

June 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

June 2025

Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings**923****↓ -7.4%**from May 2025:
997**↓ -1.1%**from Jun 2024:
933

YTD	2025	2024	+/-
	5,318	5,276	0.8%

5-year Jun average: **1,144****New Pendings****919****↑ 2.8%**from May 2025:
894**↑ 0.7%**from Jun 2024:
913

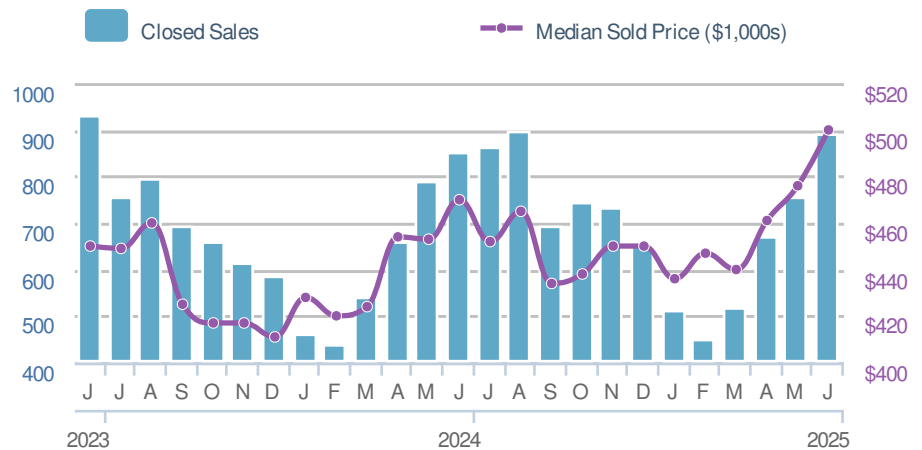
YTD	2025	2024	+/-
	4,471	4,567	-2.1%

5-year Jun average: **1,016****Closed Sales****887****↑ 18.0%**from May 2025:
752**↑ 4.7%**from Jun 2024:
847

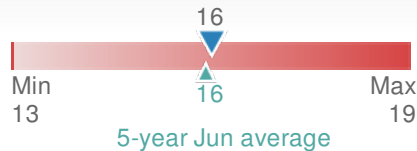
YTD	2025	2024	+/-
	3,917	3,825	2.4%

5-year Jun average: **1,061****Median Sold Price****\$500,000****↑ 5.0%**from May 2025:
\$476,250**↑ 6.4%**from Jun 2024:
\$470,000

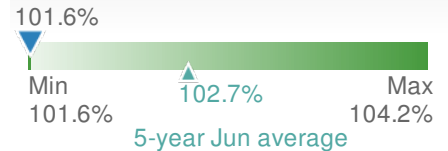
YTD	2025	2024	+/-
	\$461,114	\$442,000	4.3%

5-year Jun average: **\$445,000****Active Listings****1,063**

May 2025	Jun 2024
1,097	949

Avg DOM**16**

May 2025	Jun 2024	YTD
19	17	24

Avg Sold to OLP Ratio**101.6%**

May 2025	Jun 2024	YTD
101.2%	101.8%	100.3%

June 2025

Montgomery County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****543**

↓ **-15.3%**
from May 2025:
641

↓ **-4.7%**
from Jun 2024:
570

YTD	2025	2024	+/-
	3,243	3,286	-1.3%

5-year Jun average: **707****New Pending****585**

↓ **-1.2%**
from May 2025:
592

↑ **2.5%**
from Jun 2024:
571

YTD	2025	2024	+/-
	2,771	2,784	-0.5%

5-year Jun average: **633****Closed Sales****582**

↑ **27.6%**
from May 2025:
456

↑ **9.2%**
from Jun 2024:
533

YTD	2025	2024	+/-
	2,350	2,301	2.1%

5-year Jun average: **671****Median
Sold Price****\$575,000**

↑ **1.7%**
from May 2025:
\$565,500

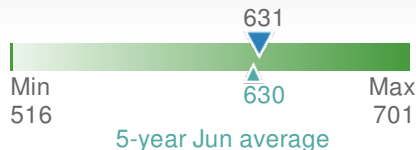
↑ **4.5%**
from Jun 2024:
\$550,000

YTD	2025	2024	+/-
	\$549,950	\$525,000	4.8%

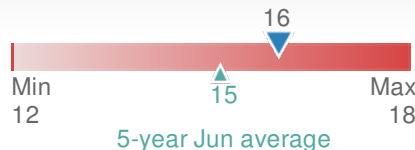
5-year Jun average: **\$516,071****Summary**

In Montgomery County, PA, the median sold price for Detached properties for June was \$575,000, representing an increase of 1.7% compared to last month and an increase of 4.5% from Jun 2024. The average days on market for units sold in June was 16 days, 5% above the 5-year June average of 15 days. There was a 1.2% month over month decrease in new contract activity with 585 New Pending; a 2% MoM decrease in All Pending (new contracts + contracts carried over from May) to 872; and an 8.6% decrease in supply to 631 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.29 in May and a decrease from 1.42 in June 2024. The Contract Ratio is 14% lower than the 5-year June 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**631**

May 2025	Jun 2024
690	635

Avg DOM**16**

May 2025	Jun 2024	YTD
18	15	23

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

May 2025	Jun 2024	YTD
102.1%	102.4%	100.8%

June 2025

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**380** **6.7%**from May 2025:
356 **4.7%**from Jun 2024:
363

YTD	2025	2024	+/-
	2,075	1,987	4.4%

5-year Jun average: **437****New Pendings****334** **10.6%**from May 2025:
302 **-2.3%**from Jun 2024:
342

YTD	2025	2024	+/-
	1,700	1,782	-4.6%

5-year Jun average: **383****Closed Sales****305** **3.0%**from May 2025:
296 **-2.9%**from Jun 2024:
314

YTD	2025	2024	+/-
	1,567	1,523	2.9%

5-year Jun average: **391****Median Sold Price****\$374,000** **4.5%**from May 2025:
\$358,055 **5.3%**from Jun 2024:
\$355,335

YTD	2025	2024	+/-
	\$365,000	\$350,000	4.3%

5-year Jun average: **\$335,067****Summary**

In Montgomery County, PA, the median sold price for Attached properties for June was \$374,000, representing an increase of 4.5% compared to last month and an increase of 5.3% from Jun 2024. The average days on market for units sold in June was 16 days, 8% below the 5-year June average of 17 days. There was a 10.6% month over month increase in new contract activity with 334 New Pendings; a 2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 498; and a 6.1% increase in supply to 432 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.20 in May and a decrease from 1.80 in June 2024. The Contract Ratio is 37% lower than the 5-year June average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**432**

May 2025	Jun 2024
407	314

Avg DOM**16**

May 2025	Jun 2024	YTD
20	20	25

Avg Sold to OLP Ratio**100.1%**

May 2025	Jun 2024	YTD
99.9%	100.9%	99.5%

June 2025

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**63**

↔ 0.0%

from May 2025:
63

↑ 1.6%

from Jun 2024:
62

YTD	2025	2024	+/-
	342	337	1.5%

5-year Jun average: **72****New Pendings****58**

↔ 0.0%

from May 2025:
58

↓ -13.4%

from Jun 2024:
67

YTD	2025	2024	+/-
	299	313	-4.5%

5-year Jun average: **66****Closed Sales****65**

↑ 35.4%

from May 2025:
48

↑ 6.6%

from Jun 2024:
61

YTD	2025	2024	+/-
	264	264	0.0%

5-year Jun average: **70****Median Sold Price****\$459,999**

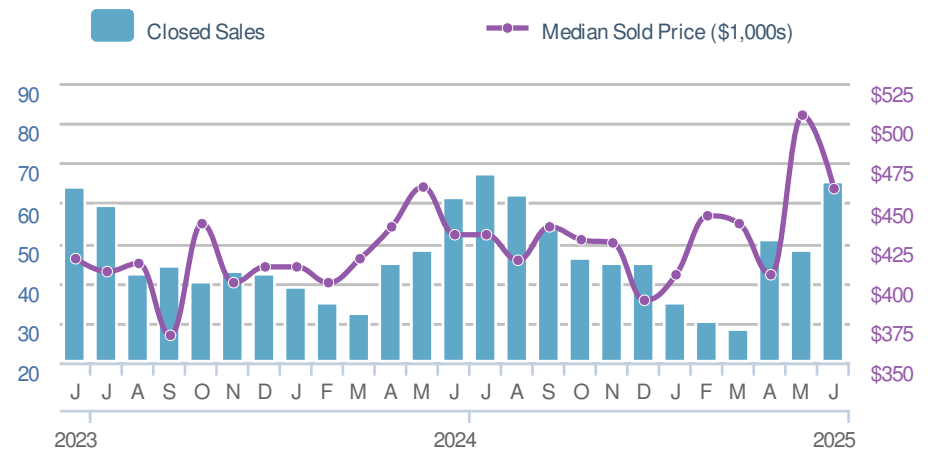
↓ -8.9%

from May 2025:
\$505,000

↑ 7.0%

from Jun 2024:
\$430,000

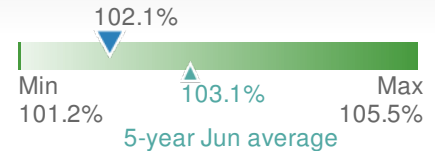
YTD	2025	2024	+/-
	\$440,500	\$424,750	3.7%

5-year Jun average: **\$415,800****Active Listings****63**

May 2025	Jun 2024
63	51

Avg DOM**14**

May 2025	Jun 2024	YTD
17	27	20

Avg Sold to OLP Ratio**102.1%**

May 2025	Jun 2024	YTD
101.3%	101.2%	100.8%

June 2025

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****51**

↓ **-5.6%**
from May 2025:
54

↓ **-8.9%**
from Jun 2024:
56

YTD	2025	2024	+/-
	297	287	3.5%

5-year Jun average: **63****New Pendings****52**

↑ **2.0%**
from May 2025:
51

↓ **-10.3%**
from Jun 2024:
58

YTD	2025	2024	+/-
	263	263	0.0%

5-year Jun average: **58****Closed Sales****59**

↑ **31.1%**
from May 2025:
45

↑ **18.0%**
from Jun 2024:
50

YTD	2025	2024	+/-
	230	221	4.1%

5-year Jun average: **59****Median
Sold Price****\$465,000**

↓ **-9.7%**
from May 2025:
\$515,000

↓ **-0.6%**
from Jun 2024:
\$468,000

YTD	2025	2024	+/-
	\$459,499	\$455,000	1.0%

5-year Jun average: **\$439,500****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for June was \$465,000, representing a decrease of 9.7% compared to last month and a decrease of 0.6% from Jun 2024. The average days on market for units sold in June was 14 days, 19% below the 5-year June average of 17 days. There was a 2% month over month increase in new contract activity with 52 New Pendings; a 10.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 69; and a 7.5% decrease in supply to 49 active units.

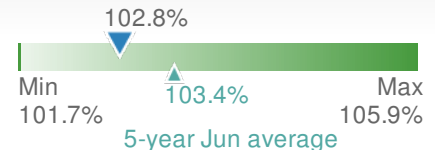
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 1.45 in May and a decrease from 2.09 in June 2024. The Contract Ratio is 26% lower than the 5-year June average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**49**

May 2025	Jun 2024
53	43

Avg DOM**14**

May 2025	Jun 2024	YTD
17	27	19



**Avg Sold to
OLP Ratio****102.8%**

May 2025	Jun 2024	YTD
101.5%	101.7%	101.2%

June 2025


Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12**

 **33.3%**
 from May 2025: **9**
 **100.0%**
 from Jun 2024: **6**

YTD	2025	2024	+/-
	45	50	-10.0%

5-year Jun average: **9****New Pendings****6**

 **-14.3%**
 from May 2025: **7**
 **-33.3%**
 from Jun 2024: **9**



YTD	2025	2024	+/-
	36	50	-28.0%

5-year Jun average: **8****Closed Sales****6**

 **100.0%**
 from May 2025: **3**
 **-45.5%**
 from Jun 2024: **11**

YTD	2025	2024	+/-
	34	43	-20.9%

5-year Jun average: **11****Median Sold Price****\$287,500**

 **-13.9%**
 from May 2025: **\$334,000**
 **4.5%**
 from Jun 2024: **\$275,000**

YTD	2025	2024	+/-
	\$314,750	\$284,500	10.6%

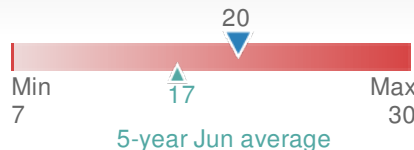
5-year Jun average: **\$288,600****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for June was \$287,500, representing a decrease of 13.9% compared to last month and an increase of 4.5% from Jun 2024. The average days on market for units sold in June was 20 days, 19% above the 5-year June average of 17 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 10; and a 40% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.00 in May and a decrease from 1.50 in June 2024. The Contract Ratio is 63% lower than the 5-year June 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**14**

May 2025	Jun 2024
10	8

Avg DOM**20**

May 2025	Jun 2024	YTD
15	30	26

Avg Sold to OLP Ratio**96.0%**

May 2025	Jun 2024	YTD
98.3%	98.5%	98.0%

June 2025

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**39****↑44.4%**from May 2025:
27**↓-4.9%**from Jun 2024:
41

YTD	2025	2024	+/-
	171	240	-28.8%

5-year Jun average: **43****New Pendings****44****↑57.1%**from May 2025:
28**↓-2.2%**from Jun 2024:
45

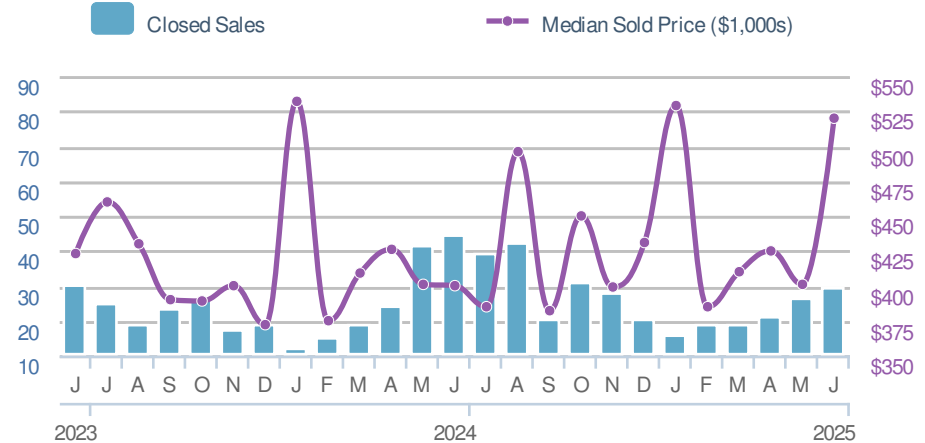
YTD	2025	2024	+/-
	155	216	-28.2%

5-year Jun average: **41****Closed Sales****29****↑11.5%**from May 2025:
26**↓-34.1%**from Jun 2024:
44

YTD	2025	2024	+/-
	146	170	-14.1%

5-year Jun average: **41****Median Sold Price****\$520,000****↑29.5%**from May 2025:
\$401,500**↑29.9%**from Jun 2024:
\$400,190

YTD	2025	2024	+/-
	\$404,300	\$403,580	0.2%

5-year Jun average: **\$420,238****Active Listings****33**

May 2025	Jun 2024
35	43

Avg DOM**9**

May 2025	Jun 2024	YTD
20	8	20

Avg Sold to OLP Ratio**105.2%**

May 2025	Jun 2024	YTD
99.3%	100.9%	101.2%

June 2025**Boyertown Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****34****↑ 30.8%**from May 2025:
26**↑ 25.9%**from Jun 2024:
27

YTD	2025	2024	+/-
	141	150	-6.0%

5-year Jun average: **34****New Pendings****40****↑ 81.8%**from May 2025:
22**↑ 21.2%**from Jun 2024:
33

YTD	2025	2024	+/-
	126	138	-8.7%

5-year Jun average: **34****Closed Sales****26****↑ 52.9%**from May 2025:
17**↓ -7.1%**from Jun 2024:
28

YTD	2025	2024	+/-
	100	113	-11.5%

5-year Jun average: **31****Median Sold Price****\$530,500****↑ 12.9%**from May 2025:
\$470,000**↑ 6.0%**from Jun 2024:
\$500,500

YTD	2025	2024	+/-
	\$523,000	\$499,000	4.8%

5-year Jun average: **\$470,752****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for June was \$530,500, representing an increase of 12.9% compared to last month and an increase of 6% from Jun 2024. The average days on market for units sold in June was 8 days, 34% below the 5-year June average of 12 days. There was an 81.8% month over month increase in new contract activity with 40 New Pendings; a 47.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 53; and an 11.8% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.06 in May and an increase from 1.34 in June 2024. The Contract Ratio is 8% higher than the 5-year June average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**30**

May 2025	Jun 2024
34	32

Avg DOM**8**

May 2025	Jun 2024	YTD
19	9	24

Avg Sold to OLP Ratio**105.9%**

May 2025	Jun 2024	YTD
98.3%	100.8%	101.6%

June 2025**Boyertown Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **400.0%**
 from May 2025: **1**
 **-64.3%**
 from Jun 2024: **14**



YTD	2025	2024	+/-
	30	89	-66.3%

5-year Jun average: **9****New Pendings****4**

 **-33.3%**
 from May 2025: **6**
 **-66.7%**
 from Jun 2024: **12**


YTD	2025	2024	+/-
	29	78	-62.8%

5-year Jun average: **7****Closed Sales****3**

 **-66.7%**
 from May 2025: **9**
 **-81.3%**
 from Jun 2024: **16**

YTD	2025	2024	+/-
	46	57	-19.3%

5-year Jun average: **10****Median Sold Price****\$345,000**

 **-1.7%**
 from May 2025: **\$351,005**
 **-2.3%**
 from Jun 2024: **\$353,050**

YTD	2025	2024	+/-
	\$361,997	\$365,500	-1.0%

5-year Jun average: **\$325,432****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for June was \$345,000, representing a decrease of 1.7% compared to last month and a decrease of 2.3% from Jun 2024. The average days on market for units sold in June was 19 days, 138% above the 5-year June average of 8 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 18; and a 200% increase in supply to 3 active units.

