

November 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

November 2025

Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings**536****↓ -36.5%**from Oct 2025:
844**↓ -6.5%**from Nov 2024:
573

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 9,816 | 9,643 | 1.8% |

5-year Nov average: **631****New Pendings****653****↓ -10.3%**from Oct 2025:
728**↓ -1.1%**from Nov 2024:
660

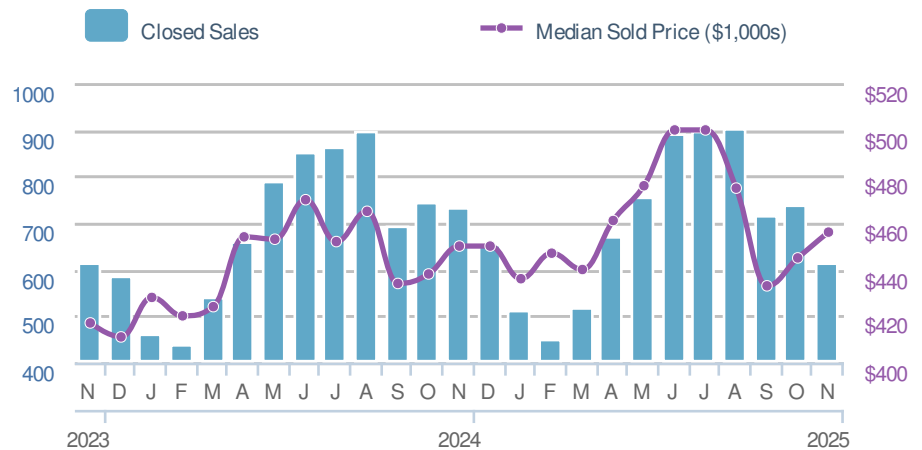
| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 8,172 | 8,269 | -1.2% |

5-year Nov average: **695****Closed Sales****610****↓ -16.9%**from Oct 2025:
734**↓ -16.6%**from Nov 2024:
731

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 7,929 | 7,887 | 0.5% |

5-year Nov average: **726****Median Sold Price****\$456,000****↑ 2.5%**from Oct 2025:
\$445,000**↑ 1.3%**from Nov 2024:
\$450,000

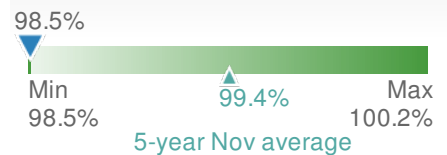
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$462,500 | \$450,000 | 2.8% |

5-year Nov average: **\$414,028****Active Listings****1,053**

| Oct 2025 | Nov 2024 |
|--------------|------------|
| 1,271 | 931 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 25 | 21 | 23 |

Avg Sold to OLP Ratio**98.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 99.0% | 99.1% | 99.8% |

November 2025

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**298** **-38.6%**from Oct 2025:
485 **-6.6%**from Nov 2024:
319

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 5,883 | 5,884 | -0.0% |

5-year Nov average: **368****New Pendings****362** **-20.6%**from Oct 2025:
456 **-5.0%**from Nov 2024:
381

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 4,998 | 4,998 | 0.0% |

5-year Nov average: **402****Closed Sales****378** **-12.5%**from Oct 2025:
432 **-12.5%**from Nov 2024:
432

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 4,856 | 4,771 | 1.8% |

5-year Nov average: **429****Median Sold Price****\$550,000** **0.0%**from Oct 2025:
\$550,000 **4.3%**from Nov 2024:
\$527,450

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$550,000 | \$525,000 | 4.8% |

5-year Nov average: **\$482,890****Summary**

In Montgomery County, PA, the median sold price for Detached properties for November was \$550,000, representing no change compared to last month and an increase of 4.3% from Nov 2024. The average days on market for units sold in November was 27 days, 23% above the 5-year November average of 22 days. There was a 20.6% month over month decrease in new contract activity with 362 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 587; and an 18.2% decrease in supply to 598 active units.

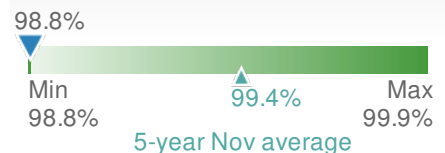
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.85 in October and a decrease from 1.12 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**598**

| Oct 2025 | Nov 2024 |
|------------|------------|
| 731 | 570 |

Avg DOM**27**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 24 | 22 | 22 |

Avg Sold to OLP Ratio**98.8%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 99.5% | 99.2% | 100.3% |

November 2025

Montgomery County, PA - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****238**

-33.5%

from Oct 2025:
358

-6.3%

from Nov 2024:
254

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 3,932 | 3,754 | 4.7% |

5-year Nov average: **262****New Pendings****291**

7.4%

from Oct 2025:
271

4.3%

from Nov 2024:
279

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 3,173 | 3,267 | -2.9% |

5-year Nov average: **293****Closed Sales****231**

-23.5%

from Oct 2025:
302

-22.2%

from Nov 2024:
297

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 3,072 | 3,112 | -1.3% |

5-year Nov average: **296****Median Sold Price****\$372,500**

7.3%

from Oct 2025:
\$347,000

0.1%

from Nov 2024:
\$372,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$365,000 | \$355,000 | 2.8% |

5-year Nov average: **\$334,890****Summary**

In Montgomery County, PA, the median sold price for Attached properties for November was \$372,500, representing an increase of 7.3% compared to last month and an increase of 0.1% from Nov 2024. The average days on market for units sold in November was 24 days, 14% above the 5-year November average of 21 days. There was a 7.4% month over month increase in new contract activity with 291 New Pendings; an 8.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 465; and a 15.7% decrease in supply to 455 active units.

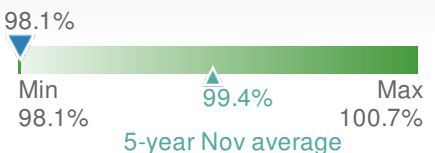
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, up from 0.80 in October and a decrease from 1.28 in November 2024. The Contract Ratio is 31% lower than the 5-year November average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**455**

| Oct 2025 | Nov 2024 |
|------------|------------|
| 540 | 361 |

Avg DOM**24**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 27 | 21 | 24 |

Avg Sold to OLP Ratio**98.1%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.4% | 99.2% | 99.1% |

November 2025

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**30**

↓ **-36.2%** ↓ **-34.8%**
from Oct 2025: **47** from Nov 2024: **46**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 610 | 611 | -0.2% |

5-year Nov average: **44****New Pendings****35**

↓ **-27.1%** ↓ **-23.9%**
from Oct 2025: **48** from Nov 2024: **46**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 533 | 562 | -5.2% |

5-year Nov average: **47****Closed Sales****42**

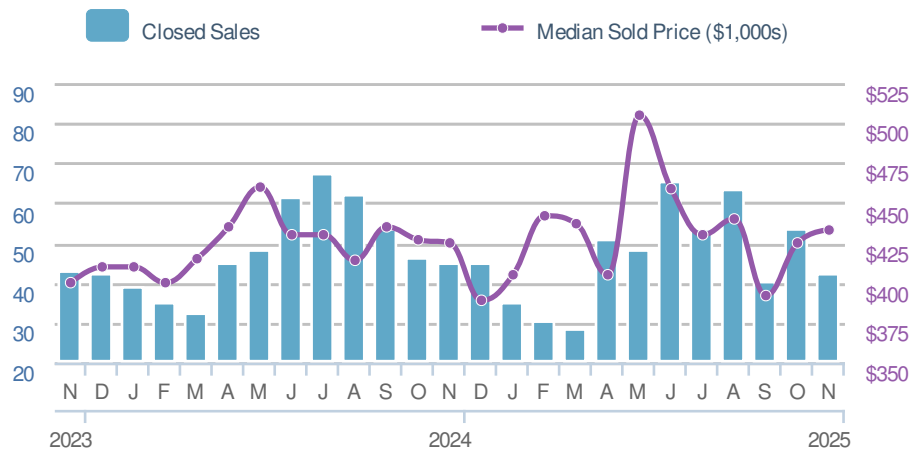
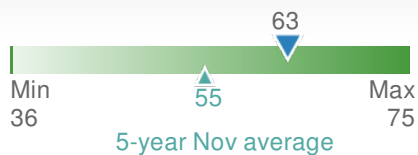
↓ **-20.8%** ↓ **-6.7%**
from Oct 2025: **53** from Nov 2024: **45**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 526 | 544 | -3.3% |

5-year Nov average: **47****Median Sold Price****\$433,500**

↑ **2.0%** ↑ **2.0%**
from Oct 2025: **\$425,000** from Nov 2024: **\$425,000**

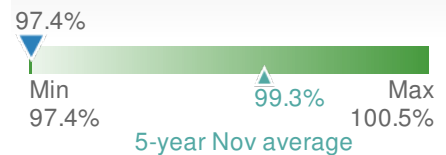
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$430,000 | \$425,000 | 1.2% |

5-year Nov average: **\$405,200****Active Listings****63**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 69 | 49 |

Avg DOM**25**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 32 | 28 | 21 |

Avg Sold to OLP Ratio**97.4%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 99.1% | 99.1% | 100.0% |



November 2025

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**25**

 **-44.4%**  **-28.6%**
 from Oct 2025: **45** from Nov 2024: **35**


| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 520 | 521 | -0.2% |

5-year Nov average: **36****New Pendings****27**

 **-37.2%**  **-18.2%**
 from Oct 2025: **43** from Nov 2024: **33**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 459 | 475 | -3.4% |

5-year Nov average: **38****Closed Sales****37**

 **-17.8%**  **-2.6%**
 from Oct 2025: **45** from Nov 2024: **38**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 454 | 467 | -2.8% |

5-year Nov average: **42****Median Sold Price****\$465,000**

 **6.7%**  **2.8%**
 from Oct 2025: **\$436,000** from Nov 2024: **\$452,500**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$450,000 | \$449,900 | 0.0% |

5-year Nov average: **\$436,700****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for November was \$465,000, representing an increase of 6.7% compared to last month and an increase of 2.8% from Nov 2024. The average days on market for units sold in November was 26 days, 33% above the 5-year November average of 20 days. There was a 37.2% month over month decrease in new contract activity with 27 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 41; and a 7.3% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.95 in October and a decrease from 1.26 in November 2024. The Contract Ratio is 40% lower than the 5-year November average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**51**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 55 | 42 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 32 | 20 | 20 |

Avg Sold to OLP Ratio**97.7%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 99.0% | 99.7% | 100.3% |

November 2025

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **150.0%**
 from Oct 2025: **2**
 **-54.5%**
 from Nov 2024: **11**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 90 | 90 | 0.0% |

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

 **60.0%**
 from Oct 2025: **5**
 **-38.5%**
 from Nov 2024: **13**



| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 74 | 87 | -14.9% |

5-year Nov average: **9****Closed Sales****5**

 **-37.5%**
 from Oct 2025: **8**
 **-28.6%**
 from Nov 2024: **7**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 72 | 77 | -6.5% |

5-year Nov average: **5****Median Sold Price****\$320,000**

 **9.4%**
 from Oct 2025: **\$292,500**
 **36.2%**
 from Nov 2024: **\$235,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$320,000 | \$292,000 | 9.6% |

5-year Nov average: **\$271,000****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for November was \$320,000, representing an increase of 9.4% compared to last month and an increase of 36.2% from Nov 2024. The average days on market for units sold in November was 21 days, 17% below the 5-year November average of 25 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 10; and a 14.3% decrease in supply to 12 active units.

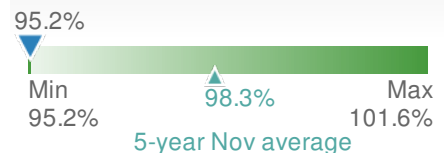
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.64 in October and a decrease from 2.14 in November 2024. The Contract Ratio is 68% lower than the 5-year November average of 2.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Oct 2025 | Nov 2024 |
|-----------|----------|
| 14 | 7 |

Avg DOM**21**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 28 | 70 | 28 |

Avg Sold to OLP Ratio**95.2%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 99.6% | 96.0% | 97.8% |

November 2025

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**19**↔ 0.0%
from Oct 2025:
19↑ 11.8%
from Nov 2024:
17

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 309 | 408 | -24.3% |

5-year Nov average: **24****New Pendings****25**↑ 31.6%
from Oct 2025:
19↔ 0.0%
from Nov 2024:
25

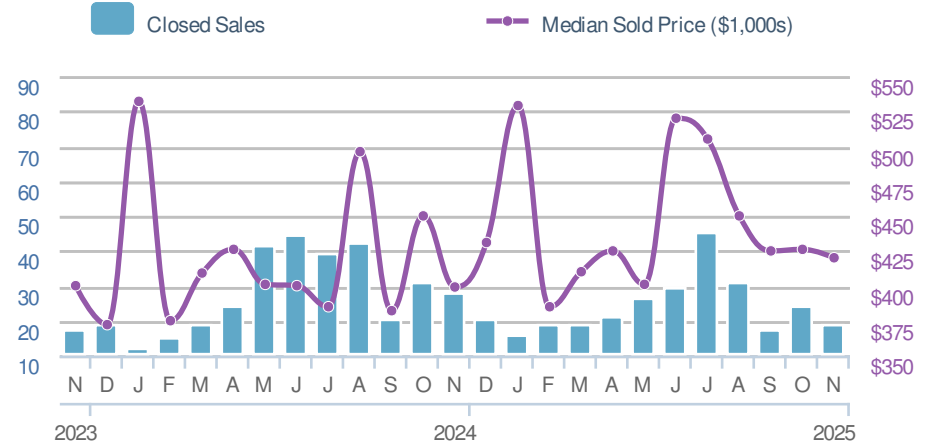
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 263 | 360 | -26.9% |

5-year Nov average: **31****Closed Sales****19**↓ -20.8%
from Oct 2025:
24↓ -32.1%
from Nov 2024:
28

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 297 | 336 | -11.6% |

5-year Nov average: **27****Median Sold Price****\$420,000**↓ -1.5%
from Oct 2025:
\$426,500↑ 5.2%
from Nov 2024:
\$399,235

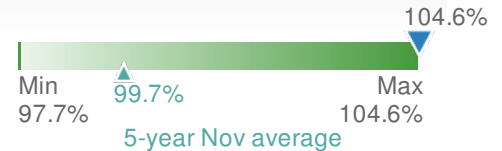
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$430,500 | \$405,000 | 6.3% |

5-year Nov average: **\$374,847****Active Listings****30**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 42 | 30 |

Avg DOM**21**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 10 | 16 | 18 |

Avg Sold to OLP Ratio**104.6%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 103.1% | 98.5% | 101.9% |

November 2025

Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **6.7%**from Oct 2025:
15 **33.3%**from Nov 2024:
12

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 255 | 259 | -1.5% |

5-year Nov average: **19****New Pendings****18** **5.9%**from Oct 2025:
17 **12.5%**from Nov 2024:
16

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 209 | 233 | -10.3% |

5-year Nov average: **23****Closed Sales****17** **0.0%**from Oct 2025:
17 **21.4%**from Nov 2024:
14

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 219 | 223 | -1.8% |

5-year Nov average: **19****Median Sold Price****\$475,000** **-25.8%**from Oct 2025:
\$640,000 **5.2%**from Nov 2024:
\$451,500

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$520,000 | \$481,199 | 8.1% |

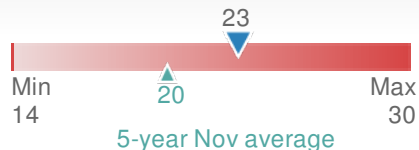
5-year Nov average: **\$403,200****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for November was \$475,000, representing a decrease of 25.8% compared to last month and an increase of 5.2% from Nov 2024. The average days on market for units sold in November was 23 days, 13% above the 5-year November average of 20 days. There was a 5.9% month over month increase in new contract activity with 18 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 20; and a 23.7% decrease in supply to 29 active units.

