



County

Montgomery County

Quarterly Update

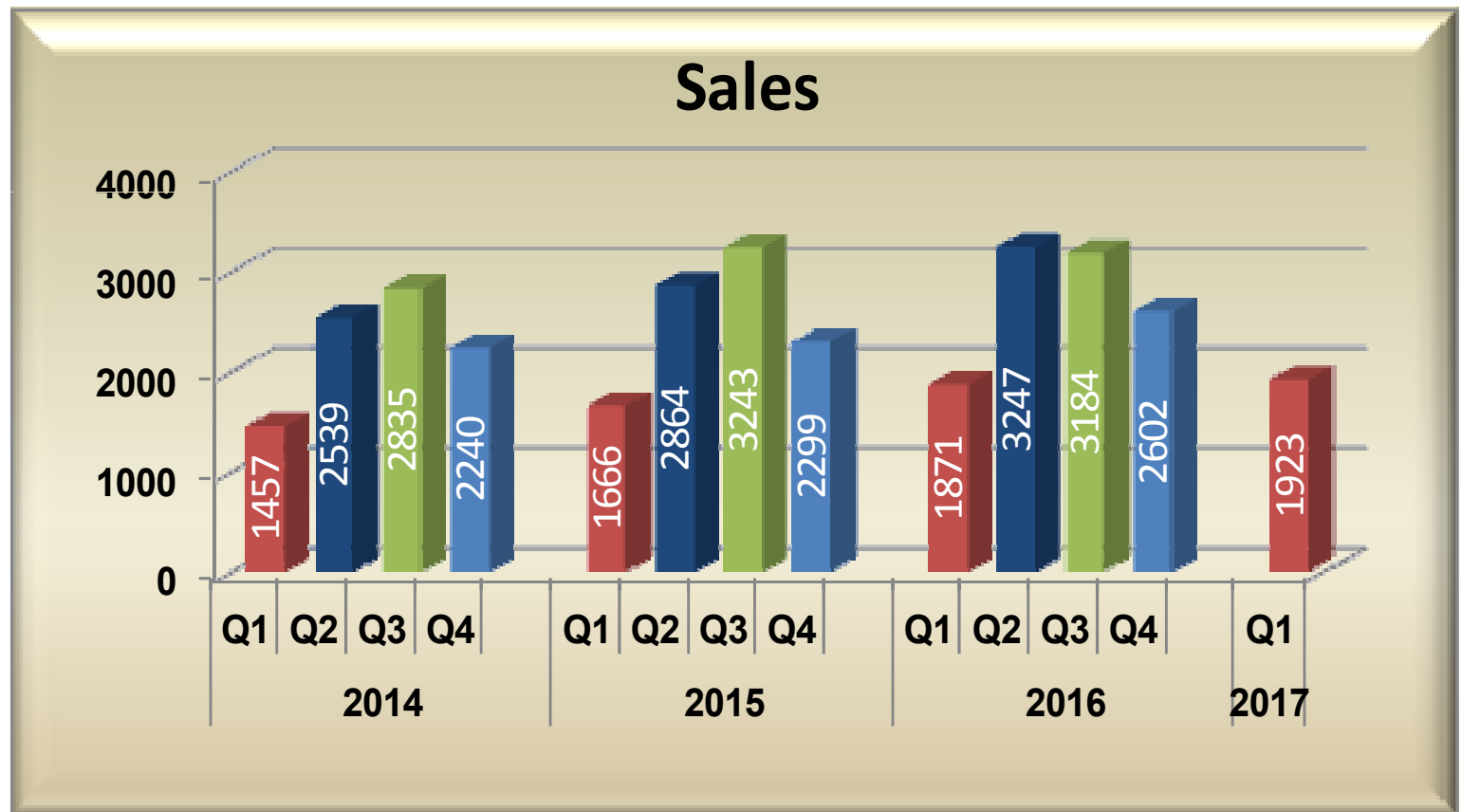
First Quarter 2017 Report



Market Update

■ Total Quarterly Sales

- YTD 2017 vs. 2016: 2.8%
- Q1 2017 vs. Q1 2016: 2.8%

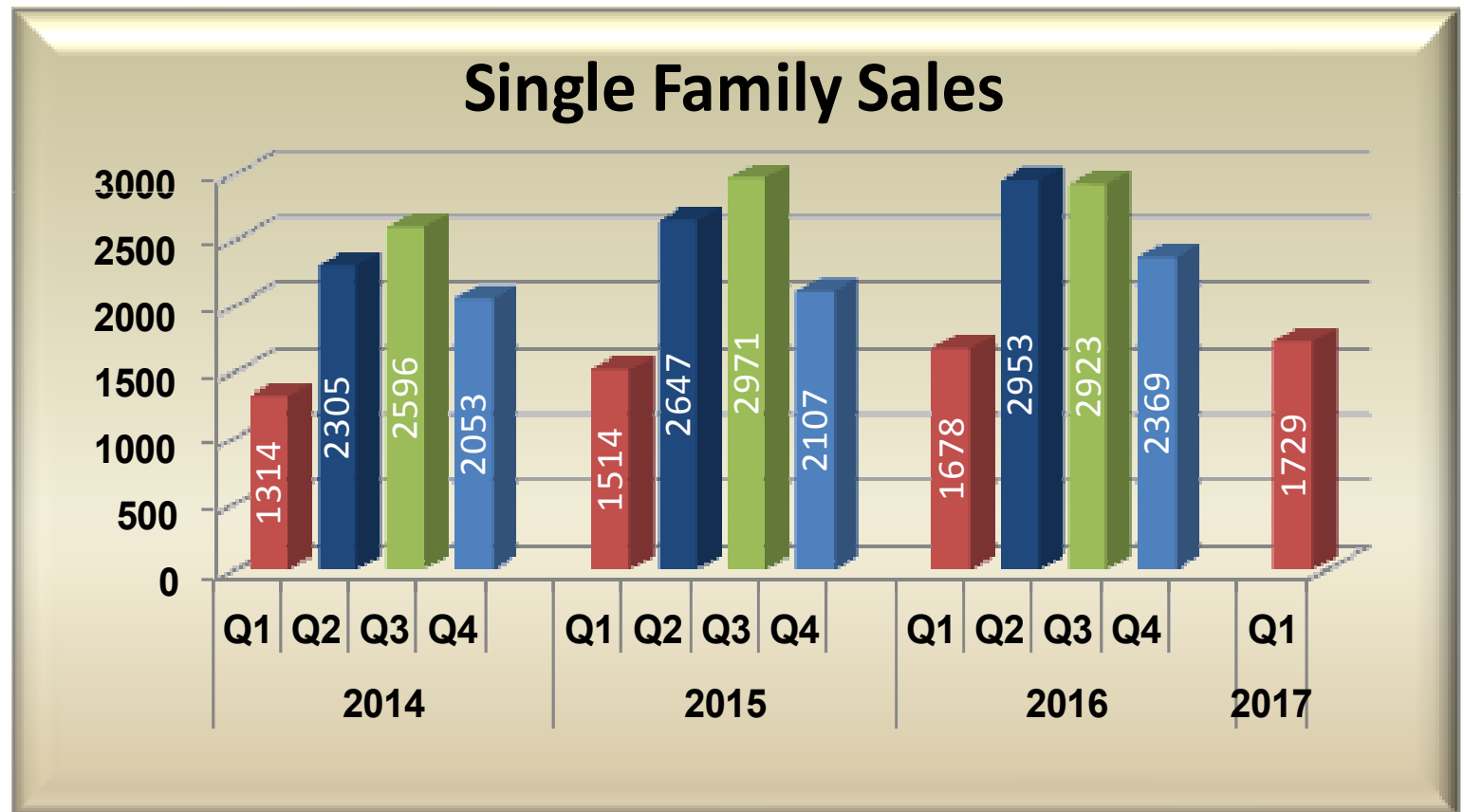




Market Update

■ Single Family Quarterly Sales

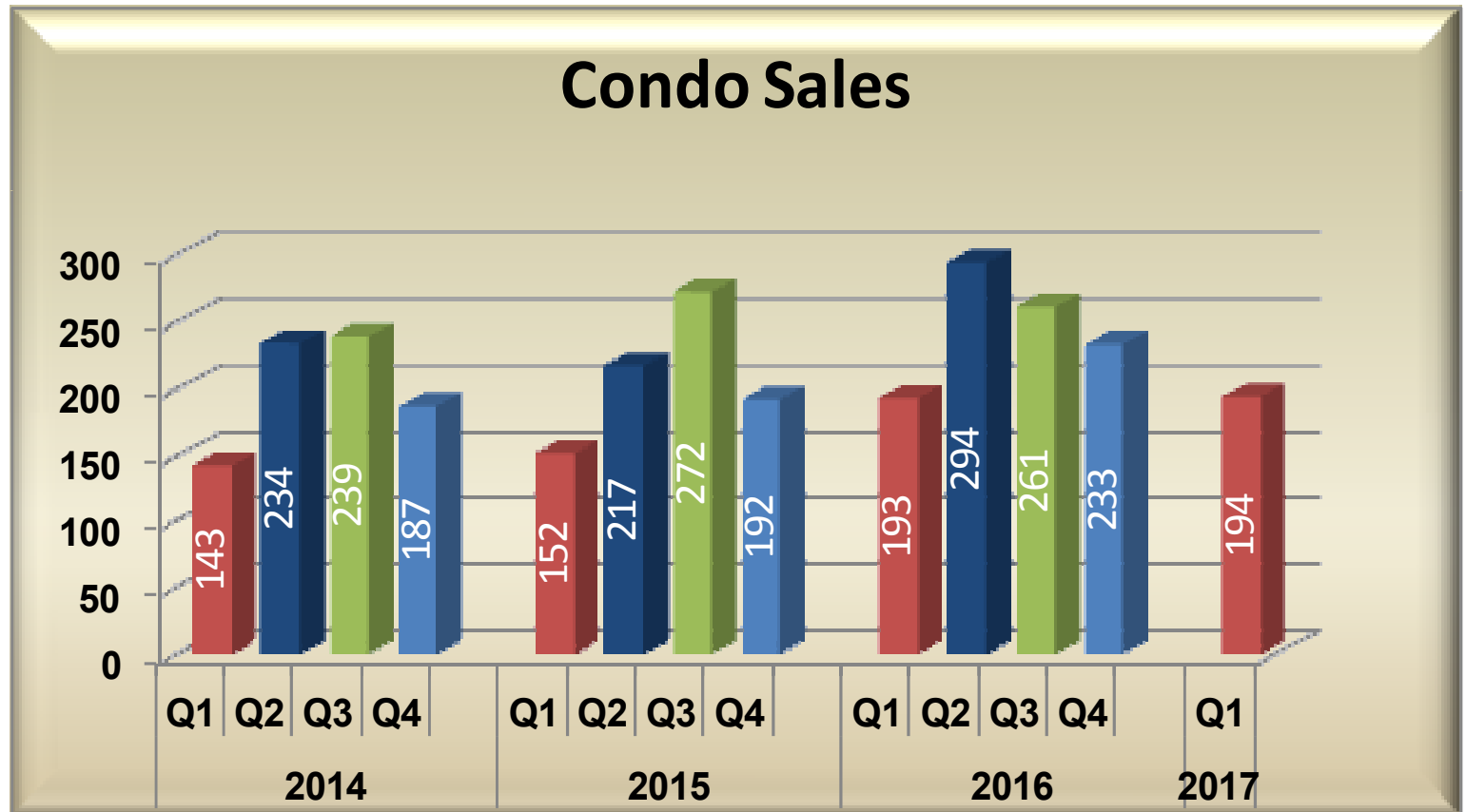
- YTD 2017 vs. 2016: 3.0%
- Q1 2017 vs. Q1 2016: 3.0%





