

May 2024

All Home Types
Detached
Attached

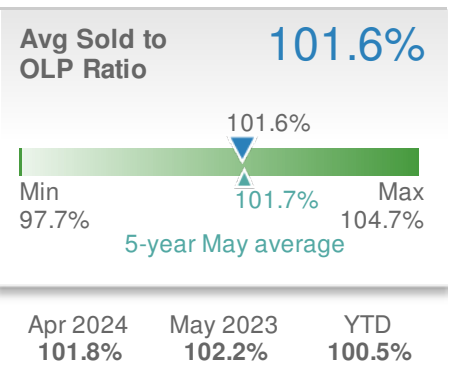
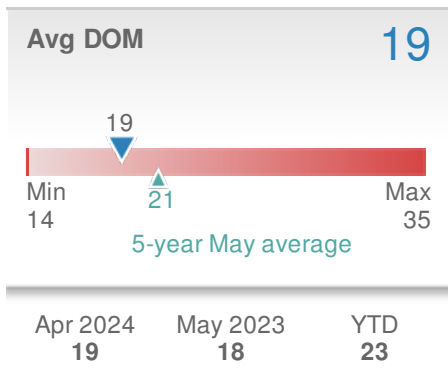
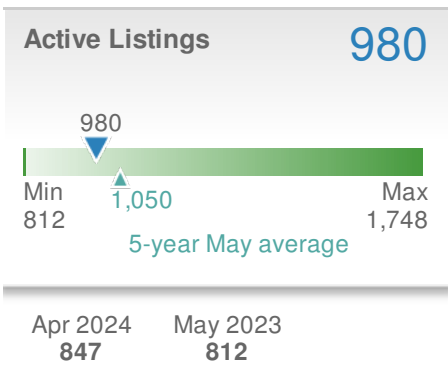
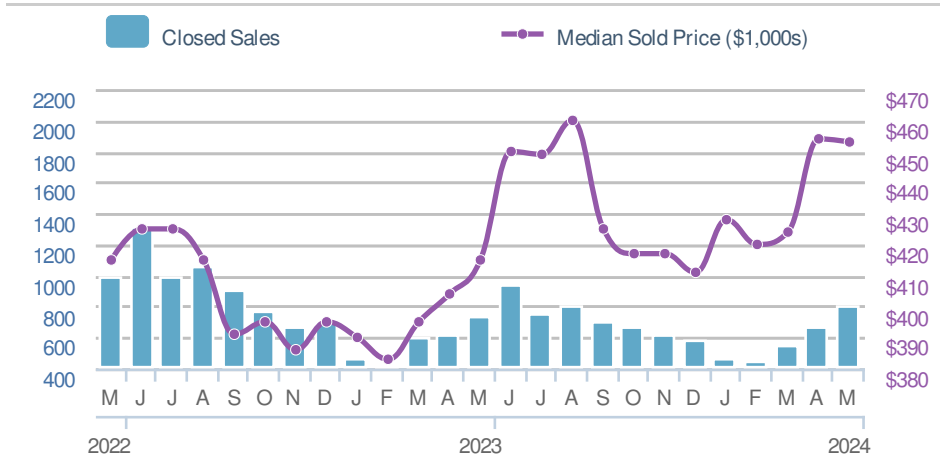
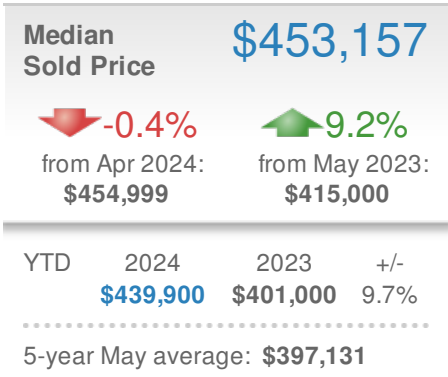
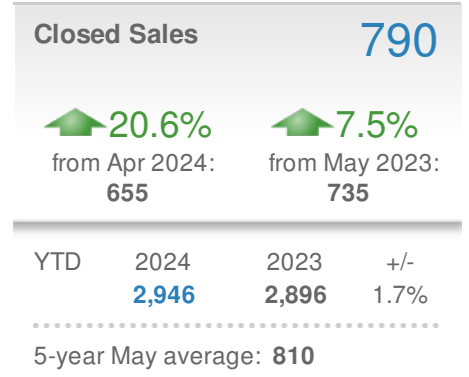
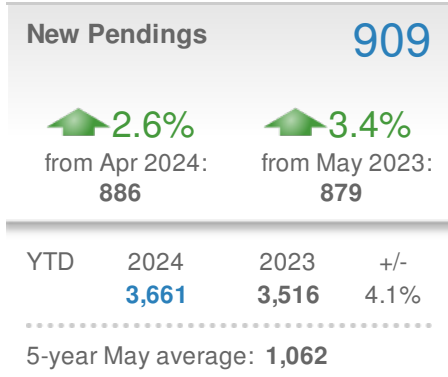
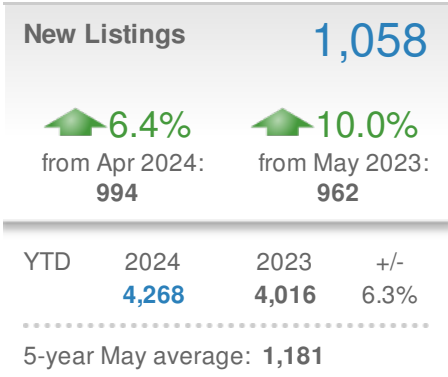
Local Market Insight

Montgomery County, PA

May 2024

Montgomery County, PA

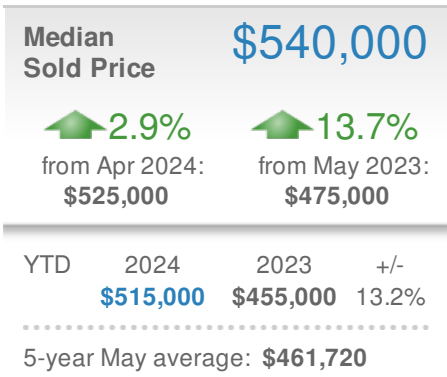
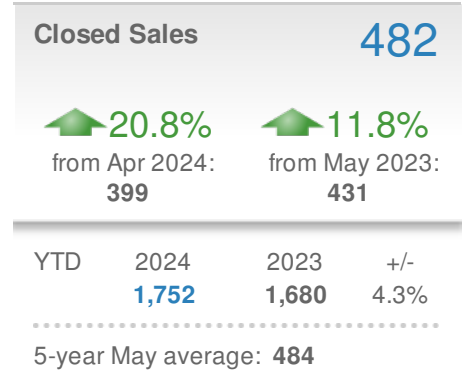
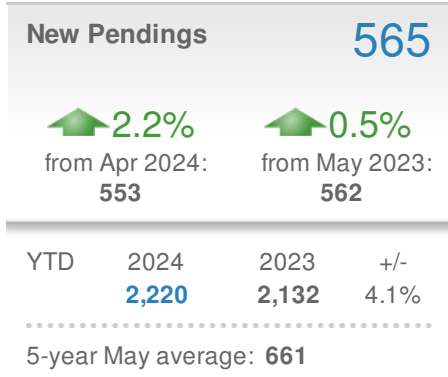
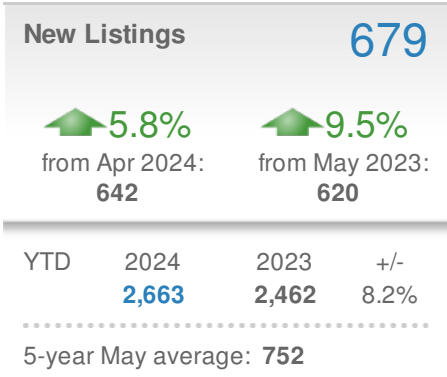
Email: ldavis@tcsr.realtor



May 2024

Montgomery County, PA - Detached

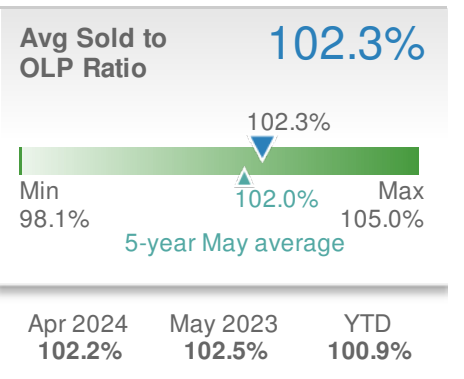
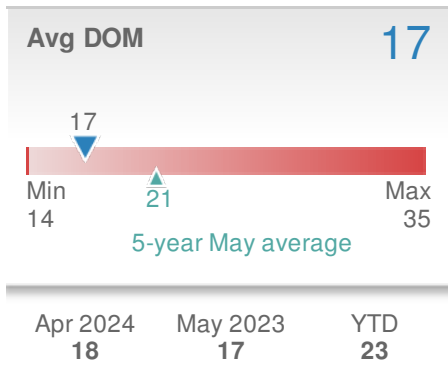
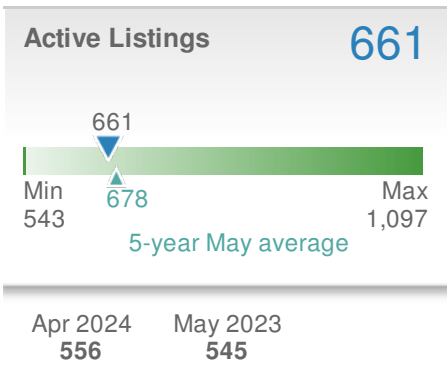
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Montgomery County, PA, the median sold price for Detached properties for May was \$540,000, representing an increase of 2.9% compared to last month and an increase of 13.7% from May 2023. The average days on market for units sold in May was 17 days, 19% below the 5-year May average of 21 days. There was a 2.2% month over month increase in new contract activity with 565 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 884; and an 18.9% increase in supply to 661 active units.

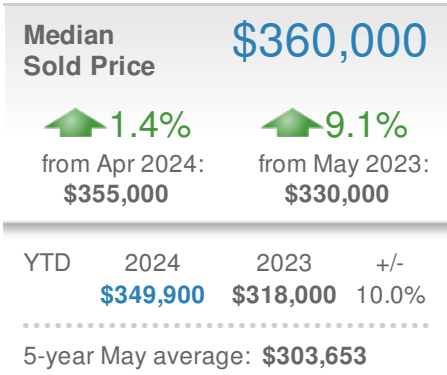
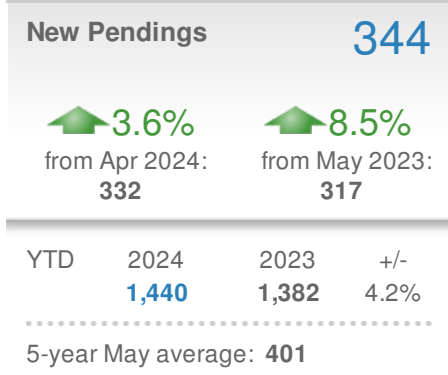
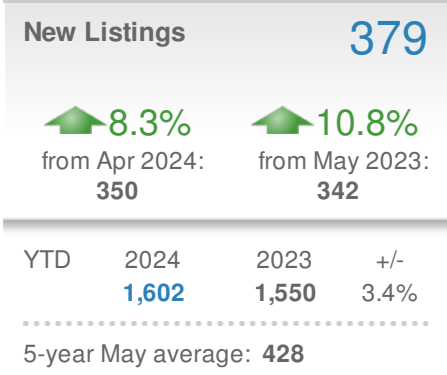
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, down from 1.47 in April and a decrease from 1.62 in May 2023. The Contract Ratio is 25% lower than the 5-year May average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Montgomery County, PA - Attached

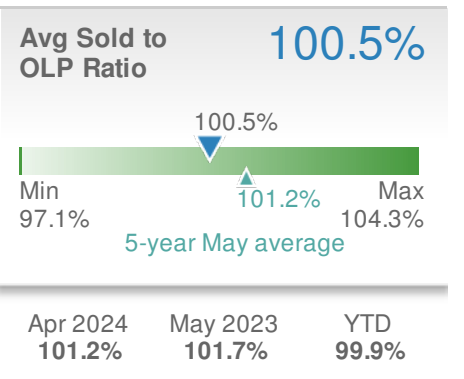
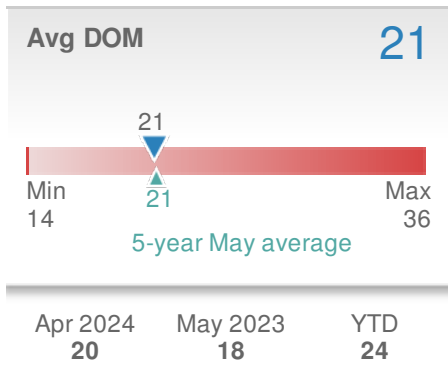
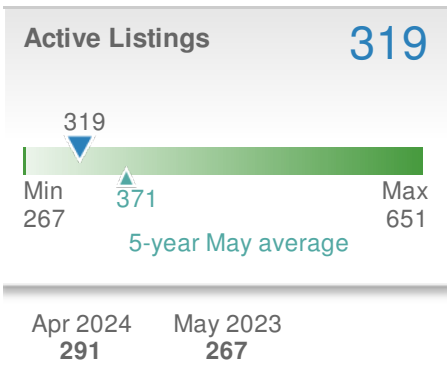
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Summary

In Montgomery County, PA, the median sold price for Attached properties for May was \$360,000, representing an increase of 1.4% compared to last month and an increase of 9.1% from May 2023. The average days on market for units sold in May was 21 days, 2% below the 5-year May average of 21 days. There was a 3.6% month over month increase in new contract activity with 344 New Pendings; a 5.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 553; and a 9.6% increase in supply to 319 active units.

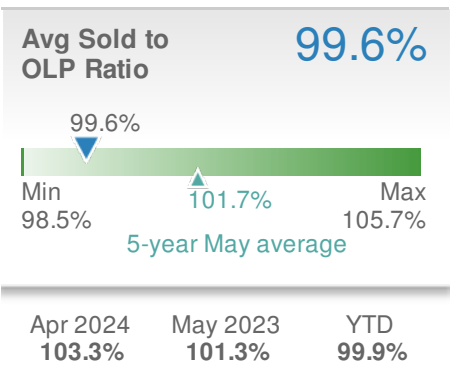
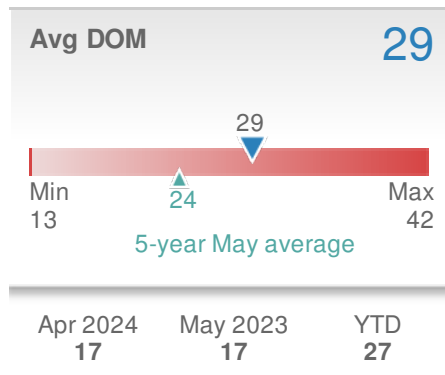
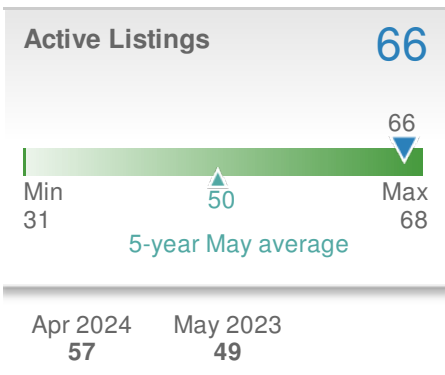
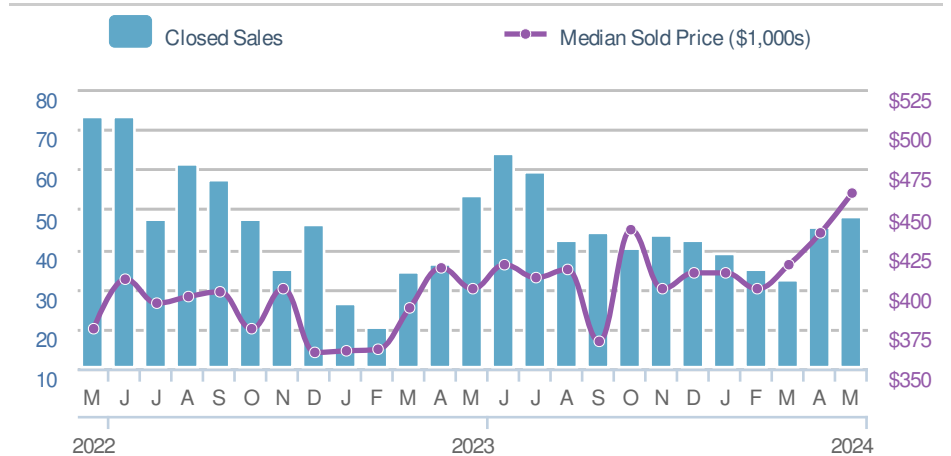
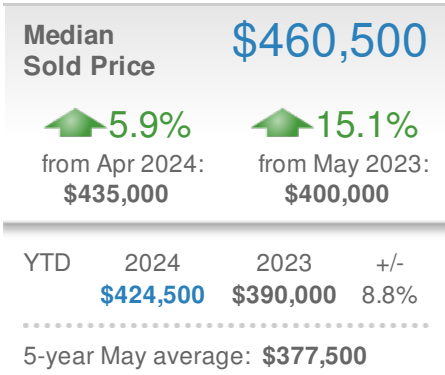
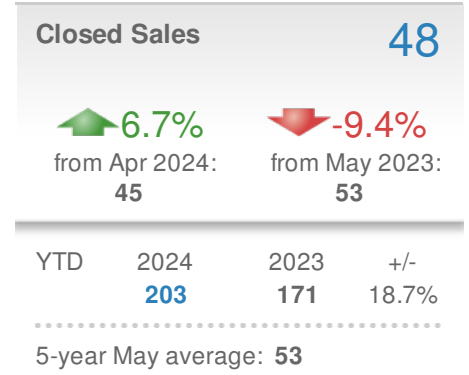
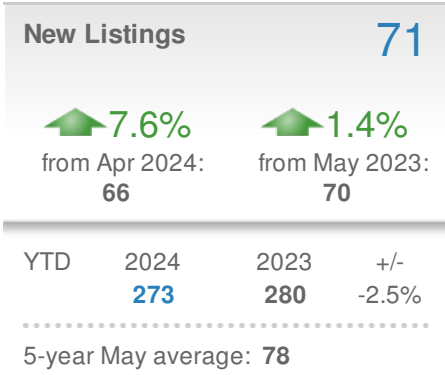
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 1.81 in April and a decrease from 1.90 in May 2023. The Contract Ratio is 16% lower than the 5-year May average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Abington (Montgomery, PA)

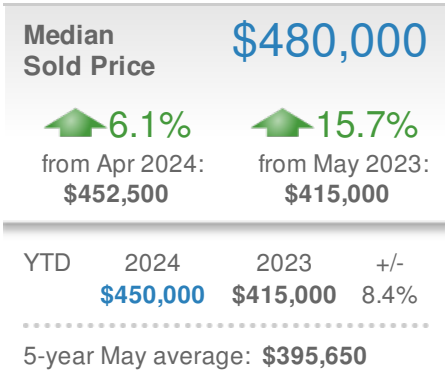
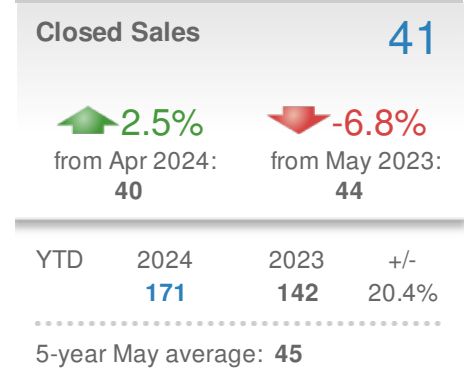
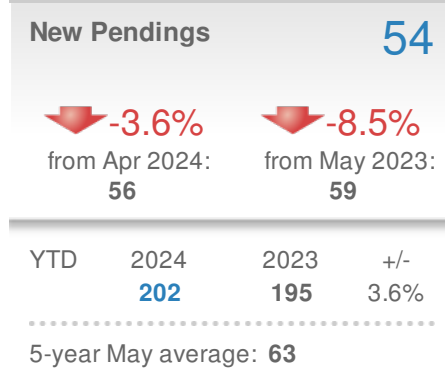
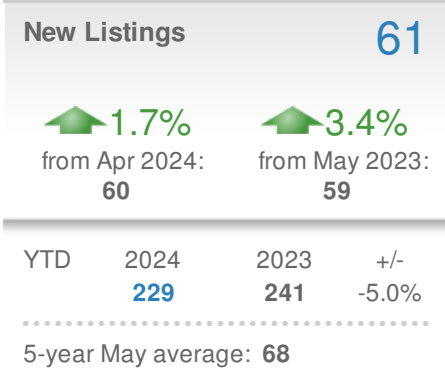
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May 2024

Abington (Montgomery, PA) - Detached

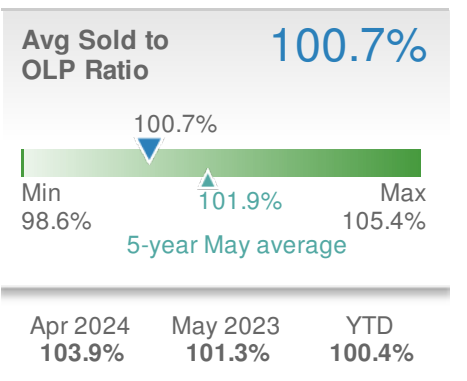
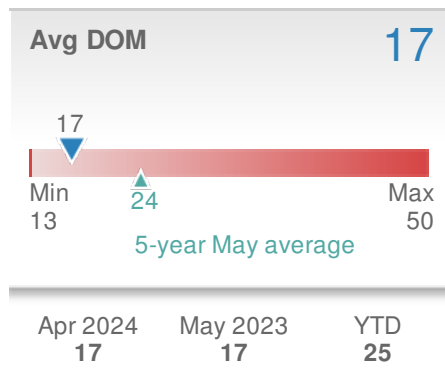
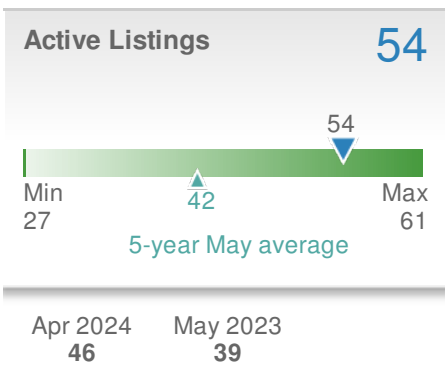
Tri-County Suburban REALTORS
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for May was \$480,000, representing an increase of 6.1% compared to last month and an increase of 15.7% from May 2023. The average days on market for units sold in May was 17 days, 28% below the 5-year May average of 24 days. There was a 3.6% month over month decrease in new contract activity with 54 New Pendings; a 16.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 79; and a 17.4% increase in supply to 54 active units.

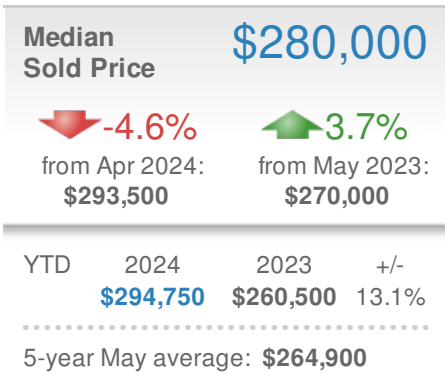
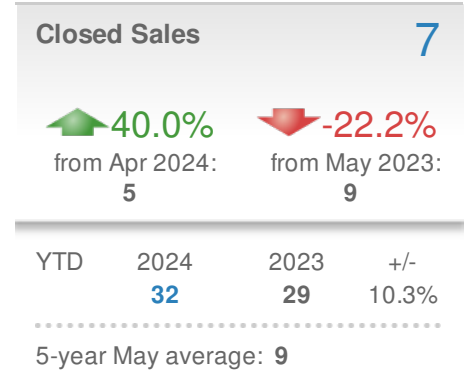
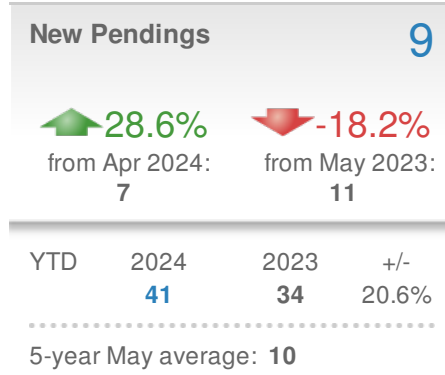
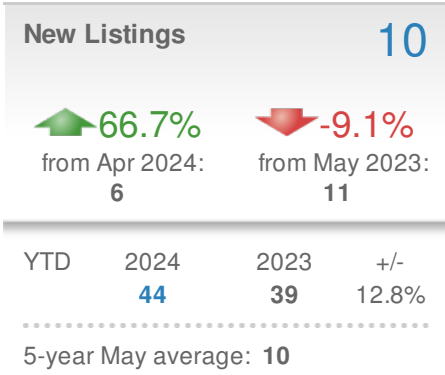
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, down from 1.48 in April and a decrease from 2.13 in May 2023. The Contract Ratio is 40% lower than the 5-year May average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Abington (Montgomery, PA) - Attached

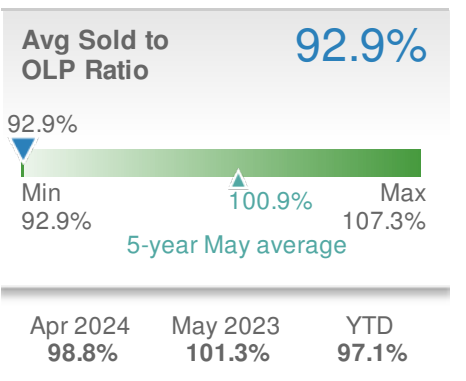
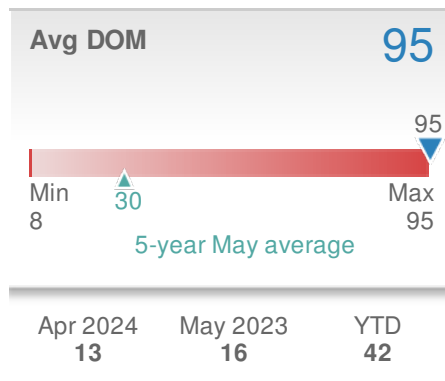
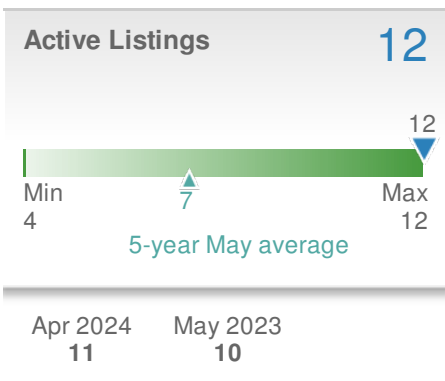
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Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for May was \$280,000, representing a decrease of 4.6% compared to last month and an increase of 3.7% from May 2023. The average days on market for units sold in May was 95 days, 221% above the 5-year May average of 30 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 14; and a 9.1% increase in supply to 12 active units.

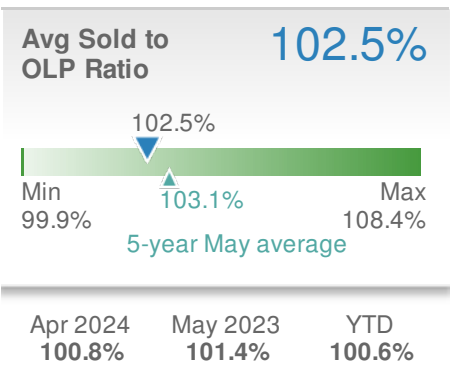
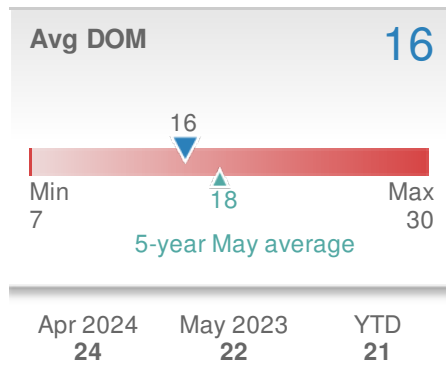
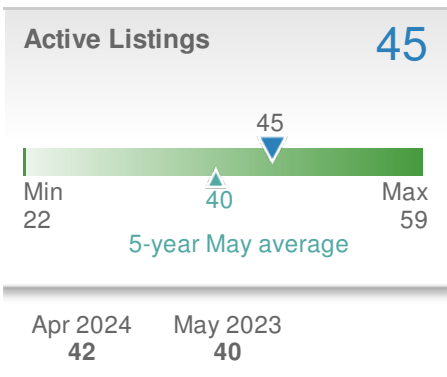
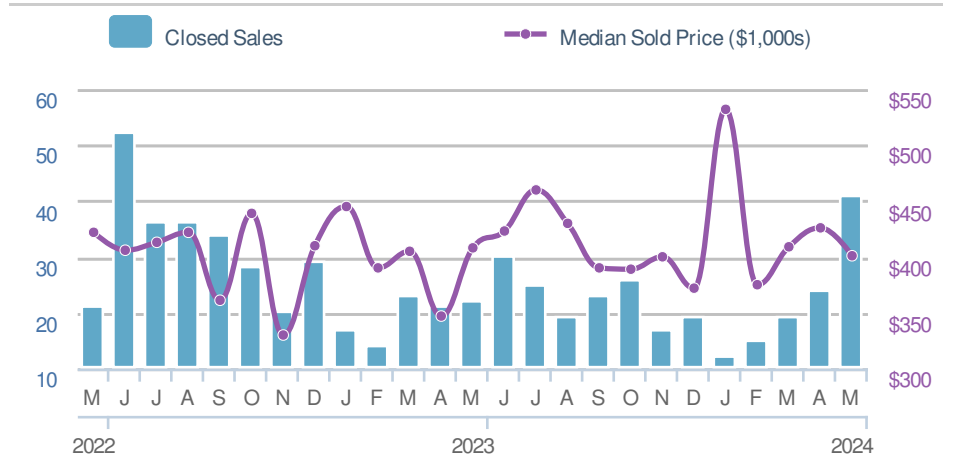
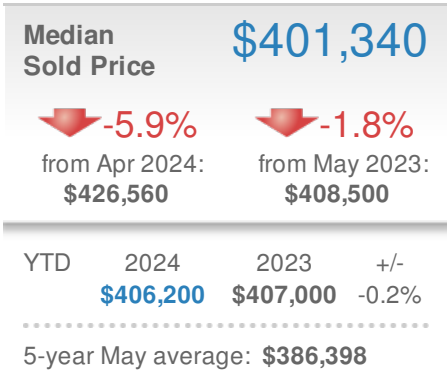
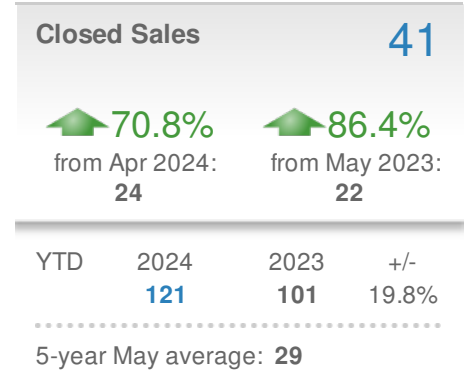
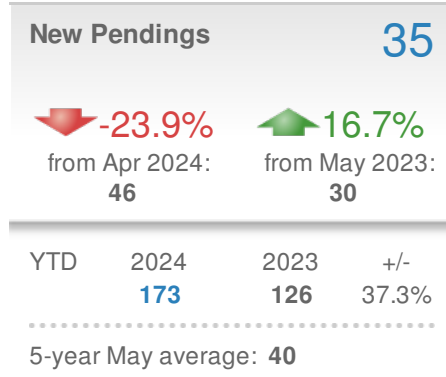
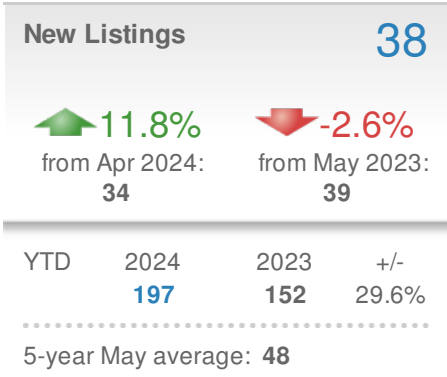
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.09 in April and a decrease from 1.30 in May 2023. The Contract Ratio is 54% lower than the 5-year May average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Boyertown Area (Montgomery, PA)

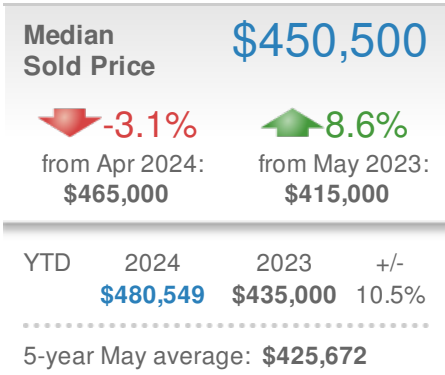
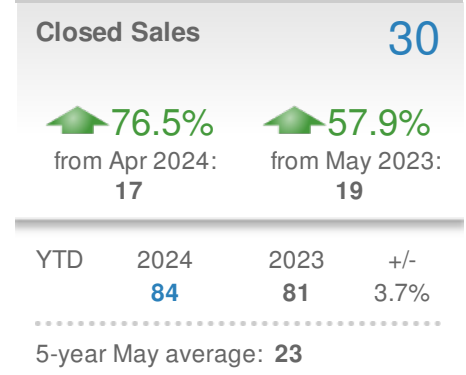
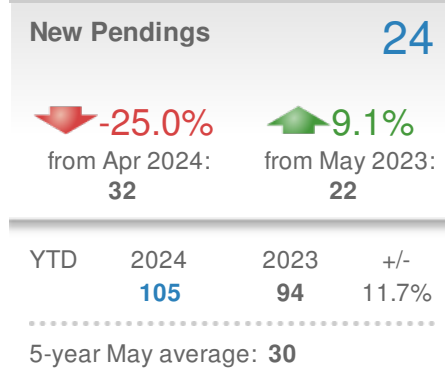
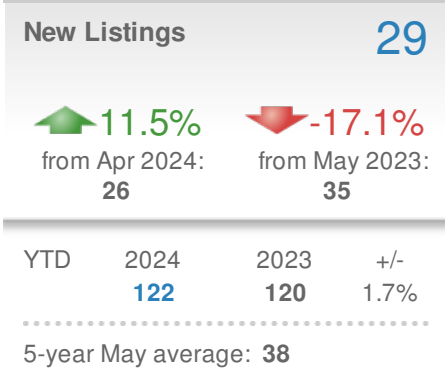
Email: ldavis@tcsr.realtor



May 2024

Boyertown Area (Montgomery, PA) - Detached

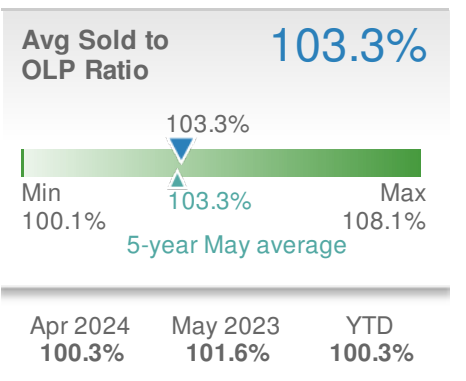
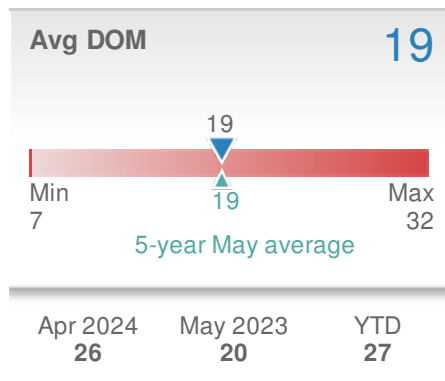
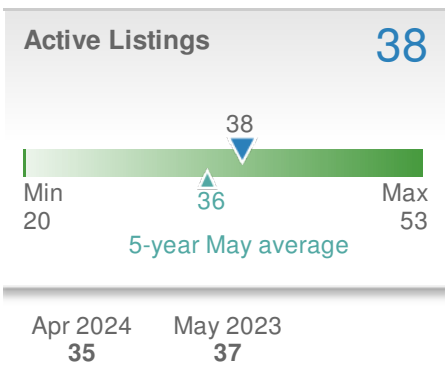
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for May was \$450,500, representing a decrease of 3.1% compared to last month and an increase of 8.6% from May 2023. The average days on market for units sold in May was 19 days, 2% below the 5-year May average of 19 days. There was a 25% month over month decrease in new contract activity with 24 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 39; and an 8.6% increase in supply to 38 active units.

