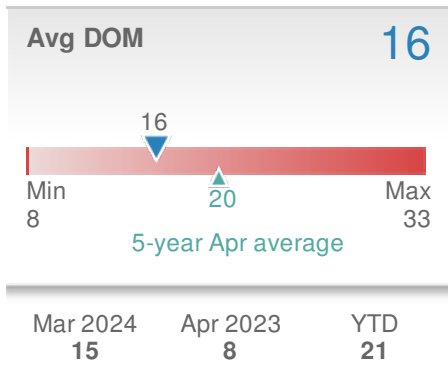
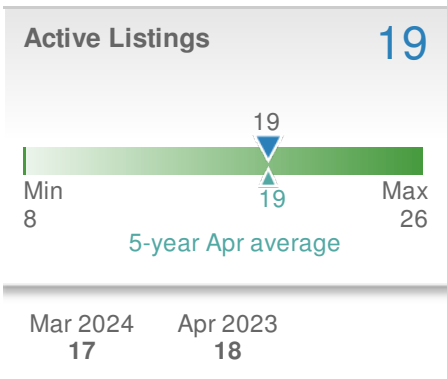
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for April was \$522,500, representing a decrease of 1% compared to last month and an increase of 10% from Apr 2023. The average days on market for units sold in April was 16 days, 22% below the 5-year April average of 20 days. There was a 13% month over month increase in new contract activity with 26 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 27; and an 11.8% increase in supply to 19 active units.

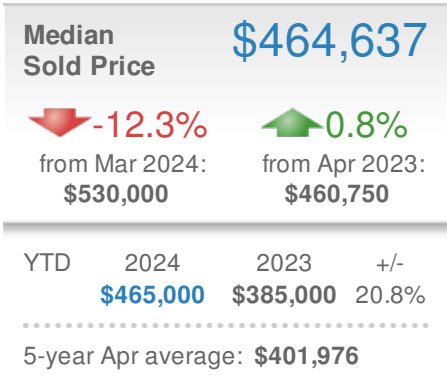
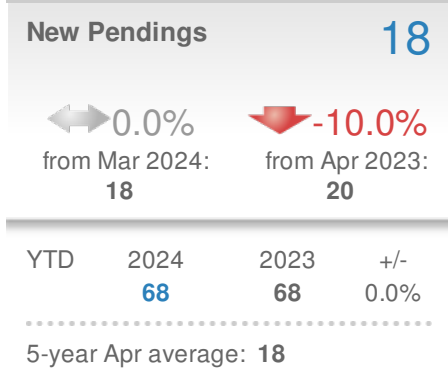
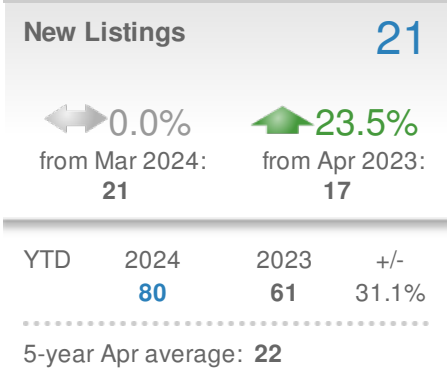
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 1.59 in March and an increase from 1.06 in April 2023. The Contract Ratio is 17% lower than the 5-year April average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Upper Merion Area (Montgomery, PA) - Attached

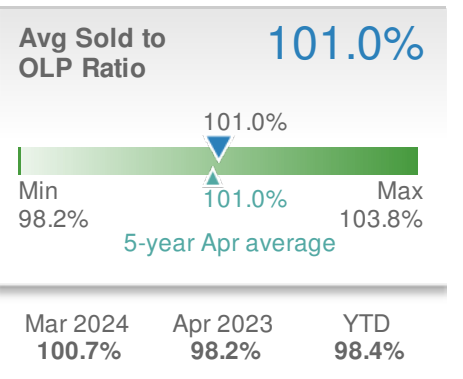
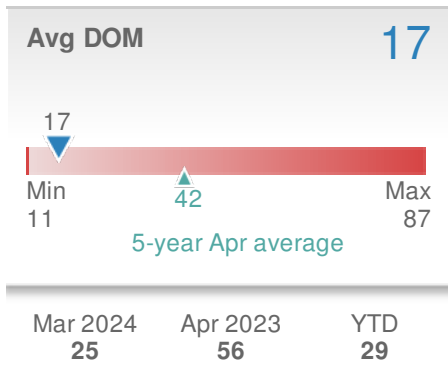
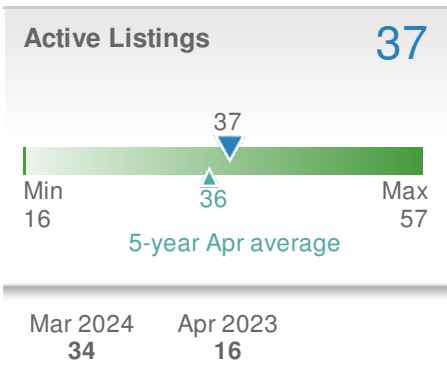
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for April was \$464,637, representing a decrease of 12.3% compared to last month and an increase of 0.8% from Apr 2023. The average days on market for units sold in April was 17 days, 60% below the 5-year April average of 42 days. There was no month over month change in new contract activity with 18 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 22; and an 8.8% increase in supply to 37 active units.

