

February 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

February 2025

Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings**539** **6.7%**from Jan 2025:
505 **-22.1%**from Feb 2024:
692

YTD	2025	2024	+/-
	1,104	1,289	-14.4%

5-year Feb average: **700****New Pendings****528** **2.1%**from Jan 2025:
517 **-15.2%**from Feb 2024:
623

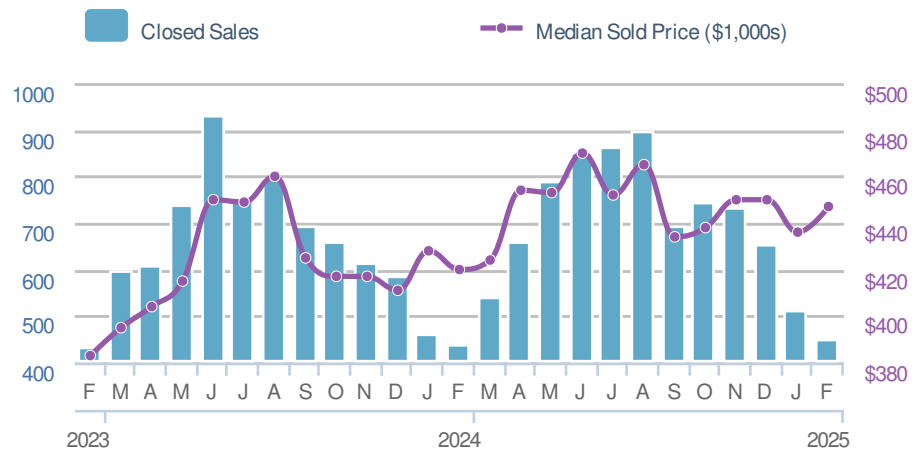
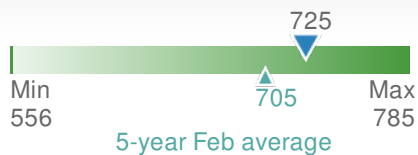
YTD	2025	2024	+/-
	1,039	1,139	-8.8%

5-year Feb average: **659****Closed Sales****448** **-12.5%**from Jan 2025:
512 **3.2%**from Feb 2024:
434

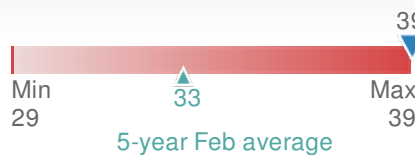
YTD	2025	2024	+/-
	981	905	8.4%

5-year Feb average: **500****Median Sold Price****\$447,000** **2.5%**from Jan 2025:
\$436,000 **6.4%**from Feb 2024:
\$420,000

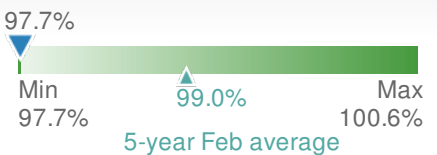
YTD	2025	2024	+/-
	\$440,000	\$426,000	3.3%

5-year Feb average: **\$386,399****Active Listings****725**

Jan 2025	Feb 2024
713	785

Avg DOM**39**

Jan 2025	Feb 2024	YTD
30	33	34

Avg Sold to OLP Ratio**97.7%**

Jan 2025	Feb 2024	YTD
97.9%	98.8%	97.8%

February 2025

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**307** **14.1%**from Jan 2025:
269 **-26.0%**from Feb 2024:
415

YTD	2025	2024	+/-
	612	778	-21.3%

5-year Feb average: **410****New Pendings****307** **3.0%**from Jan 2025:
298 **-21.1%**from Feb 2024:
389

YTD	2025	2024	+/-
	600	679	-11.6%

5-year Feb average: **386****Closed Sales****258** **-13.1%**from Jan 2025:
297 **1.2%**from Feb 2024:
255

YTD	2025	2024	+/-
	566	542	4.4%

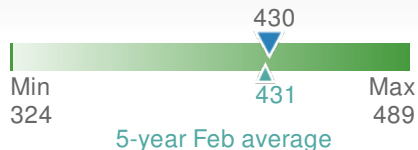
5-year Feb average: **288****Median Sold Price****\$515,000** **2.9%**from Jan 2025:
\$500,500 **6.2%**from Feb 2024:
\$485,000

YTD	2025	2024	+/-
	\$514,000	\$488,950	5.1%

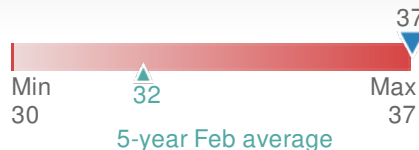
5-year Feb average: **\$444,940****Summary**

In Montgomery County, PA, the median sold price for Detached properties for February was \$515,000, representing an increase of 2.9% compared to last month and an increase of 6.2% from Feb 2024. The average days on market for units sold in February was 37 days, 14% above the 5-year February average of 32 days. There was a 3% month over month increase in new contract activity with 307 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 479; and a 2.1% increase in supply to 430 active units.

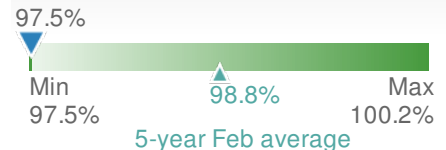
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 1.06 in January and a decrease from 1.12 in February 2024. The Contract Ratio is 32% lower than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**430**

Jan 2025	Feb 2024
421	489

Avg DOM**37**

Jan 2025	Feb 2024	YTD
31	30	34

Avg Sold to OLP Ratio**97.5%**

Jan 2025	Feb 2024	YTD
97.5%	98.8%	97.5%

February 2025

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**232** **-1.7%**from Jan 2025:
236 **-16.2%**from Feb 2024:
277

YTD	2025	2024	+/-
	492	511	-3.7%

5-year Feb average: **289****New Pendings****221** **0.9%**from Jan 2025:
219 **-5.6%**from Feb 2024:
234

YTD	2025	2024	+/-
	439	460	-4.6%

5-year Feb average: **273****Closed Sales****190** **-11.6%**from Jan 2025:
215 **6.1%**from Feb 2024:
179

YTD	2025	2024	+/-
	415	363	14.3%

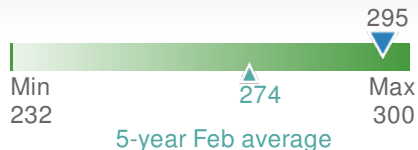
5-year Feb average: **211****Median Sold Price****\$355,000** **2.0%**from Jan 2025:
\$348,200 **9.2%**from Feb 2024:
\$325,000

YTD	2025	2024	+/-
	\$353,812	\$325,000	8.9%

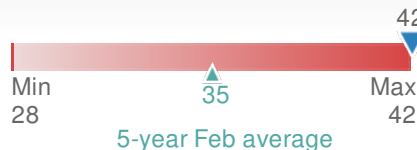
5-year Feb average: **\$301,550****Summary**

In Montgomery County, PA, the median sold price for Attached properties for February was \$355,000, representing an increase of 2% compared to last month and an increase of 9.2% from Feb 2024. The average days on market for units sold in February was 42 days, 19% above the 5-year February average of 35 days. There was a 0.9% month over month increase in new contract activity with 221 New Pendings; a 5.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 395; and a 1% increase in supply to 295 active units.

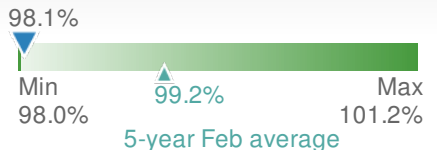
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, up from 1.29 in January and a decrease from 1.37 in February 2024. The Contract Ratio is 29% lower than the 5-year February average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**295**

Jan 2025	Feb 2024
292	296

Avg DOM**42**

Jan 2025	Feb 2024	YTD
28	38	34



Avg Sold to OLP Ratio**98.1%**

Jan 2025	Feb 2024	YTD
98.4%	98.9%	98.2%


February 2025

Abington (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**34** **21.4%**
from Jan 2025:
28 **-10.5%**
from Feb 2024:
38



YTD	2025	2024	+/-
	66	70	-5.7%

5-year Feb average: **43****New Pendings****33** **-10.8%**
from Jan 2025:
37 **-34.0%**
from Feb 2024:
50

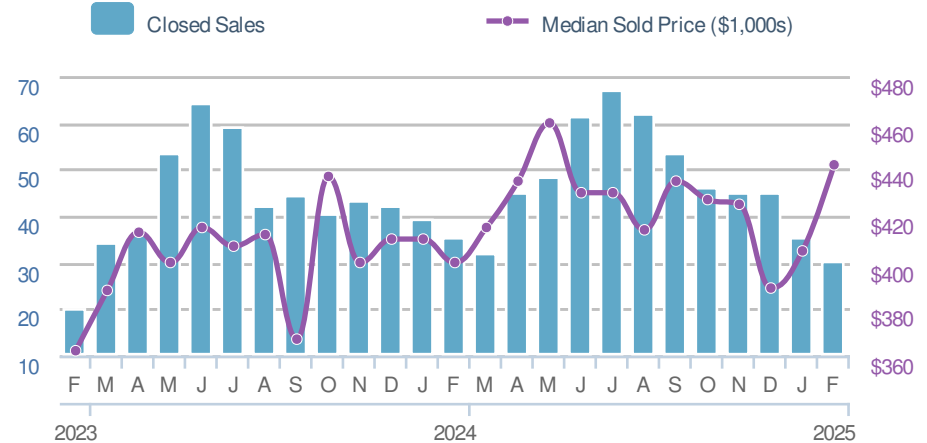
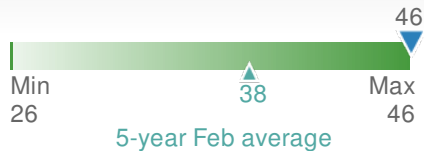
YTD	2025	2024	+/-
	68	80	-15.0%

5-year Feb average: **42****Closed Sales****30** **-14.3%**
from Jan 2025:
35 **-14.3%**
from Feb 2024:
35

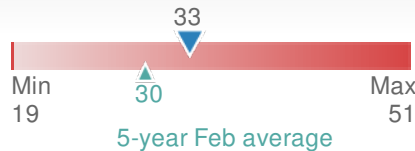
YTD	2025	2024	+/-
	65	74	-12.2%

5-year Feb average: **30****Median Sold Price****\$442,500** **9.3%**
from Jan 2025:
\$405,000 **10.6%**
from Feb 2024:
\$400,000

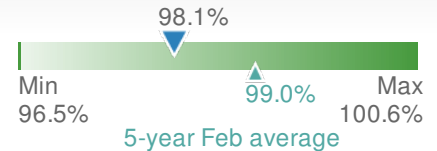
YTD	2025	2024	+/-
	\$420,800	\$410,000	2.6%

5-year Feb average: **\$380,000****Active Listings****46**

Jan 2025	Feb 2024
39	42

Avg DOM**33**

Jan 2025	Feb 2024	YTD
29	51	31

Avg Sold to OLP Ratio**98.1%**

Jan 2025	Feb 2024	YTD
97.9%	96.5%	98.0%

February 2025

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30** **36.4%**from Jan 2025:
22 **7.1%**from Feb 2024:
28

YTD	2025	2024	+/-
	56	54	3.7%

5-year Feb average: **37****New Pendings****26** **-16.1%**from Jan 2025:
31 **-33.3%**from Feb 2024:
39

YTD	2025	2024	+/-
	56	62	-9.7%

5-year Feb average: **34****Closed Sales****22** **-24.1%**from Jan 2025:
29 **-21.4%**from Feb 2024:
28

YTD	2025	2024	+/-
	51	63	-19.0%

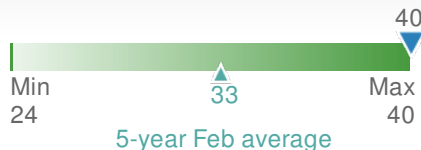
5-year Feb average: **24****Median
Sold Price****\$454,500** **12.2%**from Jan 2025:
\$405,000 **2.9%**from Feb 2024:
\$441,500

YTD	2025	2024	+/-
	\$445,000	\$425,000	4.7%

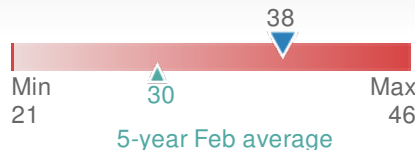
5-year Feb average: **\$404,300****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for February was \$454,500, representing an increase of 12.2% compared to last month and an increase of 2.9% from Feb 2024. The average days on market for units sold in February was 38 days, 25% above the 5-year February average of 30 days. There was a 16.1% month over month decrease in new contract activity with 26 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 41; and a 29% increase in supply to 40 active units.

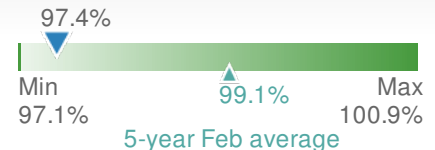
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.29 in January and a decrease from 1.44 in February 2024. The Contract Ratio is 40% lower than the 5-year February average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**40**

Jan 2025	Feb 2024
31	32

Avg DOM**38**

Jan 2025	Feb 2024	YTD
26	46	31


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


Jan 2025	Feb 2024	YTD
98.4%	97.1%	97.9%

February 2025

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**


 **-33.3%**
 from Jan 2025:
 6


 **-60.0%**
 from Feb 2024:
 10

YTD	2025	2024	+/-
	10	16	-37.5%

5-year Feb average: 7

New Pendings**7**


 **16.7%**
 from Jan 2025:
 6


 **-36.4%**
 from Feb 2024:
 11

YTD	2025	2024	+/-
	12	18	-33.3%

5-year Feb average: 8

Closed Sales**8**


 **33.3%**
 from Jan 2025:
 6


 **14.3%**
 from Feb 2024:
 7

YTD	2025	2024	+/-
	14	11	27.3%

5-year Feb average: 6

**Median
Sold Price****\$340,000**

 **-14.8%**
 from Jan 2025:
 \$398,950

 **7.9%**
 from Feb 2024:
 \$315,000

YTD	2025	2024	+/-
	\$377,500	\$315,000	19.8%

5-year Feb average: \$296,100

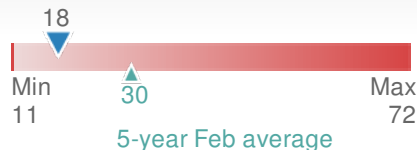
Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for February was \$340,000, representing a decrease of 14.8% compared to last month and an increase of 7.9% from Feb 2024. The average days on market for units sold in February was 18 days, 40% below the 5-year February average of 30 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 6; and a 25% decrease in supply to 6 active units.

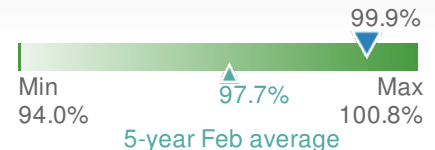
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from January and a decrease from 1.20 in February 2024. The Contract Ratio is 58% lower than the 5-year February average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**6**

Jan 2025	Feb 2024
8	10

Avg DOM**18**

Jan 2025	Feb 2024	YTD
41	72	28

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

Jan 2025	Feb 2024	YTD
95.8%	94.0%	98.1%

February 2025

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**13**

↓ **-13.3%** ↓ **-56.7%**
from Jan 2025: from Feb 2024:
15 **30**

YTD	2025	2024	+/-
	28	66	-57.6%

5-year Feb average: **25****New Pendings****10**

↓ **-50.0%** ↓ **-52.4%**
from Jan 2025: from Feb 2024:
20 **21**

YTD	2025	2024	+/-
	30	55	-45.5%

5-year Feb average: **21****Closed Sales****19**

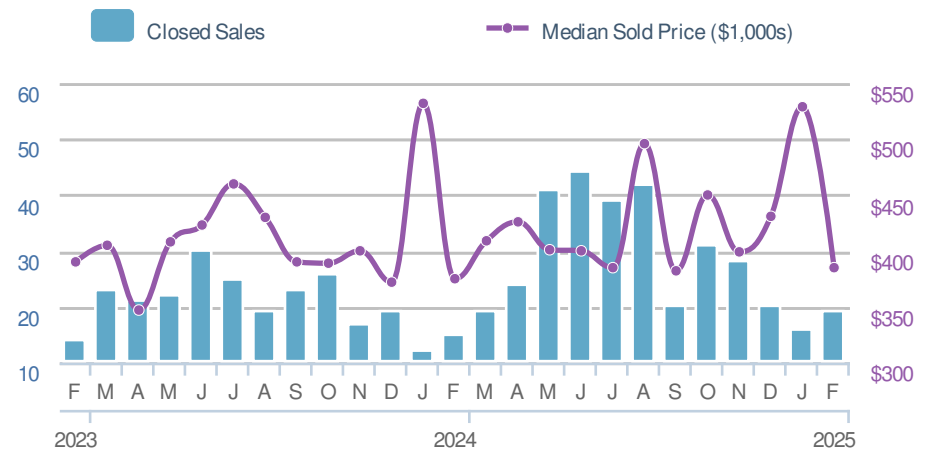
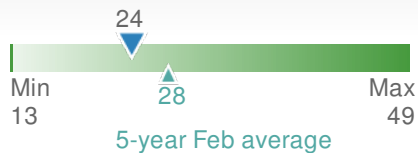
↑ **18.8%** ↑ **26.7%**
from Jan 2025: from Feb 2024:
16 **15**

YTD	2025	2024	+/-
	40	27	48.1%

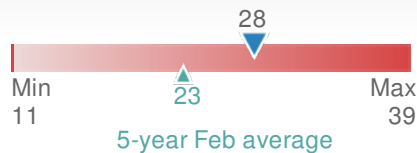
5-year Feb average: **18****Median Sold Price****\$385,000**

↓ **-27.3%** ↑ **2.5%**
from Jan 2025: from Feb 2024:
\$529,425 **\$375,560**

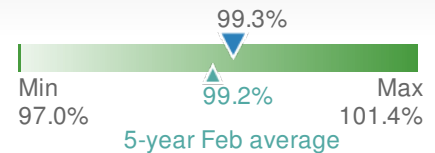
YTD	2025	2024	+/-
	\$395,000	\$450,000	-12.2%

5-year Feb average: **\$372,272****Active Listings****24**

Jan 2025	Feb 2024
21	49

Avg DOM**28**

Jan 2025	Feb 2024	YTD
31	39	26

Avg Sold to OLP Ratio**99.3%**

Jan 2025	Feb 2024	YTD
97.5%	97.0%	98.6%

February 2025**Boyertown Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

↔ 0.0% ↓ -45.0%

from Jan 2025: from Feb 2024:

11 20

YTD	2025	2024	+/-
	22	38	-42.1%

5-year Feb average: 18

New Pendings**8**

↓ -42.9% ↓ -33.3%

from Jan 2025: from Feb 2024:

14 12

YTD	2025	2024	+/-
	22	30	-26.7%

5-year Feb average: 14

Closed Sales**12**

↓ -14.3% ↑ 9.1%

from Jan 2025: from Feb 2024:

14 11

YTD	2025	2024	+/-
	26	22	18.2%

5-year Feb average: 13

Median Sold Price**\$395,000**

↓ -26.2% ↓ -17.3%

from Jan 2025: from Feb 2024:

\$535,000 \$477,500

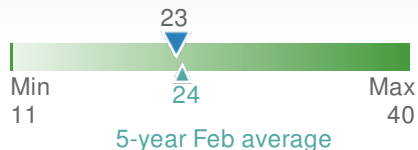
YTD	2025	2024	+/-
	\$493,750	\$512,500	-3.7%

5-year Feb average: \$411,337

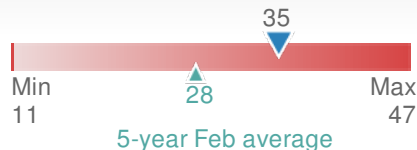
Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for February was \$395,000, representing a decrease of 26.2% compared to last month and a decrease of 17.3% from Feb 2024. The average days on market for units sold in February was 35 days, 25% above the 5-year February average of 28 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 18; and a 15% increase in supply to 23 active units.