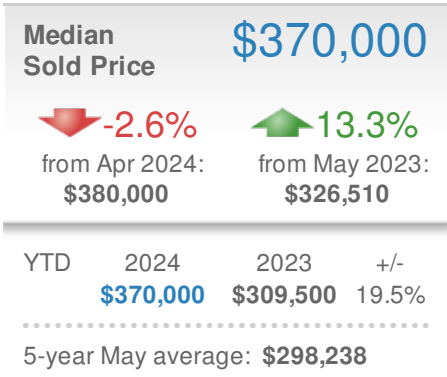
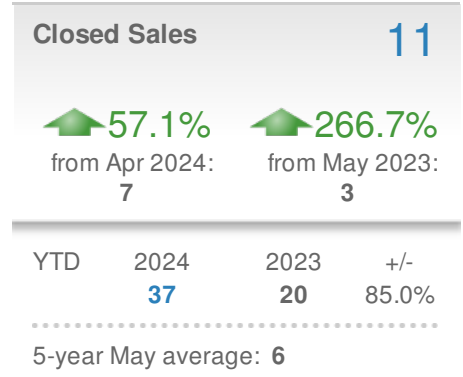
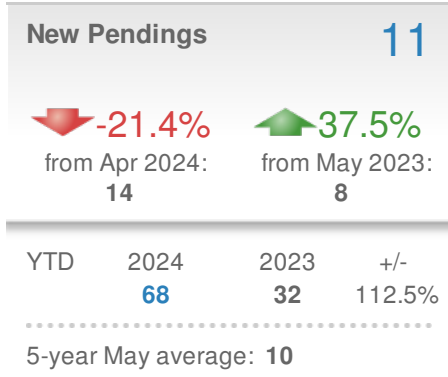
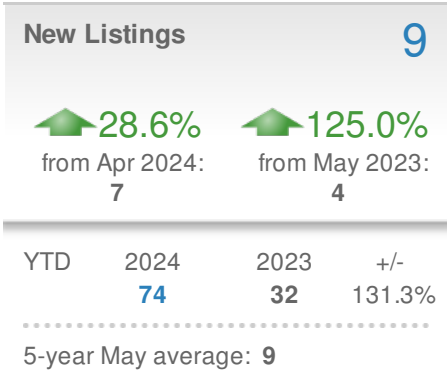
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.29 in April and an increase from 0.97 in May 2023. The Contract Ratio is 44% lower than the 5-year May average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Boyertown Area (Montgomery, PA) - Attached

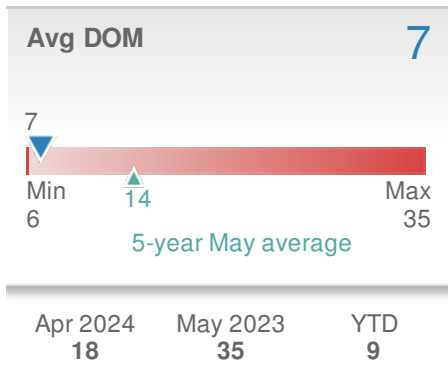
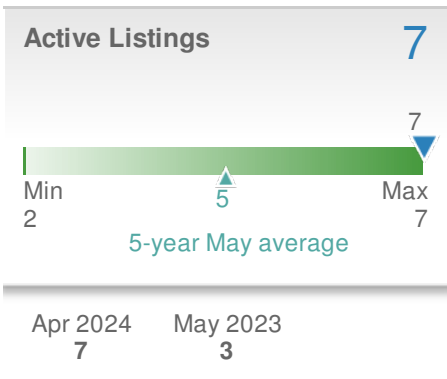
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for May was \$370,000, representing a decrease of 2.6% compared to last month and an increase of 13.3% from May 2023. The average days on market for units sold in May was 7 days, 51% below the 5-year May average of 14 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 55; and no change in supply with 7 active units.

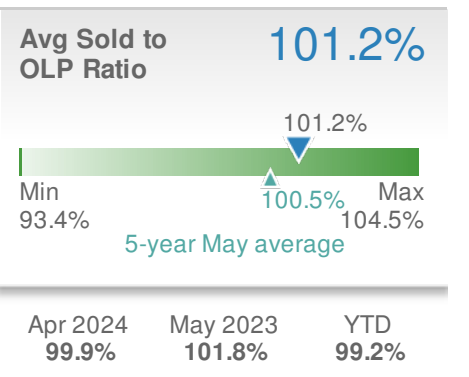
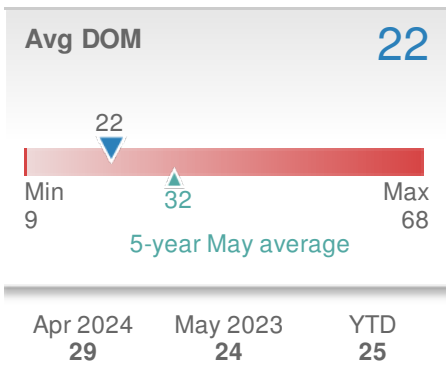
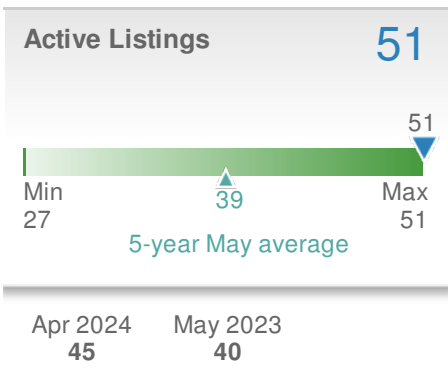
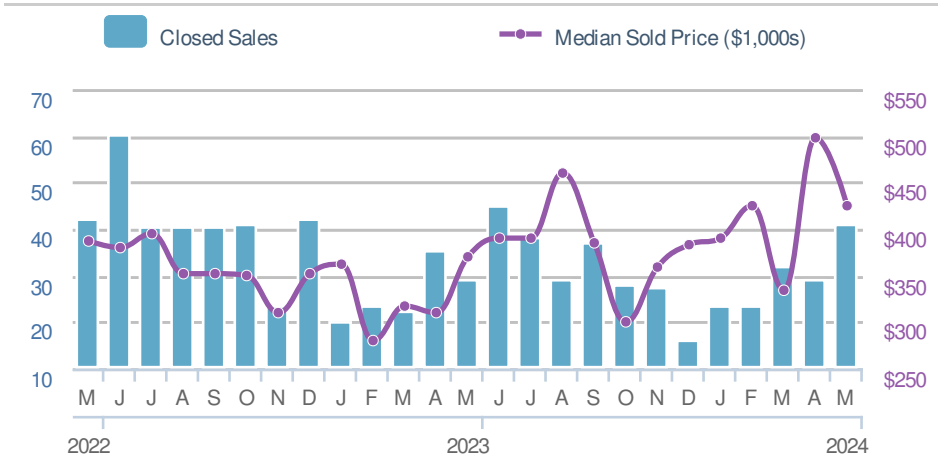
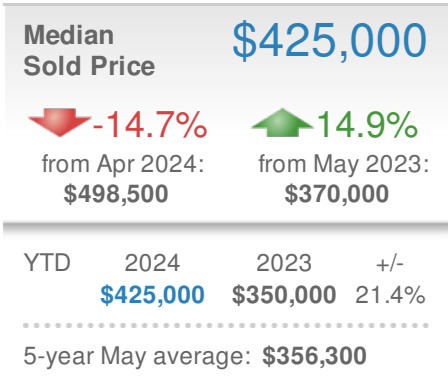
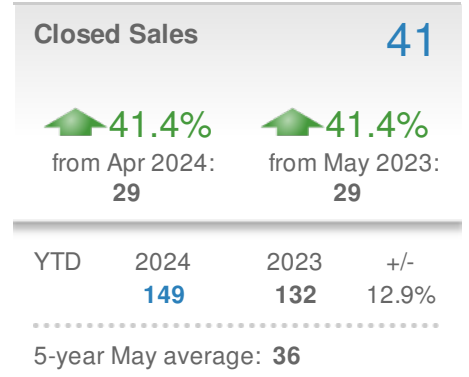
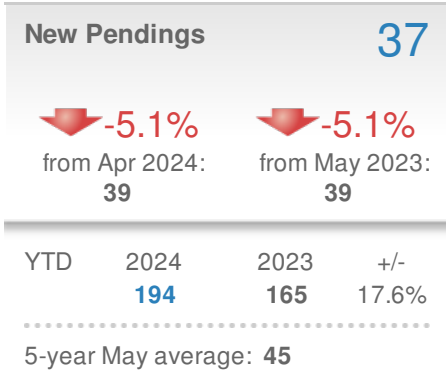
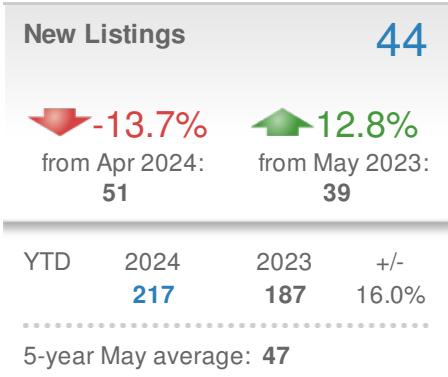
This activity resulted in a Contract Ratio of 7.86 pendings per active listing, up from 7.57 in April and an increase from 5.33 in May 2023. The Contract Ratio is 32% lower than the 5-year May average of 11.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Cheltenham (Montgomery, PA)

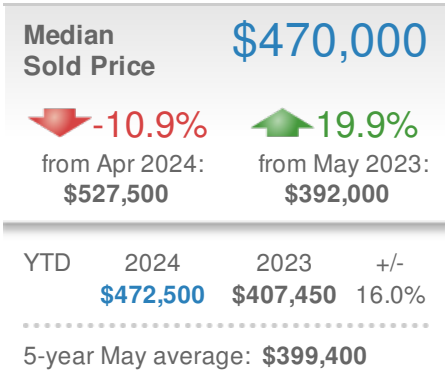
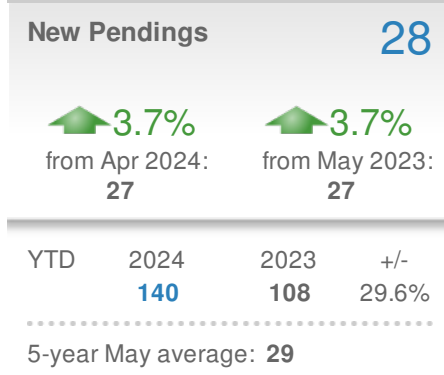
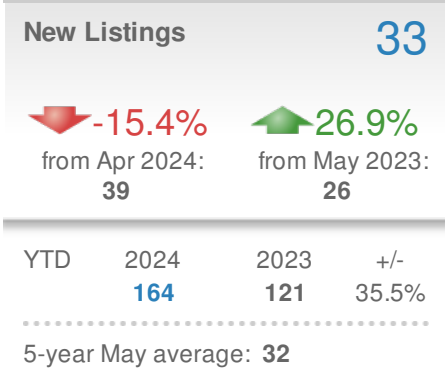
Email: ldavis@tcsr.realtor



May 2024

Cheltenham (Montgomery, PA) - Detached

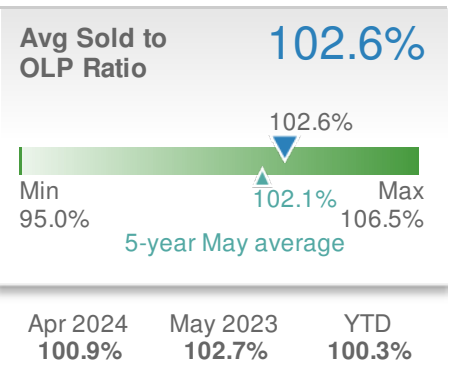
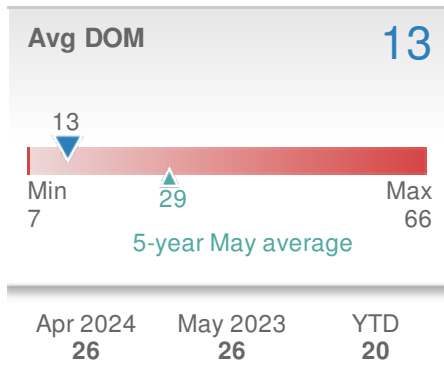
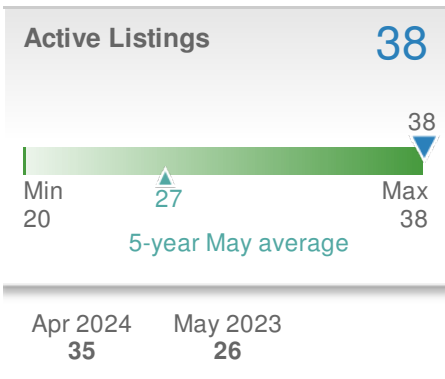
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for May was \$470,000, representing a decrease of 10.9% compared to last month and an increase of 19.9% from May 2023. The average days on market for units sold in May was 13 days, 55% below the 5-year May average of 29 days. There was a 3.7% month over month increase in new contract activity with 28 New Pendings; a 4.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 68; and an 8.6% increase in supply to 38 active units.

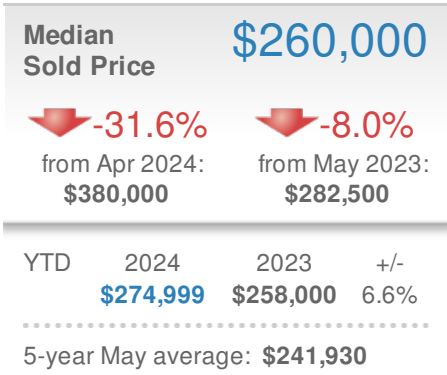
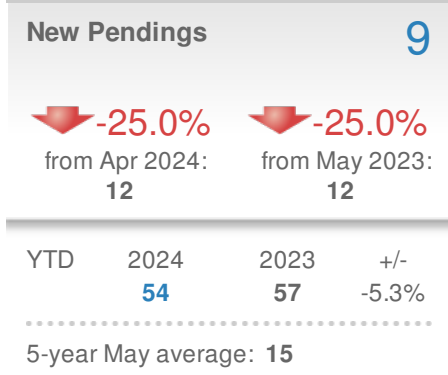
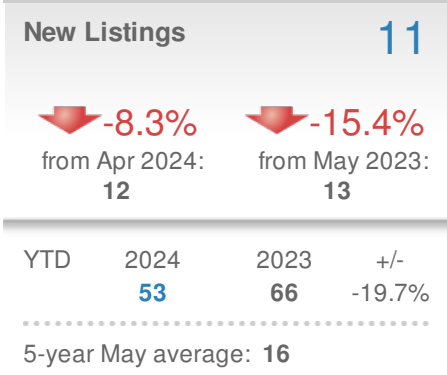
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, down from 1.86 in April and a decrease from 2.31 in May 2023. The Contract Ratio is 30% lower than the 5-year May average of 2.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Cheltenham (Montgomery, PA) - Attached

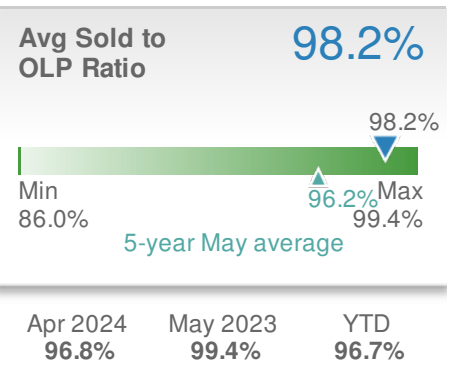
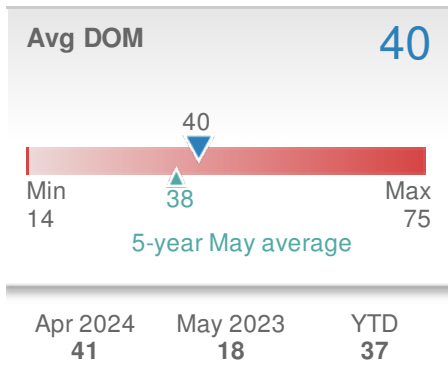
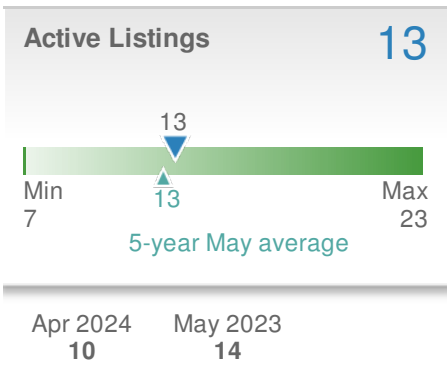
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for May was \$260,000, representing a decrease of 31.6% compared to last month and a decrease of 8% from May 2023. The average days on market for units sold in May was 40 days, 6% above the 5-year May average of 38 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 16; and a 30% increase in supply to 13 active units.

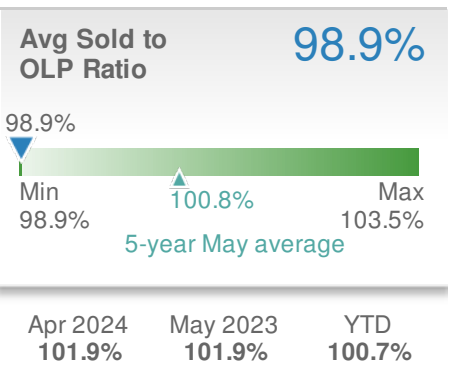
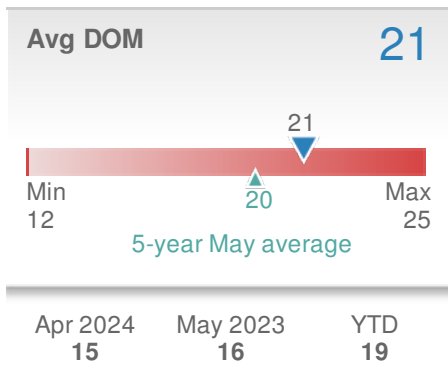
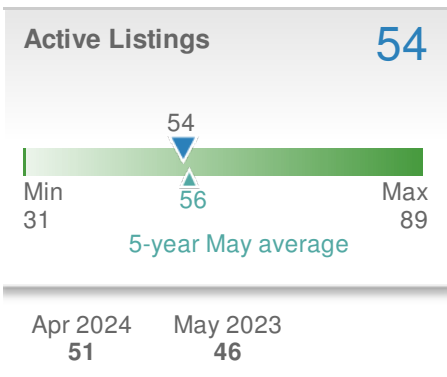
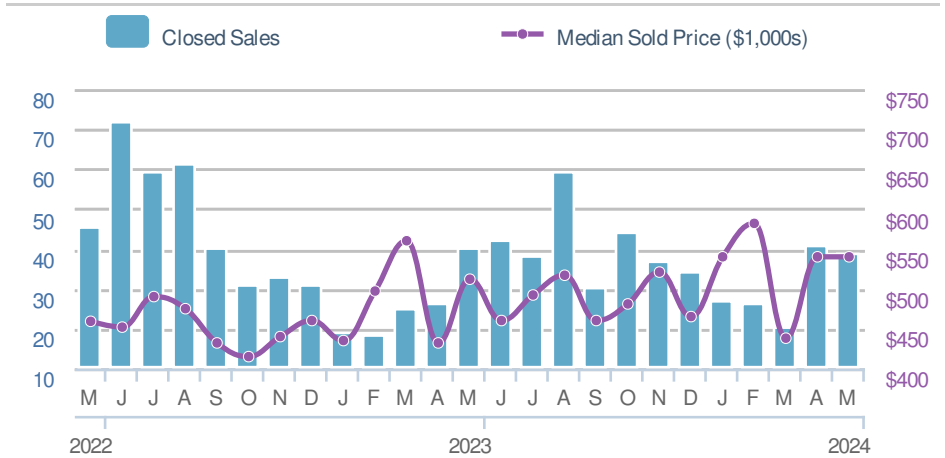
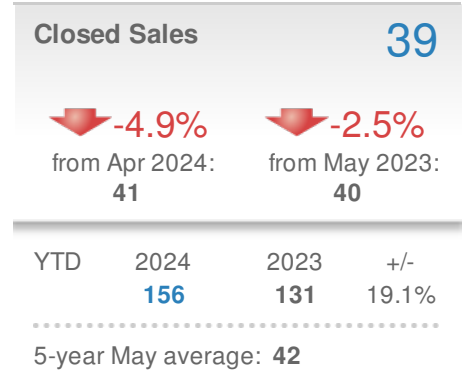
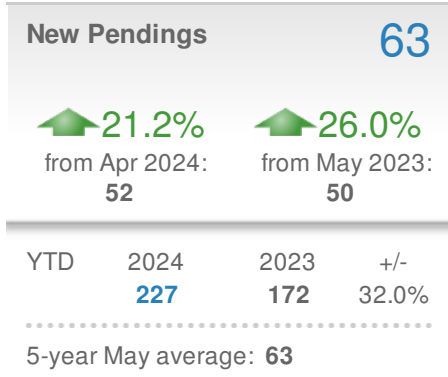
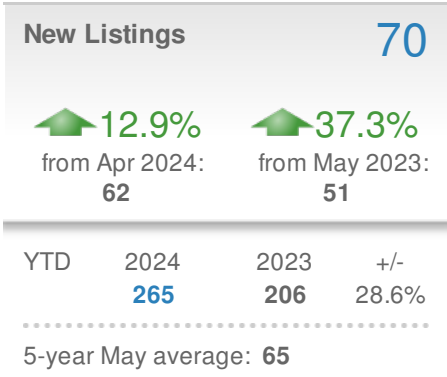
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 2.10 in April and a decrease from 2.86 in May 2023. The Contract Ratio is 65% lower than the 5-year May average of 3.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Colonial (Montgomery, PA)

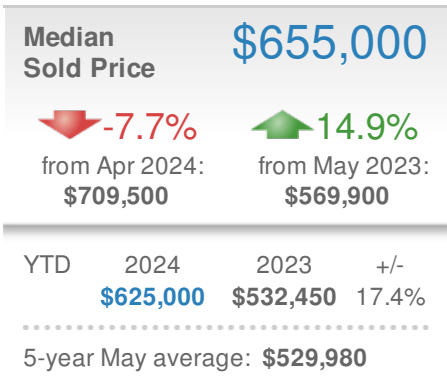
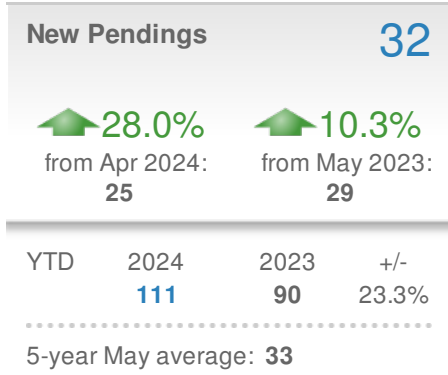
Email: ldavis@tcsr.realtor



May 2024

Colonial (Montgomery, PA) - Detached

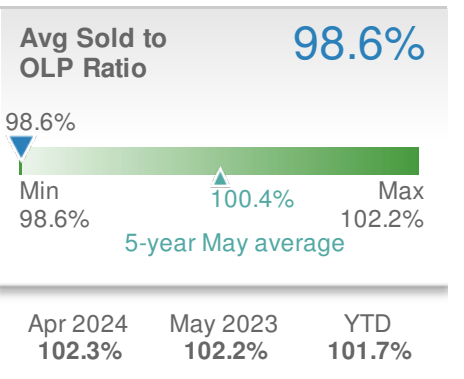
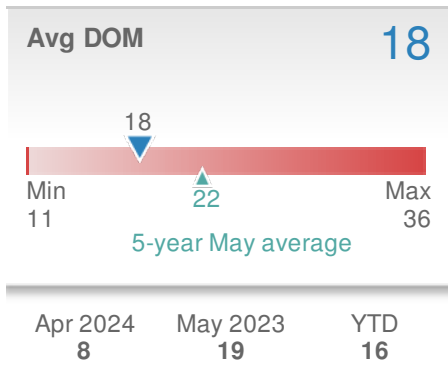
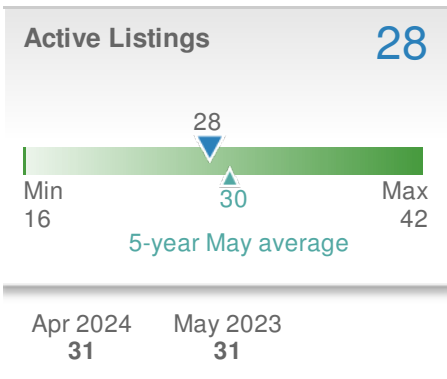
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for May was \$655,000, representing a decrease of 7.7% compared to last month and an increase of 14.9% from May 2023. The average days on market for units sold in May was 18 days, 20% below the 5-year May average of 22 days. There was a 28% month over month increase in new contract activity with 32 New Pendings; a 28.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 58; and a 9.7% decrease in supply to 28 active units.

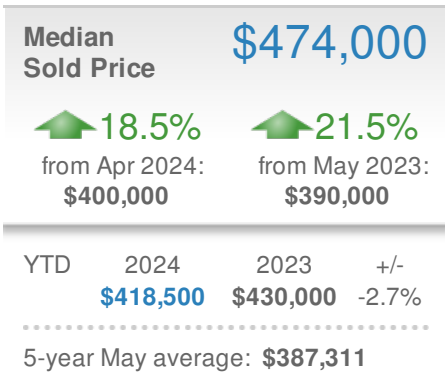
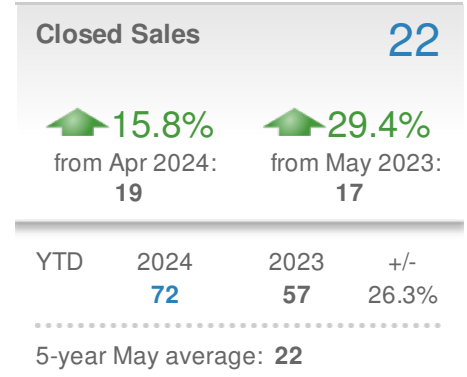
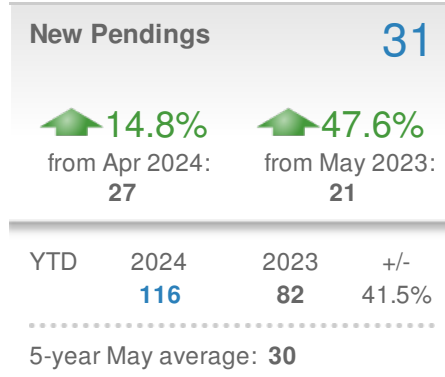
This activity resulted in a Contract Ratio of 2.07 pendings per active listing, up from 1.45 in April and an increase from 0.97 in May 2023. The Contract Ratio is 9% higher than the 5-year May average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Colonial (Montgomery, PA) - Attached

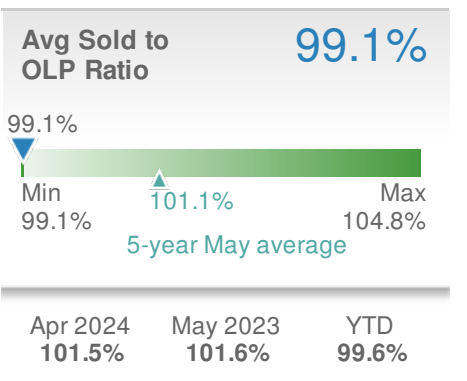
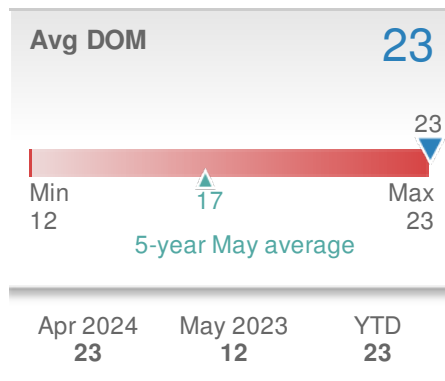
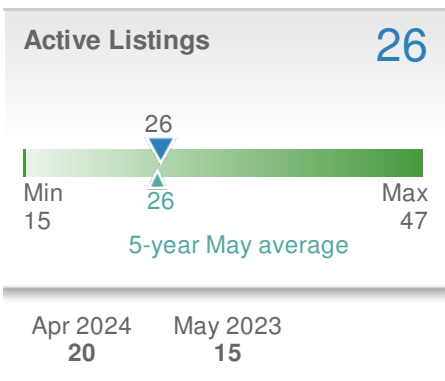
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for May was \$474,000, representing an increase of 18.5% compared to last month and an increase of 21.5% from May 2023. The average days on market for units sold in May was 23 days, 35% above the 5-year May average of 17 days. There was a 14.8% month over month increase in new contract activity with 31 New Pendings; a 16.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 69; and a 30% increase in supply to 26 active units.