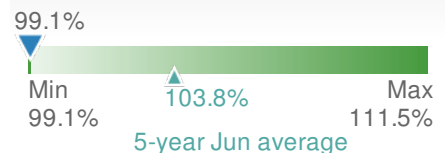
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, down from 17.00 in May and an increase from 4.09 in June 2024. The Contract Ratio is 21% lower than the 5-year June average of 7.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**3**

May 2025	Jun 2024
1	11

Avg DOM**19**

May 2025	Jun 2024	YTD
21	5	11

Avg Sold to OLP Ratio**99.1%**

May 2025	Jun 2024	YTD
101.1%	101.0%	100.4%

June 2025

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**40****↓ -11.1%**from May 2025:
45**↓ -23.1%**from Jun 2024:
52

YTD	2025	2024	+/-
	246	275	-10.5%

5-year Jun average: **54****New Pendings****44****↑ 22.2%**from May 2025:
36**↓ -4.3%**from Jun 2024:
46

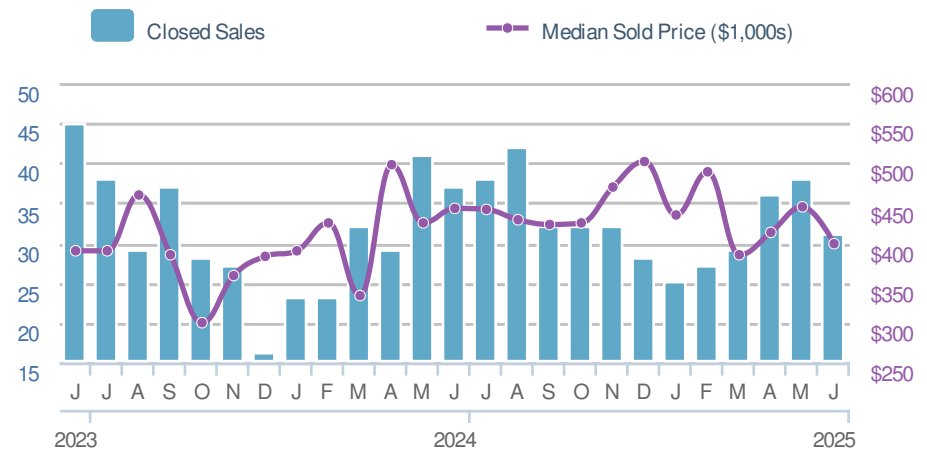
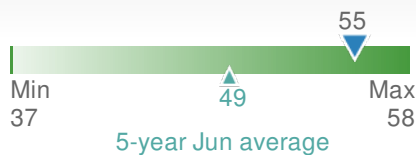
YTD	2025	2024	+/-
	220	239	-7.9%

5-year Jun average: **47****Closed Sales****31****↓ -18.4%**from May 2025:
38**↓ -16.2%**from Jun 2024:
37

YTD	2025	2024	+/-
	191	187	2.1%

5-year Jun average: **48****Median Sold Price****\$399,000****↓ -10.4%**from May 2025:
\$445,500**↓ -10.0%**from Jun 2024:
\$443,250

YTD	2025	2024	+/-
	\$420,000	\$425,000	-1.2%

5-year Jun average: **\$392,450****Active Listings****55**

May 2025	Jun 2024
62	58

Avg DOM**36**

May 2025	Jun 2024	YTD
38	12	37

Avg Sold to OLP Ratio**97.6%**

May 2025	Jun 2024	YTD
98.2%	102.2%	98.3%

June 2025

Cheltenham (Montgomery, PA) - Detached

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

↓ **-41.9%** ↓ **-47.1%**
from May 2025: **31** from Jun 2024: **34**

YTD	2025	2024	+/-
	155	202	-23.3%

5-year Jun average: **33****New Pendings****30**

↑ **25.0%** ↓ **-3.2%**
from May 2025: **24** from Jun 2024: **31**

YTD	2025	2024	+/-
	145	170	-14.7%

5-year Jun average: **30****Closed Sales****19**

↓ **-20.8%** ↓ **-29.6%**
from May 2025: **24** from Jun 2024: **27**

YTD	2025	2024	+/-
	127	130	-2.3%

5-year Jun average: **33****Median
Sold Price****\$470,000**

↓ **-9.6%** ↓ **-1.1%**
from May 2025: **\$520,000** from Jun 2024: **\$475,000**

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

5-year Jun average: **\$448,010****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for June was \$470,000, representing a decrease of 9.6% compared to last month and a decrease of 1.1% from Jun 2024. The average days on market for units sold in June was 29 days, 91% above the 5-year June average of 15 days. There was a 25% month over month increase in new contract activity with 30 New Pendings; a 17.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 54; and a 24.4% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.74 pendings per active listing, up from 1.12 in May and an increase from 1.63 in June 2024. The Contract Ratio is 7% lower than the 5-year June 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**31**

May 2025	Jun 2024
41	43

Avg DOM**29**

May 2025	Jun 2024	YTD
15	8	31

**Avg Sold to
OLP Ratio****98.9%**

May 2025	Jun 2024	YTD
101.9%	103.8%	99.7%

June 2025

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **57.1%**from May 2025:
14 **22.2%**from Jun 2024:
18

YTD	2025	2024	+/-
	91	73	24.7%

5-year Jun average: **21****New Pendings****14** **16.7%**from May 2025:
12 **-6.7%**from Jun 2024:
15

YTD	2025	2024	+/-
	75	69	8.7%

5-year Jun average: **17****Closed Sales****12** **-14.3%**from May 2025:
14 **20.0%**from Jun 2024:
10

YTD	2025	2024	+/-
	64	57	12.3%

5-year Jun average: **15****Median Sold Price****\$278,500** **5.6%**from May 2025:
\$263,750 **-3.1%**from Jun 2024:
\$287,450

YTD	2025	2024	+/-
	\$278,250	\$275,000	1.2%

5-year Jun average: **\$280,590****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for June was \$278,500, representing an increase of 5.6% compared to last month and a decrease of 3.1% from Jun 2024. The average days on market for units sold in June was 45 days, 54% above the 5-year June average of 29 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 19; and a 14.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.81 in May and a decrease from 1.40 in June 2024. The Contract Ratio is 67% lower than the 5-year June 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**24**

May 2025	Jun 2024
21	15

Avg DOM**45**

May 2025	Jun 2024	YTD
77	25	48


Avg Sold to OLP Ratio**95.5%**

May 2025	Jun 2024	YTD
91.8%	97.8%	95.3%



June 2025

Colonial (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**61** **10.9%**
from May 2025:
55 **17.3%**
from Jun 2024:
52


YTD	2025	2024	+/-
	355	321	10.6%

5-year Jun average: **67****New Pendings****46** **-19.3%**
from May 2025:
57 **2.2%**
from Jun 2024:
45

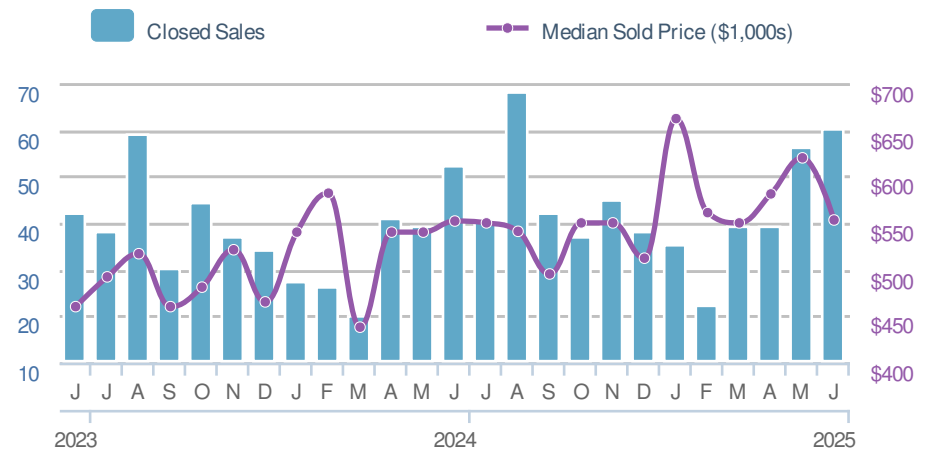
YTD	2025	2024	+/-
	271	272	-0.4%

5-year Jun average: **54****Closed Sales****60** **7.1%**
from May 2025:
56 **15.4%**
from Jun 2024:
52

YTD	2025	2024	+/-
	256	208	23.1%

5-year Jun average: **59****Median Sold Price****\$553,750** **-10.7%**
from May 2025:
\$620,000 **0.2%**
from Jun 2024:
\$552,500

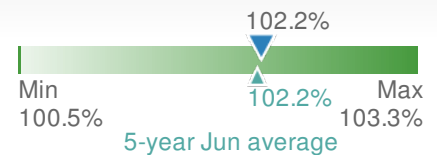
YTD	2025	2024	+/-
	\$580,000	\$529,000	9.6%

5-year Jun average: **\$492,568****Active Listings****75**

May 2025	Jun 2024
70	56

Avg DOM**12**

May 2025	Jun 2024	YTD
19	15	30

Avg Sold to OLP Ratio**102.2%**

May 2025	Jun 2024	YTD
102.5%	103.3%	101.3%

June 2025

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****33** **-2.9%**from May 2025:
34 **6.5%**from Jun 2024:
31

YTD	2025	2024	+/-
	184	165	11.5%

5-year Jun average: **36****New Pendings****24** **-33.3%**from May 2025:
36 **-7.7%**from Jun 2024:
26

YTD	2025	2024	+/-
	136	137	-0.7%

5-year Jun average: **28****Closed Sales****35** **34.6%**from May 2025:
26 **6.1%**from Jun 2024:
33

YTD	2025	2024	+/-
	123	117	5.1%

5-year Jun average: **31****Median
Sold Price****\$625,000** **-15.4%**from May 2025:
\$738,750 **1.6%**from Jun 2024:
\$615,000

YTD	2025	2024	+/-
	\$675,000	\$620,000	8.9%

5-year Jun average: **\$553,500****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for June was \$625,000, representing a decrease of 15.4% compared to last month and an increase of 1.6% from Jun 2024. The average days on market for units sold in June was 12 days, 12% below the 5-year June average of 14 days. There was a 33.3% month over month decrease in new contract activity with 24 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 47; and an 11.4% increase in supply to 49 active units.

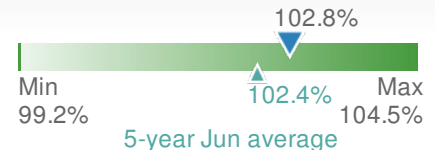
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.36 in May and a decrease from 1.59 in June 2024. The Contract Ratio is 28% lower than the 5-year June average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**49**

May 2025	Jun 2024
44	32

Avg DOM**12**

May 2025	Jun 2024	YTD
28	12	31

**Avg Sold to
OLP Ratio****102.8%**

May 2025	Jun 2024	YTD
101.8%	104.5%	100.3%

June 2025

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28** **33.3%**from May 2025:
21 **33.3%**from Jun 2024:
21

YTD	2025	2024	+/-
	171	156	9.6%

5-year Jun average: **31****New Pendings****22** **4.8%**from May 2025:
21 **15.8%**from Jun 2024:
19

YTD	2025	2024	+/-
	135	135	0.0%

5-year Jun average: **25****Closed Sales****25** **-16.7%**from May 2025:
30 **31.6%**from Jun 2024:
19

YTD	2025	2024	+/-
	133	91	46.2%

5-year Jun average: **28****Median Sold Price****\$475,000** **-20.0%**from May 2025:
\$593,500 **5.0%**from Jun 2024:
\$452,500

YTD	2025	2024	+/-
	\$535,000	\$435,000	23.0%

5-year Jun average: **\$425,100****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for June was \$475,000, representing a decrease of 20% compared to last month and an increase of 5% from Jun 2024. The average days on market for units sold in June was 12 days, 22% below the 5-year June average of 15 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 3.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 49; and no change in supply with 26 active units.