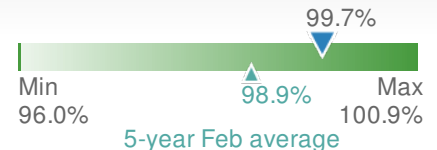
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.10 in January and an increase from 0.60 in February 2024. The Contract Ratio is 68% lower than the 5-year February average of 2.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

Jan 2025	Feb 2024
20	40



Avg DOM**35**

Jan 2025	Feb 2024	YTD
33	47	34

Avg Sold to OLP Ratio**99.7%**

Jan 2025	Feb 2024	YTD
97.3%	96.0%	98.4%

February 2025**Boyertown Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

 **-50.0%**
 from Jan 2025: **4**
 **-80.0%**
 from Feb 2024: **10**



YTD	2025	2024	+/-
	6	28	-78.6%

5-year Feb average: **7****New Pendings****2**

 **-66.7%**
 from Jan 2025: **6**
 **-77.8%**
 from Feb 2024: **9**

YTD	2025	2024	+/-
	8	25	-68.0%

5-year Feb average: **6****Closed Sales****7**

 **250.0%**
 from Jan 2025: **2**
 **75.0%**
 from Feb 2024: **4**

YTD	2025	2024	+/-
	14	5	180.0%

5-year Feb average: **4****Median Sold Price****\$350,000**

 **-4.9%**
 from Jan 2025: **\$368,125**
 **-3.4%**
 from Feb 2024: **\$362,450**

YTD	2025	2024	+/-
	\$354,312	\$349,900	1.3%

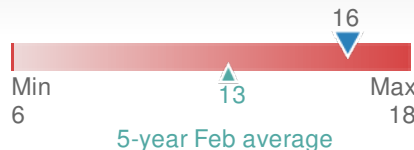
5-year Feb average: **\$307,600****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for February was \$350,000, representing a decrease of 4.9% compared to last month and a decrease of 3.4% from Feb 2024. The average days on market for units sold in February was 16 days, 27% above the 5-year February average of 13 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 25.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 29; and no change in supply with 1 active units.

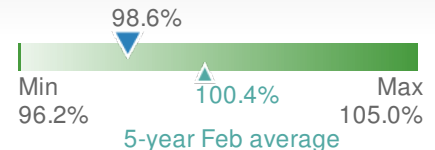
This activity resulted in a Contract Ratio of 29.00 pendings per active listing, down from 39.00 in January and an increase from 4.89 in February 2024. The Contract Ratio is 170% higher than the 5-year February average of 10.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**1**

Jan 2025	Feb 2024
1	9

Avg DOM**16**

Jan 2025	Feb 2024	YTD
12	18	10

Avg Sold to OLP Ratio**98.6%**

Jan 2025	Feb 2024	YTD
99.5%	99.6%	99.0%

February 2025

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**23**

↔ 0.0%

from Jan 2025:
23

↓ -37.8%

from Feb 2024:
37

YTD	2025	2024	+/-
	49	75	-34.7%

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

↓ -27.3%

from Jan 2025:
33

↓ -38.5%

from Feb 2024:
39

YTD	2025	2024	+/-
	57	78	-26.9%

5-year Feb average: **34****Closed Sales****27**

↑ 8.0%

from Jan 2025:
25

↑ 17.4%

from Feb 2024:
23

YTD	2025	2024	+/-
	54	46	17.4%

5-year Feb average: **27****Median Sold Price****\$489,900**

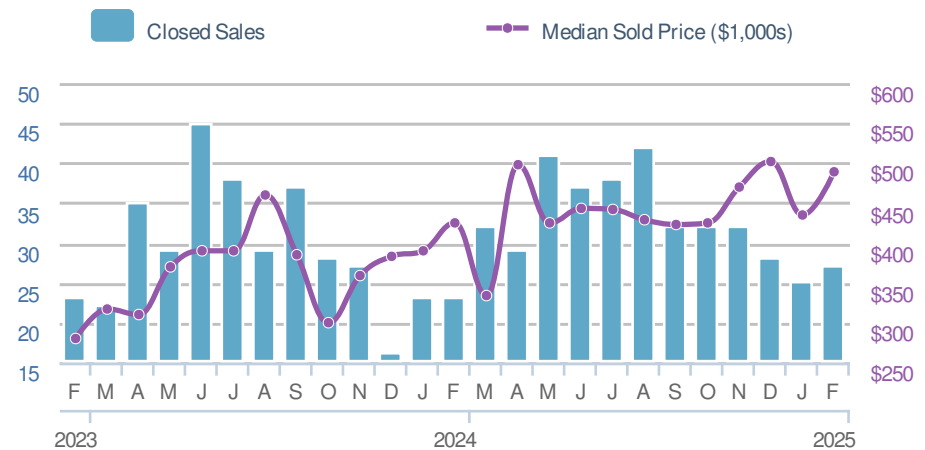
↑ 12.5%

from Jan 2025:
\$435,500

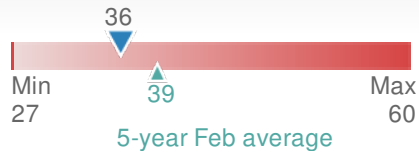
↑ 15.3%

from Feb 2024:
\$425,000

YTD	2025	2024	+/-
	\$445,500	\$412,500	8.0%

5-year Feb average: **\$374,630****Active Listings****41**

Jan 2025	Feb 2024
42	40

Avg DOM**36**

Jan 2025	Feb 2024	YTD
36	30	36

Avg Sold to OLP Ratio**98.2%**

Jan 2025	Feb 2024	YTD
97.5%	100.1%	98.0%

February 2025

Cheltenham (Montgomery, PA) - Detached

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

↔ 0.0%

from Jan 2025:
14

↓ -44.0%

from Feb 2024:
25

YTD	2025	2024	+/-
	31	53	-41.5%

5-year Feb average: **19****New Pending****15**

↓ -34.8%

from Jan 2025:
23

↓ -42.3%

from Feb 2024:
26

YTD	2025	2024	+/-
	39	56	-30.4%

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

↑ 41.2%

from Jan 2025:
17

↑ 60.0%

from Feb 2024:
15

YTD	2025	2024	+/-
	43	33	30.3%

5-year Feb average: **18****Median
Sold Price****\$495,000**

↑ 4.2%

from Jan 2025:
\$475,000

↑ 12.0%

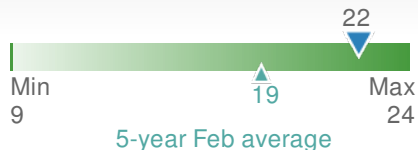
from Feb 2024:
\$442,000

YTD	2025	2024	+/-
	\$489,900	\$450,000	8.9%

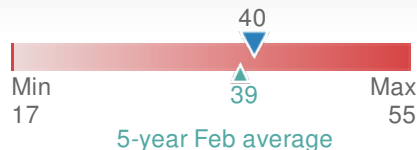
5-year Feb average: **\$416,400****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for February was \$495,000, representing an increase of 4.2% compared to last month and an increase of 12% from Feb 2024. The average days on market for units sold in February was 40 days, 2% above the 5-year February average of 39 days. There was a 34.8% month over month decrease in new contract activity with 15 New Pending; a 25% MoM decrease in All Pending (new contracts + contracts carried over from January) to 33; and an 8.3% decrease in supply to 22 active units.

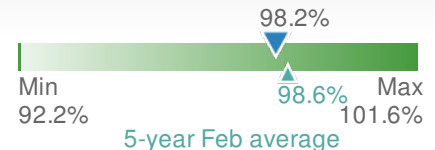
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.83 in January and a decrease from 2.17 in February 2024. The Contract Ratio is 38% lower than the 5-year February average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

Jan 2025	Feb 2024
24	24

Avg DOM**40**

Jan 2025	Feb 2024	YTD
41	17	40

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

Jan 2025	Feb 2024	YTD
97.4%	101.6%	98.0%

February 2025

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**9**

↔ 0.0%
from Jan 2025:
9

↓ -25.0%
from Feb 2024:
12

YTD	2025	2024	+/-
	18	22	-18.2%

5-year Feb average: **13****New Pendings****9**

↓ -10.0%
from Jan 2025:
10

↓ -30.8%
from Feb 2024:
13

YTD	2025	2024	+/-
	18	22	-18.2%

5-year Feb average: **14****Closed Sales****3**

↓ -62.5%
from Jan 2025:
8

↓ -62.5%
from Feb 2024:
8

YTD	2025	2024	+/-
	11	13	-15.4%

5-year Feb average: **9****Median
Sold Price****\$118,000**

↓ -57.1%
from Jan 2025:
\$275,000

↓ -61.0%
from Feb 2024:
\$302,499

YTD	2025	2024	+/-
	\$201,000	\$270,000	-25.6%

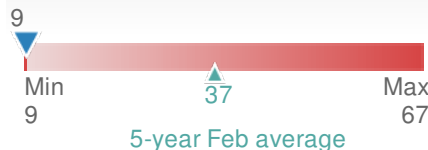
5-year Feb average: **\$219,390****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for February was \$118,000, representing a decrease of 57.1% compared to last month and a decrease of 61% from Feb 2024. The average days on market for units sold in February was 9 days, 76% below the 5-year February average of 37 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 15; and a 5.6% increase in supply to 19 active units.

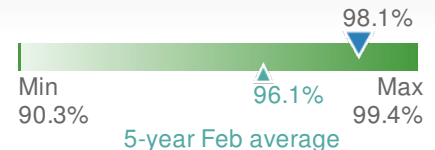
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.56 in January and a decrease from 1.13 in February 2024. The Contract Ratio is 71% lower than the 5-year February average of 2.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**19**

Jan 2025	Feb 2024
18	16

Avg DOM**9**

Jan 2025	Feb 2024	YTD
24	53	20



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

Jan 2025	Feb 2024	YTD
97.7%	97.4%	97.8%



February 2025

Colonial (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**38** **40.7%**
from Jan 2025:
27 **-11.6%**
from Feb 2024:
43



YTD	2025	2024	+/-
	71	77	-7.8%

5-year Feb average: **39****New Pendings****40** **81.8%**
from Jan 2025:
22 **11.1%**
from Feb 2024:
36

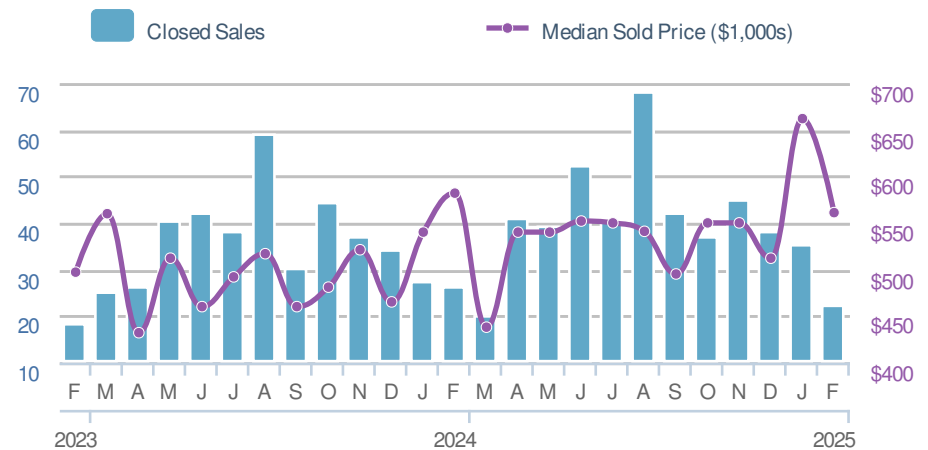
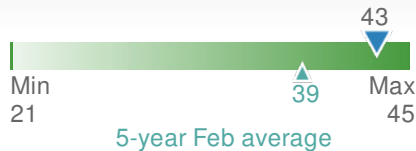
YTD	2025	2024	+/-
	61	65	-6.2%

5-year Feb average: **38****Closed Sales****22** **-37.1%**
from Jan 2025:
35 **-15.4%**
from Feb 2024:
26

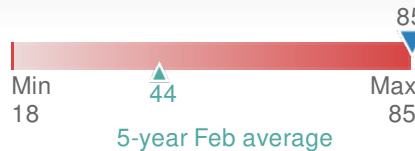
YTD	2025	2024	+/-
	57	53	7.5%

5-year Feb average: **28****Median Sold Price****\$561,762** **-15.1%**
from Jan 2025:
\$662,000 **-3.6%**
from Feb 2024:
\$582,500

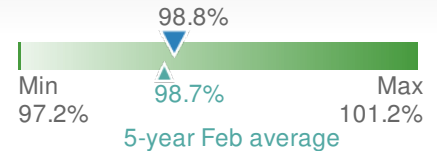
YTD	2025	2024	+/-
	\$615,000	\$540,500	13.8%

5-year Feb average: **\$489,702****Active Listings****43**

Jan 2025	Feb 2024
39	45

Avg DOM**85**

Jan 2025	Feb 2024	YTD
28	33	50

Avg Sold to OLP Ratio**98.8%**

Jan 2025	Feb 2024	YTD
99.0%	101.2%	98.9%

February 2025

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **80.0%**from Jan 2025:
10 **-10.0%**from Feb 2024:
20

YTD	2025	2024	+/-
	29	38	-23.7%

5-year Feb average: **20****New Pendings****19** **58.3%**from Jan 2025:
12 **18.8%**from Feb 2024:
16

YTD	2025	2024	+/-
	29	31	-6.5%

5-year Feb average: **19****Closed Sales****10** **-44.4%**from Jan 2025:
18 **-9.1%**from Feb 2024:
11

YTD	2025	2024	+/-
	28	33	-15.2%

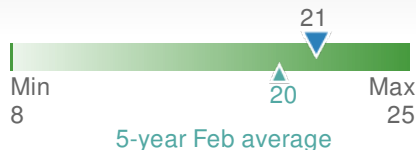
5-year Feb average: **13****Median Sold Price****\$867,500** **10.2%**from Jan 2025:
\$787,500 **13.8%**from Feb 2024:
\$762,555

YTD	2025	2024	+/-
	\$800,000	\$650,000	23.1%

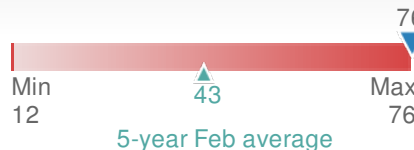
5-year Feb average: **\$625,911****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for February was \$867,500, representing an increase of 10.2% compared to last month and an increase of 13.8% from Feb 2024. The average days on market for units sold in February was 76 days, 75% above the 5-year February average of 43 days. There was a 58.3% month over month increase in new contract activity with 19 New Pendings; a 20.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 35; and a 10.5% increase in supply to 21 active units.

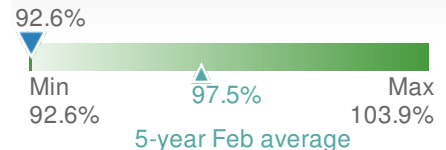
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.53 in January and an increase from 1.16 in February 2024. The Contract Ratio is 19% lower than the 5-year February average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**21**

Jan 2025	Feb 2024
19	25

Avg DOM**76**


Jan 2025	Feb 2024	YTD
40	40	53


Avg Sold to OLP Ratio**92.6%**

Jan 2025	Feb 2024	YTD
95.4%	103.9%	94.4%


February 2025


Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**
 **17.6%**
from Jan 2025:
17


 **-13.0%**
from Feb 2024:
23


YTD	2025	2024	+/-
	42	39	7.7%

5-year Feb average: **19****New Pendings****21**
 **110.0%**
from Jan 2025:
10


 **5.0%**
from Feb 2024:
20


YTD	2025	2024	+/-
	32	34	-5.9%

5-year Feb average: **19****Closed Sales****12**
 **-29.4%**
from Jan 2025:
17

 **-20.0%**
from Feb 2024:
15

YTD	2025	2024	+/-
	29	20	45.0%

5-year Feb average: **15****Median
Sold Price****\$536,777**
 **-10.5%**
from Jan 2025:
\$600,000

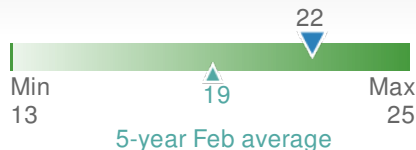
 **23.0%**
from Feb 2024:
\$436,500

YTD	2025	2024	+/-
	\$555,000	\$435,750	27.4%

5-year Feb average: **\$439,855****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for February was \$536,777, representing a decrease of 10.5% compared to last month and an increase of 23% from Feb 2024. The average days on market for units sold in February was 92 days, 111% above the 5-year February average of 44 days. There was a 110% month over month increase in new contract activity with 21 New Pendings; a 24.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 51; and a 10% increase in supply to 22 active units.