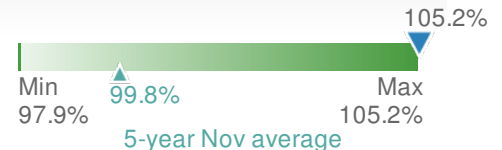
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.55 in October and a decrease from 1.16 in November 2024. The Contract Ratio is 52% lower than the 5-year November average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**29**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 38 | 25 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 13 | 16 | 21 |

Avg Sold to OLP Ratio**105.2%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 104.0% | 99.7% | 102.5% |

November 2025

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

 **-25.0%**
 from Oct 2025: **4**

 **-40.0%**
 from Nov 2024: **5**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|------------|--------|
| | 54 | 148 | -63.5% |


5-year Nov average: **5****New Pendings****7**


 **250.0%**
 from Oct 2025: **2**

 **-22.2%**
 from Nov 2024: **9**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|------------|--------|
| | 54 | 126 | -57.1% |

5-year Nov average: **8****Closed Sales****2**

 **-71.4%**
 from Oct 2025: **7**

 **-84.6%**
 from Nov 2024: **13**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|------------|--------|
| | 78 | 112 | -30.4% |

5-year Nov average: **7****Median Sold Price****\$377,450**

 **-0.7%**
 from Oct 2025: **\$380,000**

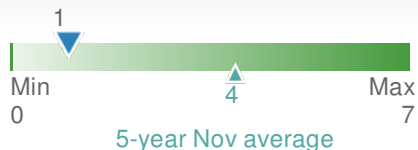
 **-5.1%**
 from Nov 2024: **\$397,690**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$368,627 | \$372,142 | -0.9% |

5-year Nov average: **\$349,421****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for November was \$377,450, representing a decrease of 0.7% compared to last month and a decrease of 5.1% from Nov 2024. The average days on market for units sold in November was 4 days, 61% below the 5-year November average of 10 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 166.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 8; and a 75% decrease in supply to 1 active units.

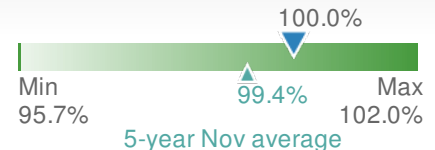
This activity resulted in a Contract Ratio of 8.00 pendings per active listing, up from 0.75 in October and an increase from 7.60 in November 2024. The Contract Ratio is 101% higher than the 5-year November average of 3.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 4 | 5 |

Avg DOM**4**

| Oct 2025 | Nov 2024 | YTD |
|----------|----------|-----------|
| 5 | 5 | 12 |

Avg Sold to OLP Ratio**100.0%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 100.9% | 99.5% | 100.2% |

November 2025

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**21** **-46.2%**from Oct 2025:
39 **0.0%**from Nov 2024:
21

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 436 | 475 | -8.2% |

5-year Nov average: **31****New Pendings****23** **-17.9%**from Oct 2025:
28 **-17.9%**from Nov 2024:
28

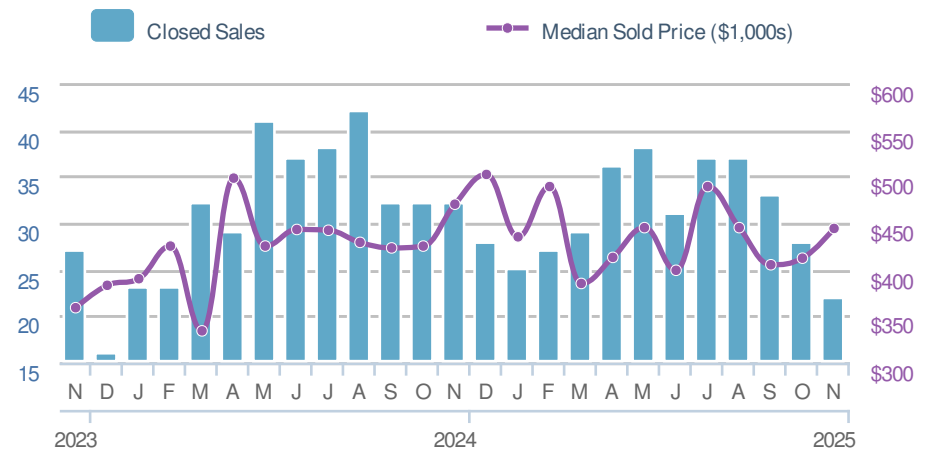
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 364 | 396 | -8.1% |

5-year Nov average: **33****Closed Sales****22** **-21.4%**from Oct 2025:
28 **-31.3%**from Nov 2024:
32

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 357 | 375 | -4.8% |

5-year Nov average: **30****Median Sold Price****\$444,500** **7.8%**from Oct 2025:
\$412,450 **-5.4%**from Nov 2024:
\$470,000

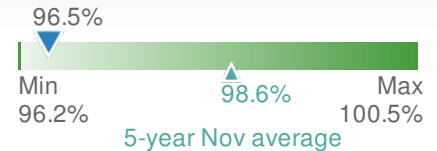
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$425,000 | \$435,000 | -2.3% |

5-year Nov average: **\$384,290****Active Listings****59**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 68 | 59 |

Avg DOM**75**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 27 | 30 | 35 |



Avg Sold to OLP Ratio**96.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.6% | 99.4% | 98.1% |

November 2025



Cheltenham (Montgomery, PA) - Detached

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

 **-48.0%**  **-13.3%**
 from Oct 2025: **25** from Nov 2024: **15**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 282 | 342 | -17.5% |

5-year Nov average: **19****New Pendings****16**

 **-15.8%**  **-27.3%**
 from Oct 2025: **19** from Nov 2024: **22**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 242 | 283 | -14.5% |

5-year Nov average: **21****Closed Sales****15**

 **-11.8%**  **-37.5%**
 from Oct 2025: **17** from Nov 2024: **24**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 241 | 263 | -8.4% |

5-year Nov average: **20****Median Sold Price****\$570,900**

 **28.3%**  **15.3%**
 from Oct 2025: **\$445,000** from Nov 2024: **\$495,200**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$480,000 | \$481,000 | -0.2% |

5-year Nov average: **\$455,520****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for November was \$570,900, representing an increase of 28.3% compared to last month and an increase of 15.3% from Nov 2024. The average days on market for units sold in November was 97 days, 169% above the 5-year November average of 36 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 13% MoM increase in All Pendings (new contracts + contracts carried over from October) to 26; and a 17.5% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.58 in October and a decrease from 1.17 in November 2024. The Contract Ratio is 36% lower than the 5-year November average of 1.24. 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**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 40 | 42 |

Avg DOM**97**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 30 | 24 | 33 |

Avg Sold to OLP Ratio**95.2%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 97.4% | 100.8% | 98.9% |


November 2025

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



New Listings**8**

 **-42.9%**
 **33.3%**

from Oct 2025: **14**
 from Nov 2024: **6**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 154 | 133 | 15.8% |

5-year Nov average: **12****New Pendings****7**

 **-22.2%**
 **16.7%**

from Oct 2025: **9**
 from Nov 2024: **6**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 122 | 113 | 8.0% |



5-year Nov average: **12****Closed Sales****7**

 **-36.4%**
 **-12.5%**

from Oct 2025: **11**
 from Nov 2024: **8**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 116 | 112 | 3.6% |

5-year Nov average: **11****Median Sold Price****\$365,000**

 **12.3%**
 **2.8%**

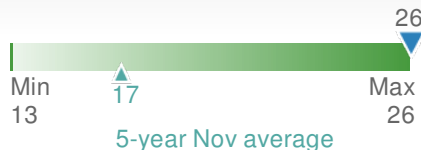
from Oct 2025: **\$325,000**
 from Nov 2024: **\$355,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$286,250 | \$299,950 | -4.6% |

5-year Nov average: **\$290,980****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for November was \$365,000, representing an increase of 12.3% compared to last month and an increase of 2.8% from Nov 2024. The average days on market for units sold in November was 26 days, 12% above the 5-year November average of 23 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 13; and a 7.1% decrease in supply to 26 active units.

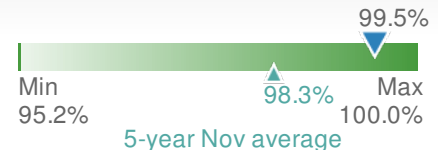
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.46 in October and a decrease from 0.53 in November 2024. The Contract Ratio is 76% lower than the 5-year November average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 28 | 17 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 23 | 49 | 37 |

Avg Sold to OLP Ratio**99.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.0% | 95.2% | 96.4% |

November 2025

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**24****↓ -38.5%**from Oct 2025:
39**↓ -33.3%**from Nov 2024:
36

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 598 | 603 | -0.8% |

5-year Nov average: **33****New Pendings****41****↑ 20.6%**from Oct 2025:
34**↔ 0.0%**from Nov 2024:
41

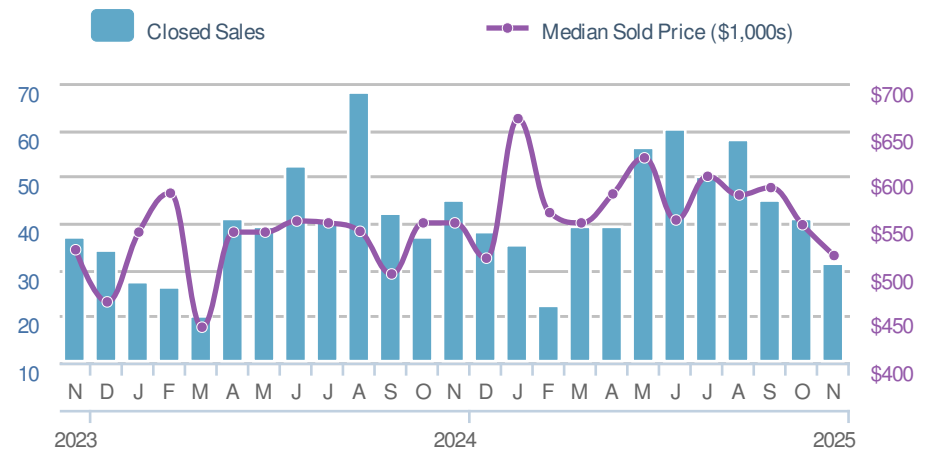
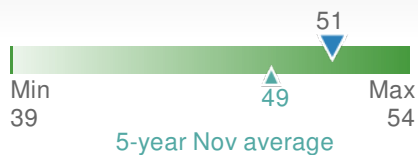
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 487 | 498 | -2.2% |

5-year Nov average: **40****Closed Sales****31****↓ -24.4%**from Oct 2025:
41**↓ -31.1%**from Nov 2024:
45

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 489 | 452 | 8.2% |

5-year Nov average: **39****Median Sold Price****\$515,000****↓ -6.1%**from Oct 2025:
\$548,540**↓ -6.4%**from Nov 2024:
\$550,000

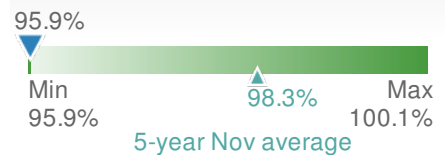
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$579,500 | \$545,000 | 6.3% |

5-year Nov average: **\$485,600****Active Listings****51**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 77 | 54 |

Avg DOM**36**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 19 | 26 | 27 |

Avg Sold to OLP Ratio**95.9%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 100.0% | 99.8% | 100.4% |

November 2025



Colonial (Montgomery, PA) - Detached

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

 **-50.0%**  **-26.7%**
 from Oct 2025: **22** from Nov 2024: **15**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 309 | 313 | -1.3% |

5-year Nov average: **14****New Pendings****24**

 **41.2%**  **0.0%**
 from Oct 2025: **17** from Nov 2024: **24**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 257 | 261 | -1.5% |

5-year Nov average: **20****Closed Sales****13**

 **-18.8%**  **-45.8%**
 from Oct 2025: **16** from Nov 2024: **24**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 251 | 249 | 0.8% |

5-year Nov average: **18****Median Sold Price****\$750,000**

 **29.3%**  **11.1%**
 from Oct 2025: **\$580,000** from Nov 2024: **\$675,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$660,000 | \$633,000 | 4.3% |

5-year Nov average: **\$591,200****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for November was \$750,000, representing an increase of 29.3% compared to last month and an increase of 11.1% from Nov 2024. The average days on market for units sold in November was 33 days, 20% above the 5-year November average of 27 days. There was a 41.2% month over month increase in new contract activity with 24 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 40; and a 40% decrease in supply to 27 active units.

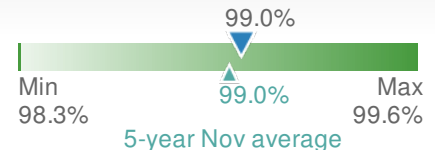
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 0.67 in October and no change from November 2024. The Contract Ratio is 17% higher than the 5-year November average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**27**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 45 | 29 |

Avg DOM**33**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 19 | 38 | 28 |

Avg Sold to OLP Ratio**99.0%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.4% | 99.6% | 99.8% |

November 2025



Colonial (Montgomery, PA) - Attached

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

 **-23.5%**  **-38.1%**
 from Oct 2025: **17** from Nov 2024: **21**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 289 | 290 | -0.3% |

5-year Nov average: **18****New Pendings****17**

 **0.0%**  **0.0%**
 from Oct 2025: **17** from Nov 2024: **17**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 230 | 237 | -3.0% |

5-year Nov average: **21****Closed Sales****18**

 **-28.0%**  **-14.3%**
 from Oct 2025: **25** from Nov 2024: **21**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 238 | 203 | 17.2% |

5-year Nov average: **20****Median Sold Price****\$460,000**

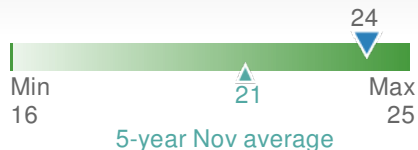
 **-15.6%**  **1.1%**
 from Oct 2025: **\$545,000** from Nov 2024: **\$455,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$517,500 | \$465,000 | 11.3% |

5-year Nov average: **\$427,890****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for November was \$460,000, representing a decrease of 15.6% compared to last month and an increase of 1.1% from Nov 2024. The average days on market for units sold in November was 39 days, 84% above the 5-year November average of 21 days. There was no month over month change in new contract activity with 17 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 39; and a 25% decrease in supply to 24 active units.

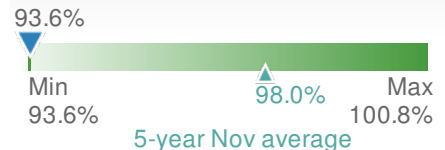
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.31 in October and a decrease from 2.36 in November 2024. The Contract Ratio is 12% lower than the 5-year November average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 32 | 25 |

Avg DOM**39**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 19 | 12 | 25 |

Avg Sold to OLP Ratio**93.6%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|---------------|---------------|
| 101.7% | 100.1% | 101.0% |

November 2025

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**23**

↓ -23.3% ↑ 43.8%
from Oct 2025: from Nov 2024:
30 16

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 360 | 370 | -2.7% |

5-year Nov average: **23****New Pendings****23**

↓ -23.3% ↓ -8.0%
from Oct 2025: from Nov 2024:
30 25

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 315 | 323 | -2.5% |

5-year Nov average: **25****Closed Sales****18**

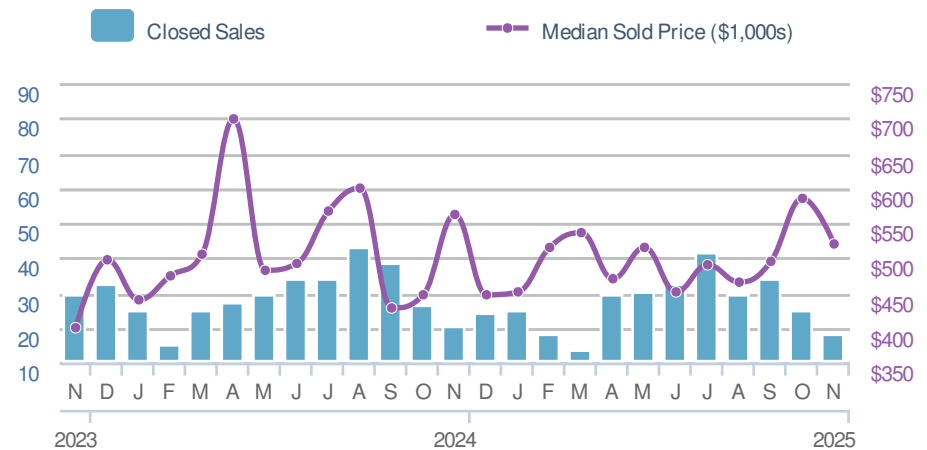
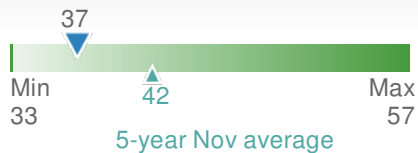
↓ -28.0% ↓ -10.0%
from Oct 2025: from Nov 2024:
25 20

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 305 | 324 | -5.9% |

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

↓ -11.1% ↓ -7.6%
from Oct 2025: from Nov 2024:
\$585,000 \$562,500

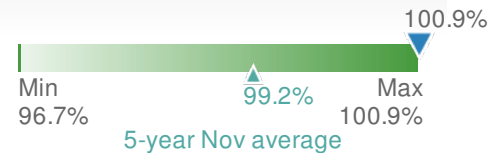
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$490,000 | \$511,000 | -4.1% |

5-year Nov average: **\$441,500****Active Listings****37**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 38 | 37 |

Avg DOM**19**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 20 | 24 | 27 |



Avg Sold to OLP Ratio**100.9%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 99.9% | 99.8% | 99.3% |

November 2025



Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**

 **-21.1%**
 **114.3%**
 from Oct 2025: **19** from Nov 2024: **7**


| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 234 | 239 | -2.1% |

5-year Nov average: **15****New Pendings****14**

 **-39.1%**
 **-12.5%**
 from Oct 2025: **23** from Nov 2024: **16**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 209 | 209 | 0.0% |

5-year Nov average: **16****Closed Sales****15**

 **-28.6%**
 **7.1%**
 from Oct 2025: **21** from Nov 2024: **14**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 204 | 214 | -4.7% |

5-year Nov average: **16****Median Sold Price****\$580,000**

 **-2.5%**
 **-14.1%**
 from Oct 2025: **\$595,000** from Nov 2024: **\$675,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$590,000 | \$590,000 | 0.0% |

5-year Nov average: **\$539,000****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for November was \$580,000, representing a decrease of 2.5% compared to last month and a decrease of 14.1% from Nov 2024. The average days on market for units sold in November was 13 days, 36% below the 5-year November average of 20 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 4.5% increase in supply to 23 active units.