Market Update

- Condo Quarterly Sales
 - YTD 2017 vs. 2016: 0.5%
 - Q1 2017 vs. Q1 2016: 0.5%

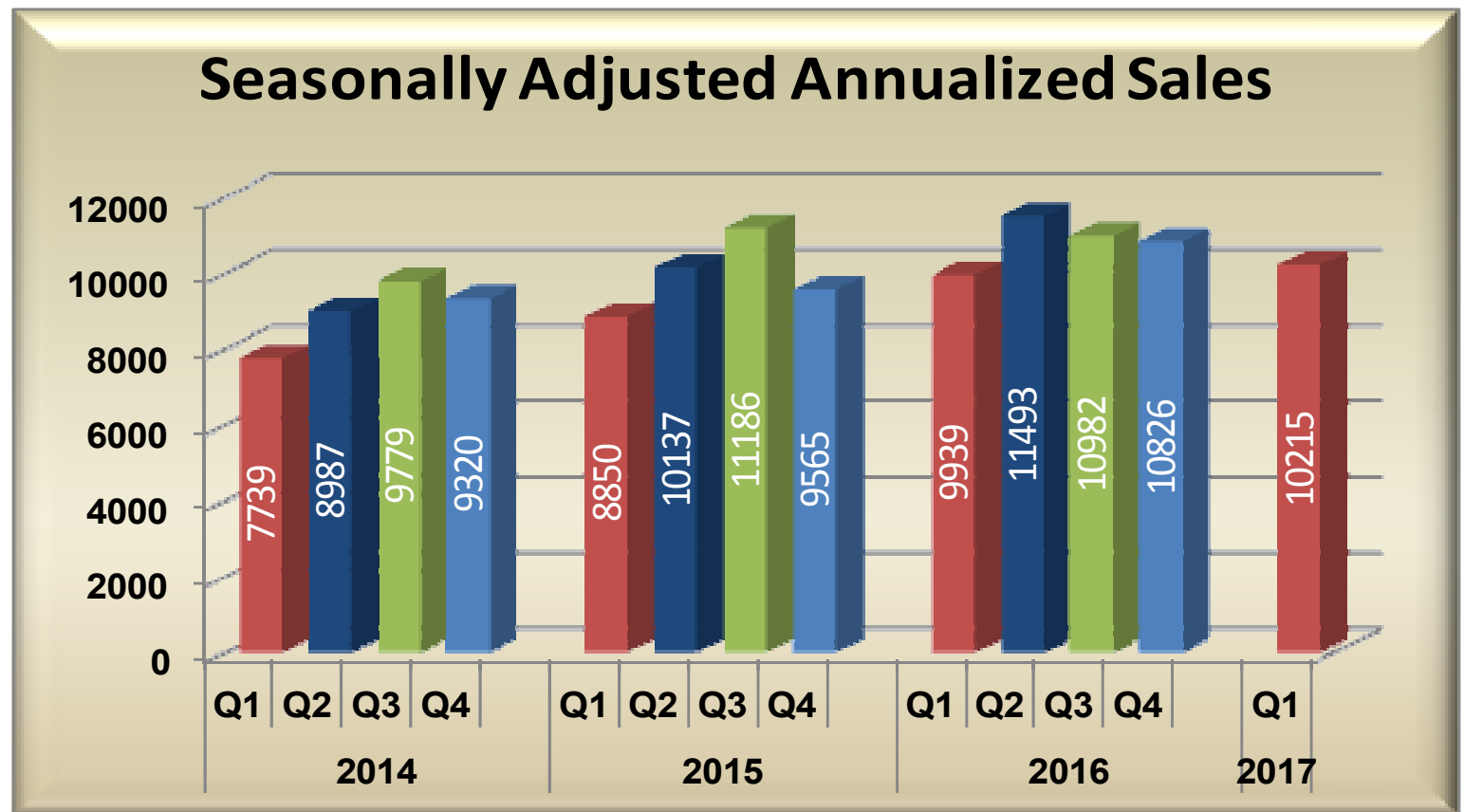




Market Update

Seasonally Adjusted Annualized Sales

- Q1 2017 vs. Q4 2016: -5.6%
- Q1 2017 vs. Q1 2016: 2.8%





Market Update

- Townships with the highest number of sales this quarter

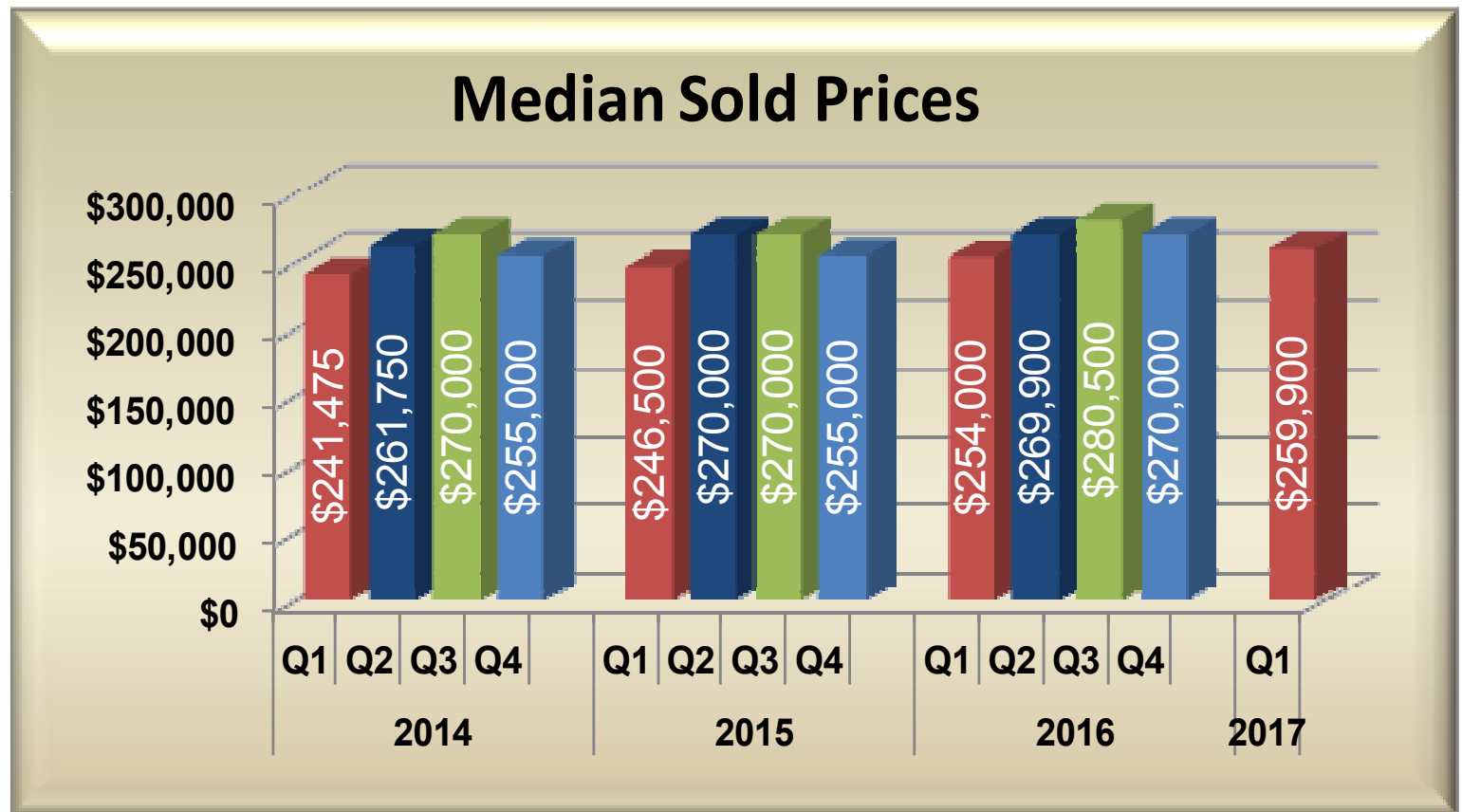
Sales	Current Quarter	Previous Quarter	1 Year Ago
L Merion Twp	158	186	163
Abington Twp	114	171	123
Cheltenham Twp	95	130	108
Montgomery Twp	77	77	49
U Merion Twp	75	93	68
U Providence Twp	70	27	20
Pottstown Boro	66	98	74



