

# July 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

**July 2025**

Montgomery County, PA

Email: ldavis@tcsr.realtor

**New Listings****867** **-6.1%**from Jun 2025:  
**923** **0.2%**from Jul 2024:  
**865**

YTD	2025	2024	+/-
	<b>6,376</b>	<b>6,222</b>	2.5%

5-year Jul average: **978****New Pendings****820** **-10.8%**from Jun 2025:  
**919** **7.8%**from Jul 2024:  
**761**

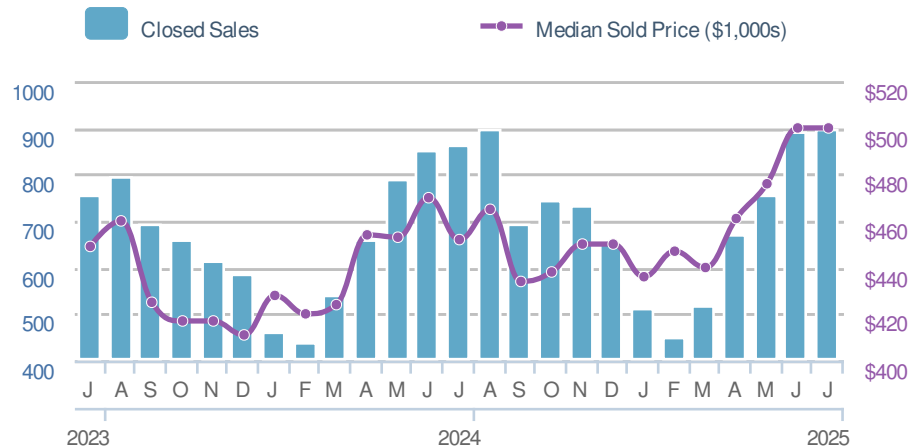
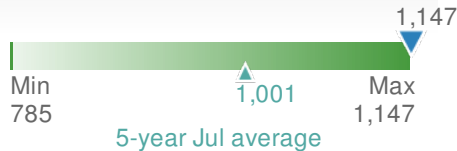
YTD	2025	2024	+/-
	<b>5,305</b>	<b>5,319</b>	-0.3%

5-year Jul average: **896****Closed Sales****894** **0.8%**from Jun 2025:  
**887** **3.8%**from Jul 2024:  
**861**

YTD	2025	2024	+/-
	<b>4,852</b>	<b>4,723</b>	2.7%

5-year Jul average: **954****Median Sold Price****\$500,000** **0.0%**from Jun 2025:  
**\$500,000** **10.6%**from Jul 2024:  
**\$452,250**

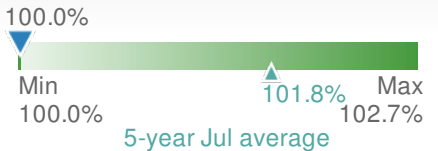
YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$447,175</b>	5.1%

5-year Jul average: **\$442,734****Active Listings****1,147**

Jun 2025	Jul 2024
<b>1,063</b>	<b>1,001</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>18</b>	<b>23</b>

**Avg Sold to OLP Ratio****100.0%**

Jun 2025	Jul 2024	YTD
<b>101.6%</b>	<b>101.1%</b>	<b>100.2%</b>

**July 2025**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****512** **-5.7%**from Jun 2025:  
**543** **-4.7%**from Jul 2024:  
**537**

YTD	2025	2024	+/-
	<b>3,861</b>	<b>3,870</b>	-0.2%

5-year Jul average: **597****New Pendings****514** **-12.1%**from Jun 2025:  
**585** **10.8%**from Jul 2024:  
**464**

YTD	2025	2024	+/-
	<b>3,294</b>	<b>3,239</b>	1.7%

5-year Jul average: **551****Closed Sales****581** **-0.2%**from Jun 2025:  
**582** **9.4%**from Jul 2024:  
**531**

YTD	2025	2024	+/-
	<b>2,954</b>	<b>2,849</b>	3.7%

5-year Jul average: **603****Median Sold Price****\$579,900** **0.9%**from Jun 2025:  
**\$575,000** **10.2%**from Jul 2024:  
**\$526,000**

YTD	2025	2024	+/-
	<b>\$551,500</b>	<b>\$525,000</b>	5.0%

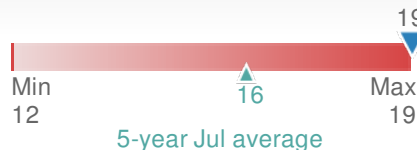
5-year Jul average: **\$515,537****Summary**

In Montgomery County, PA, the median sold price for Detached properties for July was \$579,900, representing an increase of 0.9% compared to last month and an increase of 10.2% from Jul 2024. The average days on market for units sold in July was 19 days, 17% above the 5-year July average of 16 days. There was a 12.1% month over month decrease in new contract activity with 514 New Pendings; a 10.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 781; and a 3.8% increase in supply to 655 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.38 in June and no change from July 2024. The Contract Ratio is 19% lower than the 5-year July 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****655**

Jun 2025	Jul 2024
<b>631</b>	<b>676</b>

**Avg DOM****19**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>18</b>	<b>22</b>



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

Jun 2025	Jul 2024	YTD
<b>102.5%</b>	<b>101.1%</b>	<b>100.7%</b>

**July 2025**



## Montgomery County, PA - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings 355**

 **-6.6%**      **8.6%**  
 from Jun 2025: **380**     from Jul 2024: **327**

YTD	2025	2024	+/-
	<b>2,515</b>	<b>2,348</b>	7.1%

5-year Jul average: **381****New Pendings 306**

 **-8.4%**      **3.0%**  
 from Jun 2025: **334**     from Jul 2024: **297**

YTD	2025	2024	+/-
	<b>2,011</b>	<b>2,079</b>	-3.3%

5-year Jul average: **344****Closed Sales 313**

 **2.6%**      **-5.2%**  
 from Jun 2025: **305**     from Jul 2024: **330**

YTD	2025	2024	+/-
	<b>1,898</b>	<b>1,873</b>	1.3%

5-year Jul average: **351****Median Sold Price \$375,000**

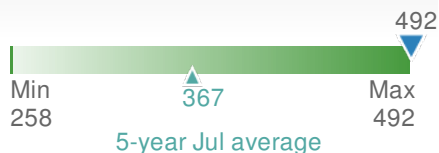
 **0.3%**      **3.1%**  
 from Jun 2025: **\$374,000**     from Jul 2024: **\$363,740**

YTD	2025	2024	+/-
	<b>\$367,250</b>	<b>\$351,191</b>	4.6%

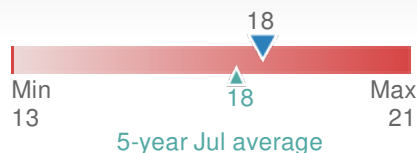
5-year Jul average: **\$337,878****Summary**

In Montgomery County, PA, the median sold price for Attached properties for July was \$375,000, representing an increase of 0.3% compared to last month and an increase of 3.1% from Jul 2024. The average days on market for units sold in July was 18 days, 2% above the 5-year July average of 18 days. There was an 8.4% month over month decrease in new contract activity with 306 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 473; and a 13.9% increase in supply to 492 active units.

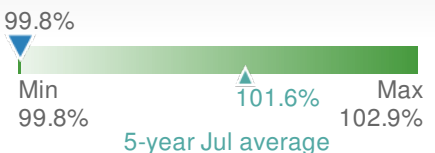
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.15 in June and a decrease from 1.57 in July 2024. The Contract Ratio is 44% lower than the 5-year July average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 492**

Jun 2025	Jul 2024
<b>432</b>	<b>325</b>

**Avg DOM 18**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>18</b>	<b>24</b>

**Avg Sold to OLP Ratio 99.8%**

Jun 2025	Jul 2024	YTD
<b>100.1%</b>	<b>101.1%</b>	<b>99.5%</b>

**July 2025**

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****52**

↓ -17.5%    ↓ -20.0%  
from Jun 2025: 63    from Jul 2024: 65

YTD	2025	2024	+/-
	<b>400</b>	<b>409</b>	-2.2%

5-year Jul average: **62****New Pendings****52**

↓ -10.3%    ↓ -10.3%  
from Jun 2025: 58    from Jul 2024: 58

YTD	2025	2024	+/-
	<b>351</b>	<b>367</b>	-4.4%

5-year Jul average: **56****Closed Sales****53**

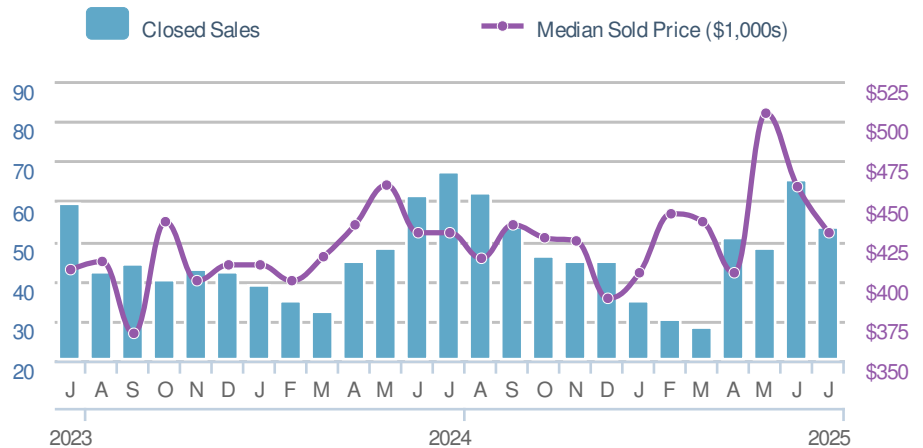
↓ -18.5%    ↓ -20.9%  
from Jun 2025: 65    from Jul 2024: 67

YTD	2025	2024	+/-
	<b>319</b>	<b>333</b>	-4.2%

5-year Jul average: **61****Median Sold Price****\$430,000**

↓ -6.5%    ↔ 0.0%  
from Jun 2025: \$459,999    from Jul 2024: \$430,000

YTD	2025	2024	+/-
	<b>\$440,000</b>	<b>\$424,500</b>	3.7%

5-year Jul average: **\$407,600****Active Listings****62**

Min 48    58    62    Max 69  
5-year Jul average

Jun 2025	Jul 2024
<b>63</b>	<b>69</b>

**Avg DOM****15**

Min 8    13    15    Max 22  
5-year Jul average

Jun 2025	Jul 2024	YTD
<b>14</b>	<b>22</b>	<b>20</b>

**Avg Sold to OLP Ratio****100.0%**

Min 100.0%    102.2%    Max 103.5%  
5-year Jul average

Jun 2025	Jul 2024	YTD
<b>102.1%</b>	<b>100.7%</b>	<b>100.6%</b>

**July 2025**

## Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****42**

 **-17.6%**  
 from Jun 2025:  
**51**

 **-25.0%**  
 from Jul 2024:  
**56**

YTD	2025	2024	+/-
	<b>345</b>	<b>349</b>	-1.1%

5-year Jul average: **53****New Pendings****42**

 **-19.2%**  
 from Jun 2025:  
**52**

 **-14.3%**  
 from Jul 2024:  
**49**

YTD	2025	2024	+/-
	<b>307</b>	<b>310</b>	-1.0%


5-year Jul average: **47****Closed Sales****46**


 **-22.0%**  
 from Jun 2025:  
**59**

 **-22.0%**  
 from Jul 2024:  
**59**

YTD	2025	2024	+/-
	<b>277</b>	<b>282</b>	-1.8%

5-year Jul average: **53****Median  
Sold Price****\$462,500**

 **-0.5%**  
 from Jun 2025:  
**\$465,000**

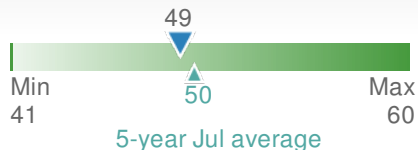
 **2.8%**  
 from Jul 2024:  
**\$450,000**

YTD	2025	2024	+/-
	<b>\$459,000</b>	<b>\$450,000</b>	2.0%

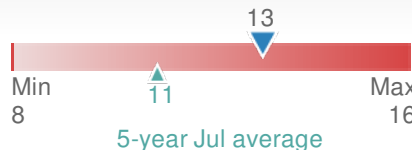
5-year Jul average: **\$434,990****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for July was \$462,500, representing a decrease of 0.5% compared to last month and an increase of 2.8% from Jul 2024. The average days on market for units sold in July was 13 days, 18% above the 5-year July average of 11 days. There was a 19.2% month over month decrease in new contract activity with 42 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 66; and no change in supply with 49 active units.

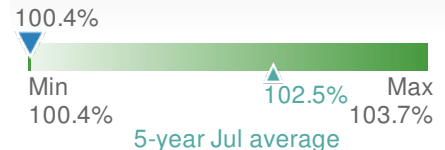
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.41 in June and an increase from 1.27 in July 2024. The Contract Ratio is 13% lower than the 5-year July average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****49**

Jun 2025	Jul 2024
<b>49</b>	<b>60</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>14</b>	<b>16</b>	<b>18</b>

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

Jun 2025	Jul 2024	YTD
<b>102.8%</b>	<b>101.9%</b>	<b>101.0%</b>

**July 2025**

## Abington (Montgomery, PA) - Attached

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

↓ **-16.7%**    ↑ **11.1%**  
from Jun 2025: 12    from Jul 2024: 9

YTD	2025	2024	+/-
	<b>55</b>	<b>60</b>	-8.3%

5-year Jul average: **10****New Pendings****10**

↑ **66.7%**    ↑ **11.1%**  
from Jun 2025: 6    from Jul 2024: 9

YTD	2025	2024	+/-
	<b>44</b>	<b>57</b>	-22.8%

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

↑ **16.7%**    ↓ **-12.5%**  
from Jun 2025: 6    from Jul 2024: 8

YTD	2025	2024	+/-
	<b>42</b>	<b>51</b>	-17.6%

5-year Jul average: **8****Median Sold Price****\$321,000**

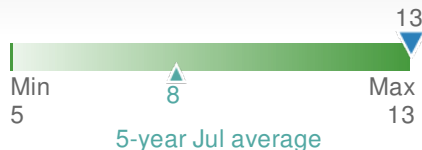
↑ **11.7%**    ↑ **27.1%**  
from Jun 2025: **\$287,500**    from Jul 2024: **\$252,500**

YTD	2025	2024	+/-
	<b>\$321,500</b>	<b>\$284,000</b>	13.2%

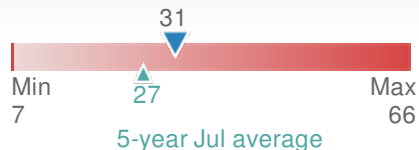
5-year Jul average: **\$284,700****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for July was \$321,000, representing an increase of 11.7% compared to last month and an increase of 27.1% from Jul 2024. The average days on market for units sold in July was 31 days, 15% above the 5-year July average of 27 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 10; and a 7.1% decrease in supply to 13 active units.

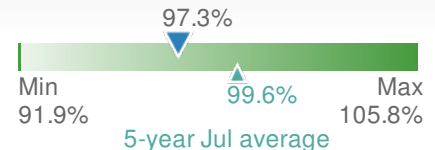
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.71 in June and a decrease from 1.22 in July 2024. The Contract Ratio is 47% lower than the 5-year July average of 1.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****13**

Jun 2025	Jul 2024
<b>14</b>	<b>9</b>

**Avg DOM****31**

Jun 2025	Jul 2024	YTD
<b>20</b>	<b>66</b>	<b>27</b>

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

Jun 2025	Jul 2024	YTD
<b>96.0%</b>	<b>91.9%</b>	<b>98.0%</b>

**July 2025**

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****29**

↓ **-25.6%**    ↓ **-19.4%**  
from Jun 2025:    from Jul 2024:  
**39**                      **36**

YTD	2025	2024	+/-
	<b>206</b>	<b>284</b>	-27.5%

5-year Jul average: **35****New Pendings****28**

↓ **-36.4%**    ↓ **-12.5%**  
from Jun 2025:    from Jul 2024:  
**44**                      **32**

YTD	2025	2024	+/-
	<b>185</b>	<b>249</b>	-25.7%

5-year Jul average: **30****Closed Sales****45**

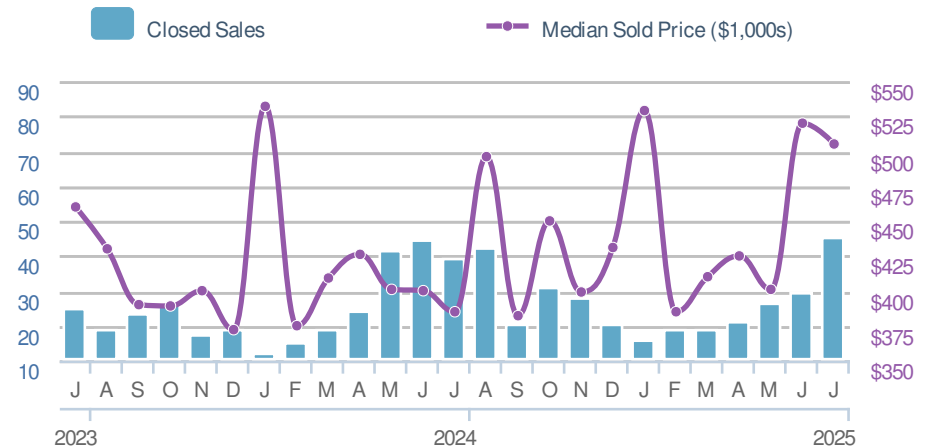
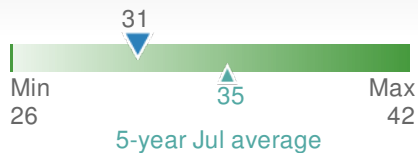
↑ **55.2%**    ↑ **15.4%**  
from Jun 2025:    from Jul 2024:  
**29**                      **39**

YTD	2025	2024	+/-
	<b>195</b>	<b>211</b>	-7.6%

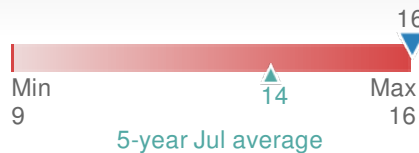
5-year Jul average: **39****Median Sold Price****\$505,000**

↓ **-2.9%**    ↑ **30.9%**  
from Jun 2025:    from Jul 2024:  
**\$520,000**            **\$385,725**

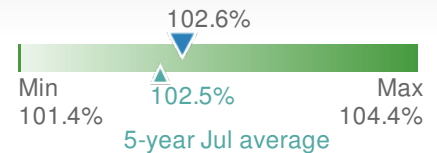
YTD	2025	2024	+/-
	<b>\$445,000</b>	<b>\$400,000</b>	11.3%

5-year Jul average: **\$422,145****Active Listings****31**

Jun 2025	Jul 2024
<b>33</b>	<b>38</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>9</b>	<b>16</b>	<b>19</b>

**Avg Sold to OLP Ratio****102.6%**

Jun 2025	Jul 2024	YTD
<b>105.2%</b>	<b>101.4%</b>	<b>101.5%</b>



**July 2025****Boyertown Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****26** **-23.5%**from Jun 2025:  
**34** **8.3%**from Jul 2024:  
**24**

YTD	2025	2024	+/-
	<b>172</b>	<b>176</b>	-2.3%

5-year Jul average: **27****New Pendings****23** **-42.5%**from Jun 2025:  
**40** **-4.2%**from Jul 2024:  
**24**

YTD	2025	2024	+/-
	<b>151</b>	<b>159</b>	-5.0%

5-year Jul average: **22****Closed Sales****41** **57.7%**from Jun 2025:  
**26** **64.0%**from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>144</b>	<b>138</b>	4.3%

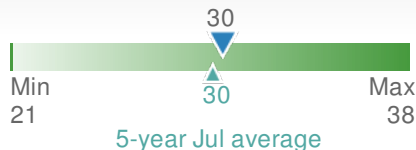
5-year Jul average: **30****Median Sold Price****\$513,000** **-3.3%**from Jun 2025:  
**\$530,500** **17.9%**from Jul 2024:  
**\$435,000**

YTD	2025	2024	+/-
	<b>\$523,000</b>	<b>\$480,549</b>	8.8%

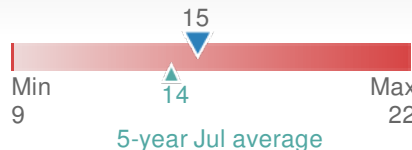
5-year Jul average: **\$459,100****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for July was \$513,000, representing a decrease of 3.3% compared to last month and an increase of 17.9% from Jul 2024. The average days on market for units sold in July was 15 days, 4% above the 5-year July average of 14 days. There was a 42.5% month over month decrease in new contract activity with 23 New Pendings; a 32.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 36; and no change in supply with 30 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.77 in June and a decrease from 1.34 in July 2024. The Contract Ratio is 22% lower than the 5-year July average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****30**

Jun 2025	Jul 2024
<b>30</b>	<b>29</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>8</b>	<b>22</b>	<b>21</b>

**Avg Sold to OLP Ratio****103.1%**

Jun 2025	Jul 2024	YTD
<b>105.9%</b>	<b>100.9%</b>	<b>102.0%</b>

**July 2025****Boyertown Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

 **-40.0%**     **-75.0%**  
 from Jun 2025: **5**    from Jul 2024: **12**



YTD	2025	2024	+/-
	<b>34</b>	<b>107</b>	-68.2%

5-year Jul average: **8****New Pendings****5**

 **25.0%**     **-37.5%**  
 from Jun 2025: **4**    from Jul 2024: **8**



YTD	2025	2024	+/-
	<b>34</b>	<b>90</b>	-62.2%

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

 **33.3%**     **-71.4%**  
 from Jun 2025: **3**    from Jul 2024: **14**

YTD	2025	2024	+/-
	<b>51</b>	<b>73</b>	-30.1%

5-year Jul average: **9****Median Sold Price****\$382,500**

 **10.9%**     **6.4%**  
 from Jun 2025: **\$345,000**    from Jul 2024: **\$359,370**

YTD	2025	2024	+/-
	<b>\$365,940</b>	<b>\$365,500</b>	0.1%

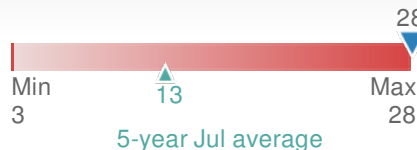
5-year Jul average: **\$334,754****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for July was \$382,500, representing an increase of 10.9% compared to last month and an increase of 6.4% from Jul 2024. The average days on market for units sold in July was 28 days, 119% above the 5-year July average of 13 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 15; and a 66.7% decrease in supply to 1 active units.