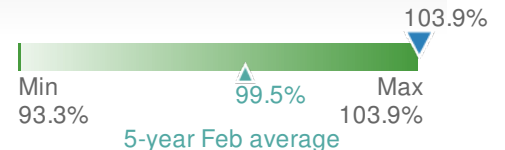
This activity resulted in a Contract Ratio of 2.32 pendings per active listing, up from 2.05 in January and an increase from 1.95 in February 2024. The Contract Ratio is 27% higher than the 5-year February average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

Jan 2025	Feb 2024
20	20

Avg DOM**92**

Jan 2025	Feb 2024	YTD
16	28	48

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

Jan 2025	Feb 2024	YTD
102.8%	99.3%	103.2%

February 2025

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**18**

↓ **-18.2%**
from Jan 2025:
22

↓ **-37.9%**
from Feb 2024:
29

YTD	2025	2024	+/-
	42	57	-26.3%

5-year Feb average: **30****New Pendings****17**

↓ **-5.6%**
from Jan 2025:
18

↓ **-29.2%**
from Feb 2024:
24

YTD	2025	2024	+/-
	35	44	-20.5%

5-year Feb average: **23****Closed Sales****18**

↓ **-28.0%**
from Jan 2025:
25

↑ **20.0%**
from Feb 2024:
15

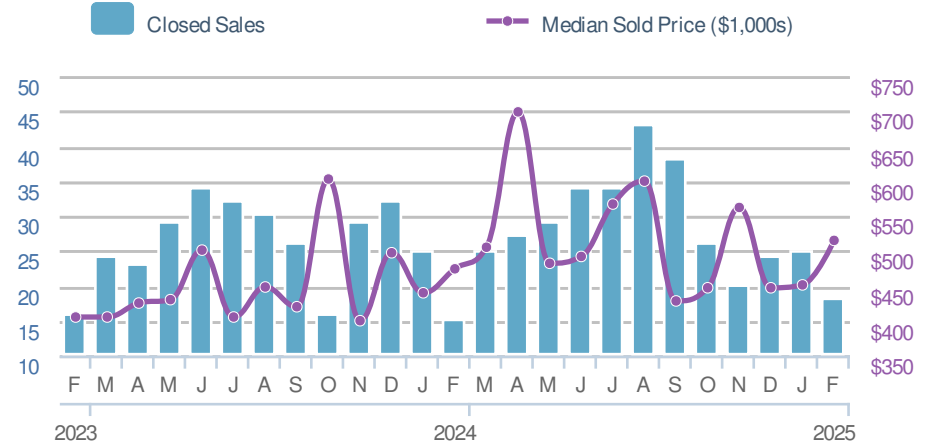
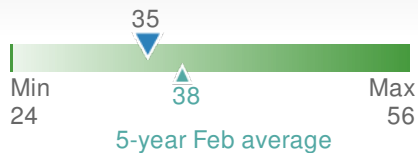
YTD	2025	2024	+/-
	46	43	7.0%

5-year Feb average: **18****Median Sold Price****\$515,500**

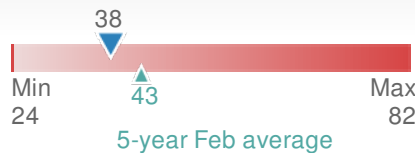
↑ **14.3%**
from Jan 2025:
\$451,000

↑ **8.6%**
from Feb 2024:
\$474,499

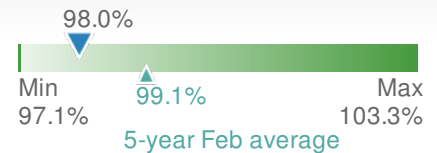
YTD	2025	2024	+/-
	\$472,500	\$462,249	2.2%

5-year Feb average: **\$437,200****Active Listings****35**

Jan 2025	Feb 2024
35	52

Avg DOM**38**

Jan 2025	Feb 2024	YTD
34	34	36



Avg Sold to OLP Ratio**98.0%**

Jan 2025	Feb 2024	YTD
97.4%	97.9%	97.5%

February 2025

Hatboro-Horsham (Montgomery, PA) - Detached

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

 **-25.0%**  **-47.1%**
 from Jan 2025: 12 from Feb 2024: 17



YTD	2025	2024	+/-
	23	37	-37.8%

5-year Feb average: **19****New Pendings****9**

 **-25.0%**  **-30.8%**
 from Jan 2025: 12 from Feb 2024: 13

YTD	2025	2024	+/-
	21	29	-27.6%

5-year Feb average: **14****Closed Sales****11**

 **-15.4%**  **-15.4%**
 from Jan 2025: 13 from Feb 2024: 13

YTD	2025	2024	+/-
	27	34	-20.6%

5-year Feb average: **13****Median Sold Price****\$595,000**

 **25.3%**  **25.4%**
 from Jan 2025: **\$475,000** from Feb 2024: **\$474,499**

YTD	2025	2024	+/-
	\$595,000	\$485,000	22.7%

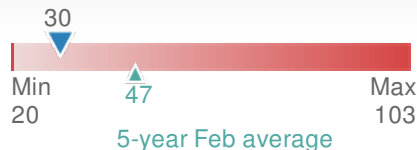
5-year Feb average: **\$490,900****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for February was \$595,000, representing an increase of 25.3% compared to last month and an increase of 25.4% from Feb 2024. The average days on market for units sold in February was 30 days, 36% below the 5-year February average of 47 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 4.8% increase in supply to 22 active units.

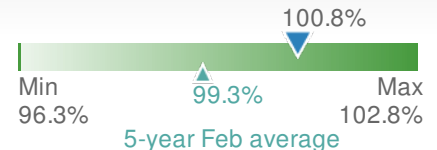
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.81 in January and a decrease from 0.70 in February 2024. The Contract Ratio is 44% lower than the 5-year February average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

Jan 2025	Feb 2024
21	37

Avg DOM**30**

Jan 2025	Feb 2024	YTD
31	36	32


Avg Sold to OLP Ratio**100.8%**


Jan 2025	Feb 2024	YTD
97.4%	97.9%	98.5%

February 2025

Hatboro-Horsham (Montgomery, PA) - Attached


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


 **-10.0%**
 from Jan 2025: **10**

 **-25.0%**
 from Feb 2024: **12**

YTD	2025	2024	+/-
	19	20	-5.0%


5-year Feb average: **11****New Pendings****8**


 **33.3%**
 from Jan 2025: **6**

 **-27.3%**
 from Feb 2024: **11**

YTD	2025	2024	+/-
	14	15	-6.7%


5-year Feb average: **9****Closed Sales****7**

 **-41.7%**
 from Jan 2025: **12**

 **250.0%**
 from Feb 2024: **2**

YTD	2025	2024	+/-
	19	9	111.1%

5-year Feb average: **5****Median Sold Price****\$375,000**

 **1.4%**
 from Jan 2025: **\$370,000**

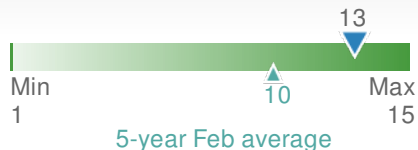
 **-31.2%**
 from Feb 2024: **\$544,894**

YTD	2025	2024	+/-
	\$375,000	\$410,500	-8.6%

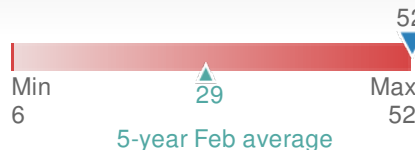
5-year Feb average: **\$357,619****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for February was \$375,000, representing an increase of 1.4% compared to last month and a decrease of 31.2% from Feb 2024. The average days on market for units sold in February was 52 days, 79% above the 5-year February average of 29 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and a 7.1% decrease in supply to 13 active units.

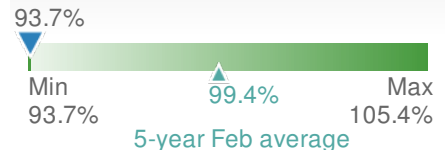
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.79 in January and a decrease from 1.07 in February 2024. The Contract Ratio is 78% lower than the 5-year February average of 4.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**13**

Jan 2025	Feb 2024
14	15

Avg DOM**52**

Jan 2025	Feb 2024	YTD
36	27	42

Avg Sold to OLP Ratio**93.7%**

Jan 2025	Feb 2024	YTD
97.3%	98.2%	96.0%

February 2025

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**47****↑27.0%**from Jan 2025:
37**↓-28.8%**from Feb 2024:
66

YTD	2025	2024	+/-
	95	110	-13.6%

5-year Feb average: **59****New Pendings****47****↑67.9%**from Jan 2025:
28**↓-14.5%**from Feb 2024:
55

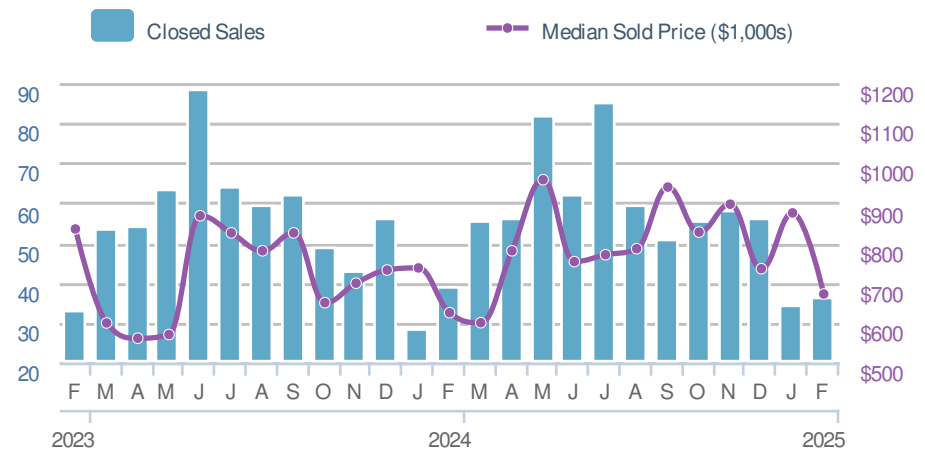
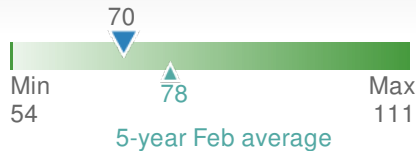
YTD	2025	2024	+/-
	75	96	-21.9%

5-year Feb average: **54****Closed Sales****36****↑5.9%**from Jan 2025:
34**↓-7.7%**from Feb 2024:
39

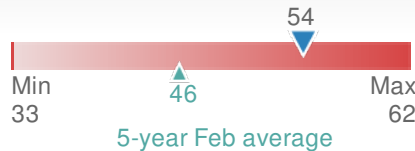
YTD	2025	2024	+/-
	70	67	4.5%

5-year Feb average: **41****Median Sold Price****\$672,500****↓-23.1%**from Jan 2025:
\$875,000**↑7.6%**from Feb 2024:
\$625,000

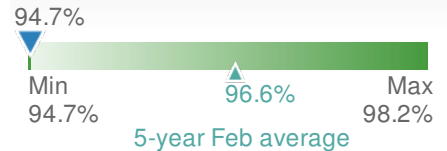
YTD	2025	2024	+/-
	\$748,000	\$665,000	12.5%

5-year Feb average: **\$636,500****Active Listings****70**

Jan 2025	Feb 2024
59	80

Avg DOM**54**

Jan 2025	Feb 2024	YTD
49	33	52

Avg Sold to OLP Ratio**94.7%**

Jan 2025	Feb 2024	YTD
96.2%	98.2%	95.4%

February 2025

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29** **93.3%**from Jan 2025:
15 **-23.7%**from Feb 2024:
38

YTD	2025	2024	+/-
	51	66	-22.7%

5-year Feb average: **34****New Pendings****30** **150.0%**from Jan 2025:
12 **0.0%**from Feb 2024:
30

YTD	2025	2024	+/-
	42	52	-19.2%

5-year Feb average: **31****Closed Sales****20** **5.3%**from Jan 2025:
19 **5.3%**from Feb 2024:
19

YTD	2025	2024	+/-
	39	34	14.7%

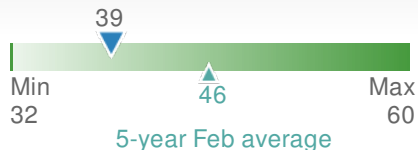
5-year Feb average: **24****Median Sold Price****\$1,125,000** **-4.7%**from Jan 2025:
\$1,180,000 **-15.8%**from Feb 2024:
\$1,336,000

YTD	2025	2024	+/-
	\$1,150,000	\$1,225,000	-6.1%

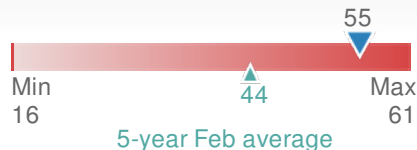
5-year Feb average: **\$1,046,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for February was \$1,125,000, representing a decrease of 4.7% compared to last month and a decrease of 15.8% from Feb 2024. The average days on market for units sold in February was 55 days, 26% above the 5-year February average of 44 days. There was a 150% month over month increase in new contract activity with 30 New Pendings; a 37% MoM increase in All Pendings (new contracts + contracts carried over from January) to 37; and an 18.2% increase in supply to 39 active units.

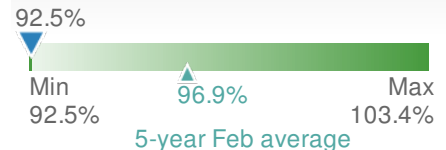
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.82 in January and a decrease from 1.02 in February 2024. The Contract Ratio is 25% lower than the 5-year February average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**39**

Jan 2025	Feb 2024
33	50

Avg DOM**55**

Jan 2025	Feb 2024	YTD
55	16	55



Avg Sold to OLP Ratio**92.5%**

Jan 2025	Feb 2024	YTD
95.1%	103.4%	93.8%

February 2025

Lower Merion (Montgomery, PA) - Attached

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

 **-18.2%**  **-35.7%**
 from Jan 2025: **22** from Feb 2024: **28**


YTD	2025	2024	+/-
	44	44	0.0%

5-year Feb average: **25****New Pendings****17**

 **6.3%**  **-32.0%**
 from Jan 2025: **16** from Feb 2024: **25**

YTD	2025	2024	+/-
	33	44	-25.0%

5-year Feb average: **22****Closed Sales****16**

 **6.7%**  **-20.0%**
 from Jan 2025: **15** from Feb 2024: **20**

YTD	2025	2024	+/-
	31	33	-6.1%

5-year Feb average: **17****Median Sold Price****\$352,500**

 **-7.2%**  **34.3%**
 from Jan 2025: **\$380,000** from Feb 2024: **\$262,500**

YTD	2025	2024	+/-
	\$360,000	\$348,000	3.4%

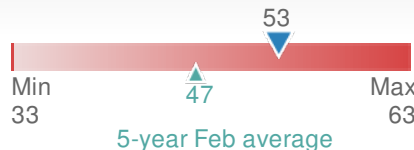
5-year Feb average: **\$321,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for February was \$352,500, representing a decrease of 7.2% compared to last month and an increase of 34.3% from Feb 2024. The average days on market for units sold in February was 53 days, 12% above the 5-year February average of 47 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 22; and a 19.2% increase in supply to 31 active units.

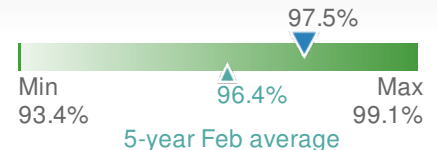
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.85 in January and a decrease from 1.13 in February 2024. The Contract Ratio is 43% lower than the 5-year February average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**31**

Jan 2025	Feb 2024
26	30

Avg DOM**53**

Jan 2025	Feb 2024	YTD
42	49	48

Avg Sold to OLP Ratio**97.5%**

Jan 2025	Feb 2024	YTD
97.6%	93.4%	97.5%

February 2025

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**12** **-25.0%**from Jan 2025:
16 **-55.6%**from Feb 2024:
27

YTD	2025	2024	+/-
	30	49	-38.8%

5-year Feb average: **24****New Pendings****20** **5.3%**from Jan 2025:
19 **-4.8%**from Feb 2024:
21

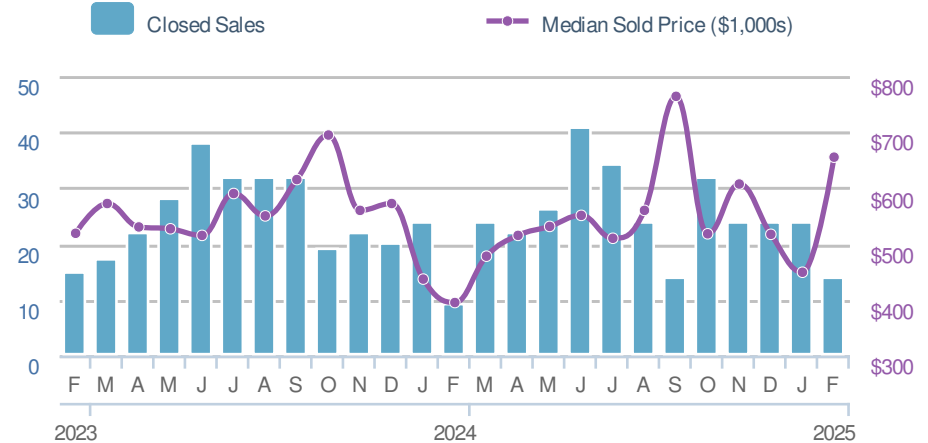
YTD	2025	2024	+/-
	38	40	-5.0%

5-year Feb average: **24****Closed Sales****14** **-41.7%**from Jan 2025:
24 **55.6%**from Feb 2024:
9

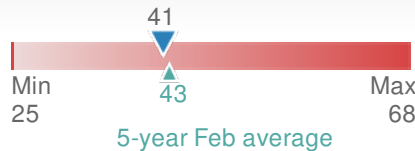
YTD	2025	2024	+/-
	39	34	14.7%

5-year Feb average: **14****Median Sold Price****\$655,000** **45.9%**from Jan 2025:
\$449,000 **65.8%**from Feb 2024:
\$395,000

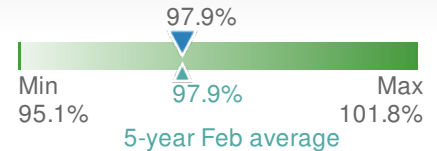
YTD	2025	2024	+/-
	\$539,250	\$437,950	23.1%

5-year Feb average: **\$492,480****Active Listings****27**

Jan 2025	Feb 2024
34	36

Avg DOM**41**

Jan 2025	Feb 2024	YTD
26	44	34

Avg Sold to OLP Ratio**97.9%**

Jan 2025	Feb 2024	YTD
98.8%	95.1%	98.4%

February 2025**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **-8.3%**from Jan 2025:
12 **-50.0%**from Feb 2024:
22

YTD	2025	2024	+/-
	25	41	-39.0%

5-year Feb average: **17****New Pendings****16** **6.7%**from Jan 2025:
15 **-5.9%**from Feb 2024:
17

YTD	2025	2024	+/-
	30	33	-9.1%

5-year Feb average: **17****Closed Sales****12** **-29.4%**from Jan 2025:
17 **50.0%**from Feb 2024:
8

YTD	2025	2024	+/-
	30	25	20.0%

5-year Feb average: **12****Median
Sold Price****\$655,000** **44.1%**from Jan 2025:
\$454,500 **35.1%**from Feb 2024:
\$485,000

YTD	2025	2024	+/-
	\$540,000	\$450,900	19.8%

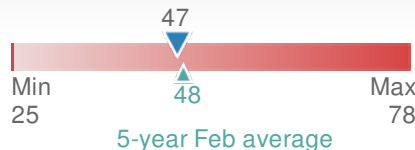
5-year Feb average: **\$506,740****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for February was \$655,000, representing an increase of 44.1% compared to last month and an increase of 35.1% from Feb 2024. The average days on market for units sold in February was 47 days, 3% below the 5-year February average of 48 days. There was a 6.7% month over month increase in new contract activity with 16 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 26; and a 16.7% decrease in supply to 25 active units.

