

# May 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

**May 2025**

Montgomery County, PA

Email: ldavis@tcsr.realtor

**New Listings****997** **-2.6%**from Apr 2025:  
**1,024** **-5.8%**from May 2024:  
**1,058**

YTD	2025	2024	+/-
	<b>4,299</b>	<b>4,268</b>	0.7%

5-year May average: **1,157****New Pendings****894** **4.1%**from Apr 2025:  
**859** **-1.7%**from May 2024:  
**909**

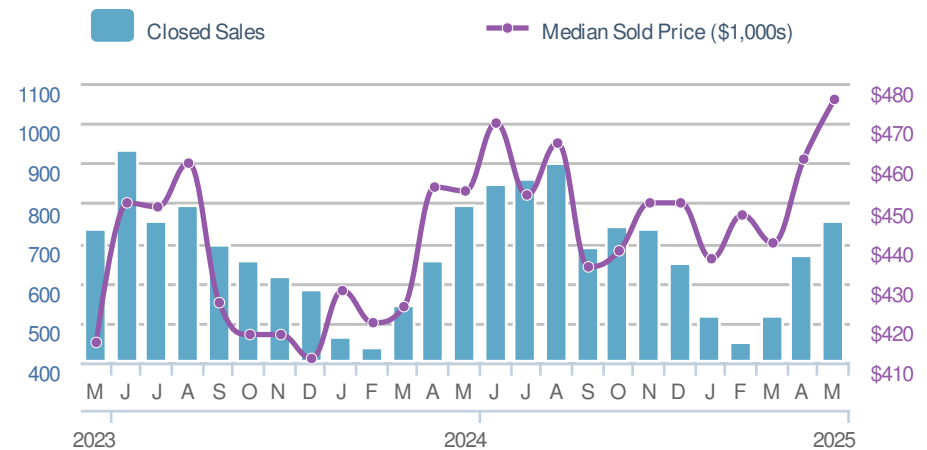
YTD	2025	2024	+/-
	<b>3,560</b>	<b>3,661</b>	-2.8%

5-year May average: **1,057****Closed Sales****752** **12.2%**from Apr 2025:  
**670** **-4.8%**from May 2024:  
**790**

YTD	2025	2024	+/-
	<b>2,995</b>	<b>2,946</b>	1.7%

5-year May average: **854****Median Sold Price****\$476,250** **3.2%**from Apr 2025:  
**\$461,500** **5.1%**from May 2024:  
**\$453,157**

YTD	2025	2024	+/-
	<b>\$450,000</b>	<b>\$439,900</b>	2.3%

5-year May average: **\$425,881****Active Listings****1,097**

Apr 2025	May 2024
<b>982</b>	<b>980</b>

**Avg DOM****19**

Apr 2025	May 2024	YTD
<b>21</b>	<b>19</b>	<b>26</b>

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

Apr 2025	May 2024	YTD
<b>101.1%</b>	<b>101.6%</b>	<b>99.8%</b>

**May 2025**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****641** **-2.4%**from Apr 2025:  
**657** **-5.6%**from May 2024:  
**679**

YTD	2025	2024	+/-
	<b>2,637</b>	<b>2,663</b>	-1.0%

5-year May average: **738****New Pendings****592** **9.2%**from Apr 2025:  
**542** **4.8%**from May 2024:  
**565**

YTD	2025	2024	+/-
	<b>2,188</b>	<b>2,220</b>	-1.4%

5-year May average: **660****Closed Sales****456** **13.4%**from Apr 2025:  
**402** **-5.4%**from May 2024:  
**482**

YTD	2025	2024	+/-
	<b>1,745</b>	<b>1,752</b>	-0.4%

5-year May average: **511****Median  
Sold Price****\$565,500** **2.8%**from Apr 2025:  
**\$550,000** **4.7%**from May 2024:  
**\$540,000**

YTD	2025	2024	+/-
	<b>\$535,000</b>	<b>\$515,000</b>	3.9%

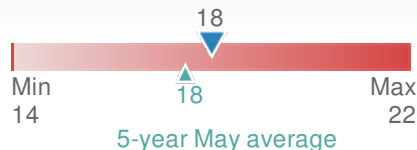
5-year May average: **\$499,420****Summary**

In Montgomery County, PA, the median sold price for Detached properties for May was \$565,500, representing an increase of 2.8% compared to last month and an increase of 4.7% from May 2024. The average days on market for units sold in May was 18 days, 2% above the 5-year May average of 18 days. There was a 9.2% month over month increase in new contract activity with 592 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 890; and a 9.9% increase in supply to 690 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.25 in April and a decrease from 1.34 in May 2024. The Contract Ratio is 30% lower than the 5-year May average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****690**

Apr 2025	May 2024
<b>628</b>	<b>661</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>20</b>	<b>17</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****102.1%**

Apr 2025	May 2024	YTD
<b>101.9%</b>	<b>102.3%</b>	<b>100.3%</b>

**May 2025**

## Montgomery County, PA - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****356** **-3.0%**from Apr 2025:  
**367** **-6.1%**from May 2024:  
**379**

YTD	2025	2024	+/-
	<b>1,662</b>	<b>1,602</b>	3.7%

5-year May average: **419****New Pending****302** **-4.7%**from Apr 2025:  
**317** **-12.2%**from May 2024:  
**344**

YTD	2025	2024	+/-
	<b>1,372</b>	<b>1,440</b>	-4.7%

5-year May average: **397****Closed Sales****296** **10.4%**from Apr 2025:  
**268** **-3.9%**from May 2024:  
**308**

YTD	2025	2024	+/-
	<b>1,250</b>	<b>1,193</b>	4.8%

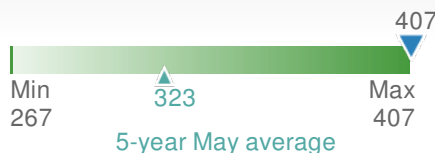
5-year May average: **343****Median  
Sold Price****\$358,055** **-5.8%**from Apr 2025:  
**\$380,000** **-0.5%**from May 2024:  
**\$360,000**

YTD	2025	2024	+/-
	<b>\$360,000</b>	<b>\$349,900</b>	2.9%

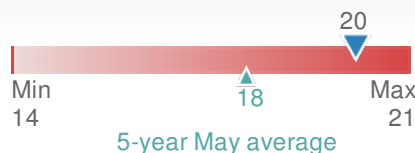
5-year May average: **\$326,664****Summary**

In Montgomery County, PA, the median sold price for Attached properties for May was \$358,055, representing a decrease of 5.8% compared to last month and a decrease of 0.5% from May 2024. The average days on market for units sold in May was 20 days, 10% above the 5-year May average of 18 days. There was a 4.7% month over month decrease in new contract activity with 302 New Pending; a 3.7% MoM decrease in All Pending (new contracts + contracts carried over from April) to 488; and a 15% increase in supply to 407 active units.

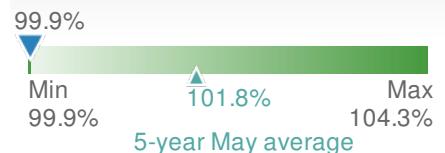
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.43 in April and a decrease from 1.73 in May 2024. The Contract Ratio is 43% lower than the 5-year May average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****407**

Apr 2025	May 2024
<b>354</b>	<b>319</b>

**Avg DOM****20**

Apr 2025	May 2024	YTD
<b>22</b>	<b>21</b>	<b>27</b>

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

Apr 2025	May 2024	YTD
<b>100.0%</b>	<b>100.5%</b>	<b>99.2%</b>

**May 2025**

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****63****↓ -7.4%**from Apr 2025:  
**68****↓ -11.3%**from May 2024:  
**71**

YTD	2025	2024	+/-
	<b>274</b>	<b>273</b>	0.4%

5-year May average: **75****New Pendings****58****↓ -3.3%**from Apr 2025:  
**60****↓ -7.9%**from May 2024:  
**63**

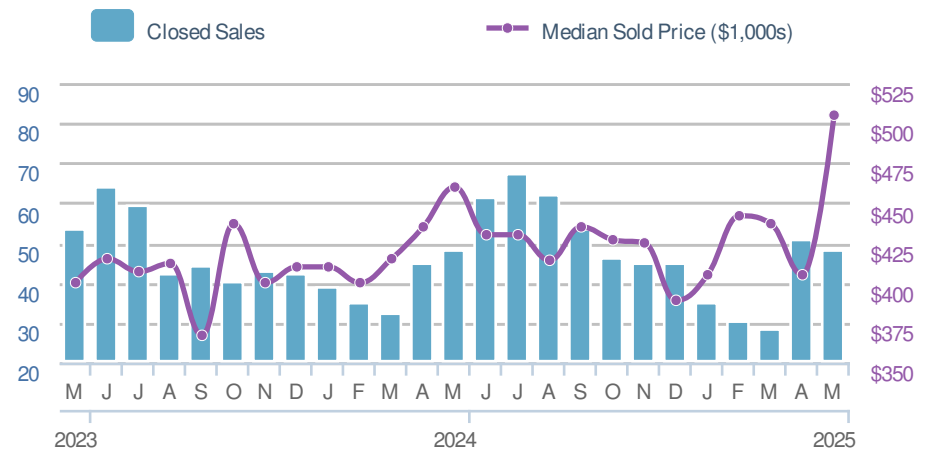
YTD	2025	2024	+/-
	<b>240</b>	<b>243</b>	-1.2%

5-year May average: **71****Closed Sales****48****↓ -5.9%**from Apr 2025:  
**51****↔ 0.0%**from May 2024:  
**48**

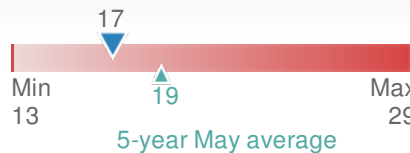
YTD	2025	2024	+/-
	<b>197</b>	<b>203</b>	-3.0%

5-year May average: **57****Median Sold Price****\$505,000****↑ 24.7%**from Apr 2025:  
**\$405,000****↑ 9.7%**from May 2024:  
**\$460,500**

YTD	2025	2024	+/-
	<b>\$430,000</b>	<b>\$424,500</b>	1.3%

5-year May average: **\$417,100****Active Listings****63**

Apr 2025	May 2024
<b>53</b>	<b>66</b>

**Avg DOM****17**

Apr 2025	May 2024	YTD
<b>12</b>	<b>29</b>	<b>22</b>


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


Apr 2025	May 2024	YTD
<b>101.6%</b>	<b>99.6%</b>	<b>100.3%</b>

**May 2025**

## Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****54**

 **-14.3%**  
 from Apr 2025: **63**

 **-11.5%**  
 from May 2024: **61**

YTD	2025	2024	+/-
	<b>241</b>	<b>229</b>	5.2%


5-year May average: **64****New Pendings****51**


 **-8.9%**  
 from Apr 2025: **56**

 **-5.6%**  
 from May 2024: **54**

YTD	2025	2024	+/-
	<b>210</b>	<b>202</b>	4.0%


5-year May average: **60****Closed Sales****45**


 **2.3%**  
 from Apr 2025: **44**

 **9.8%**  
 from May 2024: **41**

YTD	2025	2024	+/-
	<b>169</b>	<b>171</b>	-1.2%

5-year May average: **49****Median Sold Price****\$515,000**

 **21.2%**  
 from Apr 2025: **\$424,950**

 **7.3%**  
 from May 2024: **\$480,000**

YTD	2025	2024	+/-
	<b>\$450,000</b>	<b>\$450,000</b>	0.0%

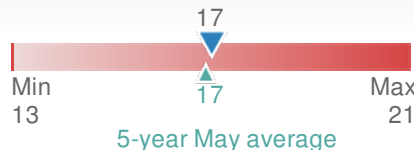
5-year May average: **\$434,150****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for May was \$515,000, representing an increase of 21.2% compared to last month and an increase of 7.3% from May 2024. The average days on market for units sold in May was 17 days, the same as the 5-year May average of 17 days. There was an 8.9% month over month decrease in new contract activity with 51 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 77; and a 17.8% increase in supply to 53 active units.

This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.60 in April and a decrease from 1.46 in May 2024. The Contract Ratio is 40% lower than the 5-year May 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****53**

Apr 2025	May 2024
<b>45</b>	<b>54</b>

**Avg DOM****17**

Apr 2025	May 2024	YTD
<b>11</b>	<b>17</b>	<b>22</b>

**Avg Sold to OLP Ratio****101.5%**

Apr 2025	May 2024	YTD
<b>102.4%</b>	<b>100.7%</b>	<b>100.6%</b>

**May 2025**

## Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9** **80.0%**from Apr 2025:  
**5** **-10.0%**from May 2024:  
**10**

YTD	2025	2024	+/-
	<b>33</b>	<b>44</b>	-25.0%

5-year May average: **11****New Pendings****7** **75.0%**from Apr 2025:  
**4** **-22.2%**from May 2024:  
**9**

YTD	2025	2024	+/-
	<b>30</b>	<b>41</b>	-26.8%

5-year May average: **11****Closed Sales****3** **-57.1%**from Apr 2025:  
**7** **-57.1%**from May 2024:  
**7**

YTD	2025	2024	+/-
	<b>28</b>	<b>32</b>	-12.5%

5-year May average: **8****Median Sold Price****\$334,000** **19.7%**from Apr 2025:  
**\$279,000** **19.3%**from May 2024:  
**\$280,000**

YTD	2025	2024	+/-
	<b>\$329,250</b>	<b>\$294,750</b>	11.7%

5-year May average: **\$287,700****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for May was \$334,000, representing an increase of 19.7% compared to last month and an increase of 19.3% from May 2024. The average days on market for units sold in May was 15 days, 52% below the 5-year May average of 31 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 10; and a 25% increase in supply to 10 active units.

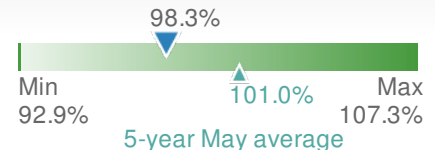
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.88 in April and a decrease from 1.17 in May 2024. The Contract Ratio is 59% lower than the 5-year May average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****10**

Apr 2025	May 2024
<b>8</b>	<b>12</b>

**Avg DOM****15**

Apr 2025	May 2024	YTD
<b>19</b>	<b>95</b>	<b>27</b>

**Avg Sold to OLP Ratio****98.3%**

Apr 2025	May 2024	YTD
<b>96.8%</b>	<b>92.9%</b>	<b>98.5%</b>

**May 2025**

## Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27****↓ -15.6%**from Apr 2025:  
**32****↓ -28.9%**from May 2024:  
**38**

YTD	2025	2024	+/-
	<b>127</b>	<b>197</b>	-35.5%

5-year May average: **44****New Pendings****28****↑ 12.0%**from Apr 2025:  
**25****↓ -20.0%**from May 2024:  
**35**

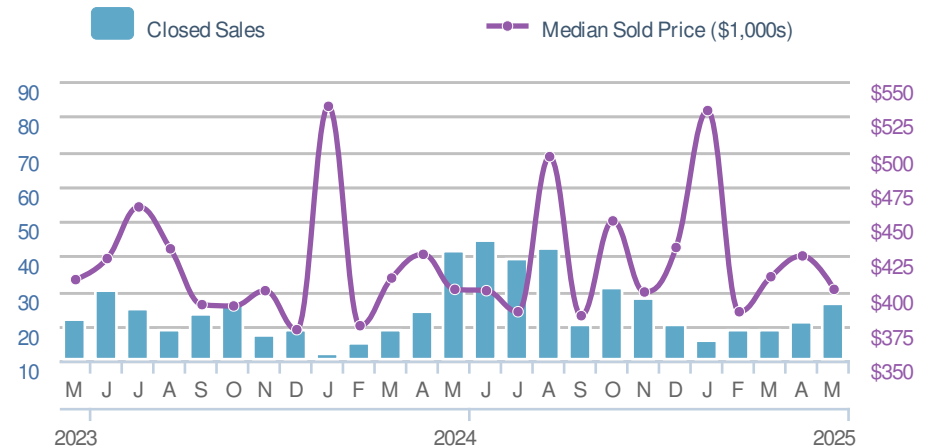
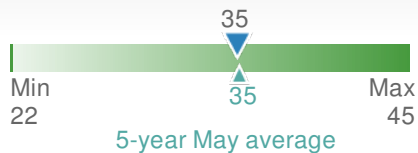
YTD	2025	2024	+/-
	<b>110</b>	<b>173</b>	-36.4%

5-year May average: **39****Closed Sales****26****↑ 23.8%**from Apr 2025:  
**21****↓ -36.6%**from May 2024:  
**41**

YTD	2025	2024	+/-
	<b>115</b>	<b>121</b>	-5.0%

5-year May average: **29****Median Sold Price****\$401,500****↓ -5.5%**from Apr 2025:  
**\$425,000****↔ 0.0%**from May 2024:  
**\$401,340**

YTD	2025	2024	+/-
	<b>\$396,250</b>	<b>\$406,200</b>	-2.4%

5-year May average: **\$398,718****Active Listings****35**

Apr 2025	May 2024
<b>29</b>	<b>45</b>

**Avg DOM****20**

Apr 2025	May 2024	YTD
<b>16</b>	<b>16</b>	<b>23</b>



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

Apr 2025	May 2024	YTD
<b>102.0%</b>	<b>102.5%</b>	<b>100.0%</b>



**May 2025**

## Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****26** 0.0%  
from Apr 2025: 26  
 -10.3%  
from May 2024: 29

YTD	2025	2024	+/-
	<b>103</b>	<b>122</b>	-15.6%

5-year May average: **35****New Pendings****22** 4.8%  
from Apr 2025: 21  
 -8.3%  
from May 2024: 24

YTD	2025	2024	+/-
	<b>85</b>	<b>105</b>	-19.0%

5-year May average: **29****Closed Sales****17** 13.3%  
from Apr 2025: 15  
 -43.3%  
from May 2024: 30

YTD	2025	2024	+/-
	<b>72</b>	<b>84</b>	-14.3%

5-year May average: **22****Median Sold Price****\$470,000** -3.1%  
from Apr 2025: \$485,000  
 4.3%  
from May 2024: \$450,500

YTD	2025	2024	+/-
	<b>\$515,000</b>	<b>\$480,549</b>	7.2%

5-year May average: **\$447,200****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for May was \$470,000, representing a decrease of 3.1% compared to last month and an increase of 4.3% from May 2024. The average days on market for units sold in May was 19 days, 13% above the 5-year May average of 17 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 41.7% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.33 in April and an increase from 1.03 in May 2024. The Contract Ratio is 38% lower than the 5-year May average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****34**