Market Update

■ Median Sold Price

- YTD 2017 vs. 2016: 2.3%
- Q1 2017 vs. Q1 2016: 2.3%

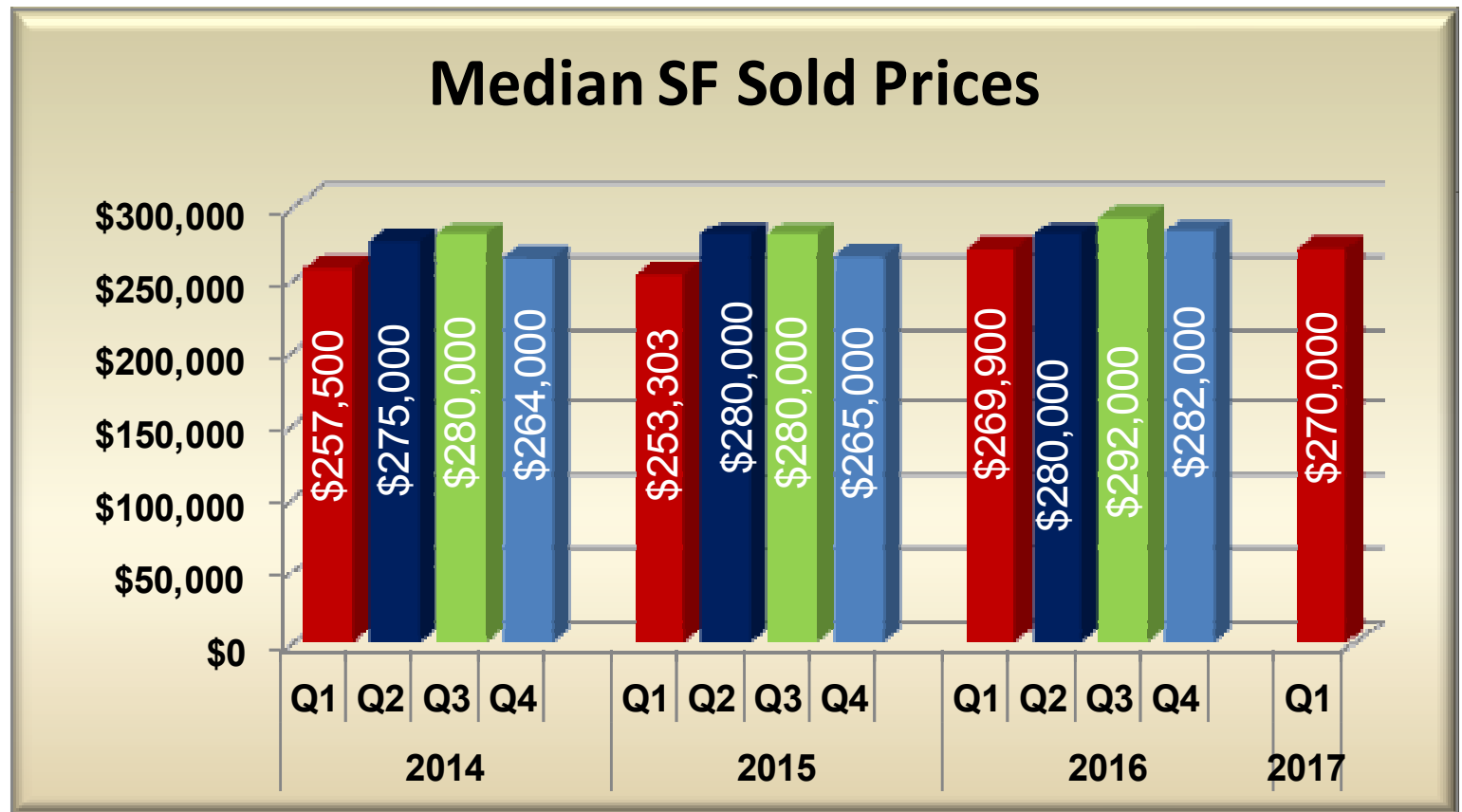




Market Update

■ Median SF Sold Price

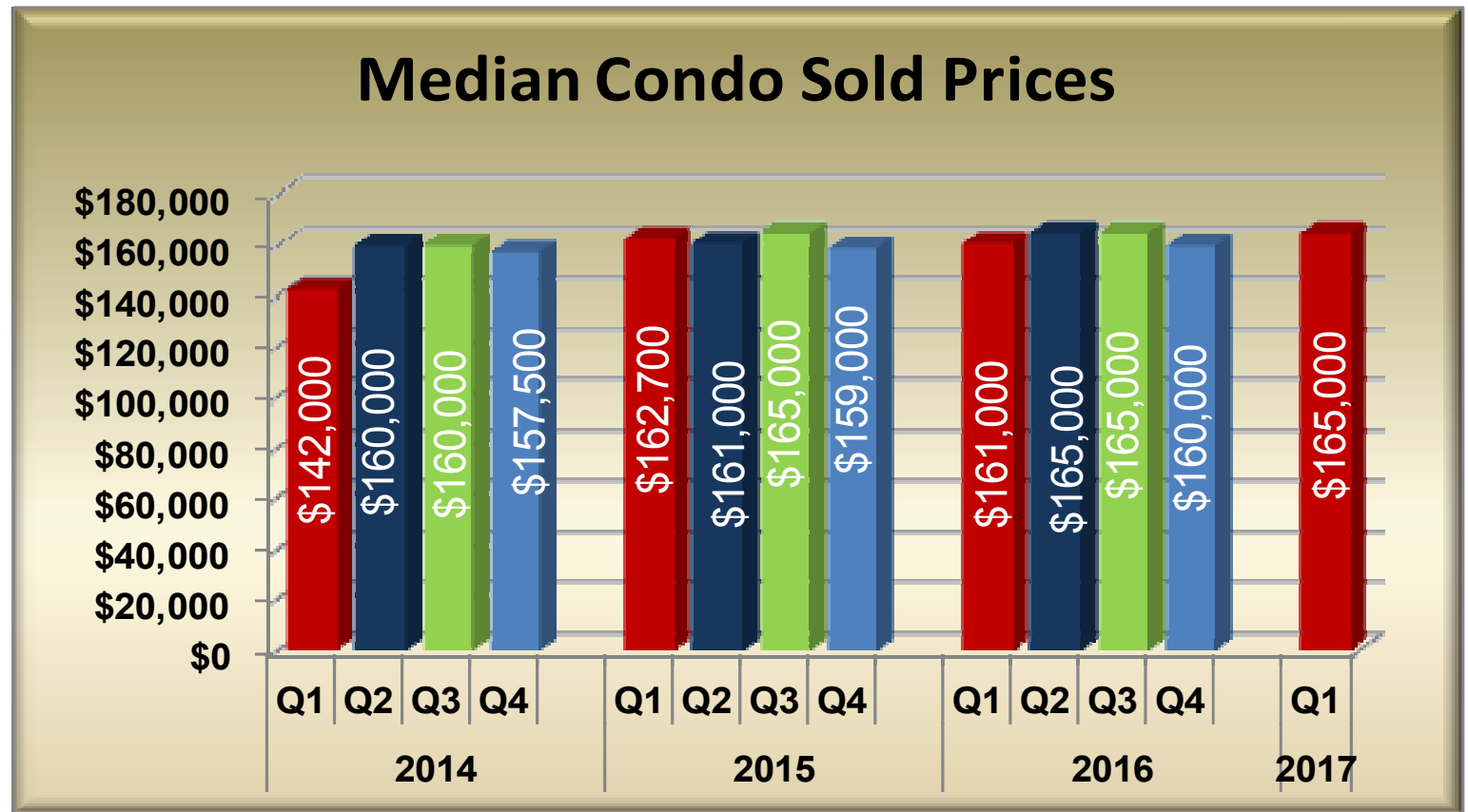
- YTD 2017 vs. 2016: 0.0%
- Q1 2017 vs. Q1 2016: 0.0%





Market Update

- Median Condo Sold Price
 - YTD 2017 vs. 2016: 2.5%
 - Q1 2017 vs. Q1 2016: 2.5%