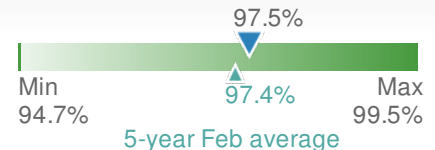
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.73 in January and an increase from 0.82 in February 2024. The Contract Ratio is 13% lower than the 5-year February average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**25**

Jan 2025	Feb 2024
30	33

Avg DOM**47**

Jan 2025	Feb 2024	YTD
23	49	36

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

Jan 2025	Feb 2024	YTD
101.1%	94.7%	99.4%

February 2025

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↓ **-75.0%** ↓ **-80.0%**
from Jan 2025: 4 from Feb 2024: 5

YTD	2025	2024	+/-
	5	8	-37.5%

5-year Feb average: 7

New Pendings**4**

↔ **0.0%** ↔ **0.0%**
from Jan 2025: 4 from Feb 2024: 4

YTD	2025	2024	+/-
	8	7	14.3%

5-year Feb average: 7

Closed Sales**2**

↓ **-71.4%** ↑ **100.0%**
from Jan 2025: 7 from Feb 2024: 1

YTD	2025	2024	+/-
	9	9	0.0%

5-year Feb average: 2

Median Sold Price**\$597,500**

↑ **63.0%** ↑ **83.8%**
from Jan 2025: **\$366,500** from Feb 2024: **\$325,000**

YTD	2025	2024	+/-
	\$515,000	\$410,000	25.6%

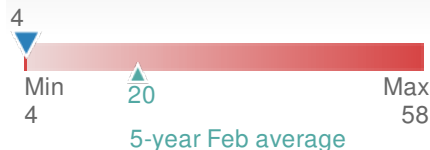
5-year Feb average: **\$461,964****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for February was \$597,500, representing an increase of 63% compared to last month and an increase of 83.8% from Feb 2024. The average days on market for units sold in February was 4 days, 80% below the 5-year February average of 20 days. There was no month over month change in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 6; and a 50% decrease in supply to 2 active units.

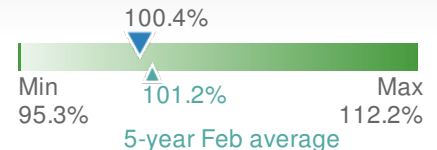
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in January and an increase from 2.33 in February 2024. The Contract Ratio is 39% higher than the 5-year February average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**2**

Jan 2025	Feb 2024
4	3

Avg DOM**4**

Jan 2025	Feb 2024	YTD
34	6	28

Avg Sold to OLP Ratio**100.4%**

Jan 2025	Feb 2024	YTD
93.7%	98.5%	95.2%

February 2025

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**27**

-51.8%
 from Jan 2025: **56**

-53.4%
 from Feb 2024: **58**

YTD	2025	2024	+/-
	90	108	-16.7%

5-year Feb average: **57****New Pendings****39**

-29.1%
 from Jan 2025: **55**

-20.4%
 from Feb 2024: **49**

YTD	2025	2024	+/-
	96	93	3.2%

5-year Feb average: **57****Closed Sales****43**

-6.5%
 from Jan 2025: **46**

10.3%
 from Feb 2024: **39**

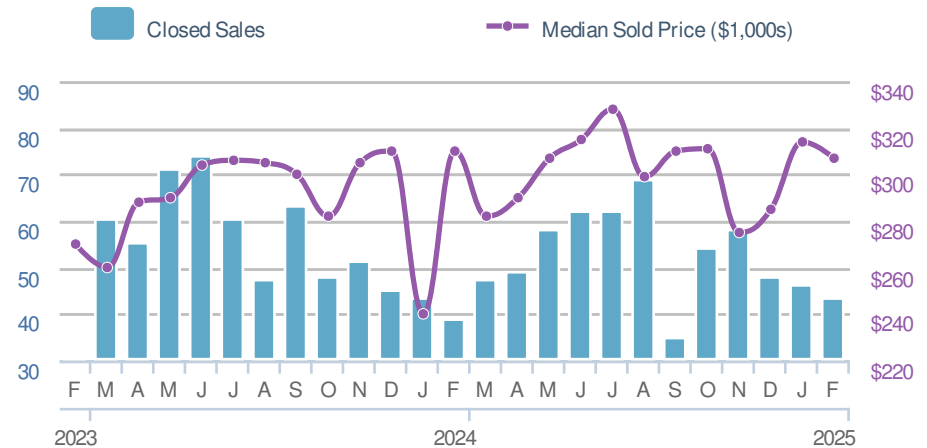
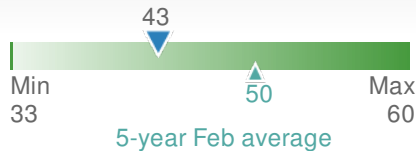
YTD	2025	2024	+/-
	89	82	8.5%

5-year Feb average: **45****Median Sold Price****\$307,500**

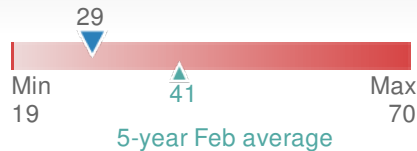
-2.1%
 from Jan 2025: **\$314,205**

-0.8%
 from Feb 2024: **\$310,000**

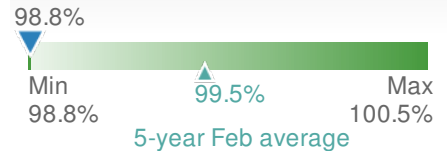
YTD	2025	2024	+/-
	\$310,000	\$280,000	10.7%

5-year Feb average: **\$265,500****Active Listings****43**

Jan 2025	Feb 2024
61	60

Avg DOM**29**

Jan 2025	Feb 2024	YTD
38	70	34


Avg Sold to OLP Ratio**98.8%**


Jan 2025	Feb 2024	YTD
97.7%	99.3%	98.2%

February 2025

Norristown Area (Montgomery, PA) - Detached

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

 **-47.1%**
 from Jan 2025: **17**

 **-50.0%**
 from Feb 2024: **18**

YTD	2025	2024	+/-
	27	40	-32.5%

5-year Feb average: **16****New Pendings****18**

 **-14.3%**
 from Jan 2025: **21**

 **-5.3%**
 from Feb 2024: **19**

YTD	2025	2024	+/-
	38	35	8.6%


5-year Feb average: **20****Closed Sales****16**


 **-5.9%**
 from Jan 2025: **17**

 **23.1%**
 from Feb 2024: **13**

YTD	2025	2024	+/-
	33	24	37.5%

5-year Feb average: **16****Median Sold Price****\$442,200**

 **14.9%**
 from Jan 2025: **\$385,000**

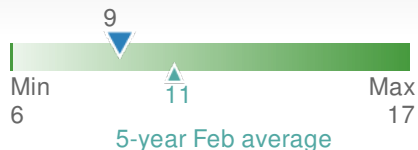
 **9.8%**
 from Feb 2024: **\$402,750**

YTD	2025	2024	+/-
	\$388,450	\$344,500	12.8%

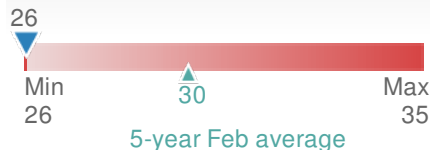
5-year Feb average: **\$358,990****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for February was \$442,200, representing an increase of 14.9% compared to last month and an increase of 9.8% from Feb 2024. The average days on market for units sold in February was 26 days, 13% below the 5-year February average of 30 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and a 47.1% decrease in supply to 9 active units.

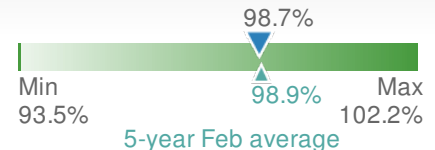
This activity resulted in a Contract Ratio of 3.22 pendings per active listing, up from 1.59 in January and an increase from 1.35 in February 2024. The Contract Ratio is 3% lower than the 5-year February average of 3.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**9**

Jan 2025	Feb 2024
17	17

Avg DOM**26**

Jan 2025	Feb 2024	YTD
31	31	29



Avg Sold to OLP Ratio**98.7%**

Jan 2025	Feb 2024	YTD
97.6%	93.5%	98.1%

February 2025


Norristown Area (Montgomery, PA) - Attached

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

 **-53.8%**
 from Jan 2025: **39**
 **-55.0%**
 from Feb 2024: **40**

YTD	2025	2024	+/-
	63	68	-7.4%

5-year Feb average: **40****New Pendings****21**

 **-38.2%**
 from Jan 2025: **34**
 **-30.0%**
 from Feb 2024: **30**

YTD	2025	2024	+/-
	58	58	0.0%

5-year Feb average: **37****Closed Sales****27**

 **-6.9%**
 from Jan 2025: **29**
 **3.8%**
 from Feb 2024: **26**

YTD	2025	2024	+/-
	56	58	-3.4%

5-year Feb average: **29****Median Sold Price****\$275,000**

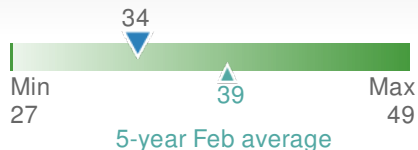
 **3.8%**
 from Jan 2025: **\$265,000**
 **-2.2%**
 from Feb 2024: **\$281,250**

YTD	2025	2024	+/-
	\$270,000	\$236,000	14.4%

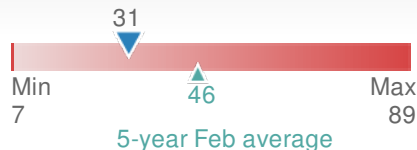
5-year Feb average: **\$226,650****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for February was \$275,000, representing an increase of 3.8% compared to last month and a decrease of 2.2% from Feb 2024. The average days on market for units sold in February was 31 days, 33% below the 5-year February average of 46 days. There was a 38.2% month over month decrease in new contract activity with 21 New Pendings; a 3.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 54; and a 22.7% decrease in supply to 34 active units.

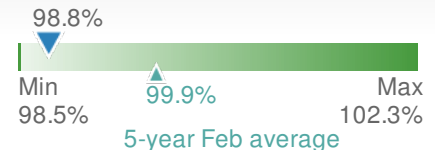
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.27 in January and an increase from 0.98 in February 2024. The Contract Ratio is 11% lower than the 5-year February average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**34**

Jan 2025	Feb 2024
44	43

Avg DOM**31**

Jan 2025	Feb 2024	YTD
43	89	37

Avg Sold to OLP Ratio**98.8%**

Jan 2025	Feb 2024	YTD
97.7%	102.3%	98.2%

February 2025

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**59** **20.4%**from Jan 2025:
49 **-29.8%**from Feb 2024:
84

YTD	2025	2024	+/-
	112	148	-24.3%

5-year Feb average: **84****New Pendings****56** **19.1%**from Jan 2025:
47 **-16.4%**from Feb 2024:
67

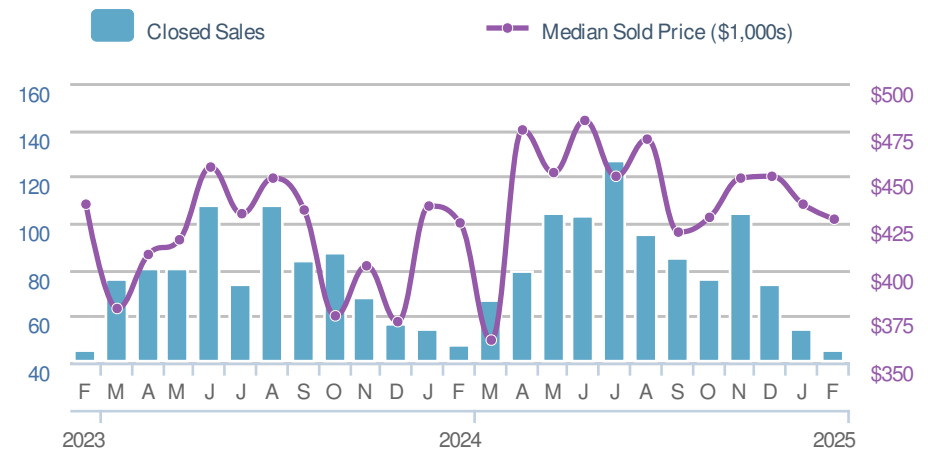
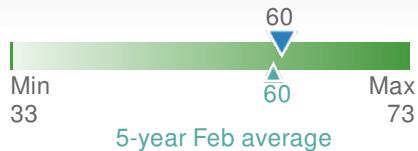
YTD	2025	2024	+/-
	104	129	-19.4%

5-year Feb average: **73****Closed Sales****45** **-16.7%**from Jan 2025:
54 **-4.3%**from Feb 2024:
47

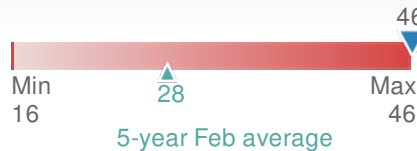
YTD	2025	2024	+/-
	99	103	-3.9%

5-year Feb average: **52****Median Sold Price****\$427,500** **-1.7%**from Jan 2025:
\$435,000 **0.6%**from Feb 2024:
\$425,000

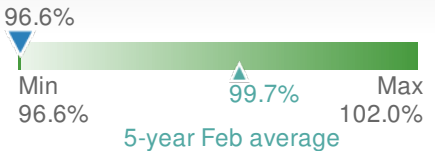
YTD	2025	2024	+/-
	\$430,000	\$432,500	-0.6%

5-year Feb average: **\$393,500****Active Listings****60**

Jan 2025	Feb 2024
57	63

Avg DOM**46**

Jan 2025	Feb 2024	YTD
17	24	30

Avg Sold to OLP Ratio**96.6%**

Jan 2025	Feb 2024	YTD
99.2%	99.1%	98.0%

February 2025

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **14.8%**from Jan 2025:
27 **-32.6%**from Feb 2024:
46

YTD	2025	2024	+/-
	60	79	-24.1%

5-year Feb average: **50****New Pendings****29** **20.8%**from Jan 2025:
24 **-14.7%**from Feb 2024:
34

YTD	2025	2024	+/-
	54	63	-14.3%

5-year Feb average: **40****Closed Sales****20** **-13.0%**from Jan 2025:
23 **-28.6%**from Feb 2024:
28

YTD	2025	2024	+/-
	43	57	-24.6%

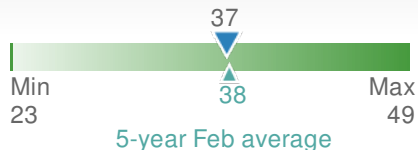
5-year Feb average: **28****Median
Sold Price****\$422,500** **-18.7%**from Jan 2025:
\$519,500 **-17.2%**from Feb 2024:
\$510,000

YTD	2025	2024	+/-
	\$475,000	\$559,000	-15.0%

5-year Feb average: **\$444,480****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for February was \$422,500, representing a decrease of 18.7% compared to last month and a decrease of 17.2% from Feb 2024. The average days on market for units sold in February was 38 days, 39% above the 5-year February average of 27 days. There was a 20.8% 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 January) to 40; and a 12.1% increase in supply to 37 active units.

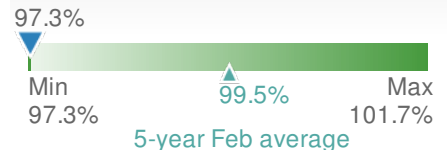
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.91 in January and a decrease from 1.25 in February 2024. The Contract Ratio is 44% lower than the 5-year February average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**37**

Jan 2025	Feb 2024
33	36

Avg DOM**38**



Jan 2025	Feb 2024	YTD
12	21	24

**Avg Sold to
OLP Ratio****97.3%**



Jan 2025	Feb 2024	YTD
100.2%	98.8%	98.8%

February 2025



North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28**
 **27.3%**
from Jan 2025:
22
 **-26.3%**
from Feb 2024:
38



YTD	2025	2024	+/-
	52	69	-24.6%

5-year Feb average: **34****New Pendings****27**
 **17.4%**
from Jan 2025:
23
 **-18.2%**
from Feb 2024:
33

YTD	2025	2024	+/-
	50	66	-24.2%

5-year Feb average: **32****Closed Sales****25**
 **-19.4%**
from Jan 2025:
31
 **31.6%**
from Feb 2024:
19

YTD	2025	2024	+/-
	56	46	21.7%

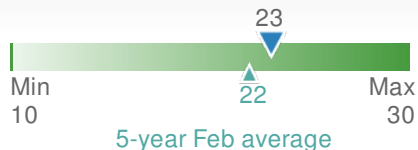
5-year Feb average: **24****Median
Sold Price****\$427,500**
 **34.0%**
from Jan 2025:
\$319,100
 **3.0%**
from Feb 2024:
\$415,000

YTD	2025	2024	+/-
	\$395,500	\$357,500	10.6%

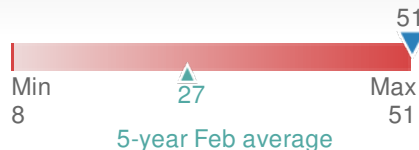
5-year Feb average: **\$364,400****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for February was \$427,500, representing an increase of 34% compared to last month and an increase of 3% from Feb 2024. The average days on market for units sold in February was 51 days, 86% above the 5-year February average of 27 days. There was a 17.4% month over month increase in new contract activity with 27 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 32; and a 4.2% decrease in supply to 23 active units.