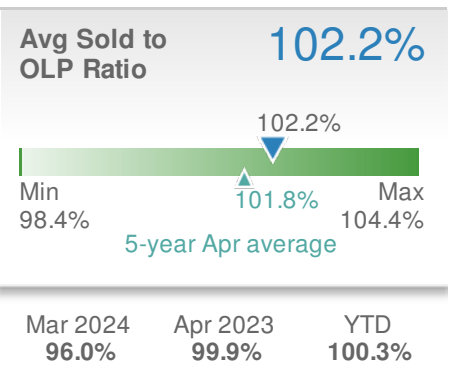
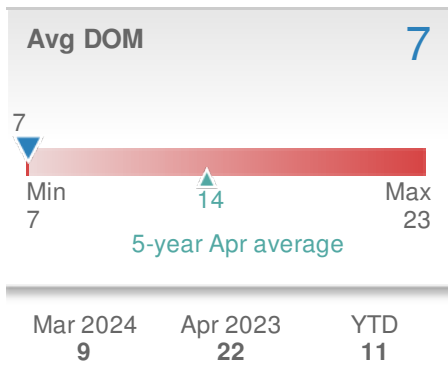
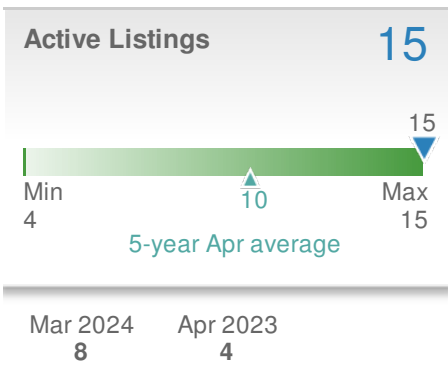
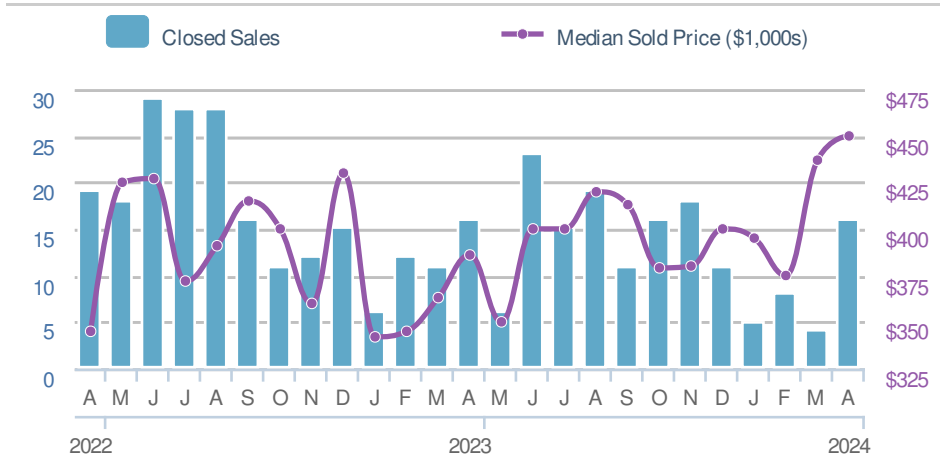
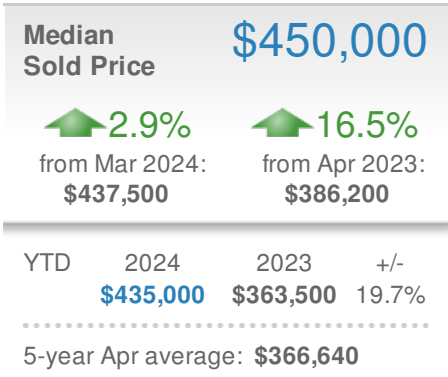
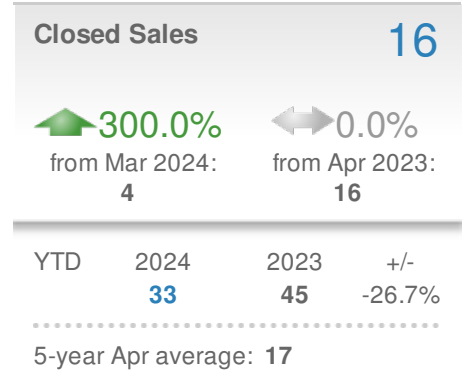
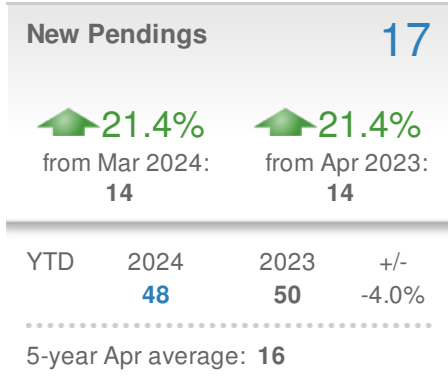
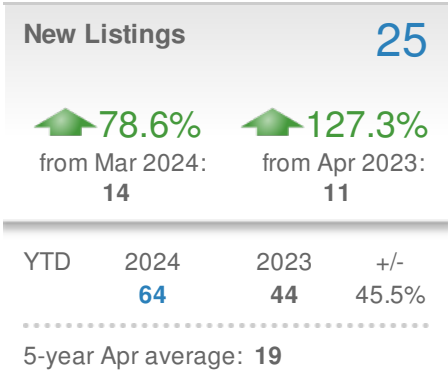
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.68 in March and a decrease from 1.69 in April 2023. The Contract Ratio is 46% lower than the 5-year April average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