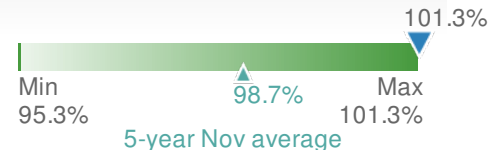
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.18 in October and a decrease from 1.24 in November 2024. The Contract Ratio is 7% lower than the 5-year November average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**23**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 22 | 21 |

Avg DOM**13**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 20 | 23 | 25 |

Avg Sold to OLP Ratio**101.3%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 99.7% | 100.2% | 99.7% |

November 2025

Hatboro-Horsham (Montgomery, PA) - Attached


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


 **-27.3%**
 from Oct 2025: **11**

 **-11.1%**
 from Nov 2024: **9**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 126 | 131 | -3.8% |

5-year Nov average: **9****New Pending****9**

 **28.6%**
 from Oct 2025: **7**

 **0.0%**
 from Nov 2024: **9**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 106 | 114 | -7.0% |

5-year Nov average: **9****Closed Sales****3**

 **-25.0%**
 from Oct 2025: **4**

 **-50.0%**
 from Nov 2024: **6**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 101 | 110 | -8.2% |

5-year Nov average: **9****Median
Sold Price****\$390,000**

 **-2.5%**
 from Oct 2025: **\$400,000**

 **-4.5%**
 from Nov 2024: **\$408,500**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$385,000 | \$385,000 | 0.0% |

5-year Nov average: **\$358,700****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for November was \$390,000, representing a decrease of 2.5% compared to last month and a decrease of 4.5% from Nov 2024. The average days on market for units sold in November was 50 days, 117% above the 5-year November average of 23 days. There was a 28.6% month over month increase in new contract activity with 9 New Pending; a 37.5% MoM increase in All Pending (new contracts + contracts carried over from October) to 22; and a 12.5% decrease in supply to 14 active units.

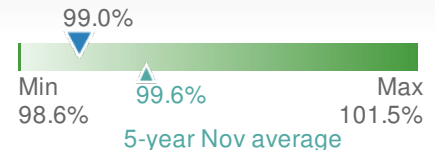
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.00 in October and an increase from 0.94 in November 2024. The Contract Ratio is 29% higher than the 5-year November average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**14**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 16 | 16 |

Avg DOM**50**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 18 | 26 | 30 |

**Avg Sold to
OLP Ratio****99.0%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|--------------|
| 101.3% | 98.9% | 98.5% |

November 2025

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**53****↓ -32.9%**from Oct 2025:
79**↑ 39.5%**from Nov 2024:
38

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 865 | 790 | 9.5% |

5-year Nov average: **48****New Pendings****53****↓ -22.1%**from Oct 2025:
68**↑ 12.8%**from Nov 2024:
47

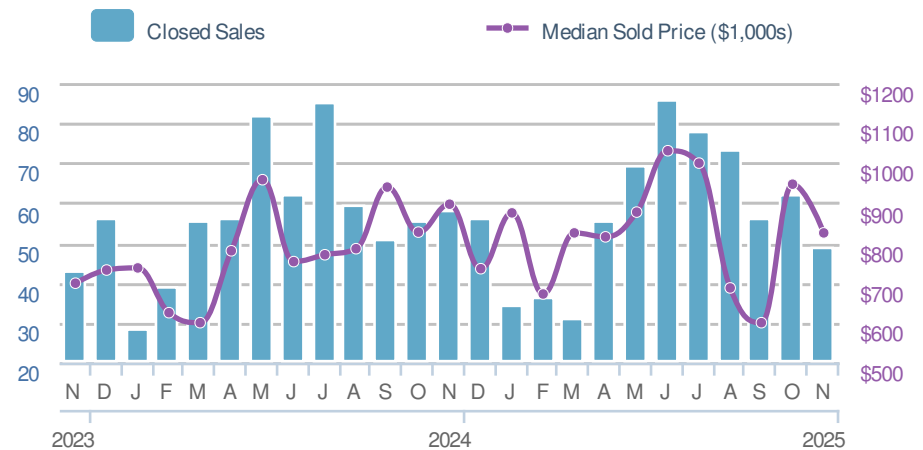
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 682 | 666 | 2.4% |

5-year Nov average: **51****Closed Sales****49****↓ -21.0%**from Oct 2025:
62**↓ -15.5%**from Nov 2024:
58

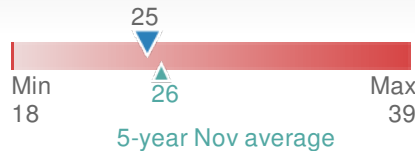
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 647 | 641 | 0.9% |

5-year Nov average: **57****Median Sold Price****\$825,000****↓ -12.9%**from Oct 2025:
\$947,500**↓ -8.1%**from Nov 2024:
\$897,500

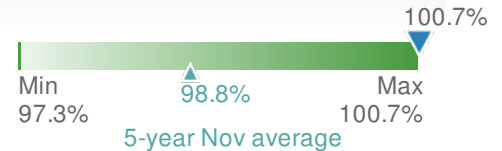
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$850,000 | \$795,000 | 6.9% |

5-year Nov average: **\$730,380****Active Listings****110**

| Oct 2025 | Nov 2024 |
|------------|-----------|
| 115 | 83 |

Avg DOM**25**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 37 | 25 | 28 |

Avg Sold to OLP Ratio**100.7%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 98.0% | 97.6% | 100.1% |

November 2025



Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26**

 **-31.6%**  **44.4%**
 from Oct 2025: **38** from Nov 2024: **18**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 492 | 499 | -1.4% |

5-year Nov average: **27****New Pending****28**

 **-20.0%**  **7.7%**
 from Oct 2025: **35** from Nov 2024: **26**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 402 | 402 | 0.0% |

5-year Nov average: **31****Closed Sales****28**

 **-26.3%**  **-24.3%**
 from Oct 2025: **38** from Nov 2024: **37**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 393 | 380 | 3.4% |

5-year Nov average: **34****Median Sold Price****\$1,175,000**

 **-7.0%**  **14.1%**
 from Oct 2025: **\$1,263,500** from Nov 2024: **\$1,030,000**

| YTD | 2025 | 2024 | +/- |
|-----|--------------------|--------------------|------|
| | \$1,175,000 | \$1,100,000 | 6.8% |

5-year Nov average: **\$908,700****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for November was \$1,175,000, representing a decrease of 7% compared to last month and an increase of 14.1% from Nov 2024. The average days on market for units sold in November was 19 days, 19% below the 5-year November average of 23 days. There was a 20% month over month decrease in new contract activity with 28 New Pending; an 8.5% MoM decrease in All Pending (new contracts + contracts carried over from October) to 43; and a 4.3% decrease in supply to 45 active units.

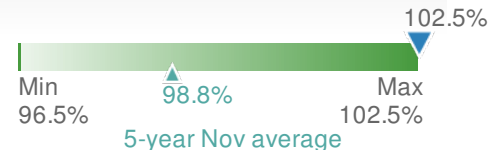
This activity resulted in a Contract Ratio of 0.96 pending per active listing, down from 1.00 in October and a decrease from 1.04 in November 2024. The Contract Ratio is 10% higher than the 5-year November average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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**45**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 47 | 52 |

Avg DOM**19**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 23 | 26 | 23 |

Avg Sold to OLP Ratio**102.5%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 101.6% | 96.5% | 101.7% |

November 2025

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27** **-34.1%**from Oct 2025:
41 **35.0%**from Nov 2024:
20

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 373 | 291 | 28.2% |

5-year Nov average: **22****New Pendings****25** **-24.2%**from Oct 2025:
33 **19.0%**from Nov 2024:
21

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 280 | 264 | 6.1% |

5-year Nov average: **20****Closed Sales****21** **-12.5%**from Oct 2025:
24 **0.0%**from Nov 2024:
21

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 254 | 261 | -2.7% |

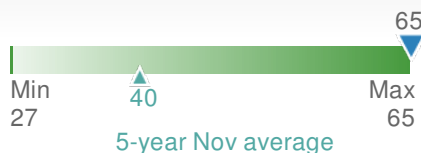
5-year Nov average: **23****Median Sold Price****\$360,000** **37.8%**from Oct 2025:
\$261,250 **-20.0%**from Nov 2024:
\$450,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$355,000 | \$375,000 | -5.3% |

5-year Nov average: **\$370,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for November was \$360,000, representing an increase of 37.8% compared to last month and a decrease of 20% from Nov 2024. The average days on market for units sold in November was 33 days, 7% above the 5-year November average of 31 days. There was a 24.2% month over month decrease in new contract activity with 25 New Pendings; a 7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 46; and a 4.4% decrease in supply to 65 active units.

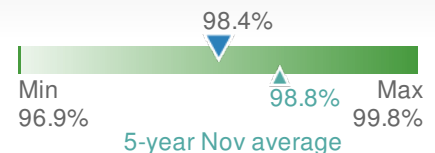
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.63 in October and a decrease from 0.87 in November 2024. The Contract Ratio is 21% lower than the 5-year November average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**65**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 68 | 31 |

Avg DOM**33**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 60 | 24 | 34 |

Avg Sold to OLP Ratio**98.4%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 92.2% | 99.7% | 97.5% |

November 2025

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**10**

↓ -47.4% ↓ -60.0%
from Oct 2025: from Nov 2024:
19 25

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 297 | 364 | -18.4% |

5-year Nov average: **20****New Pendings****15**

↓ -25.0% ↓ -16.7%
from Oct 2025: from Nov 2024:
20 18

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 268 | 289 | -7.3% |

5-year Nov average: **21****Closed Sales****22**

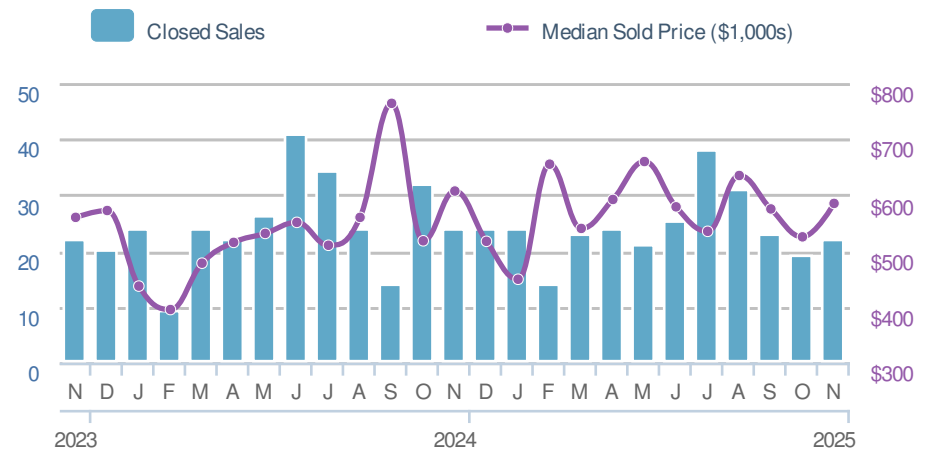
↑ 15.8% ↓ -8.3%
from Oct 2025: from Nov 2024:
19 24

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 276 | 282 | -2.1% |

5-year Nov average: **25****Median Sold Price****\$585,000**

↑ 11.4% ↓ -3.7%
from Oct 2025: from Nov 2024:
\$525,000 \$607,500

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$580,000 | \$530,650 | 9.3% |

5-year Nov average: **\$528,900****Active Listings****31**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 43 | 53 |

Avg DOM**18**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 32 | 23 | 26 |

Avg Sold to OLP Ratio**96.6%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 96.3% | 100.4% | 99.0% |


November 2025**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**


 **-70.6%**
 from Oct 2025: **17**

 **-75.0%**
 from Nov 2024: **20**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 242 | 295 | -18.0% |

5-year Nov average: **14****New Pendings****10**

 **-37.5%**
 from Oct 2025: **16**

 **-9.1%**
 from Nov 2024: **11**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 217 | 224 | -3.1% |


5-year Nov average: **13****Closed Sales****15**


 **15.4%**
 from Oct 2025: **13**

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

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 220 | 217 | 1.4% |

5-year Nov average: **18****Median Sold Price****\$720,000**

 **-7.1%**
 from Oct 2025: **\$775,000**

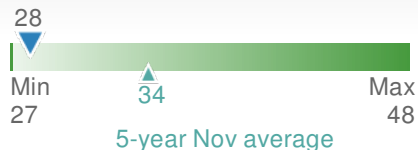
 **10.5%**
 from Nov 2024: **\$651,500**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$610,000 | \$570,000 | 7.0% |

5-year Nov average: **\$569,300****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for November was \$720,000, representing a decrease of 7.1% compared to last month and an increase of 10.5% from Nov 2024. The average days on market for units sold in November was 23 days, 14% below the 5-year November average of 27 days. There was a 37.5% month over month decrease in new contract activity with 10 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 28.2% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.74 in October and an increase from 0.54 in November 2024. The Contract Ratio is the same as the 5-year November average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**28**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 39 | 48 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 40 | 27 | 27 |

Avg Sold to OLP Ratio**93.6%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 95.1% | 99.1% | 99.0% |

November 2025

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**5** **150.0%**

from Oct 2025:

2 **0.0%**

from Nov 2024:

5

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 55 | 69 | -20.3% |

5-year Nov average: **5****New Pendings****5** **25.0%**

from Oct 2025:

4 **-28.6%**

from Nov 2024:

7

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 51 | 65 | -21.5% |

5-year Nov average: **8****Closed Sales****7** **16.7%**

from Oct 2025:

6 **40.0%**

from Nov 2024:

5

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 56 | 65 | -13.8% |

5-year Nov average: **7****Median Sold Price****\$460,000** **-1.6%**

from Oct 2025:

\$467,450 **-20.0%**

from Nov 2024:

\$575,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$477,450 | \$464,700 | 2.7% |

5-year Nov average: **\$511,798****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for November was \$460,000, representing a decrease of 1.6% compared to last month and a decrease of 20% from Nov 2024. The average days on market for units sold in November was 7 days, 72% below the 5-year November average of 25 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and a 25% decrease in supply to 3 active units.