This activity resulted in a Contract Ratio of 1.88 pendings per active listing, down from 1.96 in May and a decrease from 2.88 in June 2024. The Contract Ratio is 12% lower than the 5-year June 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**26**

May 2025	Jun 2024
26	24

Avg DOM**12**

May 2025	Jun 2024	YTD
11	20	29

Avg Sold to OLP Ratio**101.4%**

May 2025	Jun 2024	YTD
103.0%	101.2%	102.3%

June 2025

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**34**

↓ -30.6% ↓ -10.5%
from May 2025: from Jun 2024:
49 38

YTD	2025	2024	+/-
	208	203	2.5%

5-year Jun average: **47****New Pendings****40**

↓ -2.4% ↑ 14.3%
from May 2025: from Jun 2024:
41 35

YTD	2025	2024	+/-
	181	176	2.8%

5-year Jun average: **41****Closed Sales****32**

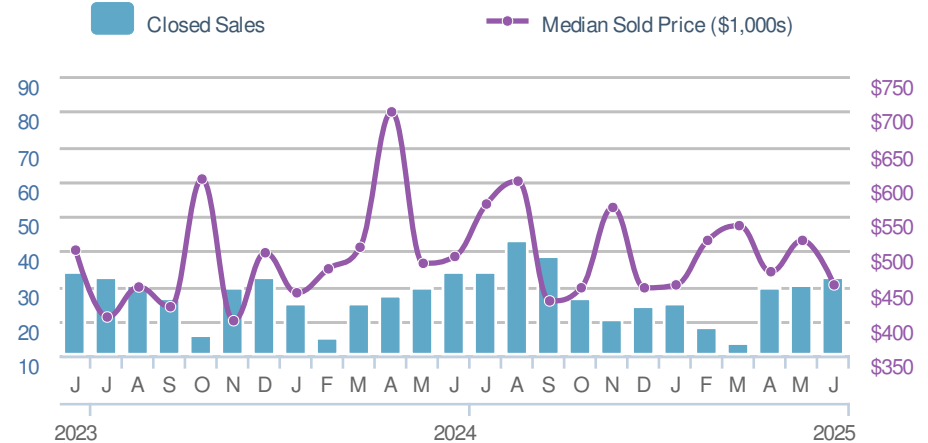
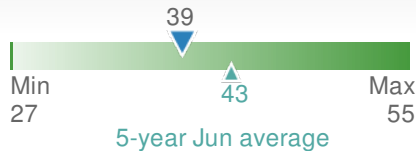
↑ 6.7% ↓ -5.9%
from May 2025: from Jun 2024:
30 34

YTD	2025	2024	+/-
	154	158	-2.5%

5-year Jun average: **40****Median Sold Price****\$451,000**

↓ -12.6% ↓ -8.4%
from May 2025: from Jun 2024:
\$515,869 \$492,250

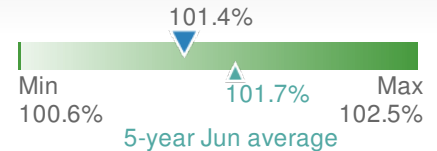
YTD	2025	2024	+/-
	\$471,585	\$499,900	-5.7%

5-year Jun average: **\$442,750****Active Listings****39**

May 2025	Jun 2024
47	44

Avg DOM**23**

May 2025	Jun 2024	YTD
29	19	32

Avg Sold to OLP Ratio**101.4%**

May 2025	Jun 2024	YTD
99.7%	100.6%	99.0%

June 2025

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24**

↓ -20.0% ↓ -20.0%
from May 2025: from Jun 2024:
30 30

YTD	2025	2024	+/-
	138	140	-1.4%

5-year Jun average: **32****New Pendings****27**

↔ 0.0% ↔ 0.0%
from May 2025: from Jun 2024:
27 27

YTD	2025	2024	+/-
	118	118	0.0%

5-year Jun average: **26****Closed Sales****22**

↑ 15.8% ↑ 10.0%
from May 2025: from Jun 2024:
19 20

YTD	2025	2024	+/-
	93	105	-11.4%

5-year Jun average: **26****Median
Sold Price****\$513,500**

↓ -14.4% ↓ -10.0%
from May 2025: from Jun 2024:
\$600,000 \$570,500

YTD	2025	2024	+/-
	\$570,000	\$575,000	-0.9%

5-year Jun average: **\$530,800****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for June was \$513,500, representing a decrease of 14.4% compared to last month and a decrease of 10% from Jun 2024. The average days on market for units sold in June was 23 days, 22% above the 5-year June average of 19 days. There was no month over month change in new contract activity with 27 New Pendings; a 13.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 43; and a 12.5% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.54 pendings per active listing, up from 1.19 in May and an increase from 1.26 in June 2024. The Contract Ratio is 1% higher than the 5-year June average of 1.52. 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**28**

May 2025	Jun 2024
32	34

Avg DOM**23**

May 2025	Jun 2024	YTD
29	22	29

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

May 2025	Jun 2024	YTD
100.4%	98.2%	99.9%

June 2025

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **-47.4%**from May 2025:
19 **25.0%**from Jun 2024:
8

YTD	2025	2024	+/-
	70	63	11.1%

5-year Jun average: **15****New Pendings****13** **-7.1%**from May 2025:
14 **62.5%**from Jun 2024:
8

YTD	2025	2024	+/-
	63	58	8.6%

5-year Jun average: **15****Closed Sales****10** **-9.1%**from May 2025:
11 **-28.6%**from Jun 2024:
14

YTD	2025	2024	+/-
	61	53	15.1%

5-year Jun average: **14****Median Sold Price****\$378,775** **8.2%**from May 2025:
\$350,000 **6.4%**from Jun 2024:
\$356,000

YTD	2025	2024	+/-
	\$372,550	\$389,000	-4.2%

5-year Jun average: **\$343,755****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for June was \$378,775, representing an increase of 8.2% compared to last month and an increase of 6.4% from Jun 2024. The average days on market for units sold in June was 24 days, 33% above the 5-year June average of 18 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 19; and a 26.7% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.73 pendings per active listing, up from 1.07 in May and an increase from 1.50 in June 2024. The Contract Ratio is 17% lower than the 5-year June average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**11**

May 2025	Jun 2024
15	10

Avg DOM**24**

May 2025	Jun 2024	YTD
28	14	35

Avg Sold to OLP Ratio**99.2%**

May 2025	Jun 2024	YTD
98.3%	104.2%	97.7%

June 2025

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**64** **-37.3%**from May 2025:
102 **6.7%**from Jun 2024:
60

YTD	2025	2024	+/-
	476	474	0.4%

5-year Jun average: **88****New Pendings****65** **-26.1%**from May 2025:
88 **-12.2%**from Jun 2024:
74

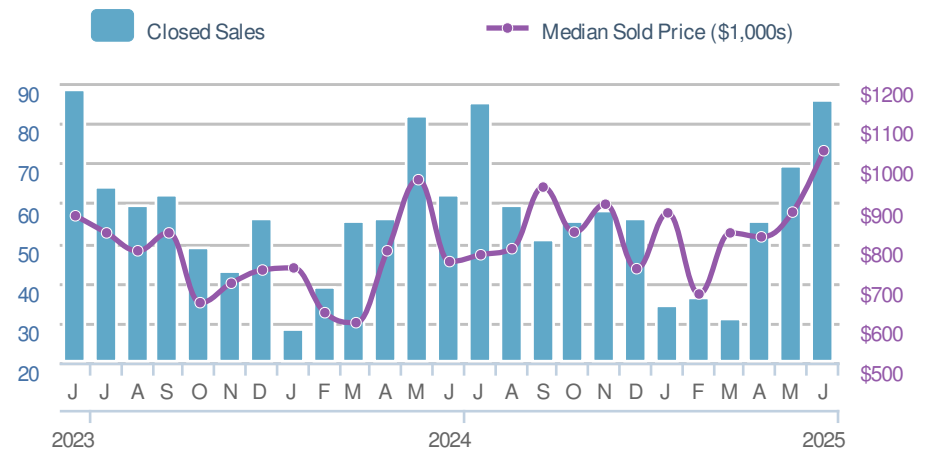
YTD	2025	2024	+/-
	378	401	-5.7%

5-year Jun average: **77****Closed Sales****86** **24.6%**from May 2025:
69 **38.7%**from Jun 2024:
62

YTD	2025	2024	+/-
	319	325	-1.8%

5-year Jun average: **95****Median Sold Price****\$1,031,750** **17.6%**from May 2025:
\$877,000 **36.9%**from Jun 2024:
\$753,500

YTD	2025	2024	+/-
	\$850,000	\$775,000	9.7%

5-year Jun average: **\$818,790****Active Listings****100**

May 2025	Jun 2024
113	91


Avg DOM**23**


May 2025	Jun 2024	YTD
18	21	27

Avg Sold to OLP Ratio**102.8%**

May 2025	Jun 2024	YTD
104.0%	101.4%	101.2%

June 2025**Lower Merion (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28**

 **-62.7%**
 from May 2025:
 75

 **-28.2%**
 from Jun 2024:
 39

YTD	2025	2024	+/-
	291	303	-4.0%


5-year Jun average: **54****New Pendings****32**


 **-45.8%**
 from May 2025:
 59

 **-36.0%**
 from Jun 2024:
 50

YTD	2025	2024	+/-
	239	244	-2.0%


5-year Jun average: **48****Closed Sales****58**


 **23.4%**
 from May 2025:
 47

 **56.8%**
 from Jun 2024:
 37

YTD	2025	2024	+/-
	198	189	4.8%

5-year Jun average: **62****Median
Sold Price****\$1,490,000**

 **45.4%**
 from May 2025:
 \$1,025,000

 **42.6%**
 from Jun 2024:
 \$1,045,000

YTD	2025	2024	+/-
	\$1,155,000	\$1,125,000	2.7%

5-year Jun average: **\$1,125,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for June was \$1,490,000, representing an increase of 45.4% compared to last month and an increase of 42.6% from Jun 2024. The average days on market for units sold in June was 17 days, 6% below the 5-year June average of 18 days. There was a 45.8% month over month decrease in new contract activity with 32 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 75; and a 24.2% decrease in supply to 50 active units.

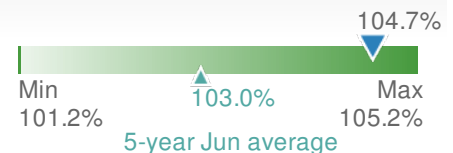
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.48 in May and an increase from 1.42 in June 2024. The Contract Ratio is 6% higher than the 5-year June average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**50**

May 2025	Jun 2024
66	62

Avg DOM**17**

May 2025	Jun 2024	YTD
18	23	25

**Avg Sold to
OLP Ratio****104.7%**

May 2025	Jun 2024	YTD
105.1%	102.9%	102.5%

June 2025

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****36** **33.3%**from May 2025:
27 **71.4%**from Jun 2024:
21

YTD	2025	2024	+/-
	185	171	8.2%

5-year Jun average: **34****New Pendings****33** **13.8%**from May 2025:
29 **37.5%**from Jun 2024:
24

YTD	2025	2024	+/-
	139	157	-11.5%

5-year Jun average: **30****Closed Sales****28** **27.3%**from May 2025:
22 **12.0%**from Jun 2024:
25

YTD	2025	2024	+/-
	121	136	-11.0%

5-year Jun average: **33****Median
Sold Price****\$510,000** **27.5%**from May 2025:
\$399,950 **64.5%**from Jun 2024:
\$310,000

YTD	2025	2024	+/-
	\$380,000	\$357,500	6.3%

5-year Jun average: **\$372,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for June was \$510,000, representing an increase of 27.5% compared to last month and an increase of 64.5% from Jun 2024. The average days on market for units sold in June was 37 days, 75% above the 5-year June average of 21 days. There was a 13.8% month over month increase in new contract activity with 33 New Pendings; a 2.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 38; and a 6.4% increase in supply to 50 active units.

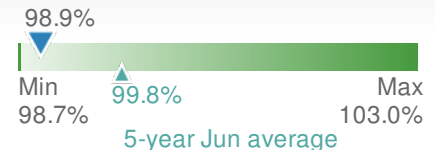
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.79 in May and a decrease from 1.55 in June 2024. The Contract Ratio is 34% lower than the 5-year June average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**50**

May 2025	Jun 2024
47	29

Avg DOM**37**

May 2025	Jun 2024	YTD
18	16	32

**Avg Sold to
OLP Ratio****98.9%**

May 2025	Jun 2024	YTD
101.8%	99.1%	99.1%

June 2025

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**33** **-2.9%**from May 2025:
34 **13.8%**from Jun 2024:
29

YTD	2025	2024	+/-
	172	207	-16.9%

5-year Jun average: **43****New Pendings****36** **20.0%**from May 2025:
30 **12.5%**from Jun 2024:
32

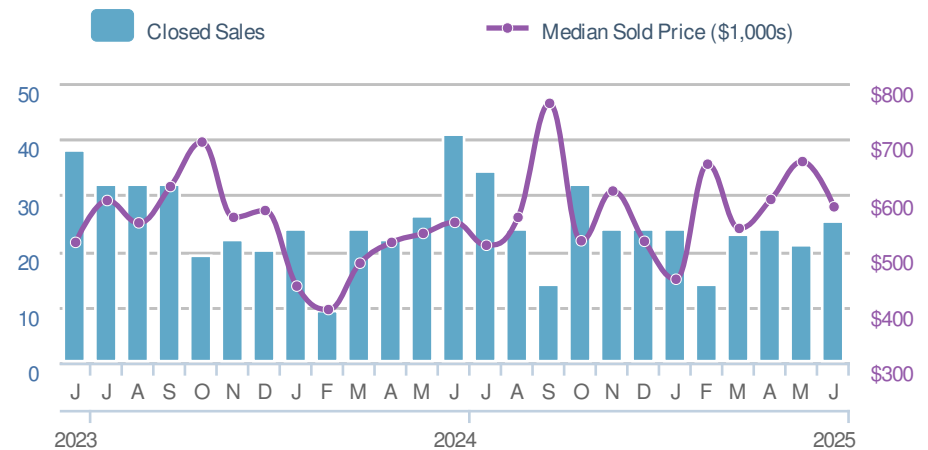
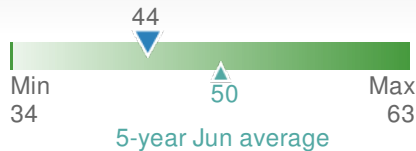
YTD	2025	2024	+/-
	155	171	-9.4%

5-year Jun average: **38****Closed Sales****25** **19.0%**from May 2025:
21 **-39.0%**from Jun 2024:
41

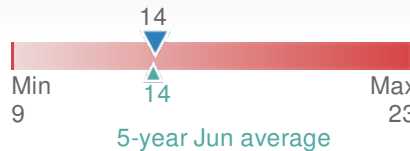
YTD	2025	2024	+/-
	138	150	-8.0%

5-year Jun average: **38****Median Sold Price****\$579,000** **-12.3%**from May 2025:
\$660,000 **5.1%**from Jun 2024:
\$551,000

YTD	2025	2024	+/-
	\$590,000	\$515,600	14.4%

5-year Jun average: **\$522,600****Active Listings****44**

May 2025	Jun 2024
37	45

Avg DOM**14**

May 2025	Jun 2024	YTD
20	9	31

Avg Sold to OLP Ratio**101.1%**

May 2025	Jun 2024	YTD
101.0%	102.4%	99.6%

June 2025**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27**

0.0%

from May 2025:
27

17.4%

from Jun 2024:
23

YTD	2025	2024	+/-
	143	164	-12.8%

5-year Jun average: **36****New Pendings****30**

20.0%

from May 2025:
25

25.0%

from Jun 2024:
24

YTD	2025	2024	+/-
	129	132	-2.3%

5-year Jun average: **31****Closed Sales****18**

0.0%

from May 2025:
18

-41.9%

from Jun 2024:
31

YTD	2025	2024	+/-
	111	112	-0.9%

5-year Jun average: **30****Median
Sold Price****\$670,000**

-0.5%

from May 2025:
\$673,500

15.5%

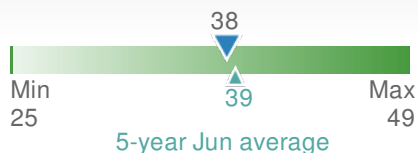
from Jun 2024:
\$580,000

YTD	2025	2024	+/-
	\$615,000	\$553,000	11.2%

5-year Jun average: **\$552,800****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for June was \$670,000, representing a decrease of 0.5% compared to last month and an increase of 15.5% from Jun 2024. The average days on market for units sold in June was 16 days, 16% above the 5-year June average of 14 days. There was a 20% month over month increase in new contract activity with 30 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 44; and an 18.8% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 1.13 in May and an increase from 0.98 in June 2024. The Contract Ratio is 11% lower than the 5-year June average of 1.31. 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**38**

May 2025	Jun 2024
32	40

Avg DOM**16**

May 2025	Jun 2024	YTD
16	8	32

**Avg Sold to
OLP Ratio****100.7%**

May 2025	Jun 2024	YTD
101.7%	102.8%	99.8%

June 2025**Methacton (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6** **-14.3%**from May 2025:
7 **0.0%**from Jun 2024:
6

YTD	2025	2024	+/-
	29	43	-32.6%

5-year Jun average: **8****New Pendings****6** **20.0%**from May 2025:
5 **-25.0%**from Jun 2024:
8

YTD	2025	2024	+/-
	26	39	-33.3%

5-year Jun average: **7****Closed Sales****7** **133.3%**from May 2025:
3 **-30.0%**from Jun 2024:
10

YTD	2025	2024	+/-
	27	38	-28.9%

5-year Jun average: **8****Median
Sold Price****\$485,000** **45.6%**from May 2025:
\$333,000 **17.6%**from Jun 2024:
\$412,350

YTD	2025	2024	+/-
	\$500,000	\$413,050	21.1%

5-year Jun average: **\$463,957****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for June was \$485,000, representing an increase of 45.6% compared to last month and an increase of 17.6% from Jun 2024. The average days on market for units sold in June was 8 days, 45% below the 5-year June average of 15 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 6; and a 20% increase in supply to 6 active units.

