



2025 Housing Price Report

Overall Median Sale
Price Increased by

\$28,000



Homes along Derstine Avenue, Lansdale

The housing market in Montgomery County remained tight in 2025 as the median home sale price increased to \$485,000, a 6.3% jump from 2024. Single-family detached homes had a median sales price of \$569,000, while the price of attached homes topped the \$400,000 price point (\$405,000) for the first time. Multifamily saw the largest median price increase, going up more than 12% to \$292,000. Housing units sold were slightly down from 2024, reflecting the consistently high interest rate and low inventory of home listings. The median number of days that homes stay on the market also remained low. These factors reflect the high demand to live in Montgomery County and have helped push home prices higher, making it more difficult for aspiring homeowners to enter the market. Affordability issues in general have grown increasingly prominent and will be discussed in subsequent pages.

Housing Sale Prices New and Existing Units

Due to the cost of new construction, existing homes tend to be less expensive than new ones. In 2025, the median home price for existing units increased by 6.5% to \$460,000. The growth in median home price for the different types of existing units ranged from 5.8% for single-family detached units to 12.3% for multifamily units. As in previous years, there is a strong market for the county's existing homes.

The sale price for new homes saw an 8.6% increase in 2025, to \$718,067. The median price of new detached homes increased 11.3% to \$950,000 while new attached home prices grew 4.6% to \$580,648. Once again, there were no market rate sales of newly built multifamily units, as these developments tend to be rental properties, rather than condominium units for homeownership.

Countywide Overall Median Sale Price

	2023			2024			2025		
	Median Price	2022-2023 % Change	Number of Sales	Median Price	2023-2024 % Change	Number of Sales	Median Price	2024-2025 % Change	Number of Sales
Total	\$425,000	6.3%	9,545	\$457,000	7.0%	9,730*	\$485,000	6.1%	9,431*
SFD	\$500,000	6.4%	5,423	\$540,000	7.4%	5,700	\$569,900	5.4%	5,588
SFA	\$350,000	9.4%	3,465	\$385,000	9.1%	3,360	\$405,000	5.2%	3,291
MF	\$249,000	11.9%	649	\$260,000	4.2%	668	\$292,000	12.3%	551

*Total includes mobile home sales not listed on chart. All sales less than \$20,000 have been excluded.

Source:Montgomery County Board of Assessment Appeals.

Countywide Existing Unit Median Sale Price

	2023			2024			2025		
	Median Price	2022-2023 % Change	Number of Sales	Median Price	2023-2024 % Change	Number of Sales	Median Price	2024-2025 % Change	Number of Sales
Total	\$400,000	3.9%	8,431	\$432,000	7.4%	8,569	\$460,000	6.5%	8,504*
SFD	\$475,000	3.4%	4,949	\$520,000	8.7%	5,230	\$550,000	5.8%	5,223
SFA	\$325,000	7.3%	2,825	\$351,000	7.4%	2,669	\$380,500	8.3%	2,729
MF	\$249,000	11.9%	649	\$260,000	4.2%	668	\$292,000	12.3%	551

*Total includes mobile home sales not listed on chart.

Countywide New Unit Median Sale Price

	2023			2024			2025		
	Median Price	2022-2023 % Change	Number of Sales	Median Price	2023-2024 % Change	Number of Sales	Median Price	2024-2025 % Change	Number of Sales
Total	\$647,866	-4.9%	1,114	\$661,420	2.0%	1,161	\$718,067	8.6%	927
SFD	\$827,193	-2.0%	474	\$853,931	3.1%	470	\$950,000	11.3%	365
SFA	\$551,182	-4.1%	640	\$554,900	0.7%	691	\$580,648	4.6%	562
MF	N/A	--	--	N/A	--	--	N/A	--	--