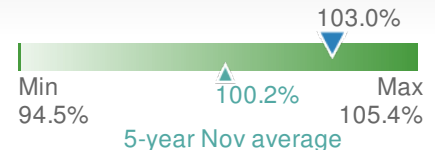
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.00 in October and a decrease from 1.80 in November 2024. The Contract Ratio is 57% lower than the 5-year November average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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**3**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 4 | 5 |

Avg DOM**7**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 15 | 10 | 23 |

Avg Sold to OLP Ratio**103.0%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 99.1% | 105.4% | 98.8% |

November 2025

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**50****↓ -23.1%**from Oct 2025:
65**↓ -2.0%**from Nov 2024:
51

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 744 | 733 | 1.5% |

5-year Nov average: **52****New Pendings****50****↑ 6.4%**from Oct 2025:
47**↓ -26.5%**from Nov 2024:
68

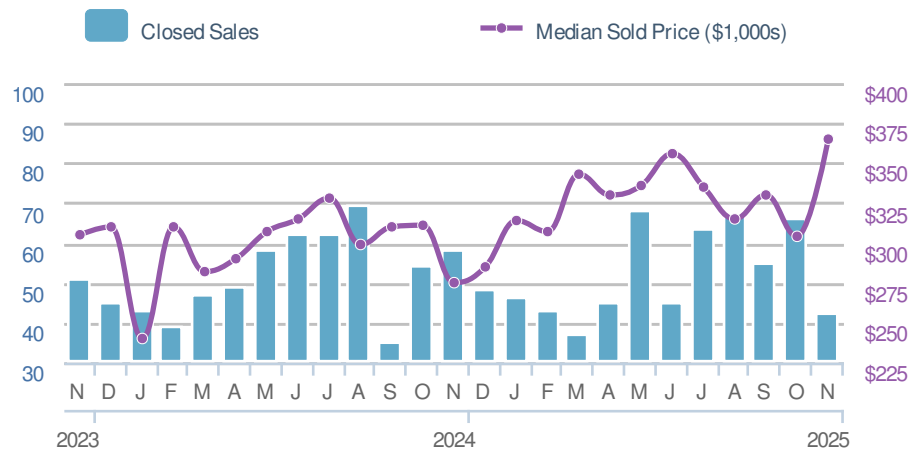
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 625 | 632 | -1.1% |

5-year Nov average: **62****Closed Sales****42****↓ -36.4%**from Oct 2025:
66**↓ -27.6%**from Nov 2024:
58

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 610 | 600 | 1.7% |

5-year Nov average: **60****Median Sold Price****\$365,000****↑ 20.1%**from Oct 2025:
\$304,000**↑ 32.7%**from Nov 2024:
\$275,000

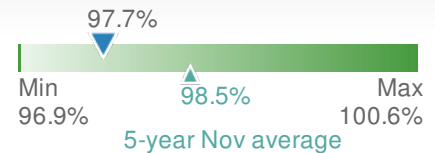
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$325,000 | \$300,000 | 8.3% |

5-year Nov average: **\$285,000****Active Listings****74**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 77 | 70 |

Avg DOM**30**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 21 | 22 | 24 |

Avg Sold to OLP Ratio**97.7%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.4% | 96.9% | 99.1% |

November 2025

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **11.8%**from Oct 2025:
17 **5.6%**from Nov 2024:
18

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 231 | 255 | -9.4% |

5-year Nov average: **18****New Pendings****14** **-12.5%**from Oct 2025:
16 **-33.3%**from Nov 2024:
21

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 218 | 217 | 0.5% |

5-year Nov average: **20****Closed Sales****16** **-15.8%**from Oct 2025:
19 **-5.9%**from Nov 2024:
17

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 223 | 203 | 9.9% |

5-year Nov average: **20****Median
Sold Price****\$425,010** **3.7%**from Oct 2025:
\$410,000 **21.4%**from Nov 2024:
\$350,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$426,000 | \$400,000 | 6.5% |

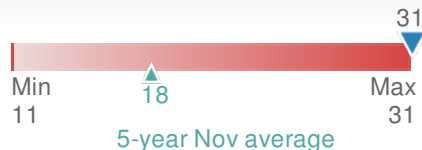
5-year Nov average: **\$381,492****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for November was \$425,010, representing an increase of 3.7% compared to last month and an increase of 21.4% from Nov 2024. The average days on market for units sold in November was 31 days, 70% above the 5-year November average of 18 days. There was a 12.5% month over month decrease in new contract activity with 14 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 17; and a 25% increase in supply to 20 active units.

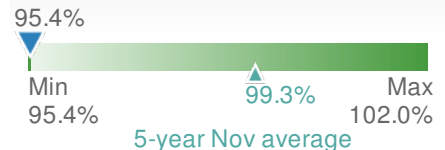
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.38 in October and a decrease from 1.00 in November 2024. The Contract Ratio is 40% lower than the 5-year November average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**20**

| | |
|-----------|-----------|
| Oct 2025 | Nov 2024 |
| 16 | 26 |

Avg DOM**31**

| | | |
|-----------|-----------|-----------|
| Oct 2025 | Nov 2024 | YTD |
| 20 | 15 | 21 |

**Avg Sold to
OLP Ratio****95.4%**

| | | |
|---------------|--------------|---------------|
| Oct 2025 | Nov 2024 | YTD |
| 100.9% | 97.9% | 100.4% |

November 2025

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **-35.4%**from Oct 2025:
48 **-6.1%**from Nov 2024:
33

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 513 | 477 | 7.5% |

5-year Nov average: **33****New Pendings****36** **16.1%**from Oct 2025:
31 **-23.4%**from Nov 2024:
47

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 407 | 414 | -1.7% |

5-year Nov average: **42****Closed Sales****26** **-44.7%**from Oct 2025:
47 **-35.0%**from Nov 2024:
40

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 387 | 396 | -2.3% |

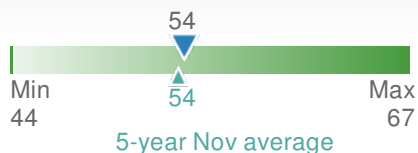
5-year Nov average: **40****Median Sold Price****\$290,000** **15.8%**from Oct 2025:
\$250,500 **13.5%**from Nov 2024:
\$255,500

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$275,500 | \$260,000 | 6.0% |

5-year Nov average: **\$242,300****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for November was \$290,000, representing an increase of 15.8% compared to last month and an increase of 13.5% from Nov 2024. The average days on market for units sold in November was 30 days, 22% above the 5-year November average of 25 days. There was a 16.1% month over month increase in new contract activity with 36 New Pendings; a 2.9% MoM increase in All Pendings (new contracts + contracts carried over from October) to 70; and an 11.5% decrease in supply to 54 active units.

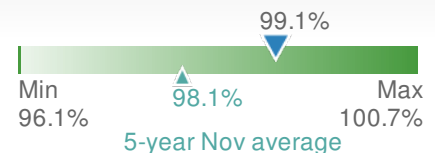
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.11 in October and a decrease from 1.41 in November 2024. The Contract Ratio is 2% higher than the 5-year November average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**54**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 61 | 44 |

Avg DOM**30**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 21 | 25 | 26 |

Avg Sold to OLP Ratio**99.1%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.3% | 96.5% | 98.4% |

November 2025

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**76****↓ -29.6%**from Oct 2025:
108**↑ 61.7%**from Nov 2024:
47

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 1,120 | 1,102 | 1.6% |

5-year Nov average: **66****New Pendings****84****↓ -6.7%**from Oct 2025:
90**↑ 12.0%**from Nov 2024:
75

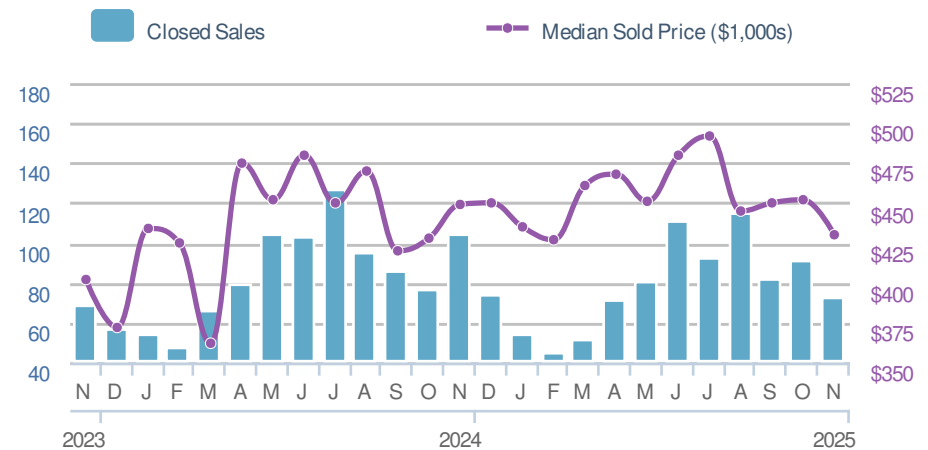
| YTD | 2025 | 2024 | +/- |
|-----|------------|--------------|-------|
| | 945 | 1,009 | -6.3% |

5-year Nov average: **77****Closed Sales****72****↓ -20.9%**from Oct 2025:
91**↓ -30.8%**from Nov 2024:
104

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 887 | 963 | -7.9% |

5-year Nov average: **86****Median Sold Price****\$430,000****↓ -4.9%**from Oct 2025:
\$452,000**↓ -4.2%**from Nov 2024:
\$449,000

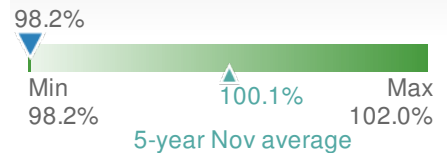
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$455,000 | \$445,500 | 2.1% |

5-year Nov average: **\$409,790****Active Listings****127**

| Oct 2025 | Nov 2024 |
|------------|-----------|
| 134 | 62 |

Avg DOM**19**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 23 | 20 | 19 |

Avg Sold to OLP Ratio**98.2%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 99.1% | 99.4% | 99.9% |

November 2025

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**39** **-33.9%**from Oct 2025:
59 **56.0%**from Nov 2024:
25

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 611 | 587 | 4.1% |

5-year Nov average: **36****New Pendings****38** **-26.9%**from Oct 2025:
52 **-9.5%**from Nov 2024:
42

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 510 | 547 | -6.8% |

5-year Nov average: **41****Closed Sales****41** **-21.2%**from Oct 2025:
52 **-33.9%**from Nov 2024:
62

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 472 | 526 | -10.3% |

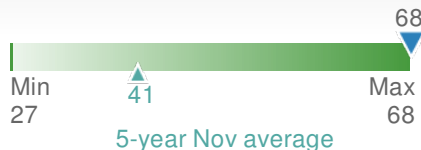
5-year Nov average: **50****Median Sold Price****\$530,000** **0.0%**from Oct 2025:
\$530,000 **10.4%**from Nov 2024:
\$480,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$550,000 | \$515,000 | 6.8% |

5-year Nov average: **\$463,800****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for November was \$530,000, representing no change compared to last month and an increase of 10.4% from Nov 2024. The average days on market for units sold in November was 19 days, 17% above the 5-year November average of 16 days. There was a 26.9% month over month decrease in new contract activity with 38 New Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 67; and a 4.2% decrease in supply to 68 active units.

This activity resulted in a Contract Ratio of 0.99 pendings per active listing, down from 1.01 in October and a decrease from 2.07 in November 2024. The Contract Ratio is 46% lower than the 5-year November average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**68**

| | |
|-----------|-----------|
| Oct 2025 | Nov 2024 |
| 71 | 29 |

Avg DOM**19**

| | | |
|-----------|-----------|-----------|
| Oct 2025 | Nov 2024 | YTD |
| 16 | 19 | 17 |

Avg Sold to OLP Ratio**99.1%**

| | | |
|---------------|--------------|---------------|
| Oct 2025 | Nov 2024 | YTD |
| 100.7% | 99.4% | 100.2% |

November 2025

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**37** **-24.5%**from Oct 2025:
49 **68.2%**from Nov 2024:
22

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 509 | 515 | -1.2% |

5-year Nov average: **30****New Pendings****46** **21.1%**from Oct 2025:
38 **39.4%**from Nov 2024:
33

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 435 | 462 | -5.8% |

5-year Nov average: **36****Closed Sales****31** **-20.5%**from Oct 2025:
39 **-26.2%**from Nov 2024:
42

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 415 | 437 | -5.0% |

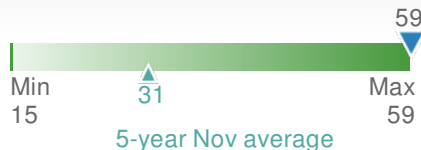
5-year Nov average: **36****Median
Sold Price****\$372,500** **-13.4%**from Oct 2025:
\$430,000 **-10.0%**from Nov 2024:
\$414,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$395,000 | \$389,720 | 1.4% |

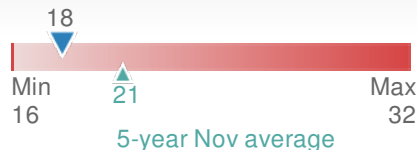
5-year Nov average: **\$351,800****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for November was \$372,500, representing a decrease of 13.4% compared to last month and a decrease of 10% from Nov 2024. The average days on market for units sold in November was 18 days, 13% below the 5-year November average of 21 days. There was a 21.1% month over month increase in new contract activity with 46 New Pendings; a 26.5% MoM increase in All Pendings (new contracts + contracts carried over from October) to 62; and a 6.3% decrease in supply to 59 active units.

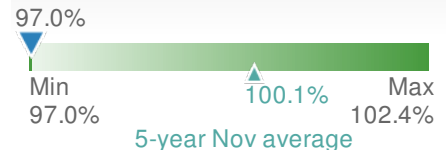
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.78 in October and a decrease from 1.55 in November 2024. The Contract Ratio is 56% lower than the 5-year November average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**59**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 63 | 33 |

Avg DOM**18**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 32 | 21 | 20 |

**Avg Sold to
OLP Ratio****97.0%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 96.9% | 99.4% | 99.6% |

November 2025

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**14**

↓ **-60.0%**
from Oct 2025:
35

↓ **-26.3%**
from Nov 2024:
19

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 436 | 387 | 12.7% |

5-year Nov average: **25****New Pendings****19**

↓ **-29.6%**
from Oct 2025:
27

↓ **-5.0%**
from Nov 2024:
20

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 357 | 350 | 2.0% |

5-year Nov average: **27****Closed Sales****25**

↓ **-16.7%**
from Oct 2025:
30

↓ **-34.2%**
from Nov 2024:
38

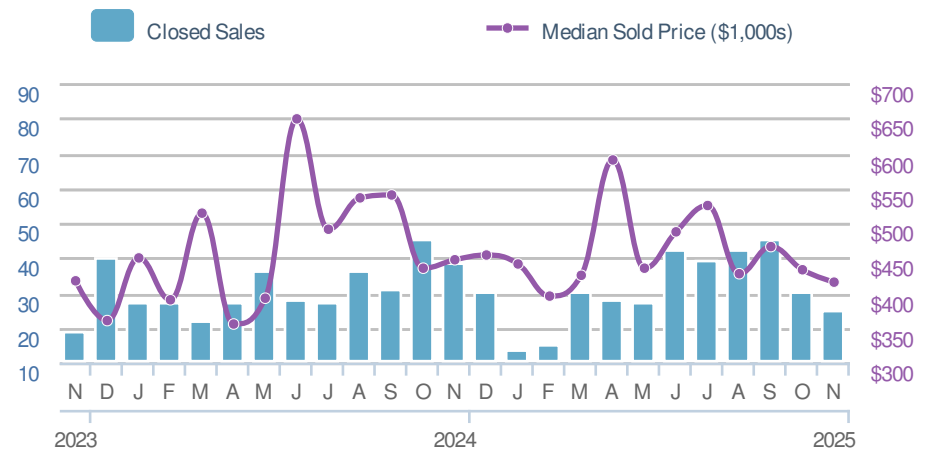
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 344 | 352 | -2.3% |

5-year Nov average: **31****Median Sold Price****\$415,000**

↓ **-4.3%**
from Oct 2025:
\$433,500

↓ **-7.2%**
from Nov 2024:
\$447,000

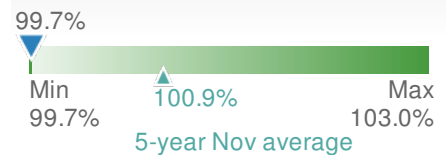
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$460,500 | \$455,000 | 1.2% |

5-year Nov average: **\$391,200****Active Listings****56**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 61 | 36 |

Avg DOM**21**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 37 | 28 | 22 |

Avg Sold to OLP Ratio**99.7%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 99.2% | 99.9% | 100.3% |

November 2025

Perkiomen Valley (Montgomery, PA) - Detached


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


 **-60.9%**
 from Oct 2025: **23**

 **-30.8%**
 from Nov 2024: **13**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 286 | 233 | 22.7% |

5-year Nov average: **15****New Pendings****14**

 **-12.5%**
 from Oct 2025: **16**

 **27.3%**
 from Nov 2024: **11**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 226 | 212 | 6.6% |


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


 **-6.3%**
 from Oct 2025: **16**

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

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 218 | 217 | 0.5% |

5-year Nov average: **16****Median Sold Price****\$596,175**

 **-19.4%**
 from Oct 2025: **\$740,000**

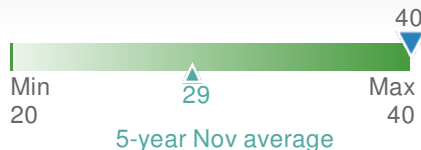
 **5.5%**
 from Nov 2024: **\$565,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$609,500 | \$573,000 | 6.4% |

5-year Nov average: **\$524,725****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for November was \$596,175, representing a decrease of 19.4% compared to last month and an increase of 5.5% from Nov 2024. The average days on market for units sold in November was 22 days, 12% below the 5-year November average of 25 days. There was a 12.5% month over month decrease in new contract activity with 14 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 24; and a 9.1% decrease in supply to 40 active units.