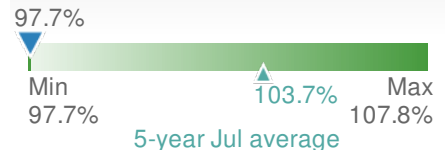
This activity resulted in a Contract Ratio of 15.00 pendings per active listing, up from 6.00 in June and an increase from 4.56 in July 2024. The Contract Ratio is 116% higher than the 5-year July average of 6.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****1**

Jun 2025	Jul 2024
<b>3</b>	<b>9</b>

**Avg DOM****28**

Jun 2025	Jul 2024	YTD
<b>19</b>	<b>6</b>	<b>13</b>

**Avg Sold to OLP Ratio****97.7%**

Jun 2025	Jul 2024	YTD
<b>99.1%</b>	<b>102.1%</b>	<b>100.1%</b>

**July 2025**

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****43** **7.5%**from Jun 2025:  
**40** **10.3%**from Jul 2024:  
**39**

YTD	2025	2024	+/-
	<b>294</b>	<b>319</b>	-7.8%

5-year Jul average: **42****New Pendings****34** **-22.7%**from Jun 2025:  
**44** **9.7%**from Jul 2024:  
**31**

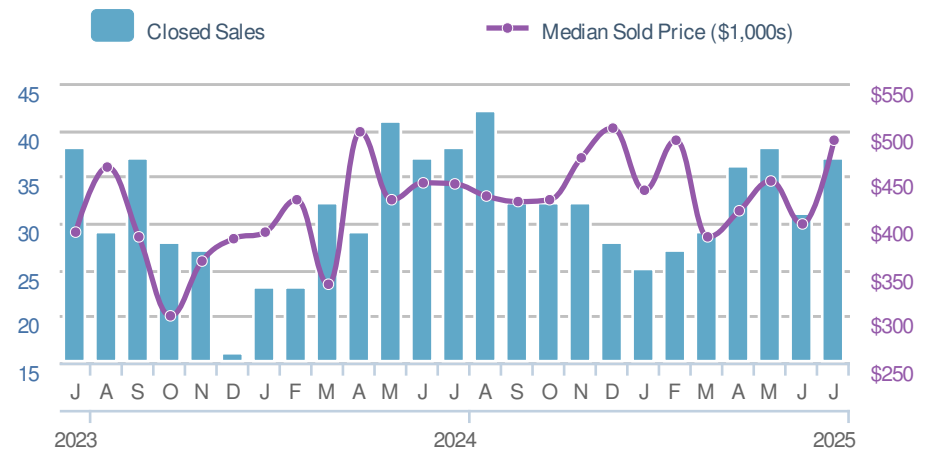
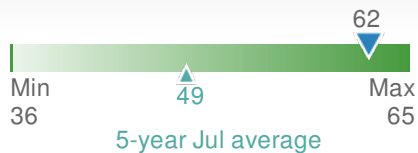
YTD	2025	2024	+/-
	<b>256</b>	<b>269</b>	-4.8%

5-year Jul average: **38****Closed Sales****37** **19.4%**from Jun 2025:  
**31** **-2.6%**from Jul 2024:  
**38**

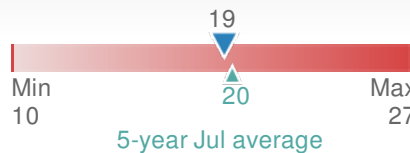
YTD	2025	2024	+/-
	<b>231</b>	<b>227</b>	1.8%

5-year Jul average: **44****Median Sold Price****\$489,900** **22.8%**from Jun 2025:  
**\$399,000** **10.7%**from Jul 2024:  
**\$442,500**

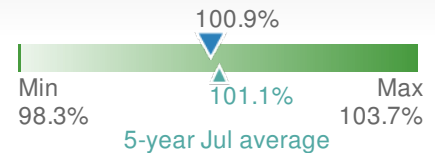
YTD	2025	2024	+/-
	<b>\$435,000</b>	<b>\$426,000</b>	2.1%

5-year Jul average: **\$419,680****Active Listings****62**

Jun 2025	Jul 2024
<b>55</b>	<b>65</b>

**Avg DOM****19**


Jun 2025	Jul 2024	YTD
<b>36</b>	<b>22</b>	<b>34</b>

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



Jun 2025	Jul 2024	YTD
<b>97.6%</b>	<b>98.3%</b>	<b>98.7%</b>

**July 2025**



## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****33**
 **83.3%**  
from Jun 2025:  
**18**
 **32.0%**  
from Jul 2024:  
**25**



YTD	2025	2024	+/-
	<b>192</b>	<b>229</b>	-16.2%

5-year Jul average: **29****New Pendings****23**
 **-23.3%**  
from Jun 2025:  
**30**
 **9.5%**  
from Jul 2024:  
**21**

YTD	2025	2024	+/-
	<b>170</b>	<b>191</b>	-11.0%

5-year Jul average: **25****Closed Sales****24**
 **26.3%**  
from Jun 2025:  
**19**
 **-14.3%**  
from Jul 2024:  
**28**

YTD	2025	2024	+/-
	<b>154</b>	<b>158</b>	-2.5%

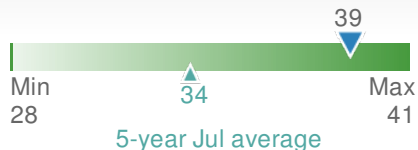
5-year Jul average: **29****Median  
Sold Price****\$540,500**
 **15.0%**  
from Jun 2025:  
**\$470,000**
 **11.4%**  
from Jul 2024:  
**\$484,999**

YTD	2025	2024	+/-
	<b>\$490,000</b>	<b>\$475,000</b>	3.2%

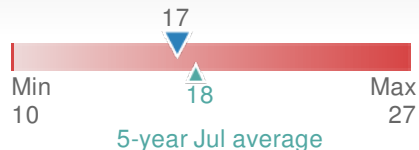
5-year Jul average: **\$461,272****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for July was \$540,500, representing an increase of 15% compared to last month and an increase of 11.4% from Jul 2024. The average days on market for units sold in July was 17 days, 6% below the 5-year July average of 18 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; a 24.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 41; and a 25.8% increase in supply to 39 active units.

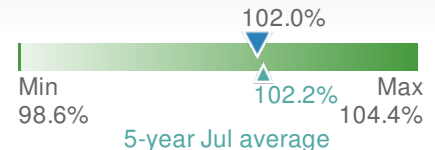
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.74 in June and a decrease from 1.54 in July 2024. The Contract Ratio is 33% lower than the 5-year July average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****39**

Jun 2025	Jul 2024
<b>31</b>	<b>41</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>29</b>	<b>27</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****102.0%**

Jun 2025	Jul 2024	YTD
<b>98.9%</b>	<b>98.6%</b>	<b>100.1%</b>

**July 2025**

## Cheltenham (Montgomery, PA) - Attached


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


 **-54.5%**  
 from Jun 2025: **22**

 **-28.6%**  
 from Jul 2024: **14**

YTD	2025	2024	+/-
	<b>102</b>	<b>90</b>	13.3%

5-year Jul average: **13****New Pendings****11**

 **-21.4%**  
 from Jun 2025: **14**

 **10.0%**  
 from Jul 2024: **10**

YTD	2025	2024	+/-
	<b>86</b>	<b>78</b>	10.3%


5-year Jul average: **13****Closed Sales****13**


 **8.3%**  
 from Jun 2025: **12**

 **30.0%**  
 from Jul 2024: **10**

YTD	2025	2024	+/-
	<b>77</b>	<b>69</b>	11.6%

5-year Jul average: **15****Median Sold Price****\$315,000**

 **13.1%**  
 from Jun 2025: **\$278,500**

 **23.5%**  
 from Jul 2024: **\$255,000**

YTD	2025	2024	+/-
	<b>\$280,000</b>	<b>\$274,999</b>	1.8%

5-year Jul average: **\$268,200****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for July was \$315,000, representing an increase of 13.1% compared to last month and an increase of 23.5% from Jul 2024. The average days on market for units sold in July was 23 days, 7% above the 5-year July average of 22 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 16; and a 4.2% decrease in supply to 23 active units.

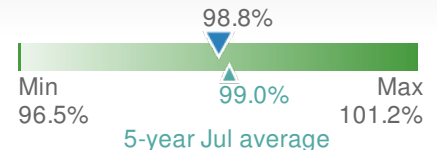
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.79 in June and a decrease from 0.71 in July 2024. The Contract Ratio is 75% lower than the 5-year July average of 2.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>24</b>	<b>24</b>

**Avg DOM****23**

Jun 2025	Jul 2024	YTD
<b>45</b>	<b>8</b>	<b>44</b>

**Avg Sold to OLP Ratio****98.8%**

Jun 2025	Jul 2024	YTD
<b>95.5%</b>	<b>97.5%</b>	<b>95.9%</b>

**July 2025**

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****55** **-9.8%**from Jun 2025:  
**61** **-15.4%**from Jul 2024:  
**65**

YTD	2025	2024	+/-
	<b>417</b>	<b>390</b>	6.9%

5-year Jul average: **56****New Pendings****60** **30.4%**from Jun 2025:  
**46** **17.6%**from Jul 2024:  
**51**

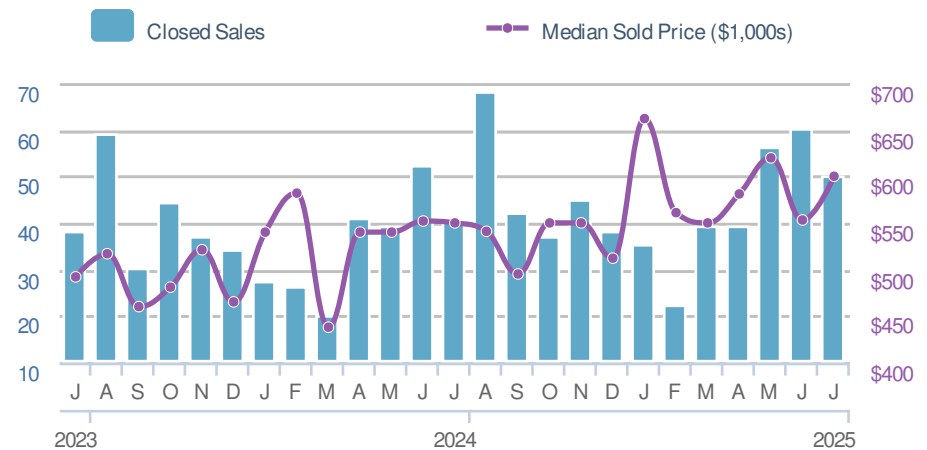
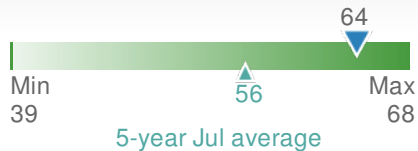
YTD	2025	2024	+/-
	<b>331</b>	<b>324</b>	2.2%

5-year Jul average: **56****Closed Sales****50** **-16.7%**from Jun 2025:  
**60** **25.0%**from Jul 2024:  
**40**

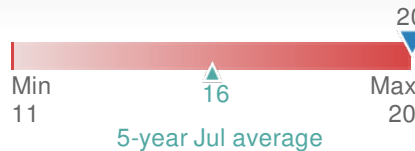
YTD	2025	2024	+/-
	<b>306</b>	<b>251</b>	21.9%

5-year Jul average: **50****Median Sold Price****\$600,000** **8.4%**from Jun 2025:  
**\$553,750** **8.9%**from Jul 2024:  
**\$550,950**

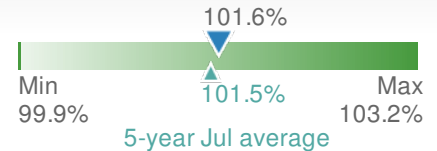
YTD	2025	2024	+/-
	<b>\$585,000</b>	<b>\$540,000</b>	8.3%

5-year Jul average: **\$508,080****Active Listings****64**

Jun 2025	Jul 2024
<b>75</b>	<b>60</b>

**Avg DOM****20**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>17</b>	<b>28</b>

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

Jun 2025	Jul 2024	YTD
<b>102.2%</b>	<b>103.2%</b>	<b>101.3%</b>

**July 2025**

## Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****31** **-6.1%**from Jun 2025:  
**33** **-18.4%**from Jul 2024:  
**38**

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

5-year Jul average: **30****New Pendings****38** **58.3%**from Jun 2025:  
**24** **35.7%**from Jul 2024:  
**28**

YTD	2025	2024	+/-
	<b>174</b>	<b>166</b>	4.8%

5-year Jul average: **31****Closed Sales****27** **-22.9%**from Jun 2025:  
**35** **12.5%**from Jul 2024:  
**24**

YTD	2025	2024	+/-
	<b>150</b>	<b>142</b>	5.6%

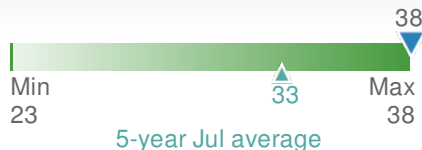
5-year Jul average: **25****Median Sold Price****\$635,000** **1.6%**from Jun 2025:  
**\$625,000** **-0.4%**from Jul 2024:  
**\$637,450**

YTD	2025	2024	+/-
	<b>\$659,500</b>	<b>\$625,000</b>	5.5%

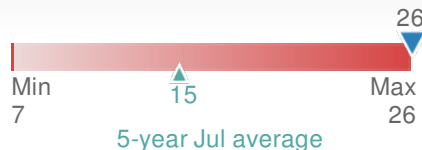
5-year Jul average: **\$589,490****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for July was \$635,000, representing an increase of 1.6% compared to last month and a decrease of 0.4% from Jul 2024. The average days on market for units sold in July was 26 days, 71% above the 5-year July average of 15 days. There was a 58.3% month over month increase in new contract activity with 38 New Pendings; a 23.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 58; and a 22.4% decrease in supply to 38 active units.

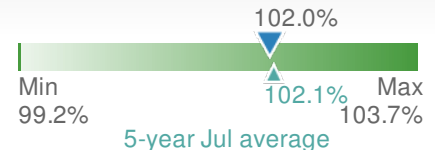
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 0.96 in June and no change from July 2024. The Contract Ratio is 2% lower than the 5-year July average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****38**

Jun 2025	Jul 2024
<b>49</b>	<b>36</b>

**Avg DOM****26**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>23</b>	<b>30</b>

**Avg Sold to OLP Ratio****102.0%**

Jun 2025	Jul 2024	YTD
<b>102.8%</b>	<b>103.7%</b>	<b>100.6%</b>



**July 2025**

## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS


Email: ldavis@tcsr.realtor

**New Listings****24**

 **-14.3%**      **-11.1%**  
 from Jun 2025: **28**     from Jul 2024: **27**



YTD	2025	2024	+/-
	<b>198</b>	<b>187</b>	5.9%

5-year Jul average: **26****New Pendings****22**

 **0.0%**      **-4.3%**  
 from Jun 2025: **22**     from Jul 2024: **23**



YTD	2025	2024	+/-
	<b>157</b>	<b>158</b>	-0.6%

5-year Jul average: **25****Closed Sales****23**

 **-8.0%**      **43.8%**  
 from Jun 2025: **25**     from Jul 2024: **16**

YTD	2025	2024	+/-
	<b>156</b>	<b>109</b>	43.1%

5-year Jul average: **25****Median Sold Price****\$520,000**

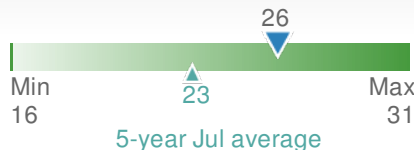
 **9.5%**      **4.2%**  
 from Jun 2025: **\$475,000**     from Jul 2024: **\$499,035**

YTD	2025	2024	+/-
	<b>\$535,000</b>	<b>\$450,000</b>	18.9%

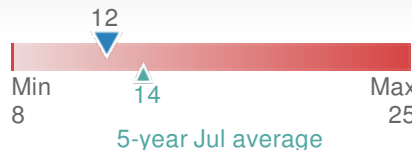
5-year Jul average: **\$443,787****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for July was \$520,000, representing an increase of 9.5% compared to last month and an increase of 4.2% from Jul 2024. The average days on market for units sold in July was 12 days, 13% below the 5-year July average of 14 days. There was no month over month change in new contract activity with 22 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 48; and no change in supply with 26 active units.