9,431
TOTAL HOME
SALES IN 2025



Wynmont Condos, Narberth

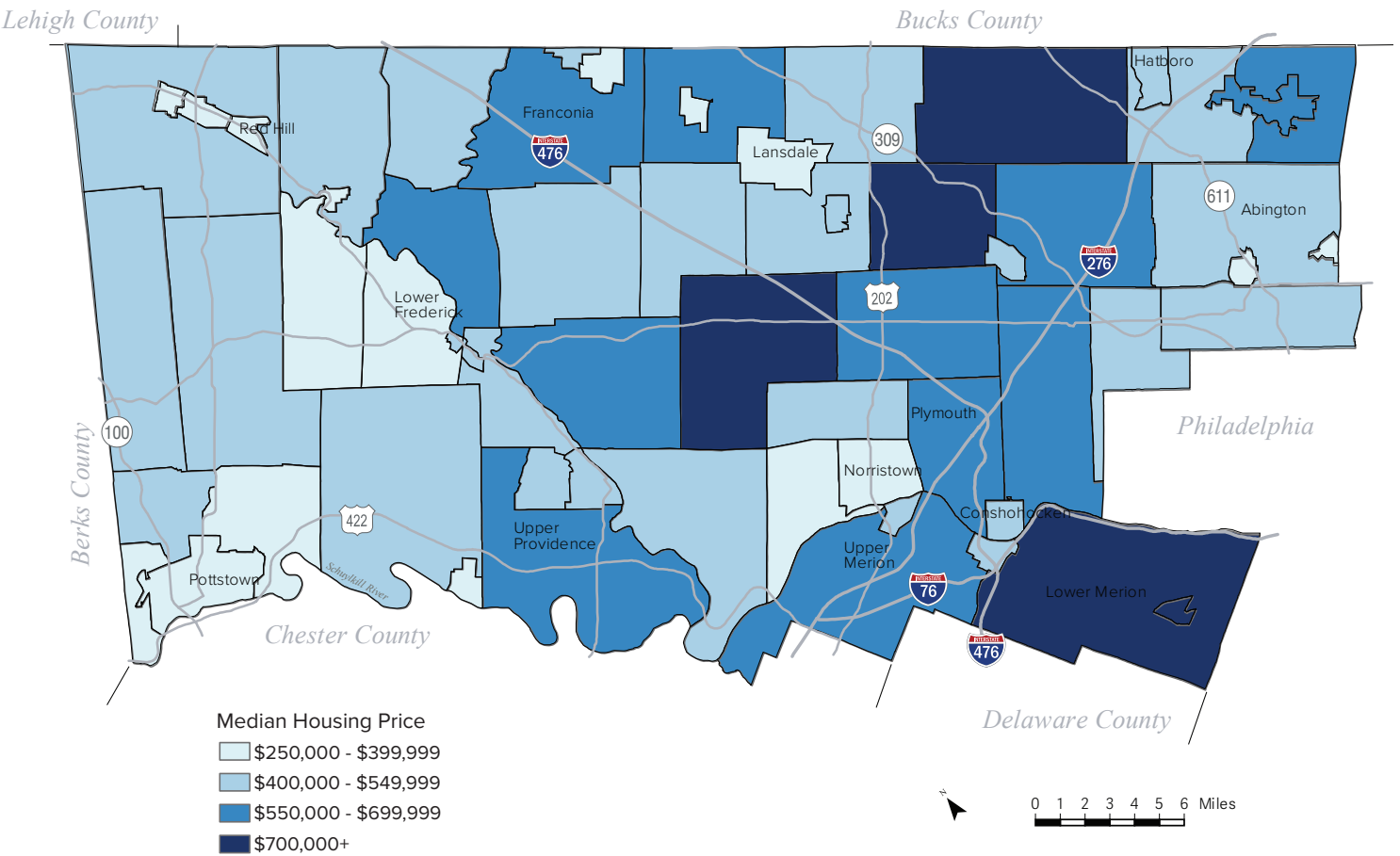
Municipalities

The activity that truly measures the nuances of what’s going on in the County happens at the municipal level. In 2025, 50 municipalities saw an increase in overall median housing prices. Lower Merion Township had the highest overall median sale price at \$897,000, while Pottstown had the lowest at \$269,650. Over one-third of municipalities had median sale prices of at least \$500,000, while just three had prices below \$300,000. Median sale prices at the municipal level should be considered carefully, however, as some municipalities have fewer units sold, which can cause prices to wildly fluctuate from year to year. New developments can also disproportionately impact the overall median price in some municipalities.



Single-family detached homes in Upper Pottsgrove

2025 MEDIAN HOME SALE PRICE BY MUNICIPALITY



Market Trends and Affordability

The continuing rise of housing costs has sparked affordability issues across the County and nation. A household is generally considered ‘cost-burdened’ if they spend more than 30% of their income on housing expenses. While homeowners are largely not as cost-burdened as renters, purchasing a home in Montgomery County has become more difficult for many residents over the years.