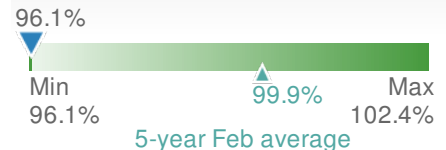
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.25 in January and a decrease from 1.74 in February 2024. The Contract Ratio is 48% lower than the 5-year February average of 2.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

Jan 2025	Feb 2024
24	27

Avg DOM**51**

Jan 2025	Feb 2024	YTD
20	28	34

**Avg Sold to
OLP Ratio****96.1%**

Jan 2025	Feb 2024	YTD
98.5%	99.5%	97.4%

February 2025

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**29**

↑ **11.5%**
from Jan 2025:
26

↑ **31.8%**
from Feb 2024:
22

YTD	2025	2024	+/-
	61	44	38.6%

5-year Feb average: **29****New Pendings****27**

↑ **42.1%**
from Jan 2025:
19

↑ **12.5%**
from Feb 2024:
24

YTD	2025	2024	+/-
	46	52	-11.5%

5-year Feb average: **28****Closed Sales****15**

↑ **15.4%**
from Jan 2025:
13

↓ **-44.4%**
from Feb 2024:
27

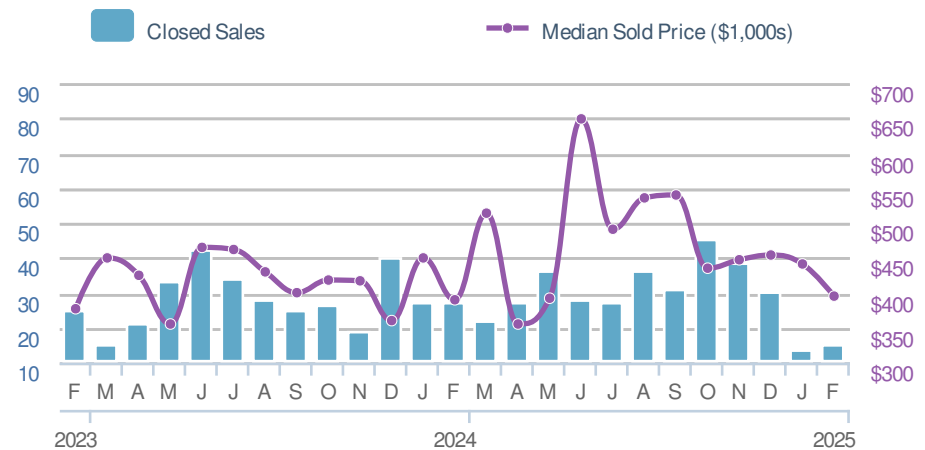
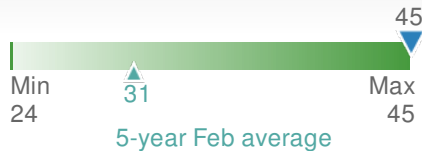
YTD	2025	2024	+/-
	28	54	-48.1%

5-year Feb average: **25****Median Sold Price****\$395,000**

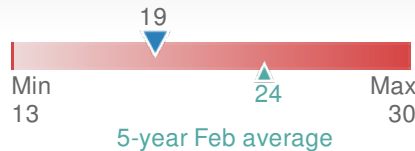
↓ **-10.4%**
from Jan 2025:
\$441,000

↑ **1.3%**
from Feb 2024:
\$390,000

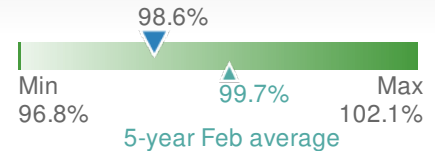
YTD	2025	2024	+/-
	\$411,250	\$422,500	-2.7%

5-year Feb average: **\$359,300****Active Listings****45**

Jan 2025	Feb 2024
37	24

Avg DOM**19**

Jan 2025	Feb 2024	YTD
22	30	20

Avg Sold to OLP Ratio**98.6%**

Jan 2025	Feb 2024	YTD
96.1%	96.8%	97.4%

February 2025

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20** **33.3%**from Jan 2025:
15 **33.3%**from Feb 2024:
15

YTD	2025	2024	+/-
	40	24	66.7%

5-year Feb average: **18****New Pendings****18** **80.0%**from Jan 2025:
10 **12.5%**from Feb 2024:
16

YTD	2025	2024	+/-
	29	32	-9.4%

5-year Feb average: **17****Closed Sales****8** **-11.1%**from Jan 2025:
9 **-46.7%**from Feb 2024:
15

YTD	2025	2024	+/-
	17	33	-48.5%

5-year Feb average: **13****Median
Sold Price****\$594,200** **30.6%**from Jan 2025:
\$455,000 **18.8%**from Feb 2024:
\$500,000

YTD	2025	2024	+/-
	\$460,000	\$500,000	-8.0%

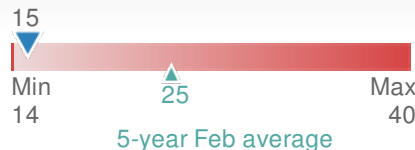
5-year Feb average: **\$466,530****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for February was \$594,200, representing an increase of 30.6% compared to last month and an increase of 18.8% from Feb 2024. The average days on market for units sold in February was 15 days, 40% below the 5-year February average of 25 days. There was an 80% month over month increase in new contract activity with 18 New Pendings; a 73.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 26; and a 25% increase in supply to 25 active units.

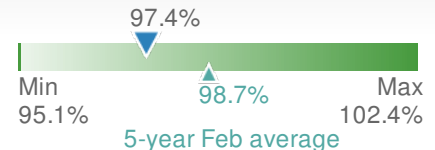
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.75 in January and a decrease from 1.80 in February 2024. The Contract Ratio is 32% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**25**

Jan 2025	Feb 2024
20	15

Avg DOM**15**

Jan 2025	Feb 2024	YTD
26	26	21

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

Jan 2025	Feb 2024	YTD
95.3%	96.7%	96.3%

February 2025

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9** **-18.2%**from Jan 2025:
11 **28.6%**from Feb 2024:
7

YTD	2025	2024	+/-
	21	20	5.0%

5-year Feb average: **11****New Pendings****9** **0.0%**from Jan 2025:
9 **12.5%**from Feb 2024:
8

YTD	2025	2024	+/-
	17	20	-15.0%

5-year Feb average: **11****Closed Sales****7** **75.0%**from Jan 2025:
4 **-41.7%**from Feb 2024:
12

YTD	2025	2024	+/-
	11	21	-47.6%

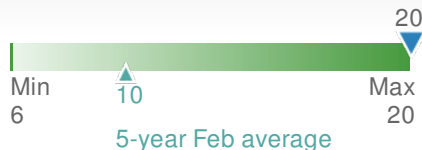
5-year Feb average: **11****Median Sold Price****\$365,000** **24.8%**from Jan 2025:
\$292,450 **2.6%**from Feb 2024:
\$355,625

YTD	2025	2024	+/-
	\$330,000	\$350,000	-5.7%

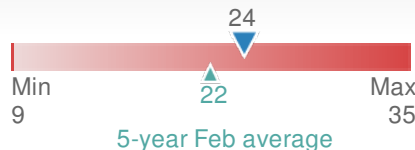
5-year Feb average: **\$306,115****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for February was \$365,000, representing an increase of 24.8% compared to last month and an increase of 2.6% from Feb 2024. The average days on market for units sold in February was 24 days, 8% above the 5-year February 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 January) to 12; and a 17.6% increase in supply to 20 active units.

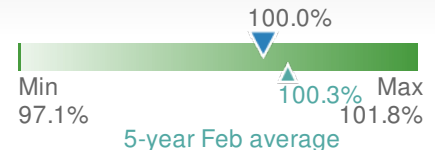
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.65 in January and a decrease from 1.11 in February 2024. The Contract Ratio is 71% lower than the 5-year February average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**20**

Jan 2025	Feb 2024
17	9

Avg DOM**24**

Jan 2025	Feb 2024	YTD
11	35	19

Avg Sold to OLP Ratio**100.0%**

Jan 2025	Feb 2024	YTD
97.7%	97.1%	99.2%

February 2025

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**26** **-3.7%**from Jan 2025:
27 **52.9%**from Feb 2024:
17

YTD	2025	2024	+/-
	53	55	-3.6%

5-year Feb average: **24****New Pendings****24** **-11.1%**from Jan 2025:
27 **-11.1%**from Feb 2024:
27

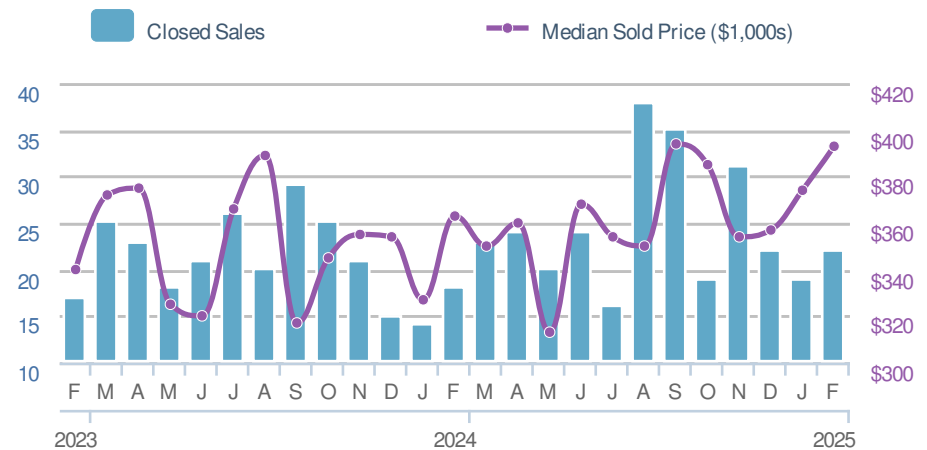
YTD	2025	2024	+/-
	50	46	8.7%

5-year Feb average: **27****Closed Sales****22** **15.8%**from Jan 2025:
19 **22.2%**from Feb 2024:
18

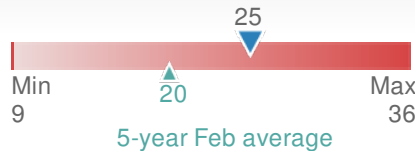
YTD	2025	2024	+/-
	41	33	24.2%

5-year Feb average: **20****Median Sold Price****\$393,000** **4.8%**from Jan 2025:
\$374,999 **8.3%**from Feb 2024:
\$363,000

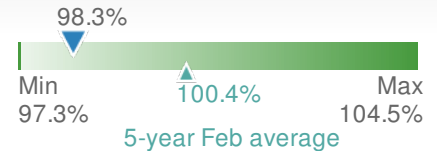
YTD	2025	2024	+/-
	\$390,000	\$346,487	12.6%

5-year Feb average: **\$318,650****Active Listings****22**

Jan 2025	Feb 2024
21	22

Avg DOM**25**

Jan 2025	Feb 2024	YTD
32	18	28

Avg Sold to OLP Ratio**98.3%**

Jan 2025	Feb 2024	YTD
98.3%	99.8%	98.3%

February 2025

Pottsgrove (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19**

0.0%

from Jan 2025:
19

35.7%

from Feb 2024:
14

YTD	2025	2024	+/-
	38	44	-13.6%

5-year Feb average: **16****New Pendings****15**

-28.6%

from Jan 2025:
21

-34.8%

from Feb 2024:
23

YTD	2025	2024	+/-
	35	35	0.0%

5-year Feb average: **19****Closed Sales****18**

12.5%

from Jan 2025:
16

28.6%

from Feb 2024:
14

YTD	2025	2024	+/-
	34	23	47.8%

5-year Feb average: **14****Median
Sold Price****\$419,320**

1.7%

from Jan 2025:
\$412,320

11.4%

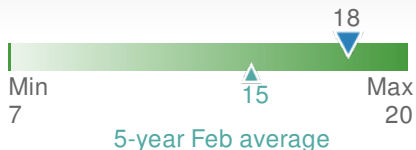
from Feb 2024:
\$376,250

YTD	2025	2024	+/-
	\$414,820	\$376,250	10.3%

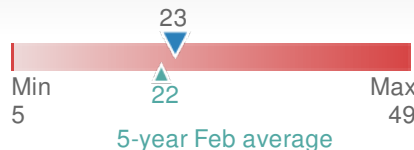
5-year Feb average: **\$364,819****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for February was \$419,320, representing an increase of 1.7% compared to last month and an increase of 11.4% from Feb 2024. The average days on market for units sold in February was 23 days, 4% above the 5-year February average of 22 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; a 13.8% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 25; and a 12.5% increase in supply to 18 active units.

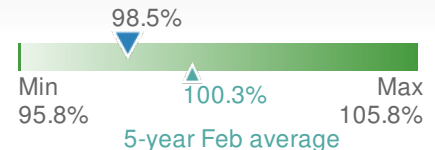
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 1.81 in January and a decrease from 1.58 in February 2024. The Contract Ratio is 59% lower than the 5-year February average of 3.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

Jan 2025	Feb 2024
16	19



Avg DOM**23**

Jan 2025	Feb 2024	YTD
36	20	29

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

Jan 2025	Feb 2024	YTD
97.7%	99.5%	98.1%



February 2025**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

 **-12.5%**
 **133.3%**

from Jan 2025: **8**
 from Feb 2024: **3**

YTD	2025	2024	+/-
	15	11	36.4%



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

 **50.0%**
 **125.0%**

from Jan 2025: **6**
 from Feb 2024: **4**

YTD	2025	2024	+/-
	15	11	36.4%

5-year Feb average: **8****Closed Sales****4**

 **33.3%**
 **0.0%**

from Jan 2025: **3**
 from Feb 2024: **4**

YTD	2025	2024	+/-
	7	10	-30.0%

5-year Feb average: **6****Median Sold Price****\$289,500**

 **7.2%**
 **-1.0%**

from Jan 2025: **\$270,000**
 from Feb 2024: **\$292,500**

YTD	2025	2024	+/-
	\$270,000	\$300,250	-10.1%

5-year Feb average: **\$245,600****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for February was \$289,500, representing an increase of 7.2% compared to last month and a decrease of 1% from Feb 2024. The average days on market for units sold in February was 35 days, 147% above the 5-year February average of 14 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 15; and a 20% decrease in supply to 4 active units.

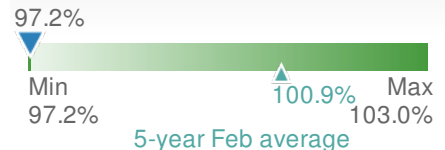
This activity resulted in a Contract Ratio of 3.75 pendings per active listing, up from 2.00 in January and an increase from 3.33 in February 2024. The Contract Ratio is 68% lower than the 5-year February average of 11.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**4**

Jan 2025	Feb 2024
5	3

Avg DOM**35**

Jan 2025	Feb 2024	YTD
10	10	25



Avg Sold to OLP Ratio**97.2%**

Jan 2025	Feb 2024	YTD
101.2%	100.6%	98.9%



February 2025

Pottstown (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**20** **11.1%**
from Jan 2025:
18 **5.3%**
from Feb 2024:
19



YTD	2025	2024	+/-
	39	34	14.7%

5-year Feb average: **26****New Pendings****25** **8.7%**
from Jan 2025:
23 **0.0%**
from Feb 2024:
25

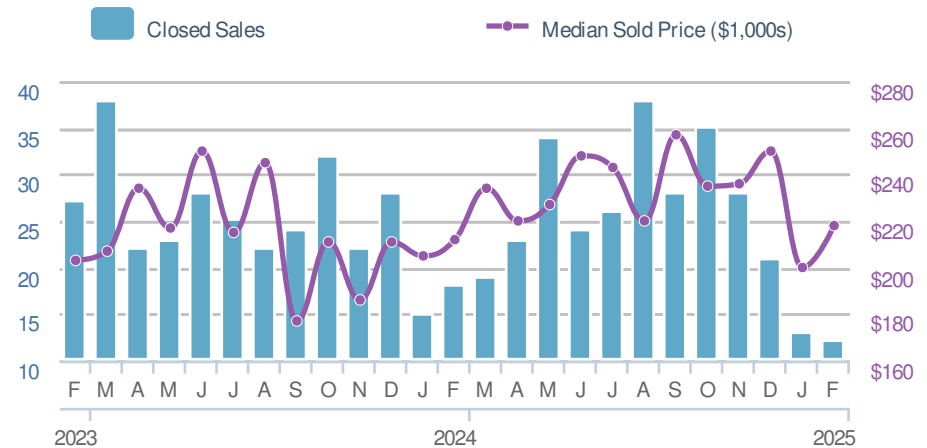
YTD	2025	2024	+/-
	46	42	9.5%

5-year Feb average: **31****Closed Sales****12** **-7.7%**
from Jan 2025:
13 **-33.3%**
from Feb 2024:
18

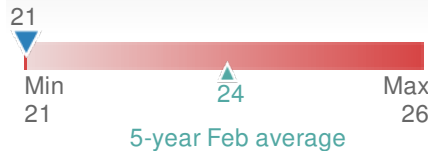
YTD	2025	2024	+/-
	25	33	-24.2%

5-year Feb average: **22****Median Sold Price****\$218,000** **9.0%**
from Jan 2025:
\$200,000 **2.4%**
from Feb 2024:
\$212,950

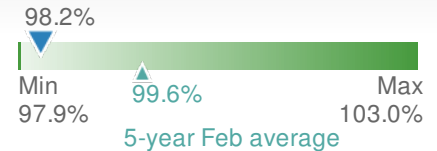
YTD	2025	2024	+/-
	\$206,000	\$210,000	-1.9%

5-year Feb average: **\$195,990****Active Listings****24**


Jan 2025	Feb 2024
30	19

Avg DOM**21**


Jan 2025	Feb 2024	YTD
23	23	22

Avg Sold to OLP Ratio**98.2%**


Jan 2025	Feb 2024	YTD
99.9%	99.3%	99.1%

February 2025**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**
 **40.0%**
from Jan 2025:
10
 **16.7%**
from Feb 2024:
12



YTD	2025	2024	+/-
	25	20	25.0%

5-year Feb average: **14****New Pendings****14**
 **7.7%**
from Jan 2025:
13
 **-30.0%**
from Feb 2024:
20

YTD	2025	2024	+/-
	25	25	0.0%

5-year Feb average: **16****Closed Sales****7**
 **16.7%**
from Jan 2025:
6
 **-12.5%**
from Feb 2024:
8

YTD	2025	2024	+/-
	13	13	0.0%

5-year Feb average: **11****Median
Sold Price****\$230,000**
 **-13.2%**
from Jan 2025:
\$265,000
 **-8.9%**
from Feb 2024:
\$252,500

YTD	2025	2024	+/-
	\$255,000	\$246,500	3.4%

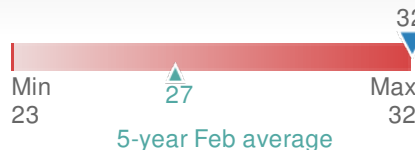
5-year Feb average: **\$221,600****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for February was \$230,000, representing a decrease of 13.2% compared to last month and a decrease of 8.9% from Feb 2024. The average days on market for units sold in February was 32 days, 19% above the 5-year February average of 27 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 17; and a 6.3% increase in supply to 17 active units.

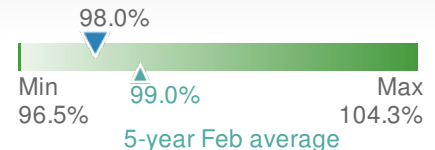
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.75 in January and a decrease from 1.80 in February 2024. The Contract Ratio is 52% lower than the 5-year February average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**17**

Jan 2025	Feb 2024
16	10

Avg DOM**32**

Jan 2025	Feb 2024	YTD
34	25	33



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

Jan 2025	Feb 2024	YTD
97.3%	98.0%	97.7%

February 2025



Pottstown (Montgomery, PA) - Attached

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

 **-25.0%**
 from Jan 2025: **8**
 **-14.3%**
 from Feb 2024: **7**



YTD	2025	2024	+/-
	14	14	0.0%

5-year Feb average: **12****New Pendings****11**

 **10.0%**
 from Jan 2025: **10**
 **120.0%**
 from Feb 2024: **5**

YTD	2025	2024	+/-
	21	17	23.5%

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

 **-28.6%**
 from Jan 2025: **7**
 **-50.0%**
 from Feb 2024: **10**

YTD	2025	2024	+/-
	12	20	-40.0%

5-year Feb average: **11****Median Sold Price****\$196,000**

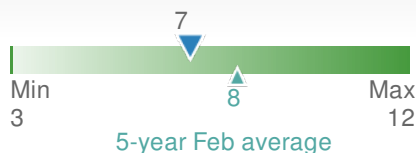
 **8.0%**
 from Jan 2025: **\$181,500**
 **-2.5%**
 from Feb 2024: **\$201,000**

YTD	2025	2024	+/-
	\$187,500	\$177,450	5.7%

5-year Feb average: **\$176,750****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for February was \$196,000, representing an increase of 8% compared to last month and a decrease of 2.5% from Feb 2024. The average days on market for units sold in February was 5 days, 74% below the 5-year February average of 19 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 15; and a 50% decrease in supply to 7 active units.

