

February 2021

All Home Types
Detached
Attached

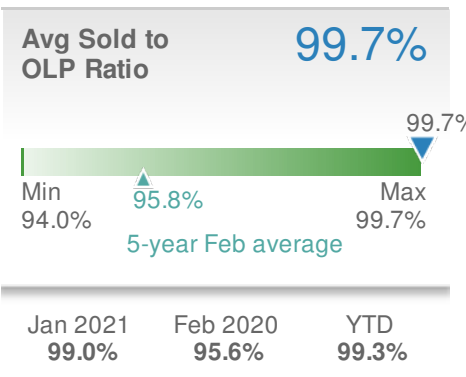
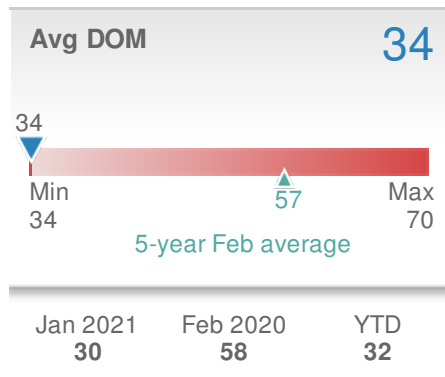
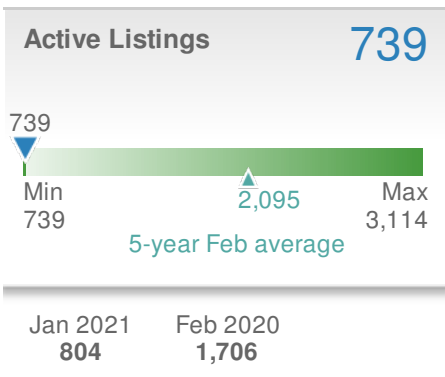
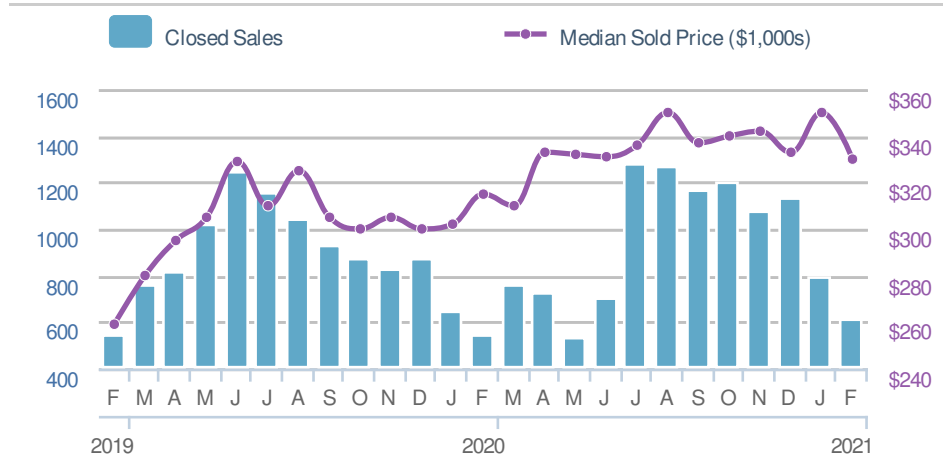
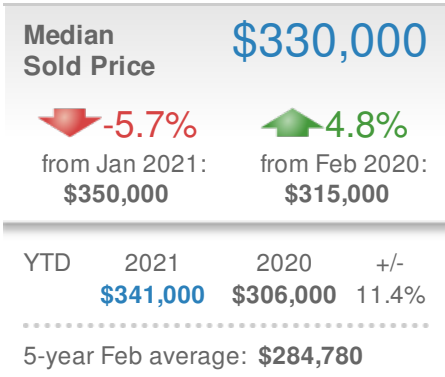
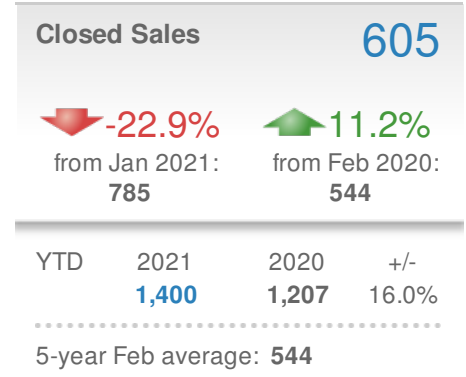
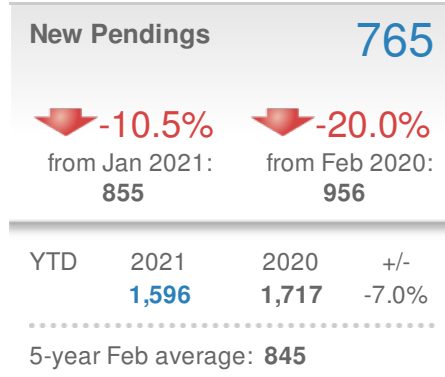
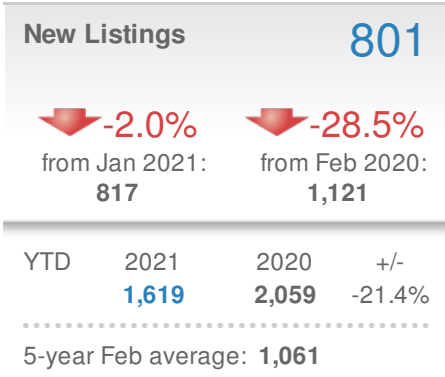
Local Market Insight