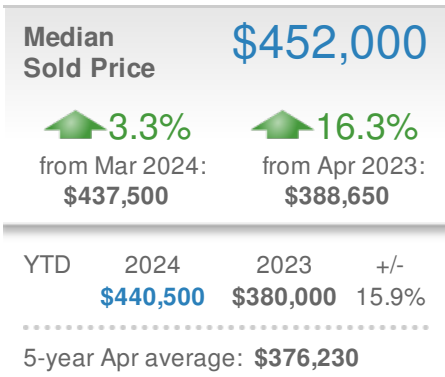
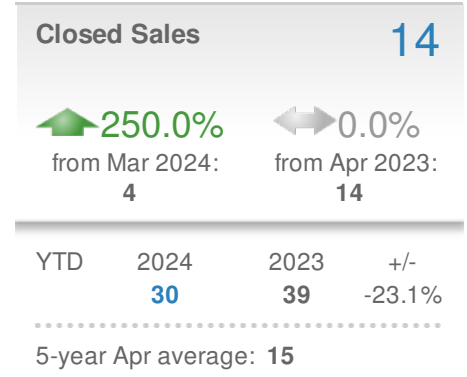
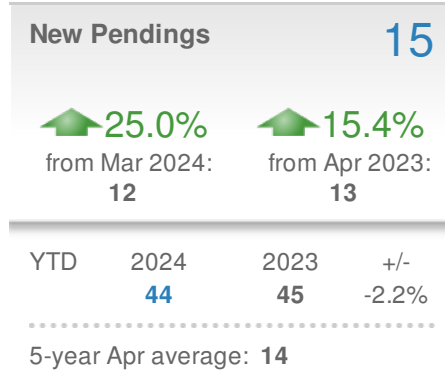
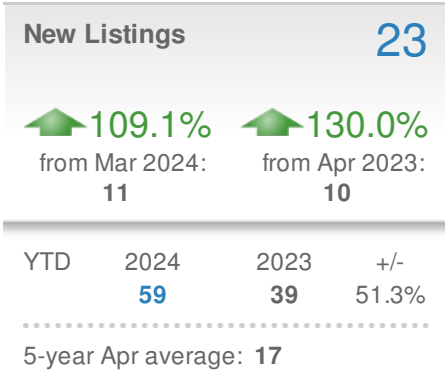




**April 2024**

Upper Moreland (Montgomery, PA) - Detached

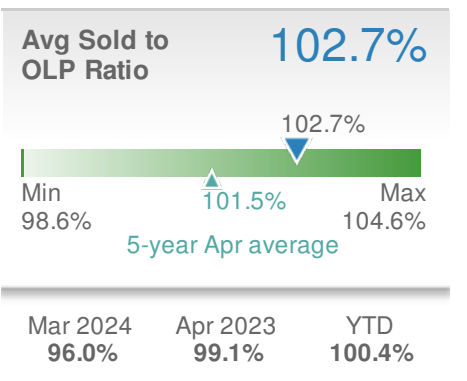
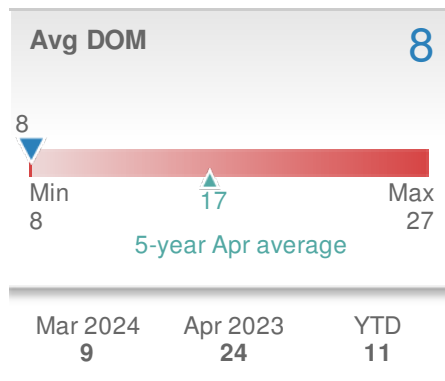
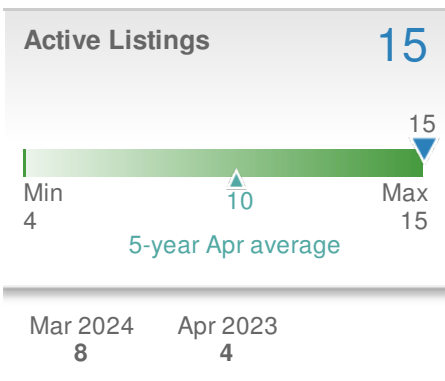
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for April was \$452,000, representing an increase of 3.3% compared to last month and an increase of 16.3% from Apr 2023. The average days on market for units sold in April was 8 days, 52% below the 5-year April average of 17 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and an 87.5% increase in supply to 15 active units.

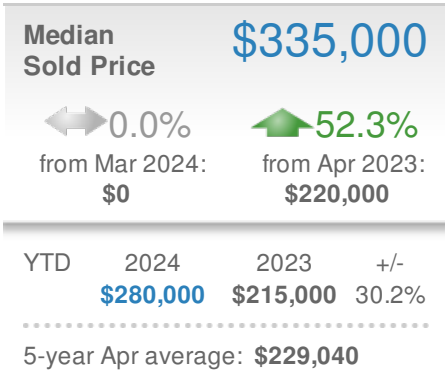
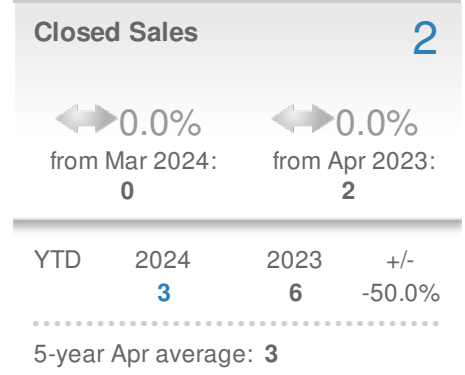
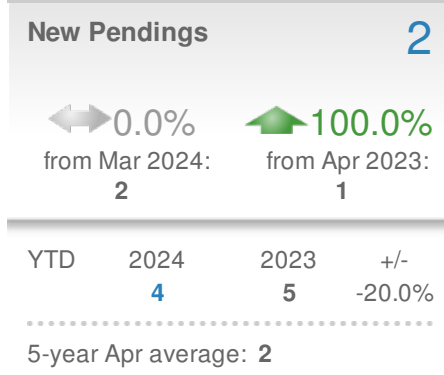
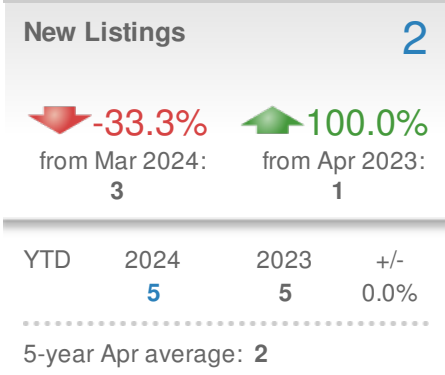
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 2.25 in March and a decrease from 4.00 in April 2023. The Contract Ratio is 47% lower than the 5-year April average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2024**