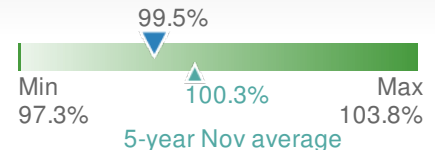
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.52 in October and a decrease from 1.15 in November 2024. The Contract Ratio is 44% lower than the 5-year November average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**40**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 44 | 20 |

Avg DOM**22**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 45 | 48 | 23 |

Avg Sold to OLP Ratio**99.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 99.5% | 97.3% | 100.6% |

November 2025

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

↓ **-58.3%** ↓ **-16.7%**
from Oct 2025: **12** from Nov 2024: **6**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 150 | 154 | -2.6% |

5-year Nov average: **11****New Pendings****5**

↓ **-54.5%** ↓ **-44.4%**
from Oct 2025: **11** from Nov 2024: **9**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 131 | 138 | -5.1% |

5-year Nov average: **12****Closed Sales****10**

↓ **-28.6%** ↓ **-47.4%**
from Oct 2025: **14** from Nov 2024: **19**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 126 | 135 | -6.7% |

5-year Nov average: **15****Median
Sold Price****\$355,000**

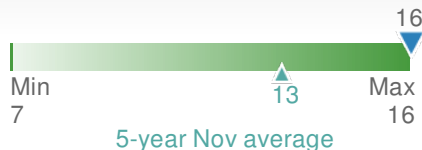
↑ **1.4%** ↓ **-8.0%**
from Oct 2025: **\$350,000** from Nov 2024: **\$386,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$359,000 | \$367,000 | -2.2% |

5-year Nov average: **\$339,865****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for November was \$355,000, representing an increase of 1.4% compared to last month and a decrease of 8% from Nov 2024. The average days on market for units sold in November was 19 days, 22% above the 5-year November average of 16 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 10; and a 5.9% decrease in supply to 16 active units.

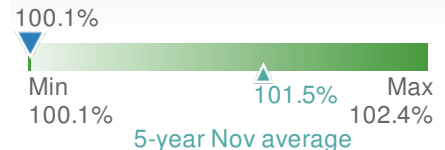
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.94 in October and a decrease from 0.88 in November 2024. The Contract Ratio is 63% lower than the 5-year November average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**16**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 17 | 16 |

Avg DOM**19**

| Oct 2025 | Nov 2024 | YTD |
|-----------|----------|-----------|
| 28 | 8 | 18 |

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

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 98.8% | 102.4% | 99.8% |

November 2025

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**20**

↓ **-37.5%** ↑ **42.9%**
from Oct 2025: from Nov 2024:
32 **14**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 338 | 333 | 1.5% |

5-year Nov average: **22****New Pendings****21**

↓ **-27.6%** ↓ **-16.0%**
from Oct 2025: from Nov 2024:
29 **25**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 304 | 287 | 5.9% |

5-year Nov average: **26****Closed Sales****23**

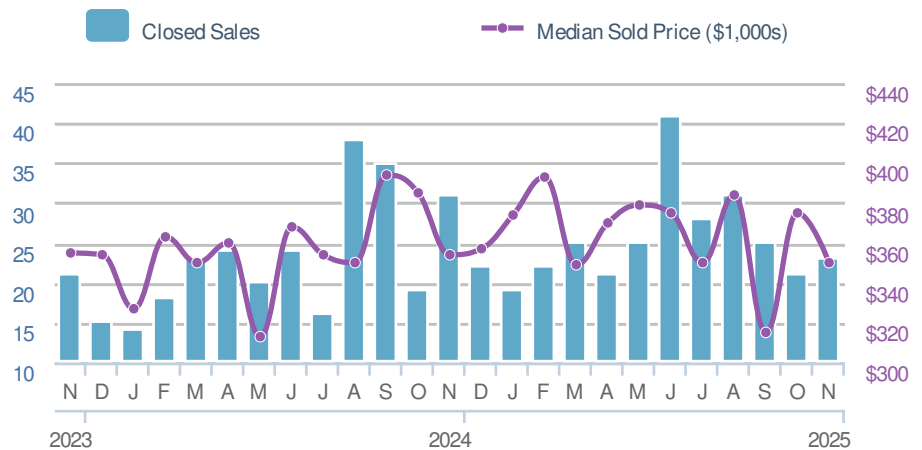
↑ **9.5%** ↓ **-25.8%**
from Oct 2025: from Nov 2024:
21 **31**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 287 | 266 | 7.9% |

5-year Nov average: **25****Median Sold Price****\$350,000**

↓ **-6.7%** ↓ **-1.4%**
from Oct 2025: from Nov 2024:
\$375,000 **\$354,900**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$365,000 | \$360,000 | 1.4% |

5-year Nov average: **\$340,580****Active Listings****31**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 34 | 30 |


Avg DOM**20**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 15 | 17 | 20 |

Avg Sold to OLP Ratio**100.7%**



| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 100.7% | 98.1% | 100.2% |

November 2025**Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12**

 **-45.5%**  **71.4%**
 from Oct 2025: **22** from Nov 2024: **7**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 250 | 248 | 0.8% |

5-year Nov average: **16****New Pendings****14**

 **-30.0%**  **-22.2%**
 from Oct 2025: **20** from Nov 2024: **18**


| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 223 | 213 | 4.7% |

5-year Nov average: **19****Closed Sales****19**

 **46.2%**  **-17.4%**
 from Oct 2025: **13** from Nov 2024: **23**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 215 | 195 | 10.3% |

5-year Nov average: **19****Median Sold Price****\$440,000**

 **-4.3%**  **6.0%**
 from Oct 2025: **\$460,000** from Nov 2024: **\$415,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$400,000 | \$399,990 | 0.0% |

5-year Nov average: **\$391,370****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for November was \$440,000, representing a decrease of 4.3% compared to last month and an increase of 6% from Nov 2024. The average days on market for units sold in November was 21 days, 17% above the 5-year November average of 18 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 13.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 31; and a 7.4% decrease in supply to 25 active units.

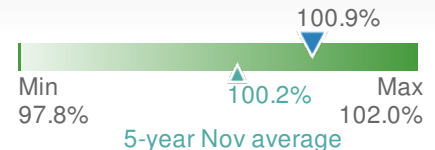
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.33 in October and a decrease from 1.32 in November 2024. The Contract Ratio is 32% lower than the 5-year November average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**25**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 27 | 25 |


Avg DOM**21**

| Oct 2025 | Nov 2024 | YTD |
|----------|-----------|-----------|
| 7 | 20 | 20 |

Avg Sold to OLP Ratio**100.9%**



| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 99.9% | 97.8% | 100.1% |

November 2025**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-20.0%**  **14.3%**
 from Oct 2025: **10** from Nov 2024: **7**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 88 | 85 | 3.5% |

5-year Nov average: **6****New Pendings****7**

 **-22.2%**  **0.0%**
 from Oct 2025: **9** from Nov 2024: **7**



| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 81 | 74 | 9.5% |

5-year Nov average: **7****Closed Sales****4**

 **-50.0%**  **-50.0%**
 from Oct 2025: **8** from Nov 2024: **8**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 72 | 71 | 1.4% |

5-year Nov average: **6****Median Sold Price****\$290,500**

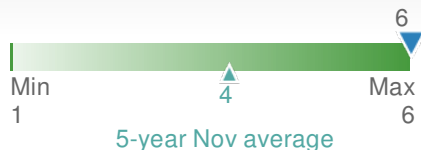
 **-6.3%**  **21.0%**
 from Oct 2025: **\$310,000** from Nov 2024: **\$240,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$300,000 | \$270,000 | 11.1% |

5-year Nov average: **\$244,449****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for November was \$290,500, representing a decrease of 6.3% compared to last month and an increase of 21% from Nov 2024. The average days on market for units sold in November was 15 days, 14% above the 5-year November average of 13 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 14; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.71 in October and a decrease from 2.40 in November 2024. The Contract Ratio is 68% lower than the 5-year November average of 7.25. 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**6**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 7 | 5 |

Avg DOM**15**

| Oct 2025 | Nov 2024 | YTD |
|-----------|----------|-----------|
| 27 | 7 | 18 |

Avg Sold to OLP Ratio**99.6%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 102.0% | 99.2% | 100.7% |

November 2025

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**16**

↓ **-57.9%** ↓ **-42.9%**
from Oct 2025: **38** from Nov 2024: **28**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 323 | 347 | -6.9% |

5-year Nov average: **30****New Pendings****27**

↑ **3.8%** ↑ **12.5%**
from Oct 2025: **26** from Nov 2024: **24**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 259 | 310 | -16.5% |

5-year Nov average: **30****Closed Sales****17**

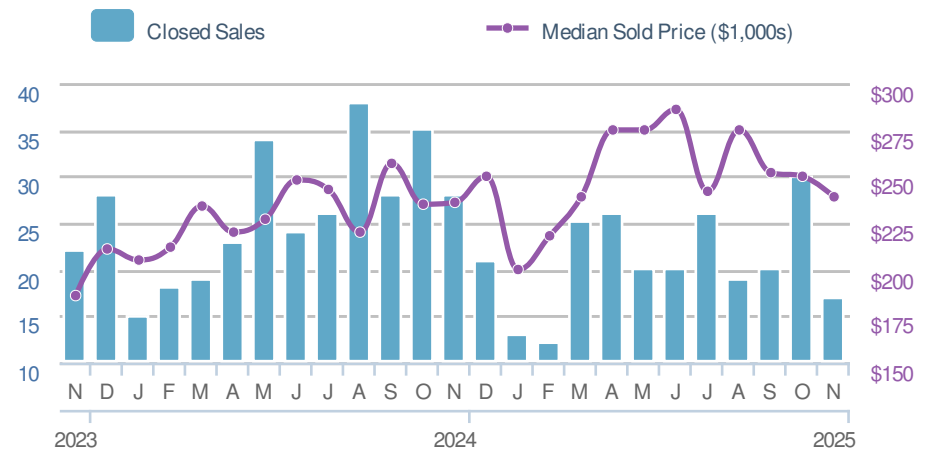
↓ **-43.3%** ↓ **-39.3%**
from Oct 2025: **30** from Nov 2024: **28**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 235 | 299 | -21.4% |

5-year Nov average: **28****Median Sold Price****\$239,000**

↓ **-4.4%** ↑ **1.2%**
from Oct 2025: **\$250,000** from Nov 2024: **\$236,250**

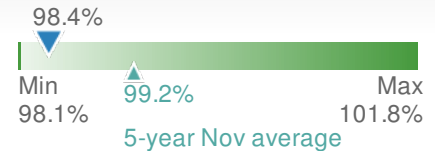
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$250,000 | \$235,000 | 6.4% |

5-year Nov average: **\$204,950****Active Listings****38**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 52 | 32 |

Avg DOM**14**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 16 | 14 | 22 |

Avg Sold to OLP Ratio**98.4%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|---------------|--------------|
| 100.6% | 101.8% | 99.4% |


November 2025**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**


 **-63.2%**
 from Oct 2025: **19**

 **-46.2%**
 from Nov 2024: **13**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 173 | 178 | -2.8% |

5-year Nov average: **15****New Pendings****12**

 **-29.4%**
 from Oct 2025: **17**

 **-14.3%**
 from Nov 2024: **14**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 153 | 159 | -3.8% |


5-year Nov average: **15****Closed Sales****11**


 **-42.1%**
 from Oct 2025: **19**

 **10.0%**
 from Nov 2024: **10**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 140 | 149 | -6.0% |

5-year Nov average: **14****Median Sold Price****\$280,000**

 **0.7%**
 from Oct 2025: **\$278,000**

 **6.7%**
 from Nov 2024: **\$262,500**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$280,000 | \$262,000 | 6.9% |

5-year Nov average: **\$251,590****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for November was \$280,000, representing an increase of 0.7% compared to last month and an increase of 6.7% from Nov 2024. The average days on market for units sold in November was 9 days, 47% below the 5-year November average of 17 days. There was a 29.4% month over month decrease in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 18; and a 35% decrease in supply to 13 active units.