Apr 2025	May 2024
<b>24</b>	<b>38</b>

**Avg DOM****19**

Apr 2025	May 2024	YTD
<b>20</b>	<b>19</b>	<b>30</b>

**Avg Sold to OLP Ratio****98.3%**

Apr 2025	May 2024	YTD
<b>102.9%</b>	<b>103.3%</b>	<b>99.7%</b>

**May 2025****Boyertown Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****1**

 **-83.3%**  
 from Apr 2025: **6**  
 **-88.9%**  
 from May 2024: **9**

YTD	2025	2024	+/-
	<b>24</b>	<b>74</b>	-67.6%

5-year May average: **8****New Pendings****6**

 **50.0%**  
 from Apr 2025: **4**  
 **-45.5%**  
 from May 2024: **11**



YTD	2025	2024	+/-
	<b>25</b>	<b>68</b>	-63.2%

5-year May average: **10****Closed Sales****9**

 **50.0%**  
 from Apr 2025: **6**  
 **-18.2%**  
 from May 2024: **11**

YTD	2025	2024	+/-
	<b>43</b>	<b>37</b>	16.2%

5-year May average: **8****Median Sold Price****\$351,005**

 **1.7%**  
 from Apr 2025: **\$345,000**  
 **-5.1%**  
 from May 2024: **\$370,000**

YTD	2025	2024	+/-
	<b>\$365,940</b>	<b>\$370,000</b>	-1.1%

5-year May average: **\$320,351****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for May was \$351,005, representing an increase of 1.7% compared to last month and a decrease of 5.1% from May 2024. The average days on market for units sold in May was 21 days, 33% above the 5-year May average of 16 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 32% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 17; and an 80% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 17.00 pendings per active listing, up from 5.00 in April and an increase from 7.86 in May 2024. The Contract Ratio is 21% higher than the 5-year May average of 14.02. 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**

Apr 2025	May 2024
<b>5</b>	<b>7</b>

**Avg DOM****21**

Apr 2025	May 2024	YTD
<b>7</b>	<b>7</b>	<b>11</b>

**Avg Sold to OLP Ratio****101.1%**

Apr 2025	May 2024	YTD
<b>99.6%</b>	<b>100.4%</b>	<b>100.5%</b>

**May 2025**

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****45****↑25.0%**from Apr 2025:  
**36****↑2.3%**from May 2024:  
**44**

YTD	2025	2024	+/-
	<b>201</b>	<b>217</b>	-7.4%

5-year May average: **51****New Pendings****36****↓-20.0%**from Apr 2025:  
**45****↓-2.7%**from May 2024:  
**37**

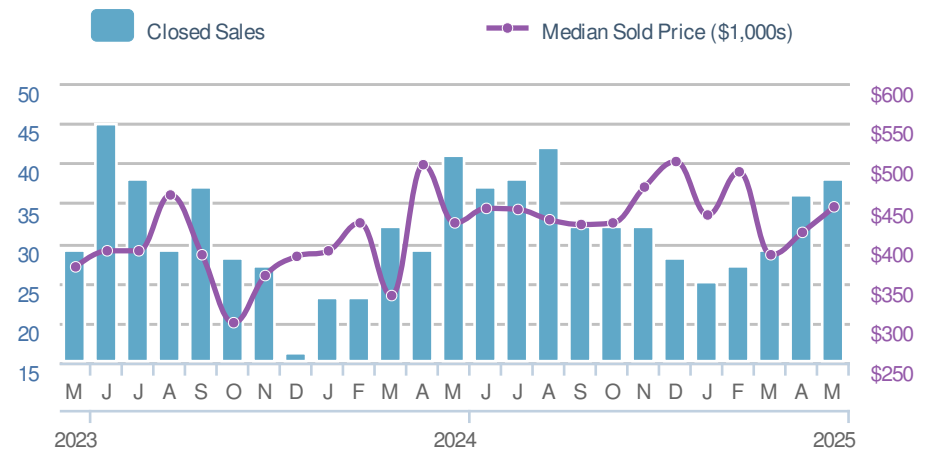
YTD	2025	2024	+/-
	<b>177</b>	<b>194</b>	-8.8%

5-year May average: **47****Closed Sales****38****↑5.6%**from Apr 2025:  
**36****↓-7.3%**from May 2024:  
**41**

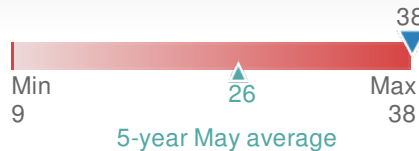
YTD	2025	2024	+/-
	<b>158</b>	<b>149</b>	6.0%

5-year May average: **40****Median Sold Price****\$445,500****↑7.8%**from Apr 2025:  
**\$413,351****↑4.8%**from May 2024:  
**\$425,000**

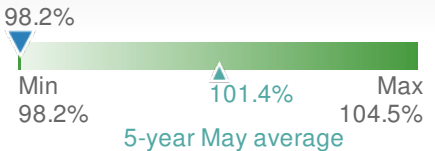
YTD	2025	2024	+/-
	<b>\$424,000</b>	<b>\$425,000</b>	-0.2%

5-year May average: **\$386,600****Active Listings****62**

Apr 2025	May 2024
<b>50</b>	<b>51</b>

**Avg DOM****38**

Apr 2025	May 2024	YTD
<b>38</b>	<b>22</b>	<b>37</b>

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

Apr 2025	May 2024	YTD
<b>99.6%</b>	<b>101.2%</b>	<b>98.3%</b>

**May 2025**

## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****31** **10.7%**from Apr 2025:  
**28** **-6.1%**from May 2024:  
**33**

YTD	2025	2024	+/-
	<b>132</b>	<b>164</b>	-19.5%

5-year May average: **35****New Pendings****24** **-20.0%**from Apr 2025:  
**30** **-14.3%**from May 2024:  
**28**

YTD	2025	2024	+/-
	<b>116</b>	<b>140</b>	-17.1%

5-year May average: **30****Closed Sales****24** **4.3%**from Apr 2025:  
**23** **-14.3%**from May 2024:  
**28**

YTD	2025	2024	+/-
	<b>106</b>	<b>102</b>	3.9%

5-year May average: **27****Median  
Sold Price****\$520,000** **22.4%**from Apr 2025:  
**\$425,000** **10.6%**from May 2024:  
**\$470,000**

YTD	2025	2024	+/-
	<b>\$480,000</b>	<b>\$472,500</b>	1.6%

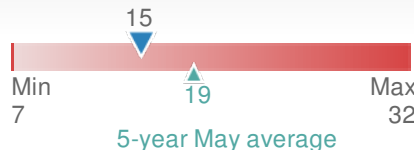
5-year May average: **\$439,400****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for May was \$520,000, representing an increase of 22.4% compared to last month and an increase of 10.6% from May 2024. The average days on market for units sold in May was 15 days, 19% below the 5-year May average of 19 days. There was a 20% month over month decrease in new contract activity with 24 New Pendings; a 2.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 46; and a 32.3% increase in supply to 41 active units.

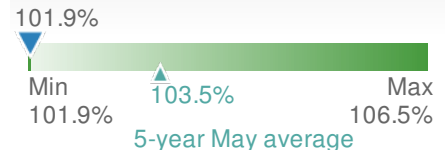
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.52 in April and a decrease from 1.79 in May 2024. The Contract Ratio is 56% lower than the 5-year May average of 2.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****41**

Apr 2025	May 2024
<b>31</b>	<b>38</b>

**Avg DOM****15**

Apr 2025	May 2024	YTD
<b>33</b>	<b>13</b>	<b>31</b>

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

Apr 2025	May 2024	YTD
<b>102.1%</b>	<b>102.6%</b>	<b>99.9%</b>

**May 2025**

## Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****14** **75.0%**from Apr 2025:  
**8** **27.3%**from May 2024:  
**11**

YTD	2025	2024	+/-
	<b>69</b>	<b>53</b>	30.2%

5-year May average: **16****New Pendings****12** **-20.0%**from Apr 2025:  
**15** **33.3%**from May 2024:  
**9**

YTD	2025	2024	+/-
	<b>61</b>	<b>54</b>	13.0%

5-year May average: **16****Closed Sales****14** **7.7%**from Apr 2025:  
**13** **7.7%**from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>52</b>	<b>47</b>	10.6%

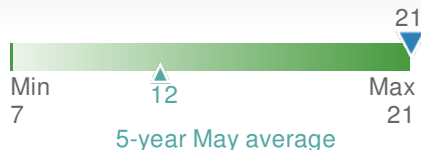
5-year May average: **14****Median  
Sold Price****\$263,750** **-12.1%**from Apr 2025:  
**\$300,000** **1.4%**from May 2024:  
**\$260,000**

YTD	2025	2024	+/-
	<b>\$277,250</b>	<b>\$274,999</b>	0.8%

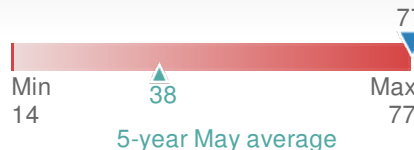
5-year May average: **\$257,880****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for May was \$263,750, representing a decrease of 12.1% compared to last month and an increase of 1.4% from May 2024. The average days on market for units sold in May was 77 days, 103% above the 5-year May average of 38 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 17; and a 10.5% increase in supply to 21 active units.

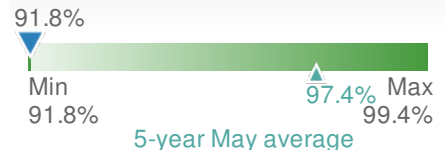
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.00 in April and a decrease from 1.23 in May 2024. The Contract Ratio is 78% lower than the 5-year May average of 3.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
<b>19</b>	<b>13</b>

**Avg DOM****77**

Apr 2025	May 2024	YTD
<b>46</b>	<b>40</b>	<b>49</b>

**Avg Sold to  
OLP Ratio****91.8%**

Apr 2025	May 2024	YTD
<b>95.3%</b>	<b>98.2%</b>	<b>95.3%</b>

**May 2025**

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****55**

↓ **-31.3%**  
from Apr 2025:  
**80**

↓ **-21.4%**  
from May 2024:  
**70**

YTD	2025	2024	+/-
	<b>290</b>	<b>265</b>	9.4%

5-year May average: **62****New Pendings****57**

↓ **-3.4%**  
from Apr 2025:  
**59**

↓ **-9.5%**  
from May 2024:  
**63**

YTD	2025	2024	+/-
	<b>225</b>	<b>227</b>	-0.9%

5-year May average: **61****Closed Sales****56**

↑ **43.6%**  
from Apr 2025:  
**39**

↑ **43.6%**  
from May 2024:  
**39**

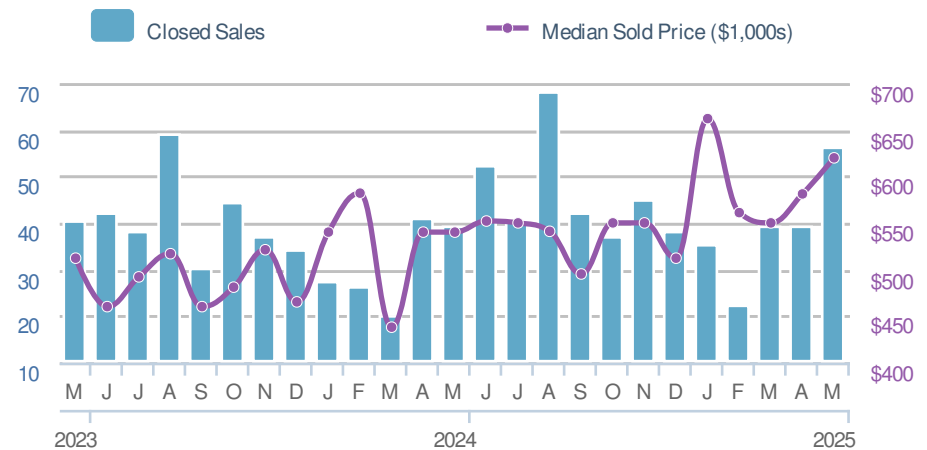
YTD	2025	2024	+/-
	<b>195</b>	<b>156</b>	25.0%

5-year May average: **48****Median Sold Price****\$620,000**

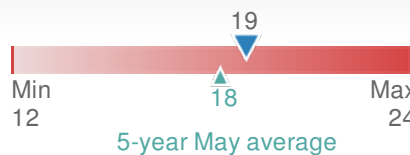
↑ **6.6%**  
from Apr 2025:  
**\$581,815**

↑ **14.8%**  
from May 2024:  
**\$540,000**

YTD	2025	2024	+/-
	<b>\$585,000</b>	<b>\$525,000</b>	11.4%

5-year May average: **\$509,300****Active Listings****70**

Apr 2025	May 2024
<b>78</b>	<b>54</b>

**Avg DOM****19**

Apr 2025	May 2024	YTD
<b>29</b>	<b>21</b>	<b>36</b>

**Avg Sold to OLP Ratio****102.5%**

Apr 2025	May 2024	YTD
<b>101.2%</b>	<b>98.9%</b>	<b>101.0%</b>

**May 2025**

## Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****34** **-19.0%**from Apr 2025:  
**42** **13.3%**from May 2024:  
**30**

YTD	2025	2024	+/-
	<b>150</b>	<b>131</b>	14.5%

5-year May average: **33****New Pendings****36** **33.3%**from Apr 2025:  
**27** **12.5%**from May 2024:  
**32**

YTD	2025	2024	+/-
	<b>113</b>	<b>111</b>	1.8%

5-year May average: **33****Closed Sales****26** **100.0%**from Apr 2025:  
**13** **52.9%**from May 2024:  
**17**

YTD	2025	2024	+/-
	<b>87</b>	<b>84</b>	3.6%

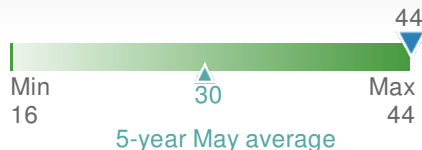
5-year May average: **23****Median  
Sold Price****\$738,750** **9.4%**from Apr 2025:  
**\$675,000** **12.8%**from May 2024:  
**\$655,000**

YTD	2025	2024	+/-
	<b>\$732,500</b>	<b>\$625,000</b>	17.2%

5-year May average: **\$596,730****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for May was \$738,750, representing an increase of 9.4% compared to last month and an increase of 12.8% from May 2024. The average days on market for units sold in May was 28 days, 35% above the 5-year May average of 21 days. There was a 33.3% month over month increase in new contract activity with 36 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 60; and a 6.4% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.09 in April and a decrease from 2.07 in May 2024. The Contract Ratio is 29% lower than the 5-year May average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****44**

Apr 2025	May 2024
<b>47</b>	<b>28</b>

**Avg DOM****28**

Apr 2025	May 2024	YTD
<b>22</b>	<b>18</b>	<b>38</b>



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

Apr 2025	May 2024	YTD
<b>99.7%</b>	<b>98.6%</b>	<b>99.3%</b>

**May 2025**



## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21**

 **-44.7%**     **-47.5%**  
 from Apr 2025: **38**    from May 2024: **40**



YTD	2025	2024	+/-
	<b>140</b>	<b>134</b>	4.5%

5-year May average: **29****New Pendings****21**

 **-34.4%**     **-32.3%**  
 from Apr 2025: **32**    from May 2024: **31**



YTD	2025	2024	+/-
	<b>112</b>	<b>116</b>	-3.4%

5-year May average: **28****Closed Sales****30**

 **15.4%**     **36.4%**  
 from Apr 2025: **26**    from May 2024: **22**

YTD	2025	2024	+/-
	<b>108</b>	<b>72</b>	50.0%

5-year May average: **25****Median Sold Price****\$593,500**

 **13.0%**     **25.2%**  
 from Apr 2025: **\$525,000**    from May 2024: **\$474,000**

YTD	2025	2024	+/-
	<b>\$549,355</b>	<b>\$418,500</b>	31.3%

5-year May average: **\$438,011****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for May was \$593,500, representing an increase of 13% compared to last month and an increase of 25.2% from May 2024. The average days on market for units sold in May was 11 days, 30% below the 5-year May average of 16 days. There was a 34.4% month over month decrease in new contract activity with 21 New Pendings; a 20.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 51; and a 16.1% decrease in supply to 26 active units.