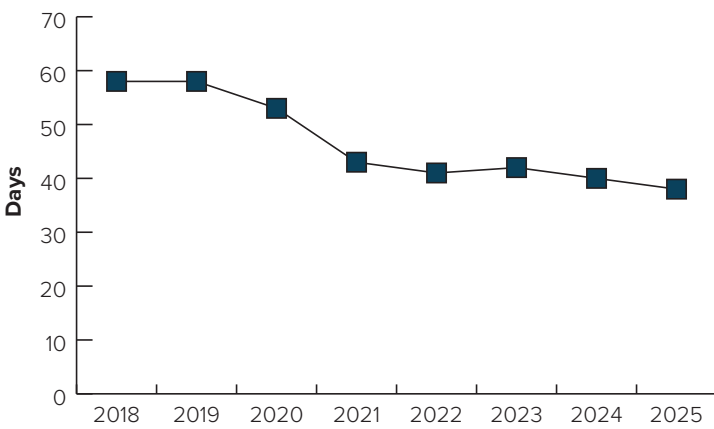
As the graphics show, homes for sale in 2025 stayed on the market for 20 days less compared to 2019. While the inventory of active listings has increased in the last couple of years, it remains well below the pre-pandemic level. Inventory

Inflation and Interest Rates			
	2023	2024	2025
Average Annual 30-Year Fixed Mortgage Interest Rate*	6.88%	6.91%	6.15%
Annual Inflation – Philadelphia Region Consumer Price Index**	4.4%	3.3%	3.9%

Source: * Freddie Mac ** Bureau of Labor Statistics

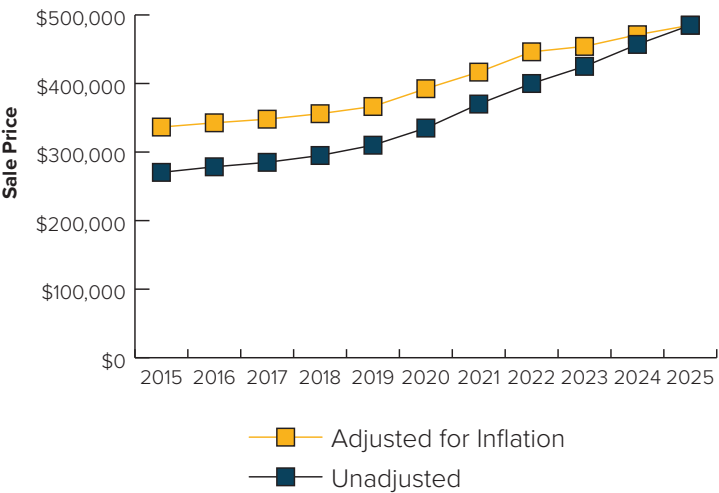
for 2025 averaged about 982 active listings, less than half of the average inventory in 2019 when the inventory was well over 2,000. The limited inventory and strong demand have helped drive up home prices. These factors, along with high interest rates, continue to lock out aspiring homeowners who will likely remain as renters as they wait for opportunities within the market.

NUMBER OF DAYS LISTINGS STAY ON THE MARKET (MEDIAN)



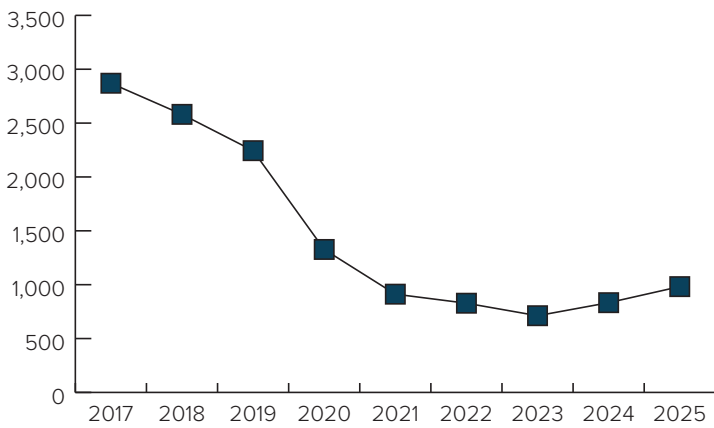
Source: Federal Reserve Bank of St. Louis

