

October 2021

All Home Types
Detached
Attached

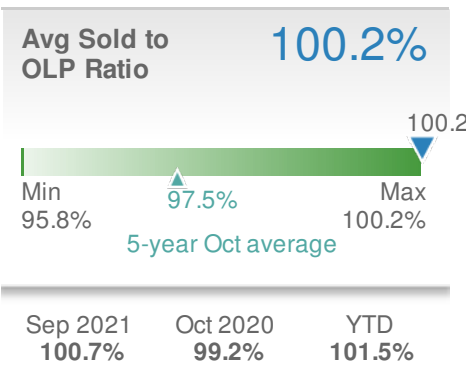
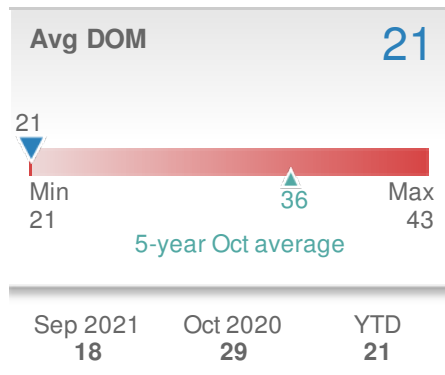
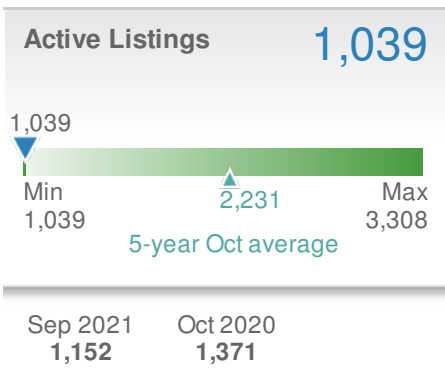
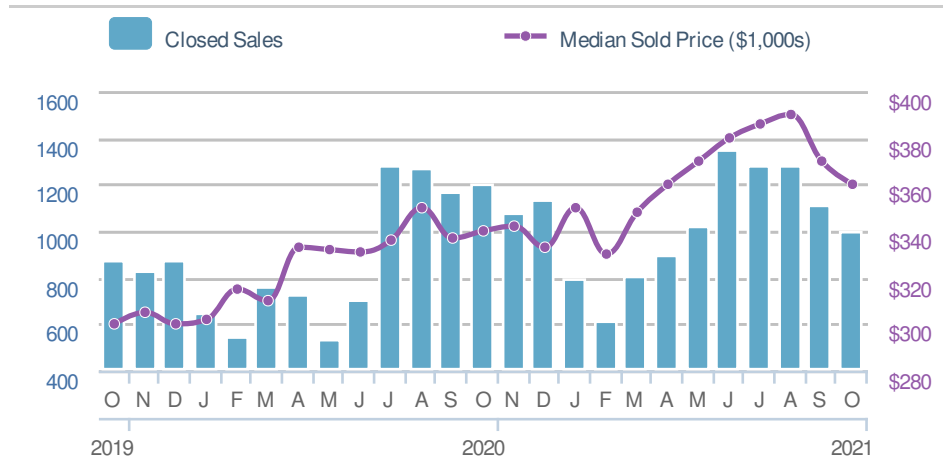
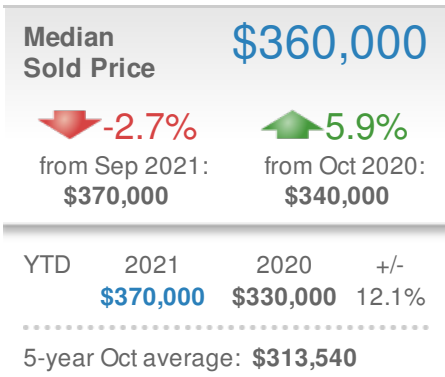
Local Market Insight