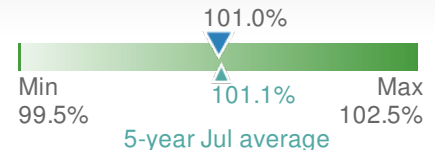
This activity resulted in a Contract Ratio of 1.85 pendings per active listing, down from 1.88 in June and a decrease from 3.08 in July 2024. The Contract Ratio is 16% lower than the 5-year July average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****26**

Jun 2025	Jul 2024
<b>26</b>	<b>24</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>8</b>	<b>27</b>

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

Jun 2025	Jul 2024	YTD
<b>101.4%</b>	<b>102.5%</b>	<b>102.1%</b>



**July 2025**

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****36****↑5.9%**from Jun 2025:  
**34****↔0.0%**from Jul 2024:  
**36**

YTD	2025	2024	+/-
	<b>246</b>	<b>240</b>	<b>2.5%</b>

5-year Jul average: **42****New Pendings****31****↓-22.5%**from Jun 2025:  
**40****↓-11.4%**from Jul 2024:  
**35**

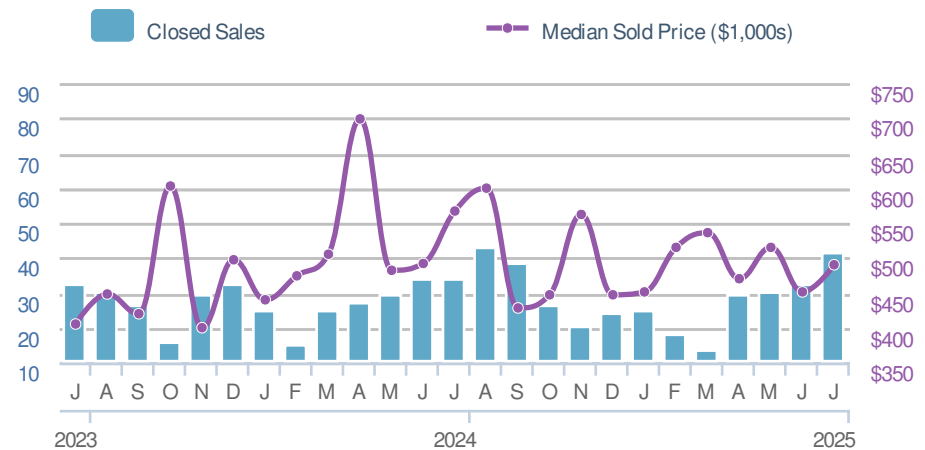
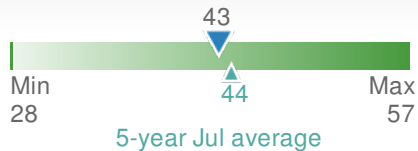
YTD	2025	2024	+/-
	<b>213</b>	<b>211</b>	<b>0.9%</b>

5-year Jul average: **35****Closed Sales****41****↑28.1%**from Jun 2025:  
**32****↑20.6%**from Jul 2024:  
**34**

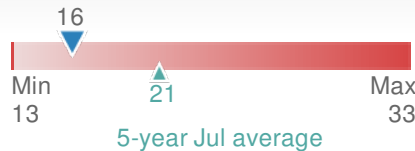
YTD	2025	2024	+/-
	<b>197</b>	<b>194</b>	<b>1.5%</b>

5-year Jul average: **38****Median Sold Price****\$490,000****↑8.6%**from Jun 2025:  
**\$451,000****↓-13.7%**from Jul 2024:  
**\$567,500**

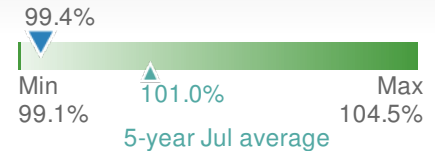
YTD	2025	2024	+/-
	<b>\$475,000</b>	<b>\$505,000</b>	<b>-5.9%</b>

5-year Jul average: **\$450,500****Active Listings****43**

Jun 2025	Jul 2024
<b>39</b>	<b>41</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>23</b>	<b>33</b>	<b>28</b>

**Avg Sold to OLP Ratio****99.4%**

Jun 2025	Jul 2024	YTD
<b>101.4%</b>	<b>99.1%</b>	<b>99.1%</b>

**July 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21** **-12.5%**from Jun 2025:  
**24** **-8.7%**from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>160</b>	<b>164</b>	-2.4%

5-year Jul average: **26****New Pendings****18** **-33.3%**from Jun 2025:  
**27** **-18.2%**from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>137</b>	<b>140</b>	-2.1%

5-year Jul average: **22****Closed Sales****27** **22.7%**from Jun 2025:  
**22** **12.5%**from Jul 2024:  
**24**

YTD	2025	2024	+/-
	<b>122</b>	<b>131</b>	-6.9%

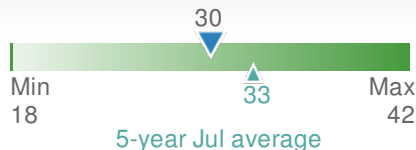
5-year Jul average: **25****Median Sold Price****\$700,000** **36.3%**from Jun 2025:  
**\$513,500** **22.8%**from Jul 2024:  
**\$570,000**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$575,000</b>	4.3%

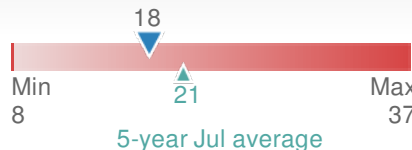
5-year Jul average: **\$526,600****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for July was \$700,000, representing an increase of 36.3% compared to last month and an increase of 22.8% from Jul 2024. The average days on market for units sold in July was 18 days, 14% below the 5-year July average of 21 days. There was a 33.3% month over month decrease in new contract activity with 18 New Pendings; a 23.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 33; and a 7.1% increase in supply to 30 active units.

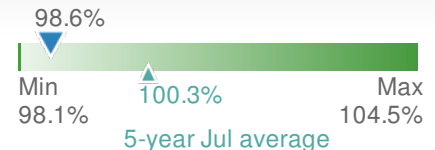
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.54 in June and a decrease from 1.22 in July 2024. The Contract Ratio is 23% lower than the 5-year July average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****30**

Jun 2025	Jul 2024
<b>28</b>	<b>32</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>23</b>	<b>32</b>	<b>26</b>

**Avg Sold to OLP Ratio****98.6%**

Jun 2025	Jul 2024	YTD
<b>102.4%</b>	<b>98.1%</b>	<b>99.5%</b>

**July 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15**
**50.0%**  
from Jun 2025:  
**10**
**15.4%**  
from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>86</b>	<b>76</b>	13.2%

5-year Jul average: **16****New Pendings****13**
**0.0%**  
from Jun 2025:  
**13**
**0.0%**  
from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>76</b>	<b>71</b>	7.0%

5-year Jul average: **13****Closed Sales****14**
**40.0%**  
from Jun 2025:  
**10**
**40.0%**  
from Jul 2024:  
**10**

YTD	2025	2024	+/-
	<b>75</b>	<b>63</b>	19.0%

5-year Jul average: **13****Median Sold Price****\$386,650**
**2.1%**  
from Jun 2025:  
**\$378,775**
**-25.0%**  
from Jul 2024:  
**\$515,500**

YTD	2025	2024	+/-
	<b>\$372,550</b>	<b>\$400,000</b>	-6.9%

5-year Jul average: **\$367,280****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for July was \$386,650, representing an increase of 2.1% compared to last month and a decrease of 25% from Jul 2024. The average days on market for units sold in July was 14 days, 29% below the 5-year July average of 20 days. There was no month over month change in new contract activity with 13 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 18; and an 18.2% increase in supply to 13 active units.

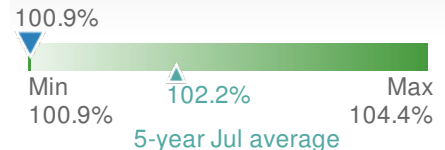
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.73 in June and a decrease from 2.00 in July 2024. The Contract Ratio is 25% lower than the 5-year July average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****13**

Jun 2025	Jul 2024
<b>11</b>	<b>9</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>24</b>	<b>35</b>	<b>31</b>



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

Jun 2025	Jul 2024	YTD
<b>99.2%</b>	<b>101.6%</b>	<b>98.3%</b>



**July 2025**

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****73** **14.1%**  
from Jun 2025:  
**64** **52.1%**  
from Jul 2024:  
**48**



YTD	2025	2024	+/-
	<b>566</b>	<b>531</b>	6.6%

5-year Jul average: **71****New Pendings****57** **-12.3%**  
from Jun 2025:  
**65** **26.7%**  
from Jul 2024:  
**45**

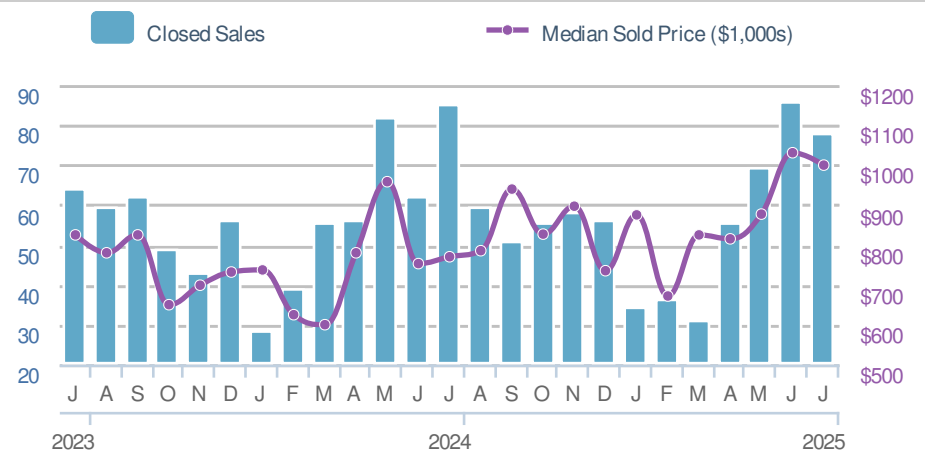
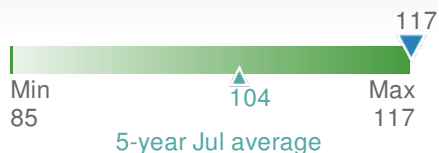
YTD	2025	2024	+/-
	<b>437</b>	<b>448</b>	-2.5%

5-year Jul average: **63****Closed Sales****78** **-9.3%**  
from Jun 2025:  
**86** **-8.2%**  
from Jul 2024:  
**85**

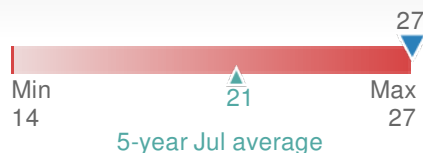
YTD	2025	2024	+/-
	<b>402</b>	<b>413</b>	-2.7%

5-year Jul average: **85****Median Sold Price****\$1,000,000** **-3.1%**  
from Jun 2025:  
**\$1,031,750** **29.9%**  
from Jul 2024:  
**\$770,000**

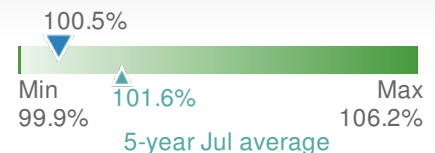
YTD	2025	2024	+/-
	<b>\$876,000</b>	<b>\$770,000</b>	13.8%

5-year Jul average: **\$813,118****Active Listings****117**

Jun 2025	Jul 2024
<b>100</b>	<b>89</b>

**Avg DOM****27**

Jun 2025	Jul 2024	YTD
<b>23</b>	<b>25</b>	<b>27</b>

**Avg Sold to OLP Ratio****100.5%**

Jun 2025	Jul 2024	YTD
<b>102.8%</b>	<b>99.9%</b>	<b>101.1%</b>

**July 2025**

## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****34** **21.4%**from Jun 2025:  
**28** **6.3%**from Jul 2024:  
**32**

YTD	2025	2024	+/-
	<b>334</b>	<b>343</b>	-2.6%

5-year Jul average: **40****New Pendings****32** **0.0%**from Jun 2025:  
**32** **39.1%**from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>274</b>	<b>269</b>	1.9%

5-year Jul average: **35****Closed Sales****53** **-8.6%**from Jun 2025:  
**58** **0.0%**from Jul 2024:  
**53**

YTD	2025	2024	+/-
	<b>255</b>	<b>244</b>	4.5%

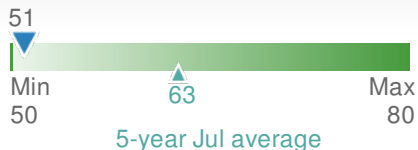
5-year Jul average: **56****Median  
Sold Price****\$1,201,000** **-19.4%**from Jun 2025:  
**\$1,490,000** **13.7%**from Jul 2024:  
**\$1,056,000**

YTD	2025	2024	+/-
	<b>\$1,160,000</b>	<b>\$1,100,000</b>	5.5%

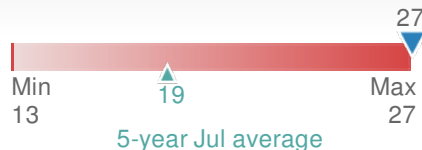
5-year Jul average: **\$1,051,400****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for July was \$1,201,000, representing a decrease of 19.4% compared to last month and an increase of 13.7% from Jul 2024. The average days on market for units sold in July was 27 days, 45% above the 5-year July average of 19 days. There was no month over month change in new contract activity with 32 New Pendings; a 29.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 53; and a 2% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.50 in June and an increase from 0.89 in July 2024. The Contract Ratio is 9% lower than the 5-year July average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****51**

Jun 2025	Jul 2024
<b>50</b>	<b>65</b>

**Avg DOM****27**

Jun 2025	Jul 2024	YTD
<b>17</b>	<b>17</b>	<b>25</b>

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

Jun 2025	Jul 2024	YTD
<b>104.7%</b>	<b>100.5%</b>	<b>102.1%</b>

**July 2025**

## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****39** **8.3%**from Jun 2025:  
**36** **143.8%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>232</b>	<b>188</b>	23.4%

5-year Jul average: **31****New Pendings****25** **-24.2%**from Jun 2025:  
**33** **13.6%**from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>163</b>	<b>179</b>	-8.9%

5-year Jul average: **28****Closed Sales****25** **-10.7%**from Jun 2025:  
**28** **-21.9%**from Jul 2024:  
**32**

YTD	2025	2024	+/-
	<b>147</b>	<b>169</b>	-13.0%

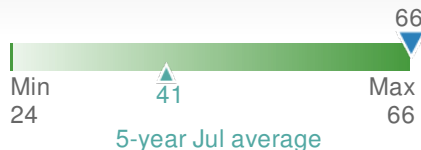
5-year Jul average: **28****Median  
Sold Price****\$362,500** **-28.9%**from Jun 2025:  
**\$510,000** **29.5%**from Jul 2024:  
**\$280,000**

YTD	2025	2024	+/-
	<b>\$380,000</b>	<b>\$350,000</b>	8.6%

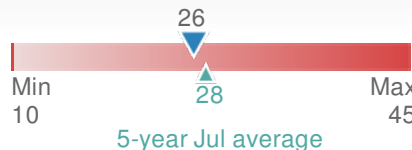
5-year Jul average: **\$340,720****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for July was \$362,500, representing a decrease of 28.9% compared to last month and an increase of 29.5% from Jul 2024. The average days on market for units sold in July was 26 days, 6% below the 5-year July average of 28 days. There was a 24.2% month over month decrease in new contract activity with 25 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 36; and a 32% increase in supply to 66 active units.

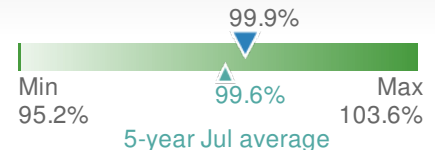
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.76 in June and a decrease from 1.42 in July 2024. The Contract Ratio is 47% lower than the 5-year July average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****66**

Jun 2025	Jul 2024
<b>50</b>	<b>24</b>

**Avg DOM****26**

Jun 2025	Jul 2024	YTD
<b>37</b>	<b>39</b>	<b>30</b>

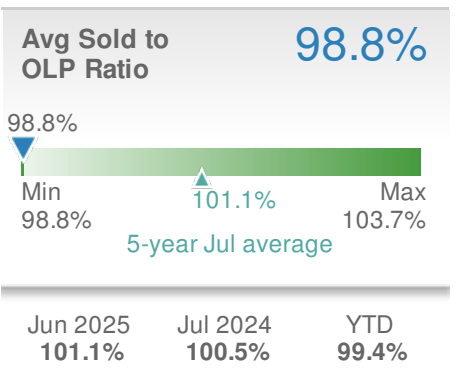
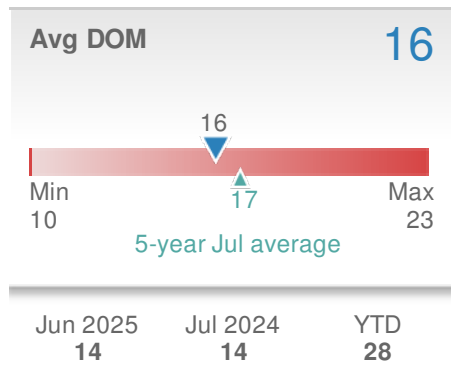
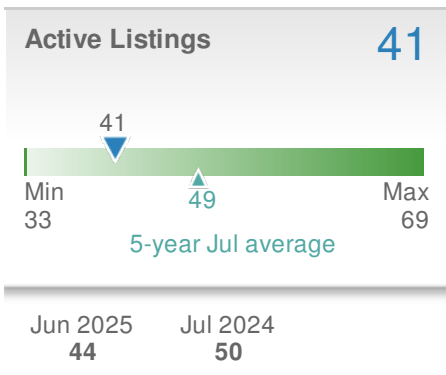
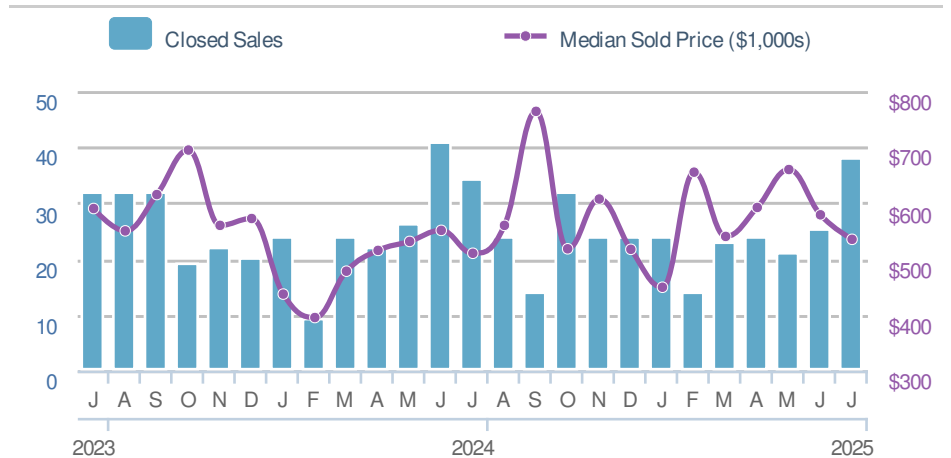
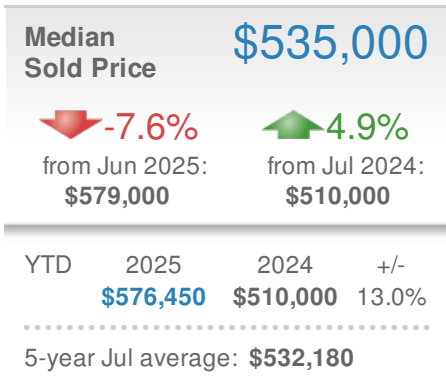
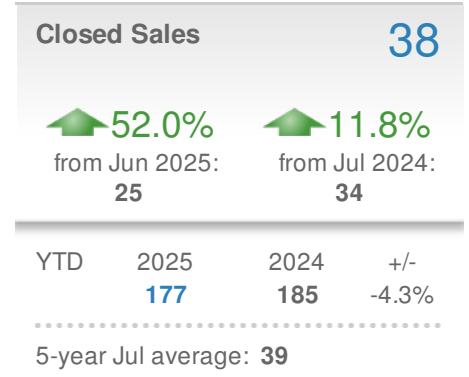
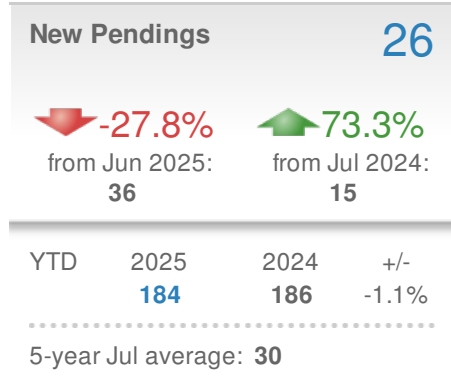
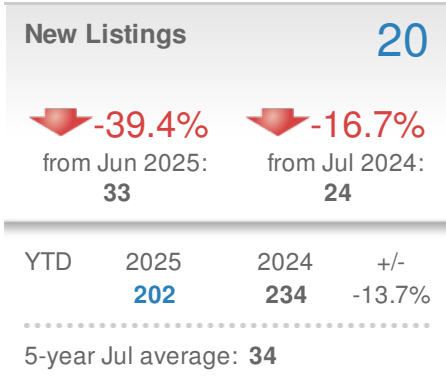
**Avg Sold to  
OLP Ratio****99.9%**

Jun 2025	Jul 2024	YTD
<b>98.9%</b>	<b>99.1%</b>	<b>99.2%</b>

Email: [ldavis@tcsr.realtor](mailto:ldavis@tcsr.realtor)

**July 2025**

## Methacton (Montgomery, PA)



**July 2025****Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**

 **-51.9%**      **-45.8%**  
 from Jun 2025: 27     from Jul 2024: 24



YTD	2025	2024	+/-
	<b>165</b>	<b>190</b>	-13.2%

5-year Jul average: **23****New Pending****21**

 **-30.0%**      **75.0%**  
 from Jun 2025: 30     from Jul 2024: 12



YTD	2025	2024	+/-
	<b>153</b>	<b>144</b>	6.3%

5-year Jul average: **22****Closed Sales****35**

 **94.4%**      **29.6%**  
 from Jun 2025: 18     from Jul 2024: 27

YTD	2025	2024	+/-
	<b>147</b>	<b>139</b>	5.8%

5-year Jul average: **31****Median Sold Price****\$573,900**

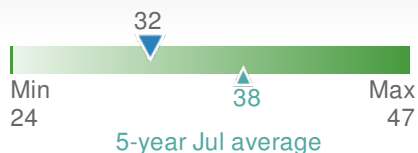
 **-14.3%**      **10.4%**  
 from Jun 2025: **\$670,000**     from Jul 2024: **\$520,000**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$550,000</b>	9.1%

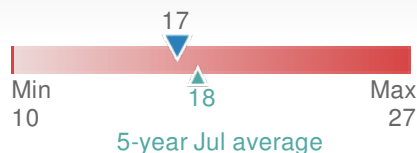
5-year Jul average: **\$553,580****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for July was \$573,900, representing a decrease of 14.3% compared to last month and an increase of 10.4% from Jul 2024. The average days on market for units sold in July was 17 days, 7% below the 5-year July average of 18 days. There was a 30% month over month decrease in new contract activity with 21 New Pending; a 27.3% MoM decrease in All Pending (new contracts + contracts carried over from June) to 32; and a 15.8% decrease in supply to 32 active units.