OVERALL MEDIAN SALE PRICE, 2015-2025



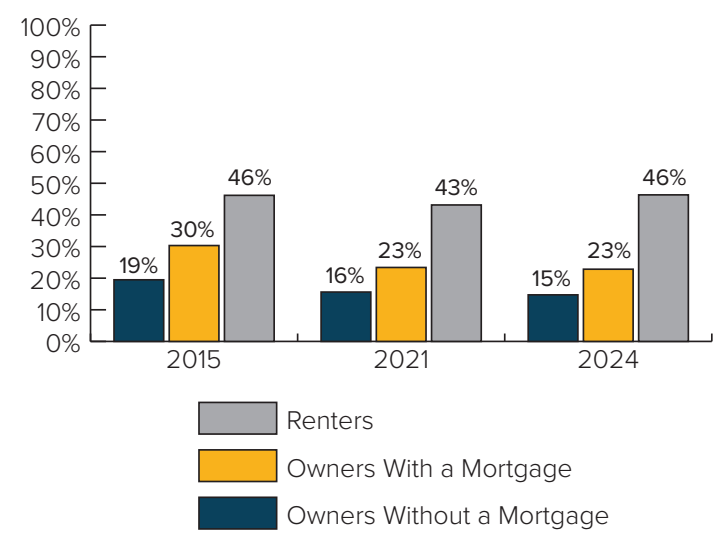
Source: CPI for Philadelphia MSA from Bureau of Labor Statistics

ACTIVE LISTINGS ON THE MARKET (AGGREGATED AVERAGE)



Source: Federal Reserve Bank of St. Louis

PERCENT OF MONTGOMERY COUNTY HOUSEHOLDS PAYING AT LEAST 30% OF INCOME TOWARD HOUSING EXPENSES



Source: ACS 5-Year Estimates

Renters are significantly more cost-burdened than homeowners. Nearly 50% of renter households in Montgomery County pay at least 30% of their income towards housing expenses, and almost a quarter of them pay at least half to housing costs. While this number varies at the local level, high housing costs hinders many renters’ ability to save for a down payment, or to simply continue the convenience of renting while maintaining a reasonable quality of life.

Zoning Analysis for Housing Affordability

With its strong and diverse economy, vast network of highways and transit, and historic resources and communities, Montgomery County is an in-demand place to live. As home values continue to rise, the county remains committed to ensuring that housing is attainable for current and future residents of various income levels. In addition to its Homes for All plan, the county offers zoning audit services that identify ways which a municipality’s zoning code might better

accommodate attainable housing. Municipalities interested in this service should contact Anne Leavitt-Gruberger at anne.leavitt-gruberger@montgomerycountypa.gov.

Glossary

Median

The median is the exact middle of a distribution of numbers. Fifty percent of the sample has higher values and fifty percent lower.

Single-Family Detached (SFD)

Single-Family Detached homes are stand-alone dwelling units not attached to any other dwelling unit.

Single-Family Attached (SFA)

Single-Family Attached homes include rowhomes, 3-4 unit homes, twins and townhouses, provided these units are attached to other units and are separated by one or more walls extending from ground to roof.

Multifamily (MF)

Multifamily developments include many rental apartments and condominiums. They are usually comprised of buildings having two or more units with entrances that share a common hallway.