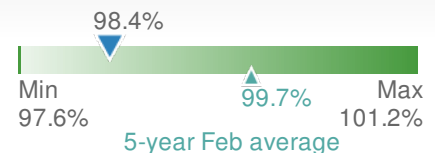
This activity resulted in a Contract Ratio of 2.14 pendings per active listing, up from 0.64 in January and an increase from 1.00 in February 2024. The Contract Ratio is 36% lower than the 5-year February average of 3.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**7**

Jan 2025	Feb 2024
14	9

Avg DOM**5**

Jan 2025	Feb 2024	YTD
14	22	10

Avg Sold to OLP Ratio**98.4%**

Jan 2025	Feb 2024	YTD
102.1%	100.3%	100.6%

February 2025

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**32**

↔ 0.0%
from Jan 2025:
32

↓ -22.0%
from Feb 2024:
41

YTD	2025	2024	+/-
	65	73	-11.0%

5-year Feb average: **38****New Pendings****25**

↑ 19.0%
from Jan 2025:
21

↔ 0.0%
from Feb 2024:
25

YTD	2025	2024	+/-
	46	41	12.2%

5-year Feb average: **29****Closed Sales****20**

↓ -13.0%
from Jan 2025:
23

↑ 11.1%
from Feb 2024:
18

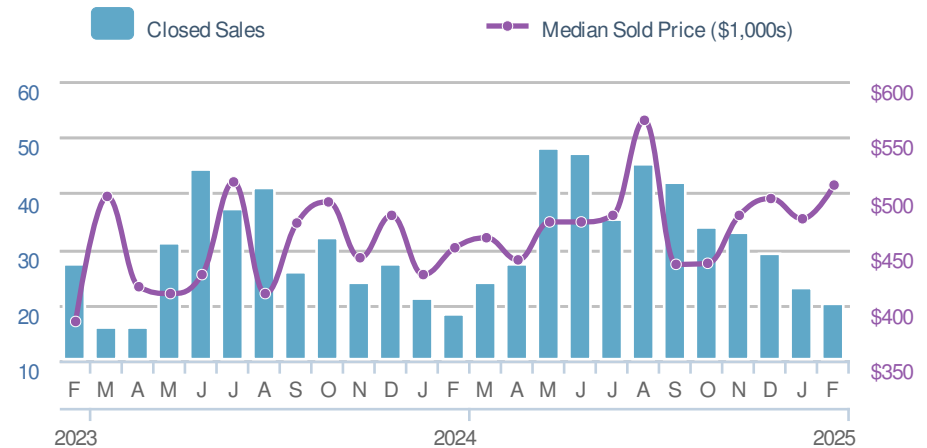
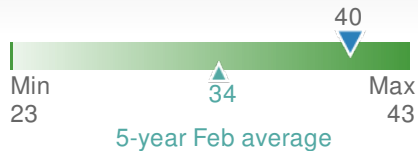
YTD	2025	2024	+/-
	43	39	10.3%

5-year Feb average: **21****Median Sold Price****\$507,942**

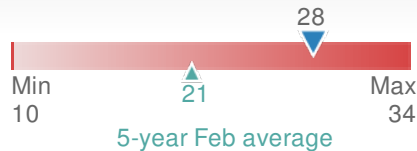
↑ 6.4%
from Jan 2025:
\$477,500

↑ 12.6%
from Feb 2024:
\$451,087

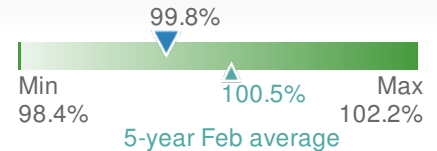
YTD	2025	2024	+/-
	\$484,900	\$439,990	10.2%

5-year Feb average: **\$414,606****Active Listings****40**

Jan 2025	Feb 2024
40	43

Avg DOM**28**

Jan 2025	Feb 2024	YTD
26	10	27

Avg Sold to OLP Ratio**99.8%**

Jan 2025	Feb 2024	YTD
97.0%	101.3%	98.3%

February 2025**Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **-5.6%**from Jan 2025:
18 **-34.6%**from Feb 2024:
26

YTD	2025	2024	+/-
	36	46	-21.7%

5-year Feb average: **24****New Pendings****14** **-6.7%**from Jan 2025:
15 **0.0%**from Feb 2024:
14

YTD	2025	2024	+/-
	29	23	26.1%

5-year Feb average: **19****Closed Sales****13** **0.0%**from Jan 2025:
13 **30.0%**from Feb 2024:
10

YTD	2025	2024	+/-
	26	23	13.0%

5-year Feb average: **13****Median
Sold Price****\$550,000** **-18.5%**from Jan 2025:
\$675,000 **15.4%**from Feb 2024:
\$476,450

YTD	2025	2024	+/-
	\$572,500	\$445,000	28.7%

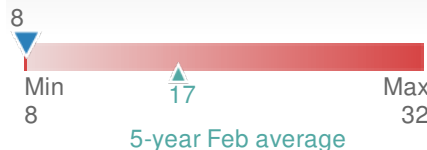
5-year Feb average: **\$452,680****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for February was \$550,000, representing a decrease of 18.5% compared to last month and an increase of 15.4% from Feb 2024. The average days on market for units sold in February was 8 days, 54% below the 5-year February average of 17 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 25; and a 12% decrease in supply to 22 active units.

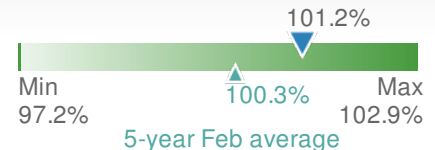
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.00 in January and an increase from 0.73 in February 2024. The Contract Ratio is 25% lower than the 5-year February average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

Jan 2025	Feb 2024
25	26

Avg DOM**8**

Jan 2025	Feb 2024	YTD
27	17	17

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

Jan 2025	Feb 2024	YTD
96.4%	101.2%	98.8%

February 2025**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **7.1%**from Jan 2025:
14 **0.0%**from Feb 2024:
15

YTD	2025	2024	+/-
	29	27	7.4%

5-year Feb average: **14****New Pendings****11** **83.3%**from Jan 2025:
6 **0.0%**from Feb 2024:
11

YTD	2025	2024	+/-
	17	18	-5.6%

5-year Feb average: **10****Closed Sales****7** **-30.0%**from Jan 2025:
10 **-12.5%**from Feb 2024:
8

YTD	2025	2024	+/-
	17	16	6.3%

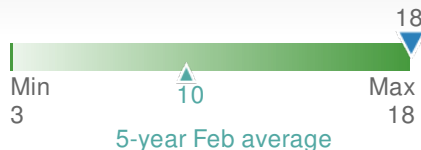
5-year Feb average: **9****Median Sold Price****\$484,900** **23.5%**from Jan 2025:
\$392,500 **10.0%**from Feb 2024:
\$440,995

YTD	2025	2024	+/-
	\$460,000	\$434,540	5.9%

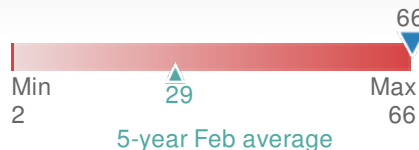
5-year Feb average: **\$388,669****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for February was \$484,900, representing an increase of 23.5% compared to last month and an increase of 10% from Feb 2024. The average days on market for units sold in February was 66 days, 128% above the 5-year February average of 29 days. There was an 83.3% month over month increase in new contract activity with 11 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 20% increase in supply to 18 active units.

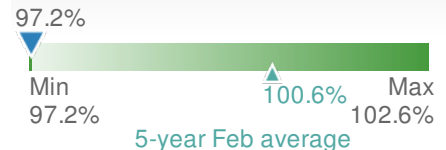
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.67 in January and a decrease from 1.94 in February 2024. The Contract Ratio is 69% lower than the 5-year February average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

Jan 2025	Feb 2024
15	17

Avg DOM**66**

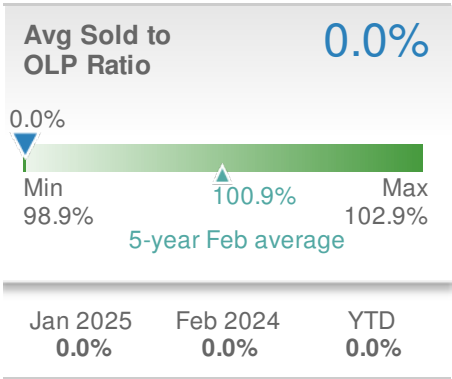
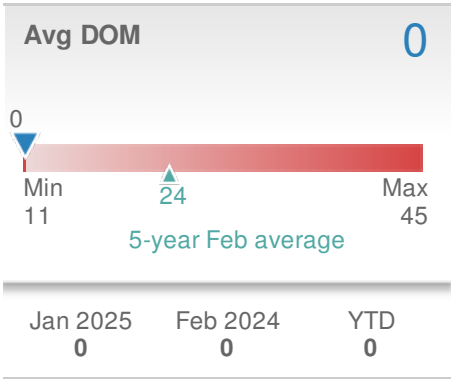
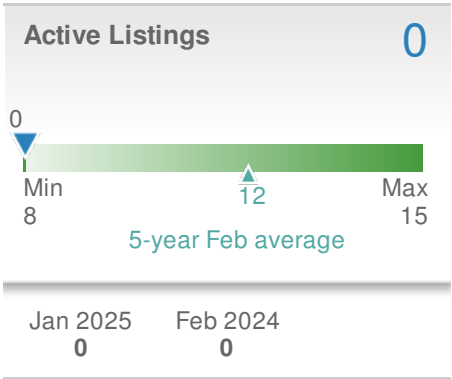
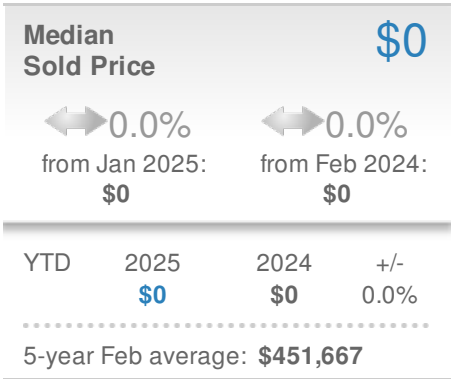
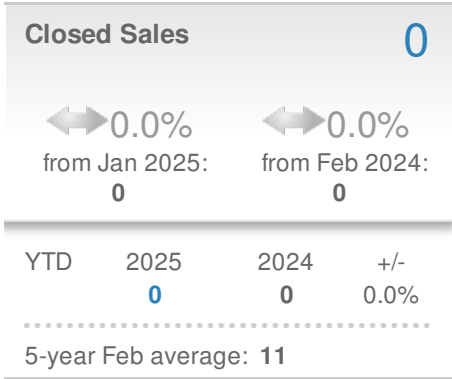
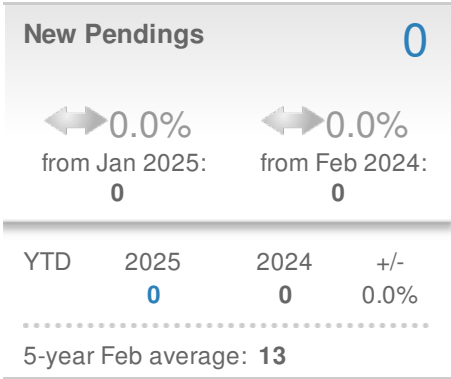
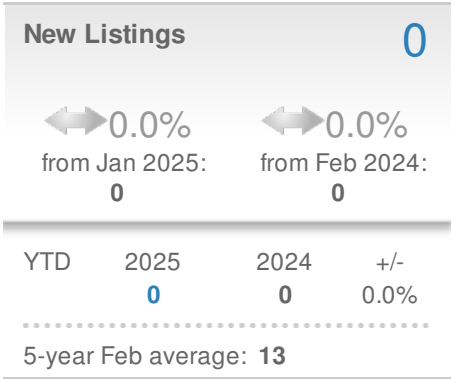
Jan 2025	Feb 2024	YTD
26	2	42

Avg Sold to OLP Ratio**97.2%**

Jan 2025	Feb 2024	YTD
97.8%	101.4%	97.5%

February 2025
Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



February 2025

Springfield (Montgomery, PA) - Detached

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

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Feb average: 6

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Feb average: 7

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Feb average: 5

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

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
\$0 \$0

YTD	2025	2024	+/-
	\$0	\$0	%

5-year Feb average: **\$471,667****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for February was \$0, representing no change compared to last month and no change from Feb 2024. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 22 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

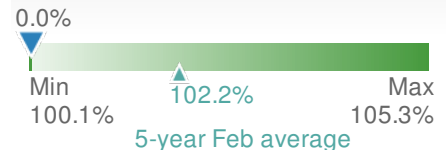
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2024. The Contract Ratio is 100% lower than the 5-year February average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

Jan 2025	Feb 2024
0	0

Avg DOM**0**

Jan 2025	Feb 2024	YTD
0	0	0

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

Jan 2025	Feb 2024	YTD
0.0%	0.0%	0.0%

February 2025

Springfield (Montgomery, PA) - Attached

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

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Feb average: 1

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Feb average: 1

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Feb average: 1

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

↔ 0.0% ↔ 0.0%
from Jan 2025: from Feb 2024:
\$0 \$0

YTD	2025	2024	+/-
	\$0	\$0	%

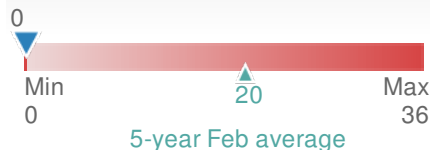
5-year Feb average: **\$235,333****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and no change from Feb 2024. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 20 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

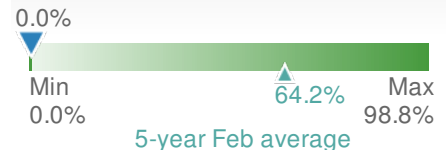
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2024. The Contract Ratio is 100% lower than the 5-year February average of 3.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

Jan 2025	Feb 2024
0	0

Avg DOM**0**

Jan 2025	Feb 2024	YTD
0	0	0

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

Jan 2025	Feb 2024	YTD
0.0%	0.0%	0.0%

February 2025

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**33** **13.8%**from Jan 2025:
29 **-8.3%**from Feb 2024:
36

YTD	2025	2024	+/-
	68	73	-6.8%

5-year Feb average: **42****New Pendings****39** **18.2%**from Jan 2025:
33 **5.4%**from Feb 2024:
37

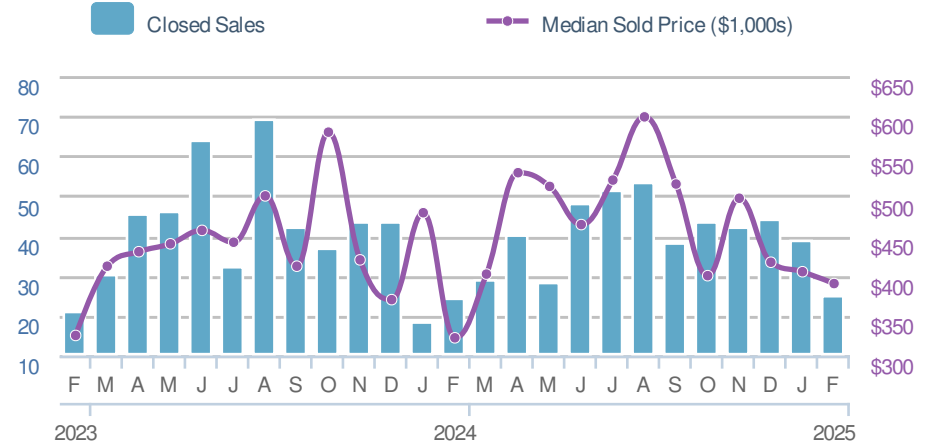
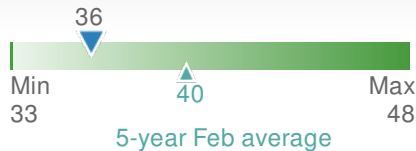
YTD	2025	2024	+/-
	72	63	14.3%

5-year Feb average: **43****Closed Sales****25** **-35.9%**from Jan 2025:
39 **4.2%**from Feb 2024:
24

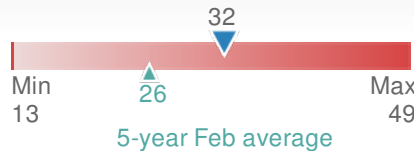
YTD	2025	2024	+/-
	66	43	53.5%

5-year Feb average: **28****Median Sold Price****\$390,000** **-3.7%**from Jan 2025:
\$405,000 **20.9%**from Feb 2024:
\$322,500

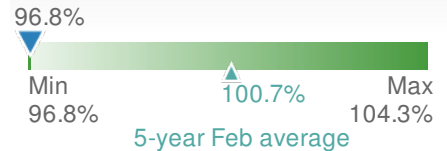
YTD	2025	2024	+/-
	\$399,254	\$425,000	-6.1%

5-year Feb average: **\$342,000****Active Listings****36**

Jan 2025	Feb 2024
44	33

Avg DOM**32**

Jan 2025	Feb 2024	YTD
27	13	29

Avg Sold to OLP Ratio**96.8%**

Jan 2025	Feb 2024	YTD
97.6%	102.5%	97.1%

February 2025

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **7.7%**from Jan 2025:
13 **-36.4%**from Feb 2024:
22

YTD	2025	2024	+/-
	30	34	-11.8%

5-year Feb average: **19****New Pending****19** **46.2%**from Jan 2025:
13 **-5.0%**from Feb 2024:
20

YTD	2025	2024	+/-
	32	27	18.5%

5-year Feb average: **21****Closed Sales****11** **-45.0%**from Jan 2025:
20 **120.0%**from Feb 2024:
5

YTD	2025	2024	+/-
	32	12	166.7%

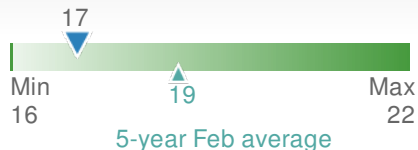
5-year Feb average: **10****Median
Sold Price****\$613,000** **2.2%**from Jan 2025:
\$600,000 **10.5%**from Feb 2024:
\$555,000

YTD	2025	2024	+/-
	\$594,000	\$725,000	-18.1%

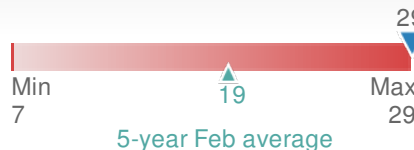
5-year Feb average: **\$446,340****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for February was \$613,000, representing an increase of 2.2% compared to last month and an increase of 10.5% from Feb 2024. The average days on market for units sold in February was 29 days, 51% above the 5-year February average of 19 days. There was a 46.2% month over month increase in new contract activity with 19 New Pending; a 38.9% MoM increase in All Pending (new contracts + contracts carried over from January) to 25; and a 34.6% decrease in supply to 17 active units.