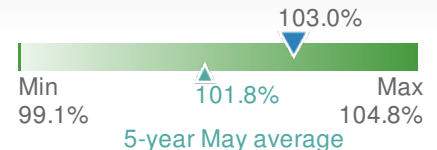
This activity resulted in a Contract Ratio of 1.96 pendings per active listing, down from 2.06 in April and a decrease from 2.65 in May 2024. The Contract Ratio is 22% lower than the 5-year May average of 2.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****26**

Apr 2025	May 2024
<b>31</b>	<b>26</b>

**Avg DOM****11**

Apr 2025	May 2024	YTD
<b>32</b>	<b>23</b>	<b>33</b>

**Avg Sold to OLP Ratio****103.0%**

Apr 2025	May 2024	YTD
<b>102.0%</b>	<b>99.1%</b>	<b>102.5%</b>




**May 2025**

## Hatboro-Horsham (Montgomery, PA)


Email: ldavis@tcsr.realtor

**New Listings****49** **19.5%**  
from Apr 2025:  
**41** **32.4%**  
from May 2024:  
**37**



YTD	2025	2024	+/-
	<b>173</b>	<b>163</b>	6.1%

5-year May average: **43****New Pendings****41** **36.7%**  
from Apr 2025:  
**30** **7.9%**  
from May 2024:  
**38**

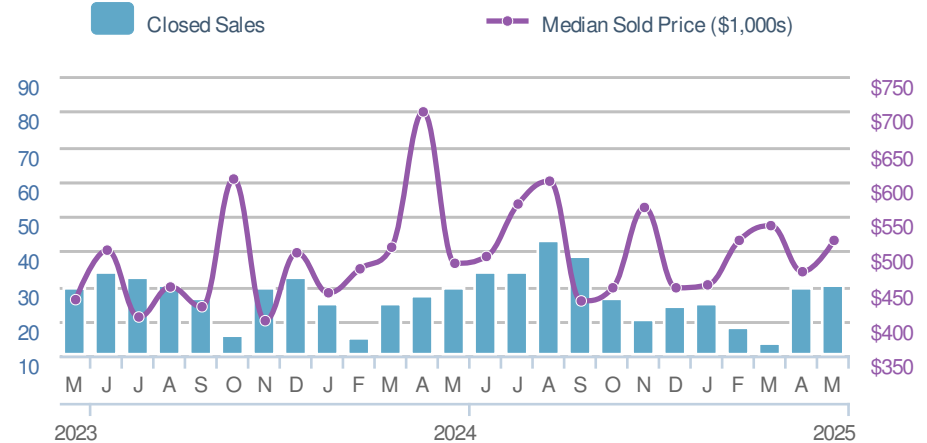
YTD	2025	2024	+/-
	<b>141</b>	<b>144</b>	-2.1%

5-year May average: **41****Closed Sales****30** **3.4%**  
from Apr 2025:  
**29** **3.4%**  
from May 2024:  
**29**

YTD	2025	2024	+/-
	<b>122</b>	<b>124</b>	-1.6%

5-year May average: **30****Median Sold Price****\$515,869** **9.8%**  
from Apr 2025:  
**\$470,000** **6.9%**  
from May 2024:  
**\$482,500**

YTD	2025	2024	+/-
	<b>\$474,085</b>	<b>\$499,900</b>	-5.2%

5-year May average: **\$440,774****Active Listings****47**

Apr 2025	May 2024
<b>44</b>	<b>42</b>

**Avg DOM****29**

Apr 2025	May 2024	YTD
<b>26</b>	<b>21</b>	<b>34</b>

**Avg Sold to OLP Ratio****99.7%**

Apr 2025	May 2024	YTD
<b>100.1%</b>	<b>102.8%</b>	<b>98.4%</b>

**May 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****30**↔ 0.0%  
from Apr 2025:  
**30**↑ 11.1%  
from May 2024:  
**27**

YTD	2025	2024	+/-
	<b>113</b>	<b>109</b>	3.7%

5-year May average: **28****New Pendings****27**↑ 28.6%  
from Apr 2025:  
**21**↔ 0.0%  
from May 2024:  
**27**

YTD	2025	2024	+/-
	<b>91</b>	<b>93</b>	-2.2%

5-year May average: **27****Closed Sales****19**↑ 5.6%  
from Apr 2025:  
**18**↑ 5.6%  
from May 2024:  
**18**

YTD	2025	2024	+/-
	<b>71</b>	<b>85</b>	-16.5%

5-year May average: **20****Median Sold Price****\$600,000**↑ 12.3%  
from Apr 2025:  
**\$534,500**↑ 0.9%  
from May 2024:  
**\$594,750**

YTD	2025	2024	+/-
	<b>\$595,000</b>	<b>\$582,500</b>	2.1%

5-year May average: **\$513,802****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for May was \$600,000, representing an increase of 12.3% compared to last month and an increase of 0.9% from May 2024. The average days on market for units sold in May was 29 days, 73% above the 5-year May average of 17 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 38; and a 3.2% increase in supply to 32 active units.

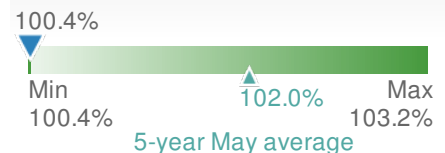
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 1.03 in April and a decrease from 1.26 in May 2024. The Contract Ratio is 34% lower than the 5-year May average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****32**

Apr 2025	May 2024
<b>31</b>	<b>31</b>

**Avg DOM****29**

Apr 2025	May 2024	YTD
<b>31</b>	<b>21</b>	<b>31</b>

**Avg Sold to OLP Ratio****100.4%**

Apr 2025	May 2024	YTD
<b>99.5%</b>	<b>103.0%</b>	<b>99.1%</b>

**May 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19**
 **72.7%**  
from Apr 2025:  
11


 **90.0%**  
from May 2024:  
10


YTD	2025	2024	+/-
	<b>60</b>	<b>54</b>	11.1%

5-year May average: **15****New Pendings****14**
 **55.6%**  
from Apr 2025:  
9


 **27.3%**  
from May 2024:  
11


YTD	2025	2024	+/-
	<b>50</b>	<b>51</b>	-2.0%

5-year May average: **14****Closed Sales****11**
 **0.0%**  
from Apr 2025:  
11

 **0.0%**  
from May 2024:  
11

YTD	2025	2024	+/-
	<b>51</b>	<b>39</b>	30.8%

5-year May average: **10****Median  
Sold Price****\$350,000**
 **-2.6%**  
from Apr 2025:  
\$359,379

 **-12.5%**  
from May 2024:  
\$400,000

YTD	2025	2024	+/-
	<b>\$360,000</b>	<b>\$410,500</b>	-12.3%

5-year May average: **\$353,100****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for May was \$350,000, representing a decrease of 2.6% compared to last month and a decrease of 12.5% from May 2024. The average days on market for units sold in May was 28 days, 106% above the 5-year May average of 14 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 16; and a 15.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.08 in April and a decrease from 2.00 in May 2024. The Contract Ratio is 47% lower than the 5-year May average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Apr 2025	May 2024
<b>13</b>	<b>11</b>

**Avg DOM****28**

Apr 2025	May 2024	YTD
<b>17</b>	<b>22</b>	<b>38</b>

**Avg Sold to  
OLP Ratio****98.3%**

Apr 2025	May 2024	YTD
<b>100.9%</b>	<b>102.5%</b>	<b>97.4%</b>

**May 2025**

## Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****102**↔ 0.0%  
from Apr 2025:  
**102**↑ 4.1%  
from May 2024:  
**98**

YTD	2025	2024	+/-
	<b>405</b>	<b>402</b>	0.7%

5-year May average: **110****New Pendings****88**↑ 14.3%  
from Apr 2025:  
**77**↑ 3.5%  
from May 2024:  
**85**

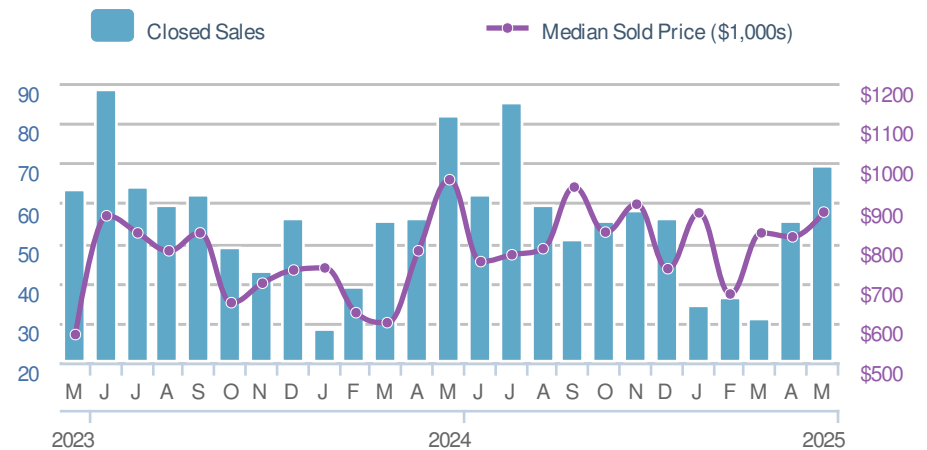
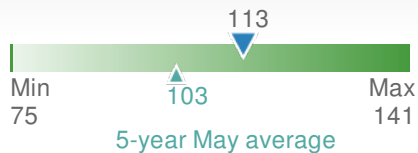
YTD	2025	2024	+/-
	<b>312</b>	<b>328</b>	-4.9%

5-year May average: **92****Closed Sales****69**↑ 25.5%  
from Apr 2025:  
**55**↓ -15.9%  
from May 2024:  
**82**

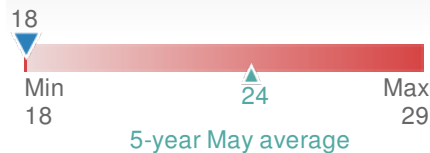
YTD	2025	2024	+/-
	<b>231</b>	<b>262</b>	-11.8%

5-year May average: **76****Median Sold Price****\$877,000**↑ 7.6%  
from Apr 2025:  
**\$815,000**↓ -8.5%  
from May 2024:  
**\$958,000**

YTD	2025	2024	+/-
	<b>\$825,000</b>	<b>\$763,750</b>	8.0%

5-year May average: **\$760,000****Active Listings****113**

Apr 2025	May 2024
<b>103</b>	<b>107</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>13</b>	<b>27</b>	<b>29</b>

**Avg Sold to OLP Ratio****104.0%**

Apr 2025	May 2024	YTD
<b>102.8%</b>	<b>102.5%</b>	<b>100.7%</b>

**May 2025**

## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****75** **4.2%**from Apr 2025:  
**72** **13.6%**from May 2024:  
**66**

YTD	2025	2024	+/-
	<b>259</b>	<b>255</b>	1.6%

5-year May average: **76****New Pendings****59** **3.5%**from Apr 2025:  
**57** **22.9%**from May 2024:  
**48**

YTD	2025	2024	+/-
	<b>204</b>	<b>196</b>	4.1%

5-year May average: **61****Closed Sales****47** **38.2%**from Apr 2025:  
**34** **-17.5%**from May 2024:  
**57**

YTD	2025	2024	+/-
	<b>140</b>	<b>151</b>	-7.3%

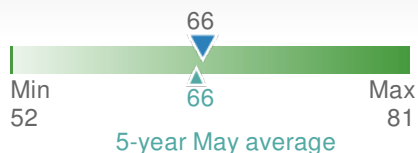
5-year May average: **48****Median Sold Price****\$1,025,000** **-0.8%**from Apr 2025:  
**\$1,032,783** **-14.6%**from May 2024:  
**\$1,200,000**

YTD	2025	2024	+/-
	<b>\$1,100,000</b>	<b>\$1,150,000</b>	-4.3%

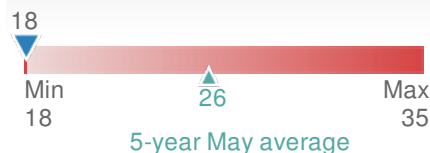
5-year May average: **\$1,036,900****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for May was \$1,025,000, representing a decrease of 0.8% compared to last month and a decrease of 14.6% from May 2024. The average days on market for units sold in May was 18 days, 31% below the 5-year May average of 26 days. There was a 3.5% month over month increase in new contract activity with 59 New Pendings; a 12.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 98; and a 17.9% increase in supply to 66 active units.

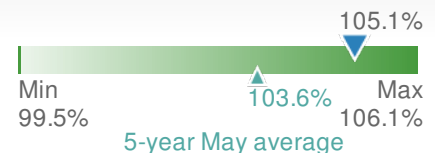
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.55 in April and an increase from 1.08 in May 2024. The Contract Ratio is 9% lower than the 5-year May average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****66**

Apr 2025	May 2024
<b>56</b>	<b>72</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>13</b>	<b>22</b>	<b>28</b>


**Avg Sold to OLP Ratio****105.1%**


Apr 2025	May 2024	YTD
<b>104.5%</b>	<b>104.4%</b>	<b>101.6%</b>

**May 2025**

## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****27**

 **-10.0%**  
 from Apr 2025: **30**

 **-15.6%**  
 from May 2024: **32**

YTD	2025	2024	+/-
	<b>146</b>	<b>147</b>	-0.7%

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

 **45.0%**  
 from Apr 2025: **20**

 **-21.6%**  
 from May 2024: **37**

YTD	2025	2024	+/-
	<b>108</b>	<b>132</b>	-18.2%


5-year May average: **32****Closed Sales****22**


 **4.8%**  
 from Apr 2025: **21**

 **-12.0%**  
 from May 2024: **25**

YTD	2025	2024	+/-
	<b>91</b>	<b>111</b>	-18.0%

5-year May average: **29****Median Sold Price****\$399,950**

 **5.3%**  
 from Apr 2025: **\$380,000**

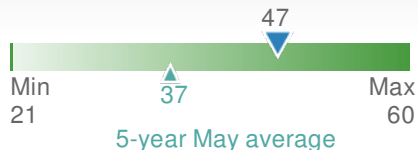
 **-0.0%**  
 from May 2024: **\$400,000**

YTD	2025	2024	+/-
	<b>\$367,000</b>	<b>\$373,000</b>	-1.6%

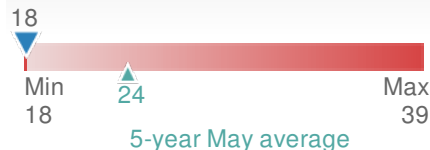
5-year May average: **\$345,540****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for May was \$399,950, representing an increase of 5.3% compared to last month and a decrease of 0% from May 2024. The average days on market for units sold in May was 18 days, 24% below the 5-year May average of 24 days. There was a 45% month over month increase in new contract activity with 29 New Pendings; a 12.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 37; and no change in supply with 47 active units.

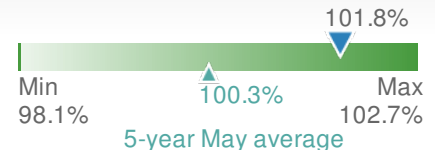
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.70 in April and a decrease from 1.29 in May 2024. The Contract Ratio is 44% lower than the 5-year May average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****47**

Apr 2025	May 2024
<b>47</b>	<b>35</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>14</b>	<b>39</b>	<b>30</b>

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

Apr 2025	May 2024	YTD
<b>100.0%</b>	<b>98.1%</b>	<b>99.2%</b>

**May 2025**

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****34****↑36.0%**from Apr 2025:  
**25****↓-20.9%**from May 2024:  
**43**

YTD	2025	2024	+/-
	<b>134</b>	<b>177</b>	-24.3%

5-year May average: **43****New Pendings****30****↑30.4%**from Apr 2025:  
**23****↓-21.1%**from May 2024:  
**38**

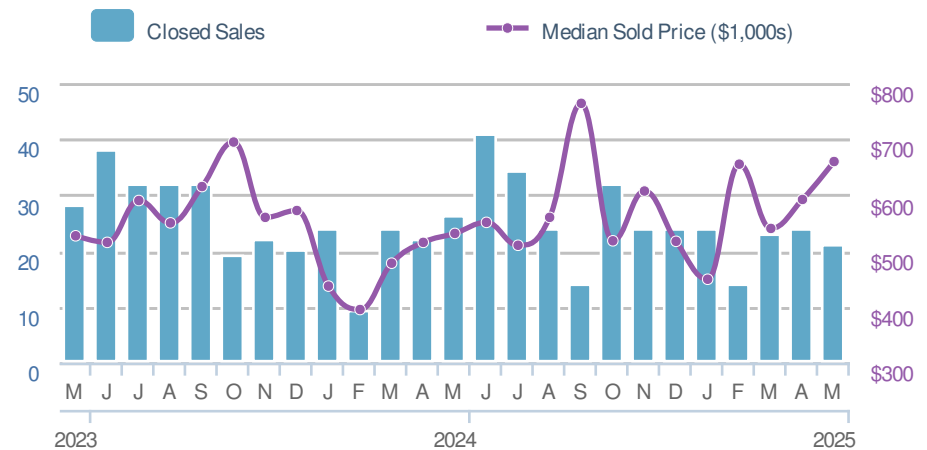
YTD	2025	2024	+/-
	<b>121</b>	<b>139</b>	-12.9%

5-year May average: **39****Closed Sales****21****↓-12.5%**from Apr 2025:  
**24****↓-19.2%**from May 2024:  
**26**

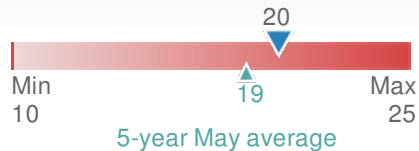
YTD	2025	2024	+/-
	<b>111</b>	<b>107</b>	3.7%

5-year May average: **29****Median Sold Price****\$660,000****↑11.4%**from Apr 2025:  
**\$592,500****↑24.2%**from May 2024:  
**\$531,500**

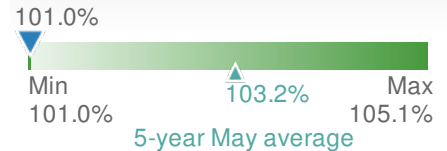
YTD	2025	2024	+/-
	<b>\$587,500</b>	<b>\$482,000</b>	21.9%

5-year May average: **\$537,500****Active Listings****37**

Apr 2025	May 2024
<b>30</b>	<b>52</b>

**Avg DOM****20**

Apr 2025	May 2024	YTD
<b>37</b>	<b>15</b>	<b>35</b>

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

Apr 2025	May 2024	YTD
<b>97.6%</b>	<b>105.1%</b>	<b>99.4%</b>

**May 2025****Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****27** **35.0%**from Apr 2025:  
**20** **-12.9%**from May 2024:  
**31**

YTD	2025	2024	+/-
	<b>112</b>	<b>140</b>	-20.0%

5-year May average: **34****New Pendings****25** **38.9%**from Apr 2025:  
**18** **-13.8%**from May 2024:  
**29**

YTD	2025	2024	+/-
	<b>101</b>	<b>108</b>	-6.5%

5-year May average: **32****Closed Sales****18** **-18.2%**from Apr 2025:  
**22** **0.0%**from May 2024:  
**18**

YTD	2025	2024	+/-
	<b>91</b>	<b>79</b>	15.2%

5-year May average: **23****Median Sold Price****\$673,500** **13.7%**from Apr 2025:  
**\$592,500** **-5.3%**from May 2024:  
**\$711,050**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$530,000</b>	13.2%

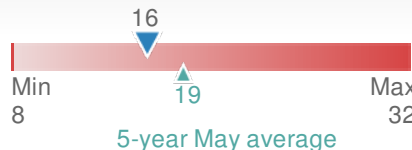
5-year May average: **\$577,010****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for May was \$673,500, representing an increase of 13.7% compared to last month and a decrease of 5.3% from May 2024. The average days on market for units sold in May was 16 days, 14% below the 5-year May average of 19 days. There was a 38.9% month over month increase in new contract activity with 25 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 10.3% increase in supply to 32 active units.