2025 Median Sale Prices for Housing in Montgomery County, Pennsylvania

Housing Types										
Municipality	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	2024-2025 Median Sales Change	2024-2025 Percent Change
Abington	\$430,000	593	\$450,000	514	\$359,950	58	\$259,250	21	\$12,000	2.9%
Ambler	\$497,500	56	\$550,000	21	\$390,000	35			\$32,500	7.0%
Bridgeport	\$478,000	200	\$322,000	9	\$480,000	190	\$500,000	1	\$28,000	6.2%
Bryn Athyn	\$657,500	6	\$657,500	6					\$147,500	28.9%
Cheltenham	\$441,750	378	\$490,000	264	\$340,000	93	\$245,000	21	\$9,250	2.1%
Collegeville	\$540,000	29	\$570,000	21	\$525,000	7	\$320,000	1	\$65,000	13.7%
Conshohocken	\$477,500	160	\$800,000	21	\$511,000	98	\$370,000	41	\$36,500	8.3%
Douglass	\$404,300	172	\$500,000	117	\$360,000	55			-\$698	-0.2%
East Greenville	\$275,000	54	\$340,000	10	\$270,225	32	\$264,000	12	\$25,000	10.0%
East Norriton	\$400,000	175	\$439,500	119	\$342,500	44	\$293,500	12	\$24,500	6.5%
Franconia	\$550,000	170	\$629,000	105	\$460,000	65			\$25,000	4.8%
Green Lane	\$348,500	10	\$355,000	7	\$286,000	3			-\$30,000	-7.9%
Hathoro	\$403,500	84	\$420,000	60	\$368,005	19		5	\$28,000	7.5%
Hatfield B	\$390,000	29	\$385,000	19	\$430,000	9	\$242,000	1	-\$90,000	-18.8%
Hatfield T	\$559,254	217	\$605,000	101	\$539,608	116			-\$5,563	-1.0%
Horsham	\$706,466	366	\$826,998	236	\$531,000	112	\$312,500	18	-\$15,168	-2.1%
Jenkintown	\$399,500	42	\$630,000	15	\$399,000	15	\$233,750	12	\$62,000	18.4%
Lansdale	\$370,000	150	\$428,000	55	\$350,000	93	\$245,000	2	-\$4,500	-1.2%
Limerick	\$528,250	224	\$610,000	109	\$479,950	90	\$265,000	25	-\$11,650	-2.2%
Lower Frederick	\$365,000	68	\$648,500	35	\$318,000	33			\$18,000	5.2%
Lower Gwynedd	\$737,500	144	\$1,030,000	95	\$585,000	37	\$325,000	12	\$136,500	22.7%
Lower Merion	\$897,000	720	\$1,215,000	439	\$507,500	132	\$317,250	149	\$93,500	11.6%
Lower Moreland	\$671,000	140	\$650,000	95	\$871,360	29	\$361,250	16	\$21,000	3.2%
Lower Pottsgrove	\$360,000	159	\$420,000	105	\$275,000	50	\$245,000	3	\$10,000	2.9%
Lower Providence	\$518,500	178	\$550,000	147	\$405,000	31			\$14,500	2.9%
Lower Salford	\$524,390	159	\$612,500	90	\$453,950	68	\$340,000	1	-\$26,610	-4.8%
Marlborough	\$437,500	32	\$480,000	29	\$277,000	3			-\$2,500	-0.6%
Montgomery	\$517,000	271	\$680,000	126	\$452,050	126	\$280,000	19	-\$27,653	-5.1%
Narberth	\$750,000	47	\$890,500	24	\$570,855	21	\$271,000	2	\$155,000	26.1%
New Hanover	\$480,000	139	\$524,750	114	\$395,000	25			\$15,000	3.2%
Norristown	\$296,000	259	\$350,000	17	\$291,900	239	\$460,000	3	\$79,500	36.7%
North Wales	\$419,500	30	\$485,000	17	\$355,000	13			\$59,500	16.5%
Pennsburg	\$370,000	39	\$422,500	18	\$330,000	21			\$44,000	13.5%
Perkiomen	\$452,750	86	\$555,500	62	\$359,000	24			\$14,250	3.2%
Plymouth	\$557,500	177	\$582,500	129	\$528,000	35	\$230,000	13	\$30,000	5.7%
Pottstown	\$269,650	254	\$285,000	141	\$245,000	108	\$586,666	5	\$47,200	21.2%
Red Hill	\$340,000	28	\$360,000	14	\$322,500	14			\$17,500	5.4%
Rockledge	\$383,250	16	\$365,000	8	\$393,250	8			\$8,250	2.2%
Royersford	\$349,625	56	\$420,000	14	\$336,250	42			\$15,625	4.7%
Salford	\$500,000	29	\$637,500	22	\$430,000	7			\$50,100	11.1%
Schwenksville	\$457,500	12	\$457,500	10	\$408,250	2			\$327,500	251.9%
Skippack	\$600,000	130	\$727,500	86	\$400,000	38	\$325,000	6	\$50,000	9.1%
Souderton	\$375,000	73	\$415,000	31	\$347,500	42			-\$30,900	-7.6%
Springfield	\$505,000	221	\$515,000	182	\$460,000	37	\$670,000	2	-\$2,500	-0.5%
Telford	\$400,000	37	\$425,000	21	\$387,500	16			\$25,000	6.7%
Towamencin	\$448,950	180	\$595,000	89	\$332,000	71	\$253,850	20	\$26,450	6.3%
Trappe	\$485,000	49	\$636,000	25	\$430,000	22	\$513,500	2	\$80,000	19.8%
Upper Dublin	\$617,000	290	\$710,000	198	\$470,000	79	\$279,900	13	\$17,000	2.8%
Upper Frederick	\$355,000	33	\$425,000	21	\$312,895	12			\$17,250	5.1%
Upper Gwynedd	\$515,500	185	\$605,000	105	\$445,500	50	\$385,000	30	\$5,500	1.1%
Upper Hanover	\$485,000	95	\$537,450	60	\$375,000	35			\$65,500	15.6%
Upper Merion	\$594,500	430	\$570,000	216	\$664,995	181	\$405,000	33	\$24,503	4.3%
Upper Moreland	\$450,000	221	\$455,000	198	\$292,000	23			\$24,500	5.8%
Upper Pottsgrove	\$429,995	106	\$457,140	85	\$365,000	21			\$25,355	6.3%
Upper Providence	\$609,000	305	\$820,000	175	\$415,000	123	\$225,000	7	\$102,244	20.2%
Upper Salford	\$560,000	27	\$560,000	27					\$105,000	23.1%
West Conshy	\$496,000	42	\$519,500	10	\$496,000	30	\$417,500	2	-\$34,000	-6.4%
West Norriton	\$350,000	220	\$431,000	106	\$325,000	81	\$271,000	33	\$42,000	13.6%
West Pottsgrove	\$300,000	51	\$315,000	40	\$242,500	10	\$600,000	1	\$60,000	25.0%
Whitemarsh	\$670,000	252	\$660,000	137	\$740,000	113	\$228,500	2	\$36,000	5.7%
Whitpain	\$689,950	200	\$807,000	121	\$617,500	74	\$270,000	5	\$50,950	8.0%
Worcester	\$738,750	126	\$845,000	95	\$627,200	31			\$73,750	11.1%
Montgomery County	\$485,000	9,431	\$569,900	5,588	\$405,000	3,291	\$292,000	551	\$28,000	6.1%