Upper Moreland (Montgomery, PA) - Attached

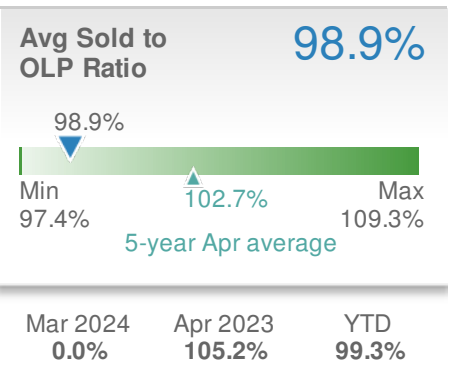
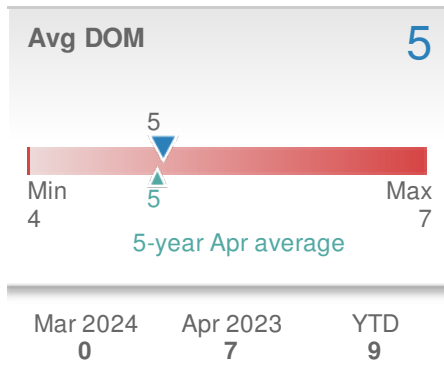
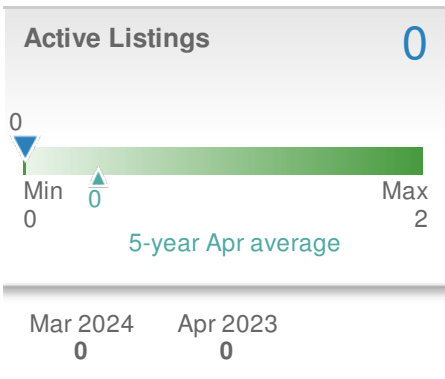
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for April was \$335,000, representing an increase of 0% compared to last month and an increase of 52.3% from Apr 2023. The average days on market for units sold in April was 5 days, the same as the 5-year April average of 5 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 2; and no change in supply with 0 active units.

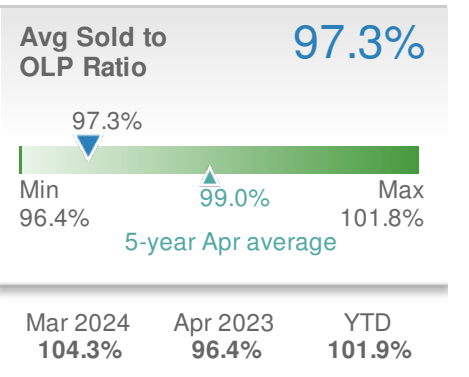
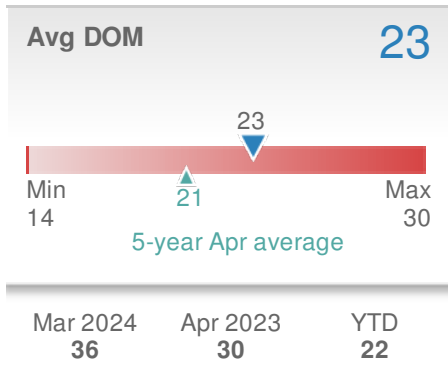
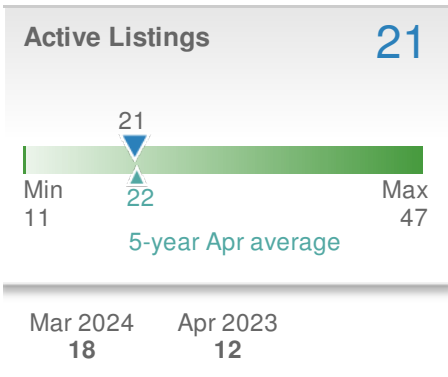
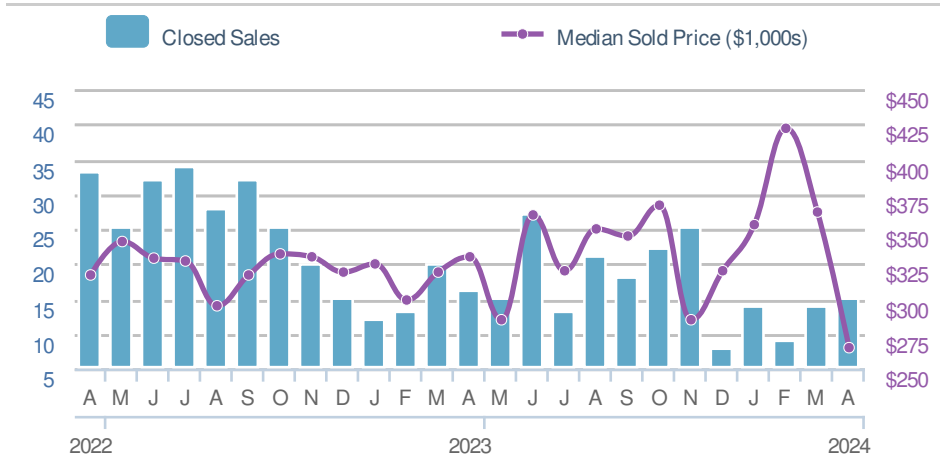
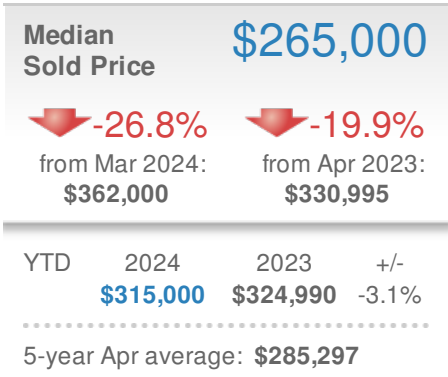
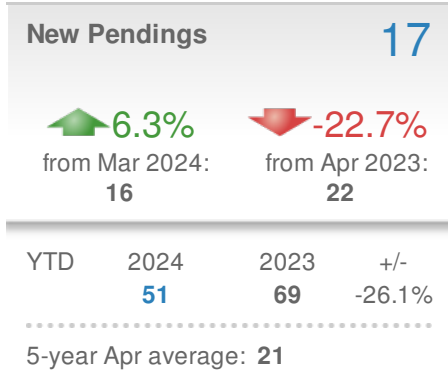
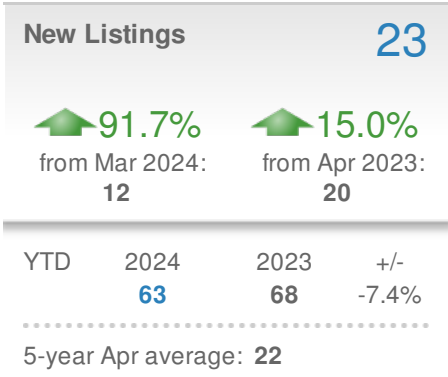
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2023. The Contract Ratio is 100% lower than the 5-year April average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