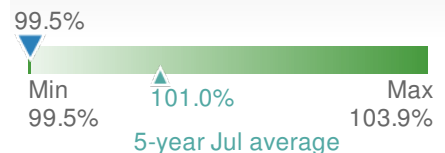
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.16 in June and an increase from 0.51 in July 2024. The Contract Ratio is 11% lower than the 5-year July average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****32**

Jun 2025	Jul 2024
<b>38</b>	<b>47</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>14</b>	<b>28</b>

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

Jun 2025	Jul 2024	YTD
<b>100.7%</b>	<b>99.5%</b>	<b>99.7%</b>



**July 2025****Methacton (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **16.7%**from Jun 2025:  
**6** **0.0%**from Jul 2024:  
**0**

YTD	2025	2024	+/-
	<b>37</b>	<b>44</b>	-15.9%

5-year Jul average: **10****New Pendings****5** **-16.7%**from Jun 2025:  
**6** **66.7%**from Jul 2024:  
**3**

YTD	2025	2024	+/-
	<b>31</b>	<b>42</b>	-26.2%

5-year Jul average: **8****Closed Sales****3** **-57.1%**from Jun 2025:  
**7** **-57.1%**from Jul 2024:  
**7**

YTD	2025	2024	+/-
	<b>30</b>	<b>46</b>	-34.8%

5-year Jul average: **7****Median  
Sold Price****\$345,000** **-28.9%**from Jun 2025:  
**\$485,000** **-30.7%**from Jul 2024:  
**\$498,000**

YTD	2025	2024	+/-
	<b>\$490,000</b>	<b>\$440,000</b>	11.4%

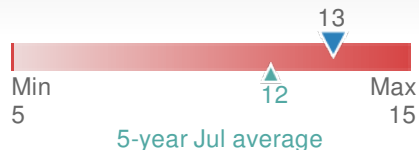
5-year Jul average: **\$461,028****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for July was \$345,000, representing a decrease of 28.9% compared to last month and a decrease of 30.7% from Jul 2024. The average days on market for units sold in July was 13 days, 12% above the 5-year July average of 12 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 8; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.00 in June and a decrease from 1.67 in July 2024. The Contract Ratio is 31% lower than the 5-year July average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****9**

Jun 2025	Jul 2024
<b>6</b>	<b>3</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>8</b>	<b>14</b>	<b>29</b>


**Avg Sold to  
OLP Ratio****91.2%**

Jun 2025	Jul 2024	YTD
<b>101.9%</b>	<b>104.5%</b>	<b>97.8%</b>


**July 2025**

## Norristown Area (Montgomery, PA)


Email: ldavis@tcsr.realtor

**New Listings****67** **1.5%**  
from Jun 2025:  
**66** **15.5%**  
from Jul 2024:  
**58**



YTD	2025	2024	+/-
	<b>485</b>	<b>458</b>	5.9%

5-year Jul average: **76****New Pendings****72** **20.0%**  
from Jun 2025:  
**60** **26.3%**  
from Jul 2024:  
**57**

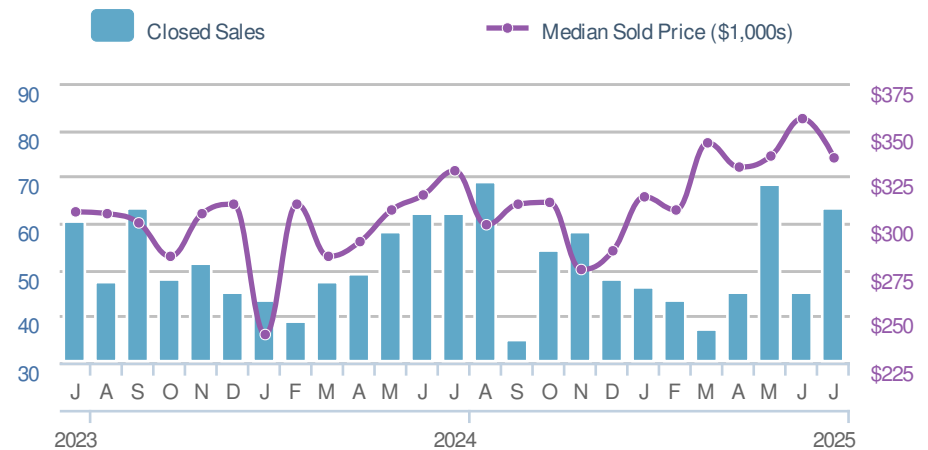
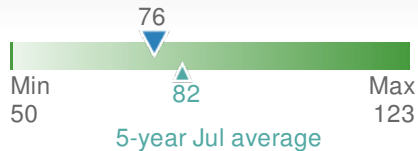
YTD	2025	2024	+/-
	<b>416</b>	<b>403</b>	3.2%

5-year Jul average: **69****Closed Sales****63** **40.0%**  
from Jun 2025:  
**45** **1.6%**  
from Jul 2024:  
**62**

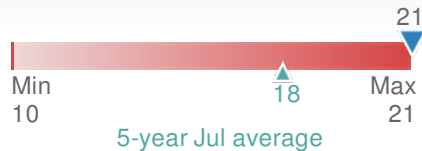
YTD	2025	2024	+/-
	<b>367</b>	<b>375</b>	-2.1%

5-year Jul average: **72****Median Sold Price****\$335,000** **-6.1%**  
from Jun 2025:  
**\$356,600** **2.0%**  
from Jul 2024:  
**\$328,500**

YTD	2025	2024	+/-
	<b>\$330,000</b>	<b>\$303,000</b>	8.9%

5-year Jul average: **\$298,500****Active Listings****76**

Jun 2025	Jul 2024
<b>78</b>	<b>66</b>

**Avg DOM****21**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>16</b>	<b>24</b>

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

Jun 2025	Jul 2024	YTD
<b>100.2%</b>	<b>100.7%</b>	<b>99.5%</b>

**July 2025**

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20** **-9.1%**from Jun 2025:  
**22** **-4.8%**from Jul 2024:  
**21**

YTD	2025	2024	+/-
	<b>152</b>	<b>165</b>	-7.9%

5-year Jul average: **26****New Pendings****27** **12.5%**from Jun 2025:  
**24** **17.4%**from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>151</b>	<b>140</b>	7.9%

5-year Jul average: **25****Closed Sales****25** **66.7%**from Jun 2025:  
**15** **0.0%**from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>135</b>	<b>121</b>	11.6%

5-year Jul average: **30****Median Sold Price****\$480,000** **12.9%**from Jun 2025:  
**\$425,000** **20.0%**from Jul 2024:  
**\$400,000**

YTD	2025	2024	+/-
	<b>\$425,000</b>	<b>\$388,000</b>	9.5%

5-year Jul average: **\$401,000****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for July was \$480,000, representing an increase of 12.9% compared to last month and an increase of 20% from Jul 2024. The average days on market for units sold in July was 17 days, 8% above the 5-year July average of 16 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 39; and a 16.7% decrease in supply to 15 active units.

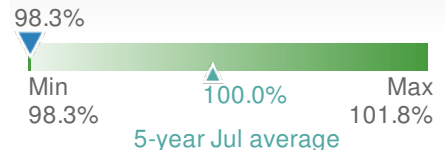
This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 2.17 in June and an increase from 1.29 in July 2024. The Contract Ratio is 41% higher than the 5-year July average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Jun 2025	Jul 2024
<b>18</b>	<b>24</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>13</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>101.4%</b>	<b>99.5%</b>	<b>100.2%</b>

**July 2025****Norristown Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****47** **6.8%**from Jun 2025:  
**44** **27.0%**from Jul 2024:  
**37**

YTD	2025	2024	+/-
	<b>333</b>	<b>293</b>	13.7%

5-year Jul average: **50****New Pendings****45** **25.0%**from Jun 2025:  
**36** **32.4%**from Jul 2024:  
**34**

YTD	2025	2024	+/-
	<b>265</b>	<b>263</b>	0.8%

5-year Jul average: **44****Closed Sales****38** **26.7%**from Jun 2025:  
**30** **2.7%**from Jul 2024:  
**37**

YTD	2025	2024	+/-
	<b>232</b>	<b>254</b>	-8.7%

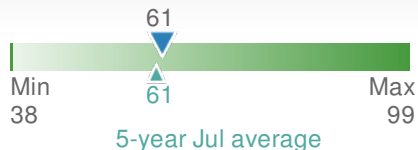
5-year Jul average: **42****Median Sold Price****\$299,000** **-2.9%**from Jun 2025:  
**\$308,000** **12.0%**from Jul 2024:  
**\$267,000**

YTD	2025	2024	+/-
	<b>\$290,950</b>	<b>\$260,000</b>	11.9%

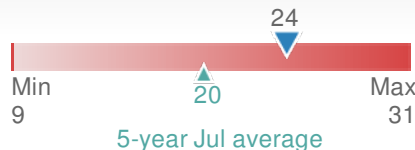
5-year Jul average: **\$255,300****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for July was \$299,000, representing a decrease of 2.9% compared to last month and an increase of 12% from Jul 2024. The average days on market for units sold in July was 24 days, 21% above the 5-year July average of 20 days. There was a 25% month over month increase in new contract activity with 45 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 83; and a 1.7% increase in supply to 61 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.38 in June and an increase from 1.21 in July 2024. The Contract Ratio is 5% higher than the 5-year July average of 1.30. 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****61**

Jun 2025	Jul 2024
<b>60</b>	<b>42</b>

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>19</b>	<b>25</b>

**Avg Sold to OLP Ratio****97.9%**

Jun 2025	Jul 2024	YTD
<b>99.6%</b>	<b>101.5%</b>	<b>99.1%</b>

**July 2025**

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****93****↓ -7.0%**from Jun 2025:  
**100****↑ 4.5%**from Jul 2024:  
**89**

YTD	2025	2024	+/-
	<b>686</b>	<b>727</b>	-5.6%

5-year Jul average: **107****New Pendings****91****↓ -15.0%**from Jun 2025:  
**107****↑ 4.6%**from Jul 2024:  
**87**

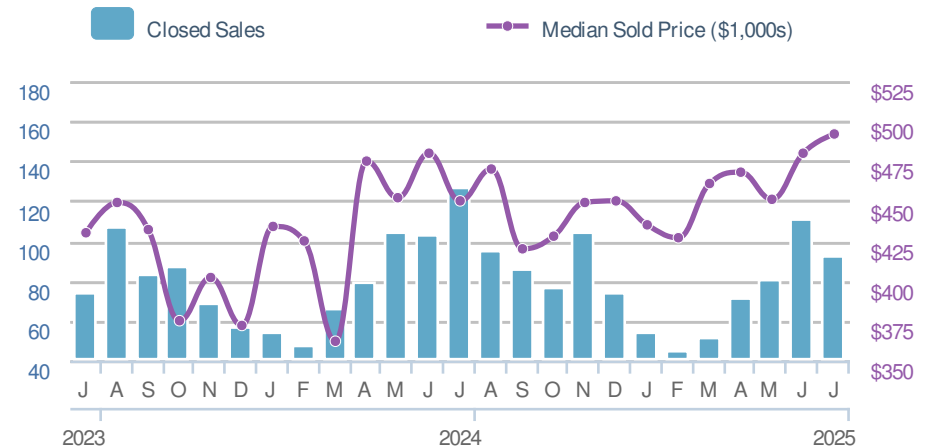
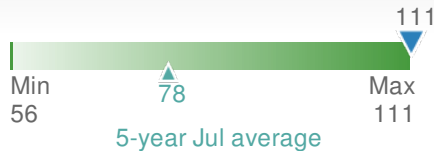
YTD	2025	2024	+/-
	<b>577</b>	<b>649</b>	-11.1%

5-year Jul average: **108****Closed Sales****92****↓ -17.1%**from Jun 2025:  
**111****↓ -27.0%**from Jul 2024:  
**126**

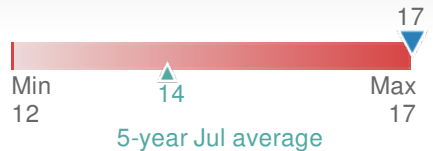
YTD	2025	2024	+/-
	<b>515</b>	<b>592</b>	-13.0%

5-year Jul average: **112****Median Sold Price****\$492,500****↑ 2.6%**from Jun 2025:  
**\$480,000****↑ 9.4%**from Jul 2024:  
**\$450,000**

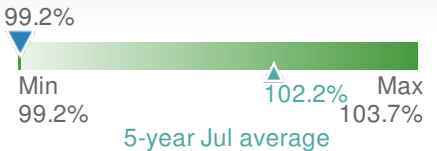
YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$450,000</b>	2.2%

5-year Jul average: **\$448,500****Active Listings****111**

Jun 2025	Jul 2024
<b>95</b>	<b>86</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>14</b>	<b>15</b>	<b>18</b>

**Avg Sold to OLP Ratio****99.2%**

Jun 2025	Jul 2024	YTD
<b>101.2%</b>	<b>101.8%</b>	<b>100.2%</b>

**July 2025**

## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****49** **8.9%**from Jun 2025:  
**45** **14.0%**from Jul 2024:  
**43**

YTD	2025	2024	+/-
	<b>366</b>	<b>393</b>	-6.9%

5-year Jul average: **60****New Pendings****49** **-18.3%**from Jun 2025:  
**60** **16.7%**from Jul 2024:  
**42**

YTD	2025	2024	+/-
	<b>310</b>	<b>356</b>	-12.9%

5-year Jul average: **60****Closed Sales****54** **-6.9%**from Jun 2025:  
**58** **-19.4%**from Jul 2024:  
**67**

YTD	2025	2024	+/-
	<b>266</b>	<b>330</b>	-19.4%

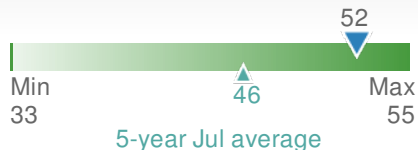
5-year Jul average: **66****Median Sold Price****\$572,500** **-6.9%**from Jun 2025:  
**\$614,950** **19.3%**from Jul 2024:  
**\$480,000**

YTD	2025	2024	+/-
	<b>\$571,000</b>	<b>\$512,500</b>	11.4%

5-year Jul average: **\$504,550****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for July was \$572,500, representing a decrease of 6.9% compared to last month and an increase of 19.3% from Jul 2024. The average days on market for units sold in July was 22 days, 31% above the 5-year July average of 17 days. There was an 18.3% month over month decrease in new contract activity with 49 New Pendings; a 9.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 73; and a 6.1% increase in supply to 52 active units.

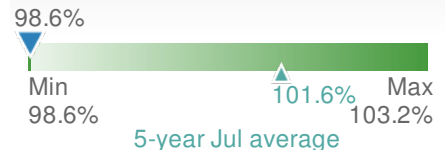
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.65 in June and an increase from 1.35 in July 2024. The Contract Ratio is 38% lower than the 5-year July average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****52**

Jun 2025	Jul 2024
<b>49</b>	<b>48</b>

**Avg DOM****22**

Jun 2025	Jul 2024	YTD
<b>18</b>	<b>17</b>	<b>17</b>

**Avg Sold to OLP Ratio****98.6%**

Jun 2025	Jul 2024	YTD
<b>101.3%</b>	<b>101.5%</b>	<b>100.5%</b>

**July 2025**

## North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****44** **-20.0%**from Jun 2025:  
**55** **-4.3%**from Jul 2024:  
**46**

YTD	2025	2024	+/-
	<b>320</b>	<b>334</b>	-4.2%

5-year Jul average: **47****New Pendings****42** **-10.6%**from Jun 2025:  
**47** **-6.7%**from Jul 2024:  
**45**

YTD	2025	2024	+/-
	<b>267</b>	<b>293</b>	-8.9%

5-year Jul average: **48****Closed Sales****38** **-28.3%**from Jun 2025:  
**53** **-35.6%**from Jul 2024:  
**59**

YTD	2025	2024	+/-
	<b>249</b>	<b>262</b>	-5.0%

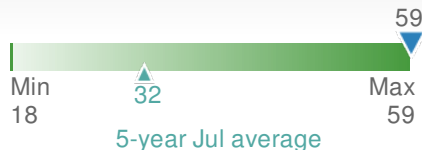
5-year Jul average: **46****Median Sold Price****\$442,500** **10.1%**from Jun 2025:  
**\$402,000** **7.7%**from Jul 2024:  
**\$411,000**

YTD	2025	2024	+/-
	<b>\$400,000</b>	<b>\$390,000</b>	2.6%

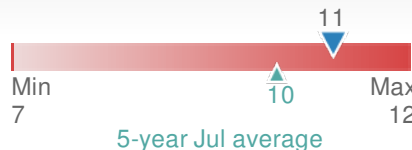
5-year Jul average: **\$374,100****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for July was \$442,500, representing an increase of 10.1% compared to last month and an increase of 7.7% from Jul 2024. The average days on market for units sold in July was 11 days, 6% above the 5-year July average of 10 days. There was a 10.6% month over month decrease in new contract activity with 42 New Pendings; a 3.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 56; and a 28.3% increase in supply to 59 active units.

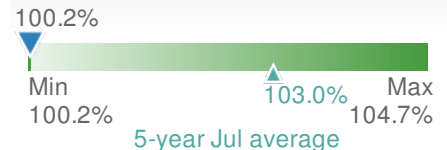
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.17 in June and a decrease from 1.50 in July 2024. The Contract Ratio is 65% lower than the 5-year July average of 2.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****59**

Jun 2025	Jul 2024
<b>46</b>	<b>38</b>

**Avg DOM****11**

Jun 2025	Jul 2024	YTD
<b>9</b>	<b>12</b>	<b>18</b>

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

Jun 2025	Jul 2024	YTD
<b>101.1%</b>	<b>102.1%</b>	<b>99.8%</b>

**July 2025**

## Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****42****↑5.0%**from Jun 2025:  
**40****↓-2.3%**from Jul 2024:  
**43**

YTD	2025	2024	+/-
	<b>284</b>	<b>241</b>	17.8%

5-year Jul average: **48****New Pendings****27****↓-34.1%**from Jun 2025:  
**41****↓-25.0%**from Jul 2024:  
**36**

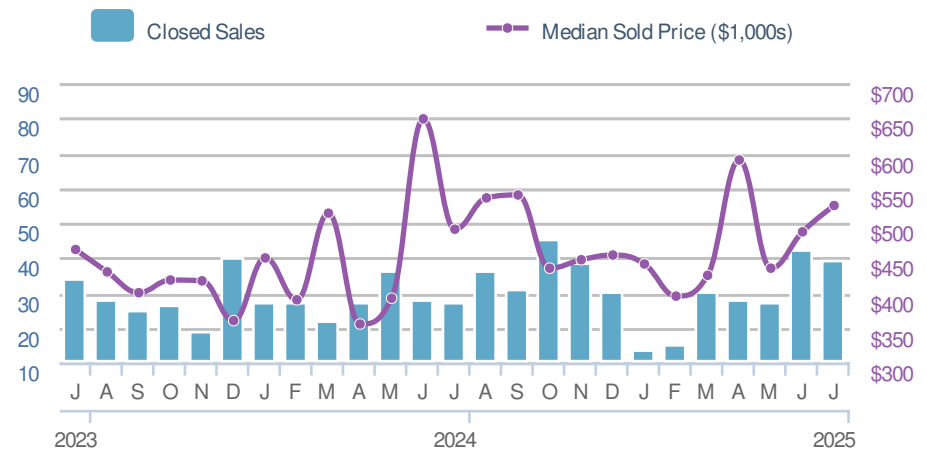
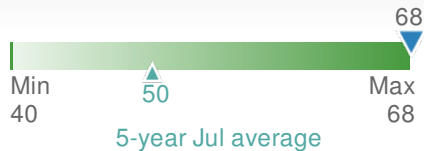
YTD	2025	2024	+/-
	<b>223</b>	<b>210</b>	6.2%

5-year Jul average: **39****Closed Sales****39****↓-7.1%**from Jun 2025:  
**42****↑44.4%**from Jul 2024:  
**27**

YTD	2025	2024	+/-
	<b>199</b>	<b>197</b>	1.0%

5-year Jul average: **43****Median Sold Price****\$525,000****↑7.7%**from Jun 2025:  
**\$487,500****↑6.9%**from Jul 2024:  
**\$491,000**

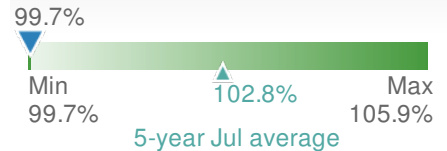
YTD	2025	2024	+/-
	<b>\$480,000</b>	<b>\$450,000</b>	6.7%

5-year Jul average: **\$470,050****Active Listings****68**

Jun 2025	Jul 2024
<b>44</b>	<b>49</b>

**Avg DOM****23**

Jun 2025	Jul 2024	YTD
<b>11</b>	<b>15</b>	<b>20</b>

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

Jun 2025	Jul 2024	YTD
<b>101.8%</b>	<b>102.6%</b>	<b>100.4%</b>



**July 2025**

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24** **9.1%**from Jun 2025:  
**22** **-14.3%**from Jul 2024:  
**28**

YTD	2025	2024	+/-
	<b>185</b>	<b>154</b>	20.1%

5-year Jul average: **28****New Pendings****13** **-53.6%**from Jun 2025:  
**28** **-40.9%**from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>145</b>	<b>134</b>	8.2%

5-year Jul average: **24****Closed Sales****28** **-12.5%**from Jun 2025:  
**32** **75.0%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>134</b>	<b>128</b>	4.7%

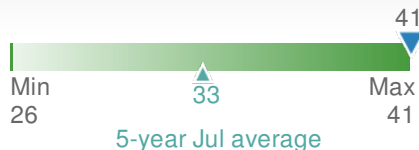
5-year Jul average: **29****Median Sold Price****\$635,500** **17.6%**from Jun 2025:  
**\$540,500** **-1.7%**from Jul 2024:  
**\$646,680**

YTD	2025	2024	+/-
	<b>\$597,500</b>	<b>\$550,587</b>	8.5%

5-year Jul average: **\$567,506****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for July was \$635,500, representing an increase of 17.6% compared to last month and a decrease of 1.7% from Jul 2024. The average days on market for units sold in July was 25 days, 52% above the 5-year July average of 16 days. There was a 53.6% month over month decrease in new contract activity with 13 New Pendings; a 35.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 25; and an 86.4% increase in supply to 41 active units.