Red indicates a loss in median sale price from 2024 to 2025

Homeowner and Renter Costs

Homeowner Costs as Percentage of Household Income

	Owner-Occupied Housing Units with a Mortgage		Owner-Occupied Housing Units without a Mortgage	
Municipality	Median Monthly Housing Costs	Paying at least 30% of Income to Housing Costs	Median Monthly Costs	Paying at least 30% of Income to Housing Costs
Abington	\$2,345	27%	\$907	19%
Ambler	\$2,052	36%	\$573	16%
Bridgeport	\$1,984	11%	\$864	6%
Bryn Athyn	\$2,764	19%	\$1,342	0%
Cheltenham	\$2,793	25%	\$1,275	13%
Collegeville	\$2,836	39%	\$992	11%
Conshohocken	\$2,441	22%	\$663	6%
Douglass	\$2,202	22%	\$719	9%
East Greenville	\$1,772	31%	\$605	3%
East Norriton	\$2,396	27%	\$910	13%
Franconia	\$2,245	17%	\$931	12%
Green Lane	\$1,938	38%	\$775	28%
Hatboro	\$2,162	25%	\$707	14%
Hatfield B	\$1,943	14%	\$976	16%
Hatfield T	\$2,270	20%	\$882	12%
Horsham	\$2,592	23%	\$964	20%
Jenkintown	\$3,143	24%	\$844	24%
Lansdale	\$1,973	23%	\$684	16%
Limerick	\$2,385	19%	\$916	12%
Lower Frederick	\$2,032	32%	\$982	4%
Lower Gwynedd	\$3,436	24%	\$1,110	15%
Lower Merion	\$3,811	22%	\$1,500	19%
Lower Moreland	\$3,270	27%	\$1,292	10%
Lower Pottsgrove	\$2,048	20%	\$815	14%
Lower Providence	\$2,676	20%	\$954	14%
Lower Salford	\$2,864	19%	\$952	6%
Marlborough	\$2,549	21%	\$734	19%
Montgomery	\$2,408	25%	\$899	16%
Narberth	\$3,410	13%	\$1,036	0%
New Hanover	\$2,392	20%	\$782	8%
Norristown	\$1,758	28%	\$740	22%
North Wales	\$1,877	12%	\$817	41%
Pennsburg	\$2,026	23%	\$816	0%
Perkiomen	\$2,403	18%	\$924	14%
Plymouth	\$2,297	17%	\$828	15%
Pottstown	\$1,669	26%	\$750	15%
Red Hill	\$1,879	23%	\$631	16%
Rockledge	\$2,063	35%	\$660	18%
Royersford	\$1,973	34%	\$806	23%
Salford	\$2,323	19%	\$903	18%
Schwenksville	\$1,634	32%	\$746	20%
Skippack	\$3,069	22%	\$1,008	10%
Souderton	\$2,035	17%	\$796	10%
Springfield	\$2,621	21%	\$1,010	17%
Telford	\$2,061	29%	\$786	14%
Towamencin	\$2,302	17%	\$835	14%
Trappe	\$2,274	17%	\$785	20%
Upper Dublin	\$2,871	18%	\$1,269	12%
Upper Frederick	\$2,216	18%	\$1,027	19%
Upper Gwynedd	\$2,362	19%	\$836	16%
Upper Hanover	\$2,376	36%	\$791	9%
Upper Merion	\$2,402	22%	\$831	14%
Upper Moreland	\$2,220	26%	\$900	12%
Upper Pottsgrove	\$1,958	19%	\$902	9%
Upper Providence	\$2,732	25%	\$1,026	18%
Upper Salford	\$2,863	20%	\$770	9%
West Conshy	\$2,085	25%	\$792	4%
West Norriton	\$1,972	30%	\$887	20%
West Pottsgrove	\$1,592	20%	\$651	6%
Whitemarsh	\$2,739	19%	\$1,039	6%
Whitpain	\$3,033	24%	\$1,016	16%
Worcester	\$3,132	22%	\$1,227	16%
Montgomery County	\$2,441	23%	\$936	15%