**April 2024**

Upper Perkiomen (Montgomery, PA)

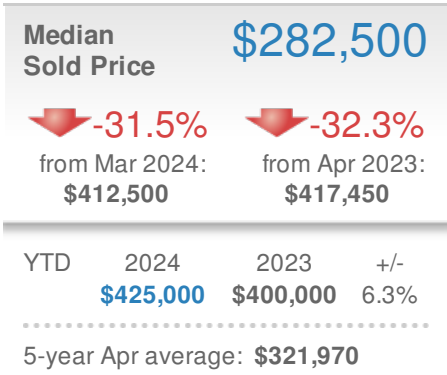
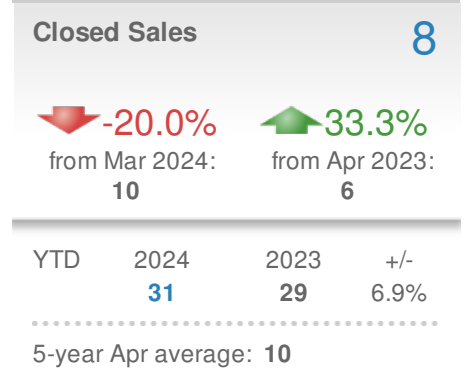
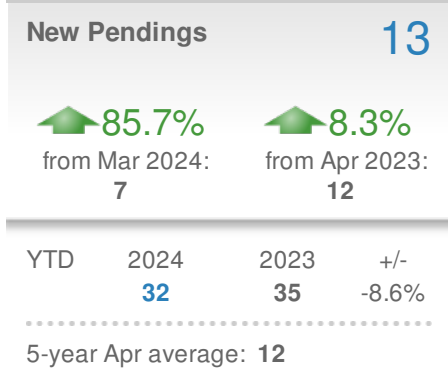
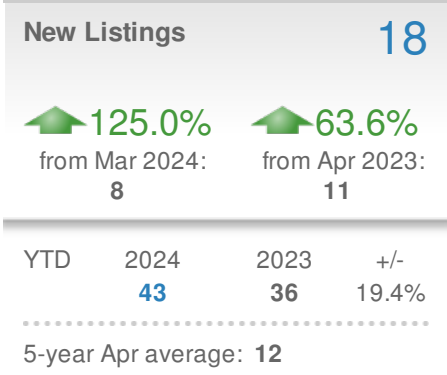
Email: ldavis@tcsr.realtor



**April 2024**

Upper Perkiomen (Montgomery, PA) - Detached

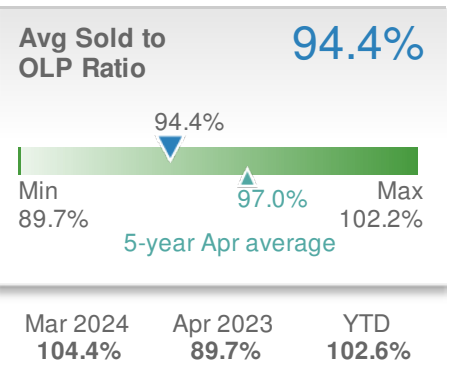
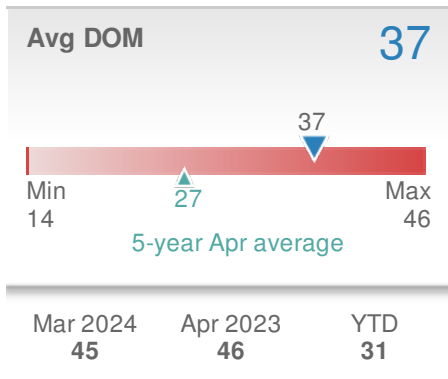
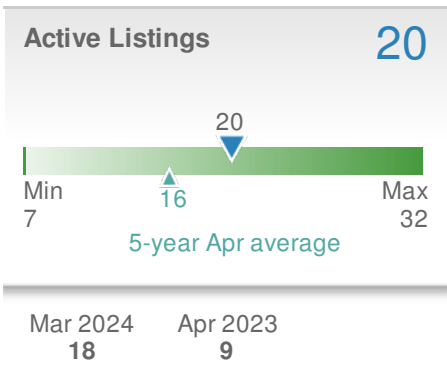
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for April was \$282,500, representing a decrease of 31.5% compared to last month and a decrease of 32.3% from Apr 2023. The average days on market for units sold in April was 37 days, 37% above the 5-year April average of 27 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 15; and an 11.1% increase in supply to 20 active units.