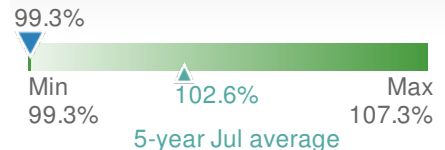
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 1.77 in June and a decrease from 0.94 in July 2024. The Contract Ratio is 50% lower than the 5-year July average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****41**

Jun 2025	Jul 2024
<b>22</b>	<b>36</b>

**Avg DOM****25**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>15</b>	<b>22</b>

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

Jun 2025	Jul 2024	YTD
<b>102.0%</b>	<b>102.9%</b>	<b>100.2%</b>

**July 2025**

## Perkiomen Valley (Montgomery, PA) - Attached

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

↔ 0.0%

from Jun 2025:  
**18**

↑ 20.0%

from Jul 2024:  
**15**

YTD	2025	2024	+/-
	<b>99</b>	<b>87</b>	13.8%

5-year Jul average: **20****New Pendings****14**

↑ 7.7%

from Jun 2025:  
**13**

↔ 0.0%

from Jul 2024:  
**14**

YTD	2025	2024	+/-
	<b>78</b>	<b>76</b>	2.6%

5-year Jul average: **16****Closed Sales****11**

↑ 10.0%

from Jun 2025:  
**10**

↔ 0.0%

from Jul 2024:  
**11**

YTD	2025	2024	+/-
	<b>65</b>	<b>69</b>	-5.8%

5-year Jul average: **14****Median Sold Price****\$358,000**

↑ 2.3%

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

↓ -3.2%

from Jul 2024:  
**\$370,000**

YTD	2025	2024	+/-
	<b>\$355,000</b>	<b>\$361,250</b>	-1.7%

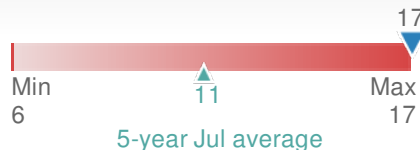
5-year Jul average: **\$336,600****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for July was \$358,000, representing an increase of 2.3% compared to last month and a decrease of 3.2% from Jul 2024. The average days on market for units sold in July was 17 days, 49% above the 5-year July average of 11 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from June) to 18; and a 22.7% increase in supply to 27 active units.

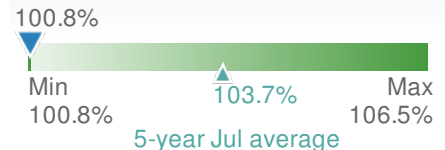
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.68 in June and a decrease from 1.38 in July 2024. The Contract Ratio is 56% lower than the 5-year July average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****27**

Jun 2025	Jul 2024
<b>22</b>	<b>13</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>8</b>	<b>14</b>	<b>15</b>

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

Jun 2025	Jul 2024	YTD
<b>101.2%</b>	<b>102.2%</b>	<b>100.6%</b>

**July 2025**

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****19**

↓ -34.5%   ↓ -36.7%  
from Jun 2025:   from Jul 2024:  
29   30

YTD	2025	2024	+/-
	<b>209</b>	209	0.0%

5-year Jul average: **35****New Pendings****23**

↓ -25.8%   ↓ -45.2%  
from Jun 2025:   from Jul 2024:  
31   42

YTD	2025	2024	+/-
	<b>195</b>	175	11.4%

5-year Jul average: **34****Closed Sales****28**

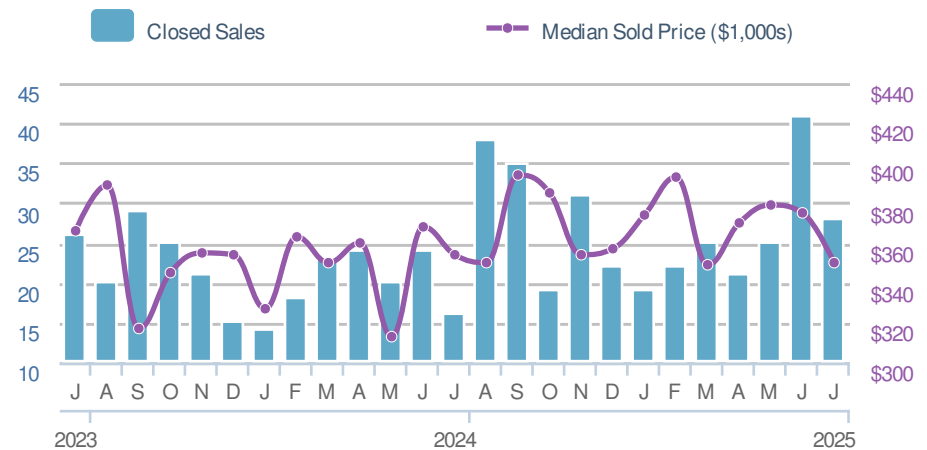
↓ -31.7%   ↑ 75.0%  
from Jun 2025:   from Jul 2024:  
41   16

YTD	2025	2024	+/-
	<b>187</b>	143	30.8%

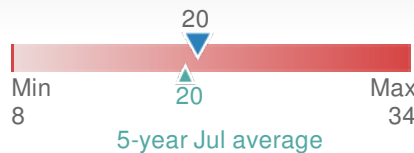
5-year Jul average: **26****Median Sold Price****\$350,500**

↓ -6.5%   ↓ -1.0%  
from Jun 2025:   from Jul 2024:  
\$375,000   \$354,000

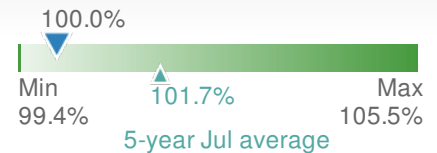
YTD	2025	2024	+/-
	<b>\$365,000</b>	\$355,000	2.8%

5-year Jul average: **\$341,150****Active Listings****25**

Jun 2025	Jul 2024
29	30

**Avg DOM****20**

Jun 2025	Jul 2024	YTD
20	34	21

**Avg Sold to OLP Ratio****100.0%**

Jun 2025	Jul 2024	YTD
100.6%	100.0%	100.4%

**July 2025**

## Pottsgrove (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**

↓ **-35.0%**    ↓ **-38.1%**  
from Jun 2025:    from Jul 2024:  
**20**                    **21**

YTD	2025	2024	+/-
	<b>155</b>	<b>155</b>	0.0%

5-year Jul average: **26****New Pending****16**

↓ **-36.0%**    ↓ **-51.5%**  
from Jun 2025:    from Jul 2024:  
**25**                    **33**

YTD	2025	2024	+/-
	<b>143</b>	<b>126</b>	13.5%

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

↓ **-39.4%**    ↑ **42.9%**  
from Jun 2025:    from Jul 2024:  
**33**                    **14**

YTD	2025	2024	+/-
	<b>139</b>	<b>101</b>	37.6%

5-year Jul average: **20****Median  
Sold Price****\$449,661**

↑ **2.2%**    ↑ **24.4%**  
from Jun 2025:    from Jul 2024:  
**\$439,900**           **\$361,500**

YTD	2025	2024	+/-
	<b>\$400,000</b>	<b>\$400,000</b>	0.0%

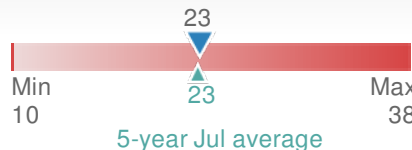
5-year Jul average: **\$393,529****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for July was \$449,661, representing an increase of 2.2% compared to last month and an increase of 24.4% from Jul 2024. The average days on market for units sold in July was 23 days, 2% below the 5-year July average of 23 days. There was a 36% month over month decrease in new contract activity with 16 New Pending; a 15.6% MoM decrease in All Pending (new contracts + contracts carried over from June) to 27; and a 13% decrease in supply to 20 active units.

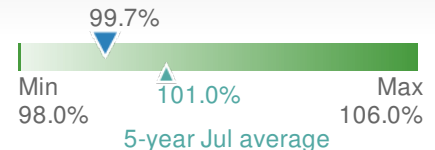
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.39 in June and a decrease from 1.52 in July 2024. The Contract Ratio is 24% lower than the 5-year July average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****20**

Jun 2025	Jul 2024
<b>23</b>	<b>27</b>


**Avg DOM****23**

Jun 2025	Jul 2024	YTD
<b>20</b>	<b>38</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>100.8%</b>	<b>99.9%</b>	<b>100.4%</b>

**July 2025****Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

 **-33.3%**  
 from Jun 2025: **9**      from Jul 2024: **9**



YTD	2025	2024	+/-
	<b>54</b>	<b>54</b>	0.0%

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

 **16.7%**       **-22.2%**  
 from Jun 2025: **6**      from Jul 2024: **9**


YTD	2025	2024	+/-
	<b>52</b>	<b>49</b>	6.1%

5-year Jul average: **10****Closed Sales****8**

 **0.0%**       **300.0%**  
 from Jun 2025: **8**      from Jul 2024: **2**

YTD	2025	2024	+/-
	<b>48</b>	<b>42</b>	14.3%

5-year Jul average: **7****Median Sold Price****\$272,500**

 **0.0%**       **-12.1%**  
 from Jun 2025: **\$272,500**      from Jul 2024: **\$310,000**

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

5-year Jul average: **\$247,500****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for July was \$272,500, representing no change compared to last month and a decrease of 12.1% from Jul 2024. The average days on market for units sold in July was 12 days, 82% above the 5-year July average of 7 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 9; and a 16.7% decrease in supply to 5 active units.

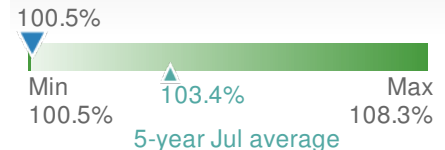
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 2.00 in June and a decrease from 5.33 in July 2024. The Contract Ratio is 91% lower than the 5-year July average of 19.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****5**

Jun 2025	Jul 2024
<b>6</b>	<b>3</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>18</b>	<b>6</b>	<b>19</b>

**Avg Sold to OLP Ratio****100.5%**

Jun 2025	Jul 2024	YTD
<b>99.6%</b>	<b>100.5%</b>	<b>100.5%</b>

**July 2025**

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****30** **7.1%**from Jun 2025:  
**28** **-21.1%**from Jul 2024:  
**38**

YTD	2025	2024	+/-
	<b>204</b>	<b>213</b>	-4.2%

5-year Jul average: **34****New Pendings****22** **-18.5%**from Jun 2025:  
**27** **-40.5%**from Jul 2024:  
**37**

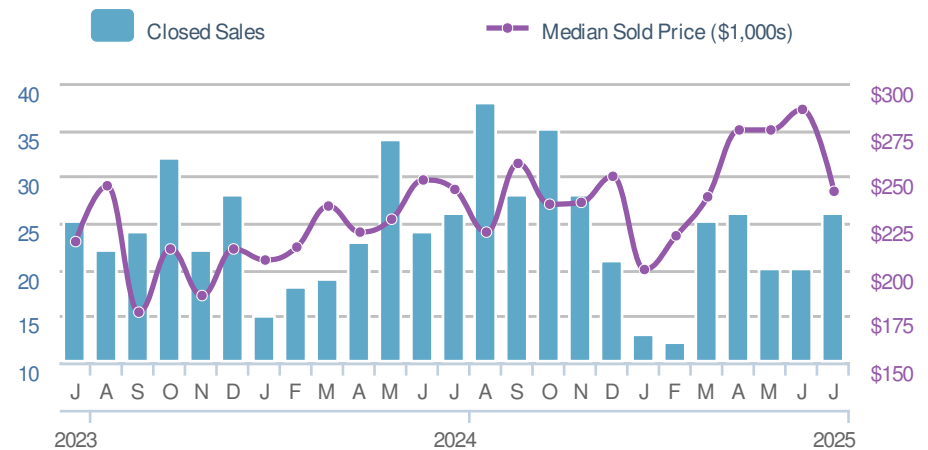
YTD	2025	2024	+/-
	<b>164</b>	<b>197</b>	-16.8%

5-year Jul average: **34****Closed Sales****26** **30.0%**from Jun 2025:  
**20** **0.0%**from Jul 2024:  
**26**

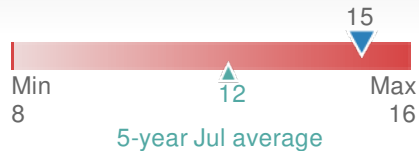
YTD	2025	2024	+/-
	<b>144</b>	<b>169</b>	-14.8%

5-year Jul average: **31****Median Sold Price****\$242,450** **-15.2%**from Jun 2025:  
**\$286,000** **-0.2%**from Jul 2024:  
**\$243,000**

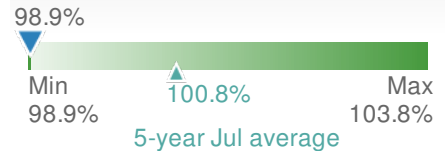
YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$230,000</b>	8.7%

5-year Jul average: **\$211,015****Active Listings****48**

Jun 2025	Jul 2024
<b>39</b>	<b>27</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>18</b>	<b>9</b>	<b>22</b>

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

Jun 2025	Jul 2024	YTD
<b>100.6%</b>	<b>103.8%</b>	<b>99.6%</b>

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

 **-21.4%**  
 from Jun 2025:  
**14**

 **-31.3%**  
 from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>108</b>	<b>111</b>	-2.7%


5-year Jul average: **16****New Pendings****17**


 **0.0%**  
 from Jun 2025:  
**17**

 **0.0%**  
 from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>100</b>	<b>103</b>	-2.9%


5-year Jul average: **18****Closed Sales****17**


 **41.7%**  
 from Jun 2025:  
**12**

 **70.0%**  
 from Jul 2024:  
**10**

YTD	2025	2024	+/-
	<b>83</b>	<b>87</b>	-4.6%

5-year Jul average: **15****Median Sold Price****\$280,000**

 **-10.7%**  
 from Jun 2025:  
**\$313,500**

 **8.8%**  
 from Jul 2024:  
**\$257,450**

YTD	2025	2024	+/-
	<b>\$283,000</b>	<b>\$255,000</b>	11.0%

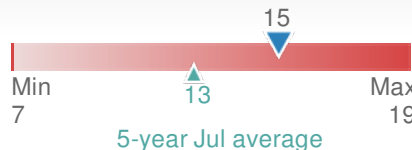
5-year Jul average: **\$260,590****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for July was \$280,000, representing a decrease of 10.7% compared to last month and an increase of 8.8% from Jul 2024. The average days on market for units sold in July was 15 days, 19% above the 5-year July average of 13 days. There was no month over month change in new contract activity with 17 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 22; and an 11.8% decrease in supply to 15 active units.

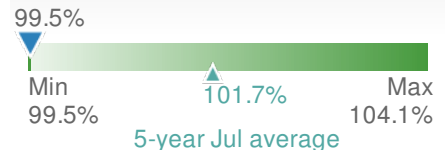
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.41 in June and an increase from 1.29 in July 2024. The Contract Ratio is 22% lower than the 5-year July average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>17</b>	<b>17</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>24</b>	<b>9</b>	<b>20</b>

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

Jun 2025	Jul 2024	YTD
<b>101.7%</b>	<b>102.5%</b>	<b>100.4%</b>

**July 2025**

## Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19** **35.7%**from Jun 2025:  
**14** **-13.6%**from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>96</b>	<b>102</b>	-5.9%

5-year Jul average: **17****New Pendings****5** **-50.0%**from Jun 2025:  
**10** **-75.0%**from Jul 2024:  
**20**

YTD	2025	2024	+/-
	<b>64</b>	<b>94</b>	-31.9%

5-year Jul average: **16****Closed Sales****9** **12.5%**from Jun 2025:  
**8** **-43.8%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>61</b>	<b>82</b>	-25.6%

5-year Jul average: **16****Median  
Sold Price****\$225,000** **4.7%**from Jun 2025:  
**\$215,000** **-4.8%**from Jul 2024:  
**\$236,250**

YTD	2025	2024	+/-
	<b>\$220,000</b>	<b>\$187,500</b>	17.3%

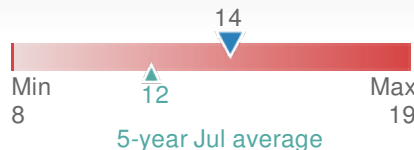
5-year Jul average: **\$189,400****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for July was \$225,000, representing an increase of 4.7% compared to last month and a decrease of 4.8% from Jul 2024. The average days on market for units sold in July was 14 days, 17% above the 5-year July average of 12 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 9; and a 50% increase in supply to 33 active units.