Source: 2020-2024 ACS 5-Year Estimates

Median Gross Rent

Municipality	Total	No BR/Studio	1 BR	2BR	3BR
Abington	\$1,493	-	\$1,313	\$1,741	\$1,885
Ambler	\$1,447	-	\$1,406	\$1,494	\$1,419
Bridgeport	\$1,242	\$958	\$1,278	\$1,695	\$1,188
Bryn Athyn	\$1,571	-	\$1,042	\$1,609	\$2,147
Cheltenham	\$1,608	\$2,061	\$1,384	\$1,750	\$2,178
Collegeville	\$1,437	\$3,500+	\$1,276	\$1,361	-
Conshohocken	\$2,147	\$487	\$1,902	\$2,180	\$2,412
Douglass	\$1,208	-	\$1,056	\$1,266	\$1,875
East Greenville	\$1,338	-	\$1,131	\$1,343	\$1,579
East Norriton	\$1,743	\$1,241	\$1,621	\$1,921	\$1,818
Franconia	\$1,897	\$3,118	\$1,710	\$2,260	-
Green Lane	\$1,183	-	-	\$1,234	\$1,563
Hatboro	\$1,911	-	\$1,707	\$2,129	\$2,896
Hatfield B	\$1,244	\$1,063	\$1,122	\$1,361	\$2,238
Hatfield T	\$1,602	-	\$1,475	\$1,692	\$1,869
Horsham	\$1,573	\$2,076	\$1,431	\$1,574	\$2,060
Jenkintown	\$1,418	-	\$1,108	\$1,565	\$1,679
Lansdale	\$1,470	\$1,358	\$1,227	\$1,479	\$1,966
Limerick	\$1,846	-	\$1,704	\$1,827	\$2,379
Lower Frederick	\$1,664	-	-	\$1,698	\$1,911
Lower Gwynedd	\$2,493	\$3,500+	\$3,138	\$1,996	\$2,534
Lower Merion	\$1,893	\$1,392	\$1,670	\$2,169	\$2,337
Lower Moreland	\$1,199	\$685	\$1,047	\$1,737	\$2,533
Lower Pottsgrove	\$1,625	-	\$1,123	\$1,261	\$1,933
Lower Providence	\$1,637	-	\$1,499	\$1,595	\$2,122
Lower Salford	\$1,719	\$2,202	\$1,616	\$1,732	\$1,680
Marlborough	\$1,811	-	\$1,674	-	\$2,636
Montgomery	\$2,076	-	\$1,710	\$1,899	\$3,082
Narberth	\$1,823	\$1,368	\$1,452	\$2,410	\$2,308
New Hanover	\$1,297	-	-	-	\$1,783
Norristown	\$1,422	\$991	\$1,242	\$1,525	\$1,677
North Wales	\$1,506	-	\$1,116	\$1,650	\$2,159
Pennsburg	\$1,361	-	\$1,042	\$1,690	\$1,769
Perkiomen	\$1,619	-	\$390	\$1,598	\$1,791
Plymouth	\$1,765	\$1,437	\$1,629	\$1,838	\$2,127
Pottstown	\$1,260	\$599	\$1,030	\$1,337	\$1,560
Red Hill	\$983	\$714	\$922	\$1,125	\$2,066
Rockledge	\$1,111	-	\$1,048	\$1,199	\$1,621
Royersford	\$1,516	\$1,254	\$1,351	\$1,728	\$1,707
Salford	\$1,536	-	-	\$1,224	-
Schwenksville	\$1,173	\$1,568	\$1,085	\$1,148	\$1,422
Skippack	\$1,358	-	\$1,069	\$1,378	-
Souderton	\$1,297	\$1,240	\$1,077	\$1,317	\$1,775
Springfield	\$1,578	-	\$1,545	\$1,613	\$1,766
Telford	\$1,185	-	\$1,172	\$1,236	-
Towamencin	\$1,753	-	\$1,110	\$1,840	\$2,193
Trappe	\$1,865	-	\$1,046	\$2,031	\$2,094
Upper Dublin	\$1,961	-	\$1,785	\$3,029	\$2,183
Upper Frederick	\$2,547	-	-	\$3,057	\$2,563
Upper Gwynedd	\$2,390	-	\$1,884	\$2,493	\$3,216
Upper Hanover	\$1,317	-	-	-	\$1,349
Upper Merion	\$2,087	\$1,851	\$2,002	\$2,231	\$2,232
Upper Moreland	\$1,634	\$1,646	\$1,556	\$1,681	\$1,459
Upper Pottsgrove	\$2,155	-	-	-	\$2,280
Upper Providence	\$2,125	-	\$2,030	\$1,926	\$2,334
Upper Salford	\$1,204	-	-	-	\$1,675
West Conshy	\$2,270	-	\$1,348	\$2,143	\$2,827
West Norriton	\$1,737	-	\$1,649	\$1,773	\$2,602
West Pottsgrove	\$1,434	-	\$1,111	\$1,520	\$1,647
Whitemarsh	\$2,322	\$2,807	\$1,648	\$2,513	\$2,582
Whitpain	\$2,255	\$1,647	\$1,782	\$2,301	\$2,821
Worcester	\$3,332	-	\$3,500+	\$3,185	\$2,513
Montgomery County	\$1,683	\$1,347	\$1,467	\$1,781	\$2,029