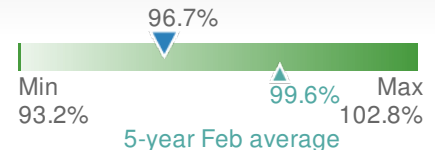
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 0.69 in January and an increase from 1.21 in February 2024. The Contract Ratio is 22% lower than the 5-year February average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**17**

Jan 2025	Feb 2024
26	19

Avg DOM**29**

Jan 2025	Feb 2024	YTD
37	20	35

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

Jan 2025	Feb 2024	YTD
96.2%	102.6%	96.2%

February 2025

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **18.8%**from Jan 2025:
16 **35.7%**from Feb 2024:
14

YTD	2025	2024	+/-
	38	39	-2.6%

5-year Feb average: **23****New Pendings****20** **0.0%**from Jan 2025:
20 **17.6%**from Feb 2024:
17

YTD	2025	2024	+/-
	40	36	11.1%

5-year Feb average: **22****Closed Sales****14** **-26.3%**from Jan 2025:
19 **-26.3%**from Feb 2024:
19

YTD	2025	2024	+/-
	34	31	9.7%

5-year Feb average: **18****Median Sold Price****\$288,750** **-24.0%**from Jan 2025:
\$379,900 **-5.7%**from Feb 2024:
\$306,143

YTD	2025	2024	+/-
	\$325,000	\$320,000	1.6%

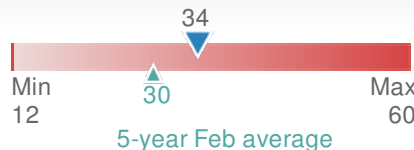
5-year Feb average: **\$327,538****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for February was \$288,750, representing a decrease of 24% compared to last month and a decrease of 5.7% from Feb 2024. The average days on market for units sold in February was 34 days, 14% above the 5-year February average of 30 days. There was no month over month change in new contract activity with 20 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and a 5.6% increase in supply to 19 active units.

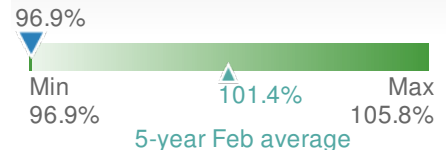
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 1.33 in January and a decrease from 1.71 in February 2024. The Contract Ratio is 19% lower than the 5-year February average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**19**

Jan 2025	Feb 2024
18	14

Avg DOM**34**

Jan 2025	Feb 2024	YTD
16	12	24

Avg Sold to OLP Ratio**96.9%**

Jan 2025	Feb 2024	YTD
99.0%	102.5%	97.9%

February 2025

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**13** **44.4%**from Jan 2025:
9 **-53.6%**from Feb 2024:
28

YTD	2025	2024	+/-
	22	43	-48.8%

5-year Feb average: **24****New Pendings****8** **-63.6%**from Jan 2025:
22 **-65.2%**from Feb 2024:
23

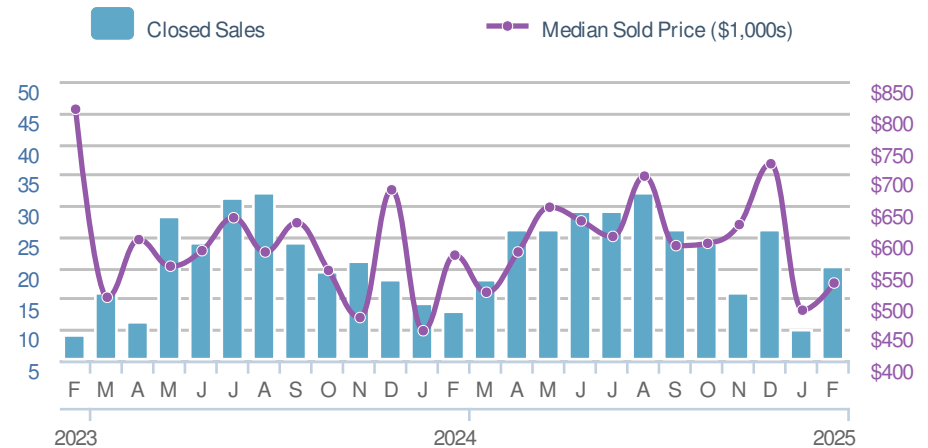
YTD	2025	2024	+/-
	29	38	-23.7%

5-year Feb average: **21****Closed Sales****20** **100.0%**from Jan 2025:
10 **53.8%**from Feb 2024:
13

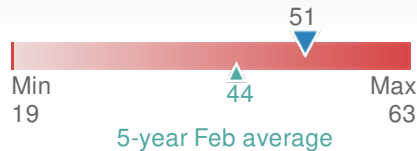
YTD	2025	2024	+/-
	32	27	18.5%

5-year Feb average: **17****Median Sold Price****\$525,500** **9.3%**from Jan 2025:
\$481,000 **-7.8%**from Feb 2024:
\$570,000

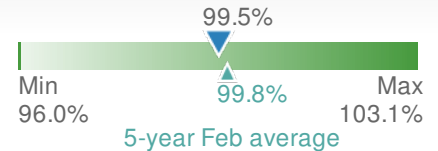
YTD	2025	2024	+/-
	\$493,750	\$506,000	-2.4%

5-year Feb average: **\$553,600****Active Listings****16**

Jan 2025	Feb 2024
11	24

Avg DOM**51**

Jan 2025	Feb 2024	YTD
21	54	39

Avg Sold to OLP Ratio**99.5%**

Jan 2025	Feb 2024	YTD
102.5%	96.0%	100.4%

February 2025

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **60.0%**from Jan 2025:
5 **-55.6%**from Feb 2024:
18

YTD	2025	2024	+/-
	13	24	-45.8%

5-year Feb average: **14****New Pendings****5** **-61.5%**from Jan 2025:
13 **-72.2%**from Feb 2024:
18

YTD	2025	2024	+/-
	18	26	-30.8%

5-year Feb average: **14****Closed Sales****11** **120.0%**from Jan 2025:
5 **37.5%**from Feb 2024:
8

YTD	2025	2024	+/-
	17	16	6.3%

5-year Feb average: **10****Median Sold Price****\$600,000** **9.1%**from Jan 2025:
\$550,000 **-13.2%**from Feb 2024:
\$691,400

YTD	2025	2024	+/-
	\$550,000	\$691,400	-20.5%

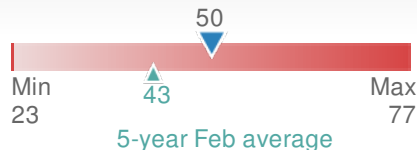
5-year Feb average: **\$585,180****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for February was \$600,000, representing an increase of 9.1% compared to last month and a decrease of 13.2% from Feb 2024. The average days on market for units sold in February was 50 days, 16% above the 5-year February average of 43 days. There was a 61.5% month over month decrease in new contract activity with 5 New Pendings; a 41.2% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 10; and a 50% increase in supply to 12 active units.

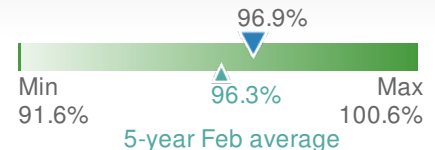
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 2.13 in January and a decrease from 1.75 in February 2024. The Contract Ratio is 42% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

Jan 2025	Feb 2024
8	12

Avg DOM**50**

Jan 2025	Feb 2024	YTD
14	77	37

Avg Sold to OLP Ratio**96.9%**

Jan 2025	Feb 2024	YTD
96.2%	91.6%	96.6%

February 2025

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **25.0%**from Jan 2025:
4 **-50.0%**from Feb 2024:
10

YTD	2025	2024	+/-
	9	19	-52.6%

5-year Feb average: **11****New Pendings****3** **-66.7%**from Jan 2025:
9 **-40.0%**from Feb 2024:
5

YTD	2025	2024	+/-
	11	12	-8.3%

5-year Feb average: **7****Closed Sales****9** **80.0%**from Jan 2025:
5 **80.0%**from Feb 2024:
5

YTD	2025	2024	+/-
	15	11	36.4%

5-year Feb average: **7****Median Sold Price****\$465,000** **-2.1%**from Jan 2025:
\$475,000 **28.1%**from Feb 2024:
\$363,000

YTD	2025	2024	+/-
	\$470,000	\$332,500	41.4%

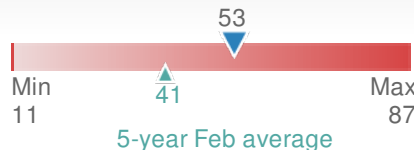
5-year Feb average: **\$495,068****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for February was \$465,000, representing a decrease of 2.1% compared to last month and an increase of 28.1% from Feb 2024. The average days on market for units sold in February was 53 days, 29% above the 5-year February average of 41 days. There was a 66.7% month over month decrease in new contract activity with 3 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 4; and a 33.3% increase in supply to 4 active units.

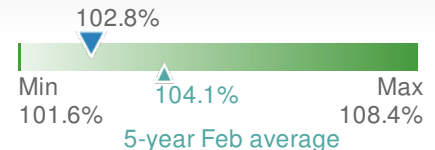
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 4.00 in January and a decrease from 1.25 in February 2024. The Contract Ratio is 52% lower than the 5-year February average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**4**

Jan 2025	Feb 2024
3	12

Avg DOM**53**

Jan 2025	Feb 2024	YTD
27	18	41

Avg Sold to OLP Ratio**102.8%**

Jan 2025	Feb 2024	YTD
108.7%	103.1%	104.8%

February 2025

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**40** **100.0%**from Jan 2025:
20 **11.1%**from Feb 2024:
36

YTD	2025	2024	+/-
	63	64	-1.6%

5-year Feb average: **31****New Pendings****30** **-6.3%**from Jan 2025:
32 **7.1%**from Feb 2024:
28

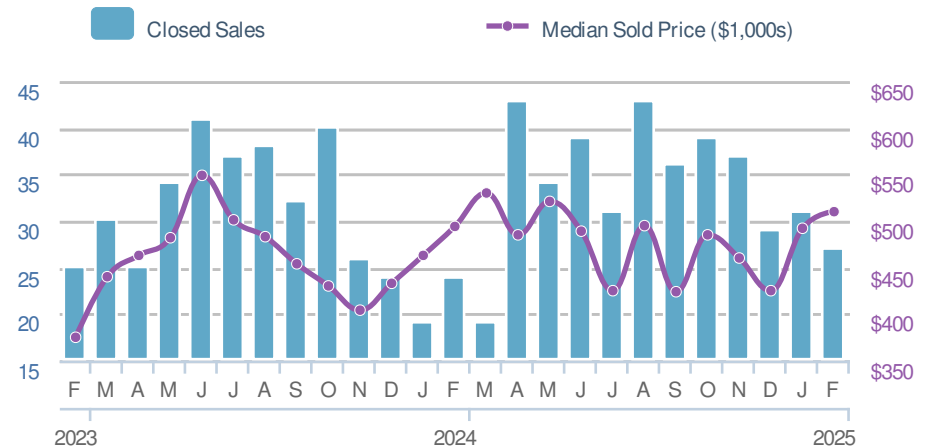
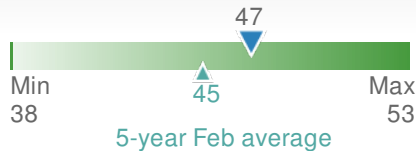
YTD	2025	2024	+/-
	62	54	14.8%

5-year Feb average: **30****Closed Sales****27** **-12.9%**from Jan 2025:
31 **12.5%**from Feb 2024:
24

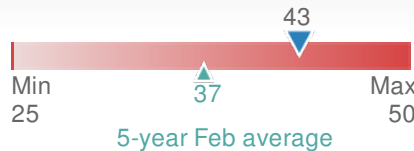
YTD	2025	2024	+/-
	61	46	32.6%

5-year Feb average: **28****Median Sold Price****\$510,000** **3.5%**from Jan 2025:
\$492,843 **3.0%**from Feb 2024:
\$494,945

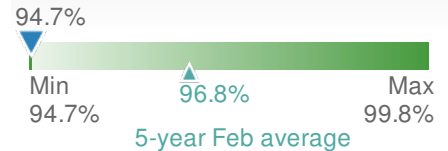
YTD	2025	2024	+/-
	\$500,000	\$499,990	0.0%

5-year Feb average: **\$416,879****Active Listings****47**

Jan 2025	Feb 2024
40	53

Avg DOM**43**

Jan 2025	Feb 2024	YTD
30	26	37

Avg Sold to OLP Ratio**94.7%**

Jan 2025	Feb 2024	YTD
96.9%	96.9%	95.6%

February 2025

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **33.3%**from Jan 2025:
6 **-38.5%**from Feb 2024:
13

YTD	2025	2024	+/-
	15	30	-50.0%

5-year Feb average: **10****New Pendings****10** **-9.1%**from Jan 2025:
11 **-16.7%**from Feb 2024:
12

YTD	2025	2024	+/-
	21	24	-12.5%

5-year Feb average: **11****Closed Sales****11** **-15.4%**from Jan 2025:
13 **-21.4%**from Feb 2024:
14

YTD	2025	2024	+/-
	24	23	4.3%

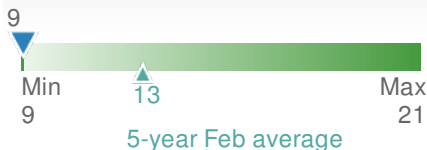
5-year Feb average: **12****Median Sold Price****\$530,000** **0.0%**from Jan 2025:
\$530,000 **-1.7%**from Feb 2024:
\$539,000

YTD	2025	2024	+/-
	\$530,000	\$540,000	-1.9%

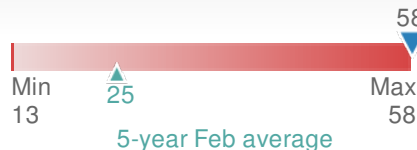
5-year Feb average: **\$479,000****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for February was \$530,000, representing no change compared to last month and a decrease of 1.7% from Feb 2024. The average days on market for units sold in February was 58 days, 128% above the 5-year February average of 25 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 14; and an 18.2% decrease in supply to 9 active units.

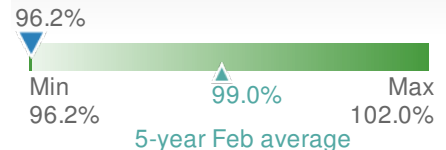
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.36 in January and an increase from 0.57 in February 2024. The Contract Ratio is 17% lower than the 5-year February average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**9**

Jan 2025	Feb 2024
11	21

Avg DOM**58**

Jan 2025	Feb 2024	YTD
28	19	42

Avg Sold to OLP Ratio**96.2%**

Jan 2025	Feb 2024	YTD
98.5%	99.0%	97.4%

February 2025

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****32** **128.6%**from Jan 2025:
14 **39.1%**from Feb 2024:
23

YTD	2025	2024	+/-
	48	34	41.2%

5-year Feb average: **21****New Pendings****20** **-4.8%**from Jan 2025:
21 **25.0%**from Feb 2024:
16

YTD	2025	2024	+/-
	41	30	36.7%

5-year Feb average: **19****Closed Sales****16** **-11.1%**from Jan 2025:
18 **60.0%**from Feb 2024:
10

YTD	2025	2024	+/-
	37	23	60.9%

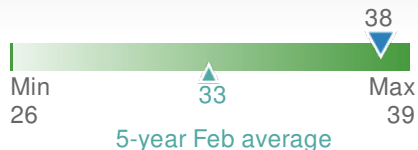
5-year Feb average: **17****Median
Sold Price****\$462,500** **3.2%**from Jan 2025:
\$448,000 **35.0%**from Feb 2024:
\$342,500

YTD	2025	2024	+/-
	\$465,000	\$460,000	1.1%

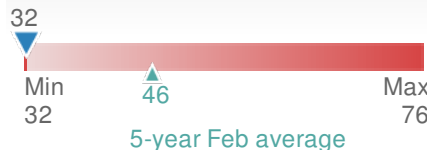
5-year Feb average: **\$349,200****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for February was \$462,500, representing an increase of 3.2% compared to last month and an increase of 35% from Feb 2024. The average days on market for units sold in February was 32 days, 31% below the 5-year February average of 46 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 37; and a 31% increase in supply to 38 active units.

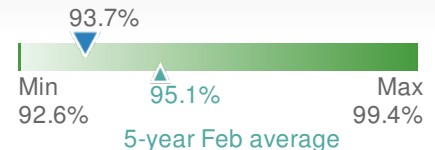
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.28 in January and an increase from 0.72 in February 2024. The Contract Ratio is 1% lower than the 5-year February average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**38**

Jan 2025	Feb 2024
29	32

Avg DOM**32**

Jan 2025	Feb 2024	YTD
32	37	35

**Avg Sold to
OLP Ratio****93.7%**

Jan 2025	Feb 2024	YTD
95.7%	94.0%	94.5%

February 2025

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**16****↑77.8%**from Jan 2025:
9**↑45.5%**from Feb 2024:
11

YTD	2025	2024	+/-
	27	23	17.4%

5-year Feb average: **14****New Pendings****10****↔0.0%**from Jan 2025:
10**↑42.9%**from Feb 2024:
7

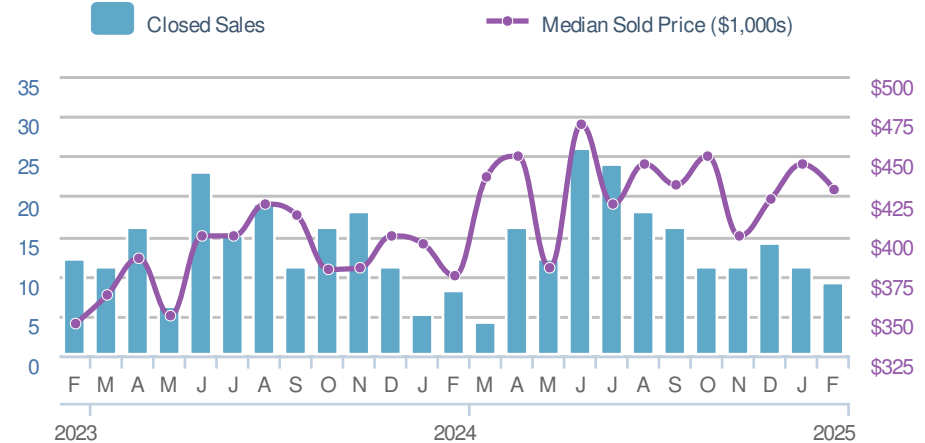
YTD	2025	2024	+/-
	21	17	23.5%

5-year Feb average: **11****Closed Sales****9****↓-18.2%**from Jan 2025:
11**↑12.5%**from Feb 2024:
8

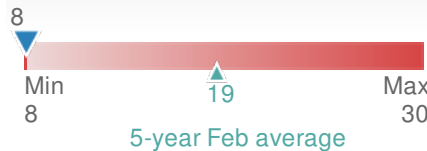
YTD	2025	2024	+/-
	22	13	69.2%

5-year Feb average: **11****Median Sold Price****\$429,900****↓-3.4%**from Jan 2025:
\$445,000**↑14.6%**from Feb 2024:
\$375,000

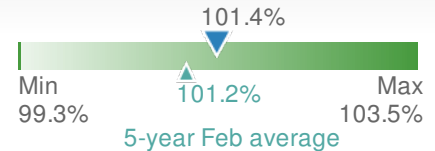
YTD	2025	2024	+/-
	\$437,450	\$375,000	16.7%

5-year Feb average: **\$357,780****Active Listings****11**

Jan 2025	Feb 2024
4	7

Avg DOM**8**

Jan 2025	Feb 2024	YTD
13	16	10

Avg Sold to OLP Ratio**101.4%**

Jan 2025	Feb 2024	YTD
102.2%	99.3%	102.0%

February 2025

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **75.0%**from Jan 2025:
8 **27.3%**from Feb 2024:
11

YTD	2025	2024	+/-
	24	23	4.3%

5-year Feb average: **12****New Pendings****8** **0.0%**from Jan 2025:
8 **14.3%**from Feb 2024:
7

YTD	2025	2024	+/-
	17	17	0.0%

5-year Feb average: **9****Closed Sales****7** **-36.4%**from Jan 2025:
11 **-12.5%**from Feb 2024:
8

YTD	2025	2024	+/-
	20	12	66.7%

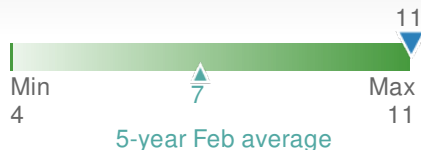
5-year Feb average: **10****Median Sold Price****\$480,000** **7.9%**from Jan 2025:
\$445,000 **28.0%**from Feb 2024:
\$375,000

YTD	2025	2024	+/-
	\$447,500	\$385,000	16.2%

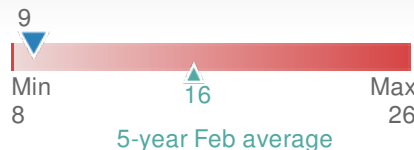
5-year Feb average: **\$374,380****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for February was \$480,000, representing an increase of 7.9% compared to last month and an increase of 28% from Feb 2024. The average days on market for units sold in February was 9 days, 45% below the 5-year February average of 16 days. There was no month over month change in new contract activity with 8 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 10; and a 175% increase in supply to 11 active units.