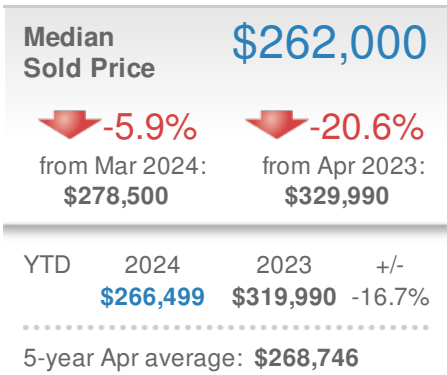
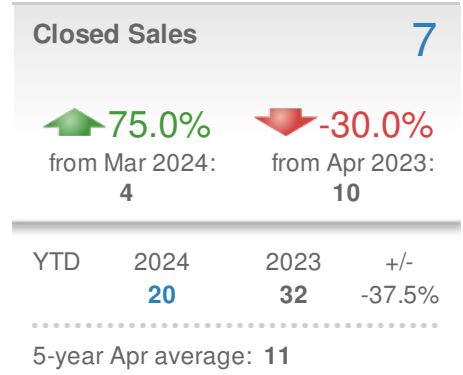
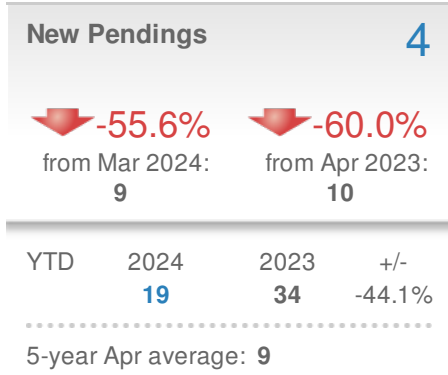
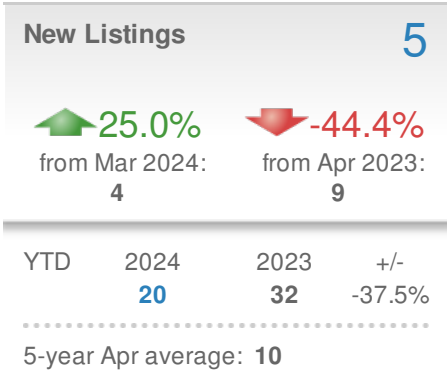
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.56 in March and a decrease from 2.11 in April 2023. The Contract Ratio is 60% lower than the 5-year April average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2024**

Upper Perkiomen (Montgomery, PA) - Attached

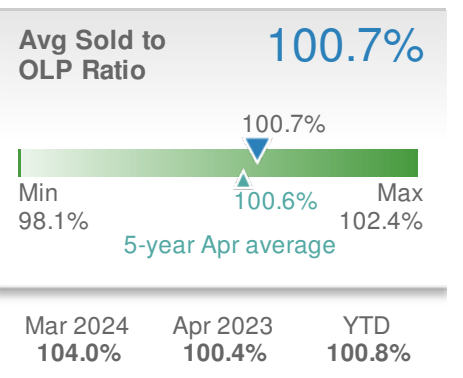
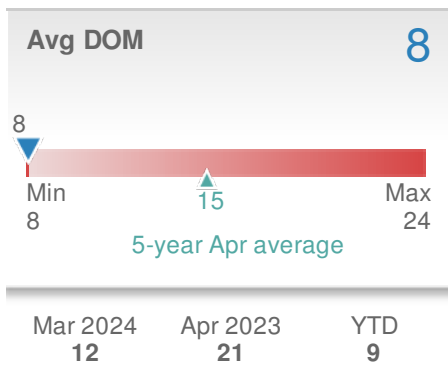
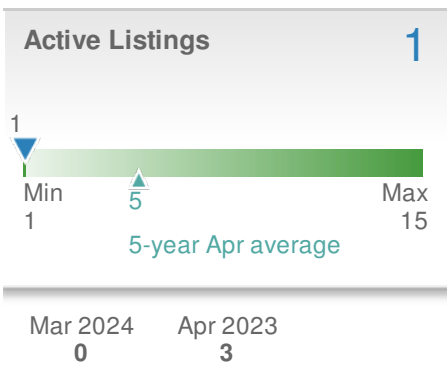
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for April was \$262,000, representing a decrease of 5.9% compared to last month and a decrease of 20.6% from Apr 2023. The average days on market for units sold in April was 8 days, 48% below the 5-year April average of 15 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 5; and a 0% increase in supply to 1 active units.