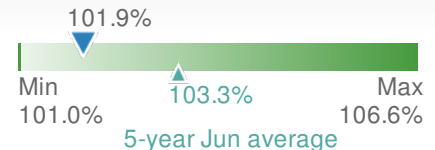
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.40 in May and a decrease from 2.00 in June 2024. The Contract Ratio is 28% lower than the 5-year June average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**6**

May 2025	Jun 2024
5	5

Avg DOM**8**

May 2025	Jun 2024	YTD
44	11	30

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

May 2025	Jun 2024	YTD
96.9%	101.0%	98.5%

June 2025

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**66** **-18.5%**from May 2025:
81 **0.0%**from Jun 2024:
66

YTD	2025	2024	+/-
	403	392	2.8%

5-year Jun average: **86****New Pendings****60** **-6.3%**from May 2025:
64 **-11.8%**from Jun 2024:
68

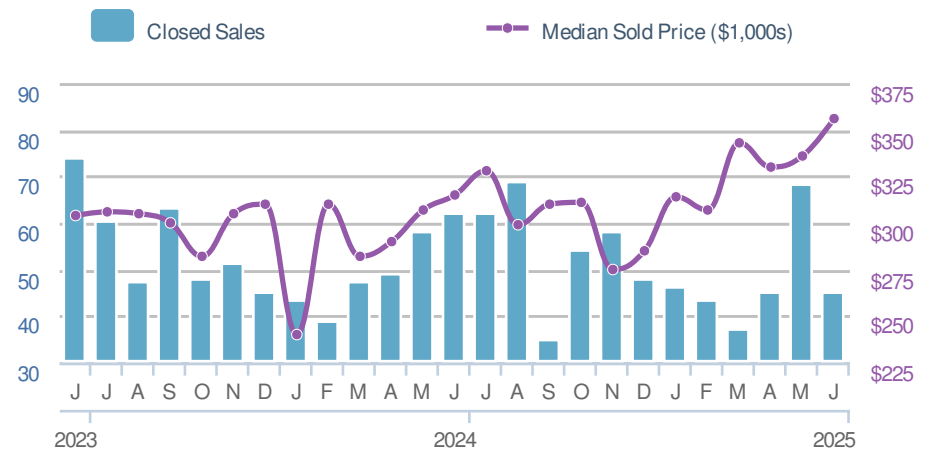
YTD	2025	2024	+/-
	346	349	-0.9%

5-year Jun average: **74****Closed Sales****45** **-33.8%**from May 2025:
68 **-27.4%**from Jun 2024:
62

YTD	2025	2024	+/-
	297	309	-3.9%

5-year Jun average: **77****Median Sold Price****\$356,600** **5.8%**from May 2025:
\$336,950 **13.2%**from Jun 2024:
\$315,000

YTD	2025	2024	+/-
	\$330,000	\$302,400	9.1%

5-year Jun average: **\$301,720****Active Listings****78**

May 2025	Jun 2024
71	64

Avg DOM**13**

May 2025	Jun 2024	YTD
18	26	24

Avg Sold to OLP Ratio**100.2%**

May 2025	Jun 2024	YTD
100.1%	100.8%	99.9%

June 2025

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22**

↓ -18.5% ↑ 10.0%
from May 2025: 27 from Jun 2024: 20

YTD	2025	2024	+/-
	129	141	-8.5%

5-year Jun average: 27

New Pendings**24**

↓ -4.0% ↓ -7.7%
from May 2025: 25 from Jun 2024: 26

YTD	2025	2024	+/-
	125	119	5.0%

5-year Jun average: 29

Closed Sales**15**

↓ -40.0% ↓ -21.1%
from May 2025: 25 from Jun 2024: 19

YTD	2025	2024	+/-
	109	95	14.7%

5-year Jun average: 27

Median Sold Price**\$425,000**

↓ -5.6% ↑ 10.4%
from May 2025: \$450,000 from Jun 2024: \$385,000

YTD	2025	2024	+/-
	\$410,000	\$385,000	6.5%

5-year Jun average: \$388,100

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for June was \$425,000, representing a decrease of 5.6% compared to last month and an increase of 10.4% from Jun 2024. The average days on market for units sold in June was 13 days, 7% above the 5-year June average of 12 days. There was a 4% month over month decrease in new contract activity with 24 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 39; and a 5.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.68 in May and an increase from 1.38 in June 2024. The Contract Ratio is 8% higher than the 5-year June average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

May 2025	Jun 2024
19	26

Avg DOM**13**

May 2025	Jun 2024	YTD
7	12	22

Avg Sold to OLP Ratio**101.4%**

May 2025	Jun 2024	YTD
105.3%	102.5%	100.6%

June 2025

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****44** **-18.5%**from May 2025:
54 **-4.3%**from Jun 2024:
46

YTD	2025	2024	+/-
	274	251	9.2%

5-year Jun average: **59****New Pendings****36** **-7.7%**from May 2025:
39 **-14.3%**from Jun 2024:
42

YTD	2025	2024	+/-
	221	230	-3.9%

5-year Jun average: **45****Closed Sales****30** **-30.2%**from May 2025:
43 **-30.2%**from Jun 2024:
43

YTD	2025	2024	+/-
	188	214	-12.1%

5-year Jun average: **50****Median
Sold Price****\$308,000** **6.2%**from May 2025:
\$289,900 **6.2%**from Jun 2024:
\$289,900

YTD	2025	2024	+/-
	\$293,450	\$260,000	12.9%

5-year Jun average: **\$256,180****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for June was \$308,000, representing an increase of 6.2% compared to last month and an increase of 6.2% from Jun 2024. The average days on market for units sold in June was 13 days, 40% below the 5-year June average of 22 days. There was a 7.7% month over month decrease in new contract activity with 36 New Pendings; a 1.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 83; and a 15.4% increase in supply to 60 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.62 in May and a decrease from 1.53 in June 2024. The Contract Ratio is 4% lower than the 5-year June average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**60**

May 2025	Jun 2024
52	38

Avg DOM**13**

May 2025	Jun 2024	YTD
25	33	25

**Avg Sold to
OLP Ratio****99.6%**

May 2025	Jun 2024	YTD
97.1%	100.1%	99.4%

June 2025

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 100

↓ -2.9% ↓ -17.4%
from May 2025: 103 from Jun 2024: 121

YTD	2025	2024	+/-
	574	631	-9.0%

5-year Jun average: 129

New Pendings 107

↑ 2.9% ↓ -17.1%
from May 2025: 104 from Jun 2024: 129

YTD	2025	2024	+/-
	489	563	-13.1%

5-year Jun average: 125

Closed Sales 111

↑ 38.8% ↑ 7.8%
from May 2025: 80 from Jun 2024: 103

YTD	2025	2024	+/-
	421	461	-8.7%

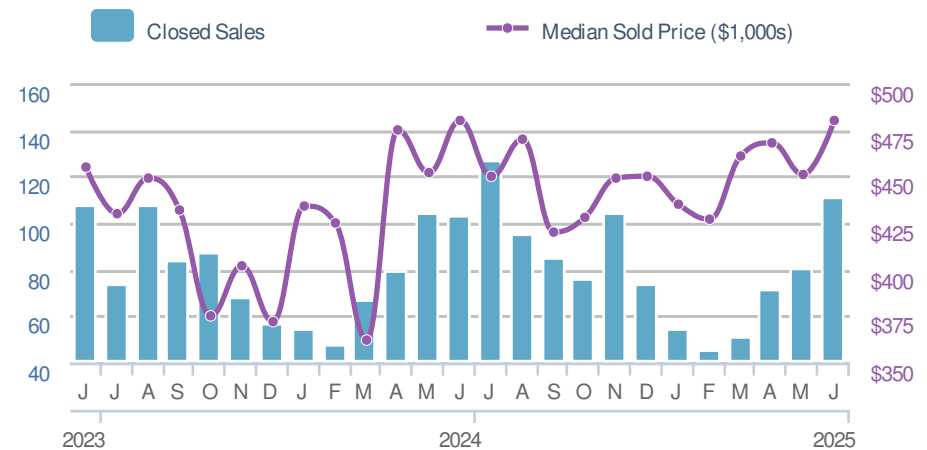
5-year Jun average: 121

Median Sold Price \$480,000

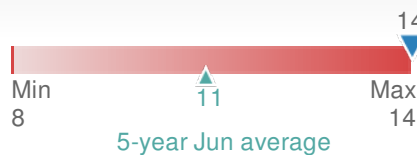
↑ 6.2% ↔ 0.0%
from May 2025: \$451,800 from Jun 2024: \$480,000

YTD	2025	2024	+/-
	\$451,500	\$450,000	0.3%

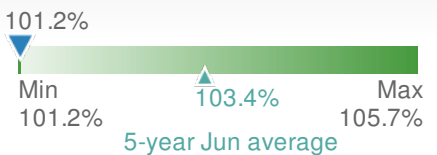
5-year Jun average: \$446,200

**Active Listings 95**

May 2025	Jun 2024
101	92

Avg DOM 14

May 2025	Jun 2024	YTD
10	10	18


Avg Sold to OLP Ratio 101.2%


May 2025	Jun 2024	YTD
101.8%	101.7%	100.4%

June 2025

North Penn (Montgomery, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****45**


 **-21.1%**
 from May 2025:
 57

 **-28.6%**
 from Jun 2024:
 63

YTD	2025	2024	+/-
	309	346	-10.7%

5-year Jun average: **68****New Pending****60**

 **3.4%**
 from May 2025:
 58

 **-20.0%**
 from Jun 2024:
 75

YTD	2025	2024	+/-
	263	315	-16.5%


5-year Jun average: **70****Closed Sales****58**


 **45.0%**
 from May 2025:
 40

 **-6.5%**
 from Jun 2024:
 62

YTD	2025	2024	+/-
	211	261	-19.2%

5-year Jun average: **67****Median
Sold Price****\$614,950**

 **11.7%**
 from May 2025:
 \$550,450

 **13.4%**
 from Jun 2024:
 \$542,500

YTD	2025	2024	+/-
	\$570,000	\$515,000	10.7%

5-year Jun average: **\$519,865****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for June was \$614,950, representing an increase of 11.7% compared to last month and an increase of 13.4% from Jun 2024. The average days on market for units sold in June was 18 days, 53% above the 5-year June average of 12 days. There was a 3.4% month over month increase in new contract activity with 60 New Pending; a 2.5% MoM increase in All Pending (new contracts + contracts carried over from May) to 81; and a 24.6% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 1.65 pendings per active listing, up from 1.22 in May and a decrease from 1.98 in June 2024. The Contract Ratio is 35% lower than the 5-year June average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**49**

May 2025	Jun 2024
65	47

Avg DOM**18**

May 2025	Jun 2024	YTD
7	12	16

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

May 2025	Jun 2024	YTD
102.4%	101.8%	101.0%

June 2025

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****55** **19.6%**from May 2025:
46 **-5.2%**from Jun 2024:
58

YTD	2025	2024	+/-
	265	285	-7.0%

5-year Jun average: **61****New Pendings****47** **2.2%**from May 2025:
46 **-13.0%**from Jun 2024:
54

YTD	2025	2024	+/-
	226	248	-8.9%

5-year Jun average: **55****Closed Sales****53** **32.5%**from May 2025:
40 **29.3%**from Jun 2024:
41

YTD	2025	2024	+/-
	210	200	5.0%

5-year Jun average: **54****Median
Sold Price****\$402,000** **12.4%**from May 2025:
\$357,500 **0.5%**from Jun 2024:
\$399,900

YTD	2025	2024	+/-
	\$385,000	\$382,250	0.7%

5-year Jun average: **\$366,080****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for June was \$402,000, representing an increase of 12.4% compared to last month and an increase of 0.5% from Jun 2024. The average days on market for units sold in June was 9 days, 14% below the 5-year June average of 10 days. There was a 2.2% month over month increase in new contract activity with 47 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 54; and a 27.8% increase in supply to 46 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.67 in May and a decrease from 1.64 in June 2024. The Contract Ratio is 51% lower than the 5-year June average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**46**

May 2025	Jun 2024
36	45

Avg DOM**9**

May 2025	Jun 2024	YTD
12	8	19

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

May 2025	Jun 2024	YTD
101.1%	101.4%	99.8%

June 2025

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**40****↓ -7.0%**from May 2025:
43**↓ -9.1%**from Jun 2024:
44

YTD	2025	2024	+/-
	230	193	19.2%

5-year Jun average: **54****New Pendings****41****↓ -8.9%**from May 2025:
45**↑ 13.9%**from Jun 2024:
36

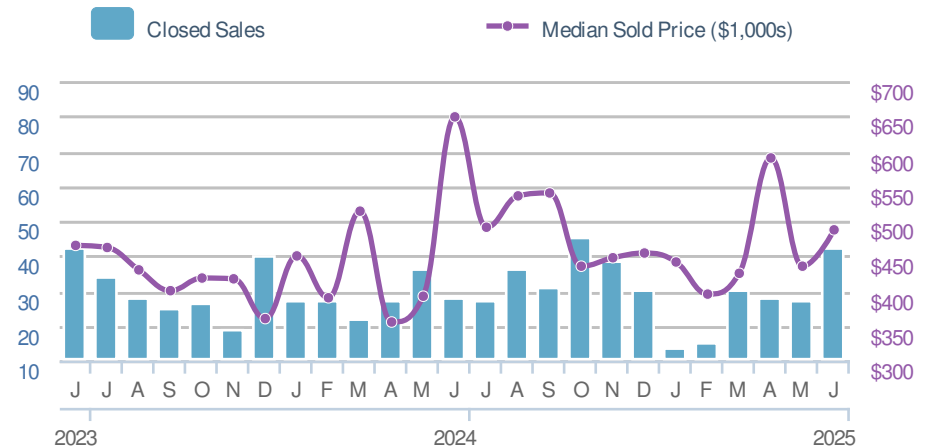
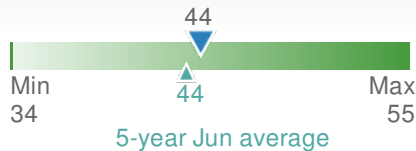
YTD	2025	2024	+/-
	195	176	10.8%

5-year Jun average: **45****Closed Sales****42****↑ 55.6%**from May 2025:
27**↑ 50.0%**from Jun 2024:
28

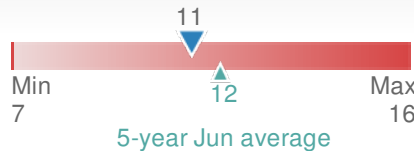
YTD	2025	2024	+/-
	160	169	-5.3%

5-year Jun average: **48****Median Sold Price****\$487,500****↑ 12.1%**from May 2025:
\$435,000**↓ -25.0%**from Jun 2024:
\$649,950

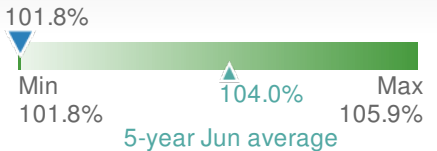
YTD	2025	2024	+/-
	\$467,500	\$450,000	3.9%

5-year Jun average: **\$480,490****Active Listings****44**

May 2025	Jun 2024
51	40

Avg DOM**11**

May 2025	Jun 2024	YTD
20	13	19

Avg Sold to OLP Ratio**101.8%**

May 2025	Jun 2024	YTD
100.9%	103.3%	100.5%

June 2025

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22**

↓ **-24.1%** ↓ **-4.3%**
from May 2025: **29** from Jun 2024: **23**

YTD	2025	2024	+/-
	151	123	22.8%

5-year Jun average: **32****New Pendings****28**

↓ **-17.6%** ↑ **33.3%**
from May 2025: **34** from Jun 2024: **21**

YTD	2025	2024	+/-
	131	113	15.9%

5-year Jun average: **29****Closed Sales****32**

↑ **100.0%** ↑ **52.4%**
from May 2025: **16** from Jun 2024: **21**

YTD	2025	2024	+/-
	106	112	-5.4%

5-year Jun average: **33****Median Sold Price****\$540,500**

↓ **-10.7%** ↓ **-19.9%**
from May 2025: **\$605,000** from Jun 2024: **\$675,000**