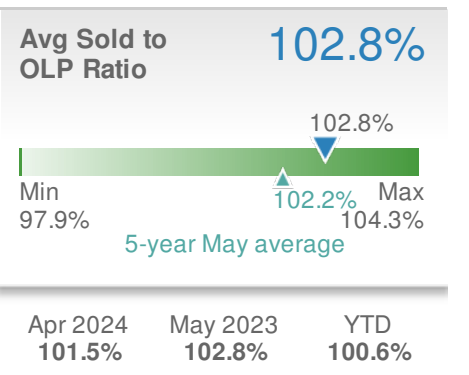
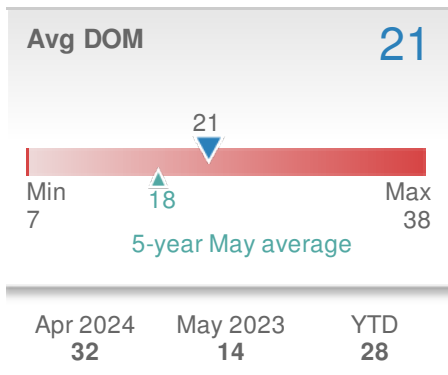
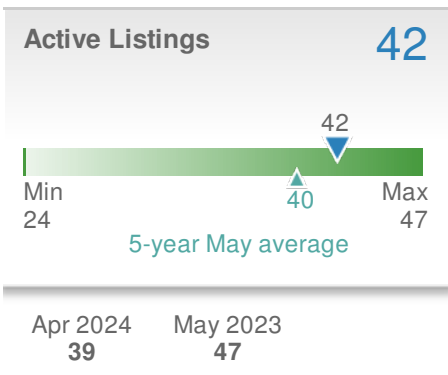
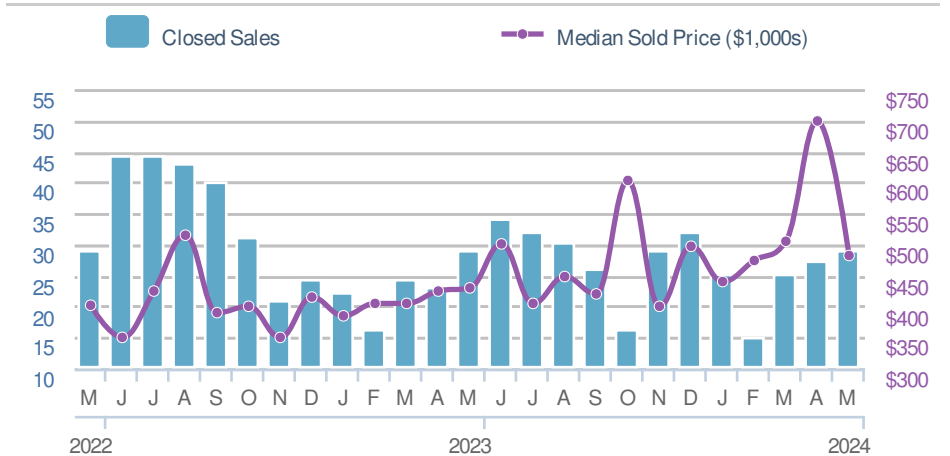
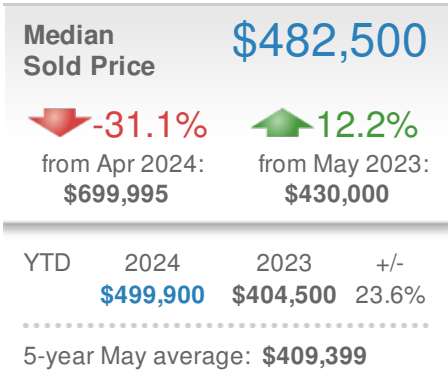
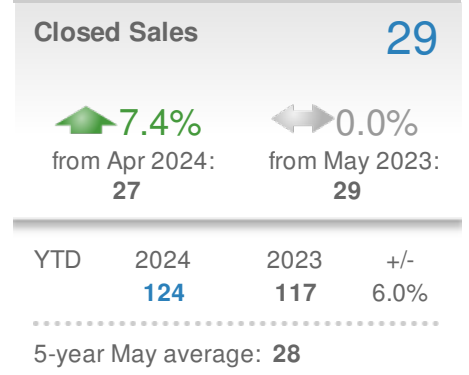
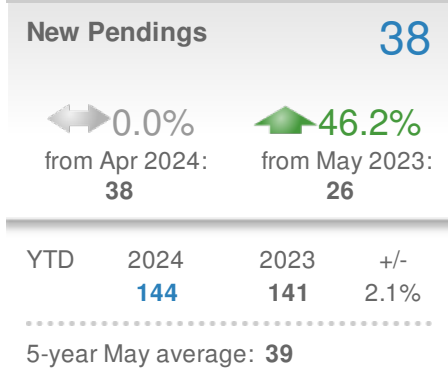
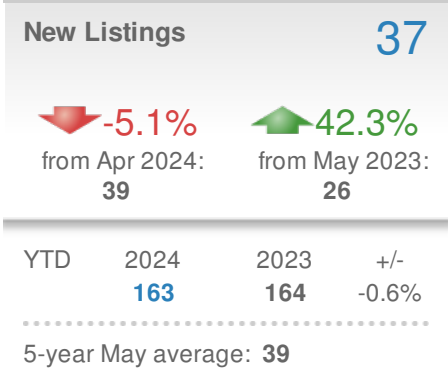
This activity resulted in a Contract Ratio of 2.65 pendings per active listing, down from 2.95 in April and an increase from 2.53 in May 2023. The Contract Ratio is 15% higher than the 5-year May average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Hatboro-Horsham (Montgomery, PA)

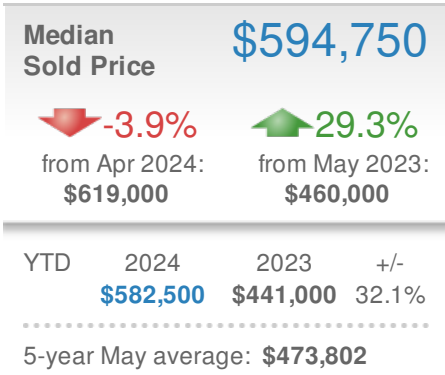
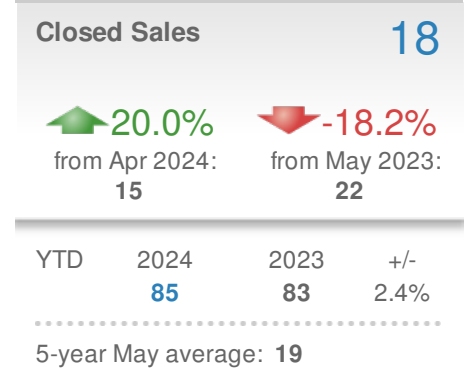
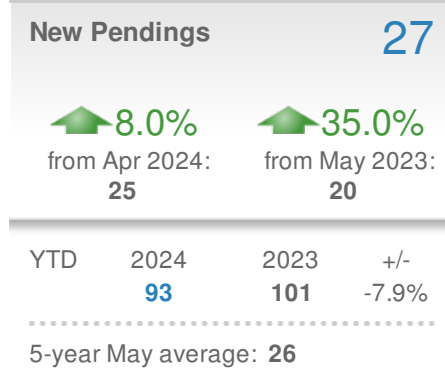
Email: ldavis@tcsr.realtor



May 2024

Hatboro-Horsham (Montgomery, PA) - Detached

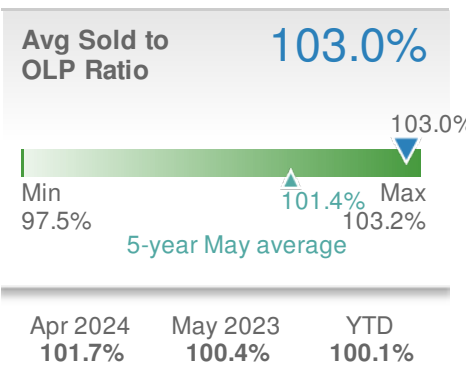
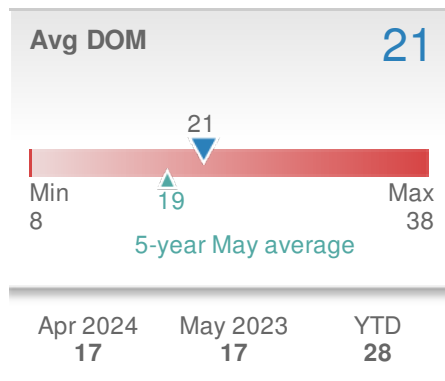
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for May was \$594,750, representing a decrease of 3.9% compared to last month and an increase of 29.3% from May 2023. The average days on market for units sold in May was 21 days, 13% above the 5-year May average of 19 days. There was an 8% month over month increase in new contract activity with 27 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 39; and a 24% increase in supply to 31 active units.

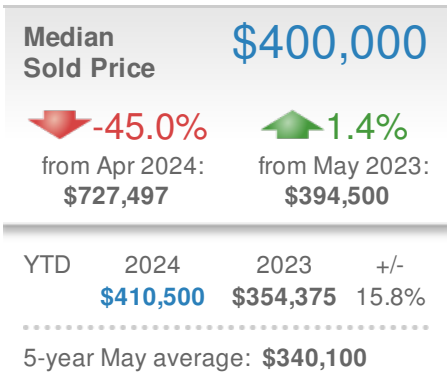
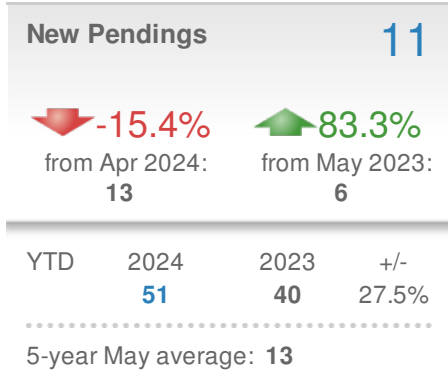
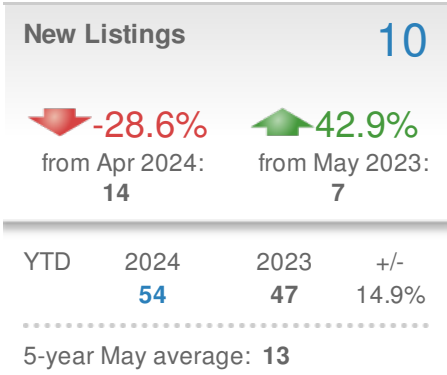
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.32 in April and an increase from 1.06 in May 2023. The Contract Ratio is 26% lower than the 5-year May average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Hatboro-Horsham (Montgomery, PA) - Attached

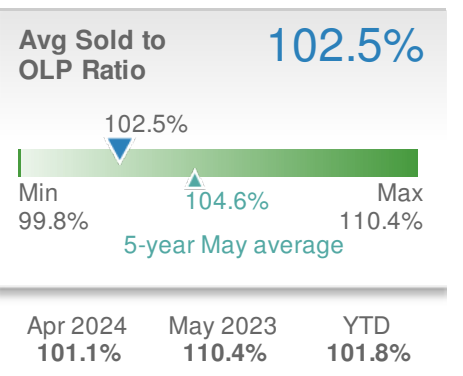
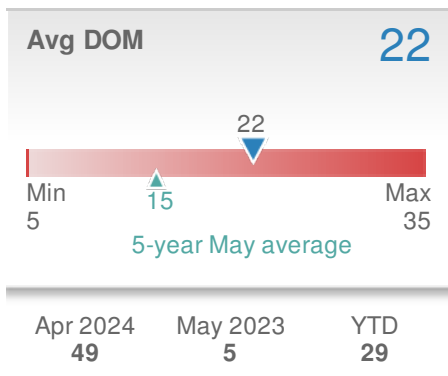
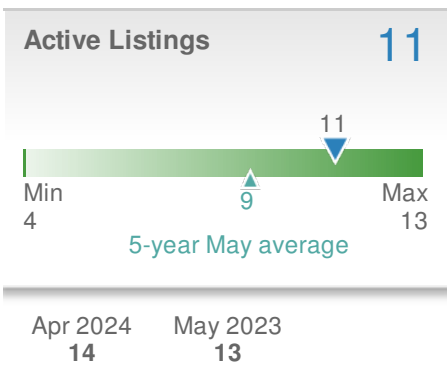
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for May was \$400,000, representing a decrease of 45% compared to last month and an increase of 1.4% from May 2023. The average days on market for units sold in May was 22 days, 47% above the 5-year May average of 15 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 22; and a 21.4% decrease in supply to 11 active units.

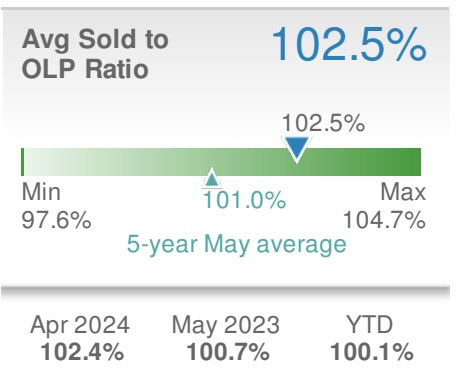
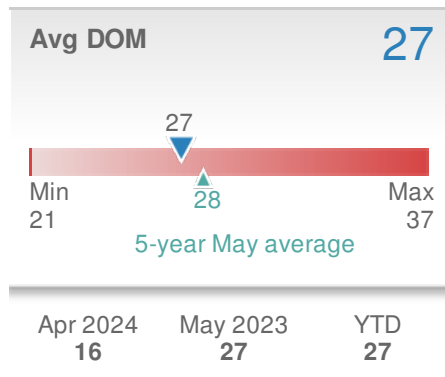
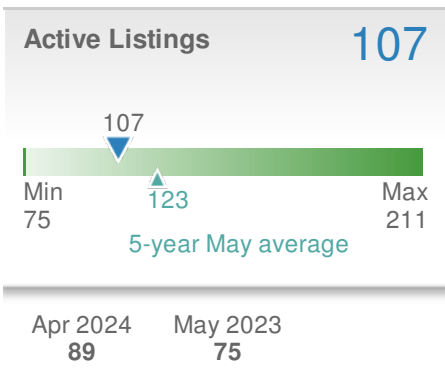
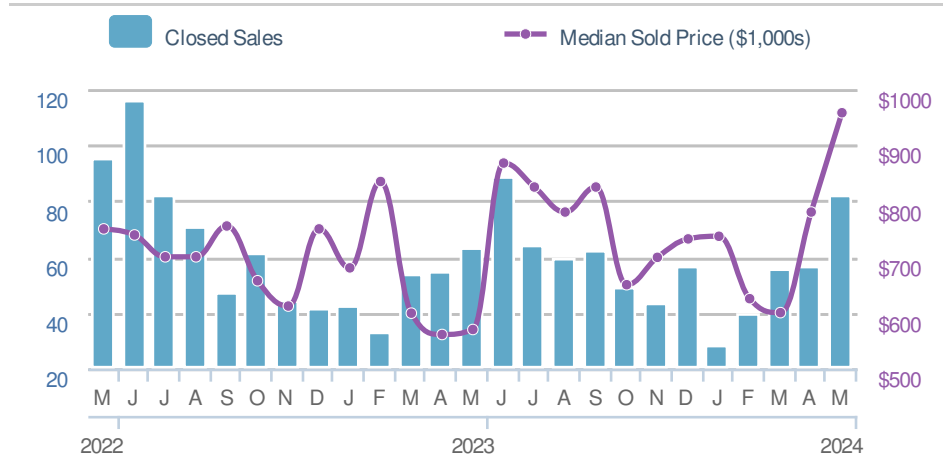
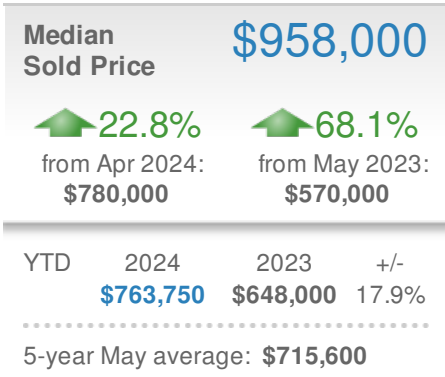
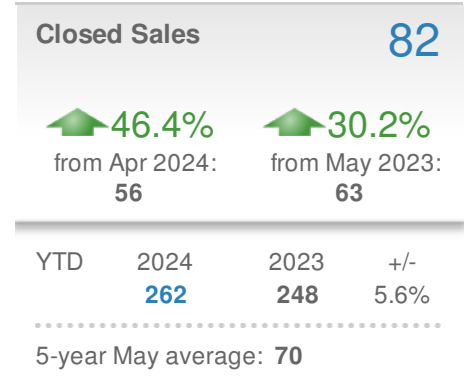
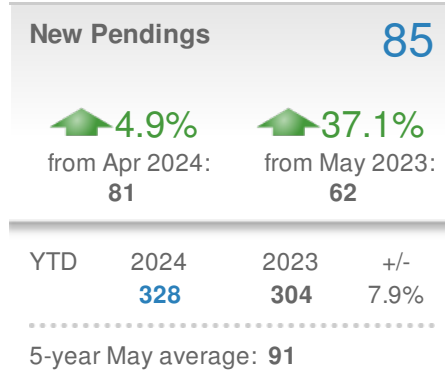
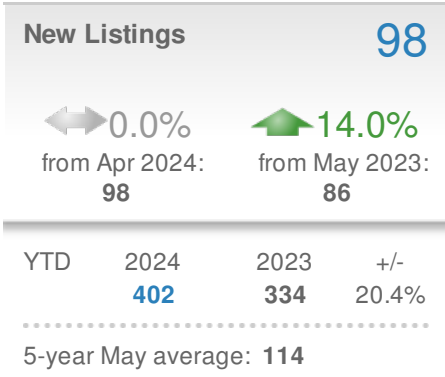
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.57 in April and an increase from 1.31 in May 2023. The Contract Ratio is 25% lower than the 5-year May average of 2.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Lower Merion (Montgomery, PA)

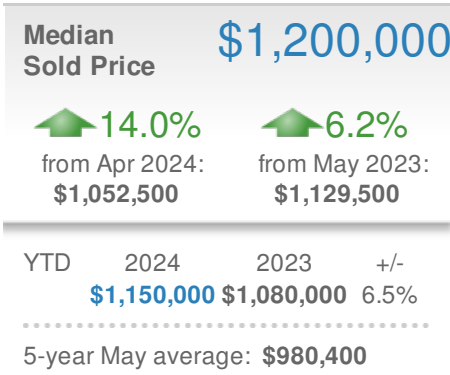
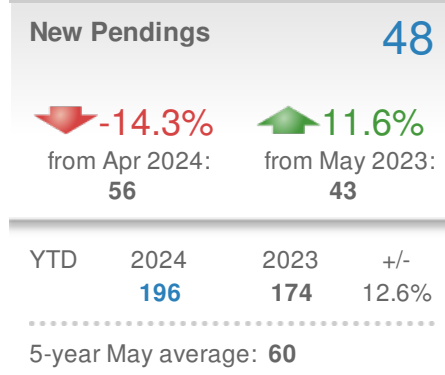
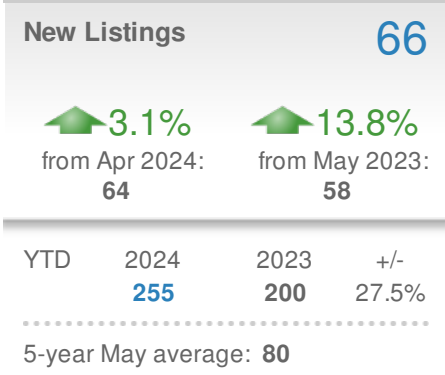
Email: ldavis@tcsr.realtor



May 2024

Lower Merion (Montgomery, PA) - Detached

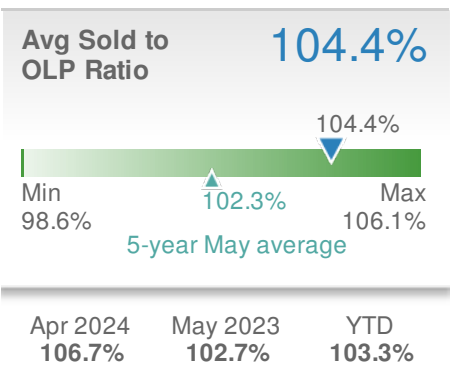
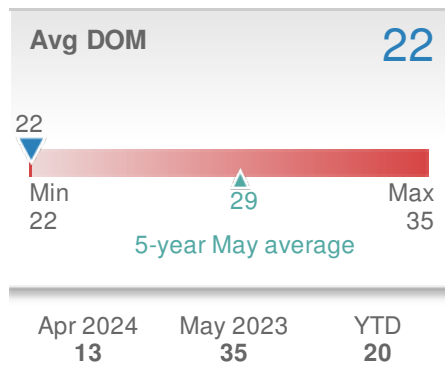
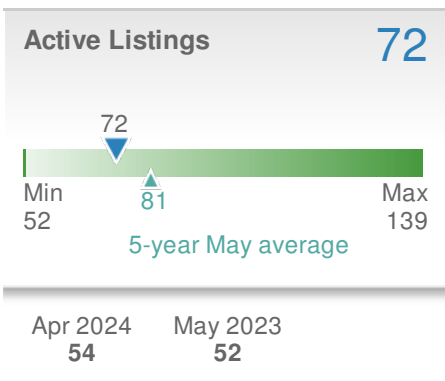
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for May was \$1,200,000, representing an increase of 14% compared to last month and an increase of 6.2% from May 2023. The average days on market for units sold in May was 22 days, 24% below the 5-year May average of 29 days. There was a 14.3% month over month decrease in new contract activity with 48 New Pendings; an 11.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 78; and a 33.3% increase in supply to 72 active units.

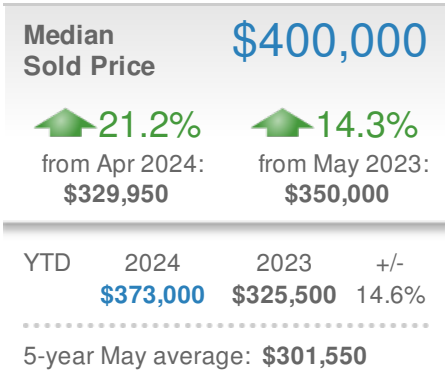
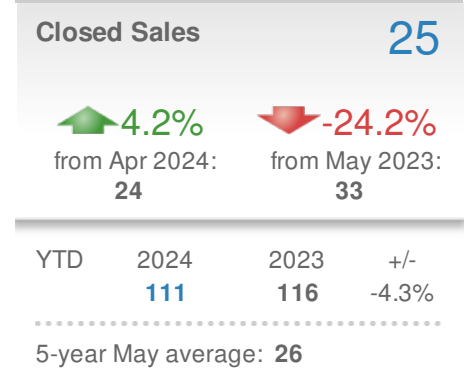
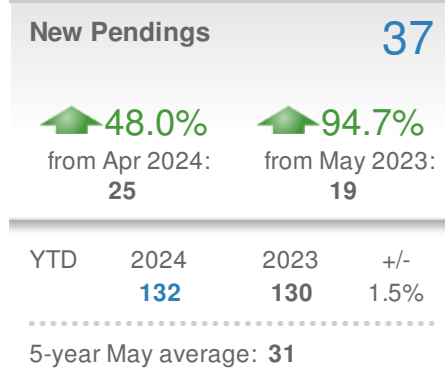
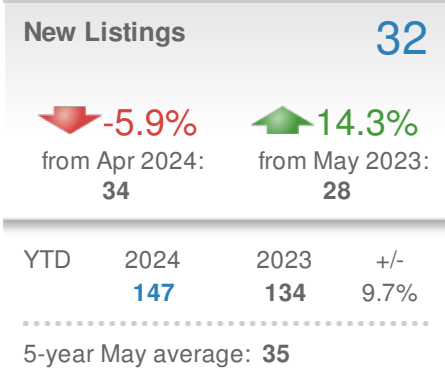
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.63 in April and a decrease from 1.58 in May 2023. The Contract Ratio is 27% lower than the 5-year May average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Lower Merion (Montgomery, PA) - Attached

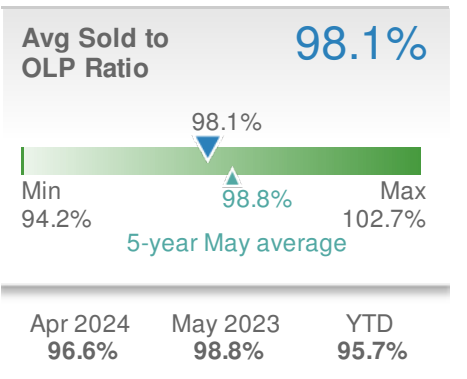
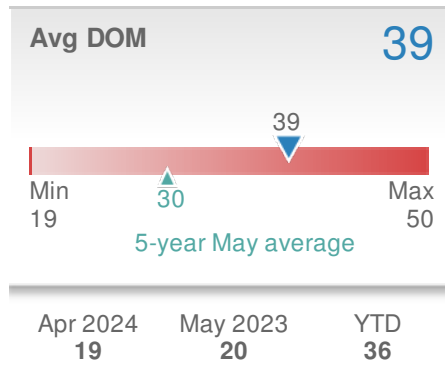
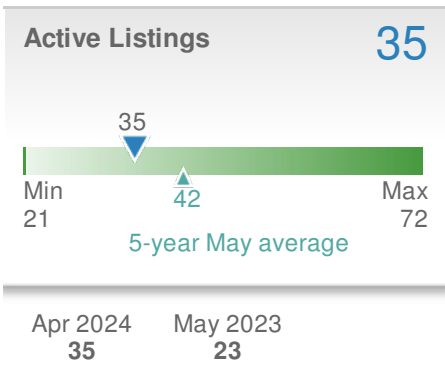
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for May was \$400,000, representing an increase of 21.2% compared to last month and an increase of 14.3% from May 2023. The average days on market for units sold in May was 39 days, 30% above the 5-year May average of 30 days. There was a 48% month over month increase in new contract activity with 37 New Pendings; a 32.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 45; and no change in supply with 35 active units.

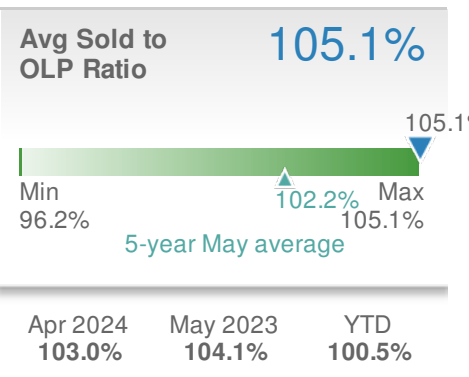
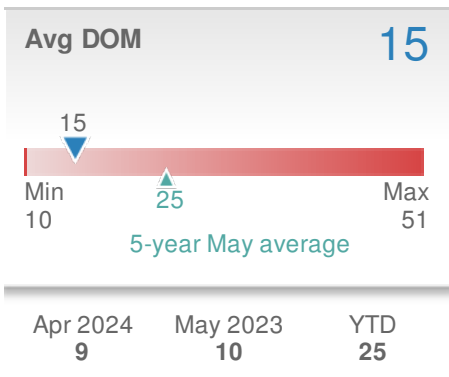
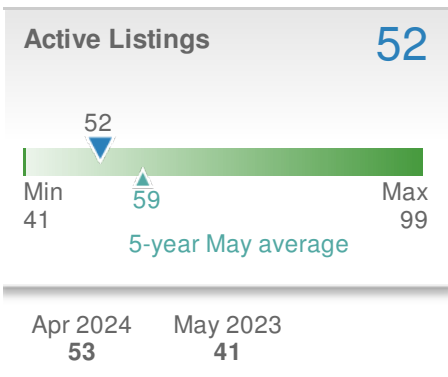
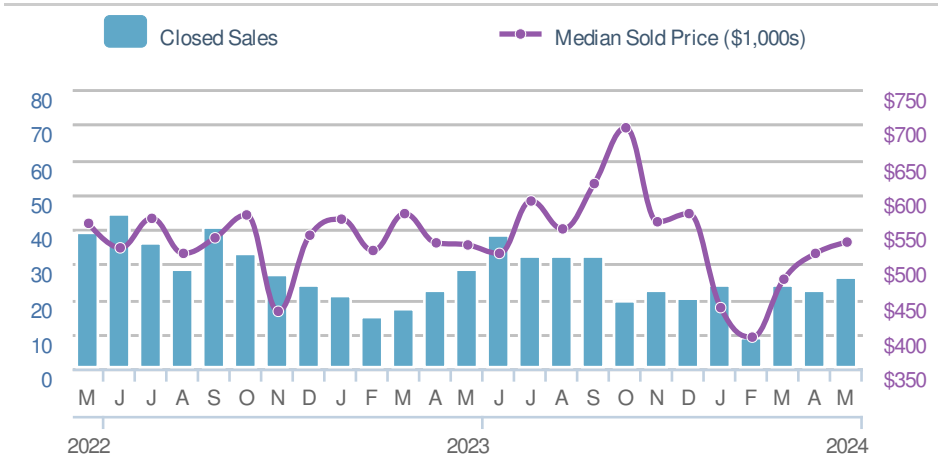
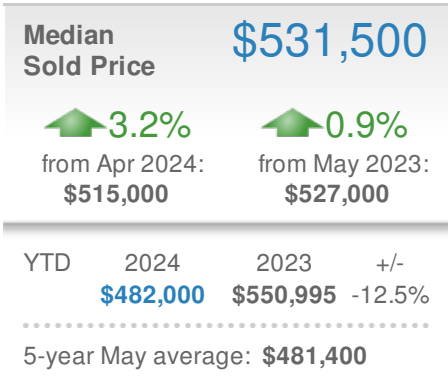
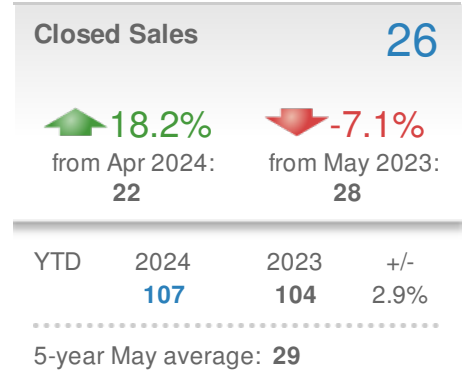
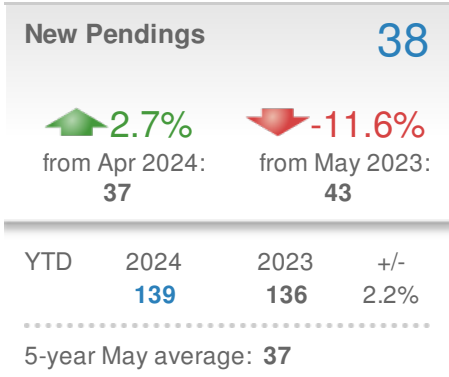
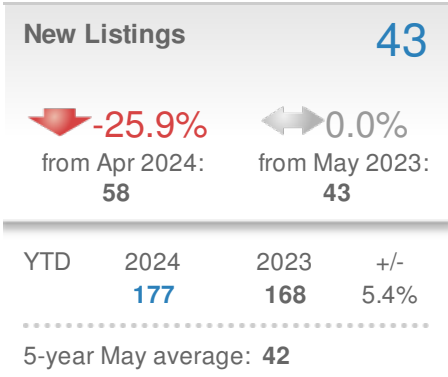
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.97 in April and a decrease from 1.65 in May 2023. The Contract Ratio is 4% lower than the 5-year May average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Methacton (Montgomery, PA)

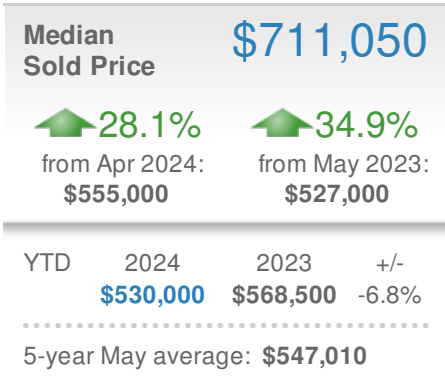
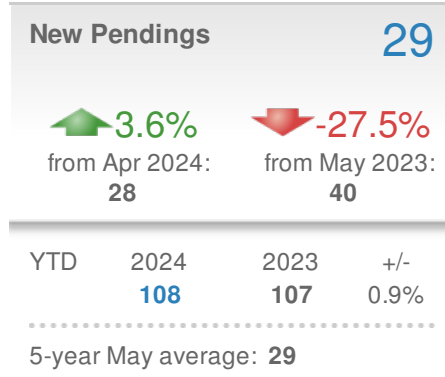
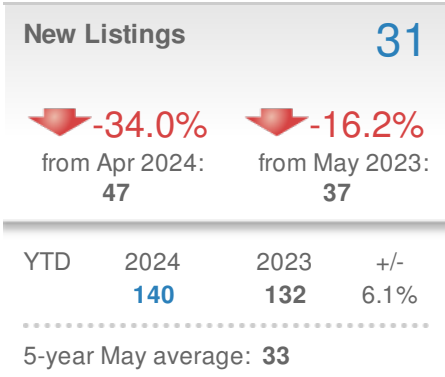
Email: ldavis@tcsr.realtor



May 2024

Methacton (Montgomery, PA) - Detached

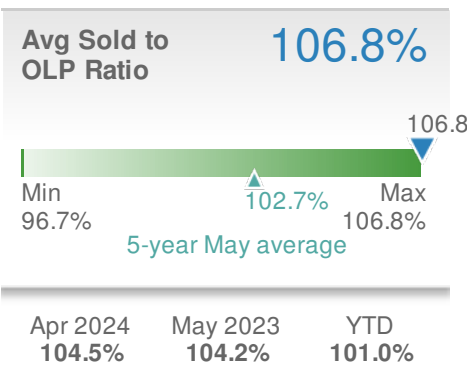
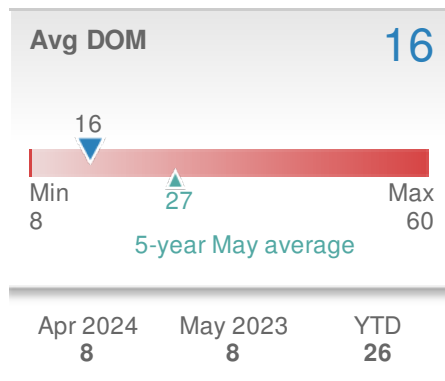
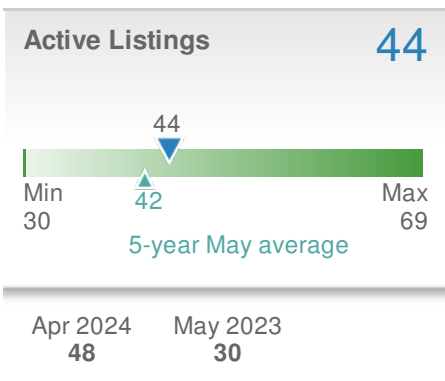
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Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for May was \$711,050, representing an increase of 28.1% compared to last month and an increase of 34.9% from May 2023. The average days on market for units sold in May was 16 days, 42% below the 5-year May average of 27 days. There was a 3.6% month over month increase in new contract activity with 29 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 48; and an 8.3% decrease in supply to 44 active units.