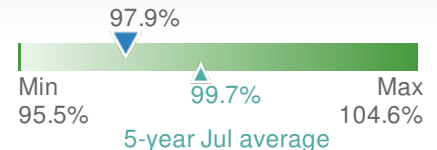
This activity resulted in a Contract Ratio of 0.27 pendings per active listing, down from 0.64 in June and a decrease from 2.40 in July 2024. The Contract Ratio is 88% lower than the 5-year July average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****33**

Jun 2025	Jul 2024
<b>22</b>	<b>10</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>9</b>	<b>8</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****97.9%**

Jun 2025	Jul 2024	YTD
<b>98.9%</b>	<b>104.6%</b>	<b>98.6%</b>



**July 2025**

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****54****↑ 20.0%**from Jun 2025:  
**45****↑ 20.0%**from Jul 2024:  
**45**

YTD	2025	2024	+/-
	<b>330</b>	<b>322</b>	2.5%

5-year Jul average: **53****New Pendings****45****↓ -18.2%**from Jun 2025:  
**55****↑ 66.7%**from Jul 2024:  
**27**

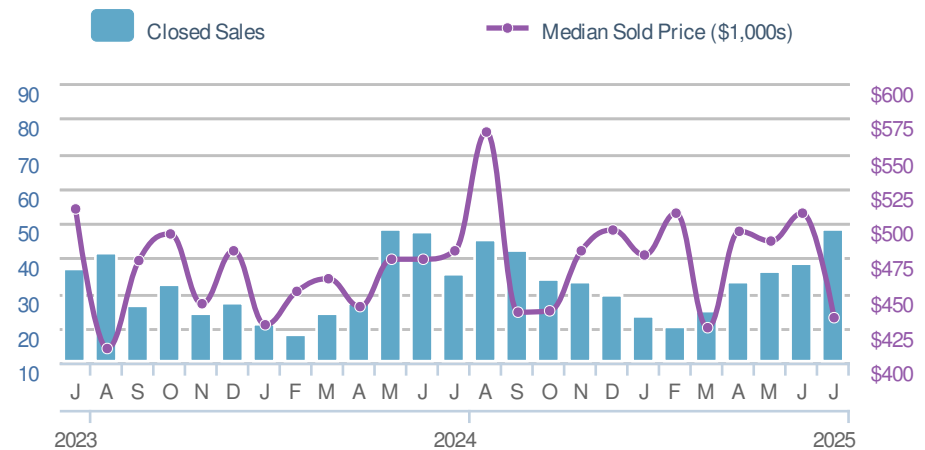
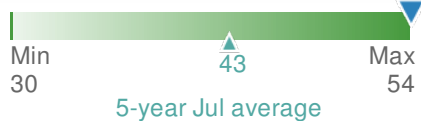
YTD	2025	2024	+/-
	<b>254</b>	<b>248</b>	2.4%

5-year Jul average: **44****Closed Sales****48****↑ 26.3%**from Jun 2025:  
**38****↑ 37.1%**from Jul 2024:  
**35**

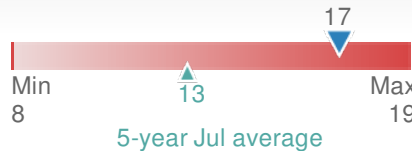
YTD	2025	2024	+/-
	<b>228</b>	<b>228</b>	0.0%

5-year Jul average: **48****Median Sold Price****\$432,500****↓ -14.8%**from Jun 2025:  
**\$507,875****↓ -9.9%**from Jul 2024:  
**\$480,000**

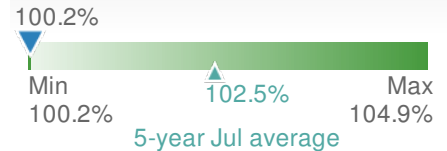
YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$460,500</b>	2.1%

5-year Jul average: **\$451,100****Active Listings****54**



Jun 2025	Jul 2024
<b>49</b>	<b>46</b>

**Avg DOM****17**



Jun 2025	Jul 2024	YTD
<b>10</b>	<b>11</b>	<b>19</b>

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



Jun 2025	Jul 2024	YTD
<b>103.3%</b>	<b>101.5%</b>	<b>100.9%</b>

**July 2025****Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****36**
 **24.1%**  
from Jun 2025:  
**29**
 **16.1%**  
from Jul 2024:  
**31**



YTD	2025	2024	+/-
	<b>215</b>	<b>215</b>	0.0%

5-year Jul average: **35****New Pendings****31**
 **10.7%**  
from Jun 2025:  
**28**
 **24.0%**  
from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>162</b>	<b>163</b>	-0.6%

5-year Jul average: **31****Closed Sales****23**
 **-17.9%**  
from Jun 2025:  
**28**
 **4.5%**  
from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>141</b>	<b>127</b>	11.0%

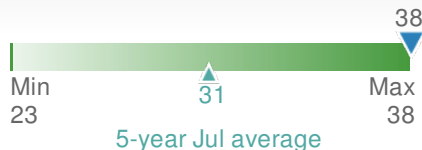
5-year Jul average: **31****Median  
Sold Price****\$515,000**
 **-2.4%**  
from Jun 2025:  
**\$527,500**
 **6.7%**  
from Jul 2024:  
**\$482,500**

YTD	2025	2024	+/-
	<b>\$540,000</b>	<b>\$488,000</b>	10.7%

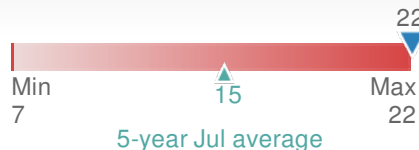
5-year Jul average: **\$493,280****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for July was \$515,000, representing a decrease of 2.4% compared to last month and an increase of 6.7% from Jul 2024. The average days on market for units sold in July was 22 days, 45% above the 5-year July average of 15 days. There was a 10.7% month over month increase in new contract activity with 31 New Pendings; an 18.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 44; and a 2.7% increase in supply to 38 active units.

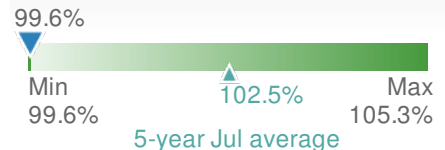
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 1.00 in June and a decrease from 1.80 in July 2024. The Contract Ratio is 32% lower than the 5-year July average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****38**

Jun 2025	Jul 2024
<b>37</b>	<b>30</b>

**Avg DOM****22**



Jun 2025	Jul 2024	YTD
<b>11</b>	<b>13</b>	<b>18</b>

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

Jun 2025	Jul 2024	YTD
<b>103.8%</b>	<b>102.7%</b>	<b>101.4%</b>

**July 2025****Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**
 **12.5%**  
from Jun 2025:  
**16**
 **38.5%**  
from Jul 2024:  
**13**



YTD	2025	2024	+/-
	<b>115</b>	<b>105</b>	9.5%

5-year Jul average: **18****New Pending****14**
 **-48.1%**  
from Jun 2025:  
**27**
 **600.0%**  
from Jul 2024:  
**2**

YTD	2025	2024	+/-
	<b>92</b>	<b>85</b>	8.2%

5-year Jul average: **13****Closed Sales****25**
 **150.0%**  
from Jun 2025:  
**10**
 **92.3%**  
from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>87</b>	<b>101</b>	-13.9%

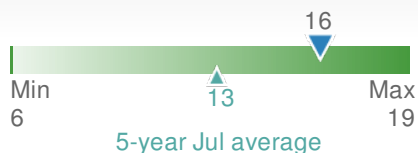
5-year Jul average: **17****Median  
Sold Price****\$410,500**
 **16.0%**  
from Jun 2025:  
**\$353,750**
 **-3.4%**  
from Jul 2024:  
**\$425,000**

YTD	2025	2024	+/-
	<b>\$415,000</b>	<b>\$437,000</b>	-5.0%

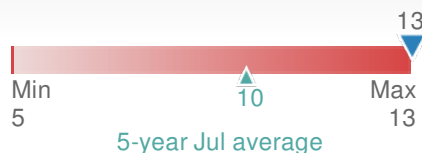
5-year Jul average: **\$367,600****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for July was \$410,500, representing an increase of 16% compared to last month and a decrease of 3.4% from Jul 2024. The average days on market for units sold in July was 13 days, 33% above the 5-year July average of 10 days. There was a 48.1% month over month decrease in new contract activity with 14 New Pending; a 38.7% MoM decrease in All Pending (new contracts + contracts carried over from June) to 19; and a 33.3% increase in supply to 16 active units.

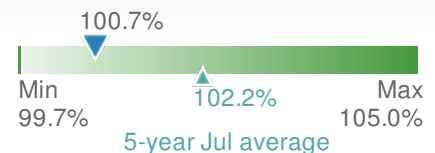
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 2.58 in June and an increase from 0.88 in July 2024. The Contract Ratio is 48% lower than the 5-year July average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Jun 2025	Jul 2024
<b>12</b>	<b>16</b>

**Avg DOM****13**

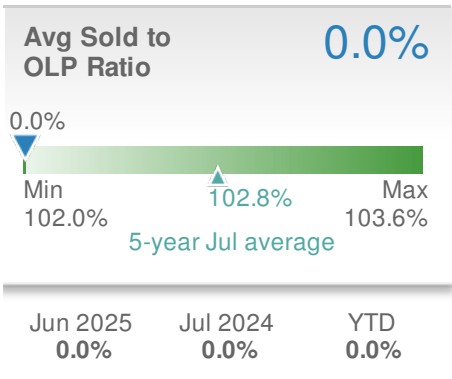
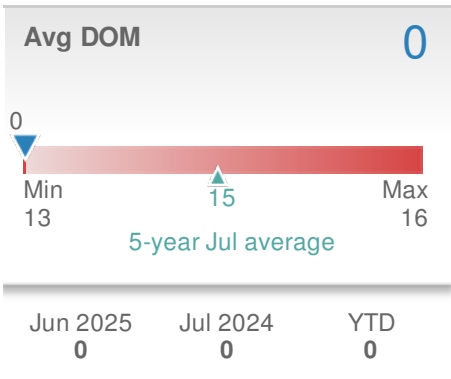
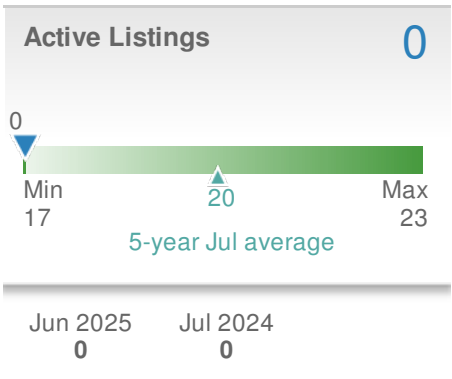
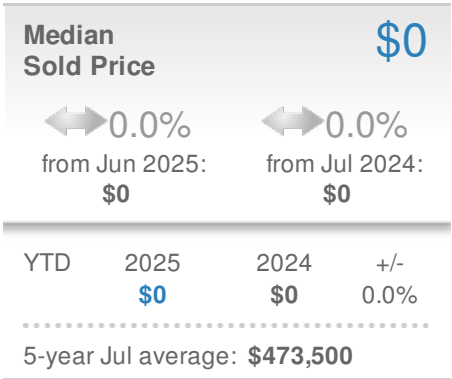
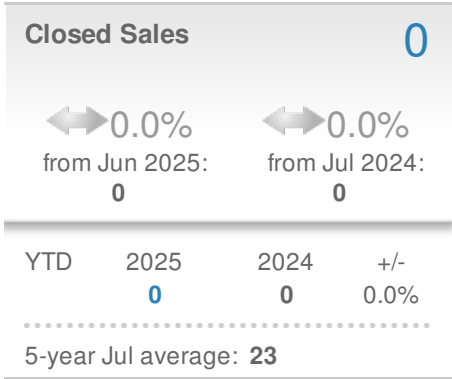
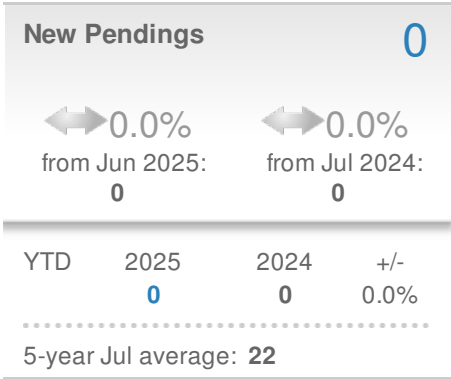
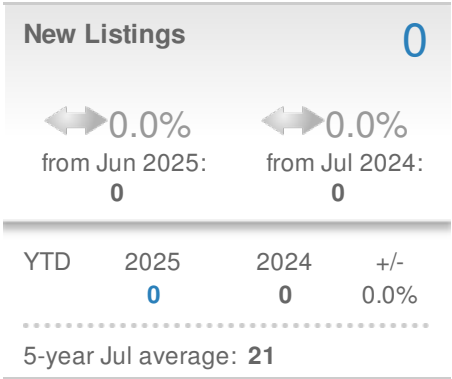
Jun 2025	Jul 2024	YTD
<b>7</b>	<b>9</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>102.0%</b>	<b>99.7%</b>	<b>100.1%</b>

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

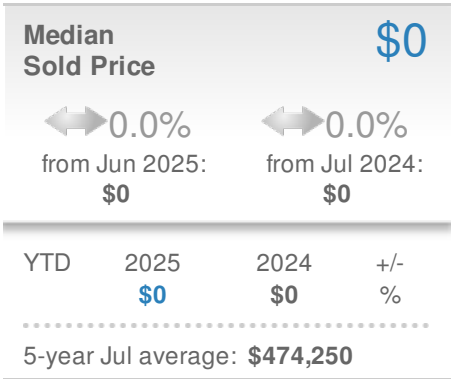
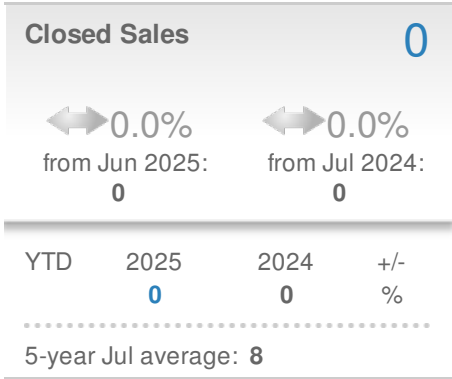
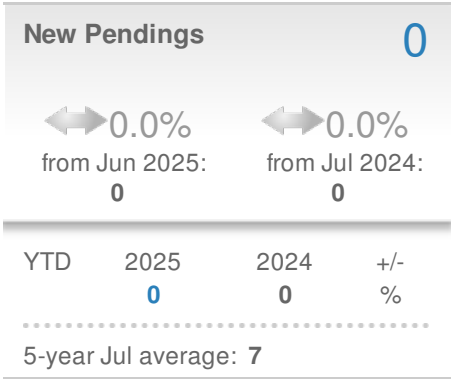
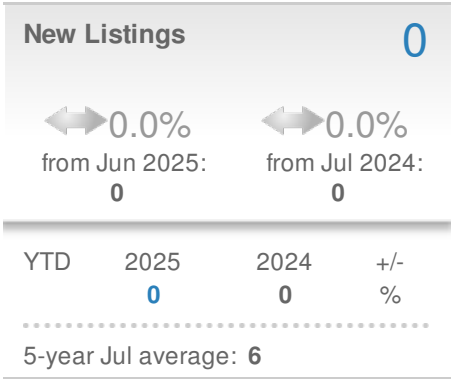
Email: ldavis@tcsr.realtor



**July 2025**

Springfield (Montgomery, PA) - Detached

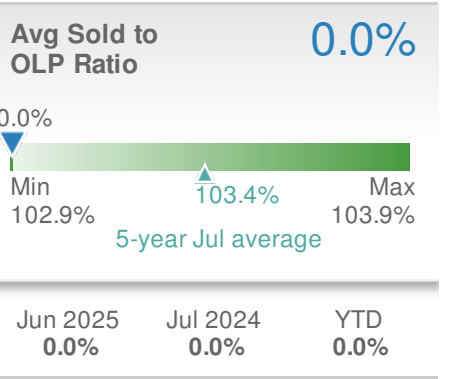
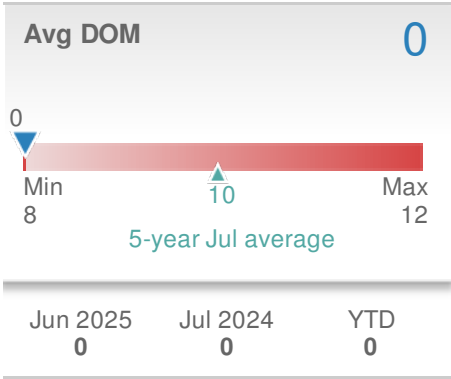
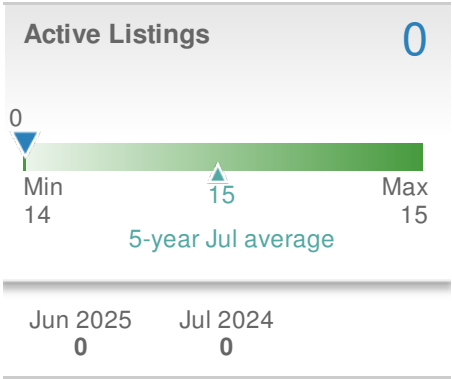
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for July was \$0, representing no change compared to last month and no change from Jul 2024. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 10 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 June) 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 June and no change from July 2024. The Contract Ratio is 100% lower than the 5-year July average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**July 2025**

Springfield (Montgomery, PA) - Attached

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

↔ 0.0%      ↔ 0.0%  
from Jun 2025:      from Jul 2024:  
0                      0

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

5-year Jul average: **2****New Pendings****0**

↔ 0.0%      ↔ 0.0%  
from Jun 2025:      from Jul 2024:  
0                      0

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

5-year Jul average: **1****Closed Sales****0**

↔ 0.0%      ↔ 0.0%  
from Jun 2025:      from Jul 2024:  
0                      0

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

5-year Jul average: **1****Median  
Sold Price****\$0**

↔ 0.0%      ↔ 0.0%  
from Jun 2025:      from Jul 2024:  
\$0                      \$0

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

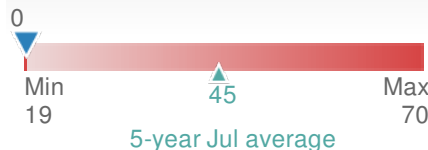
5-year Jul average: **\$432,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for July was \$0, representing no change compared to last month and no change from Jul 2024. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 45 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 June) with 0; and no change in supply with 0 active units.

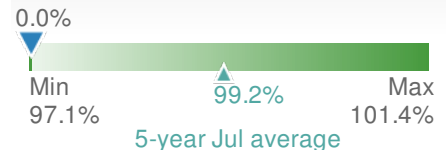
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2024. The Contract Ratio is 100% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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****0**

Jun 2025	Jul 2024
<b>0</b>	<b>0</b>

**Avg DOM****0**

Jun 2025	Jul 2024	YTD
<b>0</b>	<b>0</b>	<b>0</b>

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

Jun 2025	Jul 2024	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**July 2025**

## Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****51****↓ -25.0%**from Jun 2025:  
**68****↓ -1.9%**from Jul 2024:  
**52**

YTD	2025	2024	+/-
	<b>370</b>	<b>344</b>	7.6%

5-year Jul average: **63****New Pendings****56****↑ 7.7%**from Jun 2025:  
**52****↑ 24.4%**from Jul 2024:  
**45**

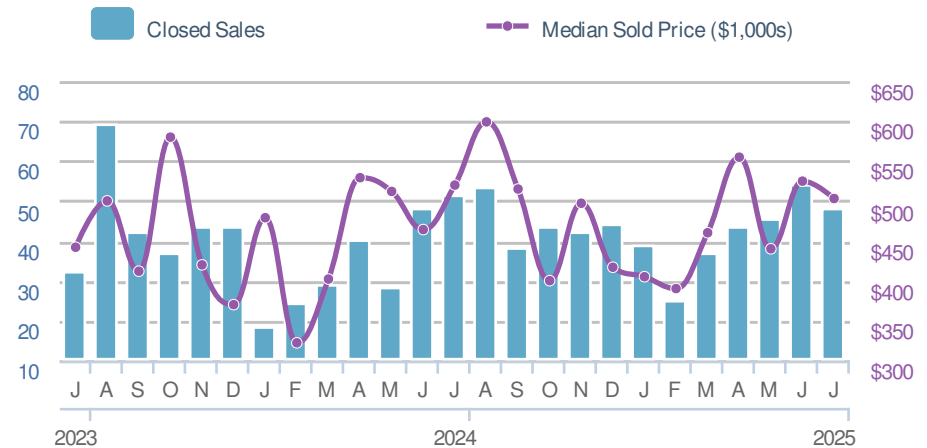
YTD	2025	2024	+/-
	<b>324</b>	<b>294</b>	10.2%

5-year Jul average: **61****Closed Sales****48****↓ -11.1%**from Jun 2025:  
**54****↓ -5.9%**from Jul 2024:  
**51**

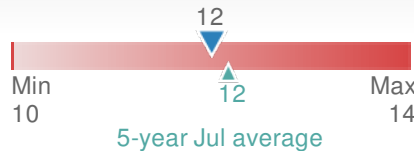
YTD	2025	2024	+/-
	<b>299</b>	<b>248</b>	20.6%

5-year Jul average: **54****Median Sold Price****\$503,500****↓ -4.1%**from Jun 2025:  
**\$525,000****↓ -3.2%**from Jul 2024:  
**\$520,000**

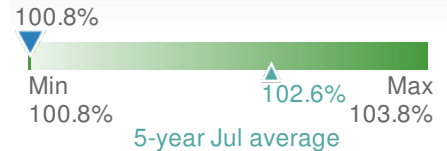
YTD	2025	2024	+/-
	<b>\$480,000</b>	<b>\$470,000</b>	2.1%

5-year Jul average: **\$479,500****Active Listings****60**

Jun 2025	Jul 2024
<b>67</b>	<b>52</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>14</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>101.5%</b>	<b>102.1%</b>	<b>99.8%</b>

**July 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28** **-20.0%**from Jun 2025:  
**35** **3.7%**from Jul 2024:  
**27**

YTD	2025	2024	+/-
	<b>193</b>	<b>168</b>	14.9%

5-year Jul average: **31****New Pending****29** **-3.3%**from Jun 2025:  
**30** **26.1%**from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>166</b>	<b>140</b>	18.6%

5-year Jul average: **28****Closed Sales****28** **3.7%**from Jun 2025:  
**27** **0.0%**from Jul 2024:  
**28**

YTD	2025	2024	+/-
	<b>149</b>	<b>107</b>	39.3%

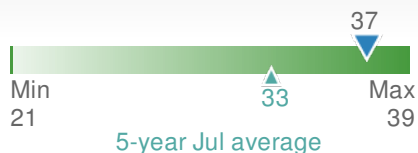
5-year Jul average: **28****Median  
Sold Price****\$692,500** **3.7%**from Jun 2025:  
**\$668,000** **3.1%**from Jul 2024:  
**\$672,000**

YTD	2025	2024	+/-
	<b>\$660,000</b>	<b>\$650,000</b>	1.5%

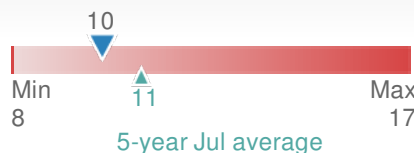
5-year Jul average: **\$622,859****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for July was \$692,500, representing an increase of 3.7% compared to last month and an increase of 3.1% from Jul 2024. The average days on market for units sold in July was 10 days, 9% below the 5-year July average of 11 days. There was a 3.3% month over month decrease in new contract activity with 29 New Pending; a 2.4% MoM increase in All Pending (new contracts + contracts carried over from June) to 42; and a 5.1% decrease in supply to 37 active units.