YTD	2025	2024	+/-
	\$590,000	\$530,750	11.2%

5-year Jun average: **\$545,612****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for June was \$540,500, representing a decrease of 10.7% compared to last month and a decrease of 19.9% from Jun 2024. The average days on market for units sold in June was 12 days, 9% below the 5-year June average of 13 days. There was a 17.6% month over month decrease in new contract activity with 28 New Pendings; a 17% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 39; and a 24.1% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.62 in May and an increase from 1.00 in June 2024. The Contract Ratio is 18% higher than the 5-year June average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

May 2025	Jun 2024
29	29

Avg DOM**12**

May 2025	Jun 2024	YTD
28	16	22

Avg Sold to OLP Ratio**102.0%**

May 2025	Jun 2024	YTD
101.0%	103.8%	100.5%

June 2025

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **28.6%**from May 2025:
14 **-14.3%**from Jun 2024:
21

YTD	2025	2024	+/-
	79	70	12.9%

5-year Jun average: **21****New Pendings****13** **18.2%**from May 2025:
11 **-13.3%**from Jun 2024:
15

YTD	2025	2024	+/-
	64	63	1.6%

5-year Jun average: **16****Closed Sales****10** **-9.1%**from May 2025:
11 **42.9%**from Jun 2024:
7

YTD	2025	2024	+/-
	54	57	-5.3%

5-year Jun average: **15****Median
Sold Price****\$350,000** **0.0%**from May 2025:
\$350,000 **-7.9%**from Jun 2024:
\$380,000

YTD	2025	2024	+/-
	\$350,000	\$360,000	-2.8%

5-year Jun average: **\$347,500****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for June was \$350,000, representing no change compared to last month and a decrease of 7.9% from Jun 2024. The average days on market for units sold in June was 8 days, 11% below the 5-year June average of 9 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from May) to 15; and no change in supply with 22 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.55 in May and a decrease from 1.55 in June 2024. The Contract Ratio is 67% lower than the 5-year June average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

May 2025	Jun 2024
22	11

Avg DOM**8**

May 2025	Jun 2024	YTD
9	5	14

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

May 2025	Jun 2024	YTD
100.9%	101.7%	100.6%

June 2025

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**29****↓ -9.4%**from May 2025:
32**↓ -6.5%**from Jun 2024:
31

YTD	2025	2024	+/-
	187	174	7.5%

5-year Jun average: **35****New Pendings****31****↓ -16.2%**from May 2025:
37**↑ 19.2%**from Jun 2024:
26

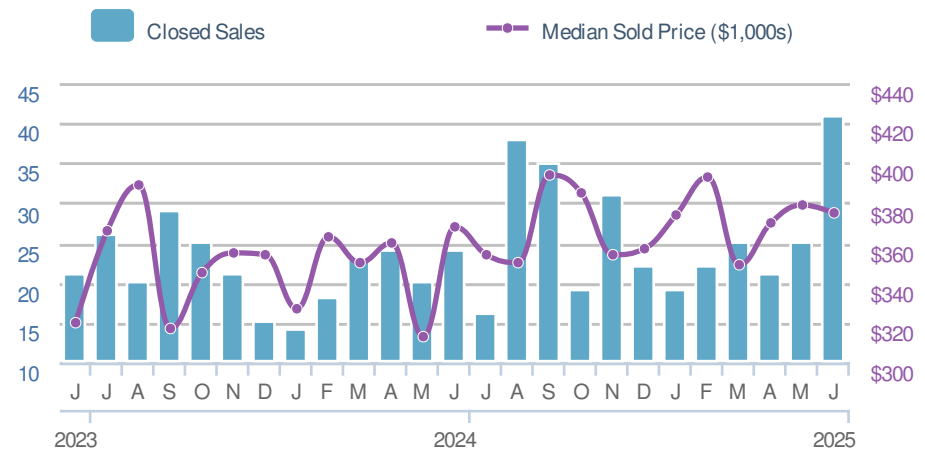
YTD	2025	2024	+/-
	173	135	28.1%

5-year Jun average: **33****Closed Sales****41****↑ 64.0%**from May 2025:
25**↑ 70.8%**from Jun 2024:
24

YTD	2025	2024	+/-
	158	127	24.4%

5-year Jun average: **35****Median Sold Price****\$375,000****↓ -1.1%**from May 2025:
\$379,000**↑ 1.8%**from Jun 2024:
\$368,250

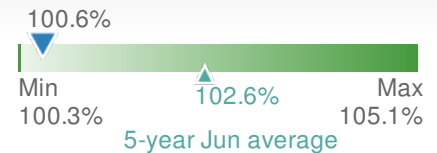
YTD	2025	2024	+/-
	\$370,000	\$355,000	4.2%

5-year Jun average: **\$332,650****Active Listings****29**

May 2025	Jun 2024
27	39



Avg DOM**20**

May 2025	Jun 2024	YTD
15	18	21

Avg Sold to OLP Ratio**100.6%**


May 2025	Jun 2024	YTD
102.1%	100.3%	100.5%

June 2025**Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**

 **-16.7%**  **-13.0%**
 from May 2025: **24** from Jun 2024: **23**



YTD	2025	2024	+/-
	139	130	6.9%

5-year Jun average: **26****New Pendings****25**

 **-7.4%**  **25.0%**
 from May 2025: **27** from Jun 2024: **20**



YTD	2025	2024	+/-
	127	95	33.7%

5-year Jun average: **25****Closed Sales****33**

 **57.1%**  **106.3%**
 from May 2025: **21** from Jun 2024: **16**

YTD	2025	2024	+/-
	118	87	35.6%

5-year Jun average: **26****Median Sold Price****\$439,900**

 **14.3%**  **4.6%**
 from May 2025: **\$385,000** from Jun 2024: **\$420,521**

YTD	2025	2024	+/-
	\$398,000	\$404,640	-1.6%

5-year Jun average: **\$379,484****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for June was \$439,900, representing an increase of 14.3% compared to last month and an increase of 4.6% from Jun 2024. The average days on market for units sold in June was 20 days, 45% above the 5-year June average of 14 days. There was a 7.4% month over month decrease in new contract activity with 25 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and an 11.5% decrease in supply to 23 active units.

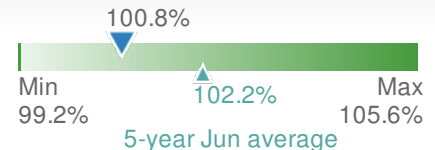
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 1.62 in May and an increase from 0.69 in June 2024. The Contract Ratio is 35% lower than the 5-year June average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**23**


May 2025	Jun 2024
26	35

Avg DOM**20**

May 2025	Jun 2024	YTD
15	23	21

Avg Sold to OLP Ratio**100.8%**


May 2025	Jun 2024	YTD
101.7%	99.2%	100.5%

June 2025**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9**
 **12.5%**
from May 2025:
8

 **12.5%**
from Jun 2024:
8


YTD	2025	2024	+/-
	48	44	9.1%

5-year Jun average: **8****New Pendings****6**
 **-40.0%**
from May 2025:
10



 **0.0%**
from Jun 2024:
6

YTD	2025	2024	+/-
	46	40	15.0%

5-year Jun average: **8****Closed Sales****8**
 **100.0%**
from May 2025:
4

 **0.0%**
from Jun 2024:
8

YTD	2025	2024	+/-
	40	40	0.0%

5-year Jun average: **9****Median
Sold Price****\$272,500**
 **-23.8%**
from May 2025:
\$357,500
 **-6.2%**
from Jun 2024:
\$290,500

YTD	2025	2024	+/-
	\$300,000	\$285,750	5.0%

5-year Jun average: **\$245,500****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for June was \$272,500, representing a decrease of 23.8% compared to last month and a decrease of 6.2% from Jun 2024. The average days on market for units sold in June was 18 days, 114% above the 5-year June average of 8 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 500% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 16.00 in May and a decrease from 2.25 in June 2024. The Contract Ratio is 81% lower than the 5-year June average of 10.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**6**

May 2025	Jun 2024
1	4

Avg DOM**18**

May 2025	Jun 2024	YTD
14	8	20

**Avg Sold to
OLP Ratio****99.6%**

May 2025	Jun 2024	YTD
104.6%	102.5%	100.5%

June 2025

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**28** **-17.6%**from May 2025:
34 **-6.7%**from Jun 2024:
30

YTD	2025	2024	+/-
	168	174	-3.4%

5-year Jun average: **42****New Pendings****27** **8.0%**from May 2025:
25 **8.0%**from Jun 2024:
25

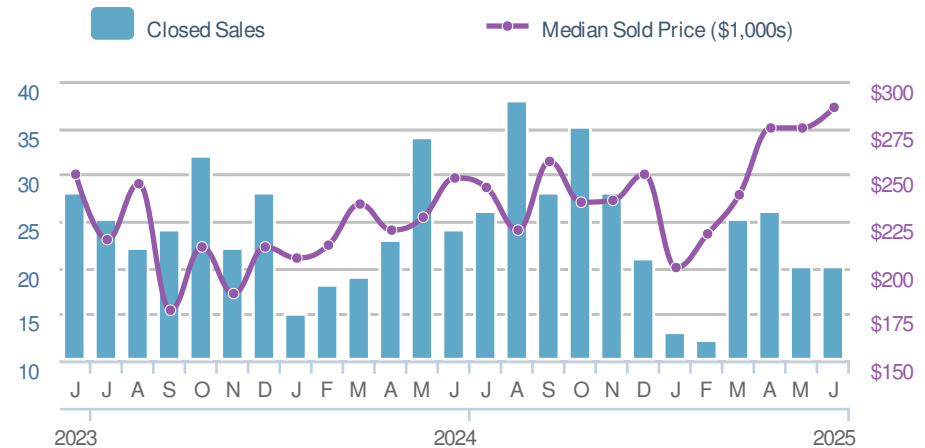
YTD	2025	2024	+/-
	144	158	-8.9%

5-year Jun average: **37****Closed Sales****20** **0.0%**from May 2025:
20 **-16.7%**from Jun 2024:
24

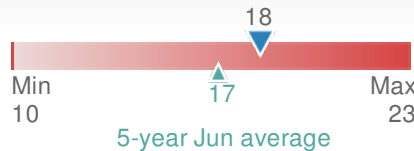
YTD	2025	2024	+/-
	117	141	-17.0%

5-year Jun average: **34****Median Sold Price****\$286,000** **4.0%**from May 2025:
\$275,000 **15.1%**from Jun 2024:
\$248,500

YTD	2025	2024	+/-
	\$255,000	\$225,900	12.9%

5-year Jun average: **\$227,900****Active Listings****39**

May 2025	Jun 2024
43	29

Avg DOM**18**

May 2025	Jun 2024	YTD
14	18	24

Avg Sold to OLP Ratio**100.6%**

May 2025	Jun 2024	YTD
101.7%	101.8%	99.8%

June 2025**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**

↓ **-22.2%** ↓ **-12.5%**
from May 2025: **18** from Jun 2024: **16**

YTD	2025	2024	+/-
	93	94	-1.1%

5-year Jun average: **20****New Pendings****17**

↑ **21.4%** ↑ **30.8%**
from May 2025: **14** from Jun 2024: **13**

YTD	2025	2024	+/-
	85	85	0.0%

5-year Jun average: **19****Closed Sales****12**

↑ **9.1%** ↓ **-29.4%**
from May 2025: **11** from Jun 2024: **17**

YTD	2025	2024	+/-
	66	76	-13.2%

5-year Jun average: **19****Median
Sold Price****\$313,500**

↑ **6.3%** ↑ **20.6%**
from May 2025: **\$295,000** from Jun 2024: **\$260,000**

YTD	2025	2024	+/-
	\$285,000	\$255,000	11.8%

5-year Jun average: **\$261,080****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for June was \$313,500, representing an increase of 6.3% compared to last month and an increase of 20.6% from Jun 2024. The average days on market for units sold in June was 24 days, 22% above the 5-year June average of 20 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 24; and a 29.2% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.41 pendings per active listing, up from 0.79 in May and an increase from 0.75 in June 2024. The Contract Ratio is 29% lower than the 5-year June average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**17**

May 2025	Jun 2024
24	20

Avg DOM**24**

May 2025	Jun 2024	YTD
6	22	21

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

May 2025	Jun 2024	YTD
103.5%	102.7%	100.6%

June 2025**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**

↓ -12.5% ↔ 0.0%
from May 2025: 16 from Jun 2024: 14

YTD	2025	2024	+/-
	75	80	-6.3%

5-year Jun average: **21****New Pending****10**

↓ -9.1% ↓ -16.7%
from May 2025: 11 from Jun 2024: 12

YTD	2025	2024	+/-
	59	73	-19.2%

5-year Jun average: **18****Closed Sales****8**

↓ -11.1% ↑ 14.3%
from May 2025: 9 from Jun 2024: 7

YTD	2025	2024	+/-
	51	65	-21.5%

5-year Jun average: **15****Median
Sold Price****\$215,000**

↓ -14.0% ↑ 13.2%
from May 2025: \$250,000 from Jun 2024: \$190,000

YTD	2025	2024	+/-
	\$220,000	\$180,000	22.2%

5-year Jun average: **\$171,000****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for June was \$215,000, representing a decrease of 14% compared to last month and an increase of 13.2% from Jun 2024. The average days on market for units sold in June was 9 days, 24% below the 5-year June average of 12 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pending; a 16.7% MoM increase in All Pending (new contracts + contracts carried over from May) to 14; and a 15.8% increase in supply to 22 active units.