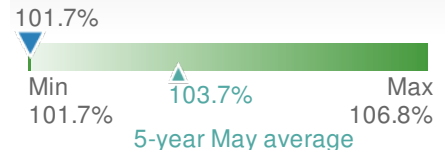
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.14 in April and an increase from 1.09 in May 2024. The Contract Ratio is 25% lower than the 5-year May average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****32**

Apr 2025	May 2024
<b>29</b>	<b>44</b>

**Avg DOM****16**

Apr 2025	May 2024	YTD
<b>38</b>	<b>16</b>	<b>34</b>

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

Apr 2025	May 2024	YTD
<b>97.6%</b>	<b>106.8%</b>	<b>99.8%</b>



**May 2025****Methacton (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **40.0%**from Apr 2025:  
**5** **-41.7%**from May 2024:  
**12**

YTD	2025	2024	+/-
	<b>22</b>	<b>37</b>	-40.5%

5-year May average: **9****New Pendings****5** **0.0%**from Apr 2025:  
**5** **-44.4%**from May 2024:  
**9**

YTD	2025	2024	+/-
	<b>20</b>	<b>31</b>	-35.5%

5-year May average: **7****Closed Sales****3** **50.0%**from Apr 2025:  
**2** **-62.5%**from May 2024:  
**8**

YTD	2025	2024	+/-
	<b>20</b>	<b>28</b>	-28.6%

5-year May average: **6****Median  
Sold Price****\$333,000** **-47.1%**from Apr 2025:  
**\$630,000** **-23.0%**from May 2024:  
**\$432,500**

YTD	2025	2024	+/-
	<b>\$507,500</b>	<b>\$413,050</b>	22.9%

5-year May average: **\$444,299****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for May was \$333,000, representing a decrease of 47.1% compared to last month and a decrease of 23% from May 2024. The average days on market for units sold in May was 44 days, 79% above the 5-year May average of 25 days. There was no month over month change in new contract activity with 5 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from April) to 7; and a 400% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 5.00 in April and a decrease from 1.50 in May 2024. The Contract Ratio is 3% higher than the 5-year May average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****5**

Apr 2025	May 2024
<b>1</b>	<b>8</b>

**Avg DOM****44**

Apr 2025	May 2024	YTD
<b>30</b>	<b>14</b>	<b>38</b>


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

Apr 2025	May 2024	YTD
<b>97.8%</b>	<b>101.7%</b>	<b>97.3%</b>


**May 2025**

## Norristown Area (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****81** **15.7%**  
from Apr 2025:  
**70** **8.0%**  
from May 2024:  
**75**



YTD	2025	2024	+/-
	<b>334</b>	<b>316</b>	5.7%

5-year May average: **92****New Pendings****64** **-17.9%**  
from Apr 2025:  
**78** **-3.0%**  
from May 2024:  
**66**

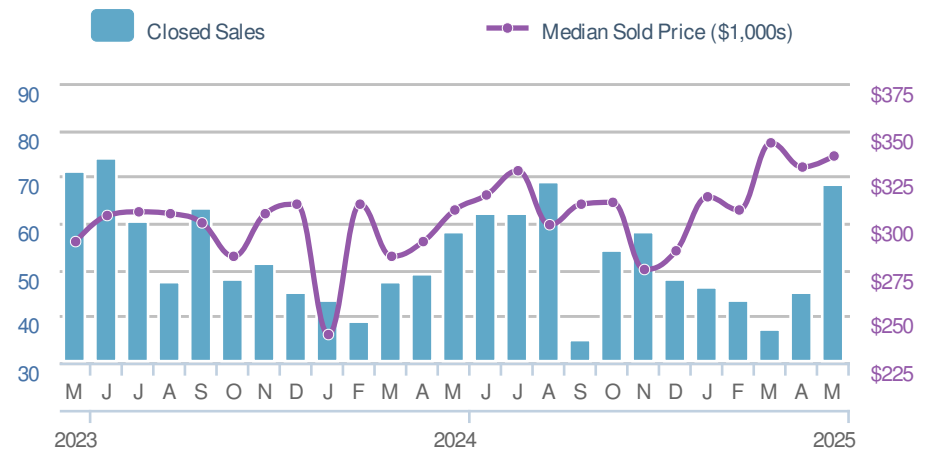
YTD	2025	2024	+/-
	<b>292</b>	<b>281</b>	3.9%

5-year May average: **87****Closed Sales****68** **51.1%**  
from Apr 2025:  
**45** **17.2%**  
from May 2024:  
**58**

YTD	2025	2024	+/-
	<b>250</b>	<b>242</b>	3.3%

5-year May average: **71****Median Sold Price****\$336,950** **2.1%**  
from Apr 2025:  
**\$330,000** **9.6%**  
from May 2024:  
**\$307,500**

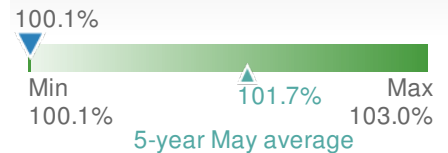
YTD	2025	2024	+/-
	<b>\$328,250</b>	<b>\$280,000</b>	17.2%

5-year May average: **\$280,290****Active Listings****71**

Apr 2025	May 2024
<b>47</b>	<b>61</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>20</b>	<b>13</b>	<b>26</b>

**Avg Sold to OLP Ratio****100.1%**

Apr 2025	May 2024	YTD
<b>101.6%</b>	<b>102.6%</b>	<b>99.4%</b>

**May 2025**

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****27** **8.0%**from Apr 2025:  
**25** **-3.6%**from May 2024:  
**28**

YTD	2025	2024	+/-
	<b>107</b>	<b>113</b>	-5.3%

5-year May average: **33****New Pendings****25** **-10.7%**from Apr 2025:  
**28** **31.6%**from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>102</b>	<b>93</b>	9.7%

5-year May average: **31****Closed Sales****25** **78.6%**from Apr 2025:  
**14** **38.9%**from May 2024:  
**18**

YTD	2025	2024	+/-
	<b>93</b>	<b>74</b>	25.7%

5-year May average: **24****Median  
Sold Price****\$450,000** **12.1%**from Apr 2025:  
**\$401,500** **9.9%**from May 2024:  
**\$409,500**

YTD	2025	2024	+/-
	<b>\$410,000</b>	<b>\$388,875</b>	5.4%

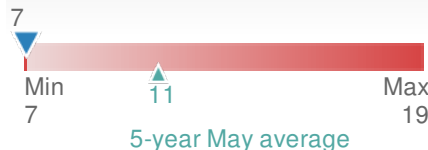
5-year May average: **\$391,400****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for May was \$450,000, representing an increase of 12.1% compared to last month and an increase of 9.9% from May 2024. The average days on market for units sold in May was 7 days, 38% below the 5-year May average of 11 days. There was a 10.7% month over month decrease in new contract activity with 25 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 32; and a 35.7% increase in supply to 19 active units.

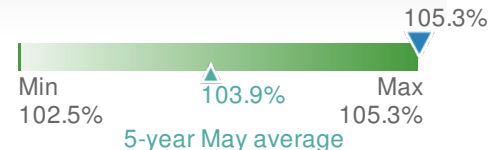
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, down from 2.43 in April and an increase from 1.15 in May 2024. The Contract Ratio is 21% lower than the 5-year May average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Apr 2025	May 2024
<b>14</b>	<b>27</b>

**Avg DOM****7**

Apr 2025	May 2024	YTD
<b>29</b>	<b>11</b>	<b>23</b>

**Avg Sold to  
OLP Ratio****105.3%**

Apr 2025	May 2024	YTD
<b>102.1%</b>	<b>103.9%</b>	<b>100.7%</b>

**May 2025**

## Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****54** **20.0%**from Apr 2025:  
**45** **14.9%**from May 2024:  
**47**

YTD	2025	2024	+/-
	<b>227</b>	<b>203</b>	11.8%

5-year May average: **59****New Pendings****39** **-22.0%**from Apr 2025:  
**50** **-17.0%**from May 2024:  
**47**

YTD	2025	2024	+/-
	<b>190</b>	<b>188</b>	1.1%

5-year May average: **56****Closed Sales****43** **38.7%**from Apr 2025:  
**31** **7.5%**from May 2024:  
**40**

YTD	2025	2024	+/-
	<b>157</b>	<b>168</b>	-6.5%

5-year May average: **47****Median  
Sold Price****\$289,900** **-5.0%**from Apr 2025:  
**\$305,000** **28.0%**from May 2024:  
**\$226,500**

YTD	2025	2024	+/-
	<b>\$285,000</b>	<b>\$250,000</b>	14.0%

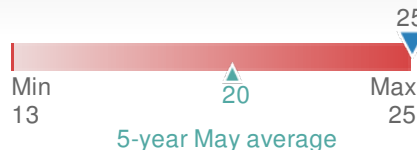
5-year May average: **\$227,480****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for May was \$289,900, representing a decrease of 5% compared to last month and an increase of 28% from May 2024. The average days on market for units sold in May was 25 days, 26% above the 5-year May average of 20 days. There was a 22% month over month decrease in new contract activity with 39 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 84; and a 57.6% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 1.62 pendings per active listing, down from 2.76 in April and a decrease from 1.82 in May 2024. The Contract Ratio is 17% lower than the 5-year May average of 1.95. 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****52**

Apr 2025	May 2024
<b>33</b>	<b>34</b>

**Avg DOM****25**

Apr 2025	May 2024	YTD
<b>16</b>	<b>13</b>	<b>27</b>

**Avg Sold to  
OLP Ratio****97.1%**

Apr 2025	May 2024	YTD
<b>101.3%</b>	<b>102.0%</b>	<b>98.7%</b>

**May 2025**

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****103**

↓ **-24.8%**    ↓ **-26.4%**  
from Apr 2025:    from May 2024:  
**137**                    **140**

YTD	2025	2024	+/-
	<b>463</b>	<b>504</b>	-8.1%

5-year May average: **128****New Pendings****104**

↑ **7.2%**    ↑ **5.1%**  
from Apr 2025:    from May 2024:  
**97**                    **99**

YTD	2025	2024	+/-
	<b>381</b>	<b>433</b>	-12.0%

5-year May average: **120****Closed Sales****80**

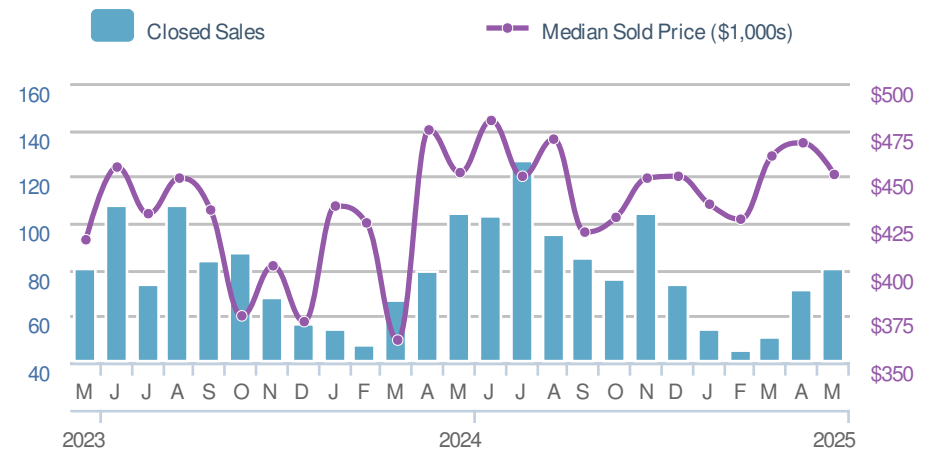
↑ **12.7%**    ↓ **-23.1%**  
from Apr 2025:    from May 2024:  
**71**                    **104**

YTD	2025	2024	+/-
	<b>309</b>	<b>355</b>	-13.0%

5-year May average: **101****Median Sold Price****\$451,800**

↓ **-3.6%**    ↓ **-0.2%**  
from Apr 2025:    from May 2024:  
**\$468,500**            **\$452,500**

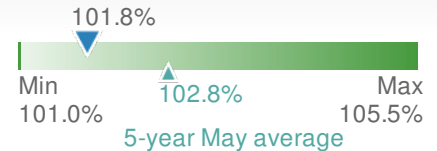
YTD	2025	2024	+/-
	<b>\$448,000</b>	<b>\$440,000</b>	1.8%

5-year May average: **\$419,160****Active Listings****101**

Apr 2025	May 2024
<b>102</b>	<b>105</b>

**Avg DOM****10**

Apr 2025	May 2024	YTD
<b>11</b>	<b>13</b>	<b>19</b>



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

Apr 2025	May 2024	YTD
<b>102.0%</b>	<b>101.0%</b>	<b>100.1%</b>

**May 2025**

## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****57**

 **-26.9%**      **-29.6%**  
 from Apr 2025: **78**     from May 2024: **81**

YTD	2025	2024	+/-
	<b>258</b>	<b>279</b>	-7.5%

5-year May average: **73****New Pendings****58**

 **18.4%**      **-4.9%**  
 from Apr 2025: **49**     from May 2024: **61**

YTD	2025	2024	+/-
	<b>203</b>	<b>240</b>	-15.4%

5-year May average: **67****Closed Sales****40**

 **-2.4%**      **-35.5%**  
 from Apr 2025: **41**     from May 2024: **62**

YTD	2025	2024	+/-
	<b>153</b>	<b>197</b>	-22.3%

5-year May average: **54****Median Sold Price****\$550,450**

 **-4.3%**      **9.5%**  
 from Apr 2025: **\$575,000**     from May 2024: **\$502,500**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$490,000</b>	12.2%

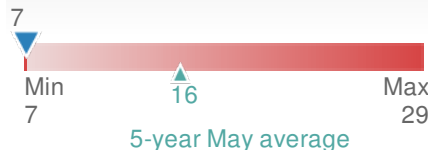
5-year May average: **\$487,790****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for May was \$550,450, representing a decrease of 4.3% compared to last month and an increase of 9.5% from May 2024. The average days on market for units sold in May was 7 days, 56% below the 5-year May average of 16 days. There was an 18.4% month over month increase in new contract activity with 58 New Pendings; a 21.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 79; and a 3% decrease in supply to 65 active units.

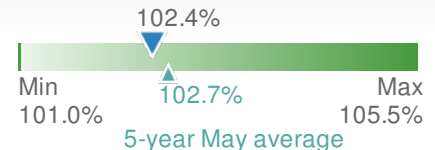
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 0.97 in April and a decrease from 1.41 in May 2024. The Contract Ratio is 44% lower than the 5-year May average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****65**

Apr 2025	May 2024
<b>67</b>	<b>58</b>

**Avg DOM****7**

Apr 2025	May 2024	YTD
<b>10</b>	<b>14</b>	<b>15</b>



**Avg Sold to OLP Ratio****102.4%**

Apr 2025	May 2024	YTD
<b>102.3%</b>	<b>101.0%</b>	<b>100.8%</b>

**May 2025**



## North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****46**

 **-22.0%**      **-22.0%**  
 from Apr 2025: **59**     from May 2024: **59**

YTD	2025	2024	+/-
	<b>205</b>	<b>225</b>	-8.9%

5-year May average: **55****New Pendings****46**

 **-4.2%**      **21.1%**  
 from Apr 2025: **48**     from May 2024: **38**

YTD	2025	2024	+/-
	<b>178</b>	<b>193</b>	-7.8%

5-year May average: **53****Closed Sales****40**

 **33.3%**      **-4.8%**  
 from Apr 2025: **30**     from May 2024: **42**

YTD	2025	2024	+/-
	<b>156</b>	<b>158</b>	-1.3%

5-year May average: **47****Median Sold Price****\$357,500**

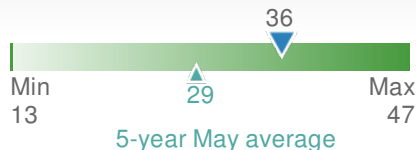
 **-9.5%**      **-13.1%**  
 from Apr 2025: **\$395,000**     from May 2024: **\$411,250**

YTD	2025	2024	+/-
	<b>\$385,000</b>	<b>\$377,500</b>	2.0%

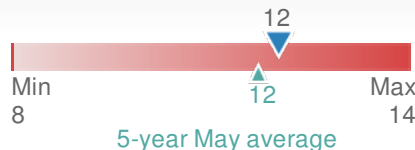
5-year May average: **\$368,500****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for May was \$357,500, representing a decrease of 9.5% compared to last month and a decrease of 13.1% from May 2024. The average days on market for units sold in May was 12 days, 2% above the 5-year May average of 12 days. There was a 4.2% month over month decrease in new contract activity with 46 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 60; and a 2.9% increase in supply to 36 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.66 in April and an increase from 1.30 in May 2024. The Contract Ratio is 48% lower than the 5-year May average of 3.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****36**

Apr 2025	May 2024
<b>35</b>	<b>47</b>

**Avg DOM****12**

Apr 2025	May 2024	YTD
<b>13</b>	<b>12</b>	<b>23</b>

**Avg Sold to OLP Ratio****101.1%**

Apr 2025	May 2024	YTD
<b>101.6%</b>	<b>101.1%</b>	<b>99.3%</b>

**May 2025**

## Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****43****↑2.4%**from Apr 2025:  
**42****↑53.6%**from May 2024:  
**28**

YTD	2025	2024	+/-
	<b>186</b>	<b>143</b>	30.1%

5-year May average: **50****New Pendings****45****↑55.2%**from Apr 2025:  
**29****↑73.1%**from May 2024:  
**26**

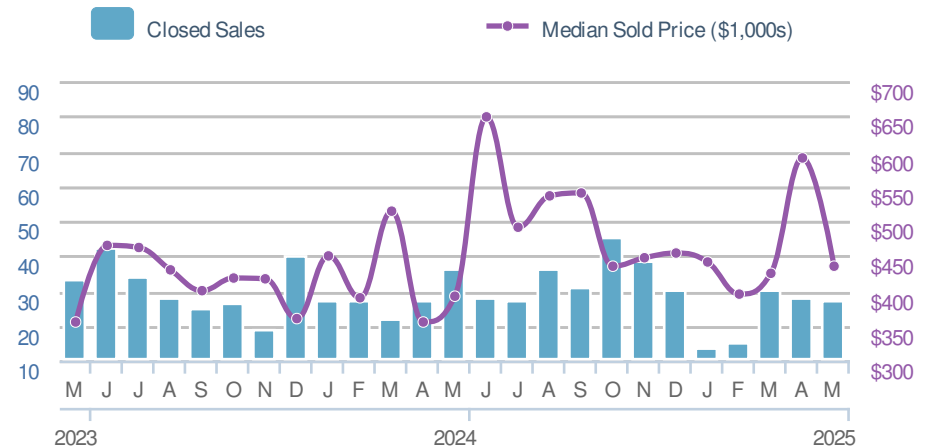
YTD	2025	2024	+/-
	<b>155</b>	<b>142</b>	9.2%

5-year May average: **48****Closed Sales****27****↓-3.6%**from Apr 2025:  
**28****↓-25.0%**from May 2024:  
**36**

YTD	2025	2024	+/-
	<b>115</b>	<b>141</b>	-18.4%

5-year May average: **38****Median Sold Price****\$435,000****↓-26.3%**from Apr 2025:  
**\$590,000****↑10.8%**from May 2024:  
**\$392,500**

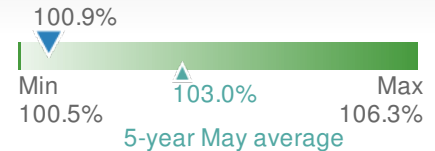
YTD	2025	2024	+/-
	<b>\$440,000</b>	<b>\$421,000</b>	4.5%

5-year May average: **\$403,100****Active Listings****51**

Apr 2025	May 2024
<b>54</b>	<b>27</b>

**Avg DOM****20**

Apr 2025	May 2024	YTD
<b>28</b>	<b>11</b>	<b>21</b>

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

Apr 2025	May 2024	YTD
<b>100.7%</b>	<b>104.0%</b>	<b>100.1%</b>



**May 2025**

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****29** **3.6%**from Apr 2025:  
**28** **52.6%**from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>125</b>	<b>97</b>	28.9%

5-year May average: **34****New Pendings****34** **70.0%**from Apr 2025:  
**20** **100.0%**from May 2024:  
**17**

YTD	2025	2024	+/-
	<b>104</b>	<b>95</b>	9.5%

5-year May average: **32****Closed Sales****16** **-15.8%**from Apr 2025:  
**19** **-33.3%**from May 2024:  
**24**

YTD	2025	2024	+/-
	<b>71</b>	<b>91</b>	-22.0%

5-year May average: **23****Median  
Sold Price****\$605,000** **-9.3%**from Apr 2025:  
**\$667,000** **29.4%**from May 2024:  
**\$467,500**

YTD	2025	2024	+/-
	<b>\$595,000</b>	<b>\$500,000</b>	19.0%

5-year May average: **\$496,000****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for May was \$605,000, representing a decrease of 9.3% compared to last month and an increase of 29.4% from May 2024. The average days on market for units sold in May was 28 days, 47% above the 5-year May average of 19 days. There was a 70% month over month increase in new contract activity with 34 New Pendings; a 51.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 47; and a 14.7% decrease in supply to 29 active units.