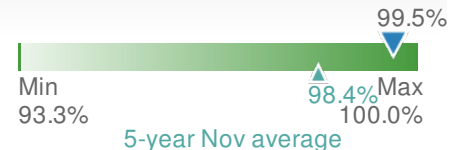
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.90 in October and an increase from 0.89 in November 2024. The Contract Ratio is 8% higher than the 5-year November average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**13**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 20 | 18 |


Avg DOM**9**


| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 11 | 16 | 18 |

Avg Sold to OLP Ratio**99.5%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|---------------|---------------|
| 101.6% | 100.0% | 100.2% |

November 2025**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9**

 **-52.6%**
 from Oct 2025: **19**

 **-40.0%**
 from Nov 2024: **15**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 150 | 169 | -11.2% |


5-year Nov average: **15****New Pendings****15**


 **66.7%**
 from Oct 2025: **9**

 **50.0%**
 from Nov 2024: **10**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------|
| | 106 | 151 | -29.8% |

5-year Nov average: **15****Closed Sales****6**

 **-45.5%**
 from Oct 2025: **11**

 **-66.7%**
 from Nov 2024: **18**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|------------|--------|
| | 95 | 150 | -36.7% |

5-year Nov average: **15****Median Sold Price****\$219,950**

 **10.0%**
 from Oct 2025: **\$199,900**

 **-3.1%**
 from Nov 2024: **\$227,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$225,000 | \$196,250 | 14.6% |

5-year Nov average: **\$178,340****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for November was \$219,950, representing an increase of 10% compared to last month and a decrease of 3.1% from Nov 2024. The average days on market for units sold in November was 23 days, 42% above the 5-year November average of 16 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 112.5% MoM increase in All Pendings (new contracts + contracts carried over from October) to 17; and a 21.9% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.25 in October and a decrease from 0.93 in November 2024. The Contract Ratio is 39% lower than the 5-year November average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**25**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 32 | 14 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 23 | 14 | 27 |

Avg Sold to OLP Ratio**96.2%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 99.1% | 102.8% | 98.3% |

November 2025

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**25** **-26.5%**from Oct 2025:
34 **31.6%**from Nov 2024:
19

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 496 | 487 | 1.8% |

5-year Nov average: **28****New Pendings****32** **23.1%**from Oct 2025:
26 **18.5%**from Nov 2024:
27

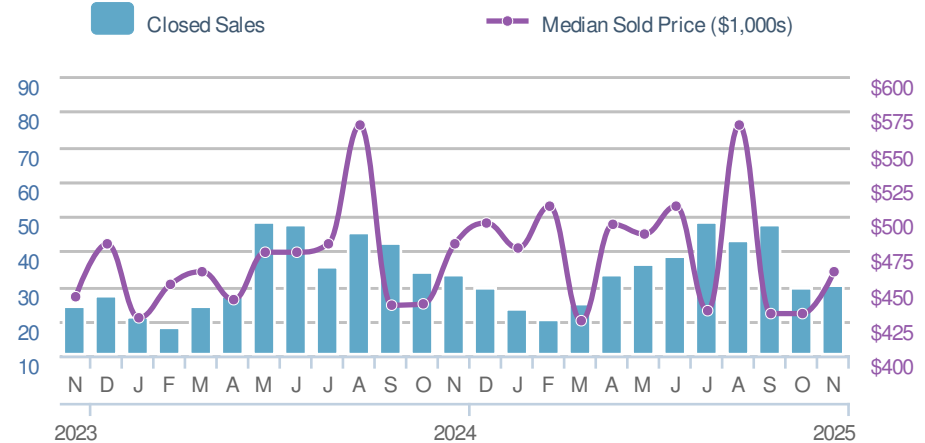
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 387 | 386 | 0.3% |

5-year Nov average: **31****Closed Sales****30** **3.4%**from Oct 2025:
29 **-9.1%**from Nov 2024:
33

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 383 | 384 | -0.3% |

5-year Nov average: **32****Median Sold Price****\$460,000** **7.0%**from Oct 2025:
\$430,000 **-4.2%**from Nov 2024:
\$480,000

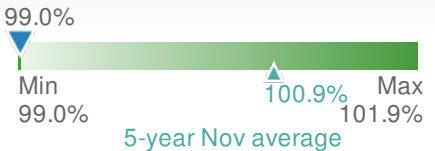
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$465,000 | \$463,500 | 0.3% |

5-year Nov average: **\$421,790****Active Listings****42**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 54 | 39 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 19 | 18 | 20 |

Avg Sold to OLP Ratio**99.0%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|---------------|---------------|
| 102.4% | 101.4% | 100.9% |

November 2025**Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **-14.3%**from Oct 2025:
21 **28.6%**from Nov 2024:
14

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 320 | 334 | -4.2% |

5-year Nov average: **21****New Pending****22** **46.7%**from Oct 2025:
15 **0.0%**from Nov 2024:
22

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 250 | 259 | -3.5% |

5-year Nov average: **24****Closed Sales****18** **-10.0%**from Oct 2025:
20 **-10.0%**from Nov 2024:
20

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 244 | 238 | 2.5% |

5-year Nov average: **20****Median
Sold Price****\$612,500** **33.9%**from Oct 2025:
\$457,450 **7.9%**from Nov 2024:
\$567,500

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$550,000 | \$498,040 | 10.4% |

5-year Nov average: **\$488,500****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for November was \$612,500, representing an increase of 33.9% compared to last month and an increase of 7.9% from Nov 2024. The average days on market for units sold in November was 26 days, 71% above the 5-year November average of 15 days. There was a 46.7% month over month increase in new contract activity with 22 New Pending; a 14.8% MoM increase in All Pending (new contracts + contracts carried over from October) to 31; and a 20% decrease in supply to 28 active units.

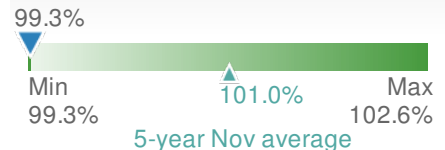
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.77 in October and a decrease from 1.70 in November 2024. The Contract Ratio is 37% lower than the 5-year November average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**28**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 35 | 23 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 15 | 14 | 19 |

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

| Oct 2025 | Nov 2024 | YTD |
|---------------|---------------|---------------|
| 104.2% | 102.6% | 101.3% |

November 2025**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7** **-46.2%**from Oct 2025:
13 **40.0%**from Nov 2024:
5

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 176 | 151 | 16.6% |

5-year Nov average: **7****New Pending****10** **-9.1%**from Oct 2025:
11 **100.0%**from Nov 2024:
5

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 137 | 126 | 8.7% |

5-year Nov average: **7****Closed Sales****12** **33.3%**from Oct 2025:
9 **-7.7%**from Nov 2024:
13

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 139 | 145 | -4.1% |

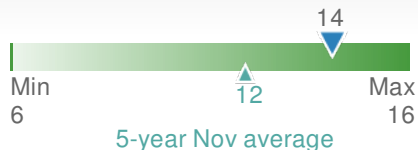
5-year Nov average: **12****Median
Sold Price****\$411,500** **2.9%**from Oct 2025:
\$400,000 **10.9%**from Nov 2024:
\$371,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$415,000 | \$425,000 | -2.4% |

5-year Nov average: **\$377,790****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for November was \$411,500, representing an increase of 2.9% compared to last month and an increase of 10.9% from Nov 2024. The average days on market for units sold in November was 27 days, 75% above the 5-year November average of 15 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pending; a 20% MoM decrease in All Pending (new contracts + contracts carried over from October) to 12; and a 26.3% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.86 pendencies per active listing, up from 0.79 in October and an increase from 0.69 in November 2024. The Contract Ratio is 48% lower than the 5-year November average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**14**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 19 | 16 |

Avg DOM**27**

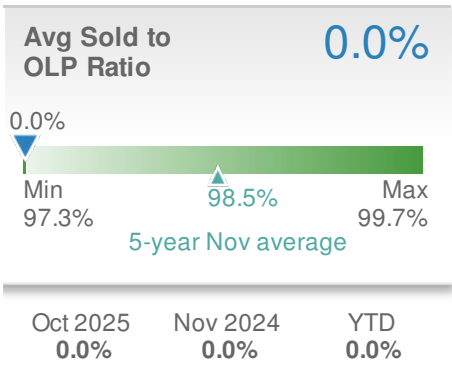
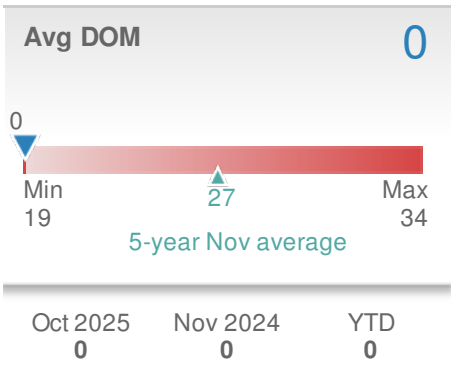
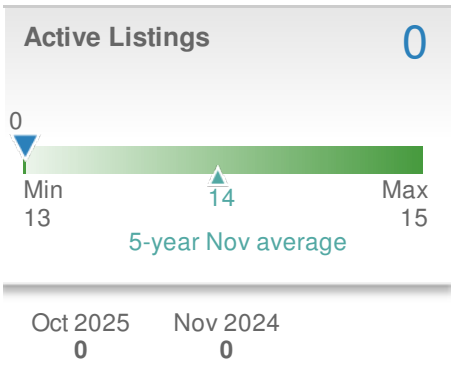
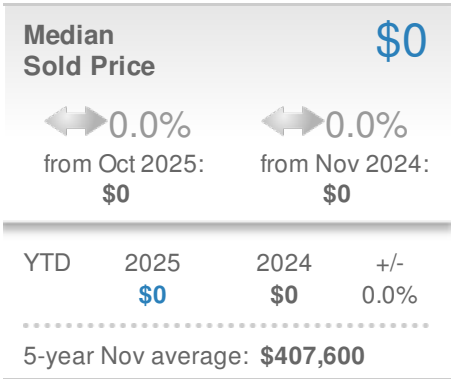
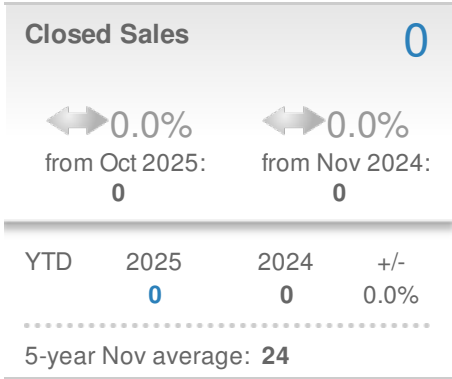
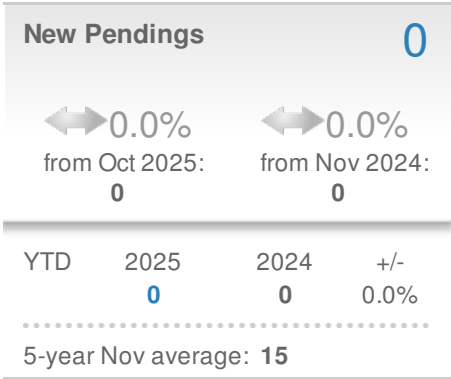
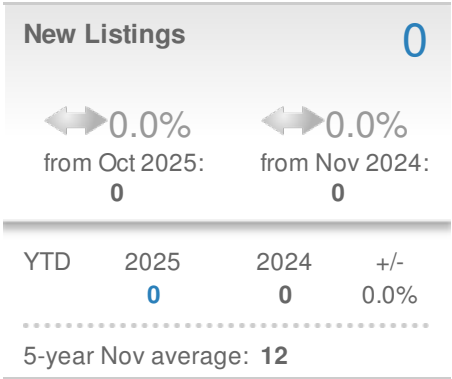
| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 29 | 25 | 21 |

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

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 98.3% | 99.5% | 100.2% |

November 2025
Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



November 2025

Springfield (Montgomery, PA) - Detached

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

↔ 0.0% ↔ 0.0%
from Oct 2025: from Nov 2024:
0 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Nov average: **4****New Pendings****0**

↔ 0.0% ↔ 0.0%
from Oct 2025: from Nov 2024:
0 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Nov average: **5****Closed Sales****0**

↔ 0.0% ↔ 0.0%
from Oct 2025: from Nov 2024:
0 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Nov average: **8****Median
Sold Price****\$0**

↔ 0.0% ↔ 0.0%
from Oct 2025: from Nov 2024:
\$0 \$0

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

5-year Nov average: **\$407,225****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for November was \$0, representing no change compared to last month and no change from Nov 2024. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 23 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 October) with 0; and no change in supply with 0 active units.

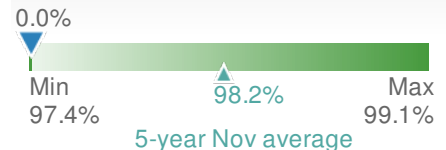
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and no change from November 2024. The Contract Ratio is 100% lower than the 5-year November average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**0**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 0 | 0 |

Avg DOM**0**

| Oct 2025 | Nov 2024 | YTD |
|----------|----------|----------|
| 0 | 0 | 0 |

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

| Oct 2025 | Nov 2024 | YTD |
|-------------|-------------|-------------|
| 0.0% | 0.0% | 0.0% |

November 2025

Springfield (Montgomery, PA) - Attached

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

↔ 0.0% ↔ 0.0%
from Oct 2025: 0 from Nov 2024: 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Nov average: **0****New Pendings****0**

↔ 0.0% ↔ 0.0%
from Oct 2025: 0 from Nov 2024: 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Nov average: **0****Closed Sales****0**

↔ 0.0% ↔ 0.0%
from Oct 2025: 0 from Nov 2024: 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Nov average: **2****Median Sold Price****\$0**

↔ 0.0% ↔ 0.0%
from Oct 2025: \$0 from Nov 2024: \$0

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

5-year Nov average: **\$567,000****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for November was \$0, representing no change compared to last month and no change from Nov 2024. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 33 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 October) 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 October and no change from November 2024. The Contract Ratio is 100% lower than the 5-year November average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 0 | 0 |

Avg DOM**0**

| Oct 2025 | Nov 2024 | YTD |
|----------|----------|----------|
| 0 | 0 | 0 |

Avg Sold to OLP Ratio**0.0%**

| Oct 2025 | Nov 2024 | YTD |
|-------------|-------------|-------------|
| 0.0% | 0.0% | 0.0% |

November 2025

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**32** **-52.9%**from Oct 2025:
68 **-17.9%**from Nov 2024:
39

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 603 | 550 | 9.6% |

5-year Nov average: **42****New Pendings****50** **8.7%**from Oct 2025:
46 **8.7%**from Nov 2024:
46

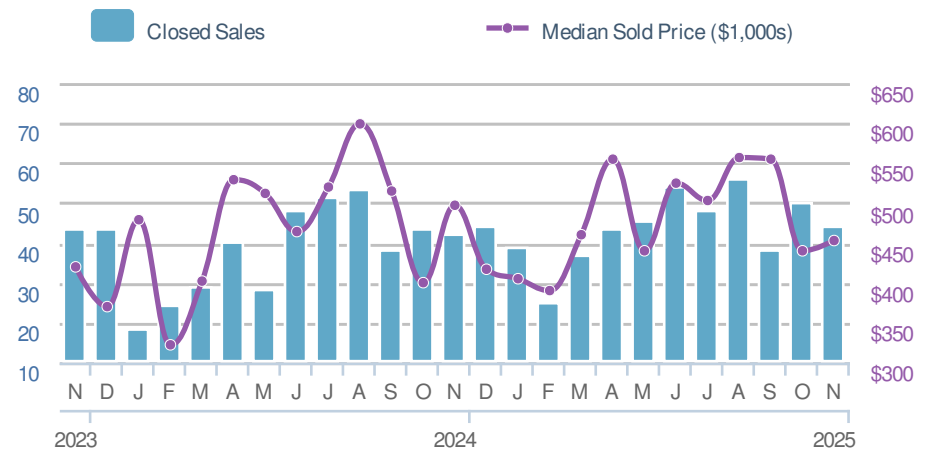
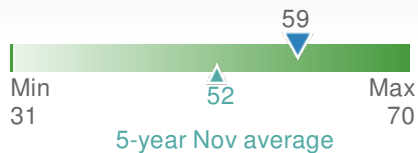
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 518 | 473 | 9.5% |

5-year Nov average: **45****Closed Sales****44** **-12.0%**from Oct 2025:
50 **4.8%**from Nov 2024:
42

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 496 | 431 | 15.1% |

5-year Nov average: **49****Median Sold Price****\$453,000** **3.0%**from Oct 2025:
\$440,000 **-8.9%**from Nov 2024:
\$497,500

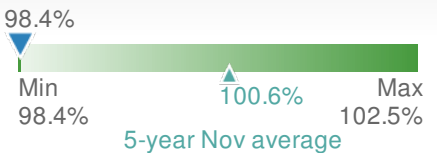
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$487,000 | \$489,900 | -0.6% |

5-year Nov average: **\$458,350****Active Listings****59**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 83 | 55 |

Avg DOM**24**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 22 | 19 | 22 |

Avg Sold to OLP Ratio**98.4%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.7% | 98.7% | 99.3% |

November 2025



Spring-Ford Area (Montgomery, PA) - Detached

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

 **-55.2%**  **-38.1%**
 from Oct 2025: **29** from Nov 2024: **21**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 307 | 270 | 13.7% |

5-year Nov average: **21****New Pendings****20**

 **-16.7%**  **-16.7%**
 from Oct 2025: **24** from Nov 2024: **24**


| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 264 | 231 | 14.3% |

5-year Nov average: **18****Closed Sales****21**

 **-16.0%**  **-12.5%**
 from Oct 2025: **25** from Nov 2024: **24**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 255 | 202 | 26.2% |

5-year Nov average: **24****Median Sold Price****\$730,000**

 **20.7%**  **13.1%**
 from Oct 2025: **\$604,900** from Nov 2024: **\$645,500**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$675,000 | \$650,000 | 3.8% |

5-year Nov average: **\$630,850****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for November was \$730,000, representing an increase of 20.7% compared to last month and an increase of 13.1% from Nov 2024. The average days on market for units sold in November was 34 days, 42% above the 5-year November average of 24 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 34; and a 22% decrease in supply to 32 active units.