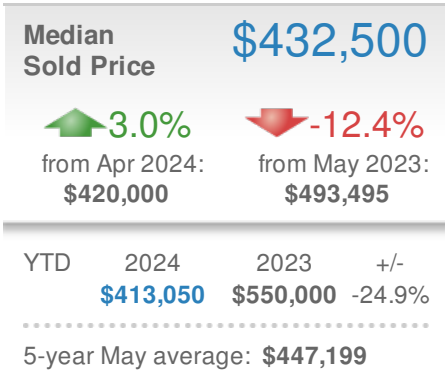
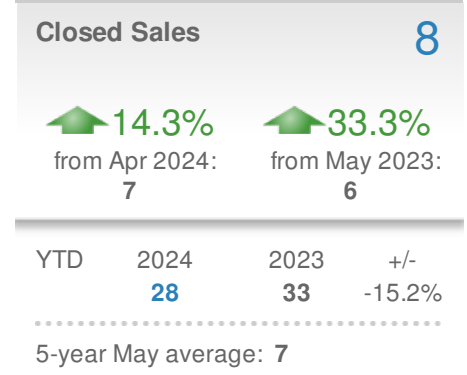
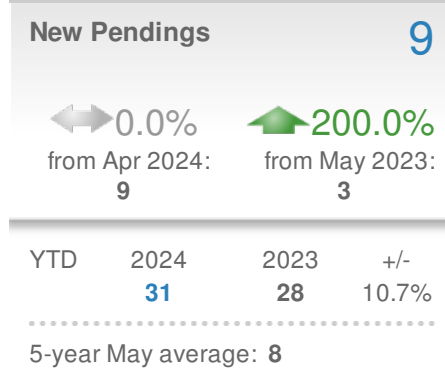
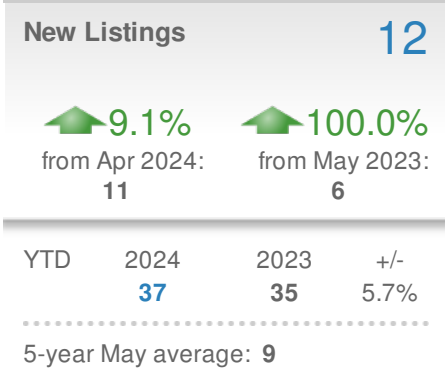
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.75 in April and a decrease from 1.67 in May 2023. The Contract Ratio is 19% lower than the 5-year May average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Methacton (Montgomery, PA) - Attached

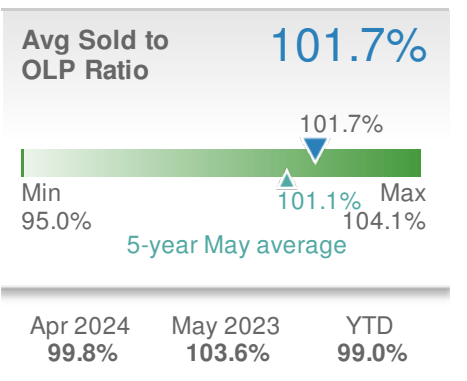
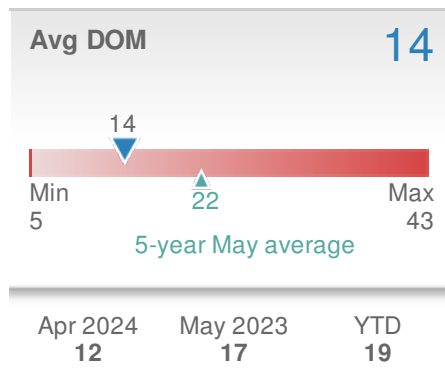
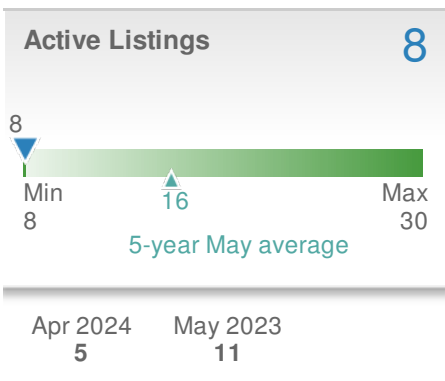
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for May was \$432,500, representing an increase of 3% compared to last month and a decrease of 12.4% from May 2023. The average days on market for units sold in May was 14 days, 36% below the 5-year May average of 22 days. There was no month over month change in new contract activity with 9 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 12; and a 60% increase in supply to 8 active units.

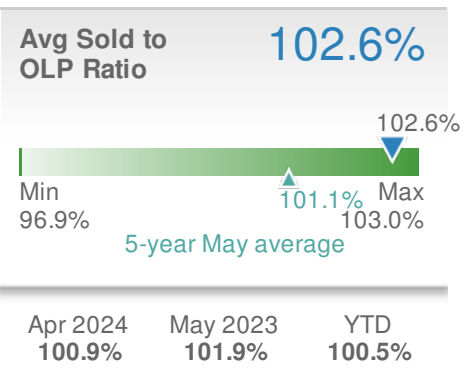
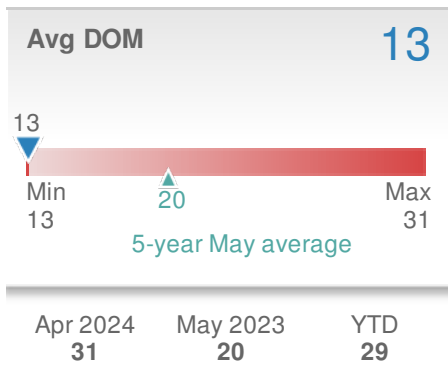
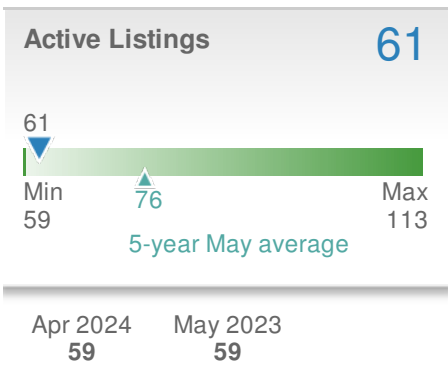
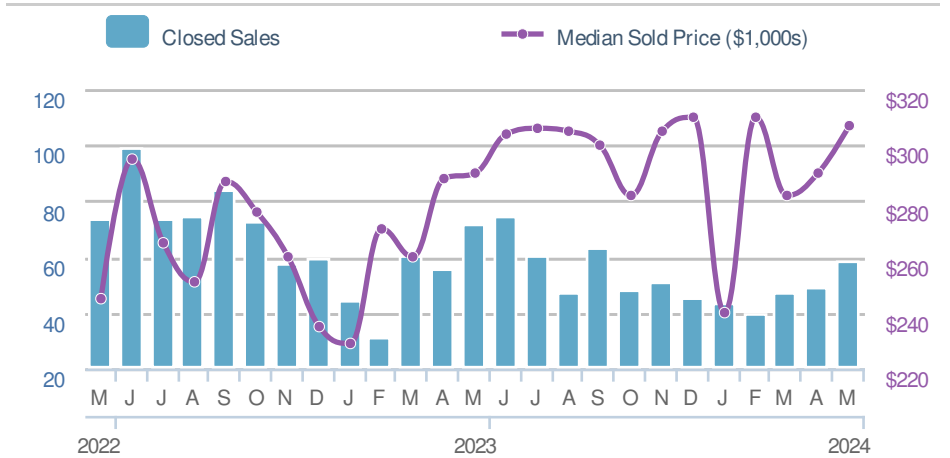
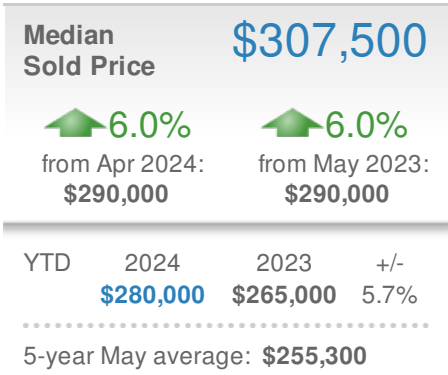
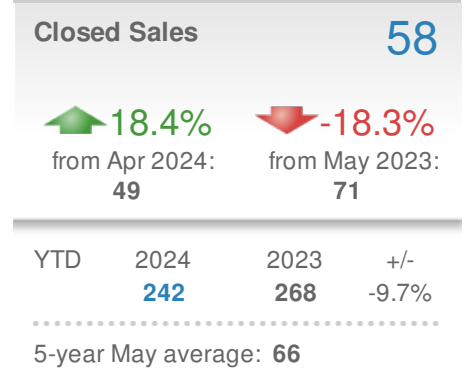
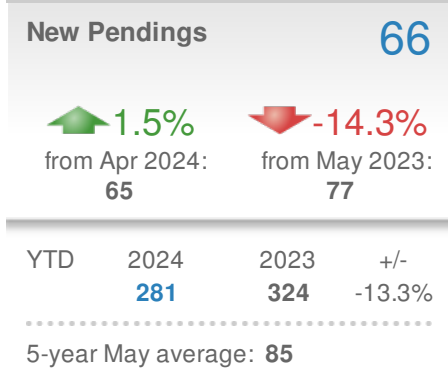
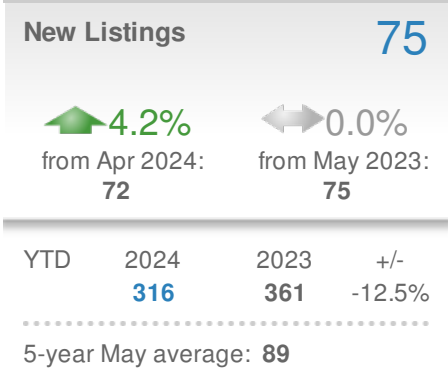
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.20 in April and an increase from 0.55 in May 2023. The Contract Ratio is 31% higher than the 5-year May average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Norristown Area (Montgomery, PA)

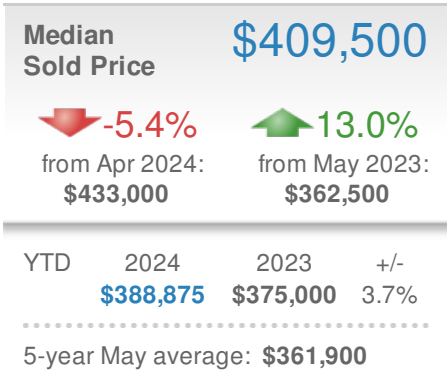
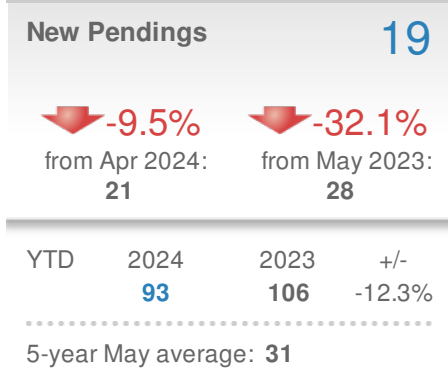
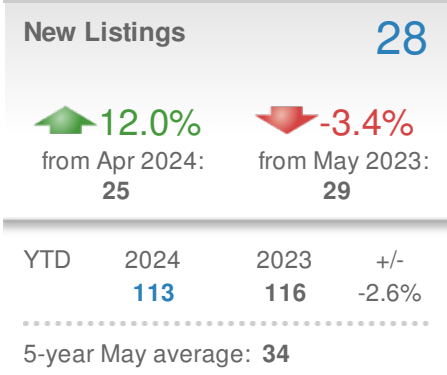
Email: ldavis@tcsr.realtor



May 2024

Norristown Area (Montgomery, PA) - Detached

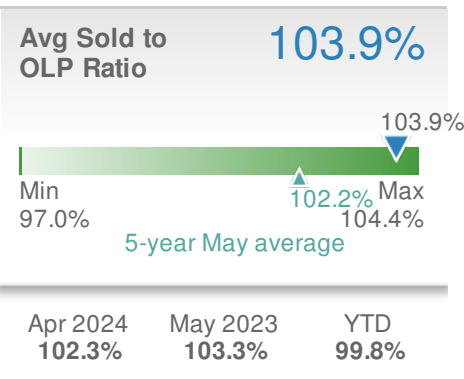
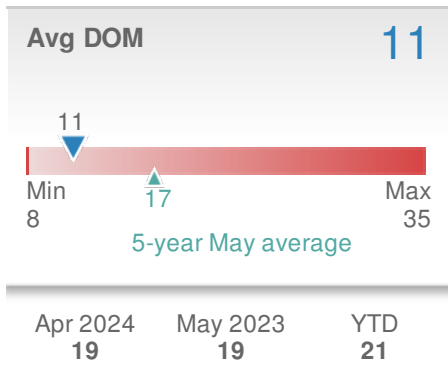
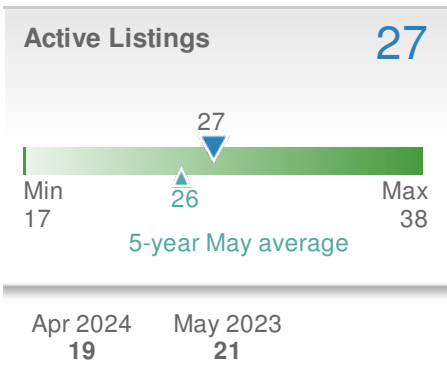
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for May was \$409,500, representing a decrease of 5.4% compared to last month and an increase of 13% from May 2023. The average days on market for units sold in May was 11 days, 35% below the 5-year May average of 17 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; a 3.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and a 42.1% increase in supply to 27 active units.

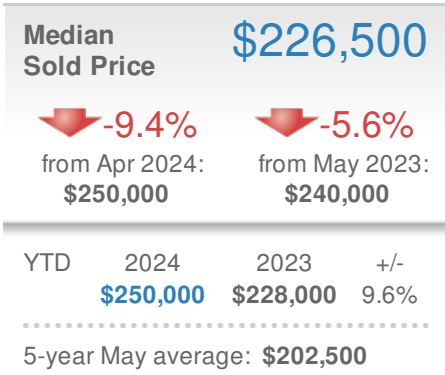
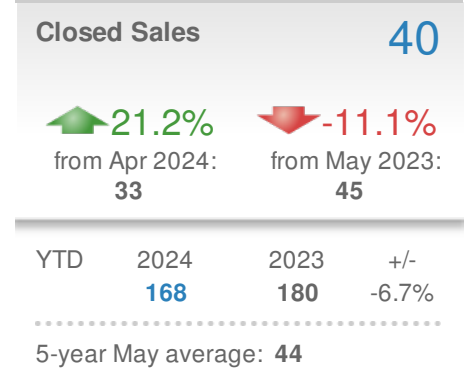
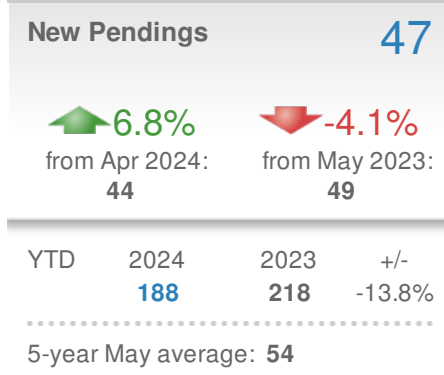
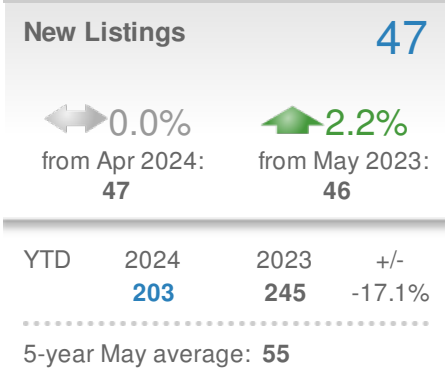
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.58 in April and a decrease from 1.76 in May 2023. The Contract Ratio is 43% lower than the 5-year May average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Norristown Area (Montgomery, PA) - Attached

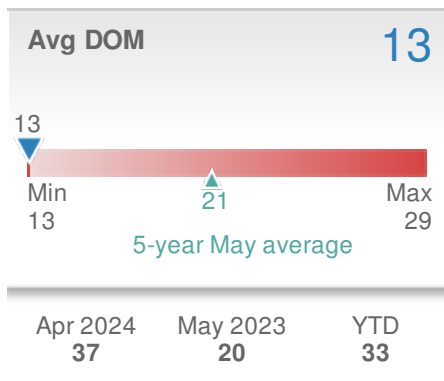
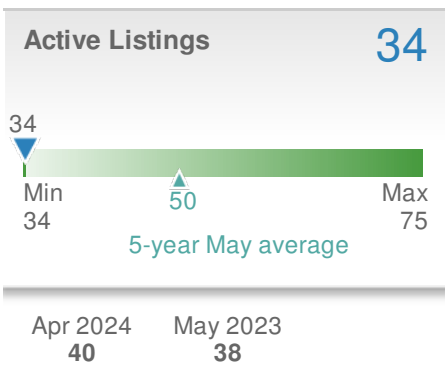
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for May was \$226,500, representing a decrease of 9.4% compared to last month and a decrease of 5.6% from May 2023. The average days on market for units sold in May was 13 days, 37% below the 5-year May average of 21 days. There was a 6.8% month over month increase in new contract activity with 47 New Pendings; a 10.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 62; and a 15% decrease in supply to 34 active units.

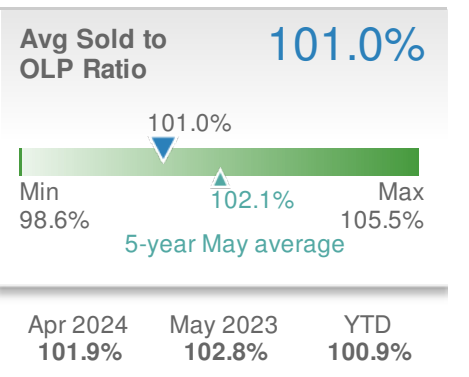
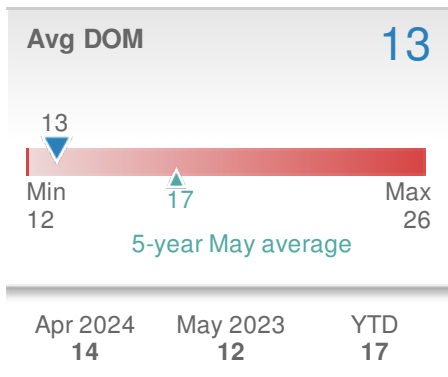
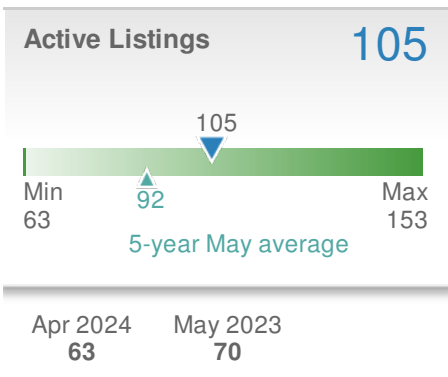
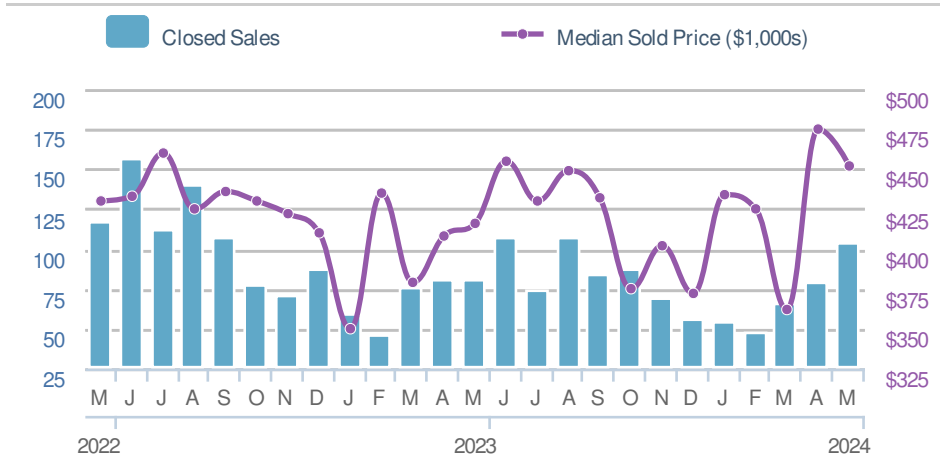
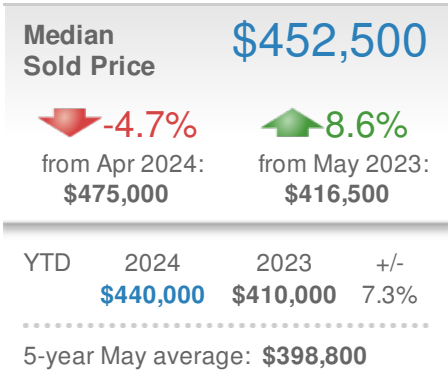
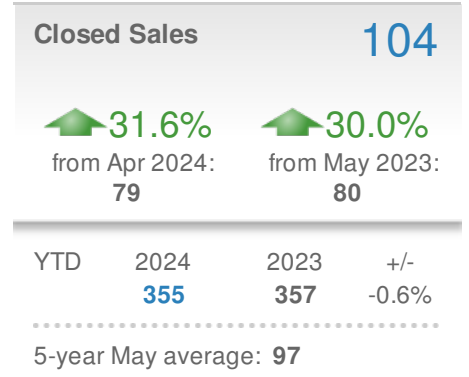
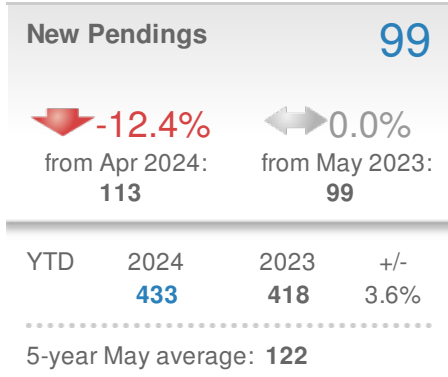
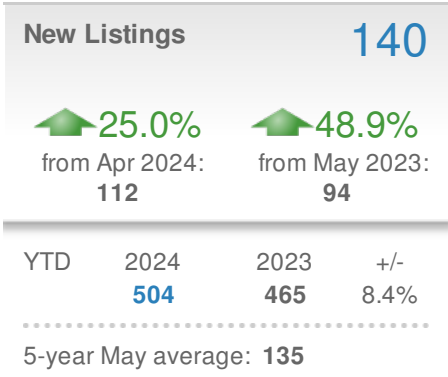
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, up from 1.40 in April and a decrease from 2.11 in May 2023. The Contract Ratio is 2% higher than the 5-year May average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

North Penn (Montgomery, PA)

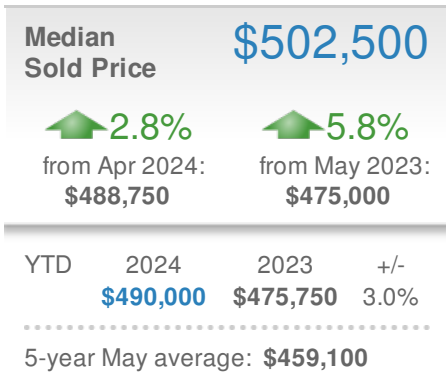
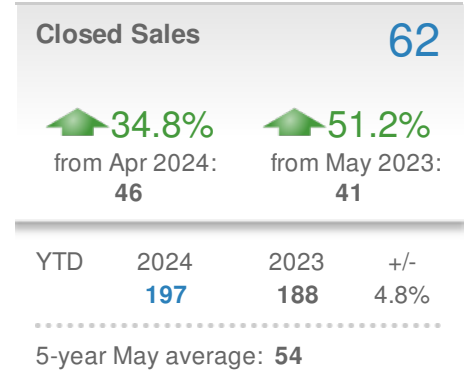
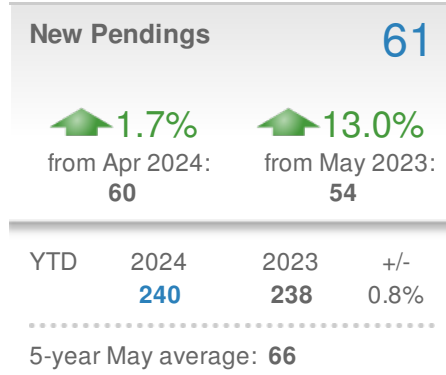
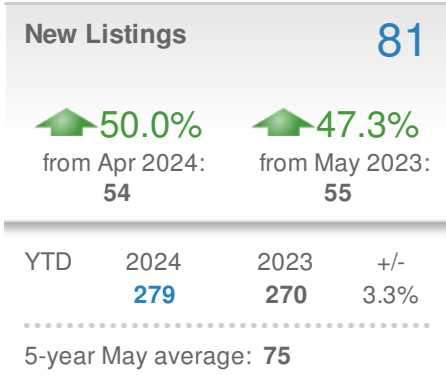
Email: ldavis@tcsr.realtor



May 2024

North Penn (Montgomery, PA) - Detached

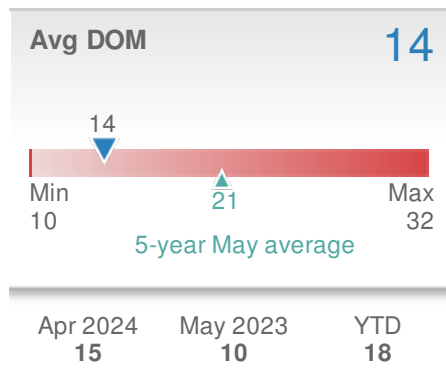
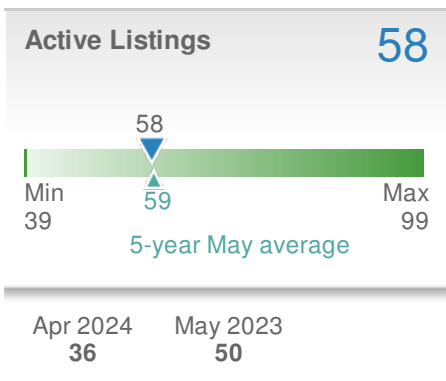
Tri-County Suburban REALTORS
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for May was \$502,500, representing an increase of 2.8% compared to last month and an increase of 5.8% from May 2023. The average days on market for units sold in May was 14 days, 33% below the 5-year May average of 21 days. There was a 1.7% month over month increase in new contract activity with 61 New Pendings; a 3.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 82; and a 61.1% increase in supply to 58 active units.

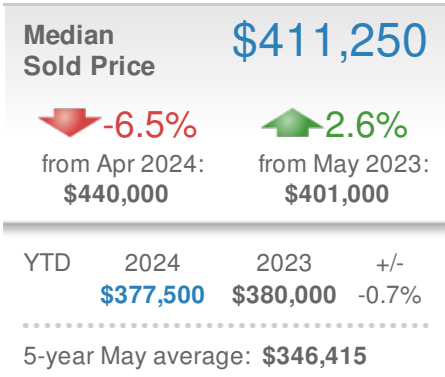
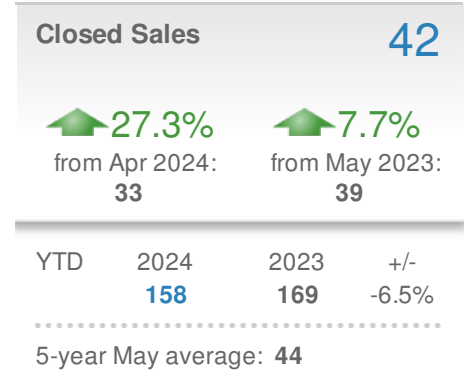
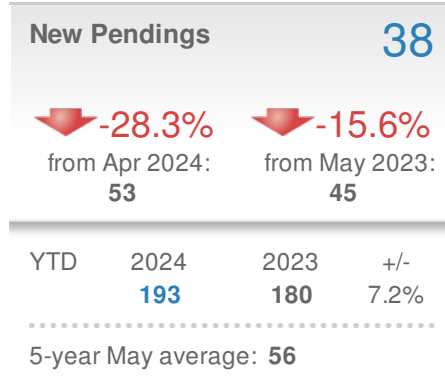
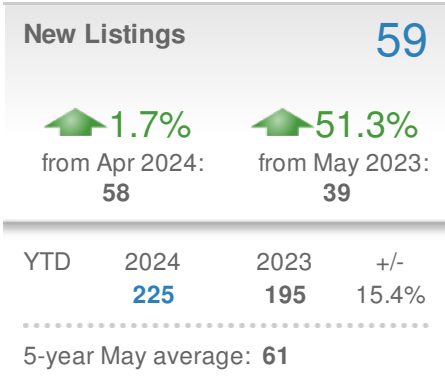
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 2.36 in April and a decrease from 1.94 in May 2023. The Contract Ratio is 33% lower than the 5-year May average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

North Penn (Montgomery, PA) - Attached

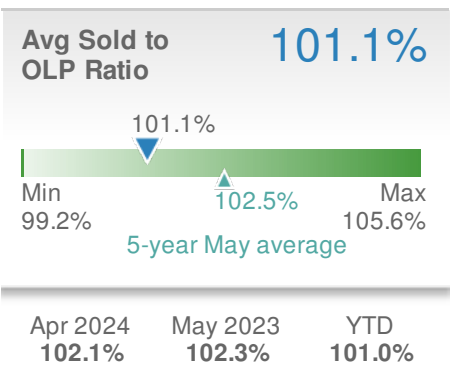
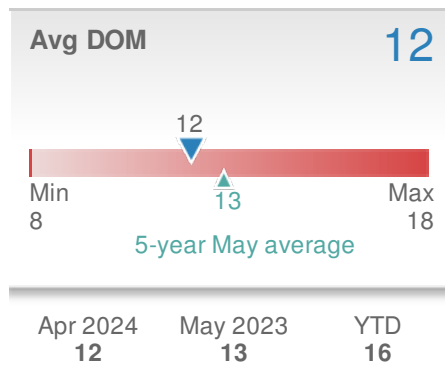
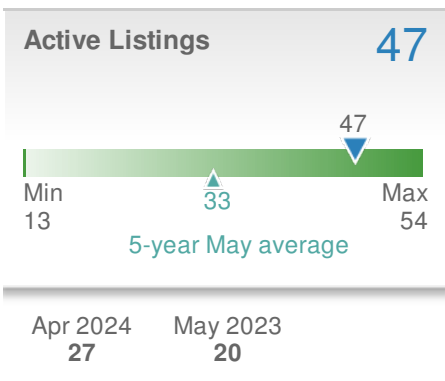
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for May was \$411,250, representing a decrease of 6.5% compared to last month and an increase of 2.6% from May 2023. The average days on market for units sold in May was 12 days, 8% below the 5-year May average of 13 days. There was a 28.3% month over month decrease in new contract activity with 38 New Pendings; a 7.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 61; and a 74.1% increase in supply to 47 active units.