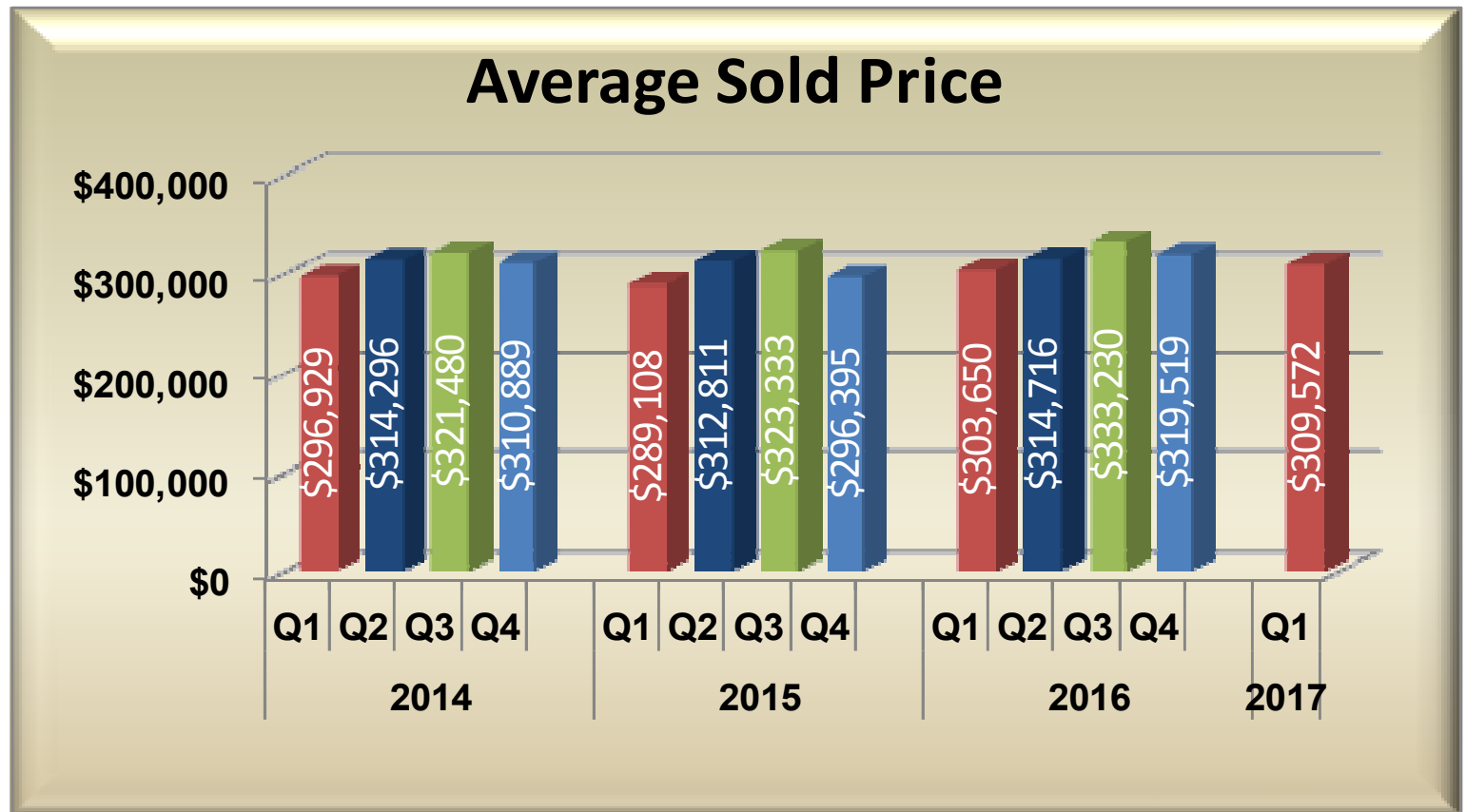




Market Update

■ Average Sold Price

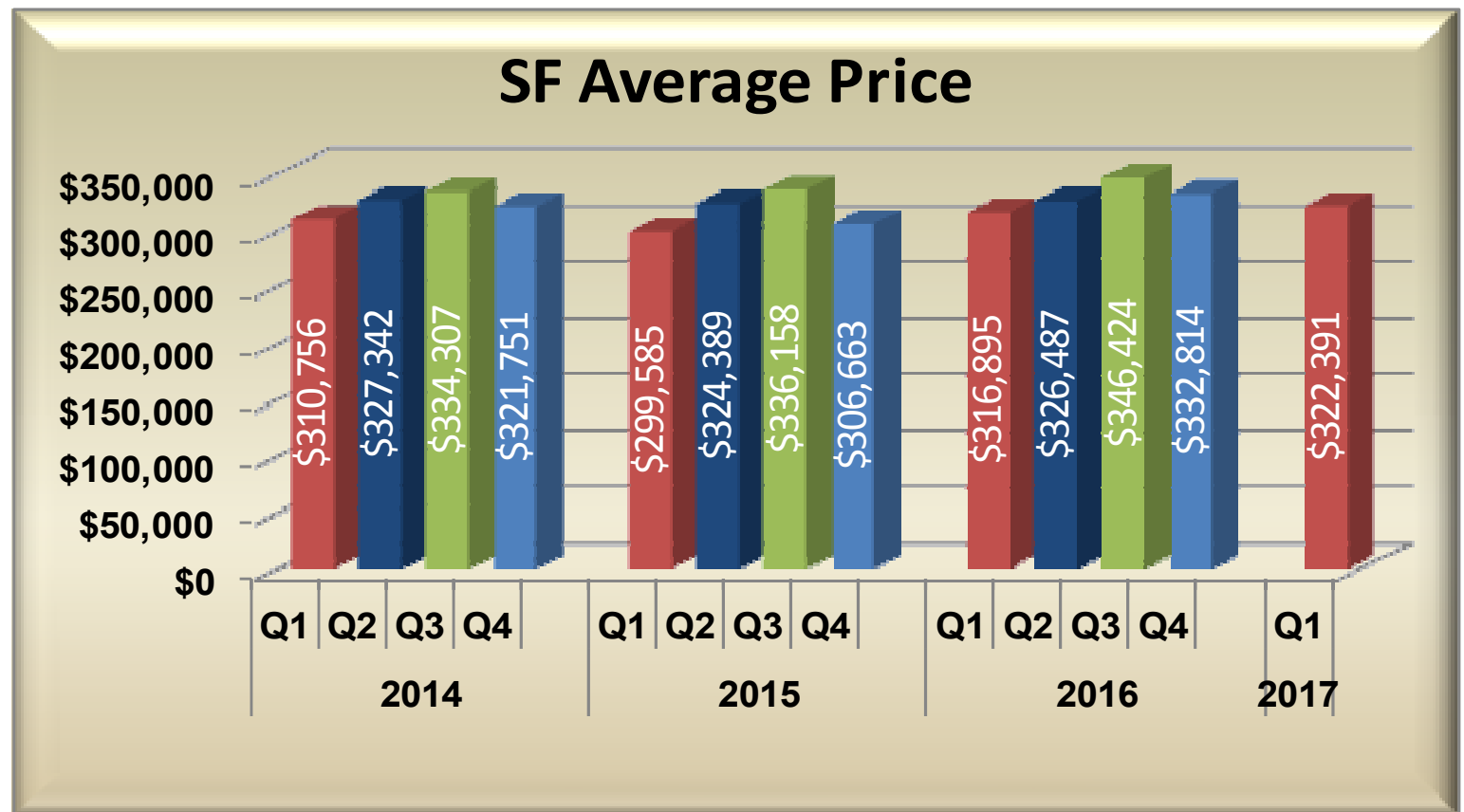
- YTD 2017 vs. 2016: 2.0%
- Q1 2017 vs. Q1 2016: 2.0%





Market Update

- Average Sold Price for Single Family
 - YTD 2017 vs. 2016: 1.9%
 - Q1 2017 vs. Q1 2016: 1.7%

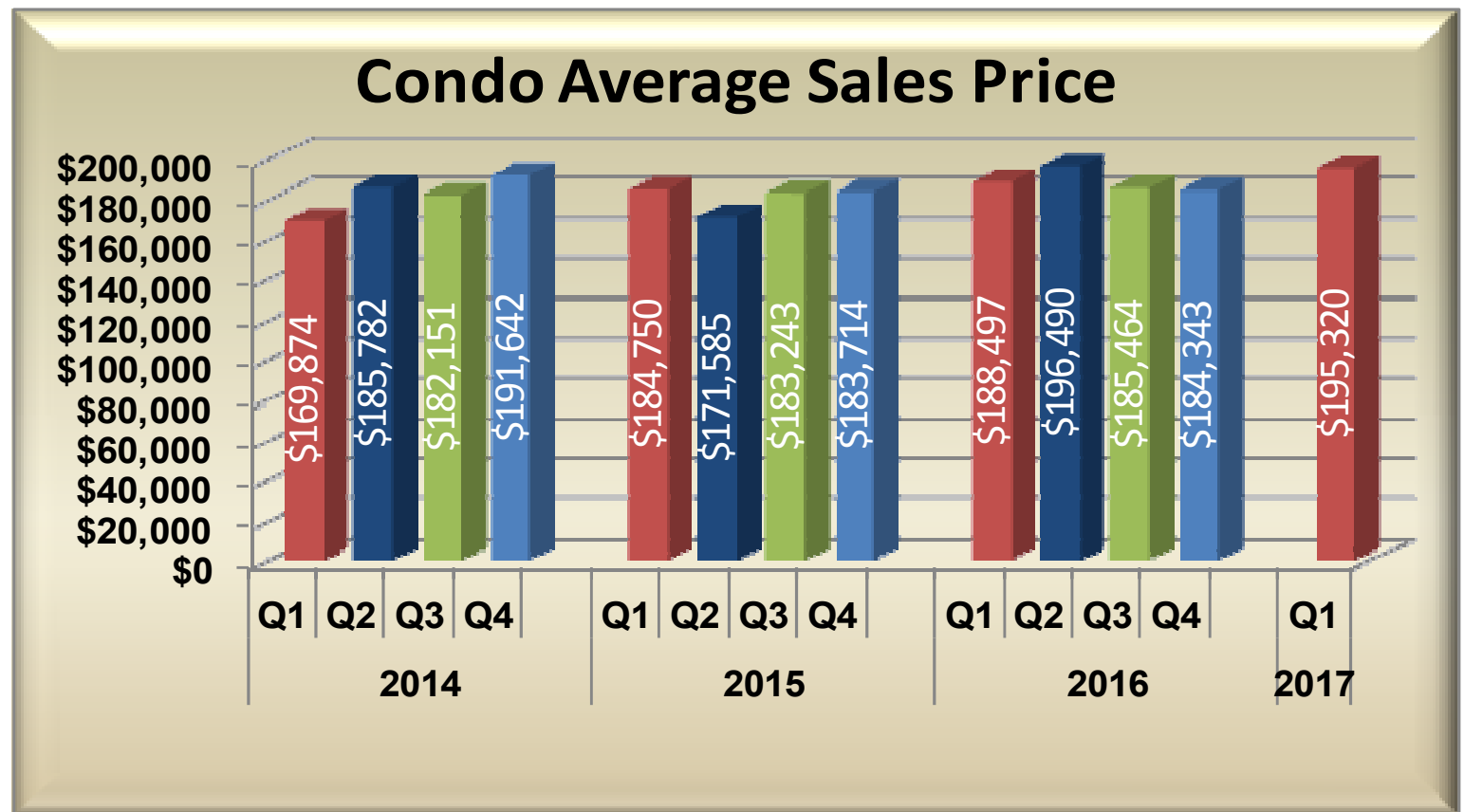




Market Update

■ Average Sold Price for Condos

- YTD 2017 vs. 2016: 3.7%
- Q1 2017 vs. Q1 2016: 3.6%





Market Update

- Highest Average Sold Prices
 - Minimum of 10 Sales this quarter

High Average Sold Price (min. 10 Sales)	Current Quarter	Previous Quarter	1 Year Ago
L Merion Twp	\$ 637,447	\$ 912,341	\$ 614,725
L Gwynedd Twp	\$ 525,744	\$ 930,917	\$ 379,675
Whitemarsh Twp	\$ 453,392	\$ 792,597	\$ 418,793
L Moreland Twp	\$ 424,039	\$ 493,418	\$ 473,829
U Dublin Twp	\$ 419,075	\$ 495,392	\$ 366,093
Whitpain Twp	\$ 413,428	\$ 536,845	\$ 464,429
Springfield Twp	\$ 348,267	\$ 367,743	\$ 355,000