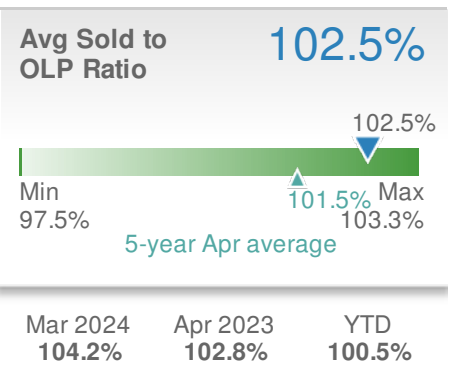
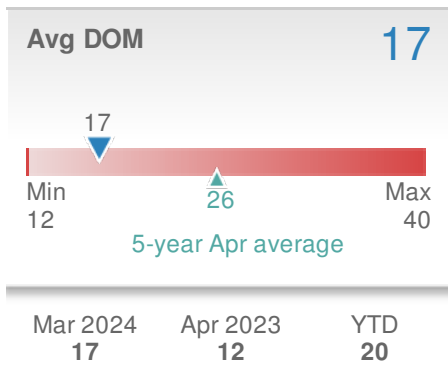
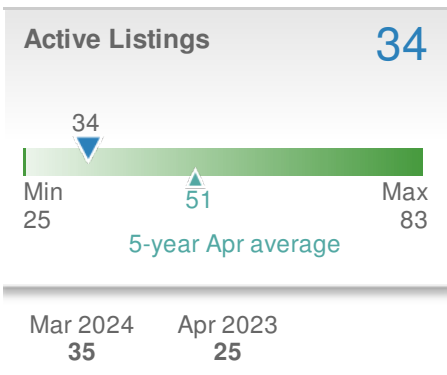
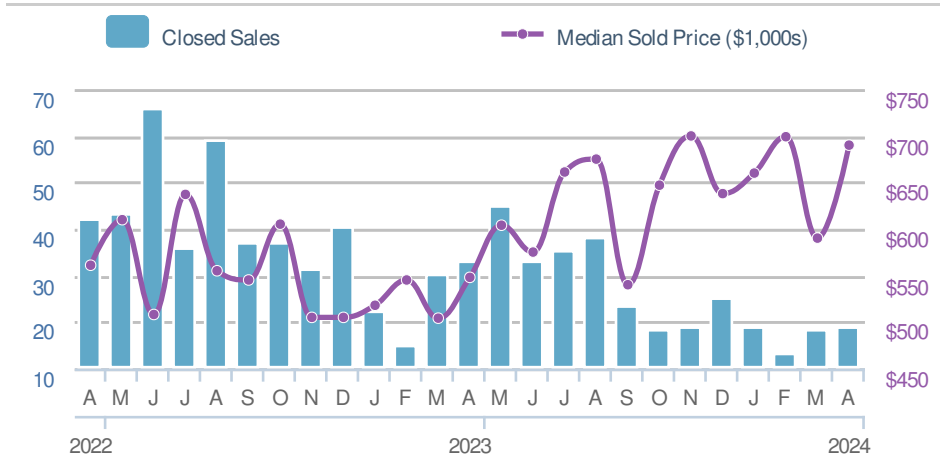
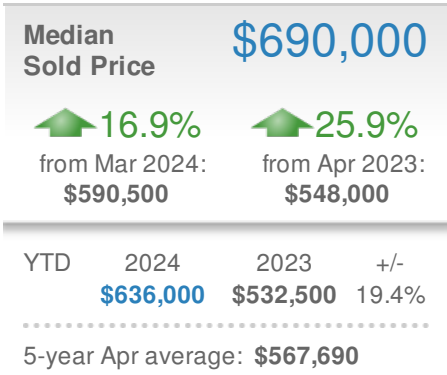
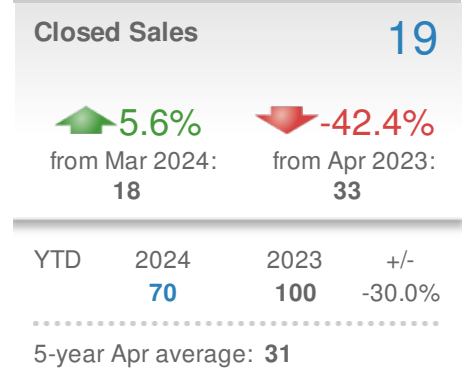
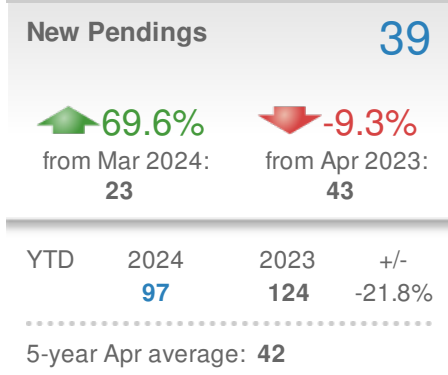
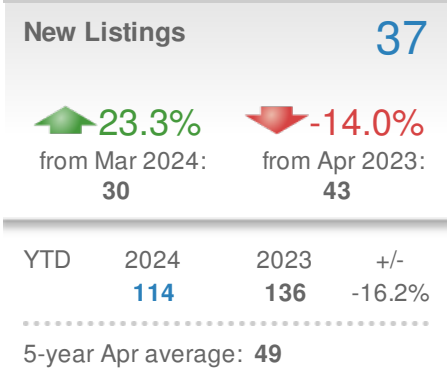
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.00 in March and an increase from 3.67 in April 2023. The Contract Ratio is 24% higher than the 5-year April average of 4.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2024