Source: 2020-2024 ACS 5-Year Estimates

Note: Figures with a '+' had an insufficient sample size when calculated and should be interpreted cautiously.

Gross Rent Burden as Percentage of Household Income

Municipality	Total Renter Households	Households paying 30% or more	Households paying 40% or more	Households paying 50% or more
Abington	5,079	45%	35%	30%
Ambler	1,359	45%	20%	12%
Bridgeport	1,250	50%	36%	25%
Bryn Athyn	117	37%	35%	35%
Cheltenham	5,556	50%	36%	27%
Collegeville	390	58%	47%	42%
Conshohocken	2,265	35%	21%	12%
Douglass	550	40%	22%	16%
East Greenville	506	25%	14%	9%
East Norriton	1,863	41%	35%	25%
Franconia	860	66%	61%	56%
Green Lane	62	53%	0%	0%
Hatboro	1,316	39%	22%	18%
Hatfield B	718	41%	24%	19%
Hatfield T	2,713	57%	33%	16%
Horsham	2,810	39%	24%	12%
Jenkintown	659	46%	25%	25%
Lansdale	3,279	49%	32%	20%
Limerick	1,402	52%	41%	27%
Lower Frederick	297	26%	23%	23%
Lower Gwynedd	1,055	61%	47%	34%
Lower Merion	6,089	45%	31%	23%
Lower Moreland	583	52%	44%	33%
Lower Pottsgrove	996	55%	34%	31%
Lower Providence	2,255	52%	41%	36%
Lower Salford	1,636	39%	32%	21%
Marlborough	201	42%	4%	4%
Montgomery	1,050	42%	32%	27%
Narberth	894	44%	20%	16%
New Hanover	92	14%	9%	9%
Norristown	7,250	54%	41%	32%
North Wales	327	39%	26%	8%
Pennsburg	373	17%	17%	8%
Perkiomen	334	33%	22%	18%
Plymouth	2,598	39%	26%	22%
Pottstown	4,288	57%	43%	33%
Red Hill	292	45%	26%	15%
Rockledge	305	38%	20%	18%
Royersford	1,179	42%	21%	15%
Salford	79	19%	11%	8%
Schwenksville	256	51%	21%	15%
Skippack	214	63%	63%	48%
Souderton	1,057	55%	43%	29%
Springfield	1,354	42%	31%	26%
Telford	275	23%	19%	19%
Towamencin	2,502	44%	34%	20%
Trappe	376	61%	25%	25%
Upper Dublin	1,651	50%	38%	28%
Upper Frederick	439	59%	55%	54%
Upper Gwynedd	1,904	62%	40%	33%
Upper Hanover	151	34%	0%	0%
Upper Merion	6,847	38%	24%	18%
Upper Moreland	4,370	47%	28%	23%
Upper Pottsgrove	242	19%	19%	0%
Upper Providence	1,620	46%	27%	14%
Upper Salford	98	36%	36%	26%
West Conshy	183	37%	26%	20%
West Norriton	2,598	44%	15%	10%
West Pottsgrove	526	37%	26%	9%
Whitemarsh	2,053	34%	26%	15%
Whitpain	1,776	47%	35%	23%
Worcester	591	58%	35%	23%
Montgomery County	94,268	46%	32%	23%

Source: 2020-2024 ACS 5-Year Estimates