Montgomery County, PA

February 2021

Montgomery County, PA

Email: info@tcsr.realtor

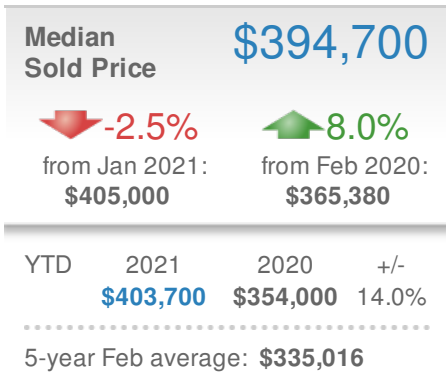
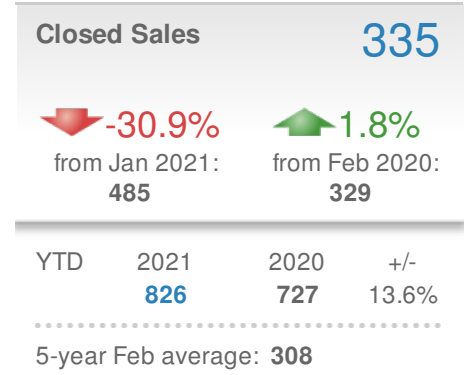
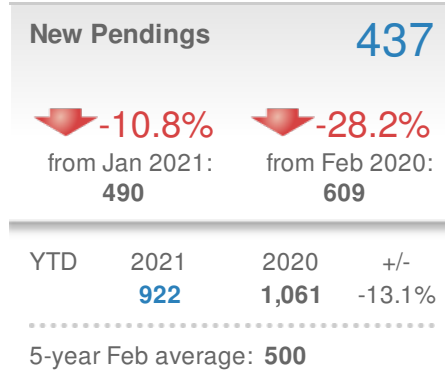
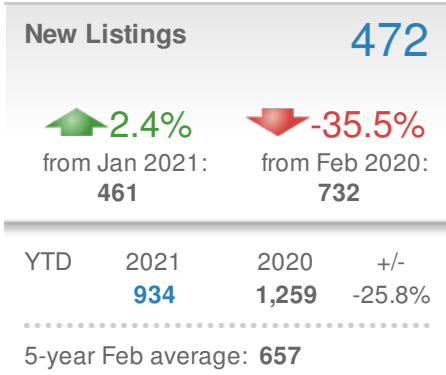