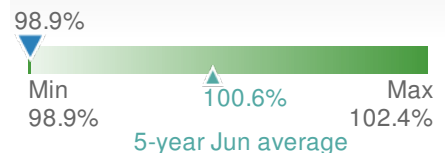
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.63 in May and a decrease from 2.22 in June 2024. The Contract Ratio is 67% lower than the 5-year June average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

May 2025	Jun 2024
19	9

Avg DOM**9**

May 2025	Jun 2024	YTD
22	9	28

**Avg Sold to
OLP Ratio****98.9%**

May 2025	Jun 2024	YTD
99.5%	99.4%	98.7%

June 2025

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings

45

↑ 4.7%

from May 2025:
43

↓ -6.3%

from Jun 2024:
48

YTD	2025	2024	+/-
	263	277	-5.1%

5-year Jun average: 59

New Pendings

55

↑ 57.1%

from May 2025:
35

↑ 3.8%

from Jun 2024:
53

YTD	2025	2024	+/-
	208	223	-6.7%

5-year Jun average: 56

Closed Sales

38

↑ 5.6%

from May 2025:
36

↓ -19.1%

from Jun 2024:
47

YTD	2025	2024	+/-
	177	190	-6.8%

5-year Jun average: 48

Median Sold Price

\$507,875

↑ 4.2%

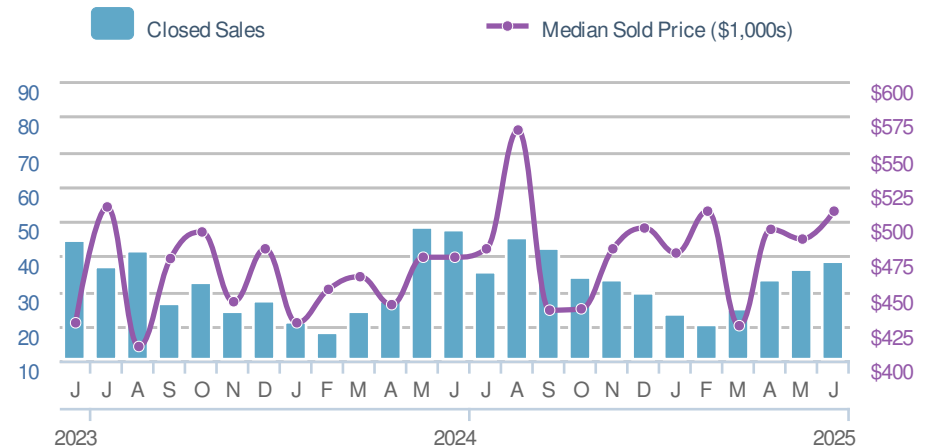
from May 2025:
\$487,450

↑ 6.9%

from Jun 2024:
\$474,990

YTD	2025	2024	+/-
	\$477,500	\$458,540	4.1%

5-year Jun average: \$446,973



Active Listings

49



May 2025	Jun 2024
67	33

Avg DOM

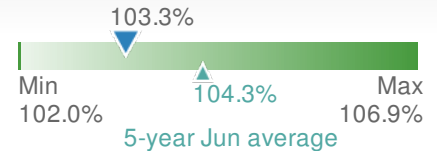
10



May 2025	Jun 2024	YTD
26	13	19

Avg Sold to OLP Ratio

103.3%



May 2025	Jun 2024	YTD
100.4%	102.0%	101.1%

June 2025**Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29** **11.5%**from May 2025:
26 **-14.7%**from Jun 2024:
34

YTD	2025	2024	+/-
	167	184	-9.2%

5-year Jun average: **39****New Pendings****28** **16.7%**from May 2025:
24 **-20.0%**from Jun 2024:
35

YTD	2025	2024	+/-
	129	140	-7.9%

5-year Jun average: **36****Closed Sales****28** **27.3%**from May 2025:
22 **-6.7%**from Jun 2024:
30

YTD	2025	2024	+/-
	115	105	9.5%

5-year Jun average: **35****Median
Sold Price****\$527,500** **-8.2%**from May 2025:
\$574,450 **6.0%**from Jun 2024:
\$497,500

YTD	2025	2024	+/-
	\$531,000	\$490,000	8.4%

5-year Jun average: **\$479,800****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for June was \$527,500, representing a decrease of 8.2% compared to last month and an increase of 6% from Jun 2024. The average days on market for units sold in June was 11 days, 30% below the 5-year June average of 16 days. There was a 16.7% month over month increase in new contract activity with 28 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 37; and an 11.9% decrease in supply to 37 active units.

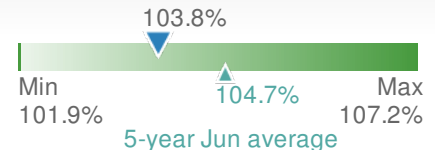
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.90 in May and a decrease from 2.12 in June 2024. The Contract Ratio is 49% lower than the 5-year June average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**37**

May 2025	Jun 2024
42	25

Avg DOM**11**

May 2025	Jun 2024	YTD
23	17	16

**Avg Sold to
OLP Ratio****103.8%**

May 2025	Jun 2024	YTD
100.8%	101.9%	101.8%

June 2025**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **-5.9%**from May 2025:
17 **14.3%**from Jun 2024:
14

YTD	2025	2024	+/-
	96	92	4.3%

5-year Jun average: **20****New Pendings****27** **145.5%**from May 2025:
11 **50.0%**from Jun 2024:
18

YTD	2025	2024	+/-
	79	83	-4.8%

5-year Jun average: **20****Closed Sales****10** **-28.6%**from May 2025:
14 **-41.2%**from Jun 2024:
17

YTD	2025	2024	+/-
	62	85	-27.1%

5-year Jun average: **13****Median Sold Price****\$353,750** **-24.3%**from May 2025:
\$467,500 **-21.7%**from Jun 2024:
\$452,000

YTD	2025	2024	+/-
	\$416,500	\$439,990	-5.3%

5-year Jun average: **\$370,950****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for June was \$353,750, representing a decrease of 24.3% compared to last month and a decrease of 21.7% from Jun 2024. The average days on market for units sold in June was 7 days, 5% below the 5-year June average of 7 days. There was a 145.5% month over month increase in new contract activity with 27 New Pendings; a 93.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 31; and a 52% decrease in supply to 12 active units.

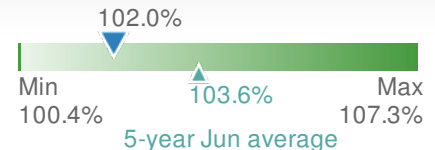
This activity resulted in a Contract Ratio of 2.58 pendings per active listing, up from 0.64 in May and a decrease from 3.50 in June 2024. The Contract Ratio is 19% lower than the 5-year June average of 3.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**12**

May 2025	Jun 2024
25	8

Avg DOM**7**

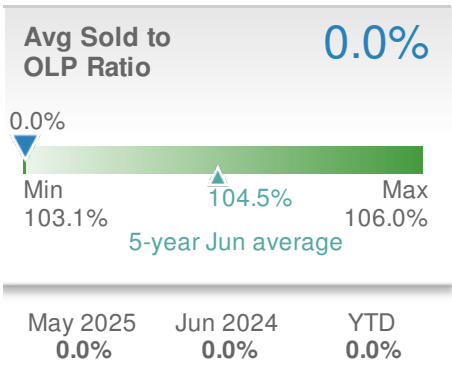
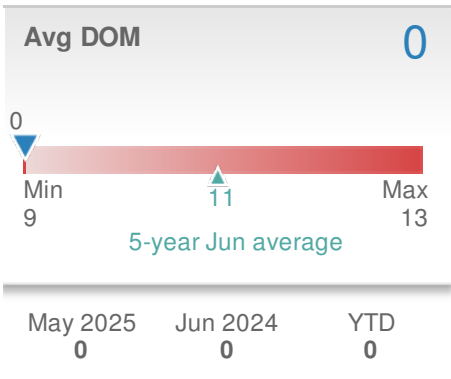
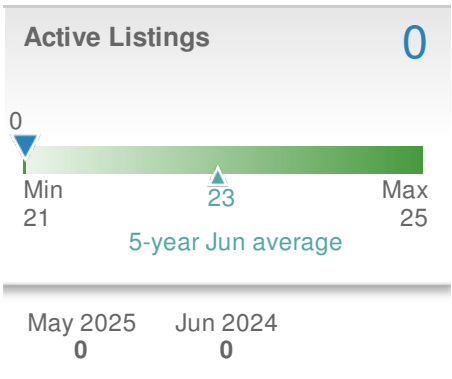
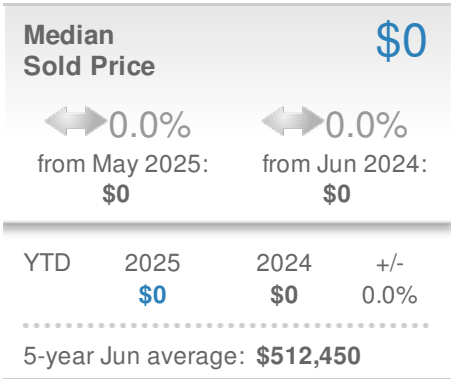
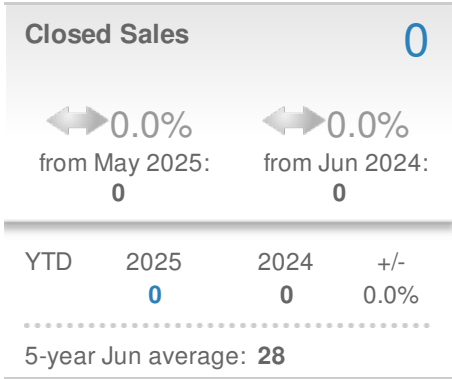
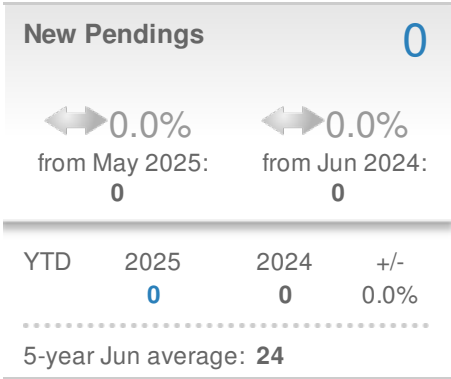
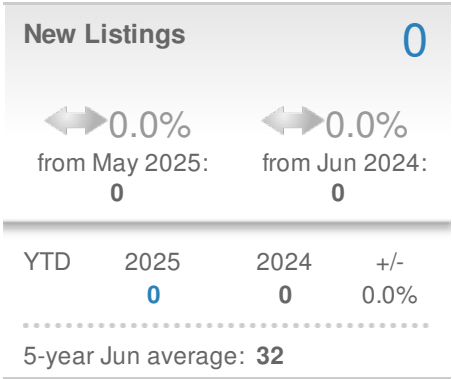
May 2025	Jun 2024	YTD
31	5	23

Avg Sold to OLP Ratio**102.0%**

May 2025	Jun 2024	YTD
99.7%	102.2%	99.8%

June 2025
Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



June 2025

Springfield (Montgomery, PA) - Detached

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

↔ 0.0% ↔ 0.0%
from May 2025: from Jun 2024:
0 **0**

YTD	2025	2024	+/-
	0	0	%

5-year Jun average: **11****New Pendings****0**

↔ 0.0% ↔ 0.0%
from May 2025: from Jun 2024:
0 **0**

YTD	2025	2024	+/-
	0	0	%

5-year Jun average: **8****Closed Sales****0**

↔ 0.0% ↔ 0.0%
from May 2025: from Jun 2024:
0 **0**

YTD	2025	2024	+/-
	0	0	%

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

↔ 0.0% ↔ 0.0%
from May 2025: from Jun 2024:
\$0 **\$0**

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

5-year Jun average: **\$506,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for June was \$0, representing no change compared to last month and no change from Jun 2024. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 13 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 0 active units.

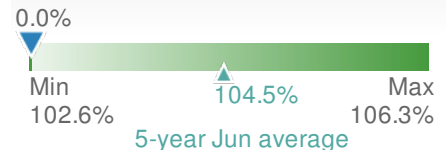
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and no change from June 2024. The Contract Ratio is 100% lower than the 5-year June average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

May 2025	Jun 2024
0	0

Avg DOM**0**

May 2025	Jun 2024	YTD
0	0	0

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

May 2025	Jun 2024	YTD
0.0%	0.0%	0.0%

June 2025

Springfield (Montgomery, PA) - Attached

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

↔ 0.0%

from May 2025:

0

↔ 0.0%

from Jun 2024:

0

YTD	2025	2024	+/-
	0	0	%

5-year Jun average: 1

New Pendings**0**

↔ 0.0%

from May 2025:

0

↔ 0.0%

from Jun 2024:

0

YTD	2025	2024	+/-
	0	0	%

5-year Jun average: 1

Closed Sales**0**

↔ 0.0%

from May 2025:

0

↔ 0.0%

from Jun 2024:

0

YTD	2025	2024	+/-
	0	0	%

5-year Jun average: 2

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

↔ 0.0%

from May 2025:

\$0

↔ 0.0%

from Jun 2024:

\$0

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

5-year Jun average: **\$566,290****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for June was \$0, representing no change compared to last month and no change from Jun 2024. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 8 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 May) 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 May and no change from June 2024. The Contract Ratio is 100% lower than the 5-year June average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

May 2025	Jun 2024
0	0

Avg DOM**0**

May 2025	Jun 2024	YTD
0	0	0

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

May 2025	Jun 2024	YTD
0.0%	0.0%	0.0%

June 2025

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**68****↑36.0%**from May 2025:
50**↑25.9%**from Jun 2024:
54

YTD	2025	2024	+/-
	311	287	8.4%

5-year Jun average: **74****New Pendings****52****↓-1.9%**from May 2025:
53**↑10.6%**from Jun 2024:
47

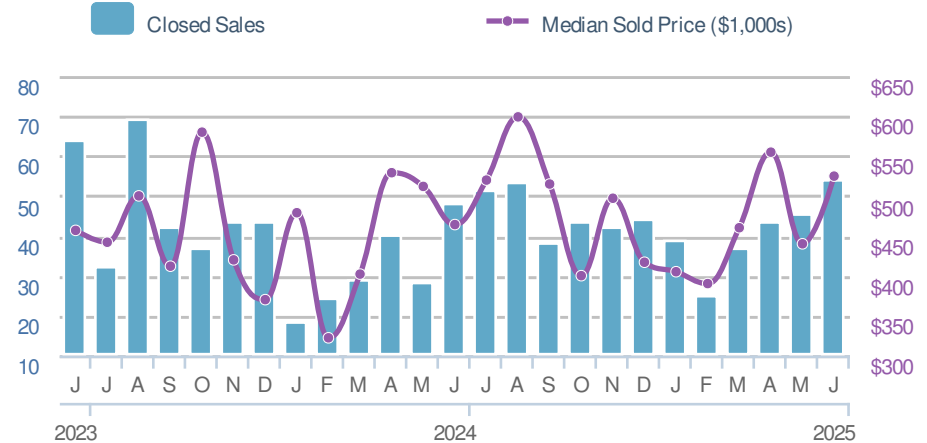
YTD	2025	2024	+/-
	269	248	8.5%

5-year Jun average: **63****Closed Sales****54****↑20.0%**from May 2025:
45**↑12.5%**from Jun 2024:
48

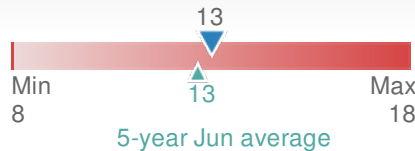
YTD	2025	2024	+/-
	249	194	28.4%

5-year Jun average: **72****Median Sold Price****\$525,000****↑19.3%**from May 2025:
\$440,000**↑12.9%**from Jun 2024:
\$464,900

YTD	2025	2024	+/-
	\$470,000	\$456,000	3.1%

5-year Jun average: **\$444,870****Active Listings****67**

May 2025	Jun 2024
46	48

Avg DOM**13**

May 2025	Jun 2024	YTD
19	13	23

Avg Sold to OLP Ratio**101.5%**

May 2025	Jun 2024	YTD
101.3%	101.4%	99.6%

June 2025**Spring-Ford Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****35** **12.9%**from May 2025:
31 **45.8%**from Jun 2024:
24

YTD	2025	2024	+/-
	161	139	15.8%

5-year Jun average: **37****New Pendings****30** **-3.2%**from May 2025:
31 **42.9%**from Jun 2024:
21

YTD	2025	2024	+/-
	137	116	18.1%

5-year Jun average: **31****Closed Sales****27** **3.8%**from May 2025:
26 **35.0%**from Jun 2024:
20

YTD	2025	2024	+/-
	121	77	57.1%

5-year Jun average: **35****Median
Sold Price****\$668,000** **7.1%**from May 2025:
\$623,500 **20.8%**from Jun 2024:
\$553,209

YTD	2025	2024	+/-
	\$659,900	\$635,000	3.9%

5-year Jun average: **\$574,442****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for June was \$668,000, representing an increase of 7.1% compared to last month and an increase of 20.8% from Jun 2024. The average days on market for units sold in June was 10 days, 21% below the 5-year June average of 13 days. There was a 3.2% month over month decrease in new contract activity with 30 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 41; and a 30% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.37 in May and a decrease from 1.57 in June 2024. The Contract Ratio is 29% lower than the 5-year June average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**39**

May 2025	Jun 2024
30	30

Avg DOM**10**

May 2025	Jun 2024	YTD
24	10	25

**Avg Sold to
OLP Ratio****103.3%**

May 2025	Jun 2024	YTD
101.6%	100.3%	99.9%

June 2025

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****33** **73.7%**from May 2025:
19 **10.0%**from Jun 2024:
30

YTD	2025	2024	+/-
	150	148	1.4%

5-year Jun average: **37****New Pendings****22** **0.0%**from May 2025:
22 **-15.4%**from Jun 2024:
26

YTD	2025	2024	+/-
	132	132	0.0%

5-year Jun average: **32****Closed Sales****27** **42.1%**from May 2025:
19 **-3.6%**from Jun 2024:
28

