

2022 Median Sales Prices for Housing in Montgomery County, Pennsylvania

HOUSING TYPES										
Red indicates a loss in median sales price from 2021 to 2022	All Units Median Sales Price	All Units # of Sales	SFD Median Price	SFD Units # of Sales	SFA Median Price	SFA Units # of Sales	MF Median Price	MF Units # of Sales	2021-2022 Median Sales Change	2021-2022 Percent Change
Municipality										
Abington	\$385,000	680	\$400,000	591	\$282,500	78	\$190,000	11	\$25,300	7.0%
Ambler	\$402,500	88	\$449,995	36	\$309,000	52	*	*	\$12,500	3.2%
Bridgeport	\$315,000	100	\$324,875	14	\$306,500	86	*	*	\$20,100	6.8%
Bryn Athyn	\$725,000	7	\$675,000	6	\$725,000*	1	*	*	\$340,000	88.3%
Cheltenham	\$365,000	571	\$420,000	327	\$315,000	179	\$135,000	65	\$30,000	9.0%
Collegeville	\$489,400	68	\$460,000	27	\$499,316	41	*	*	\$69,400	16.5%
Conshohocken	\$390,000	195	\$512,000	17	\$415,000	128	\$275,500	50	\$29,595	8.2%
Douglass	\$360,000	160	\$375,000	125	\$325,000	33	\$622,000	1	\$64,363	21.8%
East Greenville	\$225,000	45	\$259,250	12	\$220,000	33	*	*	\$30,000	15.4%
East Norriton	\$316,500	238	\$375,000	151	\$317,500	80	\$221,000	7	\$0	0.0%
Franconia	\$409,900	175	\$450,000	102	\$389,000	73	*	*	\$29,400	7.7%
Green Lane	\$275,000	5	\$297,750	4	\$245,000*	1	*	*	(\$74,900)	-21.4%
Hatboro	\$327,051	105	\$347,500	60	\$321,700	37	\$176,750	8	(\$3,949)	-1.2%
Hatfield Boro	\$402,500	34	\$393,400	21	\$410,000	13	*	*	\$107,500	36.4%
Hatfield Twp	\$482,500	229	\$533,900	163	\$420,000	66	*	*	\$79,625	19.8%
Horsham	\$465,000	413	\$550,000	254	\$350,000	156	\$245,000	3	\$80,000	20.8%
Jenkintown	\$260,000	85	\$512,500	18	\$335,000	31	\$149,250	36	(\$10,000)	-3.7%
Lansdale	\$325,000	219	\$380,300	77	\$300,000	134	\$380,000	8	\$26,750	9.0%
Limerick	\$434,990	317	\$540,000	157	\$385,131	160	*	*	\$54,470	14.3%
Lower Frederick	\$305,000	87	\$385,000	49	\$265,000	38	*	*	\$34,000	12.5%
Lower Gwynedd	\$659,700	166	\$865,000	97	\$465,350	68	\$327,500	1	(\$35,645)	-5.1%
Lower Merion	\$710,250	868	\$960,000	528	\$425,000	155	\$250,000	185	\$35,250	5.2%
Lower Moreland	\$575,000	165	\$625,000	143	\$447,000	7	\$349,000	15	(\$4,500)	-0.8%
Lower Pottsgrove	\$339,500	260	\$374,700	172	\$302,073	88	*	*	\$46,600	15.9%
Lower Providence	\$446,500	228	\$470,000	193	\$407,000	35	*	*	\$21,500	5.1%
Lower Salford	\$520,000	203	\$604,444	156	\$349,900	47	*	*	\$71,000	20.3%
Marlborough	\$421,000	39	\$423,000	38	\$362,300*	1	*	*	\$79,000	23.1%
Montgomery	\$464,950	322	\$595,000	156	\$381,500	166	*	*	\$34,450	8.0%
Narberth	\$600,000	57	\$935,000	24	\$480,000	27	\$177,750	6	\$22,800	4.0%
New Hanover	\$435,000	171	\$475,000	143	\$340,000	27	*	*	\$53,000	13.9%