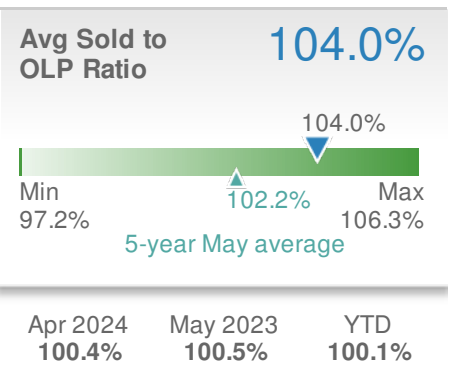
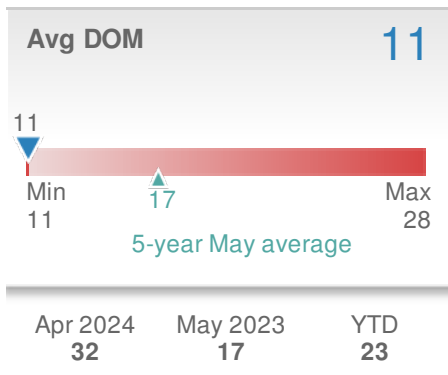
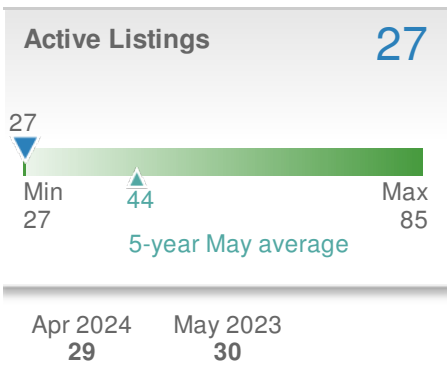
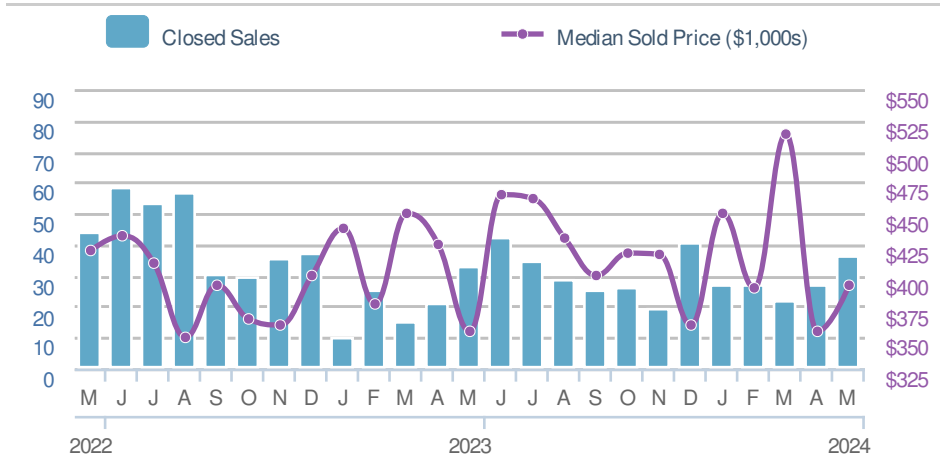
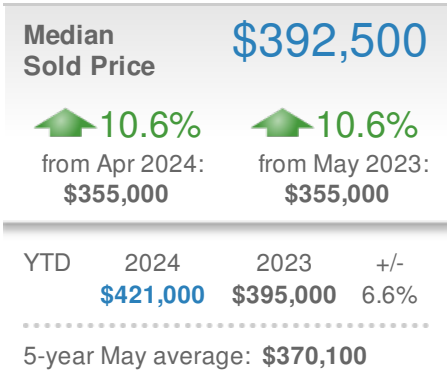
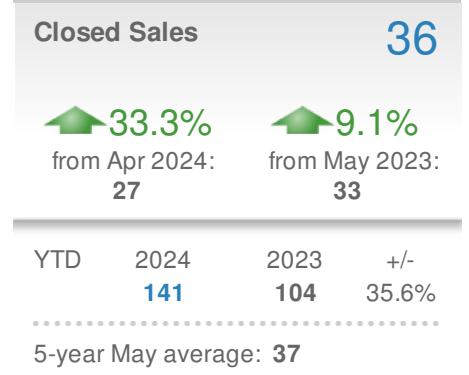
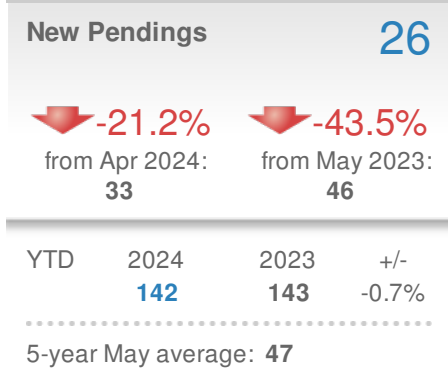
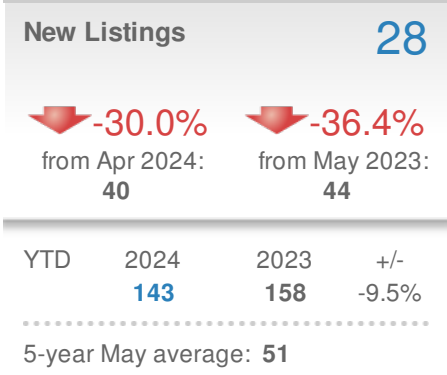
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 2.44 in April and a decrease from 2.85 in May 2023. The Contract Ratio is 61% lower than the 5-year May average of 3.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor



May 2024

Perkiomen Valley (Montgomery, PA) - Detached

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

New Listings **19**

↓ -42.4% ↓ -32.1%
 from Apr 2024: **33** from May 2023: **28**

YTD	2024	2023	+/-
	97	97	0.0%

5-year May average: **35**

New Pendings **17**

↓ -34.6% ↓ -45.2%
 from Apr 2024: **26** from May 2023: **31**

YTD	2024	2023	+/-
	95	89	6.7%

5-year May average: **31**

Closed Sales **24**

↑ 41.2% ↑ 33.3%
 from Apr 2024: **17** from May 2023: **18**

YTD	2024	2023	+/-
	91	57	59.6%

5-year May average: **22**

Median Sold Price **\$467,500**

↓ -3.6% ↑ 13.3%
 from Apr 2024: **\$485,000** from May 2023: **\$412,500**

YTD	2024	2023	+/-
	\$500,000	\$496,750	0.7%

5-year May average: **\$452,500**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for May was \$467,500, representing a decrease of 3.6% compared to last month and an increase of 13.3% from May 2023. The average days on market for units sold in May was 10 days, 42% below the 5-year May average of 17 days. There was a 34.6% month over month decrease in new contract activity with 17 New Pendings; an 18.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 31; and a 4.5% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.73 in April and a decrease from 1.87 in May 2023. The Contract Ratio is 21% lower than the 5-year May average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings **23**

Apr 2024	May 2023	YTD
22	23	26

Avg DOM **10**

Apr 2024	May 2023	YTD
48	20	26

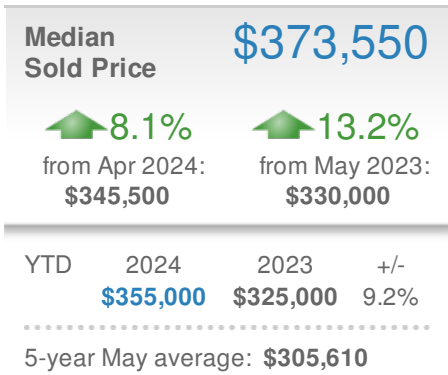
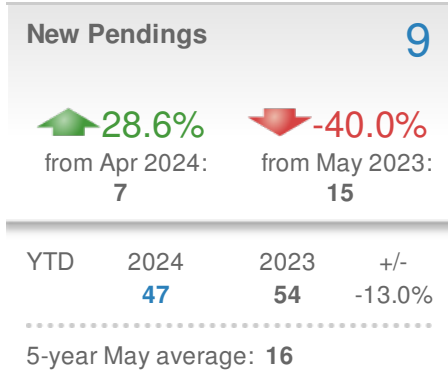
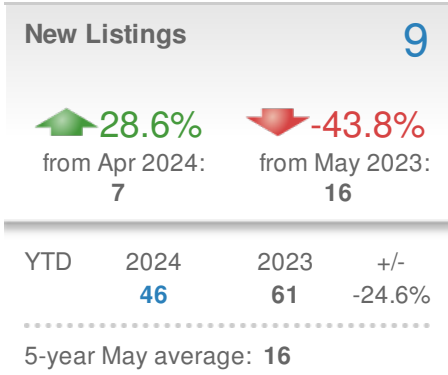
Avg Sold to OLP Ratio **103.9%**

Apr 2024	May 2023	YTD
99.0%	97.8%	99.8%

May 2024

Perkiomen Valley (Montgomery, PA) - Attached

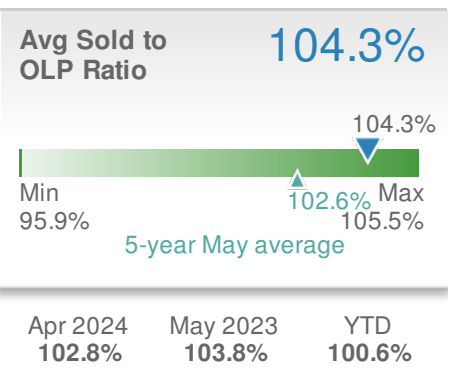
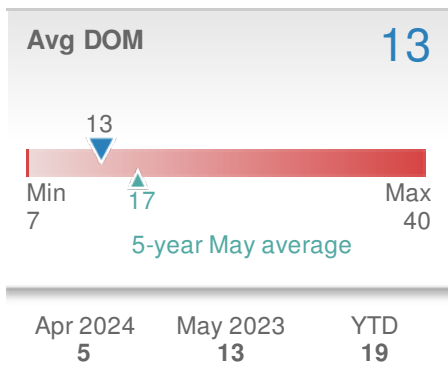
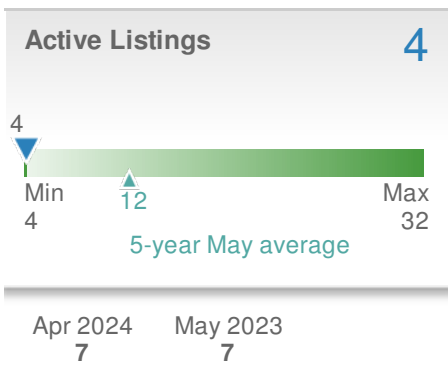
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for May was \$373,550, representing an increase of 8.1% compared to last month and an increase of 13.2% from May 2023. The average days on market for units sold in May was 13 days, 22% below the 5-year May average of 17 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 8; and a 42.9% decrease in supply to 4 active units.

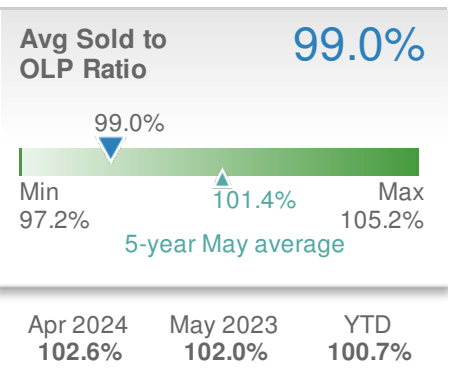
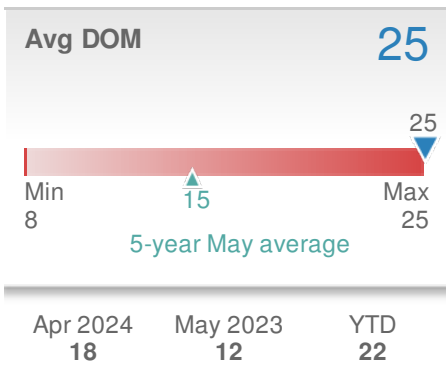
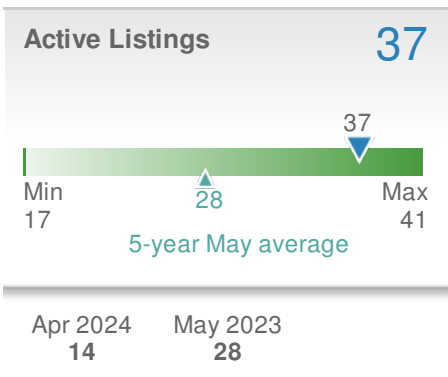
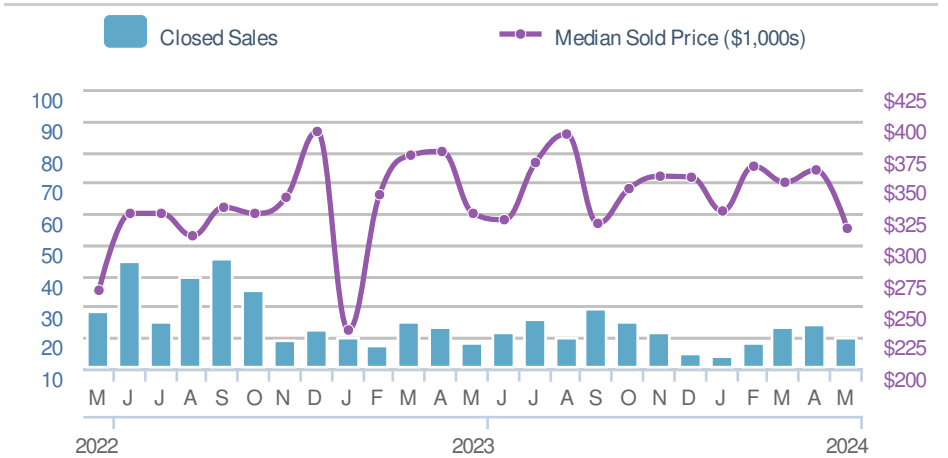
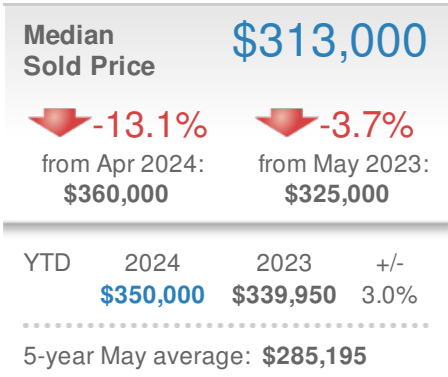
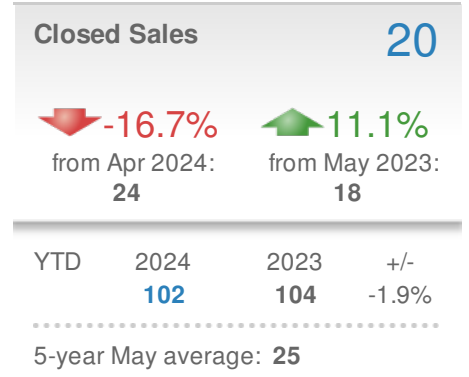
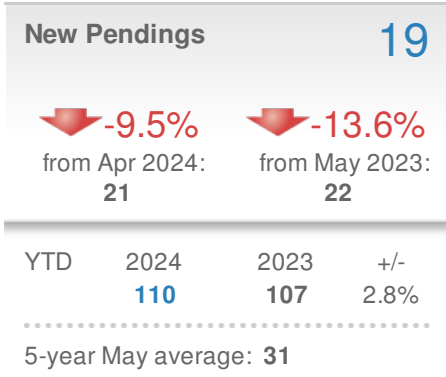
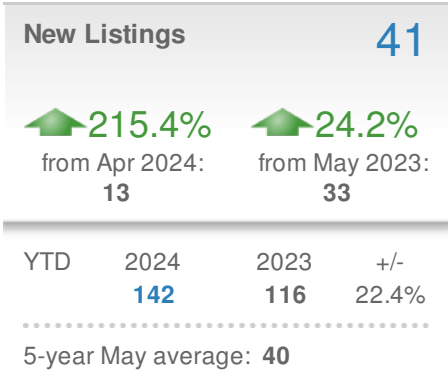
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.57 in April and a decrease from 2.14 in May 2023. The Contract Ratio is 42% lower than the 5-year May average of 3.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Pottsgrove (Montgomery, PA)

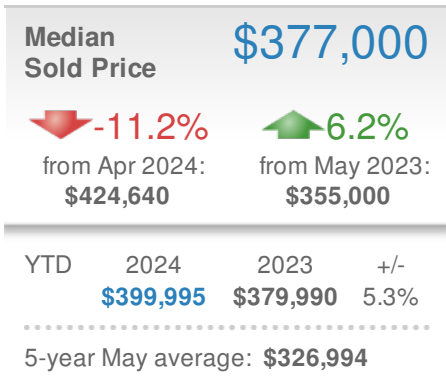
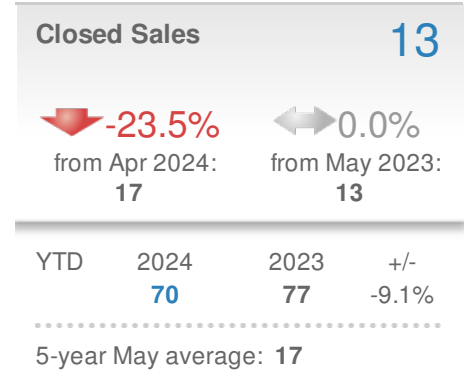
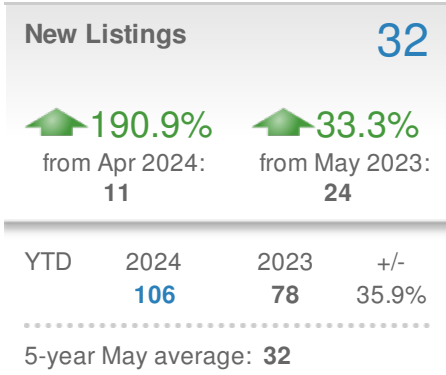
Email: ldavis@tcsr.realtor



May 2024

Pottsgrove (Montgomery, PA) - Detached

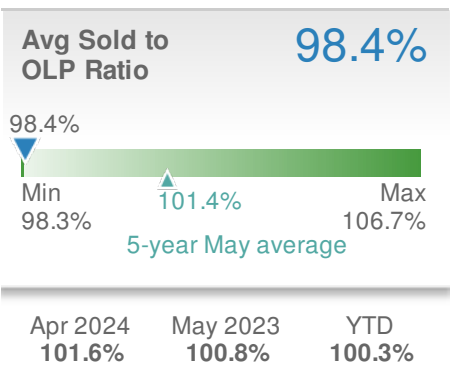
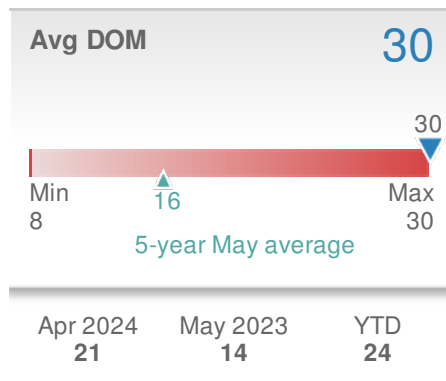
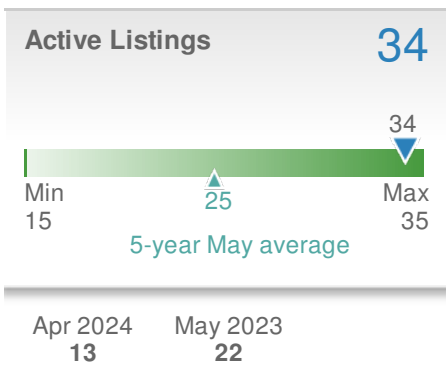
Tri-County Suburban REALTORS
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for May was \$377,000, representing a decrease of 11.2% compared to last month and an increase of 6.2% from May 2023. The average days on market for units sold in May was 30 days, 92% above the 5-year May average of 16 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 22; and a 161.5% increase in supply to 34 active units.

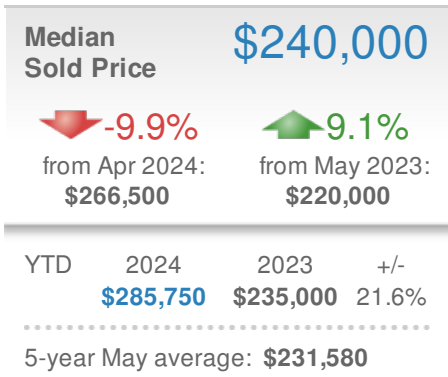
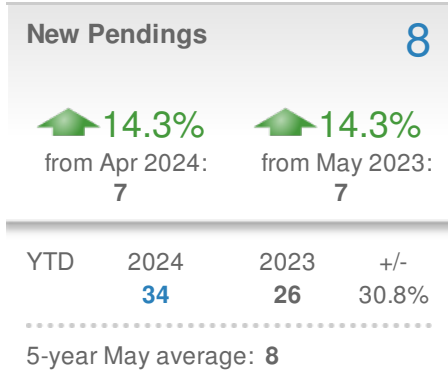
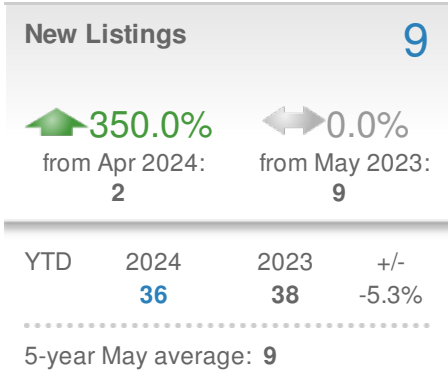
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 2.00 in April and a decrease from 1.23 in May 2023. The Contract Ratio is 70% lower than the 5-year May average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Pottsgrove (Montgomery, PA) - Attached

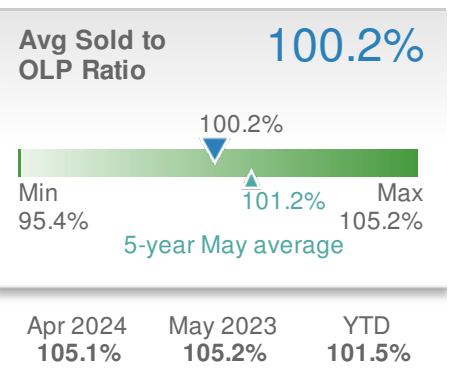
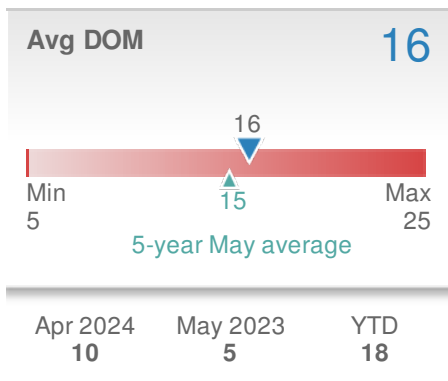
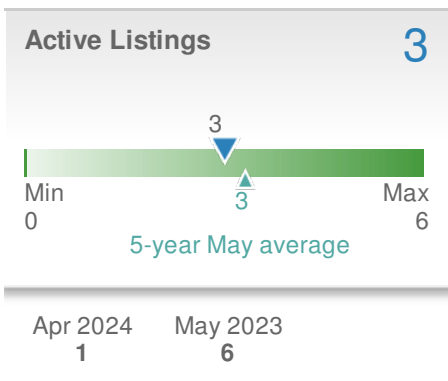
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for May was \$240,000, representing a decrease of 9.9% compared to last month and an increase of 9.1% from May 2023. The average days on market for units sold in May was 16 days, 4% above the 5-year May average of 15 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 11; and a 200% increase in supply to 3 active units.

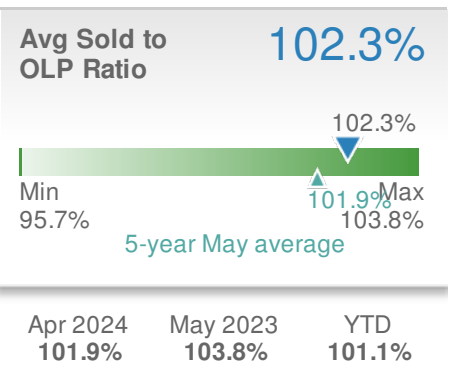
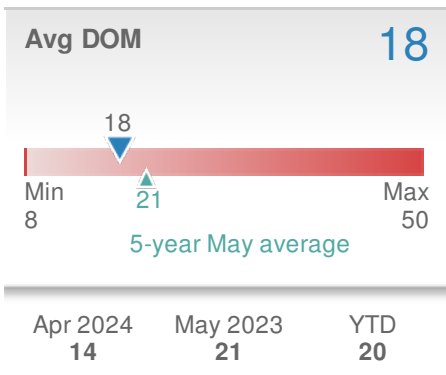
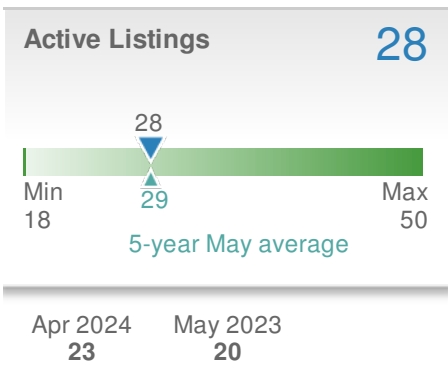
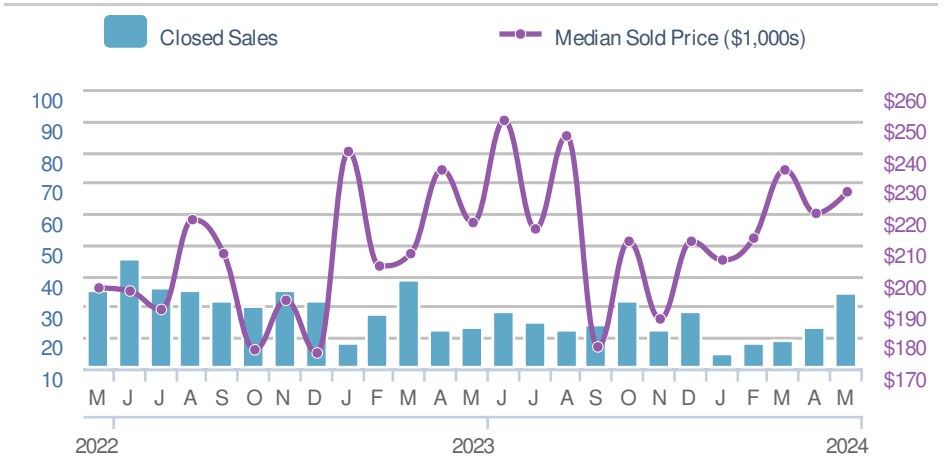
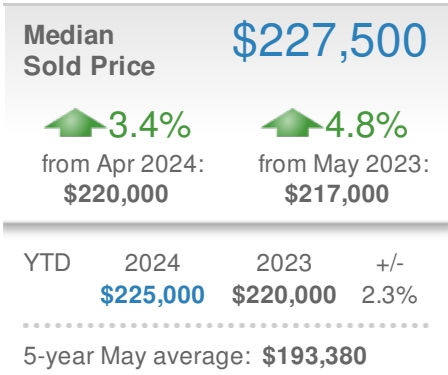
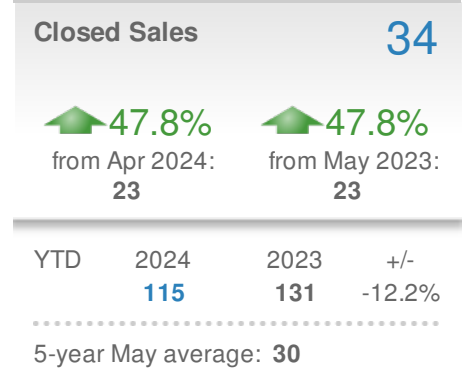
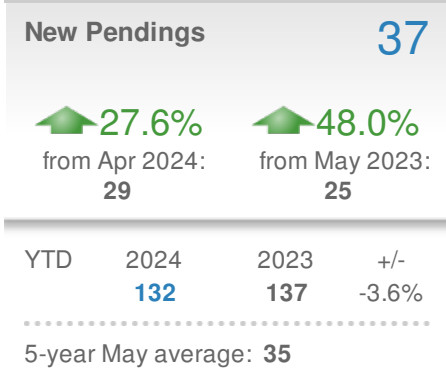
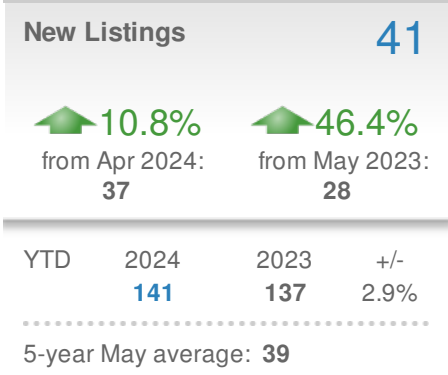
This activity resulted in a Contract Ratio of 3.67 pendings per active listing, down from 12.00 in April and a decrease from 3.83 in May 2023. The Contract Ratio is 4% higher than the 5-year May average of 3.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Pottstown (Montgomery, PA)

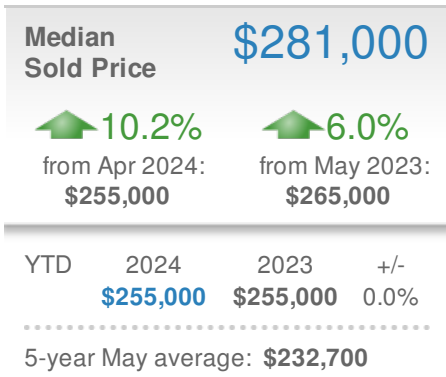
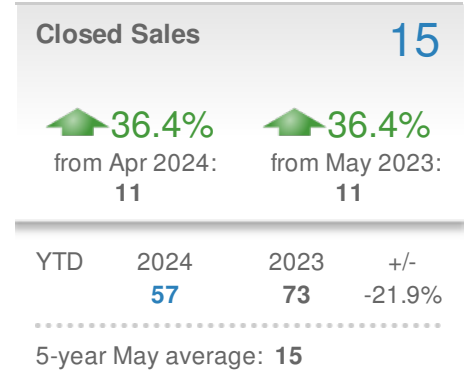
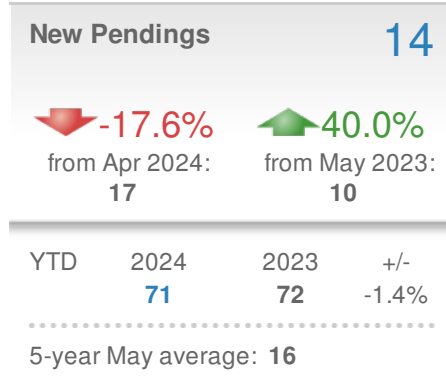
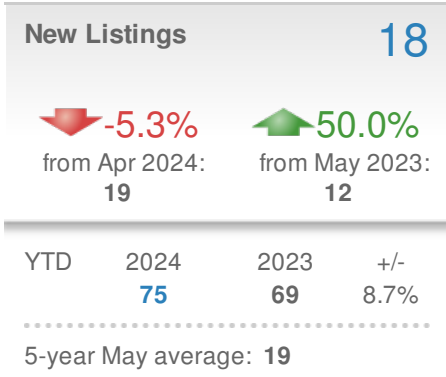
Email: ldavis@tcsr.realtor



May 2024

Pottstown (Montgomery, PA) - Detached

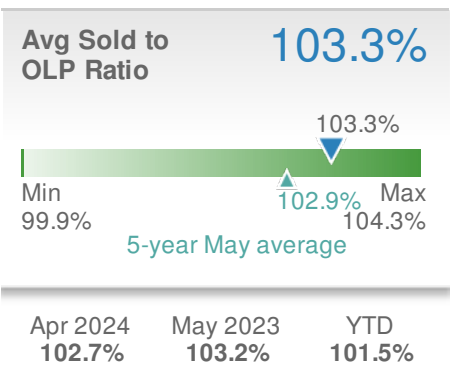
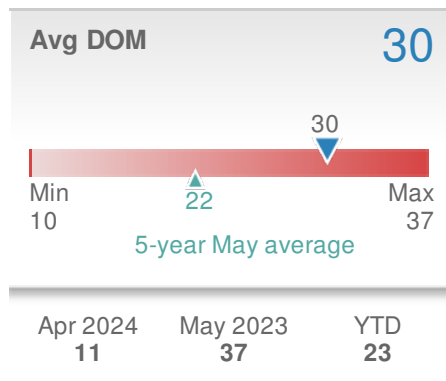
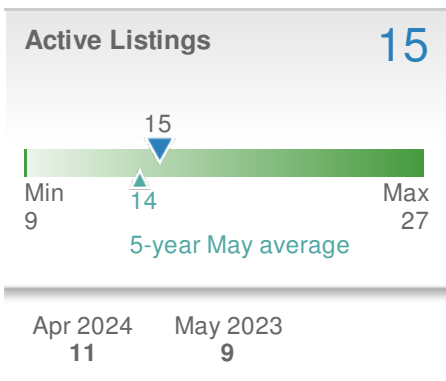
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for May was \$281,000, representing an increase of 10.2% compared to last month and an increase of 6% from May 2023. The average days on market for units sold in May was 30 days, 39% above the 5-year May average of 22 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 20; and a 36.4% increase in supply to 15 active units.

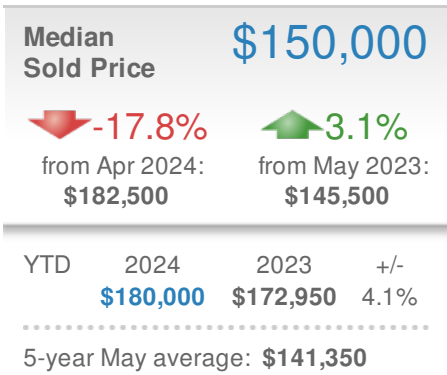
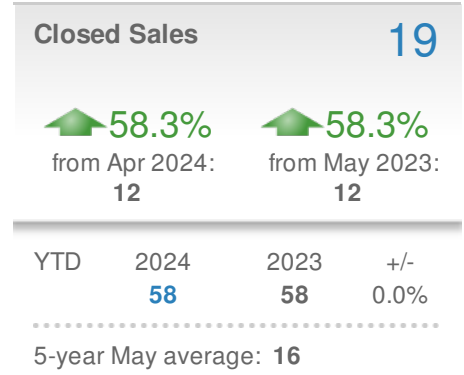
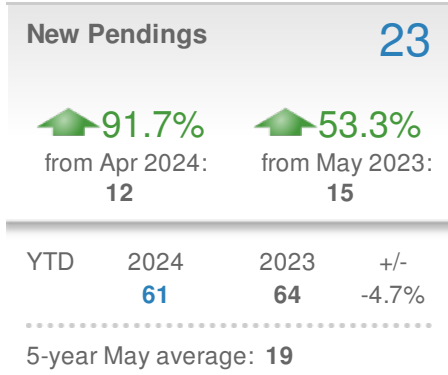
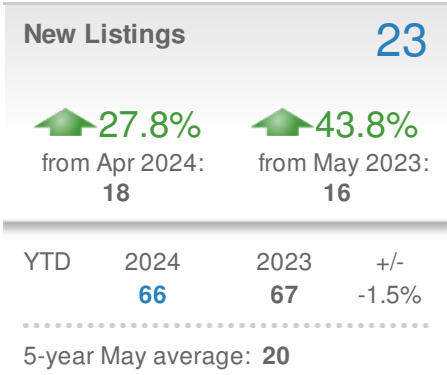
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 2.36 in April and a decrease from 1.67 in May 2023. The Contract Ratio is 37% lower than the 5-year May average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Pottstown (Montgomery, PA) - Attached

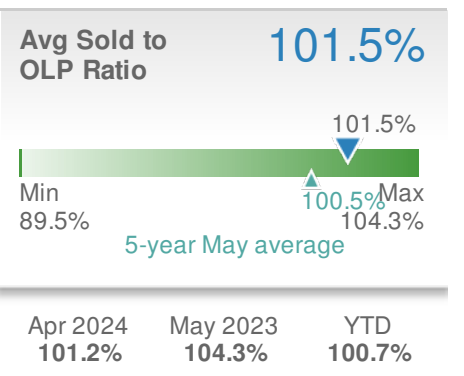
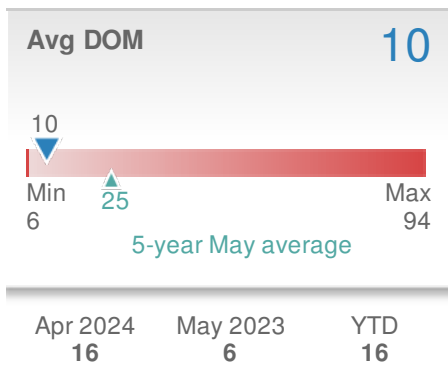
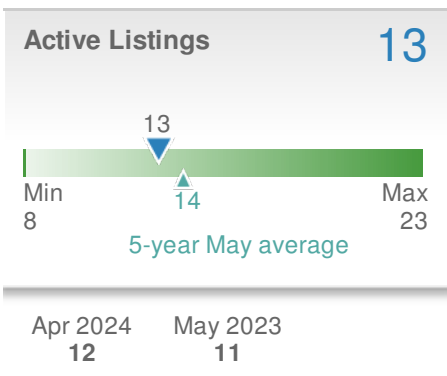
Tri-County Suburban REALTORS
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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for May was \$150,000, representing a decrease of 17.8% compared to last month and an increase of 3.1% from May 2023. The average days on market for units sold in May was 10 days, 61% below the 5-year May average of 25 days. There was a 91.7% month over month increase in new contract activity with 23 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from April) to 15; and an 8.3% increase in supply to 13 active units.