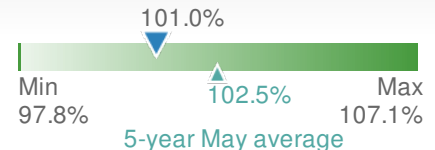
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 0.91 in April and an increase from 1.35 in May 2024. The Contract Ratio is 13% lower than the 5-year May average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****29**

Apr 2025	May 2024
<b>34</b>	<b>23</b>

**Avg DOM****28**

Apr 2025	May 2024	YTD
<b>27</b>	<b>10</b>	<b>25</b>

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

Apr 2025	May 2024	YTD
<b>100.8%</b>	<b>103.9%</b>	<b>99.9%</b>

**May 2025**

## Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14**↔ 0.0%  
from Apr 2025:  
14↑ 55.6%  
from May 2024:  
9

YTD	2025	2024	+/-
	<b>61</b>	46	32.6%

5-year May average: **16****New Pendings****11**↑ 22.2%  
from Apr 2025:  
9↑ 22.2%  
from May 2024:  
9

YTD	2025	2024	+/-
	<b>51</b>	47	8.5%

5-year May average: **16****Closed Sales****11**↑ 22.2%  
from Apr 2025:  
9↓ -8.3%  
from May 2024:  
12

YTD	2025	2024	+/-
	<b>44</b>	50	-12.0%

5-year May average: **15****Median Sold Price****\$350,000**↔ 0.0%  
from Apr 2025:  
**\$350,000**↓ -6.3%  
from May 2024:  
**\$373,550**

YTD	2025	2024	+/-
	<b>\$350,000</b>	\$355,000	-1.4%

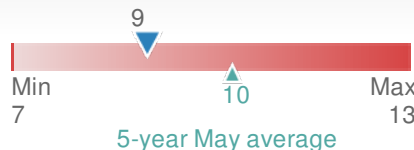
5-year May average: **\$327,010****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for May was \$350,000, representing no change compared to last month and a decrease of 6.3% from May 2024. The average days on market for units sold in May was 9 days, 14% below the 5-year May average of 10 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 12; and a 10% increase in supply to 22 active units.

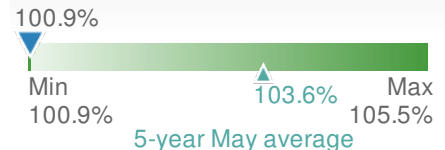
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.60 in April and a decrease from 2.00 in May 2024. The Contract Ratio is 84% lower than the 5-year May average of 3.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****22**

Apr 2025	May 2024
<b>20</b>	4

**Avg DOM****9**

Apr 2025	May 2024	YTD
<b>29</b>	13	16

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

Apr 2025	May 2024	YTD
<b>100.4%</b>	104.3%	100.5%

**May 2025**

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****32** **23.1%**from Apr 2025:  
**26** **-22.0%**from May 2024:  
**41**

YTD	2025	2024	+/-
	<b>153</b>	<b>142</b>	7.7%

5-year May average: **38****New Pendings****37** **37.0%**from Apr 2025:  
**27** **94.7%**from May 2024:  
**19**

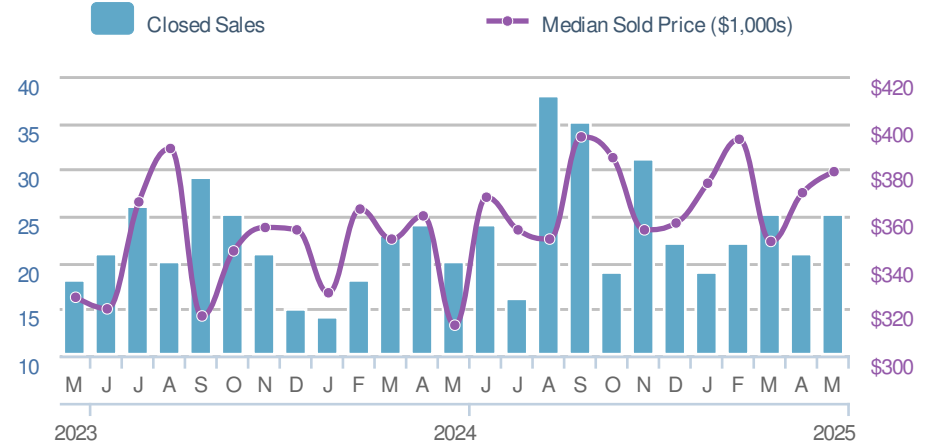
YTD	2025	2024	+/-
	<b>142</b>	<b>110</b>	29.1%

5-year May average: **31****Closed Sales****25** **19.0%**from Apr 2025:  
**21** **25.0%**from May 2024:  
**20**

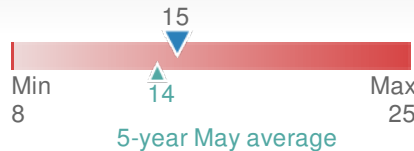
YTD	2025	2024	+/-
	<b>114</b>	<b>102</b>	11.8%

5-year May average: **25****Median Sold Price****\$379,000** **2.4%**from Apr 2025:  
**\$370,000** **21.1%**from May 2024:  
**\$313,000**

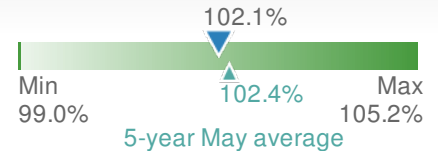
YTD	2025	2024	+/-
	<b>\$371,250</b>	<b>\$350,000</b>	6.1%

5-year May average: **\$312,045****Active Listings****27**

Apr 2025	May 2024
<b>28</b>	<b>37</b>

**Avg DOM****15**

Apr 2025	May 2024	YTD
<b>19</b>	<b>25</b>	<b>21</b>

**Avg Sold to OLP Ratio****102.1%**

Apr 2025	May 2024	YTD
<b>99.8%</b>	<b>99.0%</b>	<b>100.3%</b>

**May 2025****Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24** **9.1%**from Apr 2025:  
**22** **-25.0%**from May 2024:  
**32**

YTD	2025	2024	+/-
	<b>115</b>	<b>106</b>	8.5%

5-year May average: **30****New Pendings****27** **35.0%**from Apr 2025:  
**20** **145.5%**from May 2024:  
**11**

YTD	2025	2024	+/-
	<b>102</b>	<b>76</b>	34.2%

5-year May average: **22****Closed Sales****21** **50.0%**from Apr 2025:  
**14** **61.5%**from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>84</b>	<b>70</b>	20.0%

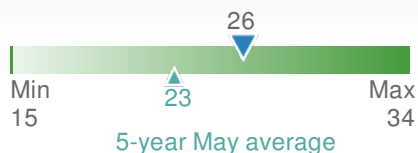
5-year May average: **18****Median  
Sold Price****\$385,000** **0.0%**from Apr 2025:  
**\$385,000** **2.1%**from May 2024:  
**\$377,000**

YTD	2025	2024	+/-
	<b>\$395,500</b>	<b>\$399,995</b>	-1.1%

5-year May average: **\$345,014****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for May was \$385,000, representing no change compared to last month and an increase of 2.1% from May 2024. The average days on market for units sold in May was 15 days, the same as the 5-year May average of 15 days. There was a 35% month over month increase in new contract activity with 27 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 42; and a 4% increase in supply to 26 active units.

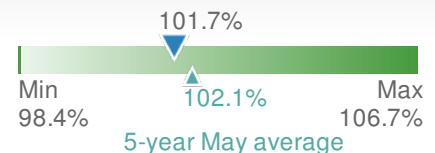
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 1.44 in April and an increase from 0.65 in May 2024. The Contract Ratio is 24% lower than the 5-year May average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****26**

Apr 2025	May 2024
<b>25</b>	<b>34</b>

**Avg DOM****15**

Apr 2025	May 2024	YTD
<b>19</b>	<b>30</b>	<b>21</b>

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

Apr 2025	May 2024	YTD
<b>100.1%</b>	<b>98.4%</b>	<b>100.2%</b>

**May 2025**

## Pottsgrove (Montgomery, PA) - Attached

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

↑ **100.0%**  
from Apr 2025:  
4

↓ **-11.1%**  
from May 2024:  
9

YTD	2025	2024	+/-
	<b>38</b>	<b>36</b>	5.6%

5-year May average: 8

**New Pendings****10**

↑ **42.9%**  
from Apr 2025:  
7

↑ **25.0%**  
from May 2024:  
8

YTD	2025	2024	+/-
	<b>40</b>	<b>34</b>	17.6%

5-year May average: 9

**Closed Sales****4**

↓ **-42.9%**  
from Apr 2025:  
7

↓ **-42.9%**  
from May 2024:  
7

YTD	2025	2024	+/-
	<b>30</b>	<b>32</b>	-6.3%

5-year May average: 7

**Median  
Sold Price****\$357,500**

↑ **3.6%**  
from Apr 2025:  
**\$345,000**

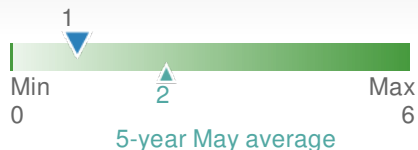
↑ **49.0%**  
from May 2024:  
**\$240,000**

YTD	2025	2024	+/-
	<b>\$340,000</b>	<b>\$285,750</b>	19.0%

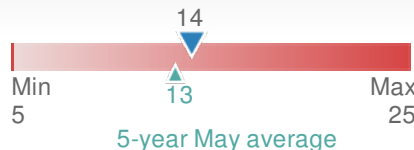
5-year May average: **\$269,500****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for May was \$357,500, representing an increase of 3.6% compared to last month and an increase of 49% from May 2024. The average days on market for units sold in May was 14 days, 5% above the 5-year May average of 13 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 16; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 16.00 pendings per active listing, up from 3.67 in April and an increase from 3.67 in May 2024. The Contract Ratio is 154% higher than the 5-year May average of 6.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****1**

Apr 2025	May 2024
<b>3</b>	<b>3</b>

**Avg DOM****14**

Apr 2025	May 2024	YTD
<b>19</b>	<b>16</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****104.6%**

Apr 2025	May 2024	YTD
<b>99.2%</b>	<b>100.2%</b>	<b>100.4%</b>

**May 2025**

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****34** **21.4%**from Apr 2025:  
**28** **-17.1%**from May 2024:  
**41**

YTD	2025	2024	+/-
	<b>139</b>	<b>141</b>	-1.4%

5-year May average: **40****New Pendings****25** **-7.4%**from Apr 2025:  
**27** **-32.4%**from May 2024:  
**37**

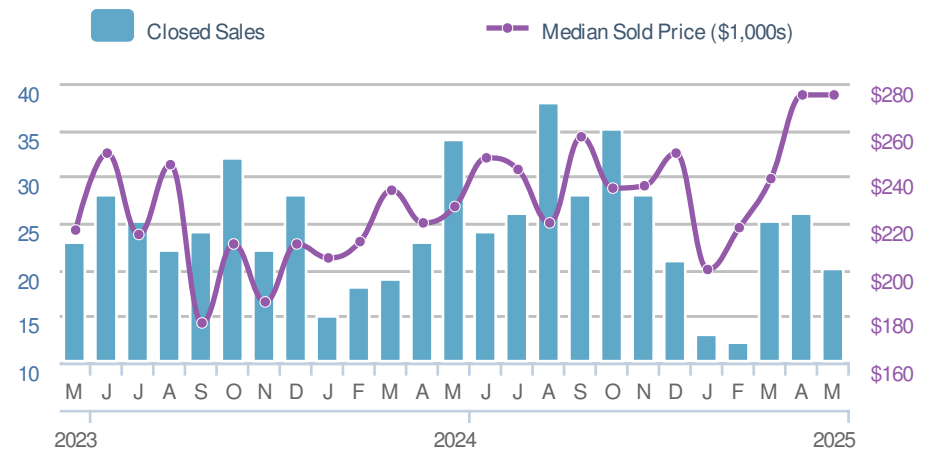
YTD	2025	2024	+/-
	<b>117</b>	<b>132</b>	-11.4%

5-year May average: **35****Closed Sales****20** **-23.1%**from Apr 2025:  
**26** **-41.2%**from May 2024:  
**34**

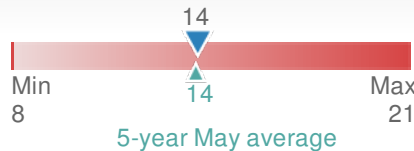
YTD	2025	2024	+/-
	<b>97</b>	<b>115</b>	-15.7%

5-year May average: **29****Median Sold Price****\$275,000** **0.0%**from Apr 2025:  
**\$275,000** **20.9%**from May 2024:  
**\$227,500**

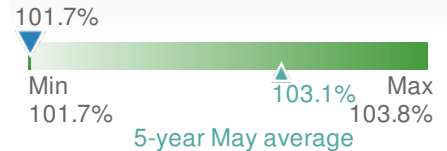
YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$225,000</b>	11.1%

5-year May average: **\$218,600****Active Listings****43**

Apr 2025	May 2024
<b>34</b>	<b>28</b>

**Avg DOM****14**

Apr 2025	May 2024	YTD
<b>24</b>	<b>18</b>	<b>25</b>

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

Apr 2025	May 2024	YTD
<b>101.4%</b>	<b>102.3%</b>	<b>99.6%</b>

**May 2025****Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **20.0%**from Apr 2025:  
**15** **0.0%**from May 2024:  
**18**

YTD	2025	2024	+/-
	<b>79</b>	<b>75</b>	5.3%

5-year May average: **20****New Pendings****14** **-17.6%**from Apr 2025:  
**17** **0.0%**from May 2024:  
**14**

YTD	2025	2024	+/-
	<b>68</b>	<b>71</b>	-4.2%

5-year May average: **17****Closed Sales****11** **-35.3%**from Apr 2025:  
**17** **-26.7%**from May 2024:  
**15**

YTD	2025	2024	+/-
	<b>54</b>	<b>57</b>	-5.3%

5-year May average: **14****Median Sold Price****\$295,000** **1.0%**from Apr 2025:  
**\$292,000** **5.0%**from May 2024:  
**\$281,000**

YTD	2025	2024	+/-
	<b>\$276,250</b>	<b>\$255,000</b>	8.3%

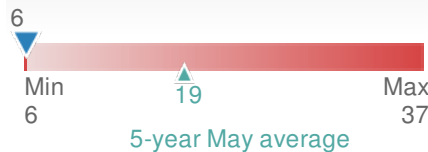
5-year May average: **\$259,700****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for May was \$295,000, representing an increase of 1% compared to last month and an increase of 5% from May 2024. The average days on market for units sold in May was 6 days, 68% below the 5-year May average of 19 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and a 33.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 1.00 in April and a decrease from 1.33 in May 2024. The Contract Ratio is 63% lower than the 5-year May average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****24**


Apr 2025	May 2024
<b>18</b>	<b>15</b>

**Avg DOM****6**


Apr 2025	May 2024	YTD
<b>14</b>	<b>30</b>	<b>21</b>

**Avg Sold to OLP Ratio****103.5%**



Apr 2025	May 2024	YTD
<b>103.1%</b>	<b>103.3%</b>	<b>100.3%</b>

**May 2025****Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16**
 **23.1%**  
from Apr 2025:  
**13**
 **-30.4%**  
from May 2024:  
**23**



YTD	2025	2024	+/-
	<b>60</b>	<b>66</b>	-9.1%

5-year May average: **20****New Pendings****11**
 **10.0%**  
from Apr 2025:  
**10**
 **-52.2%**  
from May 2024:  
**23**

YTD	2025	2024	+/-
	<b>49</b>	<b>61</b>	-19.7%

5-year May average: **19****Closed Sales****9**
 **0.0%**  
from Apr 2025:  
**9**
 **-52.6%**  
from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>43</b>	<b>58</b>	-25.9%

5-year May average: **15****Median  
Sold Price****\$250,000**
 **11.1%**  
from Apr 2025:  
**\$225,000**
 **66.7%**  
from May 2024:  
**\$150,000**

YTD	2025	2024	+/-
	<b>\$225,000</b>	<b>\$180,000</b>	25.0%

5-year May average: **\$173,250****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for May was \$250,000, representing an increase of 11.1% compared to last month and an increase of 66.7% from May 2024. The average days on market for units sold in May was 22 days, 100% above the 5-year May average of 11 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 12; and an 18.8% increase in supply to 19 active units.