Market Update

- **Lowest Average Sold Prices**
 - Minimum of 10 Sales this quarter

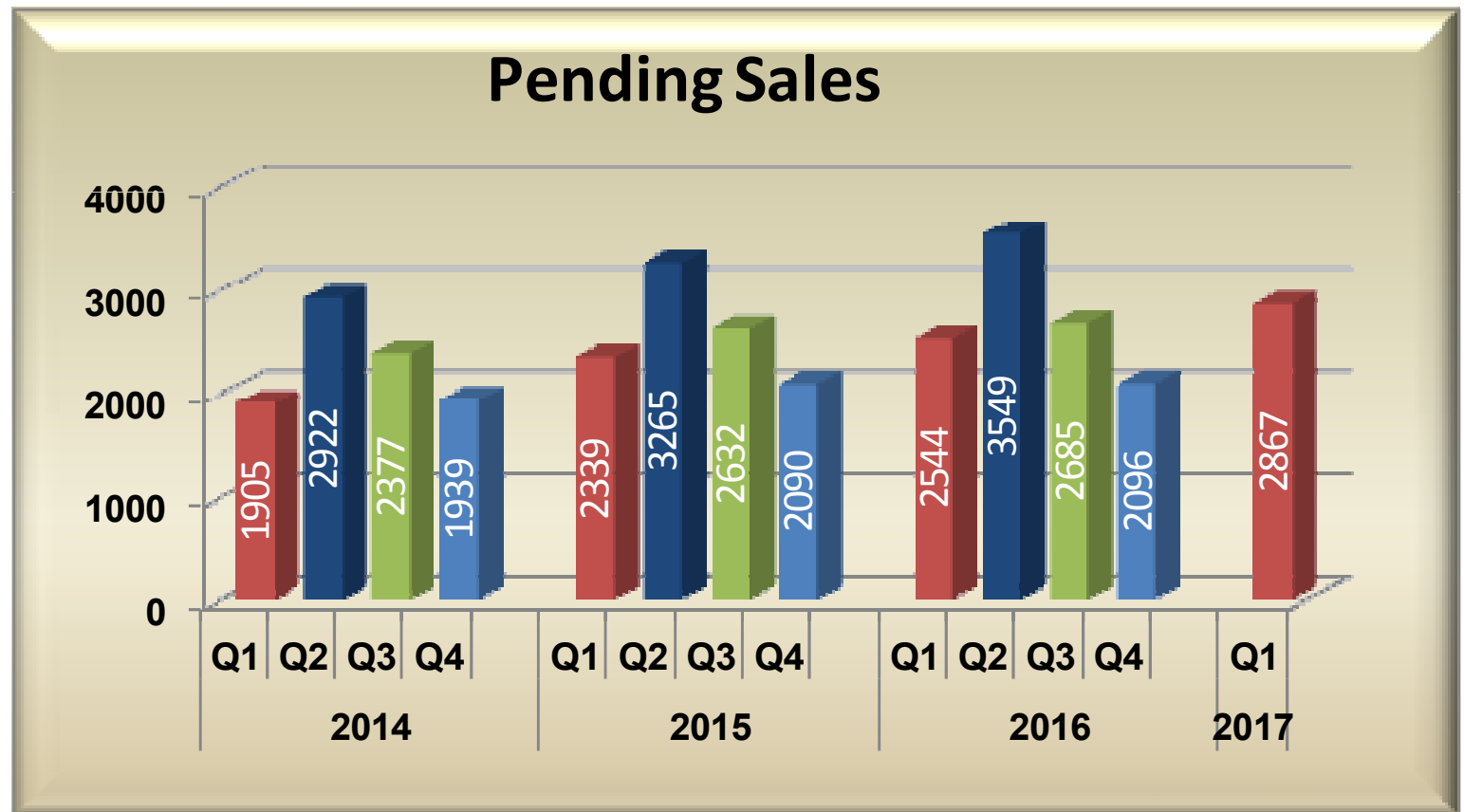
Low Average Sold Price (min. 10 Sales)	Current Quarter	Previous Quarter	1 Year Ago
Pottstown Boro	\$ 87,110	\$ 107,251	\$ 91,685
Norristown Boro	\$ 103,682	\$ 108,088	\$ 94,608
W Pottsgrove Twp	\$ 115,239	\$ 119,426	\$ 94,827
E Greenville Boro	\$ 131,400	\$ 108,485	\$ 127,150
Royersford Boro	\$ 152,371	\$ 177,713	\$ 184,904
Schwenksville Boro	\$ 158,000	\$ 169,141	\$ 86,667
Jenkintown Boro	\$ 169,808	\$ 348,716	\$ 178,218