### Wissahickon (Montgomery, PA)

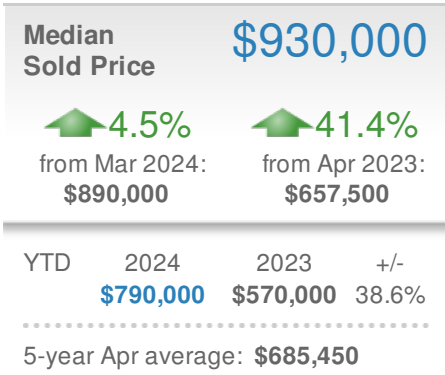
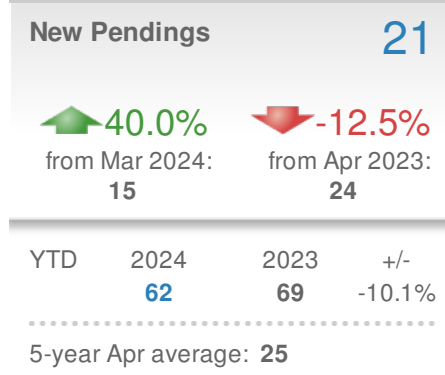
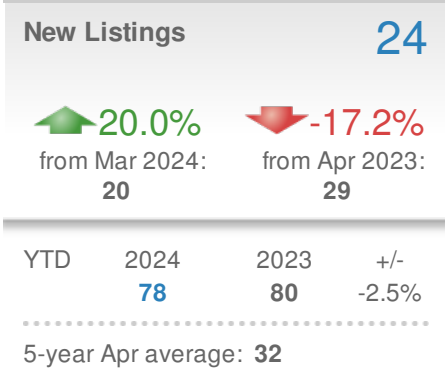
Email: ldavis@tcsr.realtor



**April 2024**

Wissahickon (Montgomery, PA) - Detached

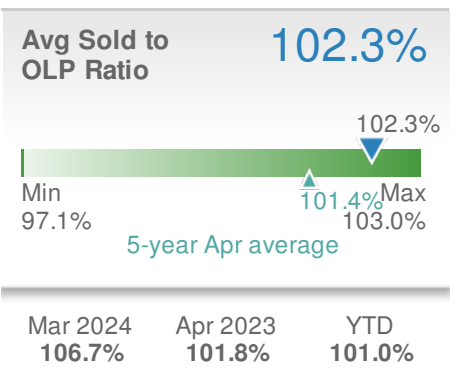
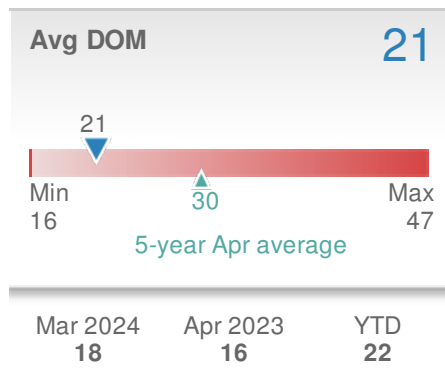
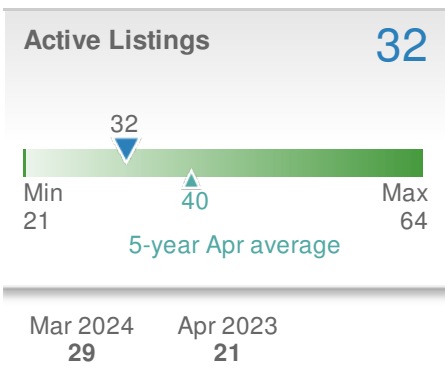
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for April was \$930,000, representing an increase of 4.5% compared to last month and an increase of 41.4% from Apr 2023. The average days on market for units sold in April was 21 days, 29% below the 5-year April average of 30 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 29.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 35; and a 10.3% increase in supply to 32 active units.

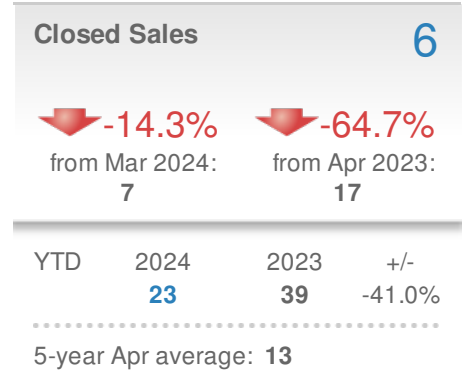
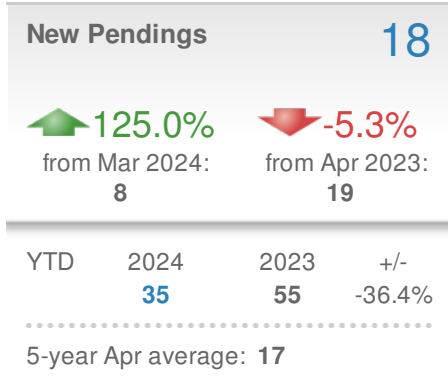
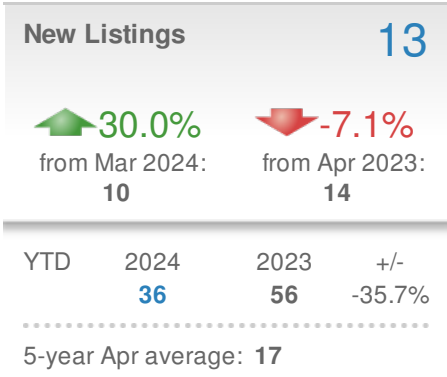
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.93 in March and a decrease from 1.71 in April 2023. The Contract Ratio is 15% lower than the 5-year April average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 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 April was \$530,000, representing an increase of 2.9% compared to last month and an increase of 10.4% from Apr 2023. The average days on market for units sold in April was 9 days, 56% below the 5-year April average of 21 days. There was a 125% month over month increase in new contract activity with 18 New Pendings; a 144.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 66.7% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 11.00 pendings per active listing, up from 1.50 in March and an increase from 6.00 in April 2023. The Contract Ratio is 155% higher than the 5-year April average of 4.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