YTD	2025	2024	+/-
	128	117	9.4%

5-year Jun average: **37****Median
Sold Price****\$405,000** **15.7%**from May 2025:
\$349,950 **-5.3%**from Jun 2024:
\$427,500

YTD	2025	2024	+/-
	\$359,250	\$367,000	-2.1%

5-year Jun average: **\$366,500****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for June was \$405,000, representing an increase of 15.7% compared to last month and a decrease of 5.3% from Jun 2024. The average days on market for units sold in June was 16 days, 31% above the 5-year June average of 12 days. There was no month over month change in new contract activity with 22 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and a 75% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 2.00 in May and a decrease from 1.83 in June 2024. The Contract Ratio is 52% lower than the 5-year June 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**28**

May 2025	Jun 2024
16	18

Avg DOM**16**

May 2025	Jun 2024	YTD
11	14	22

**Avg Sold to
OLP Ratio****99.8%**


May 2025	Jun 2024	YTD
101.0%	102.1%	99.4%


June 2025

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor


New Listings**16**

 **-50.0%**
 from May 2025:
 32

 **-54.3%**
 from Jun 2024:
 35

YTD	2025	2024	+/-
	149	182	-18.1%


5-year Jun average: **37****New Pendings****23**


 **-14.8%**
 from May 2025:
 27

 **-28.1%**
 from Jun 2024:
 32

YTD	2025	2024	+/-
	138	159	-13.2%


5-year Jun average: **32****Closed Sales****39**


 **56.0%**
 from May 2025:
 25

 **34.5%**
 from Jun 2024:
 29

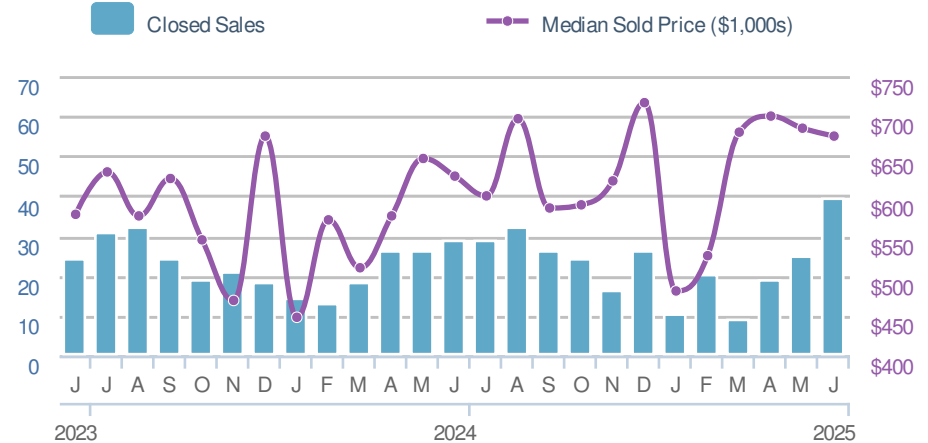
YTD	2025	2024	+/-
	126	126	0.0%

5-year Jun average: **35****Median Sold Price****\$675,000**

 **-1.5%**
 from May 2025:
 \$685,000

 **8.0%**
 from Jun 2024:
 \$625,000

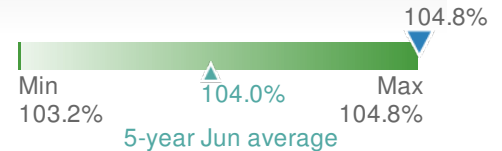
YTD	2025	2024	+/-
	\$658,750	\$583,000	13.0%

5-year Jun average: **\$589,300****Active Listings****23**

May 2025	Jun 2024
30	33

Avg DOM**8**

May 2025	Jun 2024	YTD
11	27	19


Avg Sold to OLP Ratio**104.8%**


May 2025	Jun 2024	YTD
101.6%	104.1%	102.3%

June 2025

Upper Dublin (Montgomery, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10**


 **-56.5%**
 from May 2025: **23**

 **-52.4%**
 from Jun 2024: **21**

YTD	2025	2024	+/-
	106	122	-13.1%


5-year Jun average: **25****New Pendings****15**


 **-31.8%**
 from May 2025: **22**

 **-21.1%**
 from Jun 2024: **19**

YTD	2025	2024	+/-
	103	107	-3.7%


5-year Jun average: **21****Closed Sales****32**


 **60.0%**
 from May 2025: **20**

 **39.1%**
 from Jun 2024: **23**

YTD	2025	2024	+/-
	92	81	13.6%

5-year Jun average: **27****Median Sold Price****\$710,000**

 **-4.3%**
 from May 2025: **\$741,950**

 **9.2%**
 from Jun 2024: **\$650,000**

YTD	2025	2024	+/-
	\$717,500	\$645,000	11.2%

5-year Jun average: **\$617,500****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for June was \$710,000, representing a decrease of 4.3% compared to last month and an increase of 9.2% from Jun 2024. The average days on market for units sold in June was 7 days, 49% below the 5-year June average of 14 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; a 44.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 21; and a 25% decrease in supply to 15 active units.

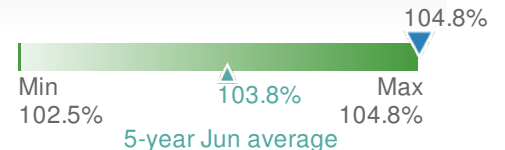
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.90 in May and a decrease from 1.76 in June 2024. The Contract Ratio is 16% lower than the 5-year June average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**15**

May 2025	Jun 2024
20	21

Avg DOM**7**

May 2025	Jun 2024	YTD
11	8	18



Avg Sold to OLP Ratio**104.8%**

May 2025	Jun 2024	YTD
101.8%	104.0%	101.9%

June 2025

Upper Dublin (Montgomery, PA) - Attached

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

 **-33.3%**
 from May 2025: **9**
 **-57.1%**
 from Jun 2024: **14**



YTD	2025	2024	+/-
	43	60	-28.3%

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

 **60.0%**
 from May 2025: **5**
 **-38.5%**
 from Jun 2024: **13**



YTD	2025	2024	+/-
	35	52	-32.7%

5-year Jun average: **11****Closed Sales****7**

 **40.0%**
 from May 2025: **5**
 **16.7%**
 from Jun 2024: **6**

YTD	2025	2024	+/-
	34	45	-24.4%

5-year Jun average: **8****Median Sold Price****\$395,000**

 **-2.0%**
 from May 2025: **\$403,000**
 **-25.6%**
 from Jun 2024: **\$531,250**

YTD	2025	2024	+/-
	\$438,000	\$470,000	-6.8%

5-year Jun average: **\$463,140****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for June was \$395,000, representing a decrease of 2% compared to last month and a decrease of 25.6% from Jun 2024. The average days on market for units sold in June was 9 days, 77% below the 5-year June average of 38 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 9; and a 20% decrease in supply to 8 active units.

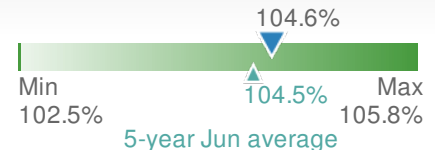
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.90 in May and a decrease from 1.75 in June 2024. The Contract Ratio is 44% lower than the 5-year June average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**8**

May 2025	Jun 2024
10	12

Avg DOM**9**

May 2025	Jun 2024	YTD
10	100	22

Avg Sold to OLP Ratio**104.6%**

May 2025	Jun 2024	YTD
101.0%	104.2%	103.4%

June 2025

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**45****↓ -21.1%**from May 2025:
57**↑ 9.8%**from Jun 2024:
41

YTD	2025	2024	+/-
	274	253	8.3%

5-year Jun average: **46****New Pendings****36****↔ 0.0%**from May 2025:
36**↓ -12.2%**from Jun 2024:
41

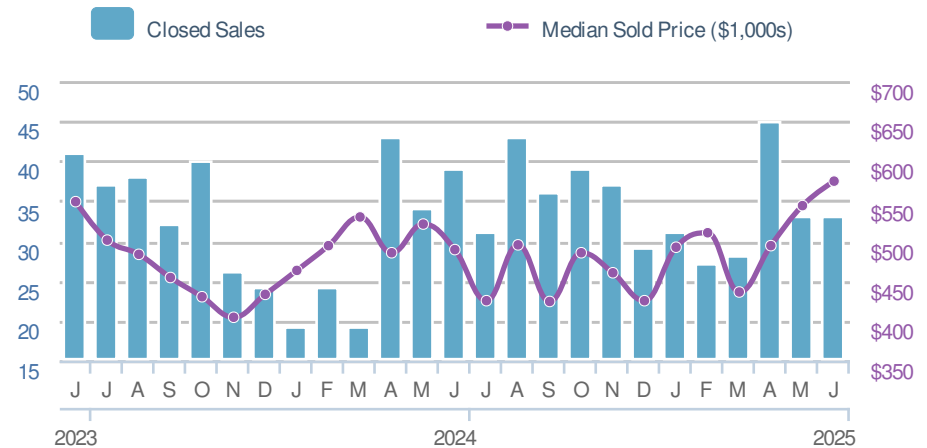
YTD	2025	2024	+/-
	214	224	-4.5%

5-year Jun average: **40****Closed Sales****33****↔ 0.0%**from May 2025:
33**↓ -15.4%**from Jun 2024:
39

YTD	2025	2024	+/-
	208	192	8.3%

5-year Jun average: **43****Median Sold Price****\$575,000****↑ 5.7%**from May 2025:
\$544,000**↑ 17.6%**from Jun 2024:
\$489,000

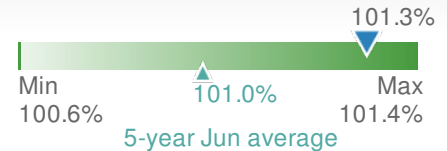
YTD	2025	2024	+/-
	\$500,000	\$509,250	-1.8%

5-year Jun average: **\$481,800****Active Listings****69**

May 2025	Jun 2024
61	52

Avg DOM**15**

May 2025	Jun 2024	YTD
14	38	26

Avg Sold to OLP Ratio**101.3%**

May 2025	Jun 2024	YTD
101.4%	100.6%	98.3%

June 2025

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25** **4.2%**from May 2025:
24 **31.6%**from Jun 2024:
19

YTD	2025	2024	+/-
	115	123	-6.5%

5-year Jun average: **22****New Pendings****20** **11.1%**from May 2025:
18 **25.0%**from Jun 2024:
16

YTD	2025	2024	+/-
	94	107	-12.1%

5-year Jun average: **18****Closed Sales****22** **69.2%**from May 2025:
13 **10.0%**from Jun 2024:
20

YTD	2025	2024	+/-
	86	96	-10.4%

5-year Jun average: **25****Median
Sold Price****\$620,500** **-13.5%**from May 2025:
\$717,000 **17.3%**from Jun 2024:
\$529,000

YTD	2025	2024	+/-
	\$549,500	\$536,250	2.5%

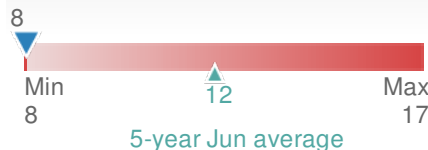
5-year Jun average: **\$521,400****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for June was \$620,500, representing a decrease of 13.5% compared to last month and an increase of 17.3% from Jun 2024. The average days on market for units sold in June was 8 days, 36% below the 5-year June average of 12 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 13.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 25; and a 60% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.93 in May and a decrease from 1.28 in June 2024. The Contract Ratio is 19% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**24**

May 2025	Jun 2024
15	18

Avg DOM**8**

May 2025	Jun 2024	YTD
11	17	24


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


May 2025	Jun 2024	YTD
101.4%	102.2%	100.1%

June 2025

Upper Merion Area (Montgomery, PA) - Attached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**


 **-39.4%**
 from May 2025: **33**

 **-9.1%**
 from Jun 2024: **22**

YTD	2025	2024	+/-
	159	129	23.3%

5-year Jun average: **24****New Pendings****16**

 **-11.1%**
 from May 2025: **18**

 **-36.0%**
 from Jun 2024: **25**

YTD	2025	2024	+/-
	120	116	3.4%

5-year Jun average: **22****Closed Sales****11**

 **-45.0%**
 from May 2025: **20**

 **-42.1%**
 from Jun 2024: **19**

YTD	2025	2024	+/-
	122	95	28.4%

5-year Jun average: **19****Median Sold Price****\$476,000**

 **0.4%**
 from May 2025: **\$474,250**

 **-2.3%**
 from Jun 2024: **\$487,000**

YTD	2025	2024	+/-
	\$467,750	\$470,000	-0.5%

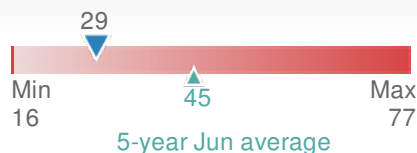
5-year Jun average: **\$416,900****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for June was \$476,000, representing an increase of 0.4% compared to last month and a decrease of 2.3% from Jun 2024. The average days on market for units sold in June was 29 days, 35% below the 5-year June average of 45 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 3.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 31; and a 2.2% decrease in supply to 45 active units.

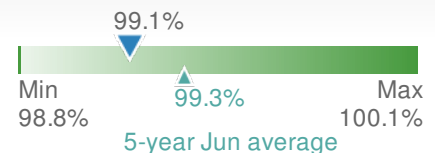
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.65 in May and a decrease from 1.06 in June 2024. The Contract Ratio is 40% lower than the 5-year June average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**45**

May 2025	Jun 2024
46	34

Avg DOM**29**

May 2025	Jun 2024	YTD
16	60	28

Avg Sold to OLP Ratio**99.1%**

May 2025	Jun 2024	YTD
101.3%	98.9%	97.1%

June 2025

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**26****↑36.8%**from May 2025:
19**↓-3.7%**from Jun 2024:
27

YTD	2025	2024	+/-
	122	112	8.9%

5-year Jun average: **29****New Pendings****19****↑11.8%**from May 2025:
17**↓-24.0%**from Jun 2024:
25

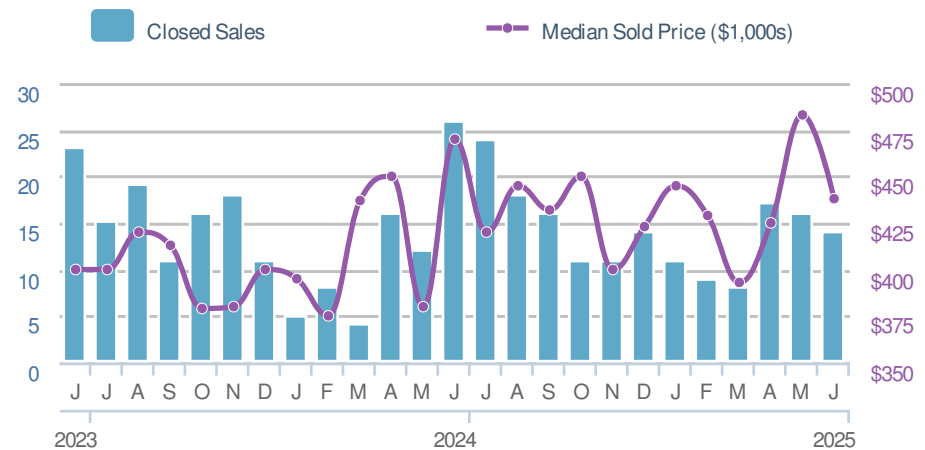
YTD	2025	2024	+/-
	97	95	2.1%

5-year Jun average: **25****Closed Sales****14****↓-12.5%**from May 2025:
16**↓-46.2%**from Jun 2024:
26

YTD	2025	2024	+/-
	81	71	14.1%

5-year Jun average: **25****Median Sold Price****\$438,000****↓-9.4%**from May 2025:
\$483,500**↓-6.8%**from Jun 2024:
\$470,000

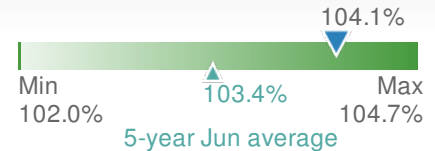
YTD	2025	2024	+/-
	\$443,000	\$435,000	1.8%

5-year Jun average: **\$418,900****Active Listings****22**

May 2025	Jun 2024
17	12

Avg DOM**12**

May 2025	Jun 2024	YTD
9	11	9

Avg Sold to OLP Ratio**104.1%**

May 2025	Jun 2024	YTD
100.9%	102.0%	102.8%

June 2025

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25** **47.1%**from May 2025:
17 **0.0%**from Jun 2024:
25

YTD	2025	2024	+/-
	113	101	11.9%

5-year Jun average: **28****New Pendings****18** **38.5%**from May 2025:
13 **-21.7%**from Jun 2024:
23

YTD	2025	2024	+/-
	86	87	-1.1%

5-year Jun average: **24****Closed Sales****12** **-25.0%**from May 2025:
16 **-50.0%**from Jun 2024:
24

YTD	2025	2024	+/-
	73	65	12.3%

5-year Jun average: **23****Median Sold Price****\$456,500** **-5.6%**from May 2025:
\$483,500 **-10.3%**from Jun 2024:
\$508,750

YTD	2025	2024	+/-
	\$450,000	\$440,000	2.3%

5-year Jun average: **\$435,050****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for June was \$456,500, representing a decrease of 5.6% compared to last month and a decrease of 10.3% from Jun 2024. The average days on market for units sold in June was 11 days, 13% below the 5-year June average of 13 days. There was a 38.5% month over month increase in new contract activity with 18 New Pendings; a 23.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 26; and a 29.4% increase in supply to 22 active units.