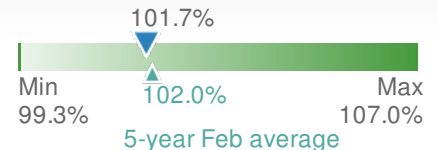
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 2.25 in January and a decrease from 1.43 in February 2024. The Contract Ratio is 67% lower than the 5-year February average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**11**

Jan 2025	Feb 2024
4	7

Avg DOM**9**

Jan 2025	Feb 2024	YTD
13	16	10

Avg Sold to OLP Ratio**101.7%**

Jan 2025	Feb 2024	YTD
102.2%	99.3%	102.2%

February 2025

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2** **100.0%**

from Jan 2025:

1 **0.0%**

from Feb 2024:

0

YTD	2025	2024	+/-
	3	0	0.0%

5-year Feb average: **2****New Pendings****2** **0.0%**

from Jan 2025:

2 **0.0%**

from Feb 2024:

0

YTD	2025	2024	+/-
	4	0	0.0%

5-year Feb average: **2****Closed Sales****2** **0.0%**

from Jan 2025:

0 **0.0%**

from Feb 2024:

0

YTD	2025	2024	+/-
	2	1	100.0%

5-year Feb average: **1****Median
Sold Price****\$337,950** **0.0%**

from Jan 2025:

\$0 **0.0%**

from Feb 2024:

\$0

YTD	2025	2024	+/-
	\$337,950	\$280,000	20.7%

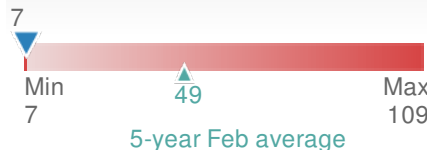
5-year Feb average: **\$233,863****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for February was \$337,950, representing an increase of 0% compared to last month and an increase of 0% from Feb 2024. The average days on market for units sold in February was 7 days, 86% below the 5-year February average of 49 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 2; and no change in supply with 0 active units.

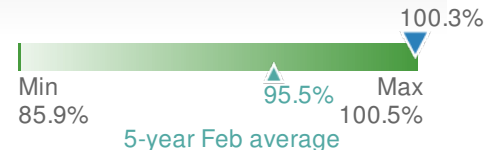
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and an increase from 0.00 in February 2024. The Contract Ratio is 100% lower than the 5-year February average of 0.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

Jan 2025	Feb 2024
0	0

Avg DOM**7**

Jan 2025	Feb 2024	YTD
0	0	7

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

Jan 2025	Feb 2024	YTD
0.0%	0.0%	100.3%

February 2025

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**14** **7.7%**from Jan 2025:
13 **40.0%**from Feb 2024:
10

YTD	2025	2024	+/-
	28	27	3.7%

5-year Feb average: **17****New Pendings****18** **20.0%**from Jan 2025:
15 **63.6%**from Feb 2024:
11

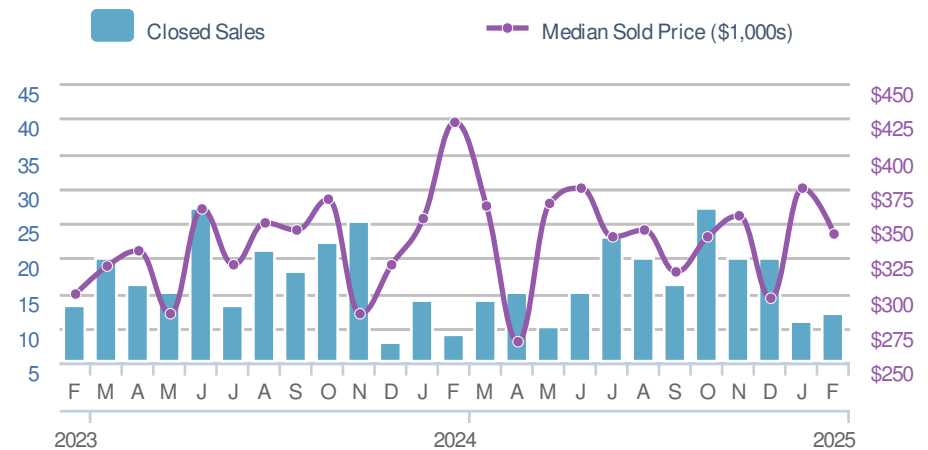
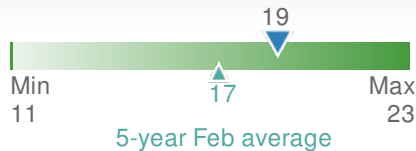
YTD	2025	2024	+/-
	33	22	50.0%

5-year Feb average: **18****Closed Sales****12** **9.1%**from Jan 2025:
11 **33.3%**from Feb 2024:
9

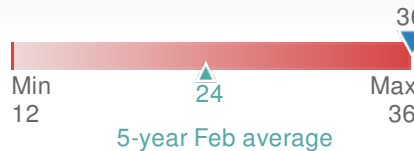
YTD	2025	2024	+/-
	24	23	4.3%

5-year Feb average: **14****Median Sold Price****\$342,500** **-8.7%**from Jan 2025:
\$375,000 **-18.9%**from Feb 2024:
\$422,500

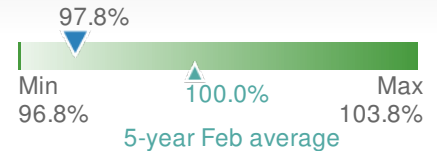
YTD	2025	2024	+/-
	\$362,500	\$380,000	-4.6%

5-year Feb average: **\$300,130****Active Listings****19**

Jan 2025	Feb 2024
24	23

Avg DOM**36**

Jan 2025	Feb 2024	YTD
23	24	30

Avg Sold to OLP Ratio**97.8%**

Jan 2025	Feb 2024	YTD
96.9%	103.8%	97.4%

February 2025

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **-11.1%**from Jan 2025:
9 **60.0%**from Feb 2024:
5

YTD	2025	2024	+/-
	17	16	6.3%

5-year Feb average: **10****New Pendings****10** **25.0%**from Jan 2025:
8 **11.1%**from Feb 2024:
9

YTD	2025	2024	+/-
	18	14	28.6%

5-year Feb average: **10****Closed Sales****5** **-28.6%**from Jan 2025:
7 **0.0%**from Feb 2024:
5

YTD	2025	2024	+/-
	13	14	-7.1%

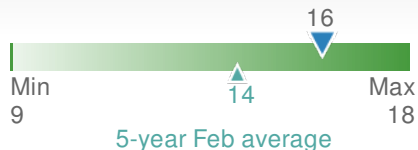
5-year Feb average: **7****Median Sold Price****\$485,000** **26.0%**from Jan 2025:
\$385,000 **-10.2%**from Feb 2024:
\$540,000

YTD	2025	2024	+/-
	\$385,000	\$457,500	-15.8%

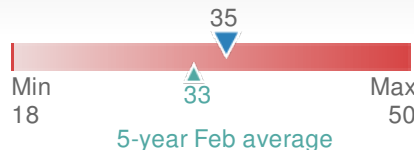
5-year Feb average: **\$351,390****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for February was \$485,000, representing an increase of 26% compared to last month and a decrease of 10.2% from Feb 2024. The average days on market for units sold in February was 35 days, 6% above the 5-year February average of 33 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 20% decrease in supply to 16 active units.

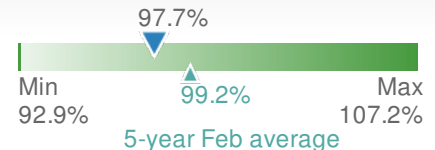
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.50 in January and an increase from 0.67 in February 2024. The Contract Ratio is 28% lower than the 5-year February average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**16**

Jan 2025	Feb 2024
20	18

Avg DOM**35**

Jan 2025	Feb 2024	YTD
23	36	30

Avg Sold to OLP Ratio**97.7%**

Jan 2025	Feb 2024	YTD
95.4%	107.2%	96.4%

February 2025

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6** **50.0%**from Jan 2025:
4 **20.0%**from Feb 2024:
5

YTD	2025	2024	+/-
	11	11	0.0%

5-year Feb average: **7****New Pending****8** **14.3%**from Jan 2025:
7 **300.0%**from Feb 2024:
2

YTD	2025	2024	+/-
	15	8	87.5%

5-year Feb average: **8****Closed Sales****7** **75.0%**from Jan 2025:
4 **75.0%**from Feb 2024:
4

YTD	2025	2024	+/-
	11	9	22.2%

5-year Feb average: **7****Median
Sold Price****\$317,450** **-14.8%**from Jan 2025:
\$372,500 **16.3%**from Feb 2024:
\$272,999

YTD	2025	2024	+/-
	\$325,000	\$260,000	25.0%

5-year Feb average: **\$254,634****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for February was \$317,450, representing a decrease of 14.8% compared to last month and an increase of 16.3% from Feb 2024. The average days on market for units sold in February was 36 days, 161% above the 5-year February average of 14 days. There was a 14.3% month over month increase in new contract activity with 8 New Pending; an 11.1% MoM increase in All Pending (new contracts + contracts carried over from January) to 10; and a 25% decrease in supply to 3 active units.

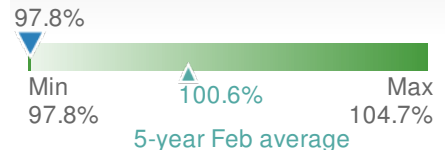
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, up from 2.25 in January and an increase from 1.00 in February 2024. The Contract Ratio is 25% lower than the 5-year February average of 4.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**3**

Jan 2025	Feb 2024
4	5

Avg DOM**36**

Jan 2025	Feb 2024	YTD
22	9	31



**Avg Sold to
OLP Ratio****97.8%**

Jan 2025	Feb 2024	YTD
99.6%	99.5%	98.5%



February 2025

Wissahickon (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**21** **10.5%**
from Jan 2025:
19 **-22.2%**
from Feb 2024:
27



YTD	2025	2024	+/-
	40	41	-2.4%

5-year Feb average: **29****New Pendings****20** **-9.1%**
from Jan 2025:
22 **-9.1%**
from Feb 2024:
22

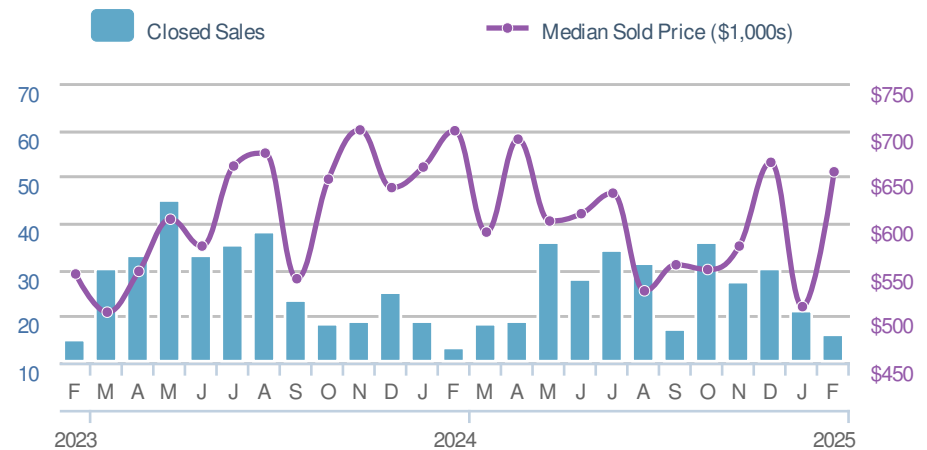
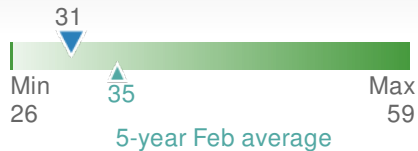
YTD	2025	2024	+/-
	40	33	21.2%

5-year Feb average: **25****Closed Sales****16** **-23.8%**
from Jan 2025:
21 **23.1%**
from Feb 2024:
13

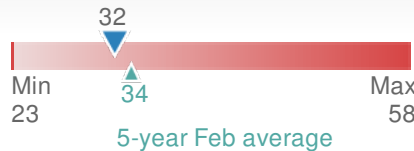
YTD	2025	2024	+/-
	37	32	15.6%

5-year Feb average: **18****Median Sold Price****\$655,000** **28.4%**
from Jan 2025:
\$510,000 **-6.3%**
from Feb 2024:
\$699,000

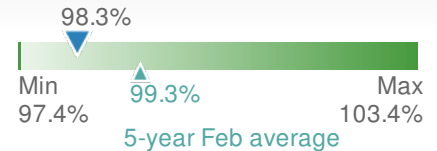
YTD	2025	2024	+/-
	\$580,000	\$674,950	-14.1%

5-year Feb average: **\$565,600****Active Listings****31**

Jan 2025	Feb 2024
30	34

Avg DOM**32**

Jan 2025	Feb 2024	YTD
45	31	39



Avg Sold to OLP Ratio**98.3%**

Jan 2025	Feb 2024	YTD
97.5%	97.4%	97.9%

February 2025



Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

 **-15.4%**  **-45.0%**
 from Jan 2025: **13** from Feb 2024: **20**

YTD	2025	2024	+/-
	24	31	-22.6%

5-year Feb average: **20****New Pendings****13**

 **18.2%**  **-18.8%**
 from Jan 2025: **11** from Feb 2024: **16**



YTD	2025	2024	+/-
	22	26	-15.4%

5-year Feb average: **17****Closed Sales****9**

 **-25.0%**  **-10.0%**
 from Jan 2025: **12** from Feb 2024: **10**

YTD	2025	2024	+/-
	21	23	-8.7%

5-year Feb average: **11****Median Sold Price****\$798,000**

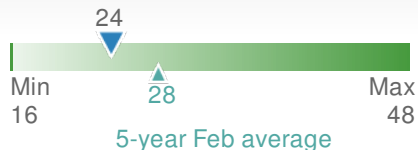
 **21.8%**  **3.0%**
 from Jan 2025: **\$655,000** from Feb 2024: **\$774,500**

YTD	2025	2024	+/-
	\$725,000	\$690,000	5.1%

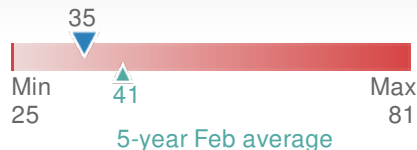
5-year Feb average: **\$669,480****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for February was \$798,000, representing an increase of 21.8% compared to last month and an increase of 3% from Feb 2024. The average days on market for units sold in February was 35 days, 15% below the 5-year February average of 41 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 7.7% decrease in supply to 24 active units.

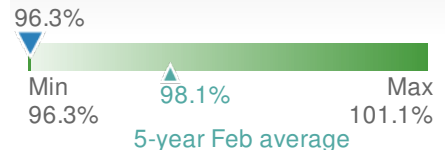
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.73 in January and an increase from 0.79 in February 2024. The Contract Ratio is 31% lower than the 5-year February average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**24**

Jan 2025	Feb 2024
26	29

Avg DOM**35**

Jan 2025	Feb 2024	YTD
48	36	43

Avg Sold to OLP Ratio**96.3%**

Jan 2025	Feb 2024	YTD
96.7%	97.3%	96.6%

February 2025

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **66.7%**from Jan 2025:
6 **42.9%**from Feb 2024:
7

YTD	2025	2024	+/-
	16	10	60.0%

5-year Feb average: **9****New Pendings****7** **-36.4%**from Jan 2025:
11 **16.7%**from Feb 2024:
6

YTD	2025	2024	+/-
	18	7	157.1%

5-year Feb average: **9****Closed Sales****7** **-22.2%**from Jan 2025:
9 **133.3%**from Feb 2024:
3

YTD	2025	2024	+/-
	16	9	77.8%

5-year Feb average: **7****Median
Sold Price****\$380,000** **-17.4%**from Jan 2025:
\$460,000 **-16.8%**from Feb 2024:
\$456,500

YTD	2025	2024	+/-
	\$420,000	\$456,500	-8.0%

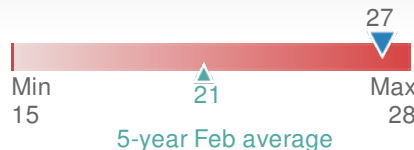
5-year Feb average: **\$398,190****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for February was \$380,000, representing a decrease of 17.4% compared to last month and a decrease of 16.8% from Feb 2024. The average days on market for units sold in February was 27 days, 26% above the 5-year February average of 21 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 12; and a 75% increase in supply to 7 active units.

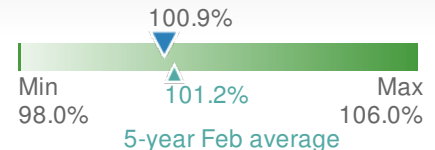
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, down from 3.00 in January and an increase from 1.60 in February 2024. The Contract Ratio is 29% lower than the 5-year February average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**7**

Jan 2025	Feb 2024
4	5

Avg DOM**27**

Jan 2025	Feb 2024	YTD
40	15	34

**Avg Sold to
OLP Ratio****100.9%**

Jan 2025	Feb 2024	YTD
98.6%	98.0%	99.6%