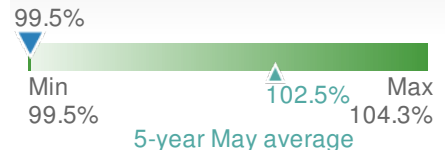
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, no change from April and a decrease from 1.15 in May 2024. The Contract Ratio is 69% lower than the 5-year May average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Apr 2025	May 2024
<b>16</b>	<b>13</b>

**Avg DOM****22**

Apr 2025	May 2024	YTD
<b>43</b>	<b>10</b>	<b>32</b>

**Avg Sold to  
OLP Ratio****99.5%**

Apr 2025	May 2024	YTD
<b>98.2%</b>	<b>101.5%</b>	<b>98.7%</b>



**May 2025**

## Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****43**

↓ **-21.8%**    ↓ **-20.4%**  
from Apr 2025:    from May 2024:  
**55**                      **54**

YTD	2025	2024	+/-
	<b>214</b>	<b>223</b>	-4.0%

5-year May average: **55****New Pendings****35**

↓ **-20.5%**    ↓ **-20.5%**  
from Apr 2025:    from May 2024:  
**44**                      **44**

YTD	2025	2024	+/-
	<b>154</b>	<b>172</b>	-10.5%

5-year May average: **47****Closed Sales****36**

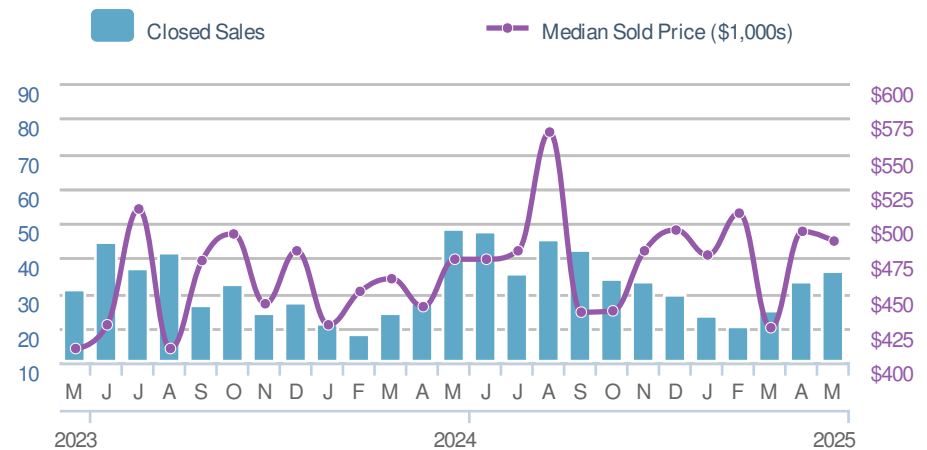
↑ **9.1%**    ↓ **-25.0%**  
from Apr 2025:    from May 2024:  
**33**                      **48**

YTD	2025	2024	+/-
	<b>137</b>	<b>139</b>	-1.4%

5-year May average: **42****Median Sold Price****\$487,450**

↓ **-1.5%**    ↑ **2.6%**  
from Apr 2025:    from May 2024:  
**\$494,900**            **\$474,995**

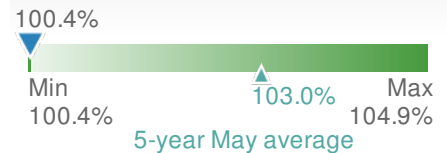
YTD	2025	2024	+/-
	<b>\$475,000</b>	<b>\$447,175</b>	6.2%

5-year May average: **\$431,629****Active Listings****67**

Apr 2025	May 2024
<b>52</b>	<b>42</b>


**Avg DOM****26**

Apr 2025	May 2024	YTD
<b>11</b>	<b>20</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.4%**

Apr 2025	May 2024	YTD
<b>104.0%</b>	<b>101.3%</b>	<b>100.5%</b>


**May 2025****Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****26**


 **-31.6%**  
 from Apr 2025: **38**

 **-42.2%**  
 from May 2024: **45**

YTD	2025	2024	+/-
	<b>136</b>	<b>147</b>	-7.5%

5-year May average: **39****New Pendings****24**

 **-20.0%**  
 from Apr 2025: **30**

 **-22.6%**  
 from May 2024: **31**

YTD	2025	2024	+/-
	<b>101</b>	<b>105</b>	-3.8%


5-year May average: **33****Closed Sales****22**


 **-8.3%**  
 from Apr 2025: **24**

 **-4.3%**  
 from May 2024: **23**

YTD	2025	2024	+/-
	<b>86</b>	<b>74</b>	16.2%

5-year May average: **27****Median Sold Price****\$574,450**

 **9.9%**  
 from Apr 2025: **\$522,500**

 **4.4%**  
 from May 2024: **\$550,000**

YTD	2025	2024	+/-
	<b>\$538,000</b>	<b>\$476,500</b>	12.9%

5-year May average: **\$479,990****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for May was \$574,450, representing an increase of 9.9% compared to last month and an increase of 4.4% from May 2024. The average days on market for units sold in May was 23 days, 29% above the 5-year May average of 18 days. There was a 20% month over month decrease in new contract activity with 24 New Pendings; a 2.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 38; and a 13.5% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.00 in April and a decrease from 1.44 in May 2024. The Contract Ratio is 52% lower than the 5-year May average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****42**

Apr 2025	May 2024
<b>37</b>	<b>34</b>

**Avg DOM****23**

Apr 2025	May 2024	YTD
<b>11</b>	<b>18</b>	<b>17</b>

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

Apr 2025	May 2024	YTD
<b>104.8%</b>	<b>102.3%</b>	<b>101.1%</b>

**May 2025****Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17**

0.0%

from Apr 2025:  
**17**

88.9%

from May 2024:  
**9**

YTD	2025	2024	+/-
	<b>78</b>	<b>75</b>	4.0%

5-year May average: **16****New Pendings****11**

-21.4%

from Apr 2025:  
**14**

-15.4%

from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>53</b>	<b>67</b>	-20.9%

5-year May average: **14****Closed Sales****14**

55.6%

from Apr 2025:  
**9**

-44.0%

from May 2024:  
**25**

YTD	2025	2024	+/-
	<b>51</b>	<b>65</b>	-21.5%

5-year May average: **15****Median Sold Price****\$467,500**

33.6%

from Apr 2025:  
**\$350,000**

6.3%

from May 2024:  
**\$440,000**

YTD	2025	2024	+/-
	<b>\$420,000</b>	<b>\$440,000</b>	-4.5%

5-year May average: **\$391,150****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for May was \$467,500, representing an increase of 33.6% compared to last month and an increase of 6.3% from May 2024. The average days on market for units sold in May was 31 days, 115% above the 5-year May average of 14 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 16; and a 66.7% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.33 in April and a decrease from 4.13 in May 2024. The Contract Ratio is 84% lower than the 5-year May average of 4.02. 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**

Apr 2025	May 2024
<b>15</b>	<b>8</b>

**Avg DOM****31**

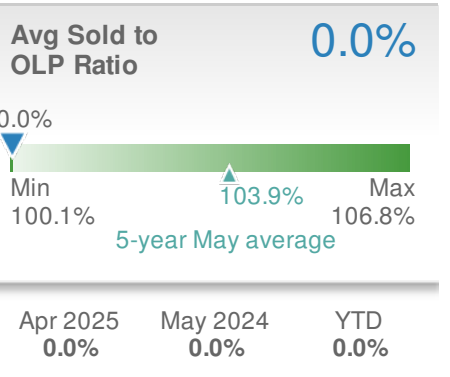
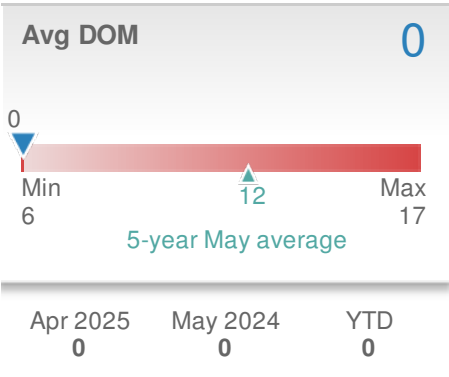
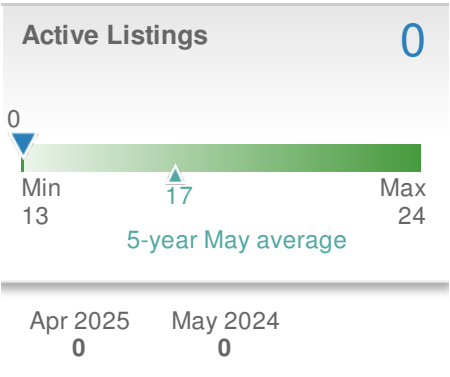
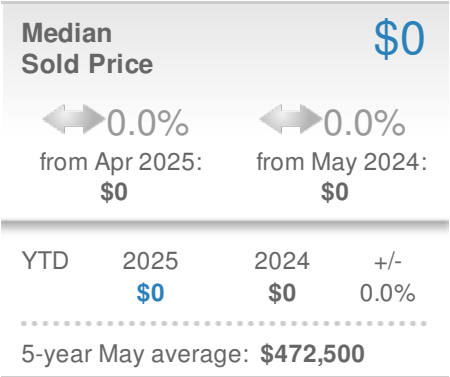
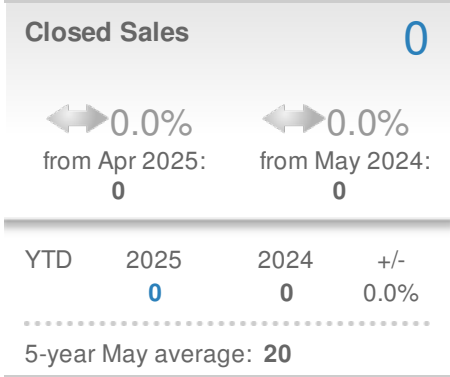
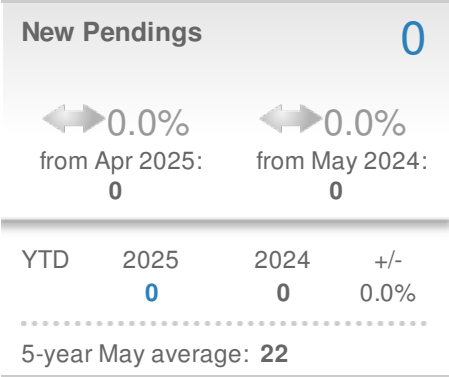
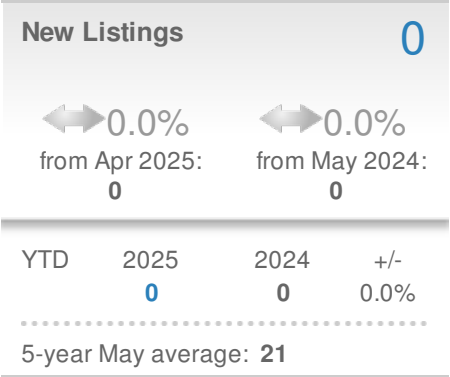
Apr 2025	May 2024	YTD
<b>11</b>	<b>22</b>	<b>27</b>

**Avg Sold to OLP Ratio****99.7%**

Apr 2025	May 2024	YTD
<b>101.7%</b>	<b>100.4%</b>	<b>99.4%</b>

**May 2025**  
Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



**May 2025**

## Springfield (Montgomery, PA) - Detached

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

↔ 0.0% ↔ 0.0%  
from Apr 2025: from May 2024:  
0 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year May average: **9****New Pendings****0**

↔ 0.0% ↔ 0.0%  
from Apr 2025: from May 2024:  
0 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year May average: **10****Closed Sales****0**

↔ 0.0% ↔ 0.0%  
from Apr 2025: from May 2024:  
0 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year May average: **9****Median  
Sold Price****\$0**

↔ 0.0% ↔ 0.0%  
from Apr 2025: from May 2024:  
\$0 \$0

YTD	2025	2024	+/-
	<b>\$0</b>	<b>\$0</b>	%

5-year May average: **\$484,033****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for May was \$0, representing no change compared to last month and no change from May 2024. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 15 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2024. The Contract Ratio is 100% lower than the 5-year May 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****0**

Apr 2025	May 2024
<b>0</b>	<b>0</b>

**Avg DOM****0**

Apr 2025	May 2024	YTD
<b>0</b>	<b>0</b>	<b>0</b>

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

Apr 2025	May 2024	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**May 2025**

## Springfield (Montgomery, PA) - Attached

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

↔ 0.0%      ↔ 0.0%

from Apr 2025:      from May 2024:

**0**      **0**

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year May average: **3****New Pendings****0**

↔ 0.0%      ↔ 0.0%

from Apr 2025:      from May 2024:

**0**      **0**

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year May average: **3****Closed Sales****0**

↔ 0.0%      ↔ 0.0%

from Apr 2025:      from May 2024:

**0**      **0**

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year May average: **4****Median Sold Price****\$0**

↔ 0.0%      ↔ 0.0%

from Apr 2025:      from May 2024:

**\$0**      **\$0**

YTD	2025	2024	+/-
	<b>\$0</b>	<b>\$0</b>	%

5-year May average: **\$450,000****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for May was \$0, representing no change compared to last month and no change from May 2024. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 7 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 0; and no change in supply with 0 active units.

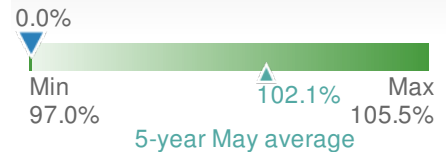
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2024. The Contract Ratio is 100% lower than the 5-year May average of 4.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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**

Apr 2025	May 2024
<b>0</b>	<b>0</b>

**Avg DOM****0**

Apr 2025	May 2024	YTD
<b>0</b>	<b>0</b>	<b>0</b>

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

Apr 2025	May 2024	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**May 2025**

## Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****50****↓ -9.1%**from Apr 2025:  
**55****↓ -15.3%**from May 2024:  
**59**

YTD	2025	2024	+/-
	<b>238</b>	<b>230</b>	3.5%

5-year May average: **73****New Pendings****53****↑ 1.9%**from Apr 2025:  
**52****↓ -17.2%**from May 2024:  
**64**

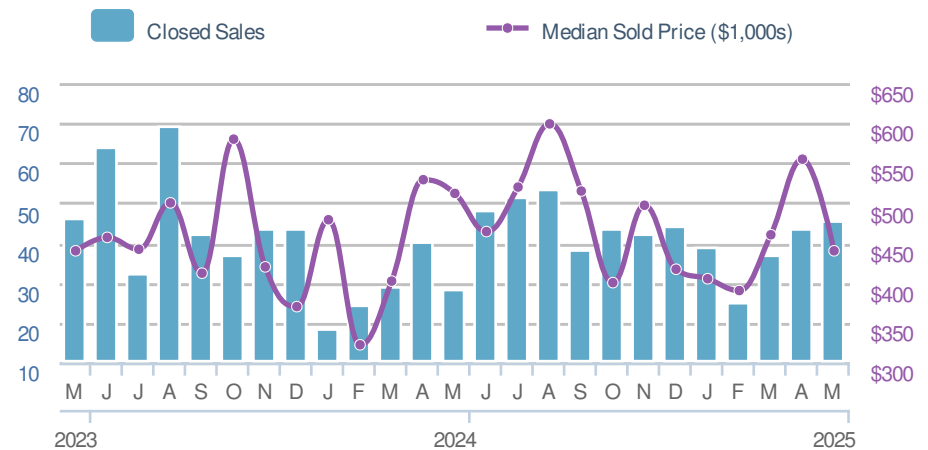
YTD	2025	2024	+/-
	<b>219</b>	<b>203</b>	7.9%

5-year May average: **71****Closed Sales****45****↑ 4.7%**from Apr 2025:  
**43****↑ 60.7%**from May 2024:  
**28**

YTD	2025	2024	+/-
	<b>193</b>	<b>142</b>	35.9%

5-year May average: **50****Median Sold Price****\$440,000****↓ -20.7%**from Apr 2025:  
**\$555,000****↓ -14.1%**from May 2024:  
**\$512,000**

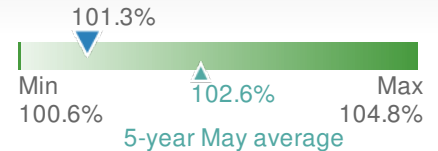
YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$465,000</b>	-1.1%

5-year May average: **\$436,218****Active Listings****46**

Apr 2025	May 2024
<b>45</b>	<b>43</b>

**Avg DOM****19**

Apr 2025	May 2024	YTD
<b>24</b>	<b>18</b>	<b>27</b>

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

Apr 2025	May 2024	YTD
<b>100.0%</b>	<b>100.6%</b>	<b>99.0%</b>

**May 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****31** **14.8%**from Apr 2025:  
**27** **0.0%**from May 2024:  
**31**

YTD	2025	2024	+/-
	<b>123</b>	<b>113</b>	8.8%

5-year May average: **38****New Pendings****31** **14.8%**from Apr 2025:  
**27** **-11.4%**from May 2024:  
**35**

YTD	2025	2024	+/-
	<b>109</b>	<b>97</b>	12.4%

5-year May average: **36****Closed Sales****26** **30.0%**from Apr 2025:  
**20** **136.4%**from May 2024:  
**11**

YTD	2025	2024	+/-
	<b>93</b>	<b>56</b>	66.1%

5-year May average: **25****Median  
Sold Price****\$623,500** **-28.8%**from Apr 2025:  
**\$875,750** **-21.6%**from May 2024:  
**\$795,000**

YTD	2025	2024	+/-
	<b>\$650,479</b>	<b>\$650,000</b>	0.1%

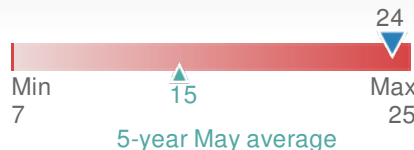
5-year May average: **\$568,900****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for May was \$623,500, representing a decrease of 28.8% compared to last month and a decrease of 21.6% from May 2024. The average days on market for units sold in May was 24 days, 62% above the 5-year May average of 15 days. There was a 14.8% month over month increase in new contract activity with 31 New Pendings; a 10.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and no change in supply with 30 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 1.23 in April and a decrease from 1.96 in May 2024. The Contract Ratio is 33% lower than the 5-year May average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****30**