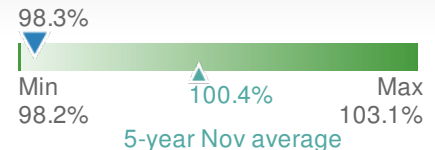
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.88 in October and a decrease from 1.16 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**32**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 41 | 32 |

Avg DOM**34**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 26 | 20 | 26 |

Avg Sold to OLP Ratio**98.3%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 96.5% | 98.2% | 99.4% |

November 2025

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**19** **-51.3%**from Oct 2025:
39 **5.6%**from Nov 2024:
18

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 296 | 280 | 5.7% |

5-year Nov average: **22****New Pendings****30** **36.4%**from Oct 2025:
22 **36.4%**from Nov 2024:
22

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 254 | 242 | 5.0% |

5-year Nov average: **26****Closed Sales****23** **-8.0%**from Oct 2025:
25 **27.8%**from Nov 2024:
18

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 241 | 229 | 5.2% |

5-year Nov average: **25****Median Sold Price****\$390,000** **18.2%**from Oct 2025:
\$330,000 **-9.0%**from Nov 2024:
\$428,500

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$380,000 | \$392,500 | -3.2% |

5-year Nov average: **\$393,900****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for November was \$390,000, representing an increase of 18.2% compared to last month and a decrease of 9% from Nov 2024. The average days on market for units sold in November was 16 days, 14% above the 5-year November average of 14 days. There was a 36.4% month over month increase in new contract activity with 30 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 35; and a 35.7% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.71 in October and a decrease from 1.35 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**27**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 42 | 23 |

Avg DOM**16**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 17 | 16 | 19 |

Avg Sold to OLP Ratio**98.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.9% | 99.3% | 99.1% |

November 2025

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**15**

↓ -16.7% ↓ -21.1%
from Oct 2025: from Nov 2024:
18 **19**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 277 | 294 | -5.8% |

5-year Nov average: **18****New Pendings****21**

↓ -25.0% ↑ 50.0%
from Oct 2025: from Nov 2024:
28 **14**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 245 | 265 | -7.5% |

5-year Nov average: **18****Closed Sales****21**

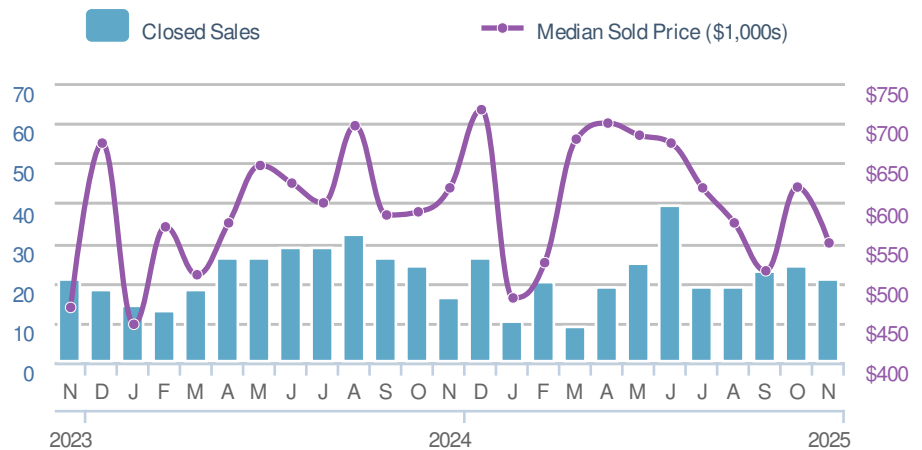
↓ -12.5% ↑ 31.3%
from Oct 2025: from Nov 2024:
24 **16**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 233 | 258 | -9.7% |

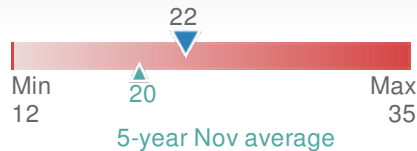
5-year Nov average: **21****Median Sold Price****\$550,000**

↓ -11.3% ↓ -11.3%
from Oct 2025: from Nov 2024:
\$620,000 **\$619,950**

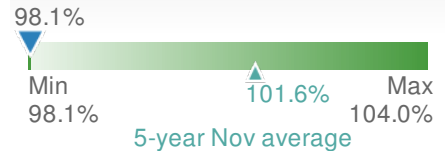
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$625,000 | \$600,000 | 4.2% |

5-year Nov average: **\$526,790****Active Listings****28**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 37 | 28 |

Avg DOM**22**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 18 | 12 | 20 |

Avg Sold to OLP Ratio**98.1%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|---------------|
| 99.6% | 100.8% | 101.3% |



November 2025

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**7**

 **-41.7%**  **-30.0%**
 from Oct 2025: **12** from Nov 2024: **10**


| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 189 | 196 | -3.6% |

5-year Nov average: **10****New Pendings****14**

 **-26.3%**  **55.6%**
 from Oct 2025: **19** from Nov 2024: **9**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 171 | 170 | 0.6% |

5-year Nov average: **12****Closed Sales****13**

 **0.0%**  **0.0%**
 from Oct 2025: **13** from Nov 2024: **13**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 160 | 164 | -2.4% |

5-year Nov average: **13****Median Sold Price****\$660,000**

 **-10.2%**  **-7.9%**
 from Oct 2025: **\$735,000** from Nov 2024: **\$717,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$715,000 | \$677,500 | 5.5% |

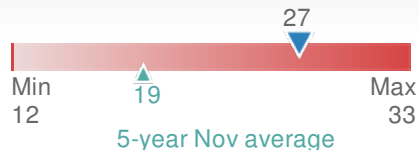
5-year Nov average: **\$624,900****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for November was \$660,000, representing a decrease of 10.2% compared to last month and a decrease of 7.9% from Nov 2024. The average days on market for units sold in November was 27 days, 41% above the 5-year November average of 19 days. There was a 26.3% month over month decrease in new contract activity with 14 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 21; and a 35.7% decrease in supply to 18 active units.

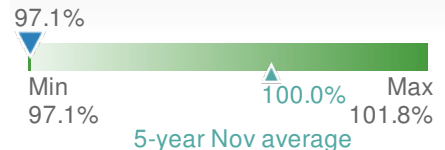
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.79 in October and an increase from 0.81 in November 2024. The Contract Ratio is 14% lower than the 5-year November average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 28 | 21 |

Avg DOM**27**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 13 | 12 | 21 |

Avg Sold to OLP Ratio**97.1%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|---------------|---------------|
| 101.3% | 100.7% | 101.3% |

November 2025

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **33.3%**from Oct 2025:
6 **-11.1%**from Nov 2024:
9

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 88 | 98 | -10.2% |

5-year Nov average: **7****New Pendings****7** **-22.2%**from Oct 2025:
9 **40.0%**from Nov 2024:
5

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 74 | 95 | -22.1% |

5-year Nov average: **7****Closed Sales****8** **-27.3%**from Oct 2025:
11 **166.7%**from Nov 2024:
3

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 73 | 94 | -22.3% |

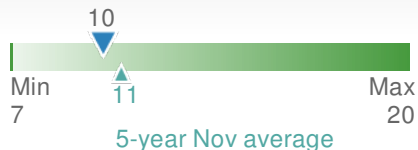
5-year Nov average: **8****Median
Sold Price****\$450,000** **-5.3%**from Oct 2025:
\$475,000 **8.4%**from Nov 2024:
\$415,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$445,000 | \$446,000 | -0.2% |

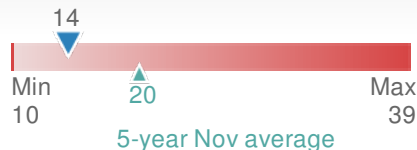
5-year Nov average: **\$444,872****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for November was \$450,000, representing a decrease of 5.3% compared to last month and an increase of 8.4% from Nov 2024. The average days on market for units sold in November was 14 days, 29% below the 5-year November average of 20 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 9; and an 11.1% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.33 in October and a decrease from 2.14 in November 2024. The Contract Ratio is 57% lower than the 5-year November average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**10**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 9 | 7 |

Avg DOM**14**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 24 | 10 | 19 |

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

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|---------------|
| 97.6% | 101.1% | 101.3% |

November 2025

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**29**

↓ **-47.3%** ↓ **-27.5%**
from Oct 2025: **55** from Nov 2024: **40**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 519 | 503 | 3.2% |

5-year Nov average: **33****New Pendings****44**

↑ **37.5%** ↑ **22.2%**
from Oct 2025: **32** from Nov 2024: **36**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 400 | 411 | -2.7% |

5-year Nov average: **37****Closed Sales****34**

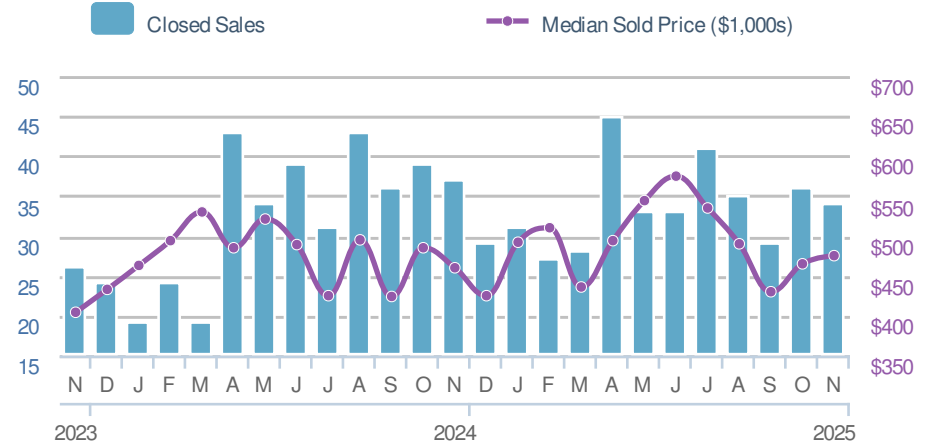
↓ **-5.6%** ↓ **-8.1%**
from Oct 2025: **36** from Nov 2024: **37**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 396 | 388 | 2.1% |

5-year Nov average: **34****Median Sold Price****\$475,000**

↑ **2.2%** ↑ **3.3%**
from Oct 2025: **\$465,000** from Nov 2024: **\$460,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$490,000 | \$490,745 | -0.2% |

5-year Nov average: **\$428,790****Active Listings****66**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 93 | 76 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 40 | 24 | 26 |

Avg Sold to OLP Ratio**97.0%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.2% | 97.6% | 98.3% |

November 2025



Upper Merion Area (Montgomery, PA) - Detached

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

 **-50.0%**  **-25.0%**
 from Oct 2025: **24** from Nov 2024: **16**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 219 | 220 | -0.5% |

5-year Nov average: **13****New Pending****14**

 **-26.3%**  **16.7%**
 from Oct 2025: **19** from Nov 2024: **12**


| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 180 | 187 | -3.7% |

5-year Nov average: **15****Closed Sales****18**

 **12.5%**  **38.5%**
 from Oct 2025: **16** from Nov 2024: **13**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 176 | 181 | -2.8% |

5-year Nov average: **15****Median Sold Price****\$460,000**

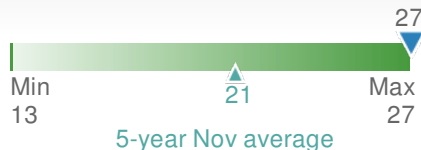
 **-15.8%**  **-26.2%**
 from Oct 2025: **\$546,250** from Nov 2024: **\$623,700**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$535,000 | \$538,000 | -0.6% |

5-year Nov average: **\$492,740****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for November was \$460,000, representing a decrease of 15.8% compared to last month and a decrease of 26.2% from Nov 2024. The average days on market for units sold in November was 29 days, 37% above the 5-year November average of 21 days. There was a 26.3% month over month decrease in new contract activity with 14 New Pending; a 22.2% MoM decrease in All Pending (new contracts + contracts carried over from October) to 21; and a 22.9% decrease in supply to 27 active units.

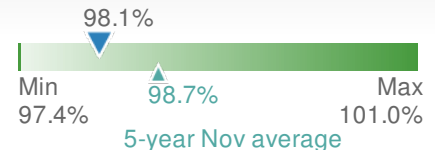
This activity resulted in a Contract Ratio of 0.78 pending per active listing, up from 0.77 in October and a decrease from 1.00 in November 2024. The Contract Ratio is 28% lower than the 5-year November average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**27**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 35 | 20 |

Avg DOM**29**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 39 | 23 | 22 |



Avg Sold to OLP Ratio**98.1%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.3% | 97.4% | 99.7% |

November 2025



Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-43.3%**  **-29.2%**
 from Oct 2025: **30** from Nov 2024: **24**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 299 | 282 | 6.0% |

5-year Nov average: **19****New Pendings****30**

 **150.0%**  **25.0%**
 from Oct 2025: **12** from Nov 2024: **24**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 219 | 223 | -1.8% |

5-year Nov average: **22****Closed Sales****15**

 **-25.0%**  **-37.5%**
 from Oct 2025: **20** from Nov 2024: **24**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 219 | 206 | 6.3% |

5-year Nov average: **19****Median Sold Price****\$489,220**

 **24.0%**  **16.2%**
 from Oct 2025: **\$394,500** from Nov 2024: **\$421,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$460,000 | \$437,500 | 5.1% |

5-year Nov average: **\$390,544****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for November was \$489,220, representing an increase of 24% compared to last month and an increase of 16.2% from Nov 2024. The average days on market for units sold in November was 24 days, 27% below the 5-year November average of 33 days. There was a 150% month over month increase in new contract activity with 30 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 33; and a 32.8% decrease in supply to 39 active units.

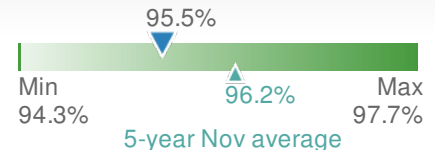
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.36 in October and an increase from 0.57 in November 2024. The Contract Ratio is the same as the 5-year November average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**39**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 58 | 56 |

Avg DOM**24**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 42 | 25 | 29 |

Avg Sold to OLP Ratio**95.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.9% | 97.7% | 97.3% |

November 2025

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**13** **-18.8%**from Oct 2025:
16 **8.3%**from Nov 2024:
12

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 214 | 191 | 12.0% |

5-year Nov average: **11****New Pendings****17** **-19.0%**from Oct 2025:
21 **70.0%**from Nov 2024:
10

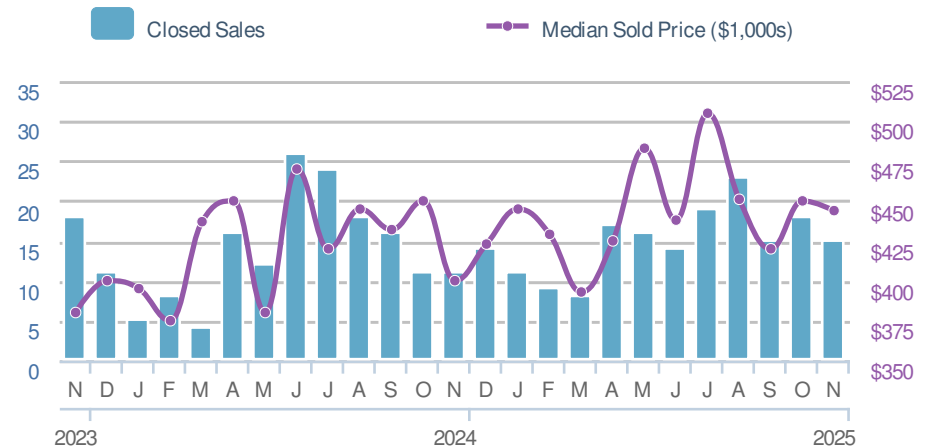
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 188 | 161 | 16.8% |

5-year Nov average: **13****Closed Sales****15** **-16.7%**from Oct 2025:
18 **36.4%**from Nov 2024:
11

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 174 | 154 | 13.0% |

5-year Nov average: **16****Median Sold Price****\$444,900** **-1.1%**from Oct 2025:
\$450,000 **11.2%**from Nov 2024:
\$400,000

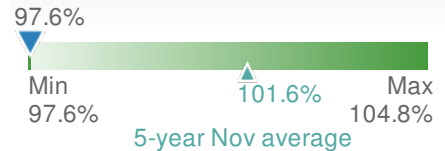
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$451,000 | \$432,500 | 4.3% |

5-year Nov average: **\$383,480****Active Listings****18**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 22 | 10 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 27 | 10 | 15 |

Avg Sold to OLP Ratio**97.6%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|---------------|
| 98.0% | 102.2% | 101.2% |

November 2025

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13** **-13.3%**from Oct 2025:
15 **8.3%**from Nov 2024:
12

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 198 | 175 | 13.1% |

5-year Nov average: **10****New Pending****17** **-10.5%**from Oct 2025:
19 **70.0%**from Nov 2024:
10

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 170 | 147 | 15.6% |

5-year Nov average: **11****Closed Sales****12** **-25.0%**from Oct 2025:
16 **20.0%**from Nov 2024:
10

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 156 | 140 | 11.4% |

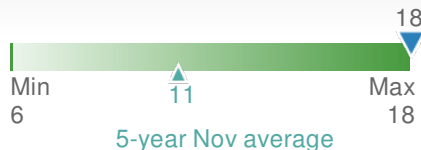
5-year Nov average: **13****Median
Sold Price****\$491,500** **-0.2%**from Oct 2025:
\$492,500 **21.0%**from Nov 2024:
\$406,250

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$461,750 | \$440,000 | 4.9% |

5-year Nov average: **\$417,740****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for November was \$491,500, representing a decrease of 0.2% compared to last month and an increase of 21% from Nov 2024. The average days on market for units sold in November was 23 days, 80% above the 5-year November average of 13 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pending; a 22.7% MoM increase in All Pending (new contracts + contracts carried over from October) to 27; and an 18.2% decrease in supply to 18 active units.