Montgomery County, PA

October 2021

Montgomery County, PA

Email: info@tcsr.realtor

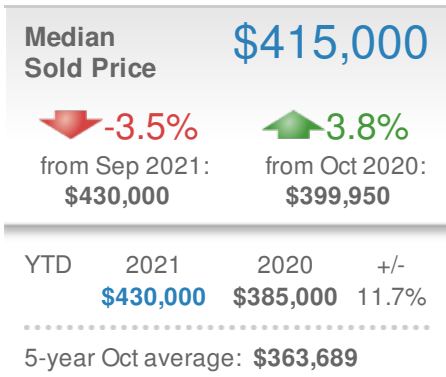
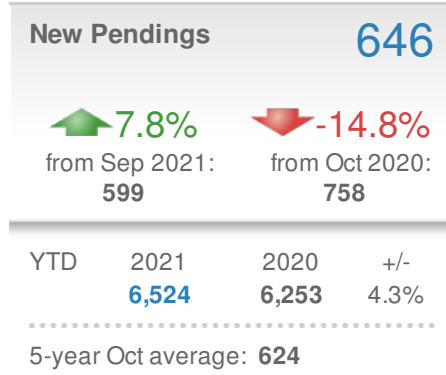
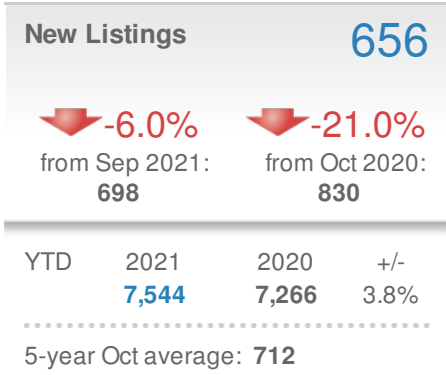


October 2021

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

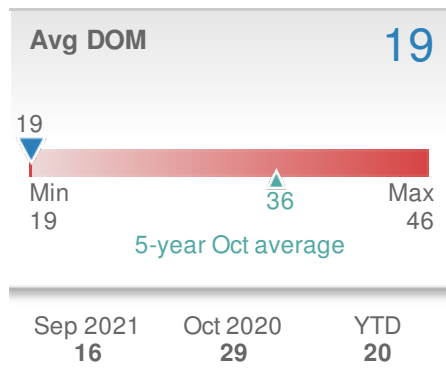
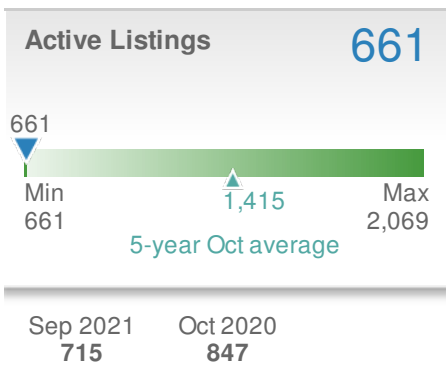
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Summary

In Montgomery County, PA, the median sold price for Detached properties for October was \$415,000, representing a decrease of 3.5% compared to last month and an increase of 3.8% from Oct 2020. The average days on market for units sold in October was 19 days, 47% below the 5-year October average of 36 days. There was a 7.8% month over month increase in new contract activity with 646 New Pendings; a 1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 1,096; and a 7.6% decrease in supply to 661 active units.

This activity resulted in a Contract Ratio of 1.66 pendings per active listing, up from 1.52 in September and an increase from 1.54 in October 2020. The Contract Ratio is 73% higher than the 5-year October average of 0.96. 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.

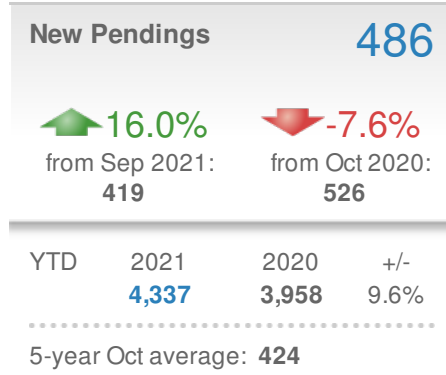
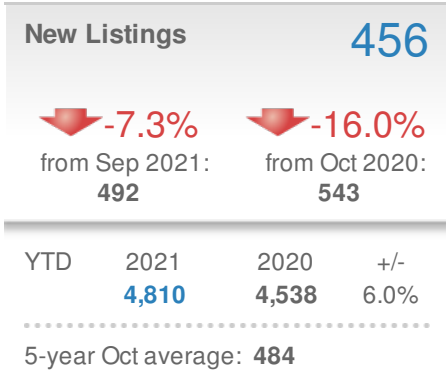


October 2021

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor



Summary

In Montgomery County, PA, the median sold price for Attached properties for October was \$270,000, representing no change compared to last month and an increase of 9.7% from Oct 2020. The average days on market for units sold in October was 24 days, 33% below the 5-year October average of 36 days. There was a 16% month over month increase in new contract activity with 486 New Pendings; a 0.1% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 787; and a 13.5% decrease in supply to 378 active units.

This activity resulted in a Contract Ratio of 2.08 pendings per active listing, up from 1.80 in September and an increase from 1.73 in October 2020. The Contract Ratio is 80% higher than the 5-year October average of 1.16. 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.