Norristown	\$180,000	491	\$275,000	40	\$175,000	451	*	*	\$22,500	14.3%
North Wales	\$317,500	47	\$430,000	23	\$274,950	24	*	*	\$7,500	2.4%
Pennsburg	\$300,490	77	\$325,000	25	\$298,945	52	*	*	\$35,490	13.4%
Perkiomen	\$375,000	123	\$446,000	75	\$287,500	48	*	*	\$12,900	3.6%
Plymouth	\$459,000	222	\$489,000	164	\$430,000	37	\$235,000	21	\$39,000	9.3%
Pottstown	\$185,000	57	\$220,000	203	\$168,000	276	\$115,000	9	\$22,500	13.8%
Red Hill	\$295,000	31	\$305,000	13	\$283,250	18	*	*	\$33,500	12.8%
Rockledge	\$335,000	26	\$335,250	14	\$332,500	12	*	*	\$37,000	12.4%
Royersford	\$298,900	79	\$345,000	24	\$286,000	51	\$153,000	4	\$28,900	10.7%
Salford	\$385,000	39	\$397,722	24	\$385,000	15	*	*	(\$5,000)	-1.3%
Schwenksville	\$249,900	21	\$312,736	10	\$233,250	4	\$96,500	7	\$92,550	58.8%
Skippack	\$475,000	149	\$573,500	104	\$344,075	38	\$262,500	7	\$6,750	1.4%
Souderton	\$325,000	89	\$375,000	40	\$305,750	48	\$530,000	1	\$30,000	10.2%
Springfield	\$450,500	234	\$456,625	188	\$400,000	44	\$590,000	2	\$10,500	2.4%
Telford	\$327,000	55	\$335,000	33	\$293,750	22	*	*	\$62,500	23.6%
Towamencin	\$428,000	149	\$533,000	109	\$277,500	82	\$195,000	10	\$78,000	22.3%
Trappe	\$350,000	64	\$445,000	21	\$335,000	41	\$456,950	2	\$17,500	5.3%
Upper Dublin	\$565,000	409	\$625,000	279	\$400,000	125	\$189,000	5	\$50,000	9.7%
Upper Frederick	\$305,000	49	\$387,500	32	\$285,000	17	*	*	\$45,000	17.3%
Upper Gwynedd	\$436,000	249	\$538,438	122	\$371,000	117	\$468,500	10	\$11,000	2.6%
Upper Hanover	\$400,600	128	\$470,000	83	\$310,000	45	*	*	\$57,143	16.6%
Upper Merion	\$452,500	407	\$460,000	228	\$487,500	142	\$275,100	37	\$42,250	10.3%
Upper Moreland	\$379,900	259	\$385,000	230	\$250,000	29	*	*	\$37,900	11.1%
Upper Pottsgrove	\$327,450	92	\$372,500	60	\$315,500	32	*	*	\$27,450	9.2%
Upper Providence	\$553,349	460	\$687,000	179	\$440,165	280	\$260,000	1	\$123,349	28.7%
Upper Salford	\$387,500	34	\$387,500	34	*	*	*	*	(\$36,200)	-8.5%
West Conshohocken	\$465,000	45	\$485,750	12	\$465,000	31	\$369,500	2	\$52,500	12.7%
West Norriton	\$280,890	318	\$351,000	137	\$250,000	141	\$216,000	40	\$33,890	13.7%
West Pottsgrove	\$217,750	72	\$235,000	50	\$199,950	22	*	*	\$32,750	17.7%
Whitemarsh	\$520,000	220	\$556,000	152	\$462,500	64	\$148,500	4	(\$10,000)	-1.9%
Whitpain	\$599,000	295	\$639,000	155	\$530,500	140	*	*	\$34,000	6.0%
Worcester	\$688,335	202	\$947,000	115	\$584,903	87	*	*	\$100,835	17.2%
Montgomery County	\$400,000	11,975	\$470,000	6,839	\$320,000	4,576	\$222,500	558	\$30,000	8.1%

All sales less than \$20,000 have been excluded. *Less than 5 sales. Source: Montgomery County Board of Assessment Appeals