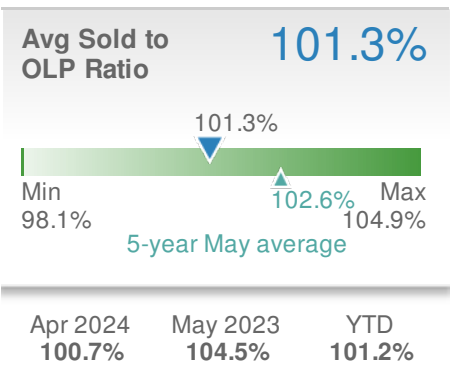
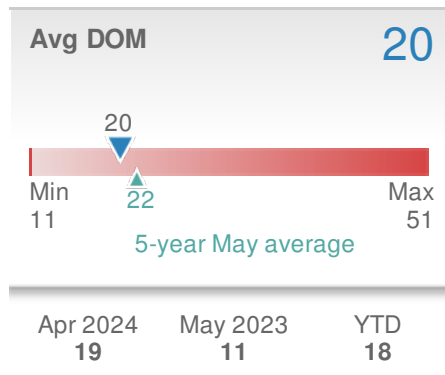
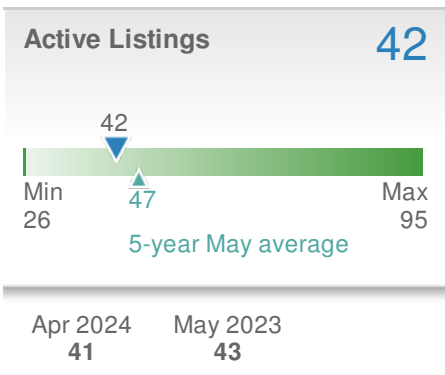
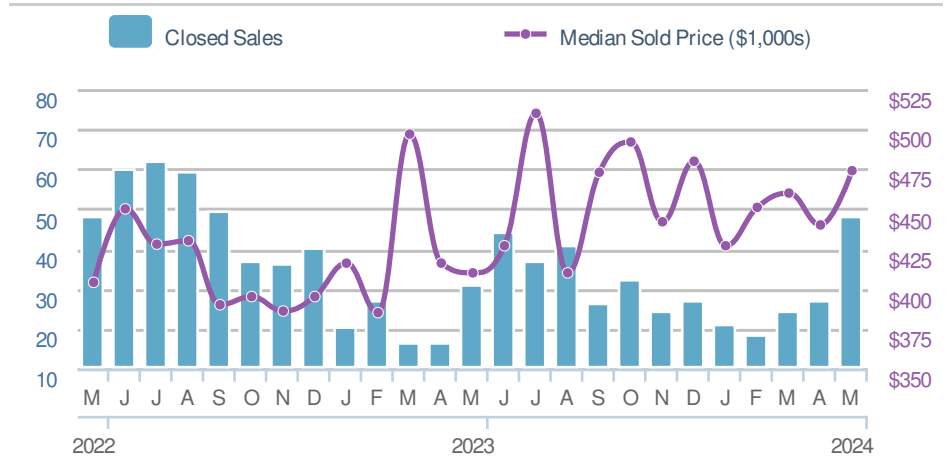
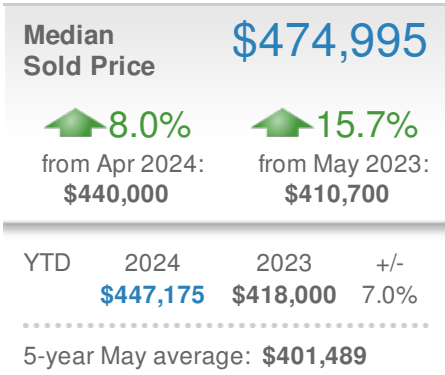
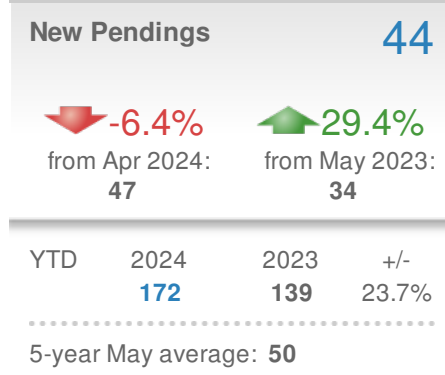
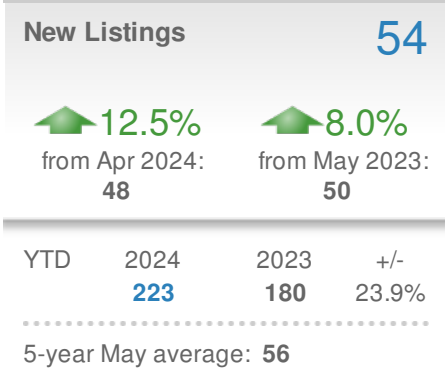
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.00 in April and a decrease from 1.18 in May 2023. The Contract Ratio is 44% lower than the 5-year May average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Souderton Area (Montgomery, PA)

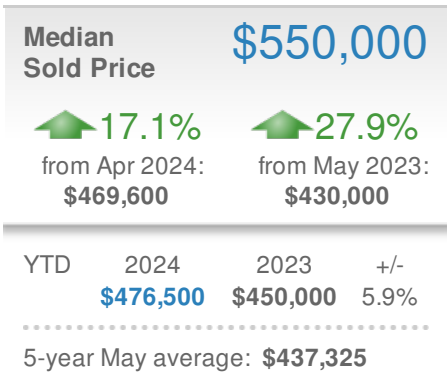
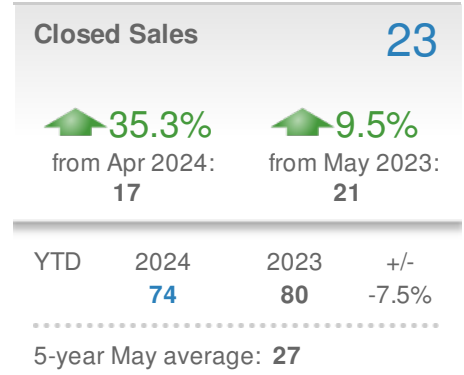
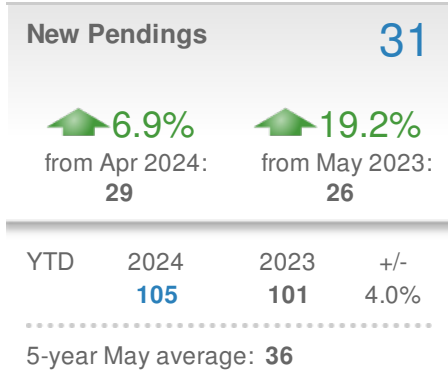
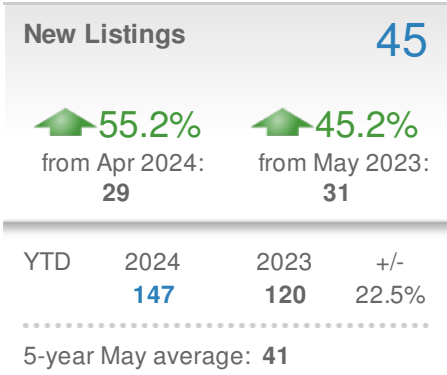
Email: ldavis@tcsr.realtor



May 2024

Souderton Area (Montgomery, PA) - Detached

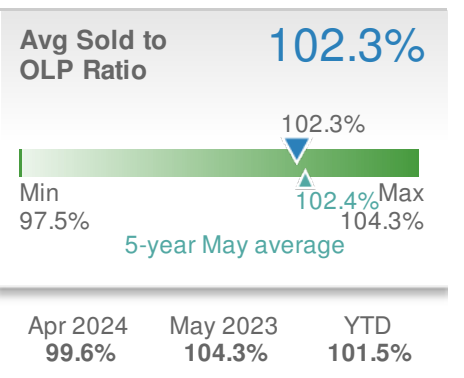
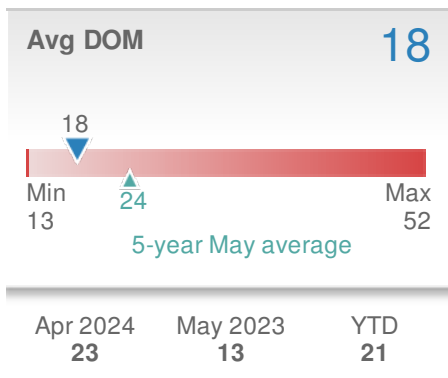
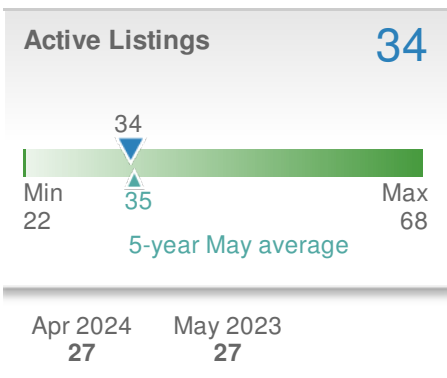
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for May was \$550,000, representing an increase of 17.1% compared to last month and an increase of 27.9% from May 2023. The average days on market for units sold in May was 18 days, 24% below the 5-year May average of 24 days. There was a 6.9% month over month increase in new contract activity with 31 New Pendings; a 19.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 49; and a 25.9% increase in supply to 34 active units.

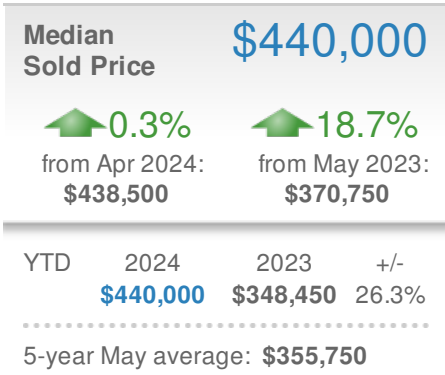
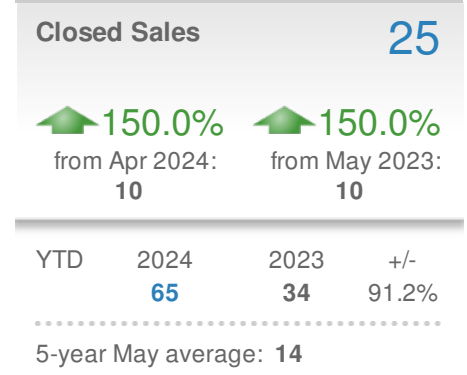
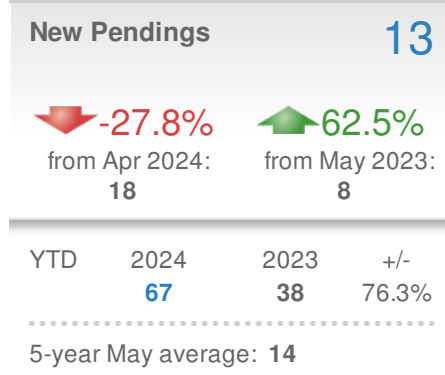
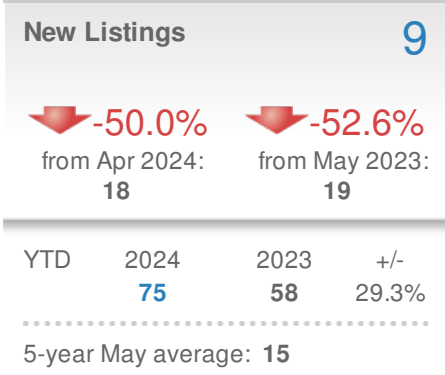
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.52 in April and a decrease from 1.74 in May 2023. The Contract Ratio is 23% lower than the 5-year May average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Souderton Area (Montgomery, PA) - Attached

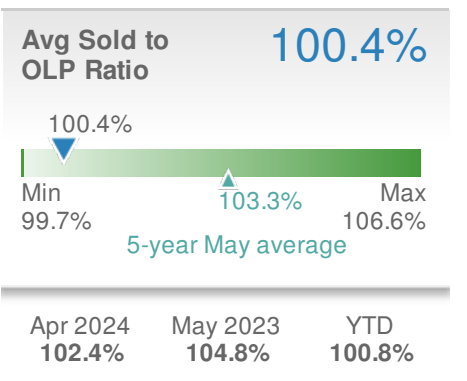
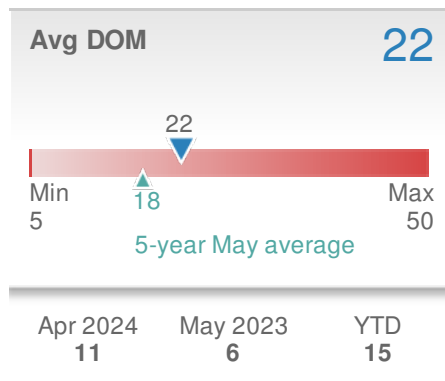
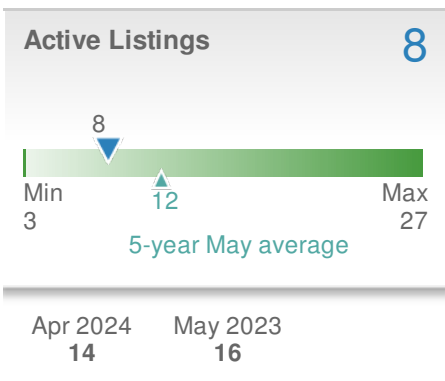
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for May was \$440,000, representing an increase of 0.3% compared to last month and an increase of 18.7% from May 2023. The average days on market for units sold in May was 22 days, 21% above the 5-year May average of 18 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 28.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 33; and a 42.9% decrease in supply to 8 active units.

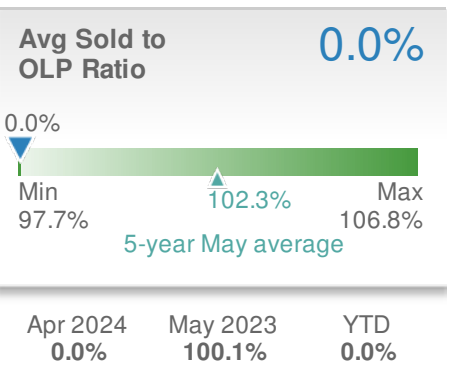
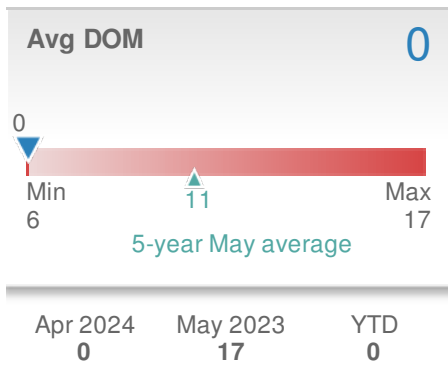
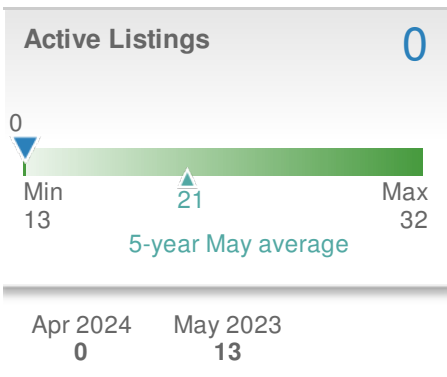
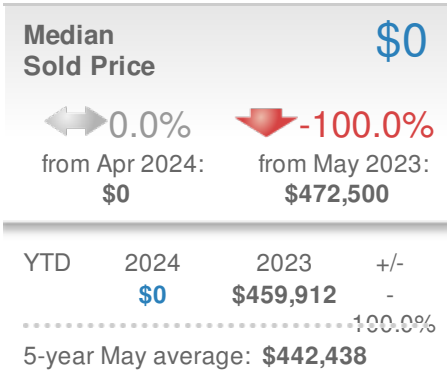
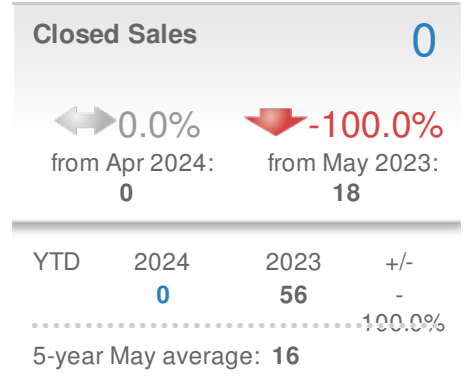
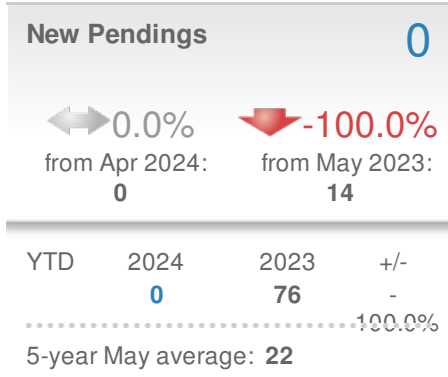
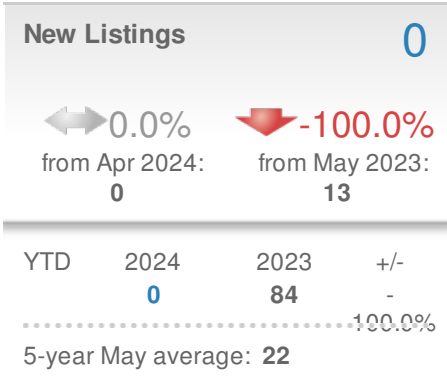
This activity resulted in a Contract Ratio of 4.13 pendings per active listing, up from 3.29 in April and an increase from 0.81 in May 2023. The Contract Ratio is the same as the 5-year May average of 4.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Springfield (Montgomery, PA)

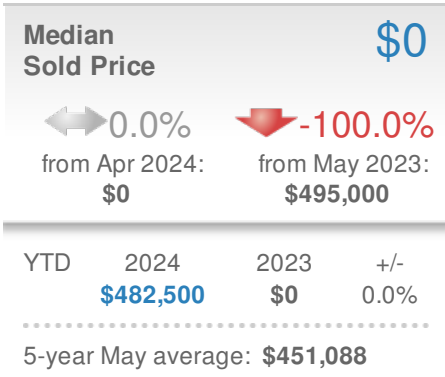
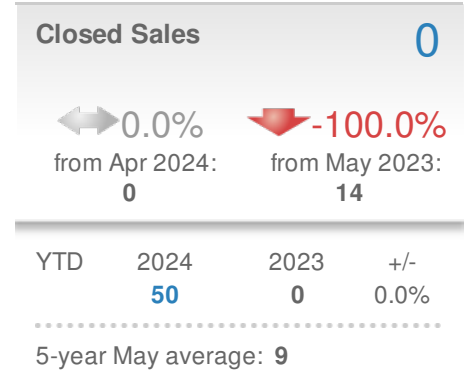
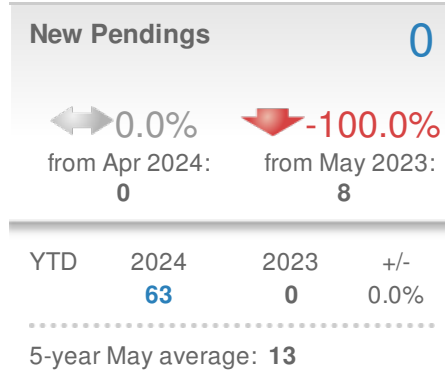
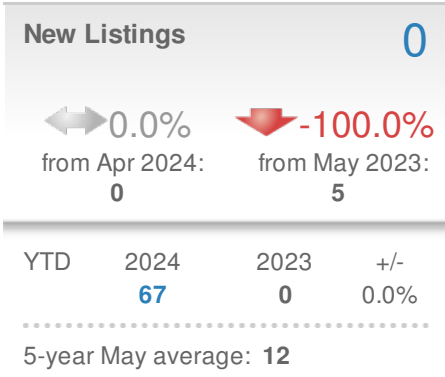
Email: ldavis@tcsr.realtor



May 2024

Springfield (Montgomery, PA) - Detached

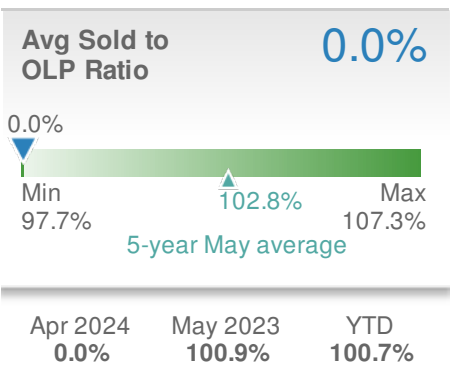
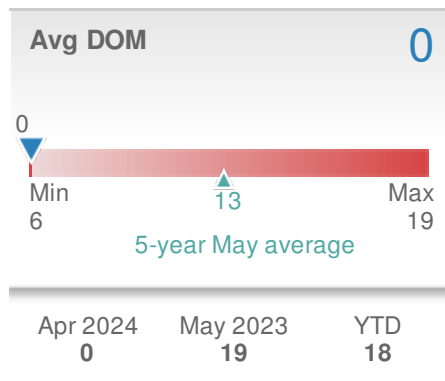
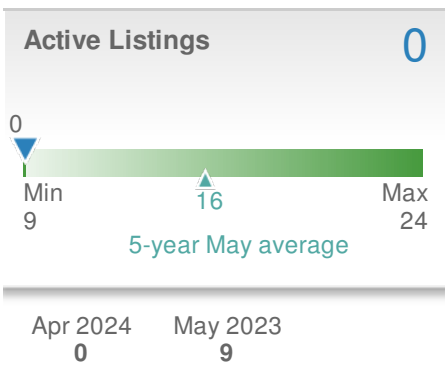
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for May was \$0, representing no change compared to last month and a decrease of 100% from May 2023. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 13 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 April) with 0; and no change in supply with 0 active units.

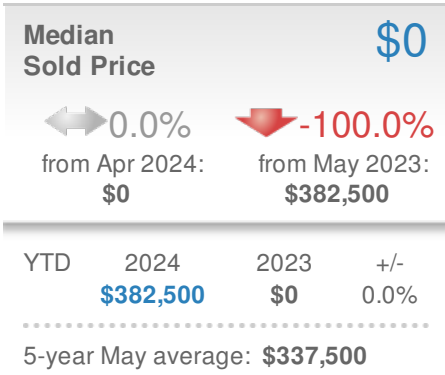
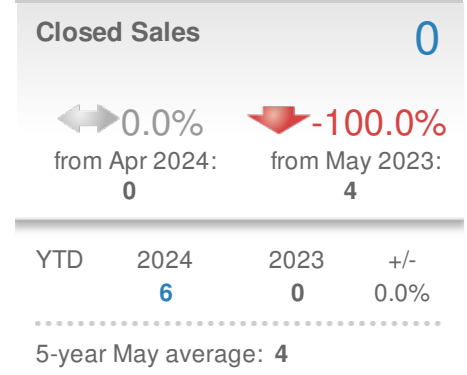
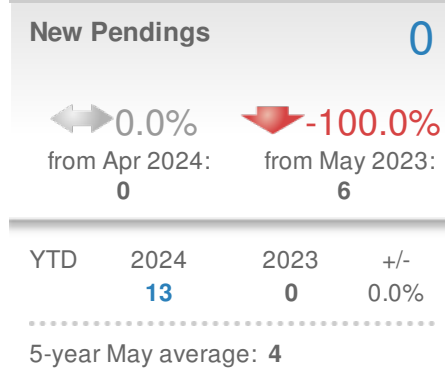
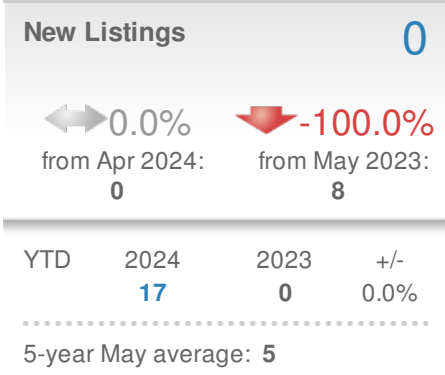
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 2.33 in May 2023. The Contract Ratio is 100% lower than the 5-year May average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Springfield (Montgomery, PA) - Attached

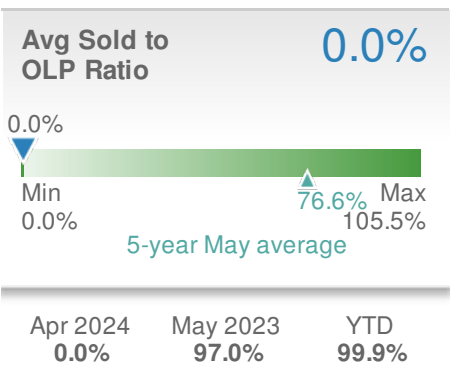
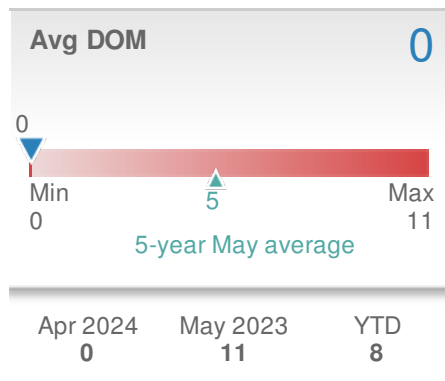
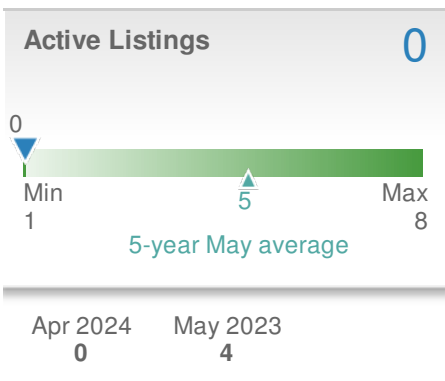
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

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

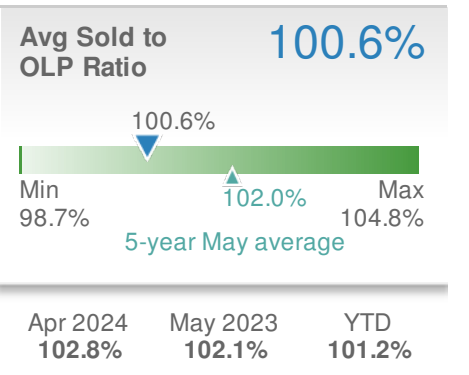
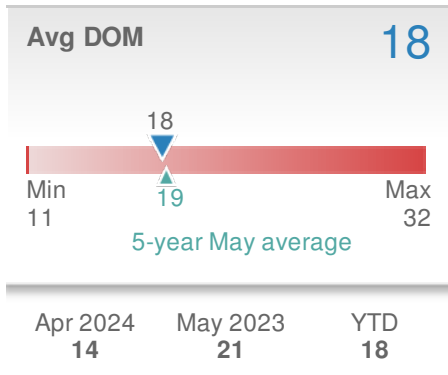
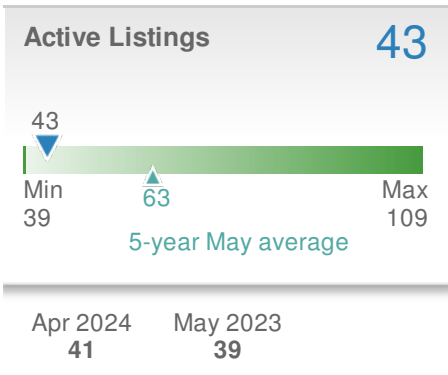
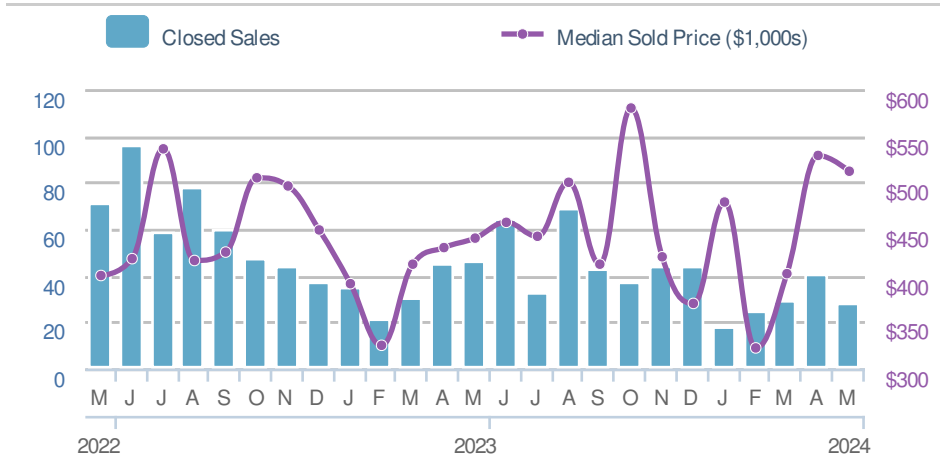
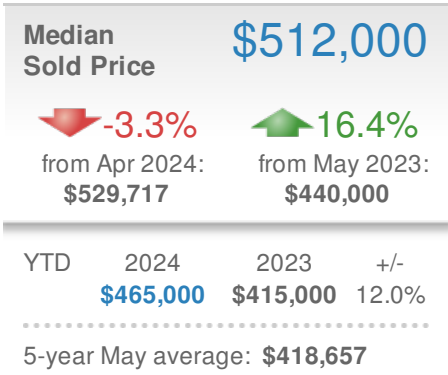
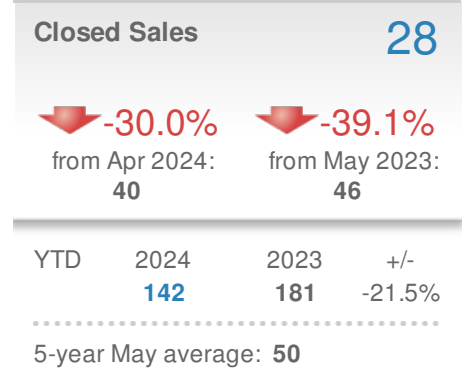
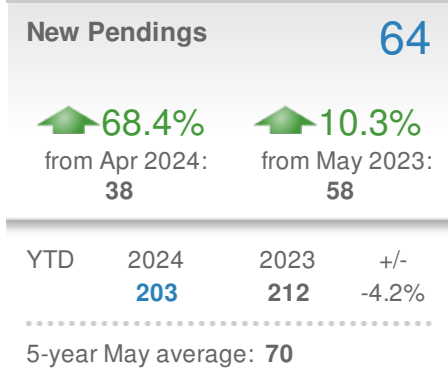
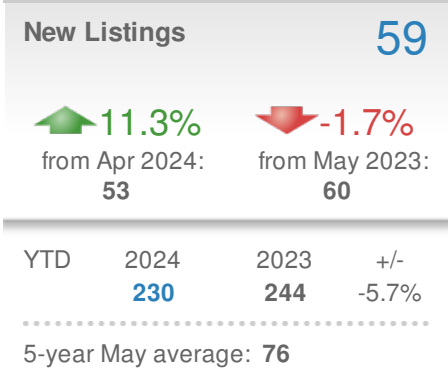
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 2.00 in May 2023. The Contract Ratio is 100% lower than the 5-year May average of 3.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Spring-Ford Area (Montgomery, PA)

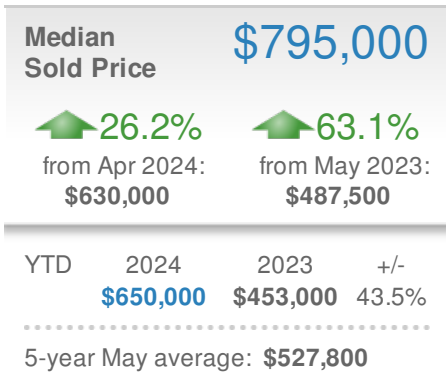
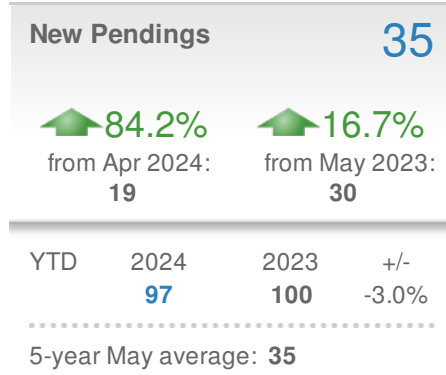
Email: ldavis@tcsr.realtor



May 2024

Spring-Ford Area (Montgomery, PA) - Detached

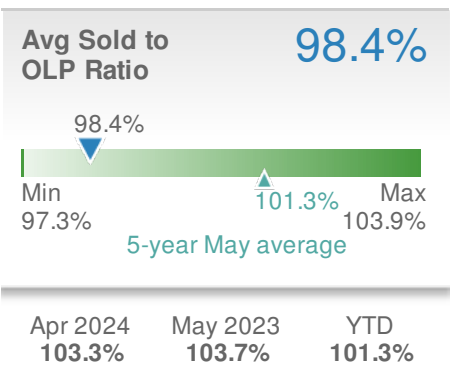
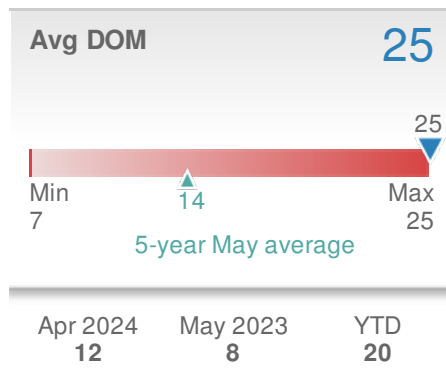
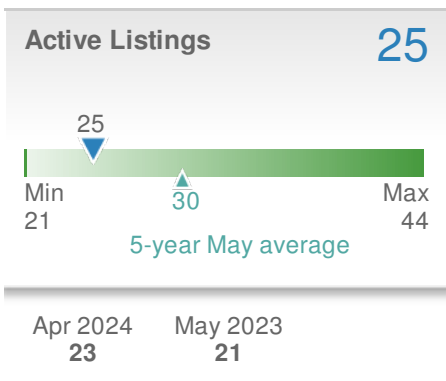
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for May was \$795,000, representing an increase of 26.2% compared to last month and an increase of 63.1% from May 2023. The average days on market for units sold in May was 25 days, 74% above the 5-year May average of 14 days. There was an 84.2% month over month increase in new contract activity with 35 New Pendings; an 81.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 49; and an 8.7% increase in supply to 25 active units.