Apr 2025	May 2024
<b>30</b>	<b>25</b>

**Avg DOM****24**

Apr 2025	May 2024	YTD
<b>17</b>	<b>25</b>	<b>30</b>

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



Apr 2025	May 2024	YTD
<b>101.0%</b>	<b>98.4%</b>	<b>98.9%</b>



**May 2025**



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

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

 **-32.1%**      **-32.1%**  
 from Apr 2025: 28     from May 2024: 28


YTD	2025	2024	+/-
	<b>115</b>	<b>117</b>	-1.7%

5-year May average: **34****New Pendings****22**

 **-12.0%**      **-24.1%**  
 from Apr 2025: 25     from May 2024: 29



YTD	2025	2024	+/-
	<b>110</b>	<b>106</b>	3.8%

5-year May average: **35****Closed Sales****19**

 **-17.4%**      **11.8%**  
 from Apr 2025: 23     from May 2024: 17

YTD	2025	2024	+/-
	<b>100</b>	<b>86</b>	16.3%

5-year May average: **25****Median Sold Price****\$349,950**

 **-22.2%**      **-5.4%**  
 from Apr 2025: \$450,000     from May 2024: \$370,000

YTD	2025	2024	+/-
	<b>\$351,250</b>	<b>\$355,500</b>	-1.2%

5-year May average: **\$358,190****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for May was \$349,950, representing a decrease of 22.2% compared to last month and a decrease of 5.4% from May 2024. The average days on market for units sold in May was 11 days, 33% below the 5-year May average of 16 days. There was a 12% month over month decrease in new contract activity with 22 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 32; and a 6.7% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from April and a decrease from 2.11 in May 2024. The Contract Ratio is 19% lower than the 5-year May average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Apr 2025	May 2024
<b>15</b>	<b>18</b>

**Avg DOM****11**

Apr 2025	May 2024	YTD
<b>29</b>	<b>13</b>	<b>24</b>

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

Apr 2025	May 2024	YTD
<b>99.1%</b>	<b>102.1%</b>	<b>99.1%</b>

**May 2025**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****32****↑14.3%**from Apr 2025:  
**28****↓-15.8%**from May 2024:  
**38**

YTD	2025	2024	+/-
	<b>128</b>	<b>145</b>	-11.7%

5-year May average: **35****New Pendings****27****↓-25.0%**from Apr 2025:  
**36****↓-6.9%**from May 2024:  
**29**

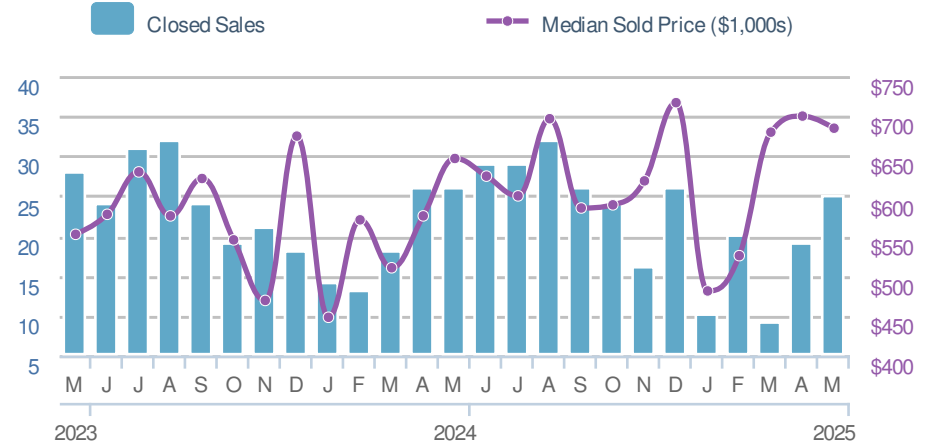
YTD	2025	2024	+/-
	<b>115</b>	<b>128</b>	-10.2%

5-year May average: **31****Closed Sales****25****↑31.6%**from Apr 2025:  
**19****↓-3.8%**from May 2024:  
**26**

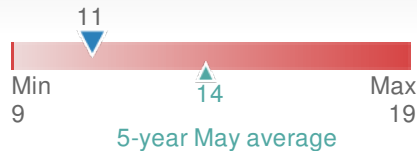
YTD	2025	2024	+/-
	<b>86</b>	<b>97</b>	-11.3%

5-year May average: **30****Median Sold Price****\$685,000****↓-2.1%**from Apr 2025:  
**\$700,000****↑5.8%**from May 2024:  
**\$647,500**

YTD	2025	2024	+/-
	<b>\$650,000</b>	<b>\$570,000</b>	14.0%

5-year May average: **\$582,000****Active Listings****30**

Apr 2025	May 2024
<b>18</b>	<b>31</b>

**Avg DOM****11**

Apr 2025	May 2024	YTD
<b>21</b>	<b>19</b>	<b>25</b>

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

Apr 2025	May 2024	YTD
<b>101.7%</b>	<b>102.0%</b>	<b>101.1%</b>

**May 2025**

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23** **4.5%**from Apr 2025:  
**22** **-17.9%**from May 2024:  
**28**

YTD	2025	2024	+/-
	<b>92</b>	<b>99</b>	-7.1%

5-year May average: **25****New Pendings****22** **-24.1%**from Apr 2025:  
**29** **0.0%**from May 2024:  
**22**

YTD	2025	2024	+/-
	<b>87</b>	<b>89</b>	-2.2%

5-year May average: **22****Closed Sales****20** **33.3%**from Apr 2025:  
**15** **33.3%**from May 2024:  
**15**

YTD	2025	2024	+/-
	<b>59</b>	<b>58</b>	1.7%

5-year May average: **20****Median  
Sold Price****\$741,950** **2.3%**from Apr 2025:  
**\$725,000** **14.1%**from May 2024:  
**\$650,000**

YTD	2025	2024	+/-
	<b>\$725,000</b>	<b>\$642,500</b>	12.8%

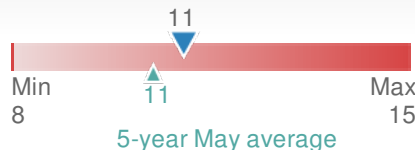
5-year May average: **\$623,890****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for May was \$741,950, representing an increase of 2.3% compared to last month and an increase of 14.1% from May 2024. The average days on market for units sold in May was 11 days, 4% above the 5-year May average of 11 days. There was a 24.1% month over month decrease in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 38; and a 53.8% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.90 pendings per active listing, down from 2.92 in April and a decrease from 2.10 in May 2024. The Contract Ratio is 20% lower than the 5-year May average of 2.38. 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**

Apr 2025	May 2024
<b>13</b>	<b>20</b>

**Avg DOM****11**

Apr 2025	May 2024	YTD
<b>25</b>	<b>8</b>	<b>24</b>

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

Apr 2025	May 2024	YTD
<b>102.2%</b>	<b>101.7%</b>	<b>100.2%</b>

**May 2025**

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9** **50.0%**from Apr 2025:  
**6** **-10.0%**from May 2024:  
**10**

YTD	2025	2024	+/-
	<b>36</b>	<b>46</b>	-21.7%

5-year May average: **10****New Pendings****5** **-28.6%**from Apr 2025:  
**7** **-28.6%**from May 2024:  
**7**

YTD	2025	2024	+/-
	<b>28</b>	<b>39</b>	-28.2%

5-year May average: **8****Closed Sales****5** **25.0%**from Apr 2025:  
**4** **-54.5%**from May 2024:  
**11**

YTD	2025	2024	+/-
	<b>27</b>	<b>39</b>	-30.8%

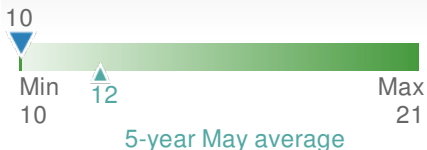
5-year May average: **10****Median Sold Price****\$403,000** **-8.9%**from Apr 2025:  
**\$442,500** **-21.5%**from May 2024:  
**\$513,500**

YTD	2025	2024	+/-
	<b>\$445,000</b>	<b>\$460,000</b>	-3.3%

5-year May average: **\$435,125****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for May was \$403,000, representing a decrease of 8.9% compared to last month and a decrease of 21.5% from May 2024. The average days on market for units sold in May was 10 days, 49% below the 5-year May average of 20 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 9; and a 100% increase in supply to 10 active units.

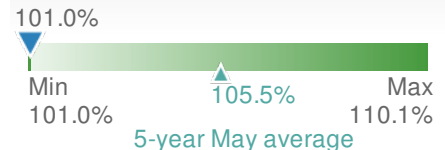
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.80 in April and a decrease from 1.27 in May 2024. The Contract Ratio is 59% lower than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****10**

Apr 2025	May 2024
<b>5</b>	<b>11</b>

**Avg DOM****10**

Apr 2025	May 2024	YTD
<b>4</b>	<b>34</b>	<b>26</b>

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

Apr 2025	May 2024	YTD
<b>99.7%</b>	<b>102.6%</b>	<b>103.1%</b>

**May 2025**

## Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****57**

↑ **42.5%**  
from Apr 2025:  
**40**

↑ **18.8%**  
from May 2024:  
**48**

YTD	2025	2024	+/-
	<b>219</b>	<b>209</b>	4.8%

5-year May average: **54****New Pendings****36**

↑ **5.9%**  
from Apr 2025:  
**34**

↓ **-12.2%**  
from May 2024:  
**41**

YTD	2025	2024	+/-
	<b>179</b>	<b>181</b>	-1.1%

5-year May average: **46****Closed Sales****33**

↓ **-26.7%**  
from Apr 2025:  
**45**

↓ **-2.9%**  
from May 2024:  
**34**

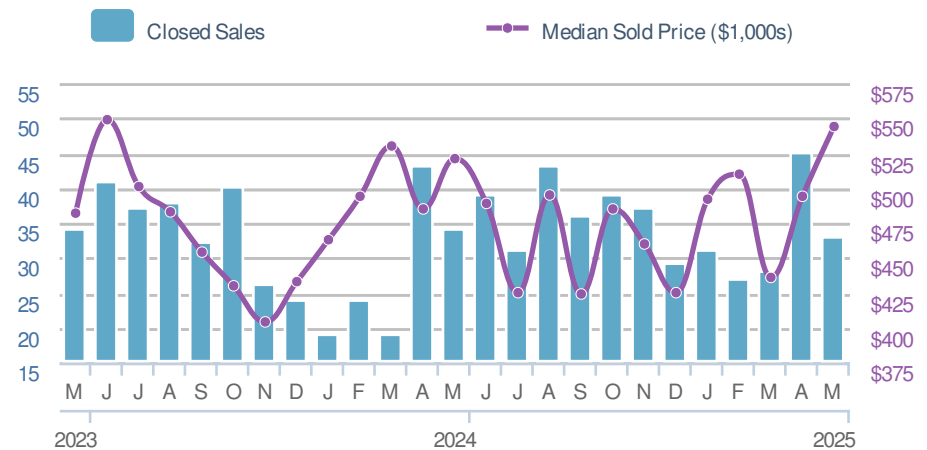
YTD	2025	2024	+/-
	<b>170</b>	<b>152</b>	11.8%

5-year May average: **35****Median Sold Price****\$544,000**

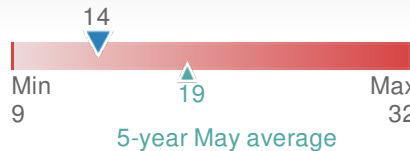
↑ **10.1%**  
from Apr 2025:  
**\$494,000**

↑ **4.3%**  
from May 2024:  
**\$521,500**

YTD	2025	2024	+/-
	<b>\$492,671</b>	<b>\$510,500</b>	-3.5%

5-year May average: **\$476,000****Active Listings****61**

Apr 2025	May 2024
<b>51</b>	<b>61</b>

**Avg DOM****14**



Apr 2025	May 2024	YTD
<b>21</b>	<b>9</b>	<b>29</b>

**Avg Sold to OLP Ratio****101.4%**



Apr 2025	May 2024	YTD
<b>99.1%</b>	<b>102.5%</b>	<b>97.9%</b>

**May 2025**

## Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**
 **26.3%**  
from Apr 2025:  
**19**
 **0.0%**  
from May 2024:  
**24**



YTD	2025	2024	+/-
	<b>84</b>	<b>103</b>	-18.4%

5-year May average: **25****New Pendings****18**
 **12.5%**  
from Apr 2025:  
**16**
 **-14.3%**  
from May 2024:  
**21**

YTD	2025	2024	+/-
	<b>75</b>	<b>90</b>	-16.7%

5-year May average: **23****Closed Sales****13**
 **-23.5%**  
from Apr 2025:  
**17**
 **-38.1%**  
from May 2024:  
**21**

YTD	2025	2024	+/-
	<b>63</b>	<b>75</b>	-16.0%

5-year May average: **17****Median  
Sold Price****\$717,000**
 **39.2%**  
from Apr 2025:  
**\$515,000**
 **30.4%**  
from May 2024:  
**\$549,900**

YTD	2025	2024	+/-
	<b>\$525,000</b>	<b>\$537,500</b>	-2.3%

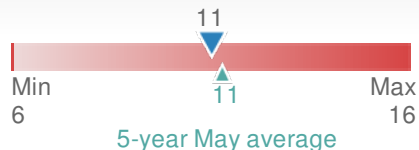
5-year May average: **\$533,542****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for May was \$717,000, representing an increase of 39.2% compared to last month and an increase of 30.4% from May 2024. The average days on market for units sold in May was 11 days, 4% below the 5-year May average of 11 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 26.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and no change in supply with 15 active units.

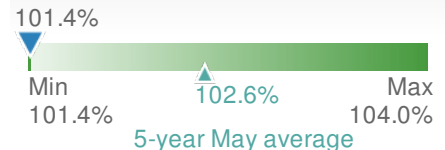
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.53 in April and an increase from 1.29 in May 2024. The Contract Ratio is the same as the 5-year May average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****15**

Apr 2025	May 2024
<b>15</b>	<b>21</b>

**Avg DOM****11**

Apr 2025	May 2024	YTD
<b>18</b>	<b>6</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****101.4%**


Apr 2025	May 2024	YTD
<b>101.3%</b>	<b>103.7%</b>	<b>99.4%</b>

**May 2025**


## Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****33**
 **57.1%**  
from Apr 2025:  
**21**
 **37.5%**  
from May 2024:  
**24**



YTD	2025	2024	+/-
	<b>135</b>	<b>105</b>	28.6%

5-year May average: **29****New Pendings****18**
 **0.0%**  
from Apr 2025:  
**18**
 **-10.0%**  
from May 2024:  
**20**

YTD	2025	2024	+/-
	<b>104</b>	<b>90</b>	15.6%

5-year May average: **23****Closed Sales****20**
 **-28.6%**  
from Apr 2025:  
**28**
 **53.8%**  
from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>107</b>	<b>76</b>	40.8%

5-year May average: **18****Median  
Sold Price****\$474,250**
 **-0.2%**  
from Apr 2025:  
**\$475,000**
 **7.8%**  
from May 2024:  
**\$440,000**

YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$464,637</b>	1.2%

5-year May average: **\$415,250****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for May was \$474,250, representing a decrease of 0.2% compared to last month and an increase of 7.8% from May 2024. The average days on market for units sold in May was 16 days, 39% below the 5-year May average of 26 days. There was no month over month change in new contract activity with 18 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 30; and a 27.8% increase in supply to 46 active units.

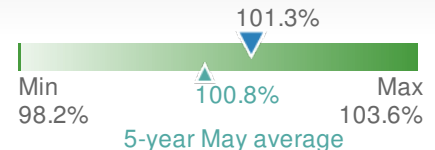
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.92 in April and a decrease from 0.73 in May 2024. The Contract Ratio is 39% lower than the 5-year May average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****46**

Apr 2025	May 2024
<b>36</b>	<b>40</b>

**Avg DOM****16**

Apr 2025	May 2024	YTD
<b>23</b>	<b>13</b>	<b>28</b>

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

Apr 2025	May 2024	YTD
<b>97.7%</b>	<b>100.7%</b>	<b>96.9%</b>

**May 2025**

## Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****19****↓ -13.6%**from Apr 2025:  
**22****↑ 5.6%**from May 2024:  
**18**

YTD	2025	2024	+/-
	<b>94</b>	<b>83</b>	13.3%

5-year May average: **25****New Pendings****17****↓ -19.0%**from Apr 2025:  
**21****↓ -26.1%**from May 2024:  
**23**

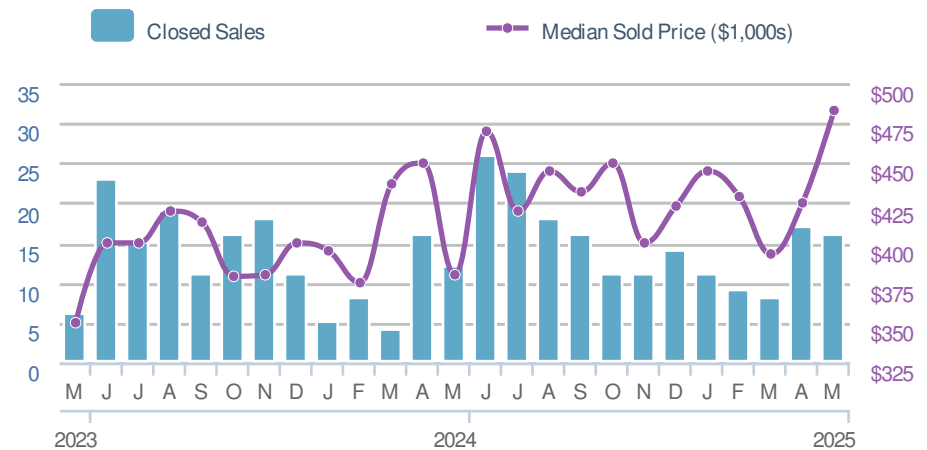
YTD	2025	2024	+/-
	<b>78</b>	<b>70</b>	11.4%

5-year May average: **23****Closed Sales****16****↓ -5.9%**from Apr 2025:  
**17****↑ 33.3%**from May 2024:  
**12**

YTD	2025	2024	+/-
	<b>66</b>	<b>45</b>	46.7%

5-year May average: **14****Median Sold Price****\$483,500****↑ 13.8%**from Apr 2025:  
**\$425,000****↑ 27.2%**from May 2024:  
**\$380,000**

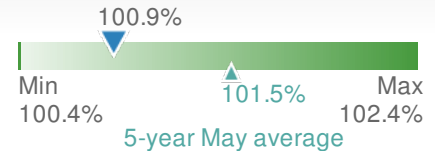
YTD	2025	2024	+/-
	<b>\$439,000</b>	<b>\$420,000</b>	4.5%

5-year May average: **\$397,200****Active Listings****17**

Apr 2025	May 2024
<b>13</b>	<b>11</b>

**Avg DOM****9**

Apr 2025	May 2024	YTD
<b>5</b>	<b>10</b>	<b>8</b>

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

Apr 2025	May 2024	YTD
<b>101.9%</b>	<b>101.7%</b>	<b>102.6%</b>



**May 2025**



## Upper Moreland (Montgomery, PA) - Detached

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

 **-19.0%**      **21.4%**  
 from Apr 2025: **21**     from May 2024: **14**



YTD	2025	2024	+/-
	<b>86</b>	<b>74</b>	16.2%

5-year May average: **23****New Pendings****13**

 **-38.1%**      **-38.1%**  
 from Apr 2025: **21**     from May 2024: **21**


YTD	2025	2024	+/-
	<b>68</b>	<b>64</b>	6.3%

5-year May average: **21****Closed Sales****16**

 **6.7%**      **45.5%**  
 from Apr 2025: **15**     from May 2024: **11**

YTD	2025	2024	+/-
	<b>60</b>	<b>41</b>	46.3%

5-year May average: **13****Median Sold Price****\$483,500**

 **13.0%**      **24.0%**  
 from Apr 2025: **\$428,000**     from May 2024: **\$390,000**

YTD	2025	2024	+/-
	<b>\$450,000</b>	<b>\$425,000</b>	5.9%

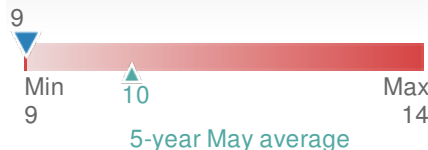
5-year May average: **\$405,300****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for May was \$483,500, representing an increase of 13% compared to last month and an increase of 24% from May 2024. The average days on market for units sold in May was 9 days, 14% below the 5-year May average of 10 days. There was a 38.1% month over month decrease in new contract activity with 13 New Pendings; a 19.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 21; and a 54.5% increase in supply to 17 active units.