Market Update

■ Pending Sales

- YTD 2017 vs. 2016: 12.7%
- Q1 2017 vs. Q1 2016: 12.7%

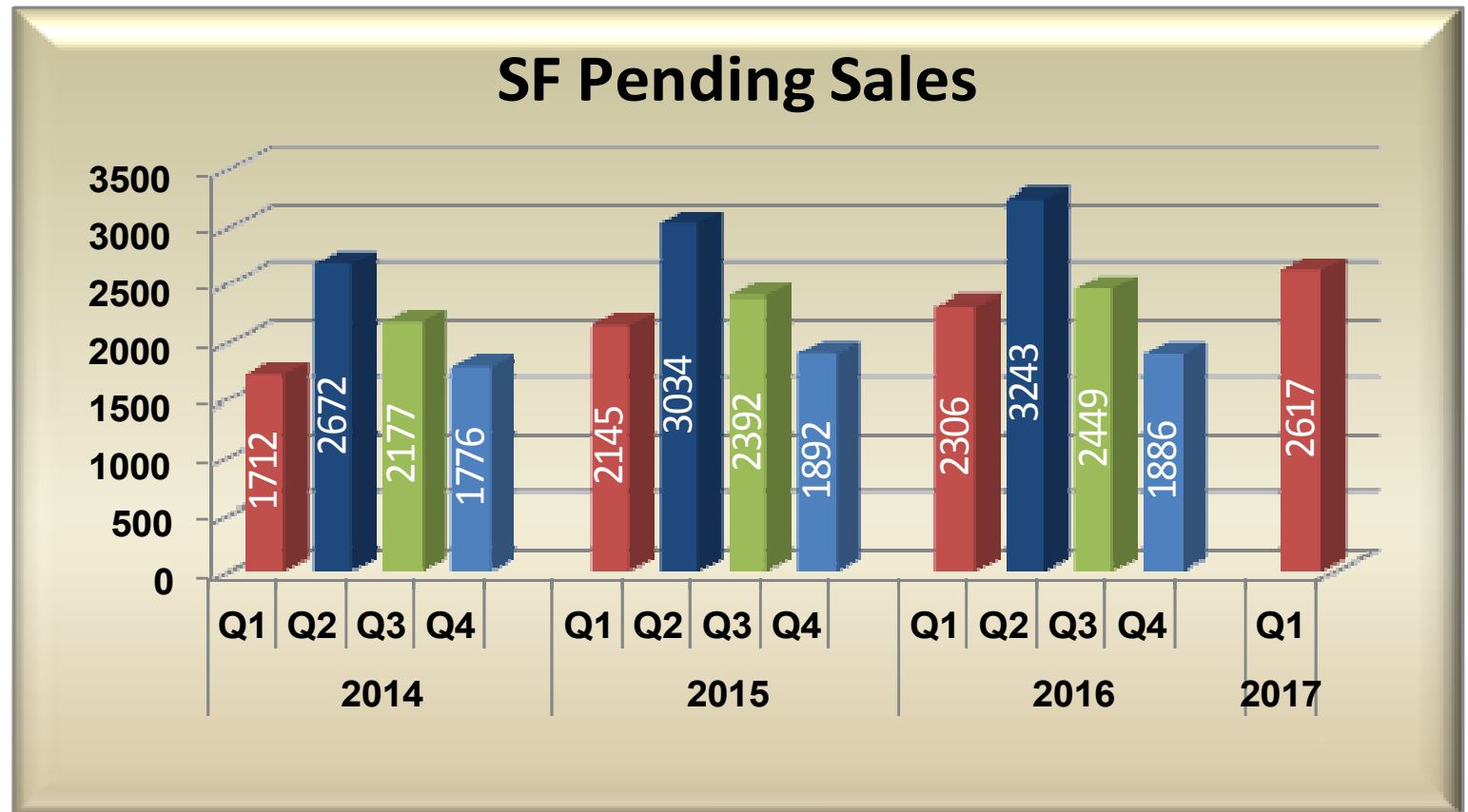




Market Update

■ Single Family Pending Sales

- YTD 2017 vs. 2016: 13.5%
- Q1 2017 vs. Q1 2016: 13.5%

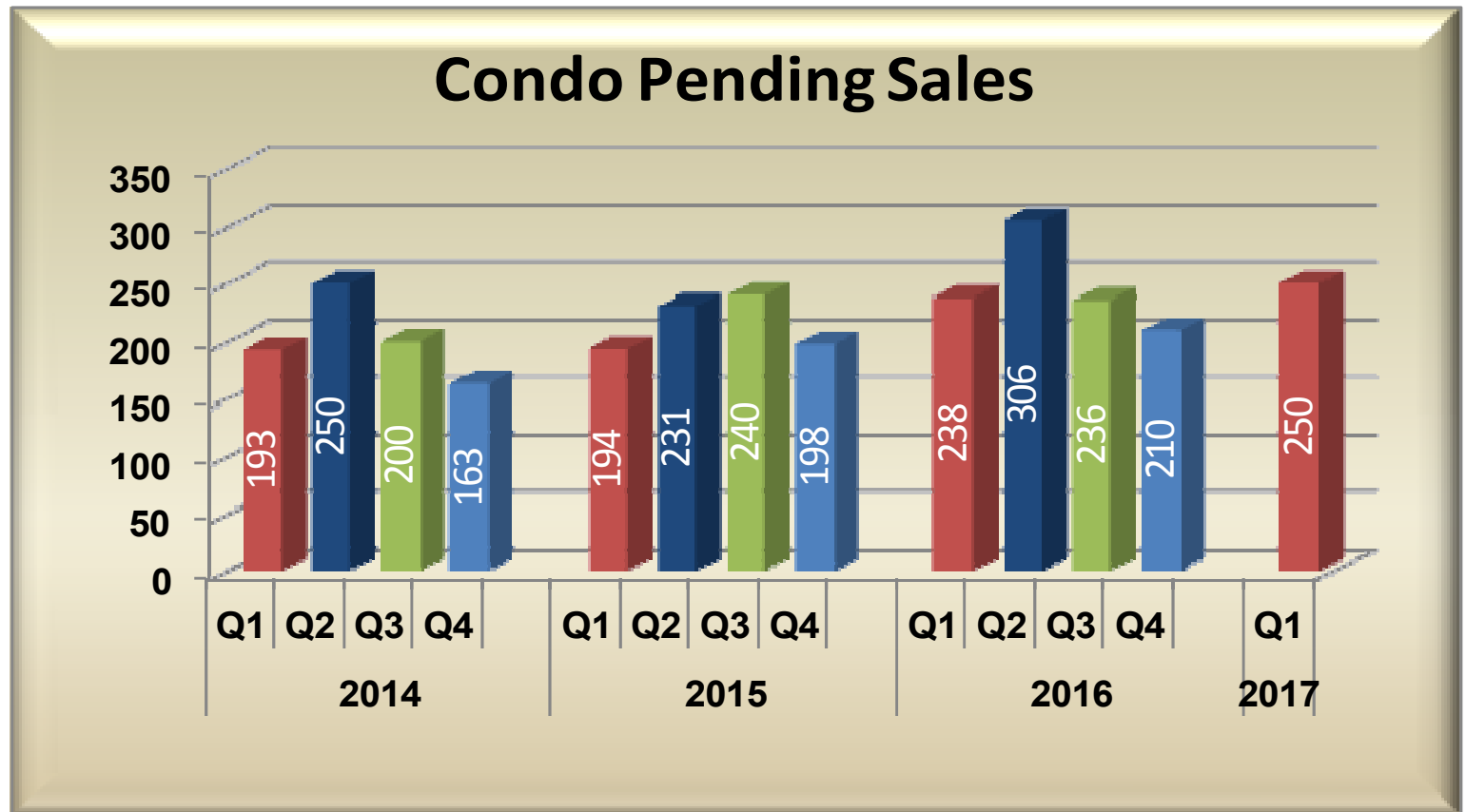




Market Update

Condo Pending Sales

- YTD 2017 vs. 2016: 13.5%
- Q1 2017 vs. Q1 2016: 13.5%

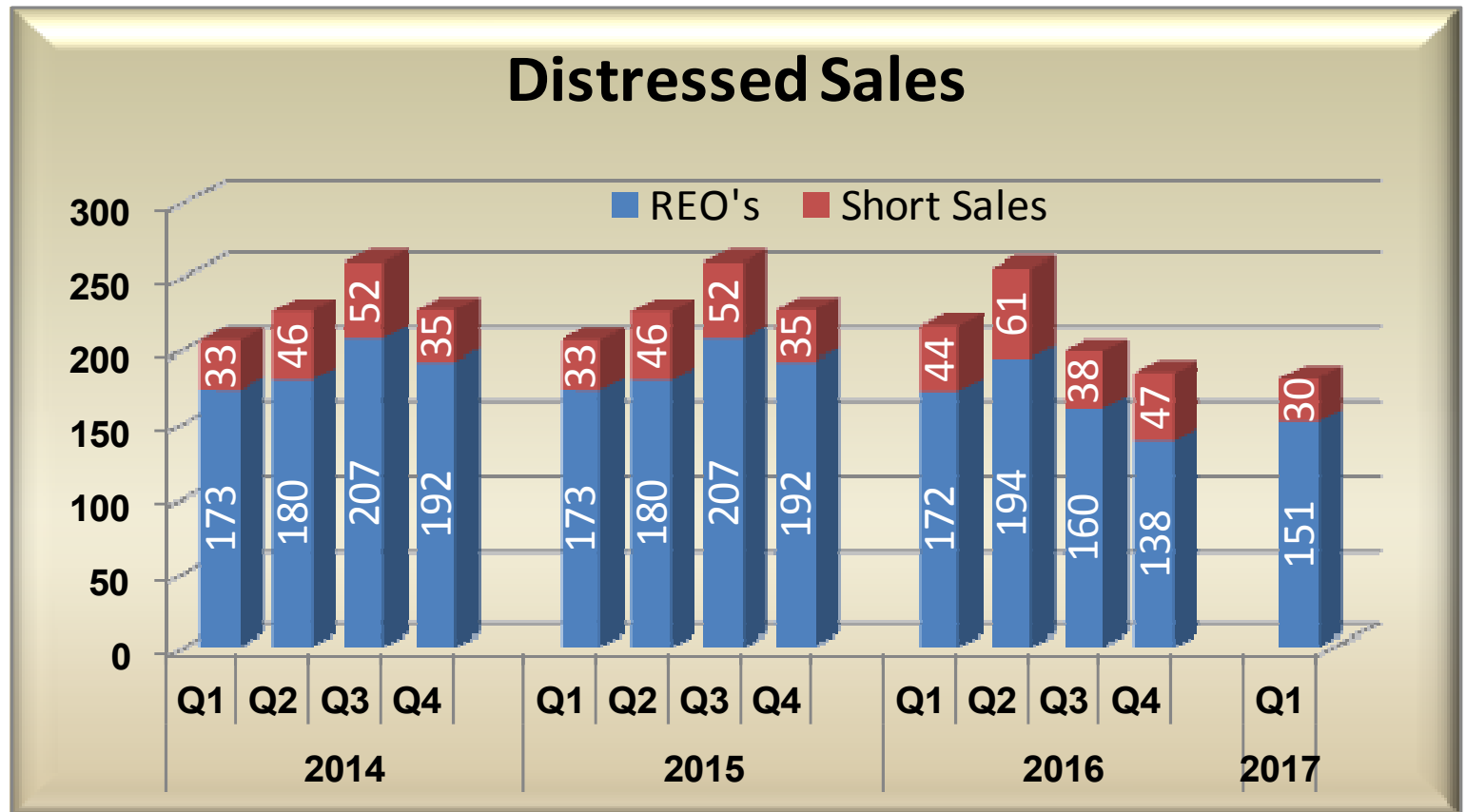




Market Update

■ Distressed Sales

- YTD 2017 vs. 2016: - 16.2%
- Q1 2017 vs. Q1 2016: -16.2%





Market Update

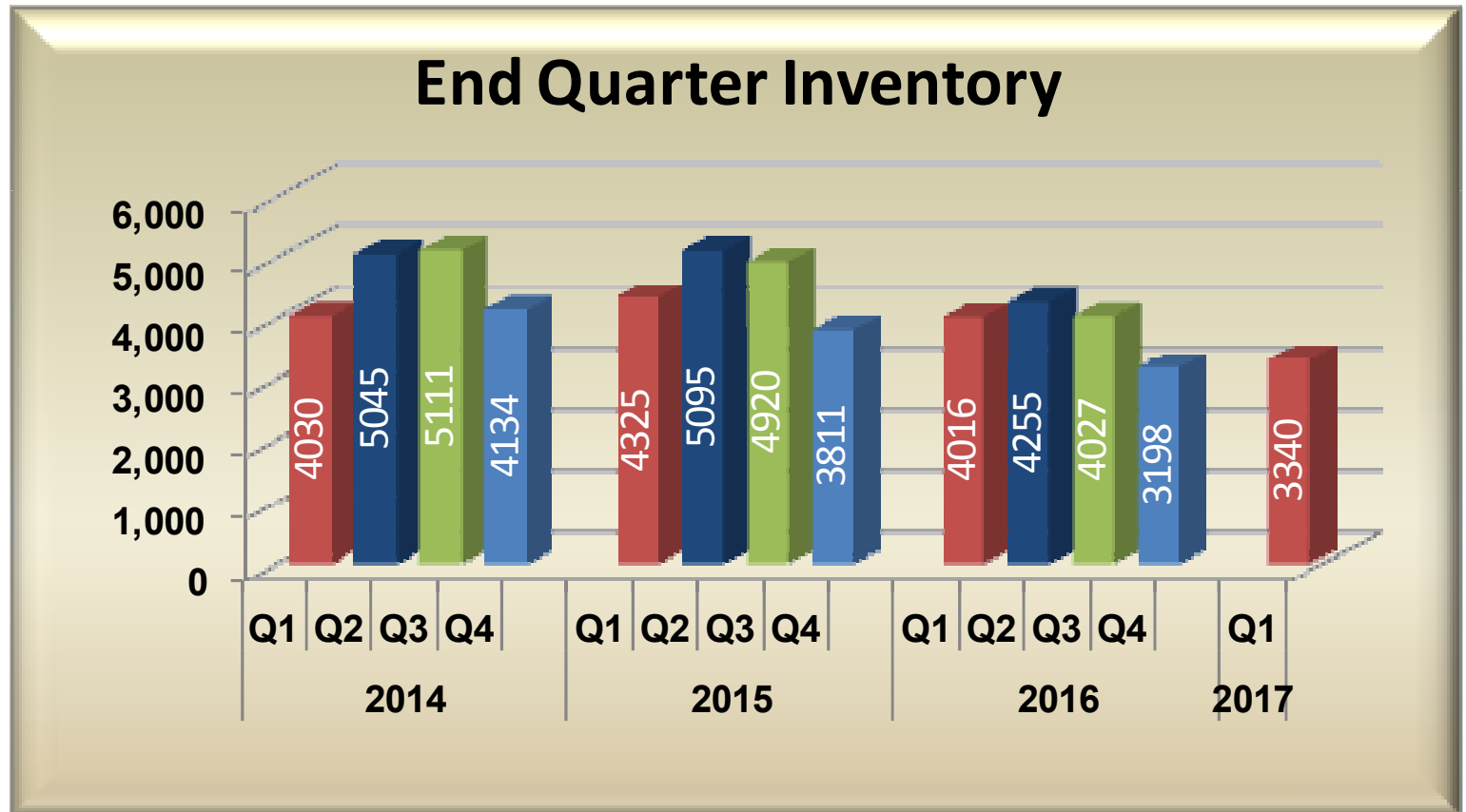
- Most REO's This Quarter