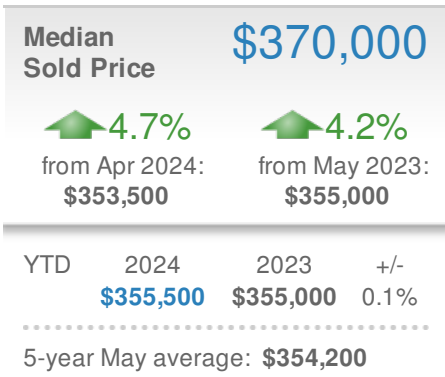
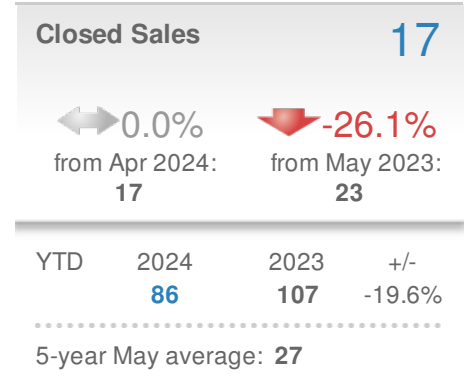
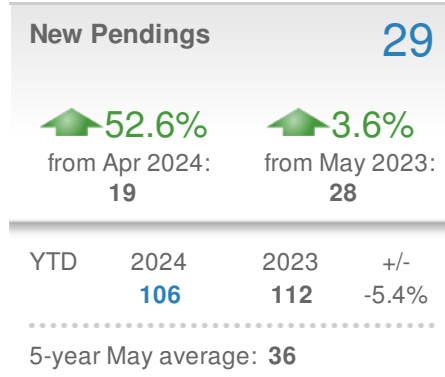
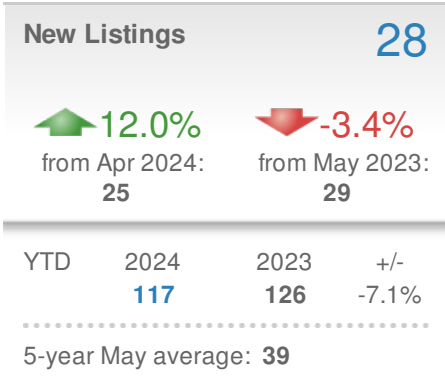
This activity resulted in a Contract Ratio of 1.96 pendings per active listing, up from 1.17 in April and a decrease from 2.14 in May 2023. The Contract Ratio is the same as the 5-year May average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Spring-Ford Area (Montgomery, PA) - Attached

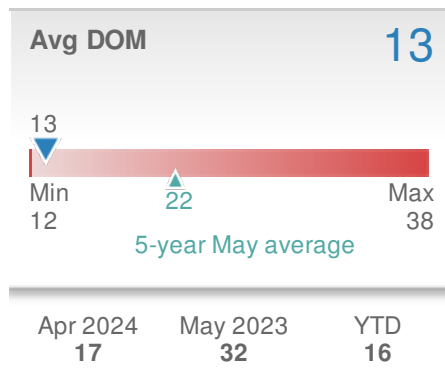
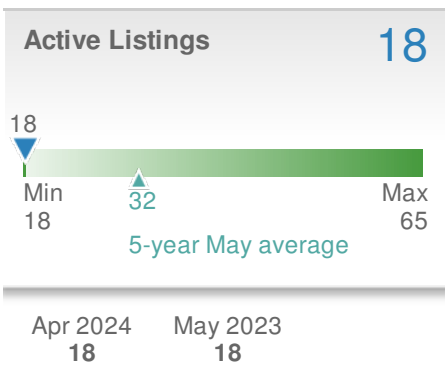
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for May was \$370,000, representing an increase of 4.7% compared to last month and an increase of 4.2% from May 2023. The average days on market for units sold in May was 13 days, 40% below the 5-year May average of 22 days. There was a 52.6% month over month increase in new contract activity with 29 New Pendings; a 52% MoM increase in All Pendings (new contracts + contracts carried over from April) to 38; and no change in supply with 18 active units.

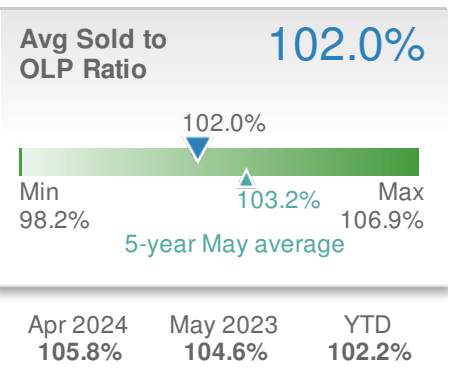
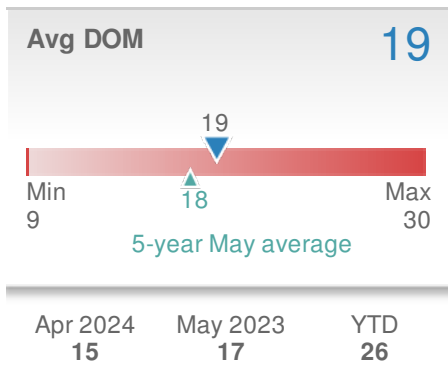
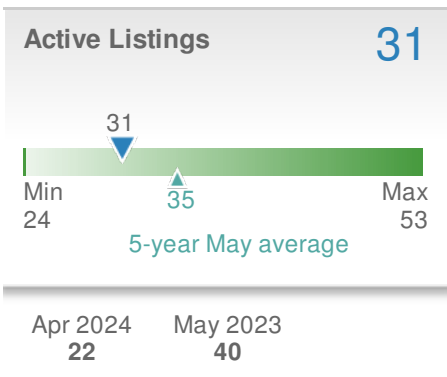
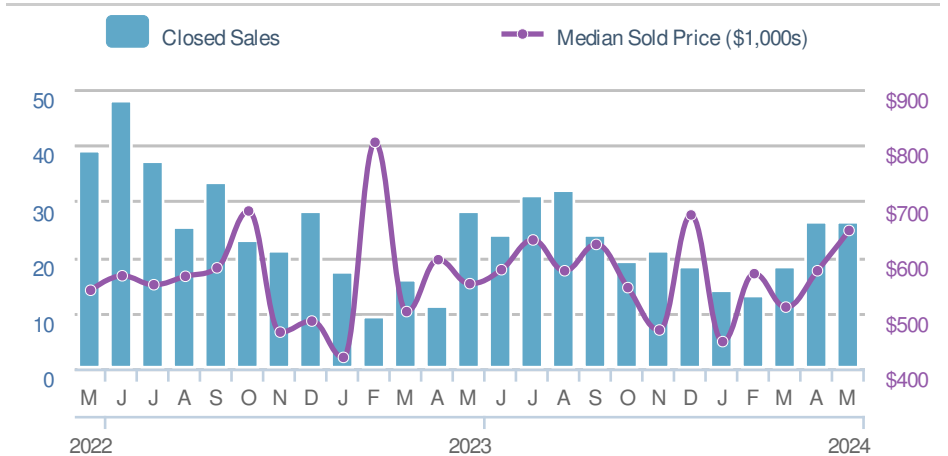
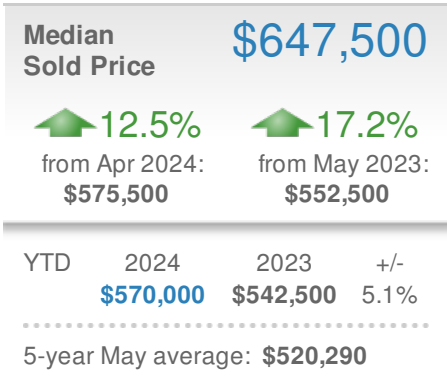
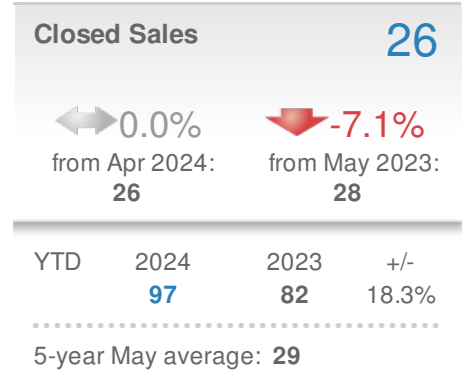
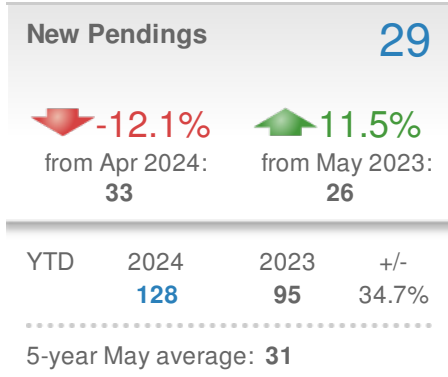
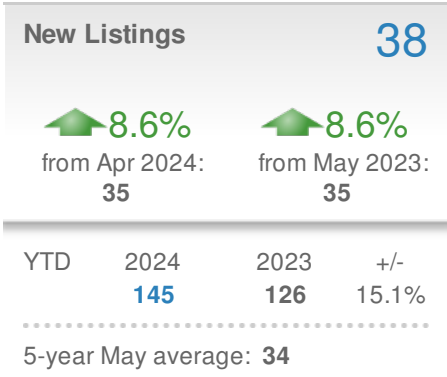
This activity resulted in a Contract Ratio of 2.11 pendings per active listing, up from 1.39 in April and a decrease from 2.22 in May 2023. The Contract Ratio is 6% lower than the 5-year May average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Dublin (Montgomery, PA)

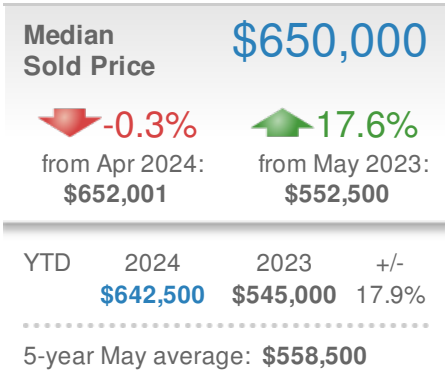
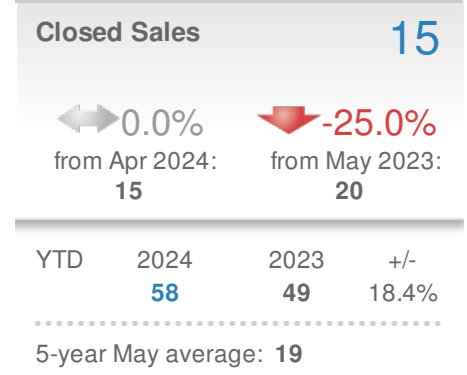
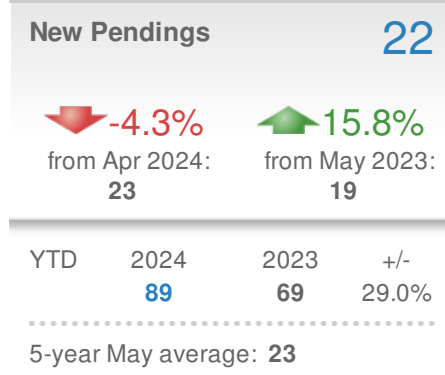
Email: ldavis@tcsr.realtor



May 2024

Upper Dublin (Montgomery, PA) - Detached

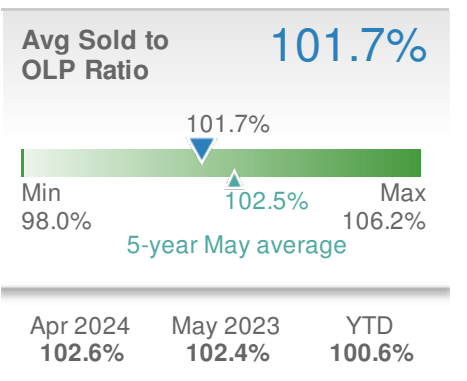
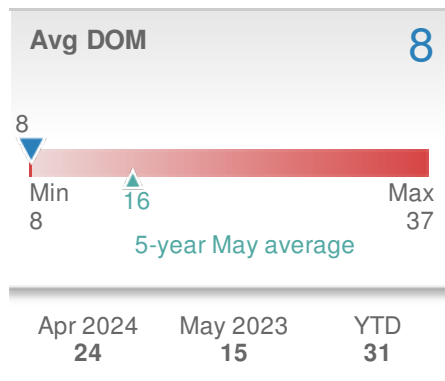
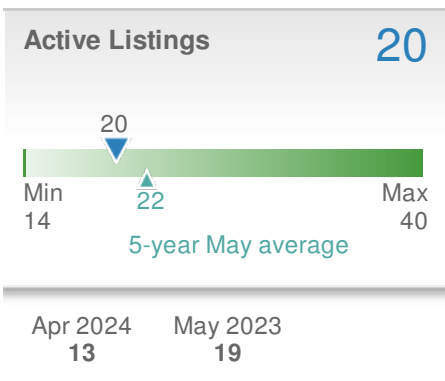
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for May was \$650,000, representing a decrease of 0.3% compared to last month and an increase of 17.6% from May 2023. The average days on market for units sold in May was 8 days, 49% below the 5-year May average of 16 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pendings; a 23.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 42; and a 53.8% increase in supply to 20 active units.

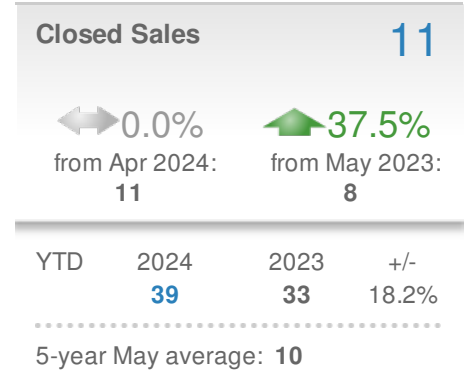
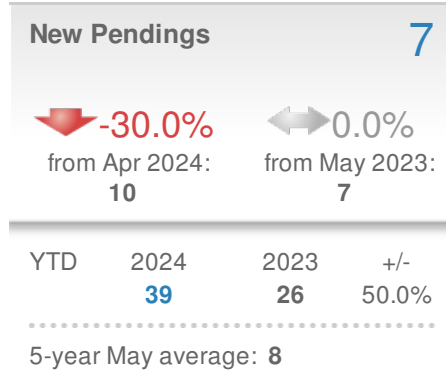
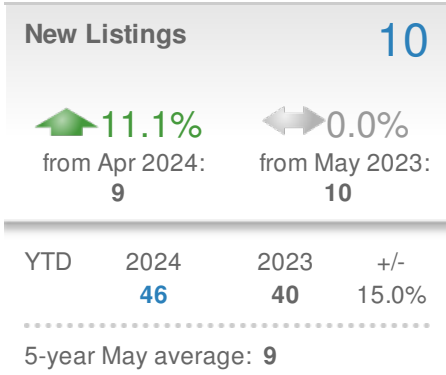
This activity resulted in a Contract Ratio of 2.10 pendings per active listing, down from 2.62 in April and an increase from 1.53 in May 2023. The Contract Ratio is 5% lower than the 5-year May average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Dublin (Montgomery, PA) - Attached

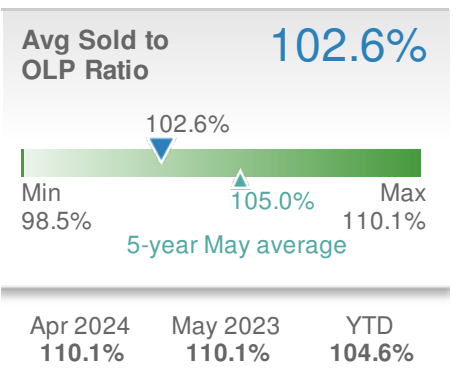
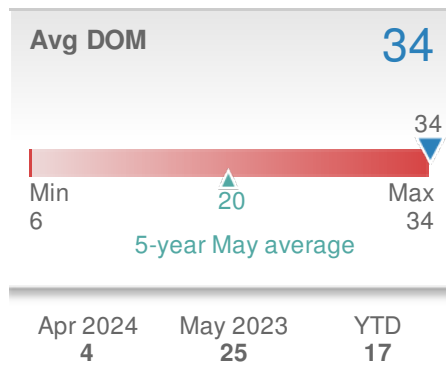
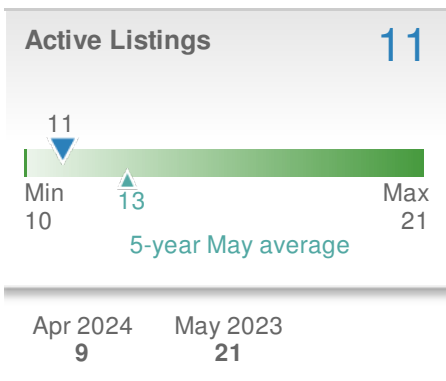
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for May was \$513,500, representing an increase of 9.3% compared to last month and an increase of 8.6% from May 2023. The average days on market for units sold in May was 34 days, 68% above the 5-year May average of 20 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 14; and a 22.2% increase in supply to 11 active units.

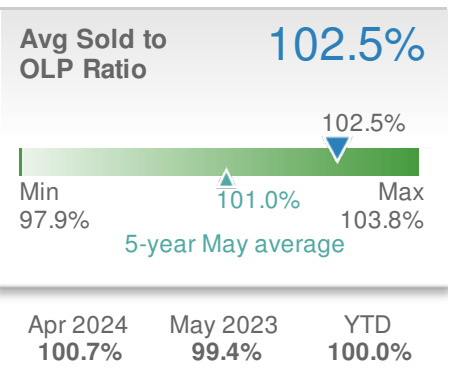
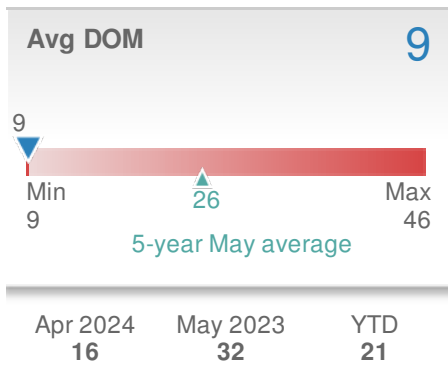
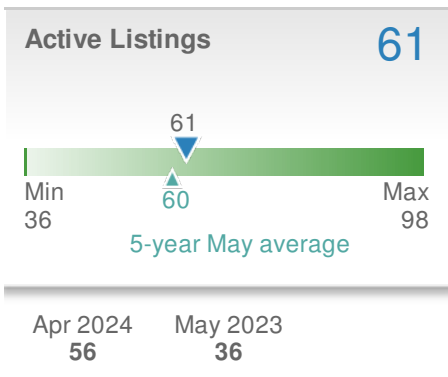
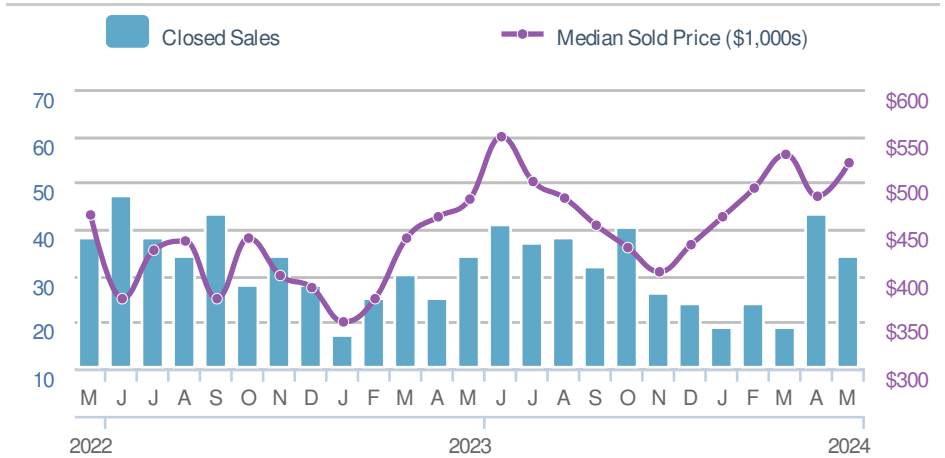
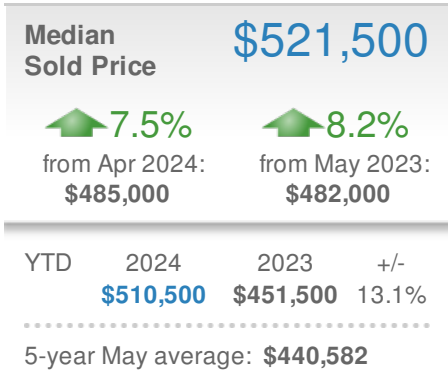
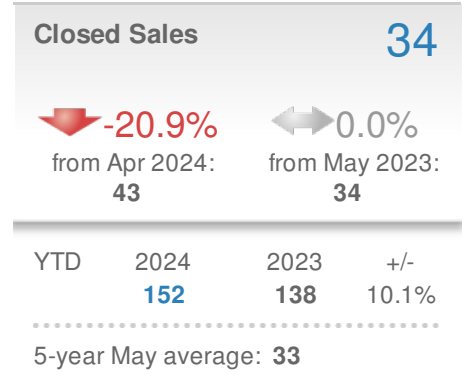
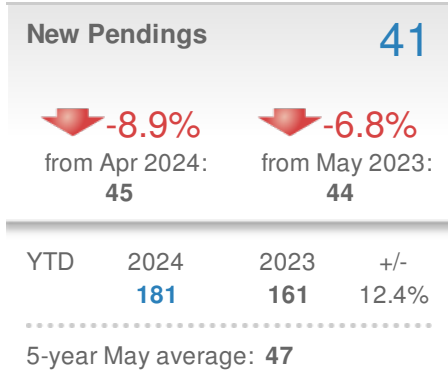
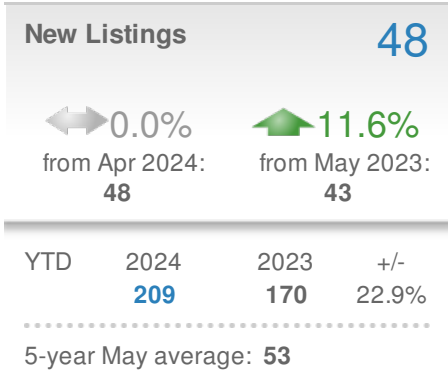
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 2.00 in April and an increase from 0.71 in May 2023. The Contract Ratio is 41% lower than the 5-year May average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Merion Area (Montgomery, PA)

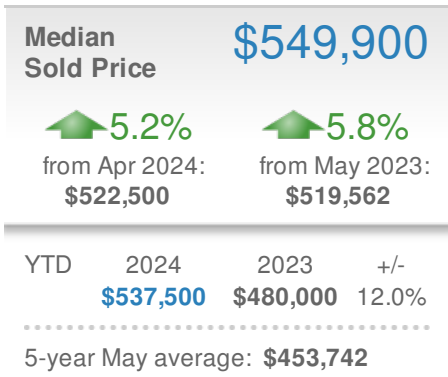
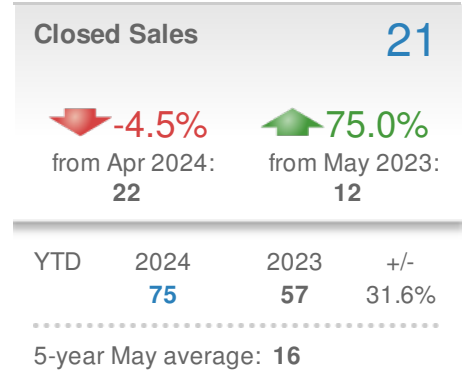
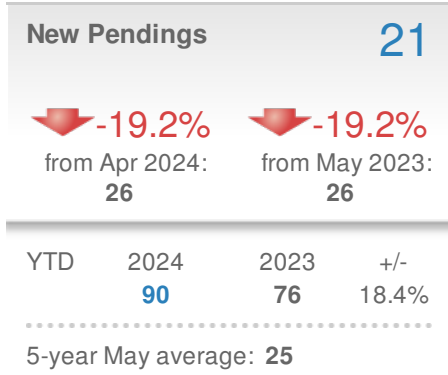
Email: ldavis@tcsr.realtor



May 2024

Upper Merion Area (Montgomery, PA) - Detached

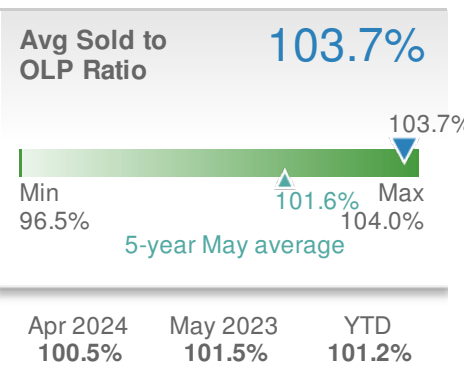
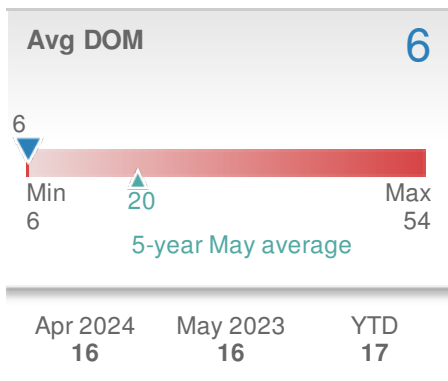
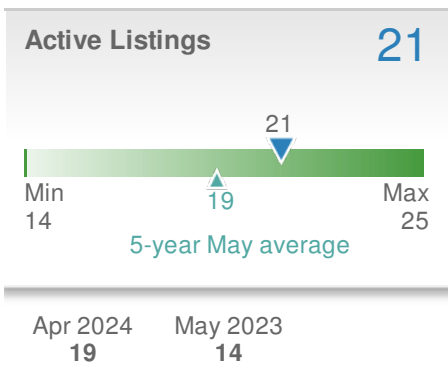
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for May was \$549,900, representing an increase of 5.2% compared to last month and an increase of 5.8% from May 2023. The average days on market for units sold in May was 6 days, 70% below the 5-year May average of 20 days. There was a 19.2% month over month decrease in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 27; and a 10.5% increase in supply to 21 active units.

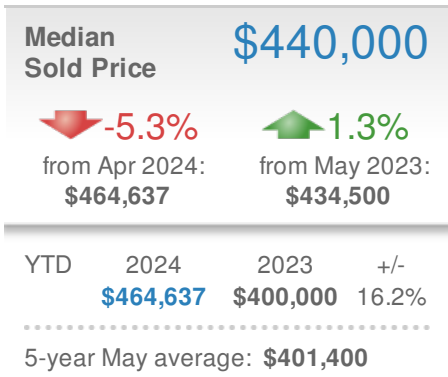
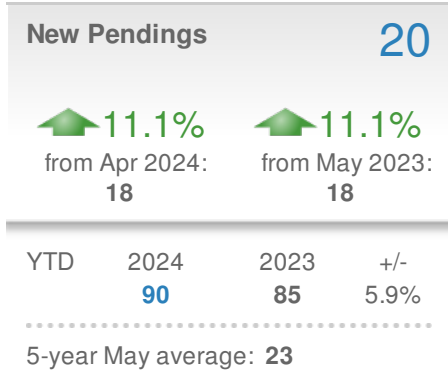
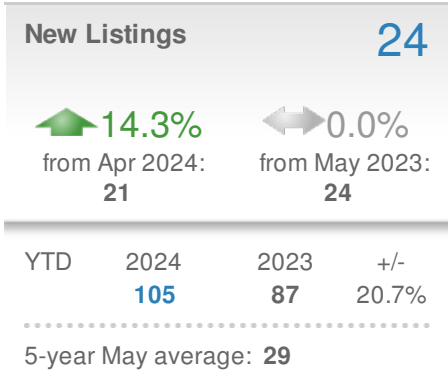
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.42 in April and a decrease from 2.29 in May 2023. The Contract Ratio is 30% lower than the 5-year May average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Merion Area (Montgomery, PA) - Attached

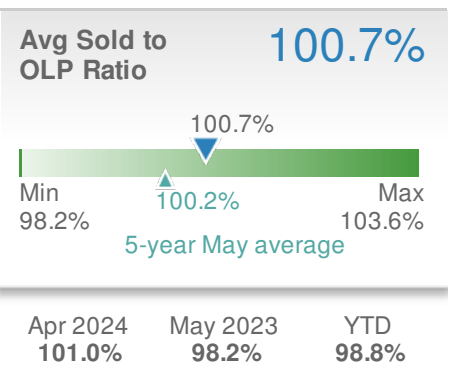
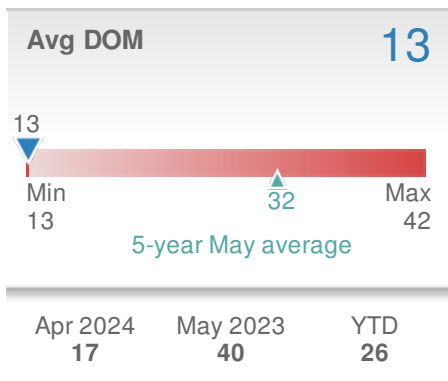
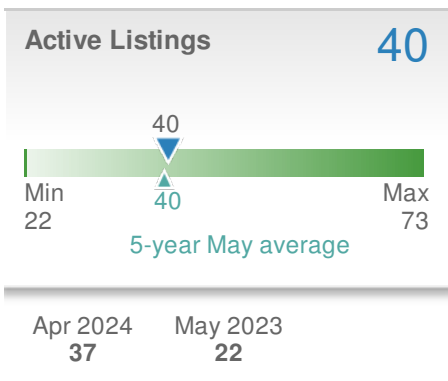
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for May was \$440,000, representing a decrease of 5.3% compared to last month and an increase of 1.3% from May 2023. The average days on market for units sold in May was 13 days, 59% below the 5-year May average of 32 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 31.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and an 8.1% increase in supply to 40 active units.