February 2021

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

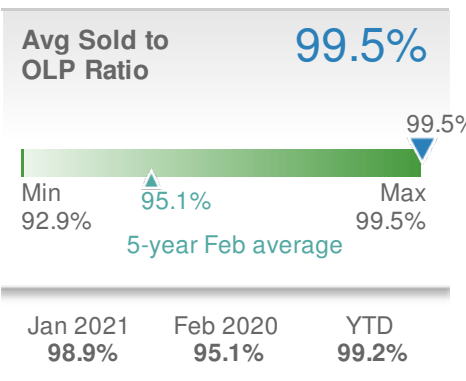
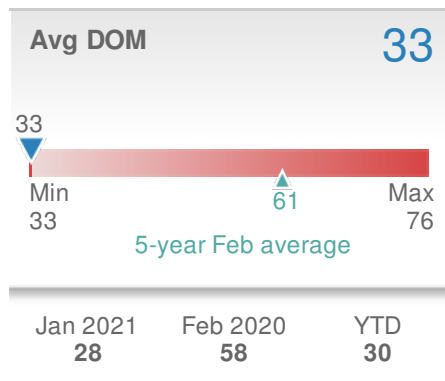
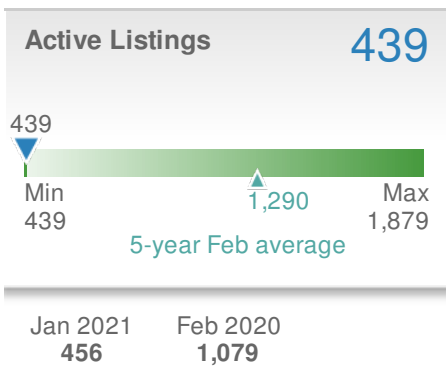
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Summary

In Montgomery County, PA, the median sold price for Detached properties for February was \$394,700, representing a decrease of 2.5% compared to last month and an increase of 8% from Feb 2020. The average days on market for units sold in February was 33 days, 46% below the 5-year February average of 61 days. There was a 10.8% month over month decrease in new contract activity with 437 New Pendings; a 9.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 973; and a 3.7% decrease in supply to 439 active units.

This activity resulted in a Contract Ratio of 2.22 pendings per active listing, up from 1.95 in January and an increase from 0.94 in February 2020. The Contract Ratio is 136% higher than the 5-year February average of 0.94. 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.

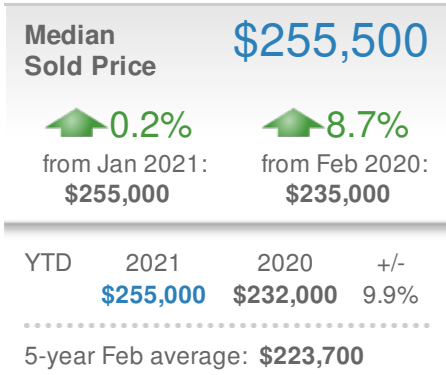
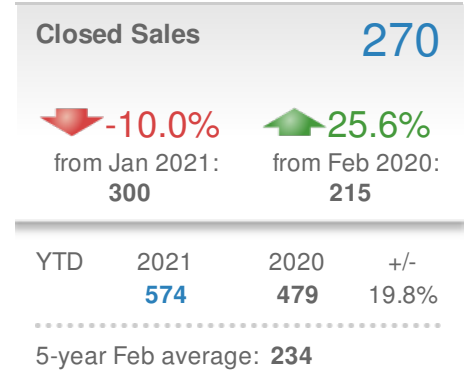
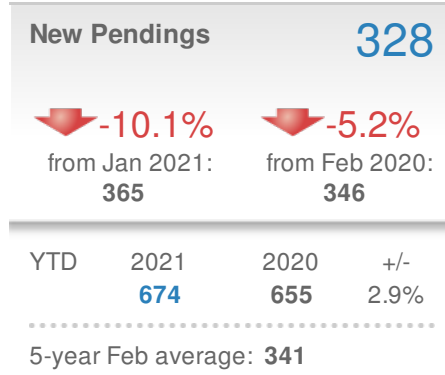
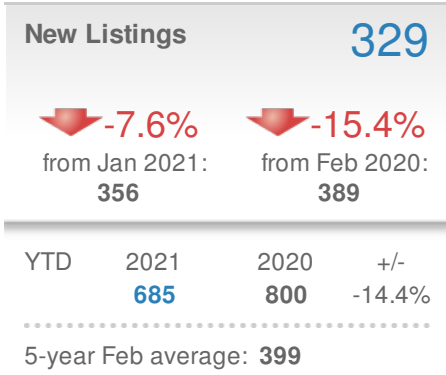


February 2021

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

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Summary

In Montgomery County, PA, the median sold price for Attached properties for February was \$255,500, representing an increase of 0.2% compared to last month and an increase of 8.7% from Feb 2020. The average days on market for units sold in February was 35 days, 35% below the 5-year February average of 53 days. There was a 10.1% month over month decrease in new contract activity with 328 New Pendings; a 3.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 692; and a 13.8% decrease in supply to 300 active units.

This activity resulted in a Contract Ratio of 2.31 pendings per active listing, up from 1.92 in January and an increase from 1.11 in February 2020. The Contract Ratio is 117% higher than the 5-year February 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.