Number of REO's	Current Quarter	Previous Quarter	1 Year Ago
Norristown Boro	15	14	12
Cheltenham Twp	14	10	8
Pottstown Boro	14	19	20
Abington Twp	9	4	13
L Merion Twp	8	2	9
U Providence Twp	1	2	1
U Pottsgrove Twp	6	2	5



Market Update

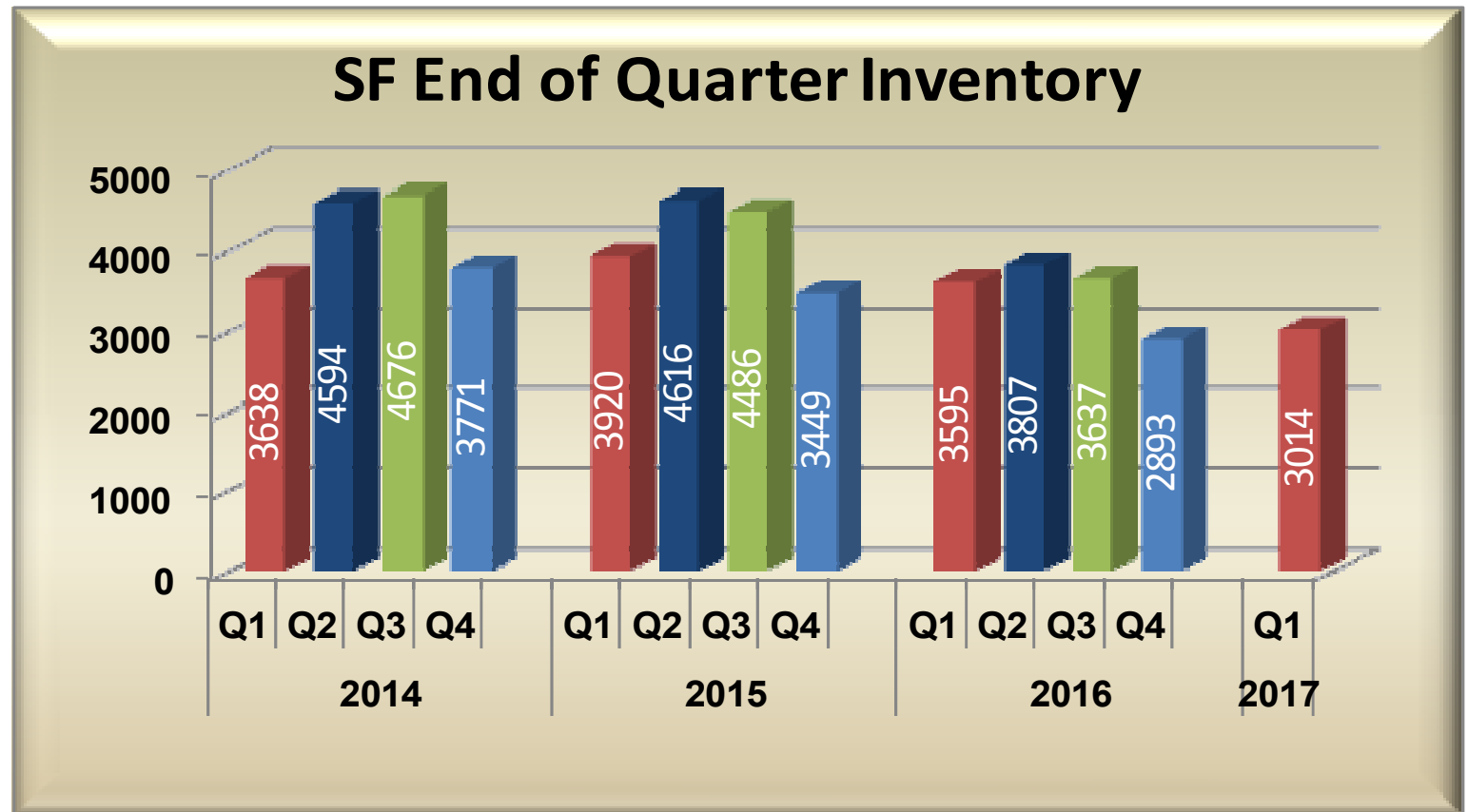
- End of Quarter Inventory
 - Q1 2017 vs. Q4 2016: 4.4%
 - Q1 2017 vs. Q1 2016: -16.8%





Market Update

- Single Family End of Quarter Inventory
 - Q1 2017 vs. Q4 2016: 4.2%
 - Q1 2017 vs. Q1 2016: - 16.2%





Market Update

Condo End of Quarter Inventory

- Q1 2017 vs. Q4 2016: 6.9%
- Q1 2017 vs. Q1 2016: -22.6%