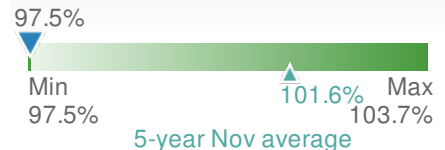
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in October and an increase from 1.20 in November 2024. The Contract Ratio is 9% lower than the 5-year November average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**18**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 22 | 10 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|----------|-----------|
| 30 | 7 | 15 |



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

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|---------------|
| 97.2% | 103.0% | 101.4% |

November 2025



Upper Moreland (Montgomery, PA) - Attached

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

 **-100.0%**  **0.0%**
 from Oct 2025: **1** from Nov 2024: **0**



| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 16 | 16 | 0.0% |

5-year Nov average: **1****New Pendings****0**

 **-100.0%**  **0.0%**
 from Oct 2025: **2** from Nov 2024: **0**



| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 18 | 14 | 28.6% |

5-year Nov average: **1****Closed Sales****3**

 **50.0%**  **200.0%**
 from Oct 2025: **2** from Nov 2024: **1**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 18 | 14 | 28.6% |

5-year Nov average: **3****Median Sold Price****\$278,000**

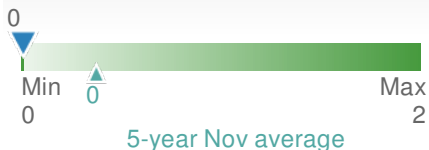
 **-28.7%**  **-10.3%**
 from Oct 2025: **\$390,000** from Nov 2024: **\$310,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$285,000 | \$275,000 | 3.6% |

5-year Nov average: **\$252,080****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for November was \$278,000, representing a decrease of 28.7% compared to last month and a decrease of 10.3% from Nov 2024. The average days on market for units sold in November was 23 days, 60% above the 5-year November average of 14 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 0; and no change in supply with 0 active units.

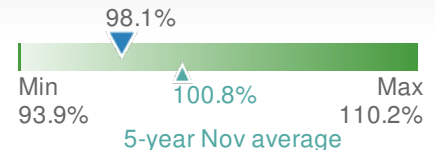
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and no change from November 2024. The Contract Ratio is 100% lower than the 5-year November average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**0**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 0 | 0 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|----------|-----------|-----------|
| 3 | 32 | 13 |

Avg Sold to OLP Ratio**98.1%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 104.1% | 93.9% | 100.2% |

November 2025

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**13**

↓ **-18.8%**
from Oct 2025:
16

↓ **-43.5%**
from Nov 2024:
23

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 261 | 241 | 8.3% |

5-year Nov average: **21****New Pendings****18**

↓ **-30.8%**
from Oct 2025:
26

↓ **-5.3%**
from Nov 2024:
19

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 240 | 198 | 21.2% |

5-year Nov average: **18****Closed Sales****24**

↓ **-11.1%**
from Oct 2025:
27

↑ **20.0%**
from Nov 2024:
20

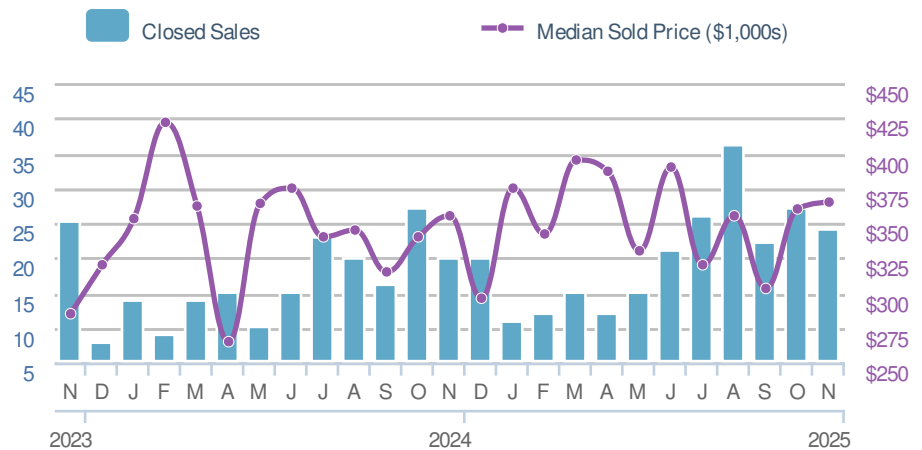
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 234 | 193 | 21.2% |

5-year Nov average: **24****Median Sold Price****\$365,000**

↑ **1.4%**
from Oct 2025:
\$360,000

↑ **2.8%**
from Nov 2024:
\$355,000

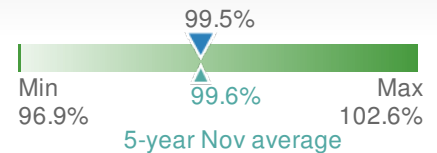
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$352,500 | \$344,000 | 2.5% |

5-year Nov average: **\$322,799****Active Listings****20**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 33 | 29 |

Avg DOM**24**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 29 | 14 | 24 |

Avg Sold to OLP Ratio**99.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.9% | 99.0% | 99.1% |

November 2025

Upper Perkiomen (Montgomery, PA) - Detached

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

↔ 0.0%

from Oct 2025:
8

↓ -46.7%

from Nov 2024:
15

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 153 | 140 | 9.3% |

5-year Nov average: **14****New Pendings****11**

↓ -21.4%

from Oct 2025:
14

↑ 10.0%

from Nov 2024:
10

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 136 | 107 | 27.1% |

5-year Nov average: **10****Closed Sales****13**

↓ -7.1%

from Oct 2025:
14

↔ 0.0%

from Nov 2024:
13

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 133 | 111 | 19.8% |

5-year Nov average: **14****Median Sold Price****\$500,000**

↓ -3.8%

from Oct 2025:
\$519,950

↑ 38.9%

from Nov 2024:
\$360,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$430,000 | \$415,000 | 3.6% |

5-year Nov average: **\$400,300****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for November was \$500,000, representing a decrease of 3.8% compared to last month and an increase of 38.9% from Nov 2024. The average days on market for units sold in November was 23 days, 8% above the 5-year November average of 21 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 14; and a 40% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.93 pendings per active listing, up from 0.56 in October and an increase from 0.50 in November 2024. The Contract Ratio is 27% higher than the 5-year November average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**15**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 25 | 22 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 42 | 16 | 26 |

Avg Sold to OLP Ratio**100.7%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.6% | 97.1% | 98.5% |

November 2025

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

↓ -37.5% ↓ -37.5%

from Oct 2025: 8 from Nov 2024: 8

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 108 | 101 | 6.9% |

5-year Nov average: 8

New Pendings**7**

↓ -41.7% ↓ -22.2%

from Oct 2025: 12 from Nov 2024: 9

| YTD | 2025 | 2024 | +/- |
|-----|------------|-----------|-------|
| | 104 | 91 | 14.3% |

5-year Nov average: 8

Closed Sales**11**

↓ -15.4% ↑ 57.1%

from Oct 2025: 13 from Nov 2024: 7

| YTD | 2025 | 2024 | +/- |
|-----|------------|-----------|-------|
| | 101 | 82 | 23.2% |

5-year Nov average: 10

Median Sold Price**\$325,000**

↑ 8.3% ↓ -5.8%

from Oct 2025: **\$300,000** from Nov 2024: **\$345,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$300,000 | \$288,250 | 4.1% |

5-year Nov average: **\$299,648****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for November was \$325,000, representing an increase of 8.3% compared to last month and a decrease of 5.8% from Nov 2024. The average days on market for units sold in November was 26 days, 76% above the 5-year November average of 15 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 9; and a 37.5% decrease in supply to 5 active units.

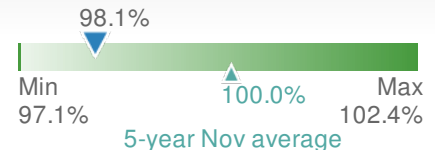
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.75 in October and a decrease from 2.14 in November 2024. The Contract Ratio is 44% lower than the 5-year November average of 3.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**5**

| Oct 2025 | Nov 2024 |
|----------|----------|
| 8 | 7 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|----------|-----------|
| 14 | 9 | 20 |

Avg Sold to OLP Ratio**98.1%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|---------------|--------------|
| 100.4% | 102.4% | 99.9% |

November 2025

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**22**

↓ **-37.1%** ↓ **-15.4%**
from Oct 2025: **35** from Nov 2024: **26**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 450 | 364 | 23.6% |

5-year Nov average: **27****New Pendings****24**

↓ **-33.3%** ↓ **-20.0%**
from Oct 2025: **36** from Nov 2024: **30**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 373 | 300 | 24.3% |

5-year Nov average: **30****Closed Sales****31**

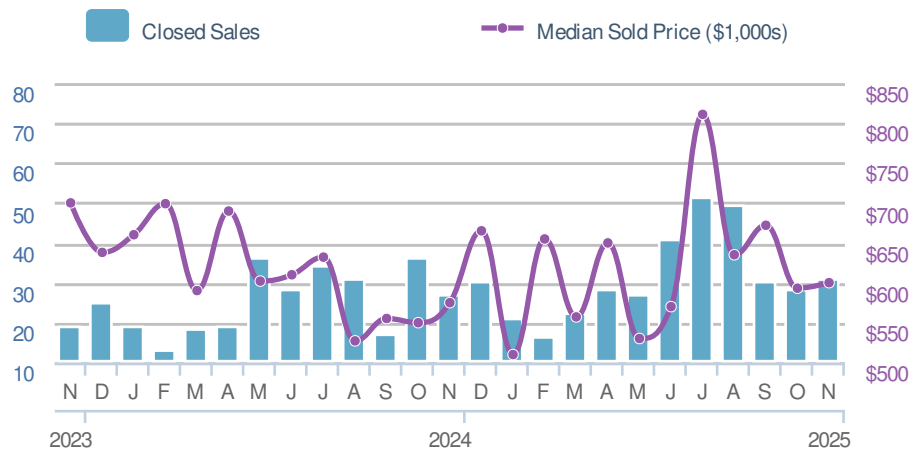
↑ **10.7%** ↑ **14.8%**
from Oct 2025: **28** from Nov 2024: **27**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 353 | 284 | 24.3% |

5-year Nov average: **31****Median Sold Price****\$600,000**

↑ **1.2%** ↑ **4.3%**
from Oct 2025: **\$593,000** from Nov 2024: **\$575,000**

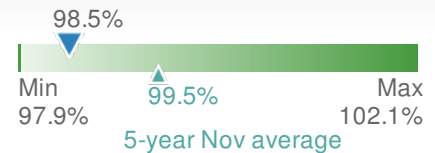
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$636,500 | \$595,000 | 7.0% |

5-year Nov average: **\$576,860****Active Listings****38**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 51 | 41 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 26 | 20 | 20 |

Avg Sold to OLP Ratio**98.5%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 95.4% | 98.6% | 100.2% |

November 2025

Wissahickon (Montgomery, PA) - Detached


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


 **-52.2%**
 from Oct 2025: **23**

 **-35.3%**
 from Nov 2024: **17**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 282 | 226 | 24.8% |


5-year Nov average: **16****New Pending****16**


 **-27.3%**
 from Oct 2025: **22**

 **0.0%**
 from Nov 2024: **16**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 226 | 173 | 30.6% |


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

 **5.9%**
 from Oct 2025: **17**

 **63.6%**
 from Nov 2024: **11**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 210 | 161 | 30.4% |

5-year Nov average: **16****Median Sold Price****\$614,000**

 **-23.3%**
 from Oct 2025: **\$801,000**

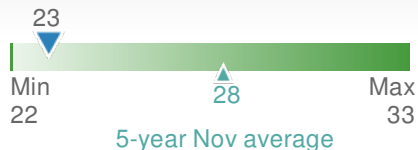
 **-2.5%**
 from Nov 2024: **\$630,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$807,000 | \$728,000 | 10.9% |

5-year Nov average: **\$694,900****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for November was \$614,000, representing a decrease of 23.3% compared to last month and a decrease of 2.5% from Nov 2024. The average days on market for units sold in November was 25 days, 17% below the 5-year November average of 30 days. There was a 27.3% month over month decrease in new contract activity with 16 New Pending; a 5.4% MoM decrease in All Pending (new contracts + contracts carried over from October) to 35; and a 41% decrease in supply to 23 active units.

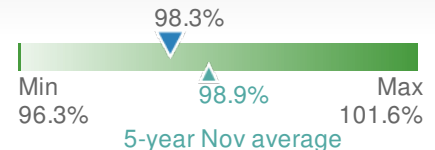
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 0.95 in October and an increase from 0.94 in November 2024. The Contract Ratio is 23% higher than the 5-year November average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 39 | 33 |

Avg DOM**25**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 33 | 18 | 23 |

Avg Sold to OLP Ratio**98.3%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 92.2% | 97.9% | 99.6% |

November 2025

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**11** **-8.3%**from Oct 2025:
12 **22.2%**from Nov 2024:
9

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 168 | 138 | 21.7% |

5-year Nov average: **11****New Pendings****8** **-42.9%**from Oct 2025:
14 **-42.9%**from Nov 2024:
14

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 147 | 127 | 15.7% |

5-year Nov average: **13****Closed Sales****13** **18.2%**from Oct 2025:
11 **-18.8%**from Nov 2024:
16

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 143 | 123 | 16.3% |

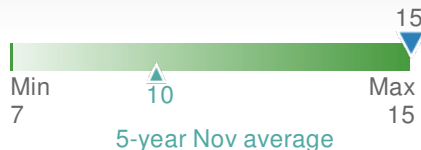
5-year Nov average: **15****Median
Sold Price****\$585,000** **74.6%**from Oct 2025:
\$335,000 **17.0%**from Nov 2024:
\$500,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$470,000 | \$490,000 | -4.1% |

5-year Nov average: **\$473,490****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for November was \$585,000, representing an increase of 74.6% compared to last month and an increase of 17% from Nov 2024. The average days on market for units sold in November was 20 days, 28% above the 5-year November average of 16 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 14; and a 25% increase in supply to 15 active units.

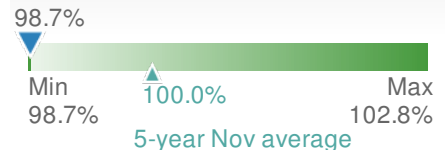
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.67 in October and a decrease from 1.75 in November 2024. The Contract Ratio is 55% lower than the 5-year November average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Oct 2025 | Nov 2024 |
|-----------|----------|
| 12 | 8 |

Avg DOM**20**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 16 | 21 | 16 |

**Avg Sold to
OLP Ratio****98.7%**

| Oct 2025 | Nov 2024 | YTD |
|---------------|--------------|---------------|
| 100.3% | 99.0% | 101.0% |