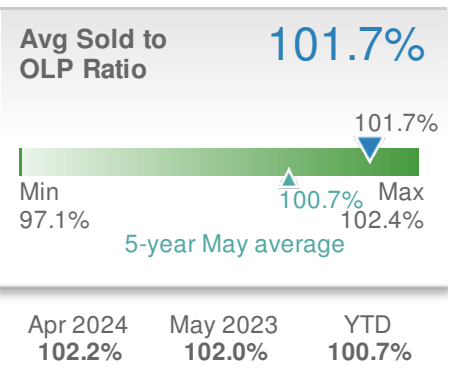
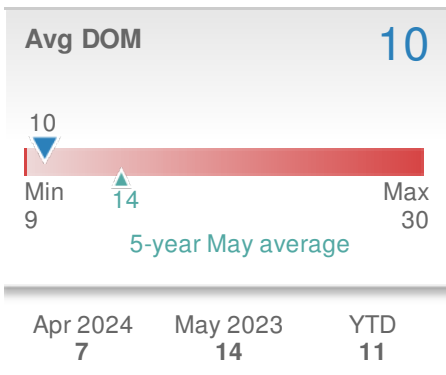
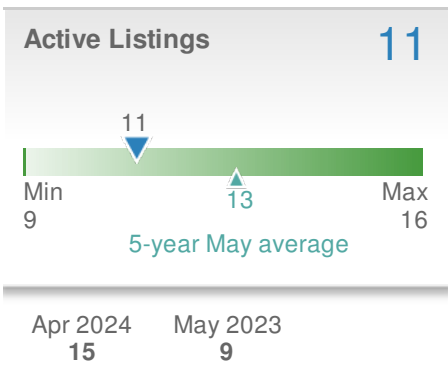
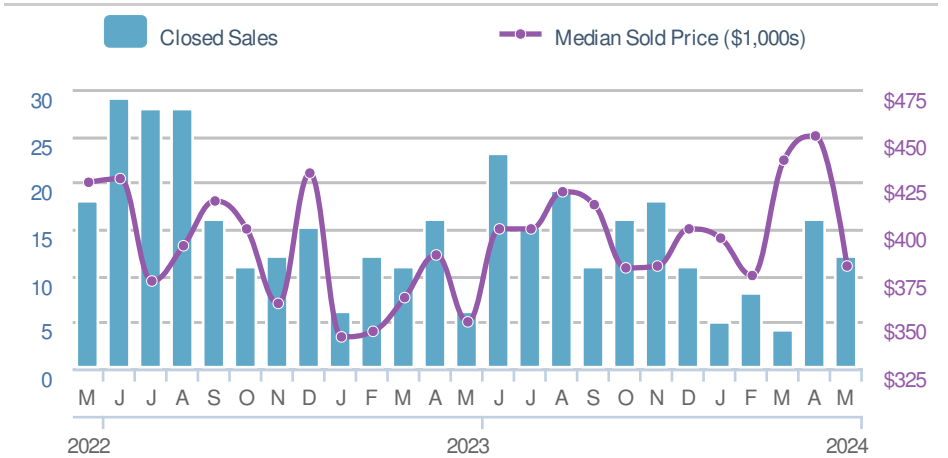
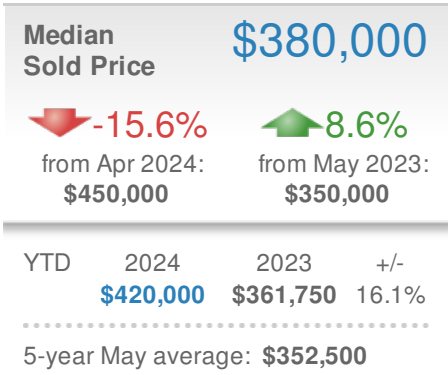
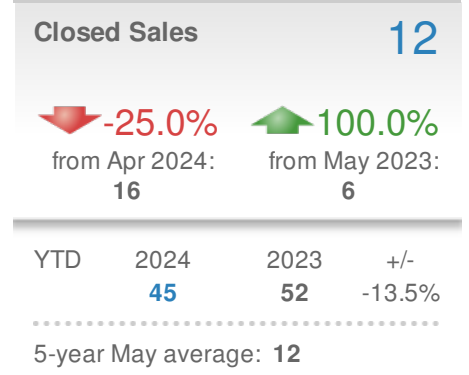
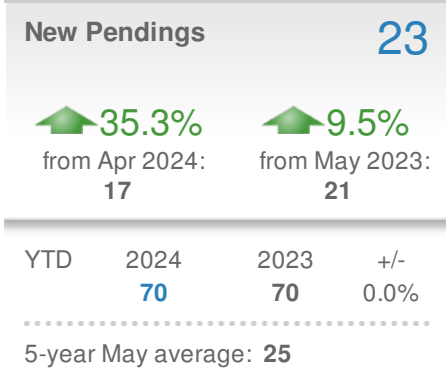
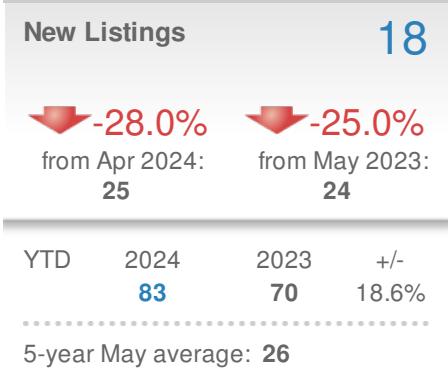
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.59 in April and a decrease from 1.00 in May 2023. The Contract Ratio is 32% lower than the 5-year May average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Moreland (Montgomery, PA)

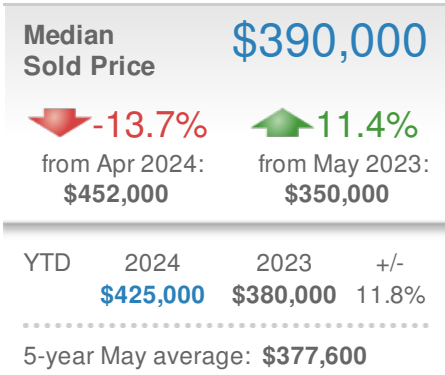
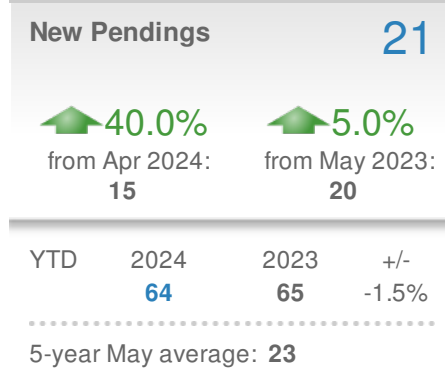
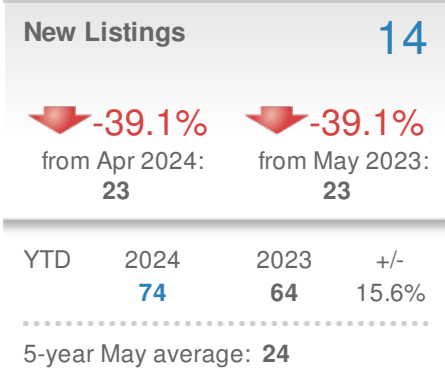
Email: ldavis@tcsr.realtor



May 2024

Upper Moreland (Montgomery, PA) - Detached

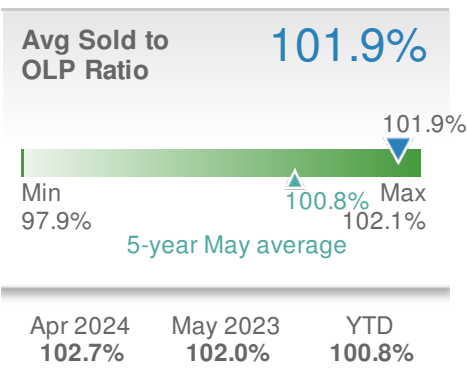
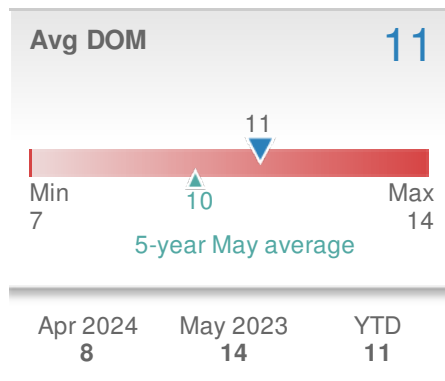
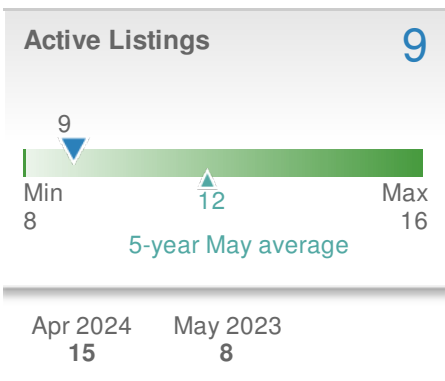
Tri-County Suburban REALTORS
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for May was \$390,000, representing a decrease of 13.7% compared to last month and an increase of 11.4% from May 2023. The average days on market for units sold in May was 11 days, 10% above the 5-year May average of 10 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 47.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 28; and a 40% decrease in supply to 9 active units.

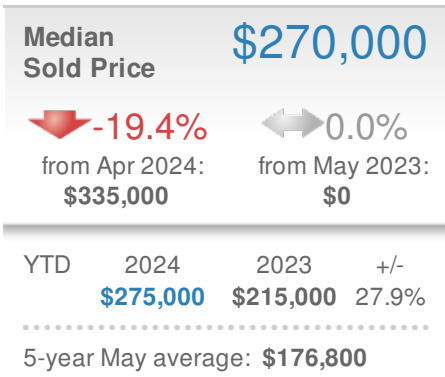
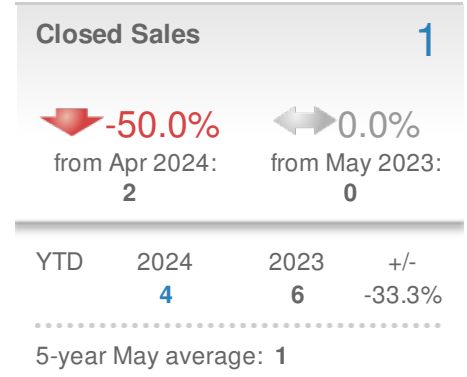
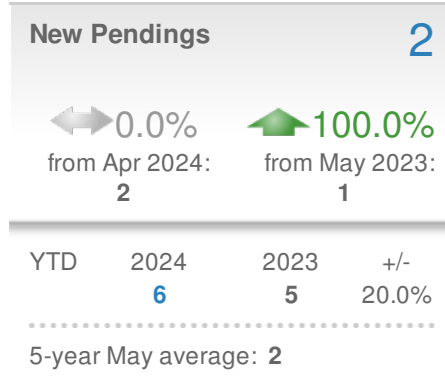
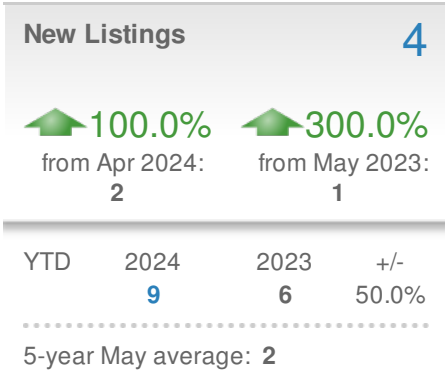
This activity resulted in a Contract Ratio of 3.11 pendings per active listing, up from 1.27 in April and a decrease from 3.63 in May 2023. The Contract Ratio is 12% higher than the 5-year May average of 2.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Moreland (Montgomery, PA) - Attached

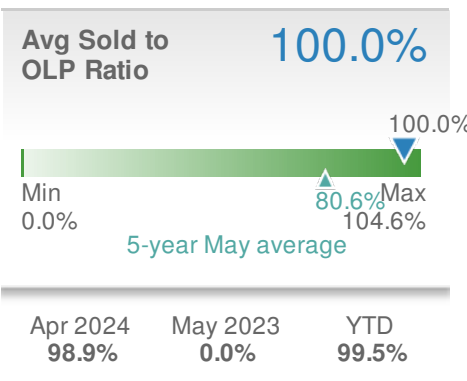
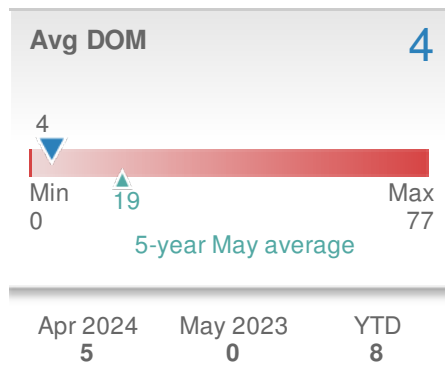
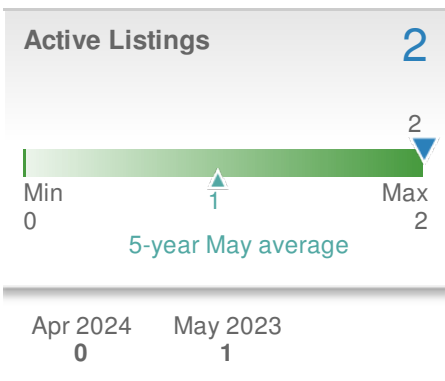
Tri-County Suburban REALTORS
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for May was \$270,000, representing a decrease of 19.4% compared to last month and an increase of 0% from May 2023. The average days on market for units sold in May was 4 days, 79% below the 5-year May average of 19 days. There was no month over month change in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 3; and a 0% increase in supply to 2 active units.

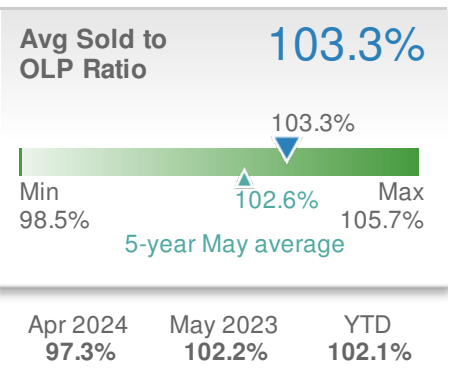
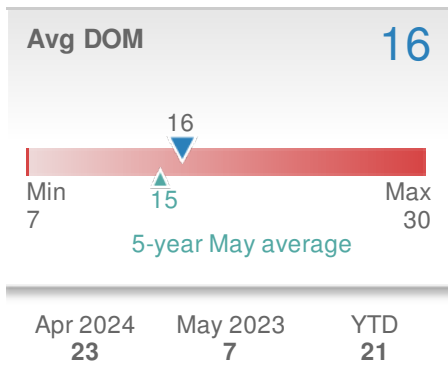
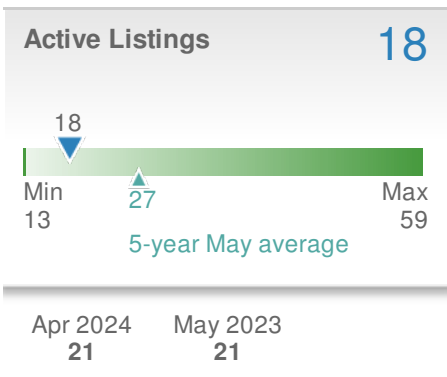
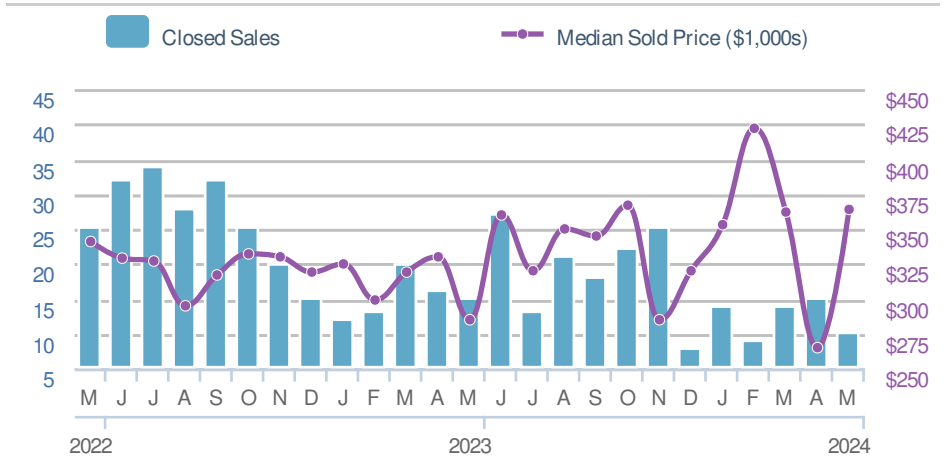
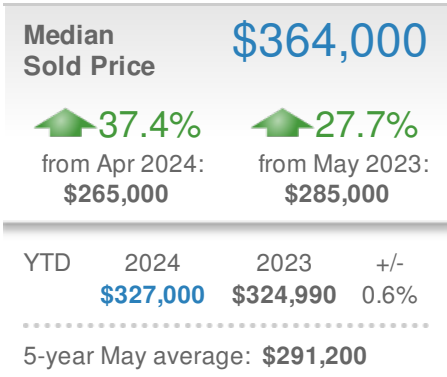
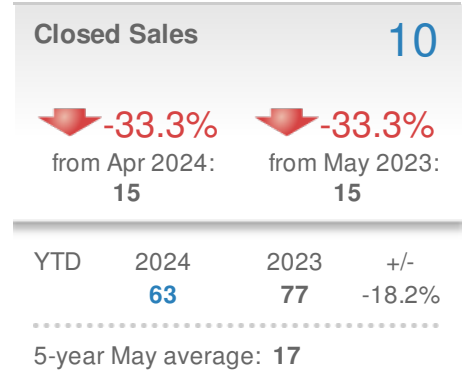
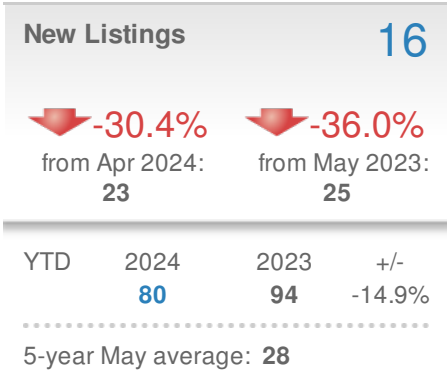
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in April and an increase from 1.00 in May 2023. The Contract Ratio is 29% lower than the 5-year May average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Perkiomen (Montgomery, PA)

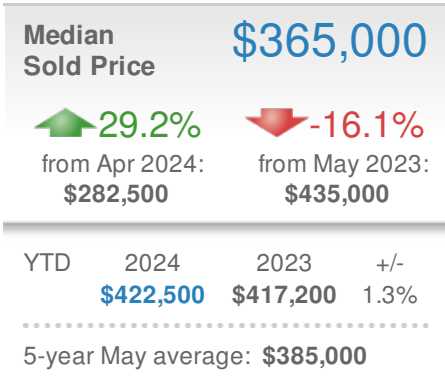
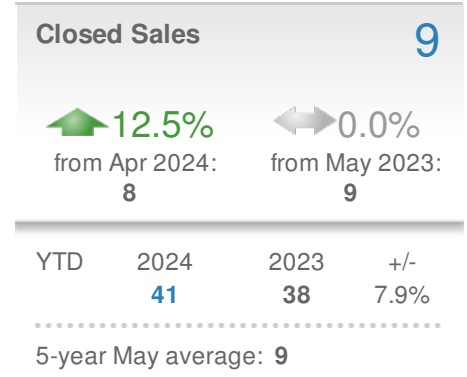
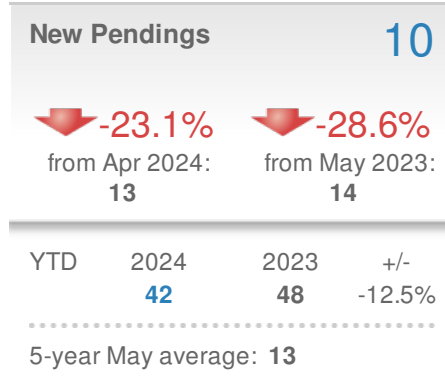
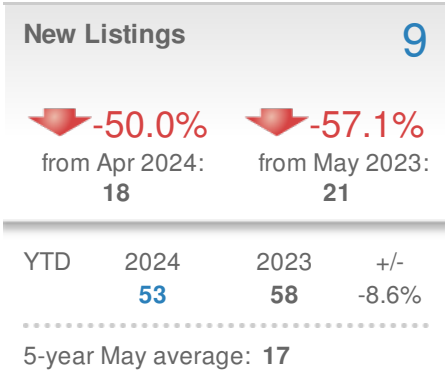
Email: ldavis@tcsr.realtor



May 2024

Upper Perkiomen (Montgomery, PA) - Detached

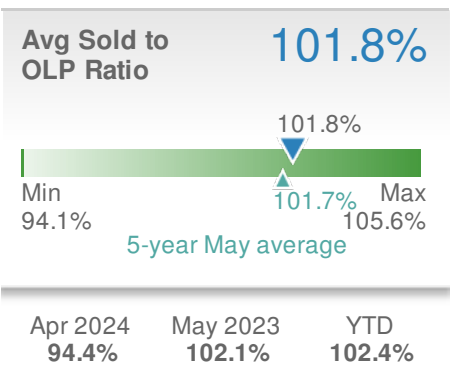
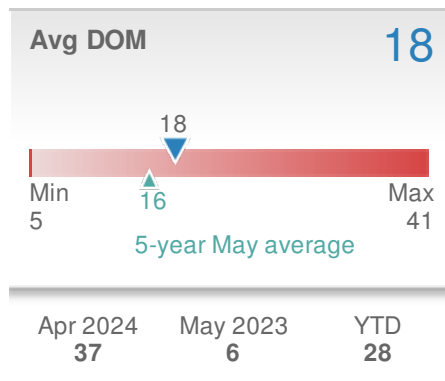
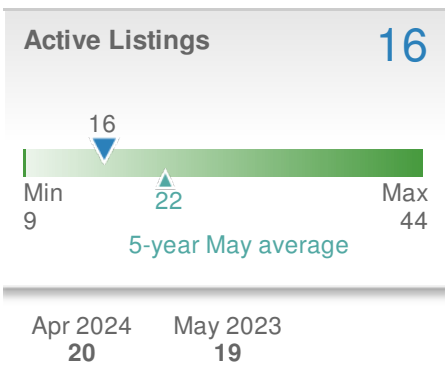
Tri-County Suburban REALTORS
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for May was \$365,000, representing an increase of 29.2% compared to last month and a decrease of 16.1% from May 2023. The average days on market for units sold in May was 18 days, 11% above the 5-year May average of 16 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 15; and a 20% decrease in supply to 16 active units.

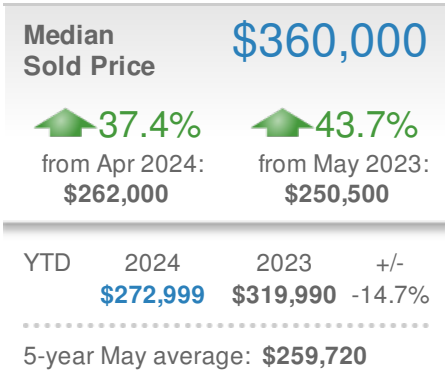
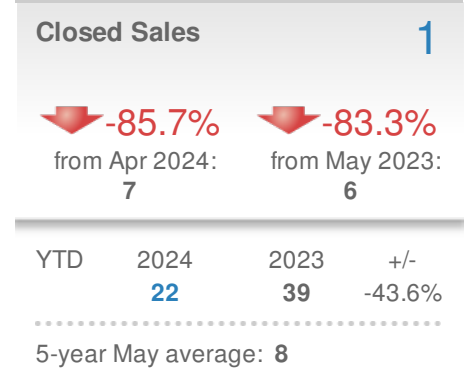
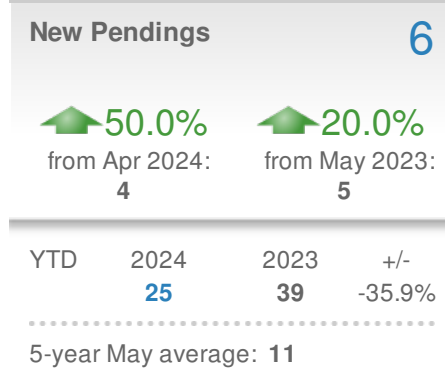
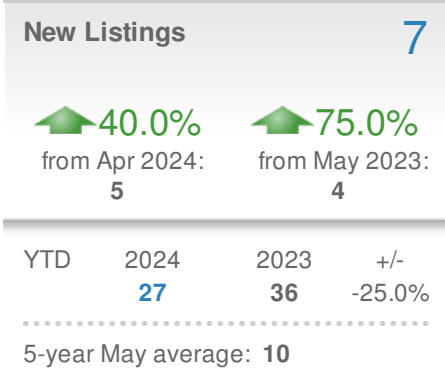
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.75 in April and a decrease from 1.21 in May 2023. The Contract Ratio is 38% lower than the 5-year May average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Upper Perkiomen (Montgomery, PA) - Attached

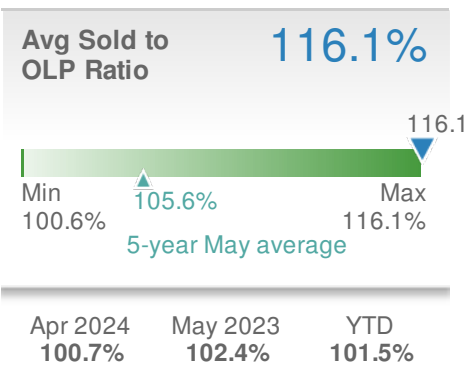
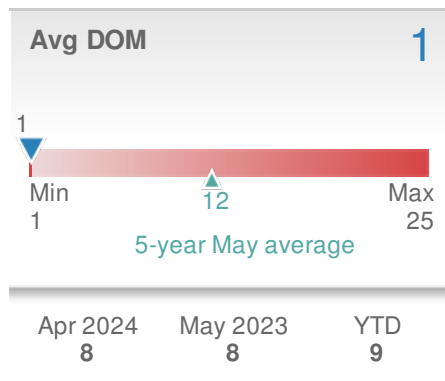
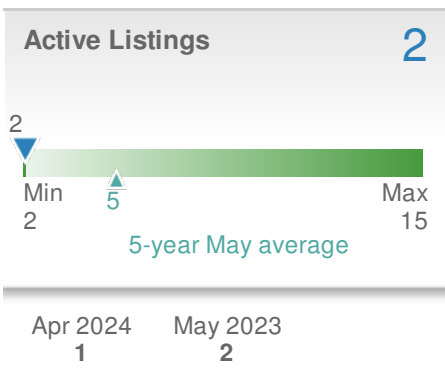
Tri-County Suburban REALTORS
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for May was \$360,000, representing an increase of 37.4% compared to last month and an increase of 43.7% from May 2023. The average days on market for units sold in May was 1 days, 92% below the 5-year May average of 12 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from April) to 9; and a 100% increase in supply to 2 active units.

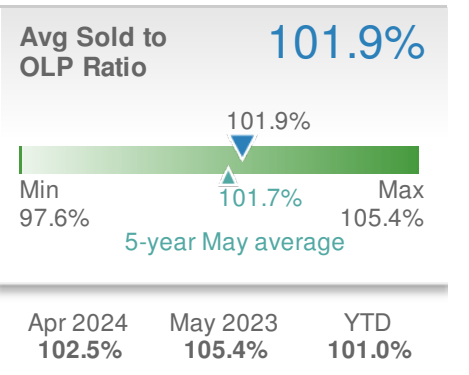
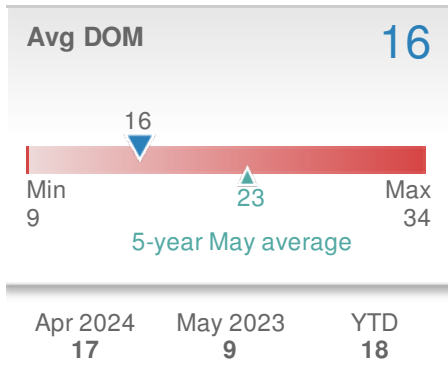
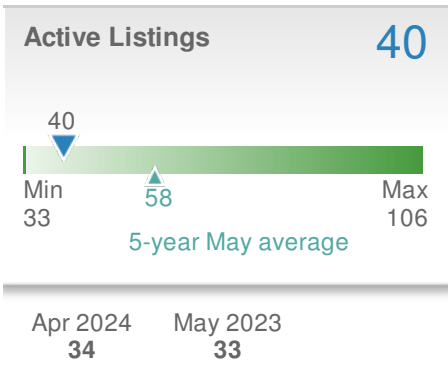
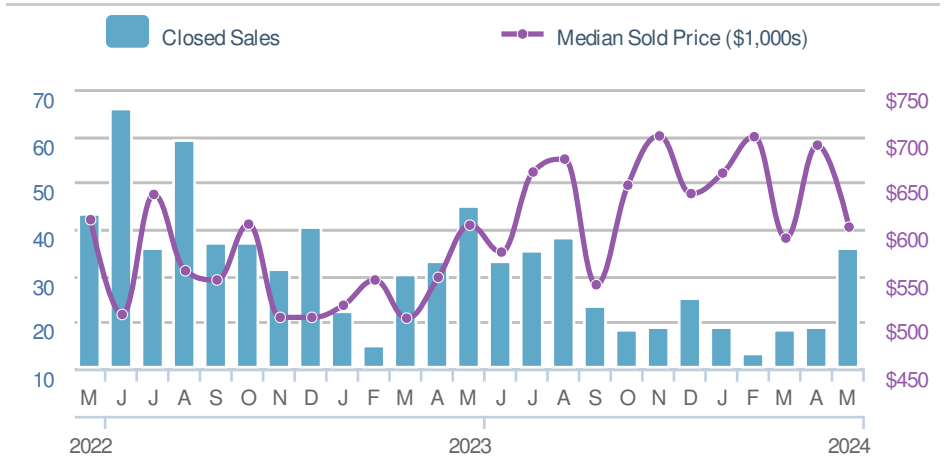
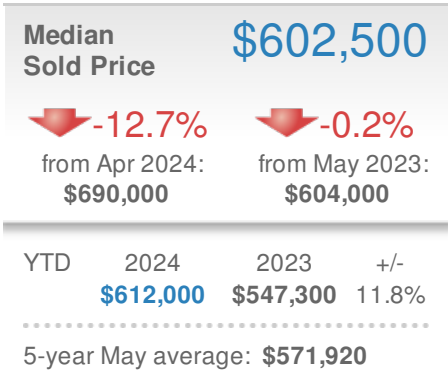
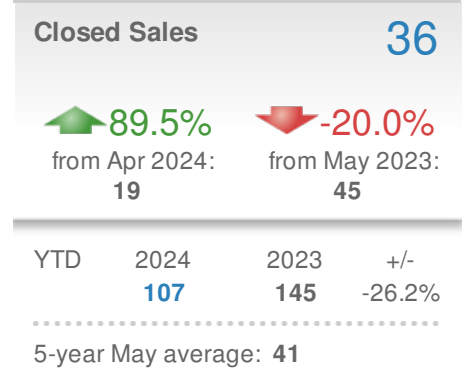
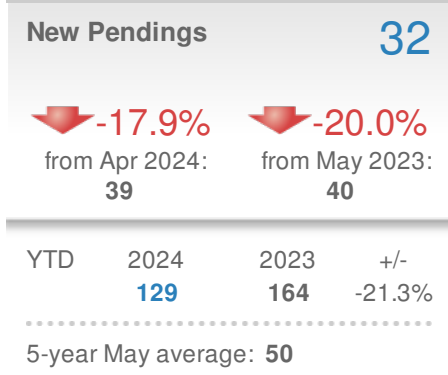
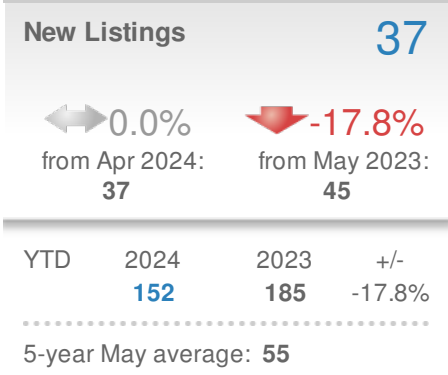
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, down from 5.00 in April and no change from May 2023. The Contract Ratio is 3% higher than the 5-year May average of 4.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



May 2024

Wissahickon (Montgomery, PA)

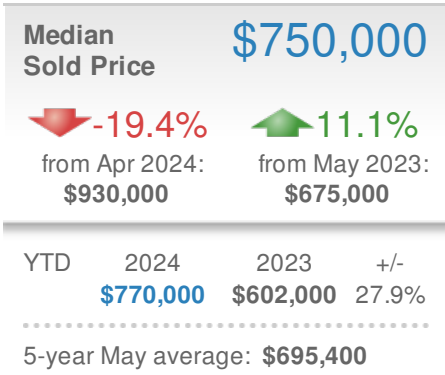
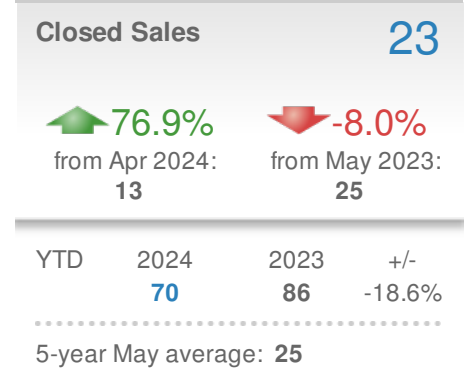
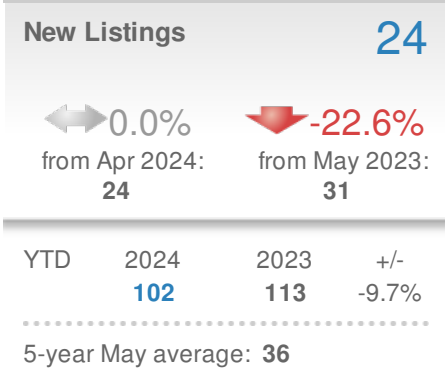
Email: ldavis@tcsr.realtor



May 2024

Wissahickon (Montgomery, PA) - Detached

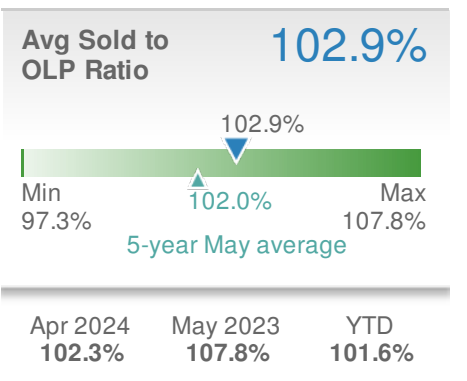
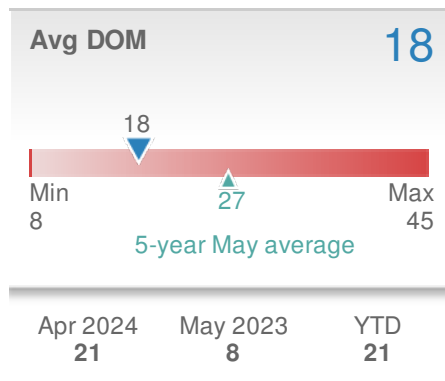
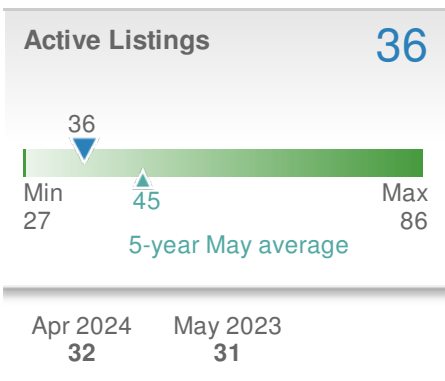
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for May was \$750,000, representing a decrease of 19.4% compared to last month and an increase of 11.1% from May 2023. The average days on market for units sold in May was 18 days, 33% below the 5-year May average of 27 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 32; and a 12.5% increase in supply to 36 active units.

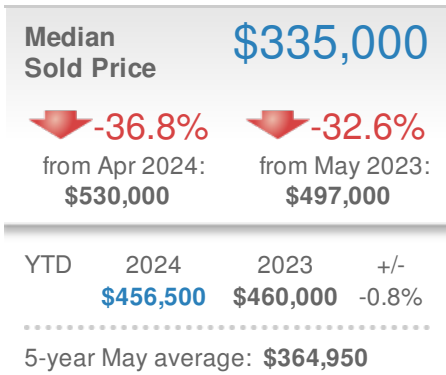
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.09 in April and a decrease from 1.06 in May 2023. The Contract Ratio is 29% lower than the 5-year May average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Wissahickon (Montgomery, PA) - Attached

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for May was \$335,000, representing a decrease of 36.8% compared to last month and a decrease of 32.6% from May 2023. The average days on market for units sold in May was 12 days, 29% below the 5-year May average of 17 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 20; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, down from 11.00 in April and a decrease from 11.00 in May 2023. The Contract Ratio is 19% higher than the 5-year May average of 4.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