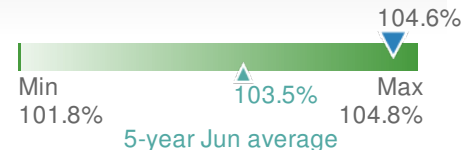
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.24 in May and a decrease from 2.70 in June 2024. The Contract Ratio is 52% lower than the 5-year June average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**22**

May 2025	Jun 2024
17	10

Avg DOM**11**

May 2025	Jun 2024	YTD
9	11	9

Avg Sold to OLP Ratio**104.6%**

May 2025	Jun 2024	YTD
100.9%	101.8%	103.0%

June 2025

Upper Moreland (Montgomery, PA) - Attached

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

-50.0%
 from May 2025: **2**

-50.0%
 from Jun 2024: **2**

YTD	2025	2024	+/-
	9	11	-18.2%

5-year Jun average: **1****New Pendings****1**

-75.0%
 from May 2025: **4**

-50.0%
 from Jun 2024: **2**

YTD	2025	2024	+/-
	11	8	37.5%

5-year Jun average: **1****Closed Sales****2**

0.0%
 from May 2025: **0**

0.0%
 from Jun 2024: **2**

YTD	2025	2024	+/-
	8	6	33.3%

5-year Jun average: **2****Median Sold Price****\$288,500**

0.0%
 from May 2025: **\$0**

7.6%
 from Jun 2024: **\$268,247**

YTD	2025	2024	+/-
	\$291,000	\$275,000	5.8%

5-year Jun average: **\$267,349****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for June was \$288,500, representing an increase of 0% compared to last month and an increase of 7.6% from Jun 2024. The average days on market for units sold in June was 17 days, 47% above the 5-year June average of 12 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and no change in supply with 0 active units.

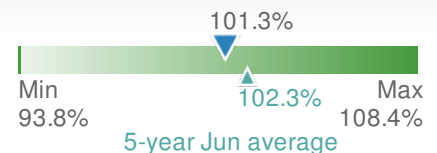
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and a decrease from 1.50 in June 2024. The Contract Ratio is 100% lower than the 5-year June average of 0.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**0**

May 2025	Jun 2024
0	2

Avg DOM**17**

May 2025	Jun 2024	YTD
0	4	8

Avg Sold to OLP Ratio**101.3%**

May 2025	Jun 2024	YTD
0.0%	104.4%	101.0%

June 2025

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**40****↑66.7%**from May 2025:
24**↑48.1%**from Jun 2024:
27

YTD	2025	2024	+/-
	140	108	29.6%

5-year Jun average: **34****New Pendings****36****↑63.6%**from May 2025:
22**↑71.4%**from Jun 2024:
21

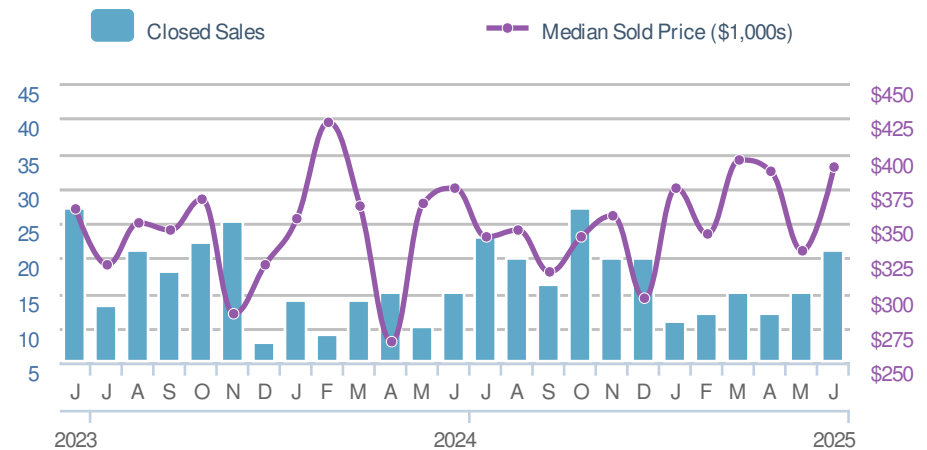
YTD	2025	2024	+/-
	118	90	31.1%

5-year Jun average: **29****Closed Sales****21****↑40.0%**from May 2025:
15**↑40.0%**from Jun 2024:
15

YTD	2025	2024	+/-
	94	80	17.5%

5-year Jun average: **25****Median Sold Price****\$390,000****↑18.2%**from May 2025:
\$330,000**↑4.0%**from Jun 2024:
\$375,000

YTD	2025	2024	+/-
	\$365,000	\$344,000	6.1%

5-year Jun average: **\$343,300****Active Listings****39**

May 2025	Jun 2024
31	22

Avg DOM**13**


May 2025	Jun 2024	YTD
26	9	25

Avg Sold to OLP Ratio**101.1%**

May 2025	Jun 2024	YTD
99.6%	103.8%	99.5%


June 2025

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24**
 **41.2%**
from May 2025:
17


 **100.0%**
from Jun 2024:
12

YTD	2025	2024	+/-
	89	65	36.9%

5-year Jun average: **20****New Pendings****17**
 **6.3%**
from May 2025:
16


 **70.0%**
from Jun 2024:
10


YTD	2025	2024	+/-
	68	53	28.3%

5-year Jun average: **15****Closed Sales****14**
 **55.6%**
from May 2025:
9

 **40.0%**
from Jun 2024:
10

YTD	2025	2024	+/-
	57	52	9.6%

5-year Jun average: **17****Median
Sold Price****\$490,000**
 **19.1%**
from May 2025:
\$411,500

 **-9.9%**
from Jun 2024:
\$543,750

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

5-year Jun average: **\$414,450****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for June was \$490,000, representing an increase of 19.1% compared to last month and a decrease of 9.9% from Jun 2024. The average days on market for units sold in June was 16 days, 24% below the 5-year June average of 21 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 22; and a 43.5% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.91 in May and a decrease from 0.94 in June 2024. The Contract Ratio is 39% lower than the 5-year June average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**33**

May 2025	Jun 2024
23	16

Avg DOM**16**

May 2025	Jun 2024	YTD
32	11	28

**Avg Sold to
OLP Ratio****100.2%**

May 2025	Jun 2024	YTD
99.7%	102.6%	98.7%

June 2025

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **128.6%**from May 2025:
7 **6.7%**from Jun 2024:
15

YTD	2025	2024	+/-
	51	43	18.6%

5-year Jun average: **14****New Pendings****19** **216.7%**from May 2025:
6 **72.7%**from Jun 2024:
11

YTD	2025	2024	+/-
	50	37	35.1%

5-year Jun average: **14****Closed Sales****7** **16.7%**from May 2025:
6 **40.0%**from Jun 2024:
5

YTD	2025	2024	+/-
	37	28	32.1%

5-year Jun average: **9****Median
Sold Price****\$288,000** **-6.6%**from May 2025:
\$308,500 **-19.1%**from Jun 2024:
\$356,000

YTD	2025	2024	+/-
	\$325,000	\$278,500	16.7%

5-year Jun average: **\$304,590****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for June was \$288,000, representing a decrease of 6.6% compared to last month and a decrease of 19.1% from Jun 2024. The average days on market for units sold in June was 7 days, 8% below the 5-year June average of 8 days. There was a 216.7% month over month increase in new contract activity with 19 New Pendings; a 171.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 19; and a 25% decrease in supply to 6 active units.

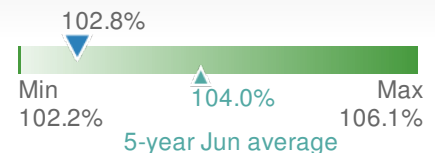
This activity resulted in a Contract Ratio of 3.17 pendings per active listing, up from 0.88 in May and an increase from 2.50 in June 2024. The Contract Ratio is 34% lower than the 5-year June average of 4.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**6**

May 2025	Jun 2024
8	6

Avg DOM**7**

May 2025	Jun 2024	YTD
18	5	21

**Avg Sold to
OLP Ratio****102.8%**

May 2025	Jun 2024	YTD
99.4%	106.1%	100.7%

June 2025

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**44** **-15.4%**from May 2025:
52 **37.5%**from Jun 2024:
32

YTD	2025	2024	+/-
	242	185	30.8%

5-year Jun average: **49****New Pendings****53** **39.5%**from May 2025:
38 **65.6%**from Jun 2024:
32

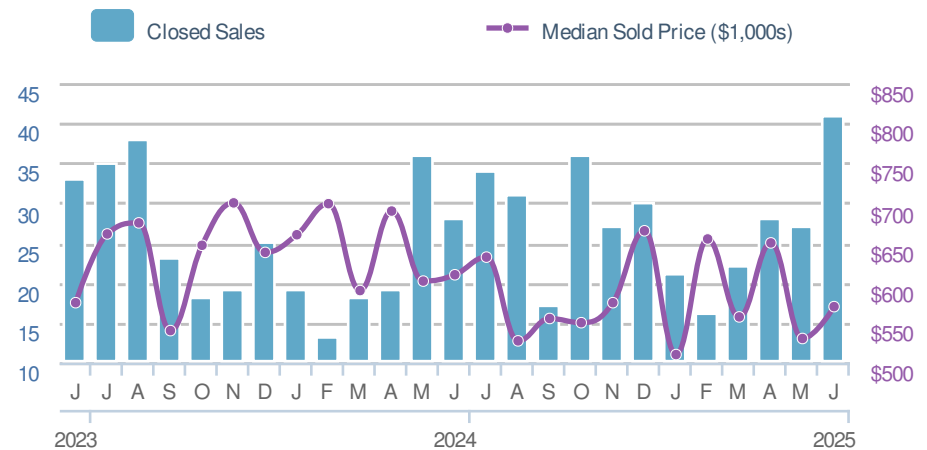
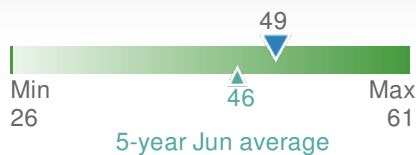
YTD	2025	2024	+/-
	200	160	25.0%

5-year Jun average: **46****Closed Sales****41** **51.9%**from May 2025:
27 **46.4%**from Jun 2024:
28

YTD	2025	2024	+/-
	159	135	17.8%

5-year Jun average: **47****Median Sold Price****\$570,000** **7.5%**from May 2025:
\$530,000 **-6.6%**from Jun 2024:
\$610,250

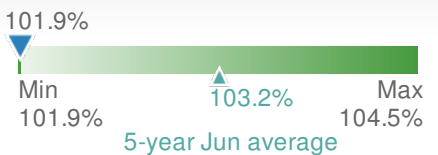
YTD	2025	2024	+/-
	\$580,000	\$612,000	-5.2%

5-year Jun average: **\$562,650****Active Listings****49**

May 2025	Jun 2024
60	37

Avg DOM**13**

May 2025	Jun 2024	YTD
23	8	22

Avg Sold to OLP Ratio**101.9%**

May 2025	Jun 2024	YTD
101.9%	103.5%	101.3%

June 2025**Wissahickon (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29** **-17.1%**from May 2025:
35 **70.6%**from Jun 2024:
17

YTD	2025	2024	+/-
	149	120	24.2%

5-year Jun average: **31****New Pendings****35** **45.8%**from May 2025:
24 **84.2%**from Jun 2024:
19

YTD	2025	2024	+/-
	117	100	17.0%

5-year Jun average: **30****Closed Sales****19** **35.7%**from May 2025:
14 **35.7%**from Jun 2024:
14

YTD	2025	2024	+/-
	84	84	0.0%

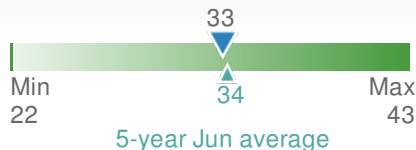
5-year Jun average: **28****Median Sold Price****\$908,100** **-10.6%**from May 2025:
\$1,015,475 **15.3%**from Jun 2024:
\$787,500

YTD	2025	2024	+/-
	\$755,000	\$770,000	-1.9%

5-year Jun average: **\$725,399****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for June was \$908,100, representing a decrease of 10.6% compared to last month and an increase of 15.3% from Jun 2024. The average days on market for units sold in June was 17 days, 25% below the 5-year June average of 23 days. There was a 45.8% month over month increase in new contract activity with 35 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 52; and a 19.5% decrease in supply to 33 active units.

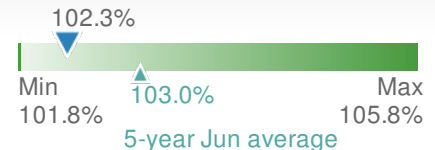
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 0.88 in May and an increase from 1.13 in June 2024. The Contract Ratio is 7% higher than the 5-year June average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**33**

May 2025	Jun 2024
41	32

Avg DOM**17**

May 2025	Jun 2024	YTD
34	9	27

Avg Sold to OLP Ratio**102.3%**

May 2025	Jun 2024	YTD
103.1%	103.1%	101.2%

June 2025

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **-11.8%**from May 2025:
17 **0.0%**from Jun 2024:
15

YTD	2025	2024	+/-
	93	65	43.1%

5-year Jun average: **18****New Pendings****18** **28.6%**from May 2025:
14 **38.5%**from Jun 2024:
13

YTD	2025	2024	+/-
	83	60	38.3%

5-year Jun average: **17****Closed Sales****22** **69.2%**from May 2025:
13 **57.1%**from Jun 2024:
14

YTD	2025	2024	+/-
	75	51	47.1%

5-year Jun average: **20****Median Sold Price****\$381,500** **1.5%**from May 2025:
\$376,000 **-29.1%**from Jun 2024:
\$538,000

YTD	2025	2024	+/-
	\$410,000	\$470,000	-12.8%

5-year Jun average: **\$436,650****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for June was \$381,500, representing an increase of 1.5% compared to last month and a decrease of 29.1% from Jun 2024. The average days on market for units sold in June was 10 days, 4% below the 5-year June average of 10 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 18; and a 15.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.05 in May and a decrease from 3.80 in June 2024. The Contract Ratio is 56% lower than the 5-year June average of 2.59. 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**

May 2025	Jun 2024
19	5

Avg DOM**10**

May 2025	Jun 2024	YTD
12	8	16

Avg Sold to OLP Ratio**101.6%**

May 2025	Jun 2024	YTD
100.6%	103.9%	101.4%