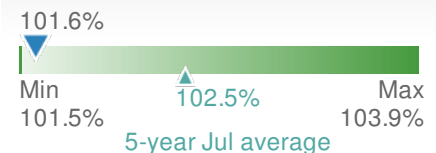
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.05 in June and a decrease from 1.28 in July 2024. The Contract Ratio is 26% lower than the 5-year July average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****37**

Jun 2025	Jul 2024
<b>39</b>	<b>32</b>

**Avg DOM****10**

Jun 2025	Jul 2024	YTD
<b>10</b>	<b>17</b>	<b>22</b>

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

Jun 2025	Jul 2024	YTD
<b>103.3%</b>	<b>101.5%</b>	<b>100.2%</b>



**July 2025**

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


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23**


 **-30.3%**  
 from Jun 2025: **33**

 **-8.0%**  
 from Jul 2024: **25**

YTD	2025	2024	+/-
	<b>177</b>	<b>176</b>	0.6%

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

 **22.7%**  
 from Jun 2025: **22**

 **22.7%**  
 from Jul 2024: **22**

YTD	2025	2024	+/-
	<b>158</b>	<b>154</b>	2.6%

5-year Jul average: **32****Closed Sales****20**

 **-25.9%**  
 from Jun 2025: **27**

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

YTD	2025	2024	+/-
	<b>150</b>	<b>141</b>	6.4%

5-year Jul average: **26****Median Sold Price****\$392,500**

 **-3.1%**  
 from Jun 2025: **\$405,000**

 **-4.3%**  
 from Jul 2024: **\$410,000**

YTD	2025	2024	+/-
	<b>\$378,883</b>	<b>\$380,000</b>	-0.3%

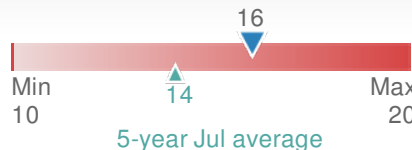
5-year Jul average: **\$359,100****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for July was \$392,500, representing a decrease of 3.1% compared to last month and a decrease of 4.3% from Jul 2024. The average days on market for units sold in July was 16 days, 13% above the 5-year July average of 14 days. There was a 22.7% month over month increase in new contract activity with 27 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 17.9% decrease in supply to 23 active units.

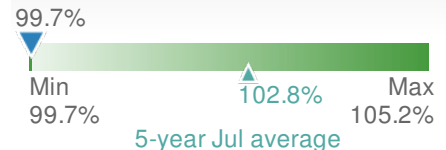
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.93 in June and a decrease from 1.55 in July 2024. The Contract Ratio is 43% lower than the 5-year July average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>28</b>	<b>20</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>11</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>99.8%</b>	<b>102.9%</b>	<b>99.5%</b>

**July 2025**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****25**

↑ **56.3%**  
from Jun 2025:  
**16**

↑ **4.2%**  
from Jul 2024:  
**24**

YTD	2025	2024	+/-
	<b>174</b>	<b>207</b>	-15.9%

5-year Jul average: **33****New Pendings****22**

↓ **-4.3%**  
from Jun 2025:  
**23**

↓ **-15.4%**  
from Jul 2024:  
**26**

YTD	2025	2024	+/-
	<b>160</b>	<b>184</b>	-13.0%

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

↓ **-51.3%**  
from Jun 2025:  
**39**

↓ **-34.5%**  
from Jul 2024:  
**29**

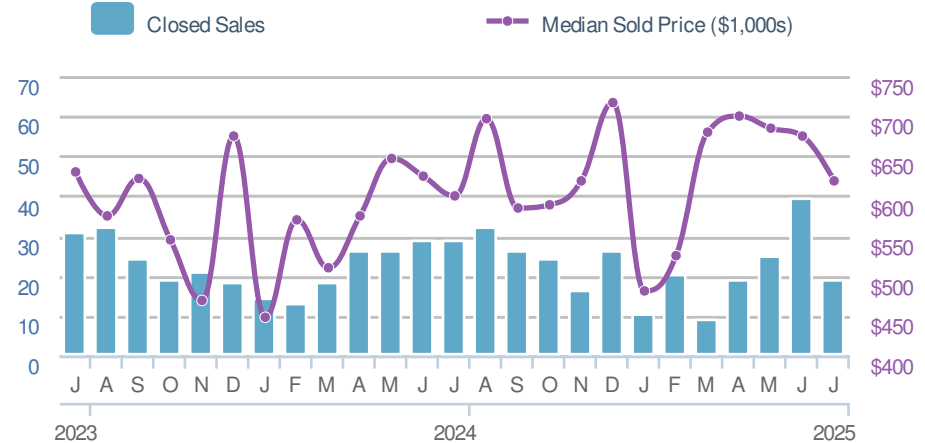
YTD	2025	2024	+/-
	<b>145</b>	<b>156</b>	-7.1%

5-year Jul average: **29****Median Sold Price****\$619,000**

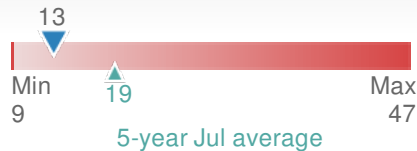
↓ **-8.3%**  
from Jun 2025:  
**\$675,000**

↑ **3.2%**  
from Jul 2024:  
**\$600,000**

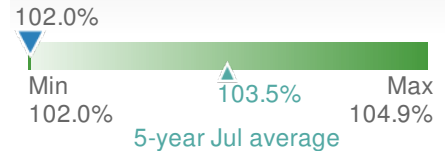
YTD	2025	2024	+/-
	<b>\$655,000</b>	<b>\$583,000</b>	12.3%

5-year Jul average: **\$592,800****Active Listings****25**

Jun 2025	Jul 2024
<b>23</b>	<b>30</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>8</b>	<b>9</b>	<b>18</b>

**Avg Sold to OLP Ratio****102.0%**

Jun 2025	Jul 2024	YTD
<b>104.8%</b>	<b>103.2%</b>	<b>102.2%</b>

**July 2025**

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **80.0%**from Jun 2025:  
**10** **12.5%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>124</b>	<b>139</b>	-10.8%

5-year Jul average: **24****New Pendings****16** **6.7%**from Jun 2025:  
**15** **-5.9%**from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>119</b>	<b>123</b>	-3.3%

5-year Jul average: **22****Closed Sales****13** **-59.4%**from Jun 2025:  
**32** **-31.6%**from Jul 2024:  
**19**

YTD	2025	2024	+/-
	<b>105</b>	<b>101</b>	4.0%

5-year Jul average: **20****Median  
Sold Price****\$729,000** **2.7%**from Jun 2025:  
**\$710,000** **-0.3%**from Jul 2024:  
**\$731,000**

YTD	2025	2024	+/-
	<b>\$720,000</b>	<b>\$650,000</b>	10.8%

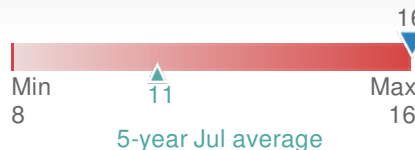
5-year Jul average: **\$658,000****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for July was \$729,000, representing an increase of 2.7% compared to last month and a decrease of 0.3% from Jul 2024. The average days on market for units sold in July was 16 days, 46% above the 5-year July average of 11 days. There was a 6.7% month over month increase in new contract activity with 16 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 24; and a 13.3% increase in supply to 17 active units.

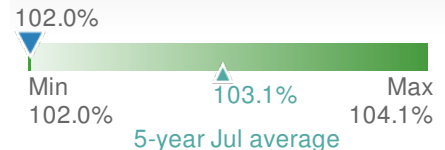
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, up from 1.40 in June and a decrease from 1.74 in July 2024. The Contract Ratio is 22% lower than the 5-year July average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>15</b>	<b>19</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>7</b>	<b>8</b>	<b>18</b>

**Avg Sold to  
OLP Ratio****102.0%**

Jun 2025	Jul 2024	YTD
<b>104.8%</b>	<b>103.6%</b>	<b>101.9%</b>

**July 2025**

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **16.7%**from Jun 2025:  
**6** **-12.5%**from Jul 2024:  
**8**

YTD	2025	2024	+/-
	<b>50</b>	<b>68</b>	-26.5%

5-year Jul average: **9****New Pendings****6** **-25.0%**from Jun 2025:  
**8** **-33.3%**from Jul 2024:  
**9**

YTD	2025	2024	+/-
	<b>41</b>	<b>61</b>	-32.8%

5-year Jul average: **8****Closed Sales****6** **-14.3%**from Jun 2025:  
**7** **-40.0%**from Jul 2024:  
**10**

YTD	2025	2024	+/-
	<b>40</b>	<b>55</b>	-27.3%

5-year Jul average: **9****Median  
Sold Price****\$375,000** **-5.1%**from Jun 2025:  
**\$395,000** **-7.6%**from Jul 2024:  
**\$406,000**

YTD	2025	2024	+/-
	<b>\$422,500</b>	<b>\$455,000</b>	-7.1%

5-year Jul average: **\$439,550****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for July was \$375,000, representing a decrease of 5.1% compared to last month and a decrease of 7.6% from Jul 2024. The average days on market for units sold in July was 9 days, 76% below the 5-year July average of 38 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and no change in supply with 8 active units.

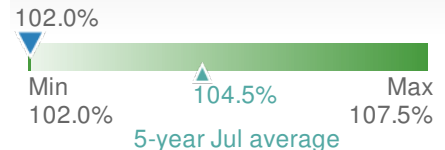
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, no change from June and a decrease from 1.82 in July 2024. The Contract Ratio is 35% lower than the 5-year July average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****8**

Jun 2025	Jul 2024
<b>8</b>	<b>11</b>

**Avg DOM****9**

Jun 2025	Jul 2024	YTD
<b>9</b>	<b>11</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****102.0%**

Jun 2025	Jul 2024	YTD
<b>104.6%</b>	<b>102.4%</b>	<b>103.2%</b>

**July 2025**

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****38**

↓ -15.6%    ↓ -15.6%

from Jun 2025: 45    from Jul 2024: 45

YTD	2025	2024	+/-
	<b>326</b>	<b>302</b>	7.9%

5-year Jul average: **43****New Pendings****36**

↔ 0.0%    ↔ 0.0%

from Jun 2025: 36    from Jul 2024: 36

YTD	2025	2024	+/-
	<b>251</b>	<b>259</b>	-3.1%

5-year Jul average: **37****Closed Sales****41**

↑ 24.2%    ↑ 32.3%

from Jun 2025: 33    from Jul 2024: 31

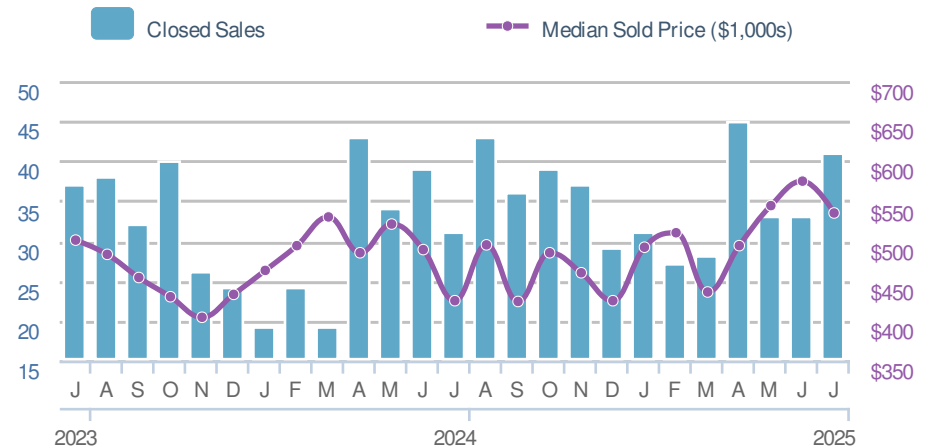
YTD	2025	2024	+/-
	<b>253</b>	<b>224</b>	12.9%

5-year Jul average: **40****Median Sold Price****\$535,000**

↓ -7.0%    ↑ 25.9%

from Jun 2025: \$575,000    from Jul 2024: \$425,000

YTD	2025	2024	+/-
	<b>\$502,000</b>	<b>\$506,000</b>	-0.8%

5-year Jul average: **\$456,700****Active Listings****75**

Min 44    58    Max 75

5-year Jul average

Jun 2025	Jul 2024
<b>69</b>	<b>57</b>

**Avg DOM****21**

Min 13    21    26    Max 36

5-year Jul average

Jun 2025	Jul 2024	YTD
<b>15</b>	<b>31</b>	<b>25</b>

**Avg Sold to OLP Ratio****100.5%**

Min 98.4%    100.3%    100.5%    Max 101.3%

5-year Jul average

Jun 2025	Jul 2024	YTD
<b>101.3%</b>	<b>98.4%</b>	<b>98.7%</b>

**July 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **-28.0%**from Jun 2025:  
**25** **0.0%**from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>139</b>	<b>143</b>	-2.8%

5-year Jul average: **22****New Pendings****22** **10.0%**from Jun 2025:  
**20** **37.5%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>116</b>	<b>122</b>	-4.9%

5-year Jul average: **20****Closed Sales****18** **-18.2%**from Jun 2025:  
**22** **63.6%**from Jul 2024:  
**11**

YTD	2025	2024	+/-
	<b>105</b>	<b>108</b>	-2.8%

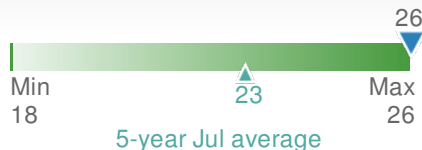
5-year Jul average: **17****Median Sold Price****\$550,000** **-11.4%**from Jun 2025:  
**\$620,500** **-7.6%**from Jul 2024:  
**\$595,000**

YTD	2025	2024	+/-
	<b>\$556,500</b>	<b>\$539,000</b>	3.2%

5-year Jul average: **\$512,100****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for July was \$550,000, representing a decrease of 11.4% compared to last month and a decrease of 7.6% from Jul 2024. The average days on market for units sold in July was 9 days, 52% below the 5-year July average of 19 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 12% MoM increase in All Pendings (new contracts + contracts carried over from June) to 28; and an 8.3% increase in supply to 26 active units.

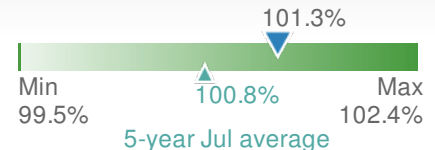
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 1.04 in June and a decrease from 1.50 in July 2024. The Contract Ratio is 16% lower than the 5-year July average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****26**

Jun 2025	Jul 2024
<b>24</b>	<b>18</b>

**Avg DOM****9**

Jun 2025	Jul 2024	YTD
<b>8</b>	<b>25</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>102.4%</b>	<b>100.3%</b>	<b>100.3%</b>

**July 2025**

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

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

↔ 0.0%      ↓ -25.9%

from Jun 2025:      from Jul 2024:

**20**                      **27**

YTD	2025	2024	+/-
	<b>187</b>	<b>158</b>	18.4%

5-year Jul average: **20****New Pendings****14**

↓ -12.5%      ↓ -30.0%

from Jun 2025:      from Jul 2024:

**16**                      **20**

YTD	2025	2024	+/-
	<b>135</b>	<b>136</b>	-0.7%

5-year Jul average: **17****Closed Sales****23**

↑ 109.1%      ↑ 15.0%

from Jun 2025:      from Jul 2024:

**11**                      **20**

YTD	2025	2024	+/-
	<b>148</b>	<b>115</b>	28.7%

5-year Jul average: **23****Median Sold Price****\$512,900**

↑ 7.8%      ↑ 28.2%

from Jun 2025:      from Jul 2024:

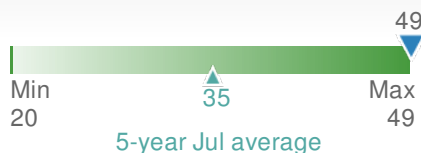
**\$476,000**              **\$400,000**

YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$463,000</b>	1.5%

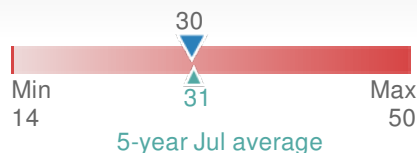
5-year Jul average: **\$397,080****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for July was \$512,900, representing an increase of 7.8% compared to last month and an increase of 28.2% from Jul 2024. The average days on market for units sold in July was 30 days, 3% below the 5-year July average of 31 days. There was a 12.5% month over month decrease in new contract activity with 14 New Pendings; a 35.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 20; and an 8.9% increase in supply to 49 active units.