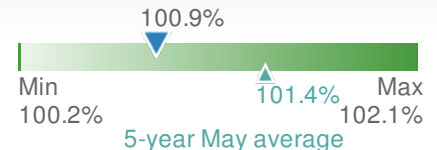
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 2.36 in April and a decrease from 3.11 in May 2024. The Contract Ratio is 53% lower than the 5-year May average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****17**

Apr 2025	May 2024
<b>11</b>	<b>9</b>

**Avg DOM****9**

Apr 2025	May 2024	YTD
<b>6</b>	<b>11</b>	<b>8</b>

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

Apr 2025	May 2024	YTD
<b>102.6%</b>	<b>101.9%</b>	<b>102.7%</b>

**May 2025**

## Upper Moreland (Montgomery, PA) - Attached

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

↑ **100.0%**    ↓ **-50.0%**  
from Apr 2025: **1**    from May 2024: **4**

YTD	2025	2024	+/-
	<b>8</b>	<b>9</b>	-11.1%

5-year May average: **2****New Pendings****4**

↔ **0.0%**    ↑ **100.0%**  
from Apr 2025: **0**    from May 2024: **2**

YTD	2025	2024	+/-
	<b>10</b>	<b>6</b>	66.7%

5-year May average: **3****Closed Sales****0**

↓ **-100.0%**    ↓ **-100.0%**  
from Apr 2025: **2**    from May 2024: **1**

YTD	2025	2024	+/-
	<b>6</b>	<b>4</b>	50.0%

5-year May average: **1****Median  
Sold Price****\$0**

↓ **-100.0%**    ↓ **-100.0%**  
from Apr 2025: **\$225,000**    from May 2024: **\$270,000**

YTD	2025	2024	+/-
	<b>\$300,000</b>	<b>\$275,000</b>	9.1%

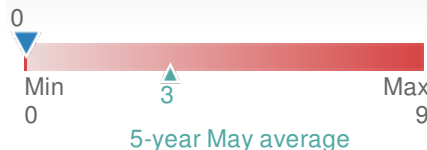
5-year May average: **\$144,500****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for May was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2024. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 3 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 1.50 in May 2024. The Contract Ratio is 100% lower than the 5-year May average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Apr 2025	May 2024
<b>2</b>	<b>2</b>

**Avg DOM****0**

Apr 2025	May 2024	YTD
<b>4</b>	<b>4</b>	<b>5</b>

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

Apr 2025	May 2024	YTD
<b>97.3%</b>	<b>100.0%</b>	<b>101.0%</b>

**May 2025**

## Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****24** **26.3%**  
from Apr 2025:  
**19** **50.0%**  
from May 2024:  
**16**



YTD	2025	2024	+/-
	<b>96</b>	<b>80</b>	20.0%

5-year May average: **27****New Pendings****22** **46.7%**  
from Apr 2025:  
**15** **37.5%**  
from May 2024:  
**16**

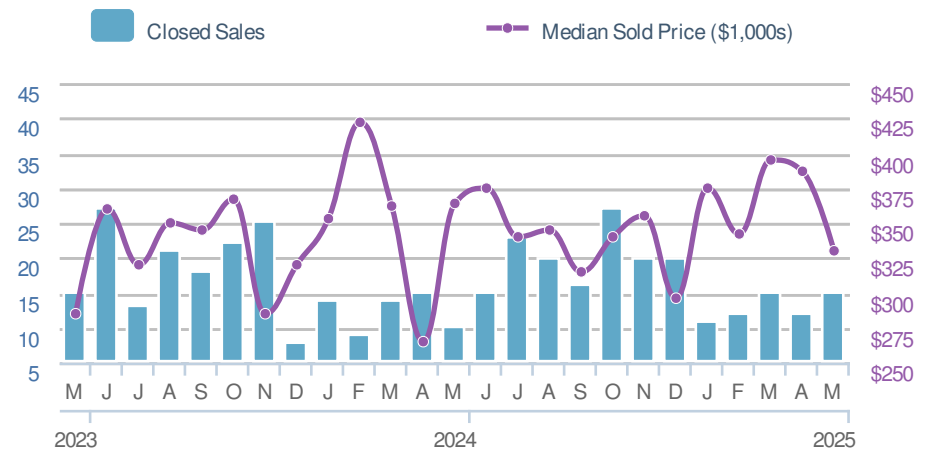
YTD	2025	2024	+/-
	<b>83</b>	<b>67</b>	23.9%

5-year May average: **24****Closed Sales****15** **25.0%**  
from Apr 2025:  
**12** **50.0%**  
from May 2024:  
**10**

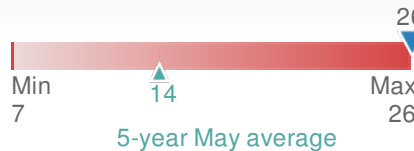
YTD	2025	2024	+/-
	<b>71</b>	<b>63</b>	12.7%

5-year May average: **18****Median Sold Price****\$330,000** **-14.8%**  
from Apr 2025:  
**\$387,500** **-9.3%**  
from May 2024:  
**\$364,000**

YTD	2025	2024	+/-
	<b>\$357,000</b>	<b>\$327,000</b>	9.2%

5-year May average: **\$310,200****Active Listings****31**

Apr 2025	May 2024
<b>28</b>	<b>18</b>

**Avg DOM****26**

Apr 2025	May 2024	YTD
<b>48</b>	<b>16</b>	<b>28</b>

**Avg Sold to OLP Ratio****99.6%**

Apr 2025	May 2024	YTD
<b>97.9%</b>	<b>103.3%</b>	<b>99.0%</b>

**May 2025**



## Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17**
 **41.7%**  
from Apr 2025:  
**12**
 **88.9%**  
from May 2024:  
**9**



YTD	2025	2024	+/-
	<b>63</b>	<b>53</b>	18.9%

5-year May average: **18****New Pendings****16**
 **100.0%**  
from Apr 2025:  
**8**
 **60.0%**  
from May 2024:  
**10**

YTD	2025	2024	+/-
	<b>52</b>	<b>42</b>	23.8%

5-year May average: **15****Closed Sales****9**
 **0.0%**  
from Apr 2025:  
**9**
 **0.0%**  
from May 2024:  
**9**

YTD	2025	2024	+/-
	<b>41</b>	<b>41</b>	0.0%

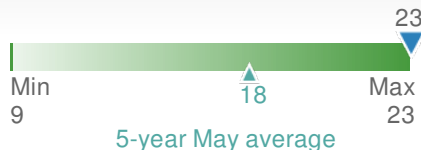
5-year May average: **10****Median  
Sold Price****\$411,500**
 **-1.8%**  
from Apr 2025:  
**\$419,000**
 **12.7%**  
from May 2024:  
**\$365,000**

YTD	2025	2024	+/-
	<b>\$420,500</b>	<b>\$422,500</b>	-0.5%

5-year May average: **\$417,500****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for May was \$411,500, representing a decrease of 1.8% compared to last month and an increase of 12.7% from May 2024. The average days on market for units sold in May was 32 days, 122% above the 5-year May average of 14 days. There was a 100% month over month increase in new contract activity with 16 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from April) to 21; and a 4.5% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.68 in April and a decrease from 0.94 in May 2024. The Contract Ratio is 43% lower than the 5-year May average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****23**

Apr 2025	May 2024
<b>22</b>	<b>16</b>

**Avg DOM****32**

Apr 2025	May 2024	YTD
<b>48</b>	<b>18</b>	<b>31</b>

**Avg Sold to  
OLP Ratio****99.7%**

Apr 2025	May 2024	YTD
<b>97.2%</b>	<b>101.8%</b>	<b>98.1%</b>

**May 2025**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7**

↔ 0.0%      ↔ 0.0%

from Apr 2025:      from May 2024:

**7**      **7**

YTD	2025	2024	+/-
	<b>33</b>	<b>27</b>	22.2%

5-year May average: **9****New Pendings****6**

↓ -14.3%      ↔ 0.0%

from Apr 2025:      from May 2024:

**7**      **6**

YTD	2025	2024	+/-
	<b>31</b>	<b>25</b>	24.0%

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

↑ 100.0%      ↑ 500.0%

from Apr 2025:      from May 2024:

**3**      **1**

YTD	2025	2024	+/-
	<b>30</b>	<b>22</b>	36.4%

5-year May average: **8****Median Sold Price****\$308,500**

↓ -14.3%      ↓ -14.3%

from Apr 2025:      from May 2024:

**\$360,000**      **\$360,000**

YTD	2025	2024	+/-
	<b>\$327,500</b>	<b>\$272,999</b>	20.0%

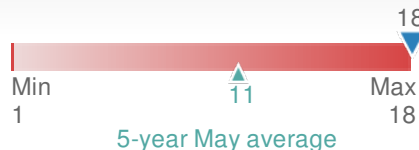
5-year May average: **\$274,620****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for May was \$308,500, representing a decrease of 14.3% compared to last month and a decrease of 14.3% from May 2024. The average days on market for units sold in May was 18 days, 67% above the 5-year May average of 11 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 7; and a 33.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.33 in April and a decrease from 4.50 in May 2024. The Contract Ratio is 80% lower than the 5-year May average of 4.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****8**

Apr 2025	May 2024
<b>6</b>	<b>2</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>47</b>	<b>1</b>	<b>24</b>

**Avg Sold to OLP Ratio****99.4%**

Apr 2025	May 2024	YTD
<b>100.2%</b>	<b>116.1%</b>	<b>100.2%</b>

**May 2025**

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****52** **2.0%**from Apr 2025:  
**51** **40.5%**from May 2024:  
**37**

YTD	2025	2024	+/-
	<b>190</b>	<b>152</b>	25.0%

5-year May average: **55****New Pendings****38** **11.8%**from Apr 2025:  
**34** **18.8%**from May 2024:  
**32**

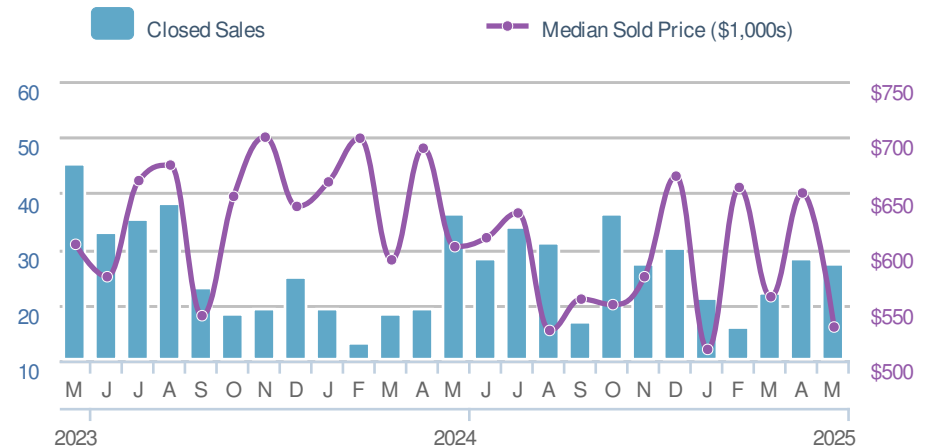
YTD	2025	2024	+/-
	<b>144</b>	<b>129</b>	11.6%

5-year May average: **49****Closed Sales****27** **-3.6%**from Apr 2025:  
**28** **-25.0%**from May 2024:  
**36**

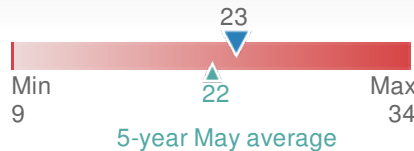
YTD	2025	2024	+/-
	<b>117</b>	<b>107</b>	9.3%

5-year May average: **42****Median Sold Price****\$530,000** **-18.5%**from Apr 2025:  
**\$650,000** **-12.0%**from May 2024:  
**\$602,500**

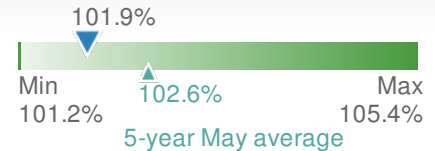
YTD	2025	2024	+/-
	<b>\$584,400</b>	<b>\$612,000</b>	-4.5%

5-year May average: **\$584,800****Active Listings****60**

Apr 2025	May 2024
<b>53</b>	<b>40</b>

**Avg DOM****23**


Apr 2025	May 2024	YTD
<b>19</b>	<b>16</b>	<b>25</b>

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

Apr 2025	May 2024	YTD
<b>103.6%</b>	<b>101.9%</b>	<b>101.1%</b>

**May 2025**



## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****35**
 **40.0%**  
from Apr 2025:  
**25**
 **45.8%**  
from May 2024:  
**24**



YTD	2025	2024	+/-
	<b>116</b>	<b>102</b>	13.7%

5-year May average: **35****New Pending****24**
 **41.2%**  
from Apr 2025:  
**17**
 **26.3%**  
from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>81</b>	<b>82</b>	-1.2%

5-year May average: **30****Closed Sales****14**
 **0.0%**  
from Apr 2025:  
**14**
 **-39.1%**  
from May 2024:  
**23**

YTD	2025	2024	+/-
	<b>64</b>	<b>70</b>	-8.6%

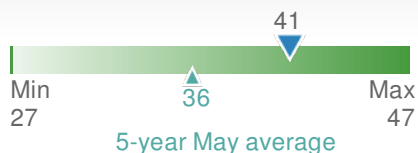
5-year May average: **25****Median  
Sold Price****\$1,015,475**
 **39.6%**  
from Apr 2025:  
**\$727,500**
 **35.4%**  
from May 2024:  
**\$750,000**

YTD	2025	2024	+/-
	<b>\$725,000</b>	<b>\$770,000</b>	-5.8%

5-year May average: **\$786,095****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for May was \$1,015,475, representing an increase of 39.6% compared to last month and an increase of 35.4% from May 2024. The average days on market for units sold in May was 34 days, 21% above the 5-year May average of 28 days. There was a 41.2% month over month increase in new contract activity with 24 New Pending; a 28.6% MoM increase in All Pending (new contracts + contracts carried over from April) to 36; and a 13.9% increase in supply to 41 active units.

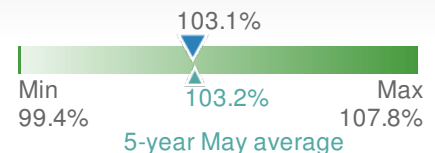
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.78 in April and a decrease from 0.89 in May 2024. The Contract Ratio is 34% lower than the 5-year May average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****41**

Apr 2025	May 2024
<b>36</b>	<b>36</b>

**Avg DOM****34**

Apr 2025	May 2024	YTD
<b>25</b>	<b>18</b>	<b>30</b>

**Avg Sold to  
OLP Ratio****103.1%**

Apr 2025	May 2024	YTD
<b>103.7%</b>	<b>102.9%</b>	<b>100.9%</b>

**May 2025**

## Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17** **-34.6%**from Apr 2025:  
**26** **30.8%**from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>74</b>	<b>50</b>	48.0%

5-year May average: **20****New Pendings****14** **-17.6%**from Apr 2025:  
**17** **7.7%**from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>63</b>	<b>47</b>	34.0%

5-year May average: **19****Closed Sales****13** **-7.1%**from Apr 2025:  
**14** **0.0%**from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>53</b>	<b>37</b>	43.2%

5-year May average: **17****Median  
Sold Price****\$376,000** **-35.1%**from Apr 2025:  
**\$579,400** **12.2%**from May 2024:  
**\$335,000**

YTD	2025	2024	+/-
	<b>\$467,500</b>	<b>\$456,500</b>	2.4%

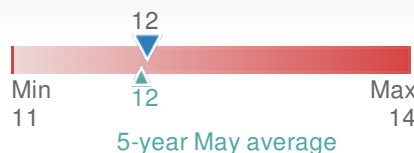
5-year May average: **\$372,300****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for May was \$376,000, representing a decrease of 35.1% compared to last month and an increase of 12.2% from May 2024. The average days on market for units sold in May was 12 days, the same as the 5-year May average of 12 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 20; and an 11.8% increase in supply to 19 active units.

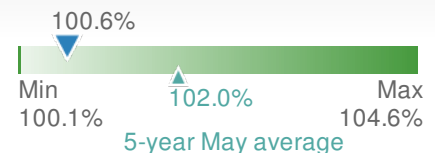
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.18 in April and a decrease from 5.00 in May 2024. The Contract Ratio is 75% lower than the 5-year May average of 4.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Apr 2025	May 2024
<b>17</b>	<b>4</b>

**Avg DOM****12**

Apr 2025	May 2024	YTD
<b>13</b>	<b>12</b>	<b>18</b>

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

Apr 2025	May 2024	YTD
<b>103.5%</b>	<b>100.1%</b>	<b>101.3%</b>