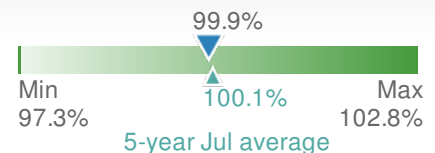
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.69 in June and a decrease from 0.92 in July 2024. The Contract Ratio is 58% lower than the 5-year July average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****49**

Jun 2025	Jul 2024
<b>45</b>	<b>39</b>

**Avg DOM****30**

Jun 2025	Jul 2024	YTD
<b>29</b>	<b>34</b>	<b>28</b>

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

Jun 2025	Jul 2024	YTD
<b>99.1%</b>	<b>97.3%</b>	<b>97.6%</b>

**July 2025**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****16****↓ -38.5%**from Jun 2025:  
**26****↓ -5.9%**from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>139</b>	<b>129</b>	7.8%

5-year Jul average: **21****New Pendings****18****↓ -5.3%**from Jun 2025:  
**19****↑ 20.0%**from Jul 2024:  
**15**

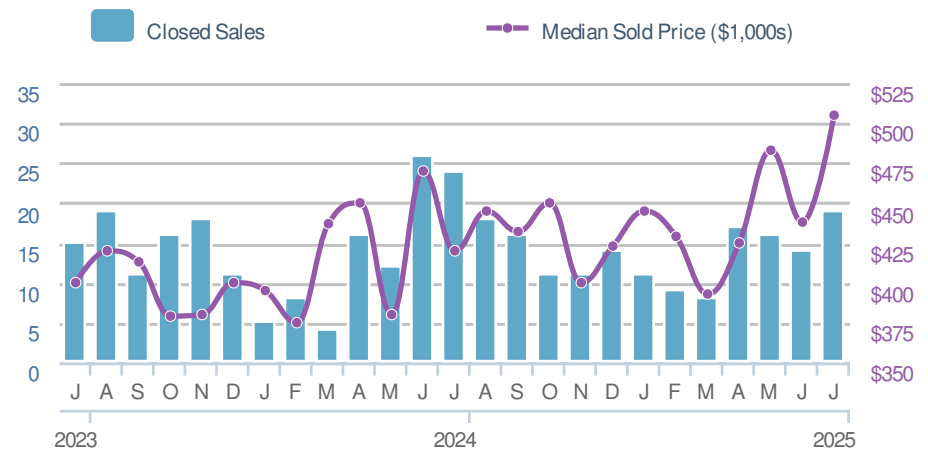
YTD	2025	2024	+/-
	<b>113</b>	<b>109</b>	3.7%

5-year Jul average: **22****Closed Sales****19****↑ 35.7%**from Jun 2025:  
**14****↓ -20.8%**from Jul 2024:  
**24**

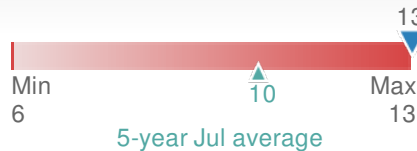
YTD	2025	2024	+/-
	<b>100</b>	<b>95</b>	5.3%

5-year Jul average: **23****Median Sold Price****\$505,000****↑ 15.3%**from Jun 2025:  
**\$438,000****↑ 20.1%**from Jul 2024:  
**\$420,500**

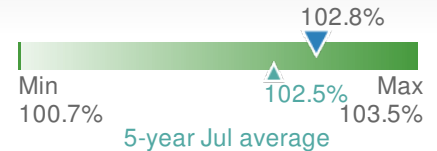
YTD	2025	2024	+/-
	<b>\$453,000</b>	<b>\$435,000</b>	4.1%

5-year Jul average: **\$406,600****Active Listings****23**

Jun 2025	Jul 2024
<b>22</b>	<b>13</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>11</b>	<b>9</b>

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

Jun 2025	Jul 2024	YTD
<b>104.1%</b>	<b>103.0%</b>	<b>102.9%</b>



**July 2025**



## Upper Moreland (Montgomery, PA) - Detached

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

 **-44.0%**     **-12.5%**  
 from Jun 2025: **25**    from Jul 2024: **16**



YTD	2025	2024	+/-
	<b>128</b>	<b>117</b>	9.4%

5-year Jul average: **20****New Pending****17**

 **-5.6%**     **30.8%**  
 from Jun 2025: **18**    from Jul 2024: **13**



YTD	2025	2024	+/-
	<b>101</b>	<b>99</b>	2.0%

5-year Jul average: **21****Closed Sales****17**

 **41.7%**     **-15.0%**  
 from Jun 2025: **12**    from Jul 2024: **20**

YTD	2025	2024	+/-
	<b>90</b>	<b>85</b>	5.9%

5-year Jul average: **21****Median Sold Price****\$520,000**

 **13.9%**     **17.2%**  
 from Jun 2025: **\$456,500**    from Jul 2024: **\$443,650**

YTD	2025	2024	+/-
	<b>\$466,500</b>	<b>\$440,000</b>	6.0%

5-year Jul average: **\$427,050****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for July was \$520,000, representing an increase of 13.9% compared to last month and an increase of 17.2% from Jul 2024. The average days on market for units sold in July was 13 days, 20% above the 5-year July average of 11 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pending; a 7.7% MoM decrease in All Pending (new contracts + contracts carried over from June) to 24; and no change in supply with 22 active units.

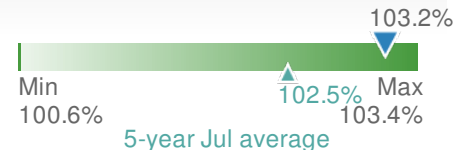
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.18 in June and a decrease from 1.58 in July 2024. The Contract Ratio is 62% lower than the 5-year July average of 2.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****22**

Jun 2025	Jul 2024
<b>22</b>	<b>12</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>11</b>	<b>12</b>	<b>10</b>

**Avg Sold to OLP Ratio****103.2%**

Jun 2025	Jul 2024	YTD
<b>104.6%</b>	<b>102.9%</b>	<b>103.1%</b>

**July 2025**

## Upper Moreland (Montgomery, PA) - Attached

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

**100.0%** **100.0%**  
 from Jun 2025: 1      from Jul 2024: 1

YTD	2025	2024	+/-
	<b>11</b>	<b>12</b>	-8.3%

5-year Jul average: 1

**New Pendings****1**

**0.0%** **-50.0%**  
 from Jun 2025: 1      from Jul 2024: 2

YTD	2025	2024	+/-
	<b>12</b>	<b>10</b>	20.0%

5-year Jul average: 1

**Closed Sales****2**

**0.0%** **-50.0%**  
 from Jun 2025: 2      from Jul 2024: 4

YTD	2025	2024	+/-
	<b>10</b>	<b>10</b>	0.0%

5-year Jul average: 3

**Median Sold Price****\$273,750**

**-5.1%** **-5.6%**  
 from Jun 2025: **\$288,500**      from Jul 2024: **\$290,000**

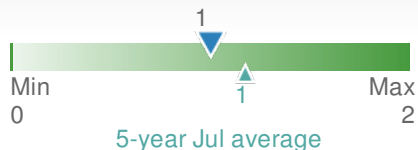
YTD	2025	2024	+/-
	<b>\$287,500</b>	<b>\$275,000</b>	4.5%

5-year Jul average: \$251,750

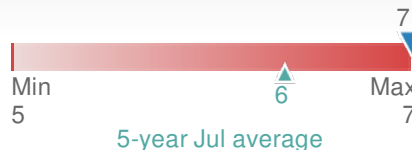
**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for July was \$273,750, representing a decrease of 5.1% compared to last month and a decrease of 5.6% from Jul 2024. The average days on market for units sold in July was 7 days, 9% above the 5-year July average of 6 days. There was no month over month change in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in June and an increase from 1.00 in July 2024. The Contract Ratio is 150% higher than the 5-year July average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****1**

Jun 2025	Jul 2024
<b>0</b>	<b>1</b>

**Avg DOM****7**

Jun 2025	Jul 2024	YTD
<b>17</b>	<b>5</b>	<b>8</b>

**Avg Sold to OLP Ratio****99.1%**

Jun 2025	Jul 2024	YTD
<b>101.3%</b>	<b>103.7%</b>	<b>100.7%</b>

**July 2025**

## Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****29**

↓ -27.5%    ↑ 20.8%  
from Jun 2025:    from Jul 2024:  
40                    24

YTD	2025	2024	+/-
	171	133	28.6%

5-year Jul average: 32

**New Pendings****34**

↓ -5.6%    ↑ 54.5%  
from Jun 2025:    from Jul 2024:  
36                    22

YTD	2025	2024	+/-
	150	113	32.7%

5-year Jul average: 31

**Closed Sales****26**

↑ 23.8%    ↑ 13.0%  
from Jun 2025:    from Jul 2024:  
21                    23

YTD	2025	2024	+/-
	122	105	16.2%

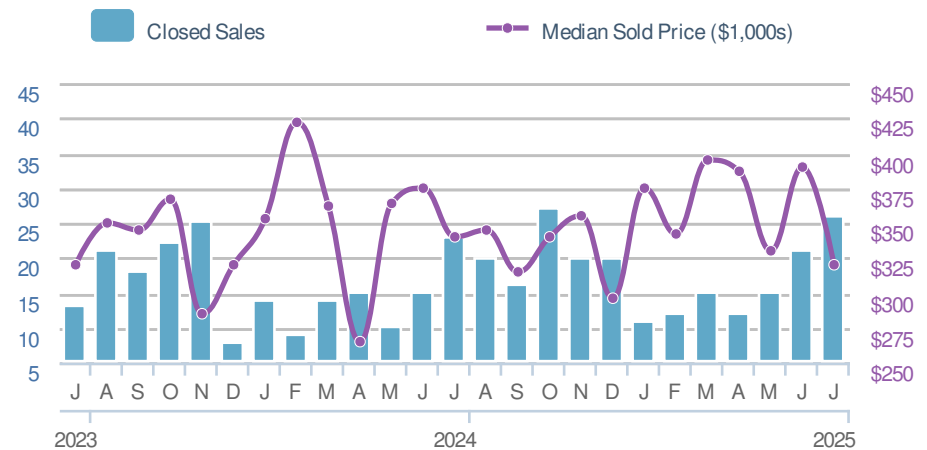
5-year Jul average: 26

**Median Sold Price****\$320,000**

↓ -17.9%    ↓ -5.9%  
from Jun 2025:    from Jul 2024:  
\$390,000    \$340,000

YTD	2025	2024	+/-
	\$356,000	\$335,000	6.3%

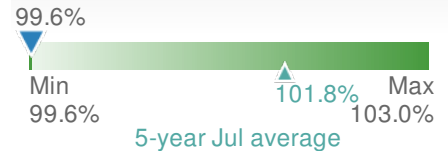
5-year Jul average: \$310,100

**Active Listings****38**

Jun 2025	Jul 2024
39	20

**Avg DOM****9**

Jun 2025	Jul 2024	YTD
13	12	21

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

Jun 2025	Jul 2024	YTD
101.1%	103.0%	99.6%

**July 2025**

## Upper Perkiomen (Montgomery, PA) - Detached

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

↓ -41.7%    ↓ -17.6%  
from Jun 2025:    from Jul 2024:  
24                    17

YTD	2025	2024	+/-
	<b>104</b>	<b>83</b>	25.3%

5-year Jul average: **19****New Pendings****22**

↑ 29.4%    ↑ 46.7%  
from Jun 2025:    from Jul 2024:  
17                    15

YTD	2025	2024	+/-
	<b>90</b>	<b>69</b>	30.4%

5-year Jul average: **20****Closed Sales****13**

↓ -7.1%    ↑ 8.3%  
from Jun 2025:    from Jul 2024:  
14                    12

YTD	2025	2024	+/-
	<b>72</b>	<b>66</b>	9.1%

5-year Jul average: **15****Median  
Sold Price****\$410,000**

↓ -16.3%    ↓ -3.5%  
from Jun 2025:    from Jul 2024:  
\$490,000    \$425,000

YTD	2025	2024	+/-
	<b>\$422,750</b>	<b>\$425,000</b>	-0.5%

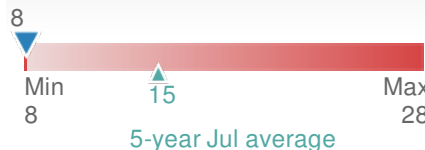
5-year Jul average: **\$382,960****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for July was \$410,000, representing a decrease of 16.3% compared to last month and a decrease of 3.5% from Jul 2024. The average days on market for units sold in July was 8 days, 47% below the 5-year July average of 15 days. There was a 29.4% month over month increase in new contract activity with 22 New Pendings; a 31.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 29; and a 21.2% decrease in supply to 26 active units.

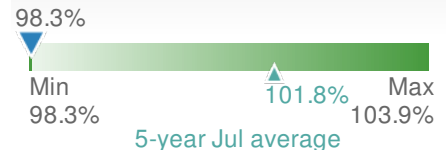
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.67 in June and a decrease from 1.13 in July 2024. The Contract Ratio is 19% lower than the 5-year July average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****26**

Jun 2025	Jul 2024
<b>33</b>	<b>15</b>

**Avg DOM****8**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>14</b>	<b>24</b>

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

Jun 2025	Jul 2024	YTD
<b>100.2%</b>	<b>103.9%</b>	<b>98.7%</b>

**July 2025**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15** **-6.3%**from Jun 2025:  
**16** **114.3%**from Jul 2024:  
**7**

YTD	2025	2024	+/-
	<b>67</b>	<b>50</b>	34.0%

5-year Jul average: **14****New Pendings****12** **-36.8%**from Jun 2025:  
**19** **71.4%**from Jul 2024:  
**7**

YTD	2025	2024	+/-
	<b>60</b>	<b>44</b>	36.4%

5-year Jul average: **12****Closed Sales****13** **85.7%**from Jun 2025:  
**7** **18.2%**from Jul 2024:  
**11**

YTD	2025	2024	+/-
	<b>50</b>	<b>39</b>	28.2%

5-year Jul average: **11****Median Sold Price****\$304,900** **5.9%**from Jun 2025:  
**\$288,000** **4.4%**from Jul 2024:  
**\$292,000**

YTD	2025	2024	+/-
	<b>\$316,225</b>	<b>\$280,000</b>	12.9%

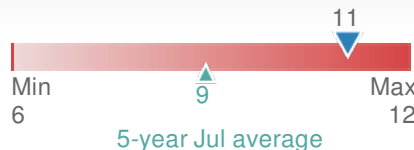
5-year Jul average: **\$289,080****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for July was \$304,900, representing an increase of 5.9% compared to last month and an increase of 4.4% from Jul 2024. The average days on market for units sold in July was 11 days, 22% above the 5-year July average of 9 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 16; and a 100% increase in supply to 12 active units.

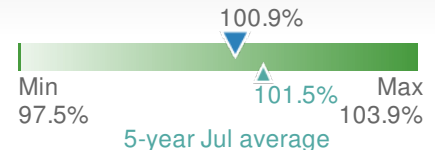
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 3.17 in June and a decrease from 2.20 in July 2024. The Contract Ratio is 55% lower than the 5-year July average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****12**

Jun 2025	Jul 2024
<b>6</b>	<b>5</b>

**Avg DOM****11**

Jun 2025	Jul 2024	YTD
<b>7</b>	<b>10</b>	<b>18</b>

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

Jun 2025	Jul 2024	YTD
<b>102.8%</b>	<b>101.9%</b>	<b>100.7%</b>

**July 2025**

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****46** **4.5%**from Jun 2025:  
**44** **12.2%**from Jul 2024:  
**41**

YTD	2025	2024	+/-
	<b>301</b>	<b>227</b>	32.6%

5-year Jul average: **45****New Pendings****48** **-9.4%**from Jun 2025:  
**53** **77.8%**from Jul 2024:  
**27**

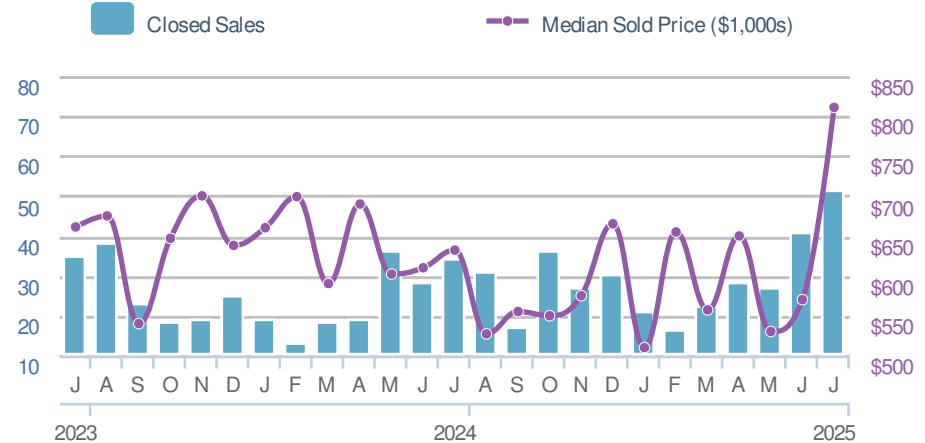
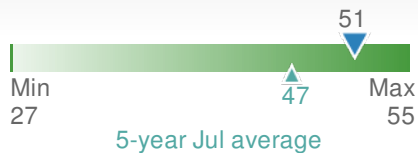
YTD	2025	2024	+/-
	<b>246</b>	<b>186</b>	32.3%

5-year Jul average: **40****Closed Sales****51** **24.4%**from Jun 2025:  
**41** **50.0%**from Jul 2024:  
**34**

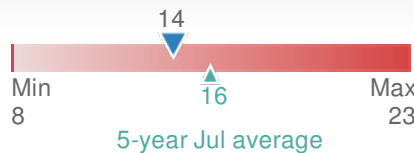
YTD	2025	2024	+/-
	<b>210</b>	<b>169</b>	24.3%

5-year Jul average: **45****Median Sold Price****\$811,000** **42.3%**from Jun 2025:  
**\$570,000** **28.3%**from Jul 2024:  
**\$632,187**

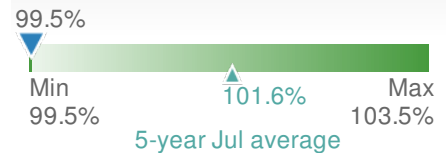
YTD	2025	2024	+/-
	<b>\$645,000</b>	<b>\$615,500</b>	4.8%

5-year Jul average: **\$652,537****Active Listings****51**

Jun 2025	Jul 2024
<b>49</b>	<b>48</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>21</b>	<b>20</b>

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

Jun 2025	Jul 2024	YTD
<b>101.9%</b>	<b>99.9%</b>	<b>100.8%</b>

**July 2025**

## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****31** **6.9%**from Jun 2025:  
**29** **24.0%**from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>189</b>	<b>145</b>	30.3%

5-year Jul average: **29****New Pendings****30** **-14.3%**from Jun 2025:  
**35** **114.3%**from Jul 2024:  
**14**

YTD	2025	2024	+/-
	<b>144</b>	<b>113</b>	27.4%

5-year Jul average: **24****Closed Sales****34** **78.9%**from Jun 2025:  
**19** **88.9%**from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>118</b>	<b>102</b>	15.7%

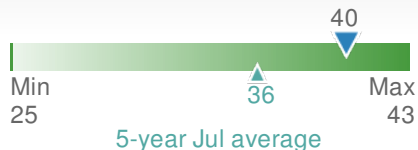
5-year Jul average: **27****Median Sold Price****\$907,500** **-0.1%**from Jun 2025:  
**\$908,100** **32.4%**from Jul 2024:  
**\$685,187**

YTD	2025	2024	+/-
	<b>\$862,000</b>	<b>\$750,000</b>	14.9%

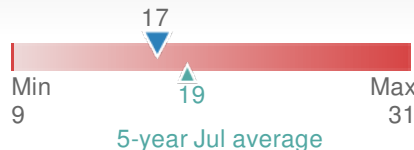
5-year Jul average: **\$774,037****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for July was \$907,500, representing a decrease of 0.1% compared to last month and an increase of 32.4% from Jul 2024. The average days on market for units sold in July was 17 days, 11% below the 5-year July average of 19 days. There was a 14.3% month over month decrease in new contract activity with 30 New Pendings; a 13.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and a 21.2% increase in supply to 40 active units.

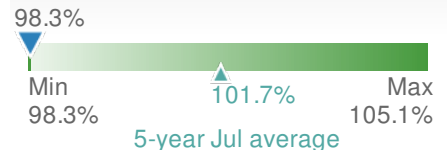
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.58 in June and an increase from 0.78 in July 2024. The Contract Ratio is 11% lower than the 5-year July average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****40**

Jun 2025	Jul 2024
<b>33</b>	<b>40</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>17</b>	<b>29</b>	<b>24</b>

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

Jun 2025	Jul 2024	YTD
<b>102.3%</b>	<b>98.7%</b>	<b>100.3%</b>

**July 2025****Wissahickon (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15**

↔ 0.0%

from Jun 2025:  
**15**

↓ -6.3%

from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>112</b>	<b>82</b>	36.6%

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

↔ 0.0%

from Jun 2025:  
**18**

↑ 38.5%

from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>102</b>	<b>73</b>	39.7%

5-year Jul average: **16****Closed Sales****17**

↓ -22.7%

from Jun 2025:  
**22**

↑ 6.3%

from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>92</b>	<b>67</b>	37.3%

5-year Jul average: **19****Median Sold Price****\$551,000**

↑ 44.4%

from Jun 2025:  
**\$381,500**

↓ -6.9%

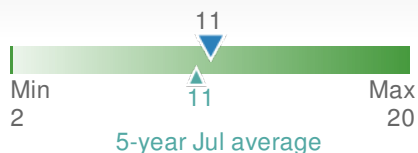
from Jul 2024:  
**\$592,000**

YTD	2025	2024	+/-
	<b>\$463,750</b>	<b>\$501,000</b>	-7.4%

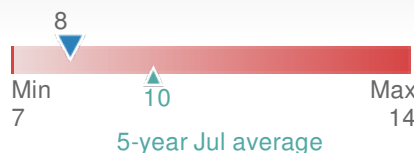
5-year Jul average: **\$513,800****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for July was \$551,000, representing an increase of 44.4% compared to last month and a decrease of 6.9% from Jul 2024. The average days on market for units sold in July was 8 days, 17% below the 5-year July average of 10 days. There was no month over month change in new contract activity with 18 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 20; and a 31.3% decrease in supply to 11 active units.

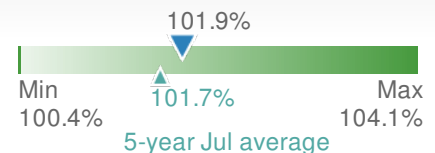
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, up from 1.13 in June and a decrease from 2.00 in July 2024. The Contract Ratio is 40% lower than the 5-year July average of 3.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****11**

Jun 2025	Jul 2024
<b>16</b>	<b>8</b>

**Avg DOM****8**

Jun 2025	Jul 2024	YTD
<b>10</b>	<b>11</b>	<b>14</b>

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

Jun 2025	Jul 2024	YTD
<b>101.6%</b>	<b>101.2%</b>	<b>101.5%</b>