

May 2021

All Home Types
Detached
Attached

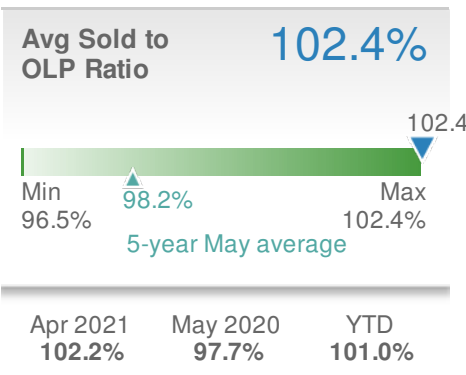
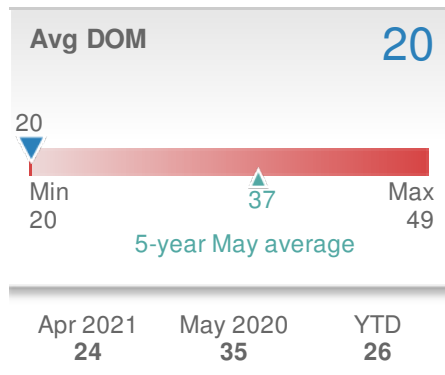
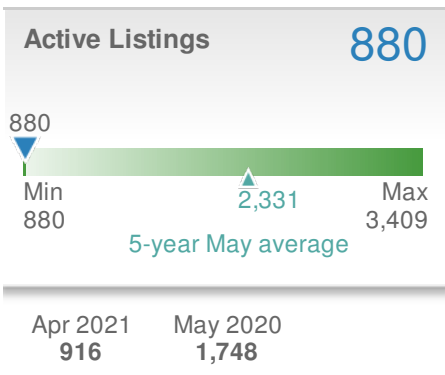
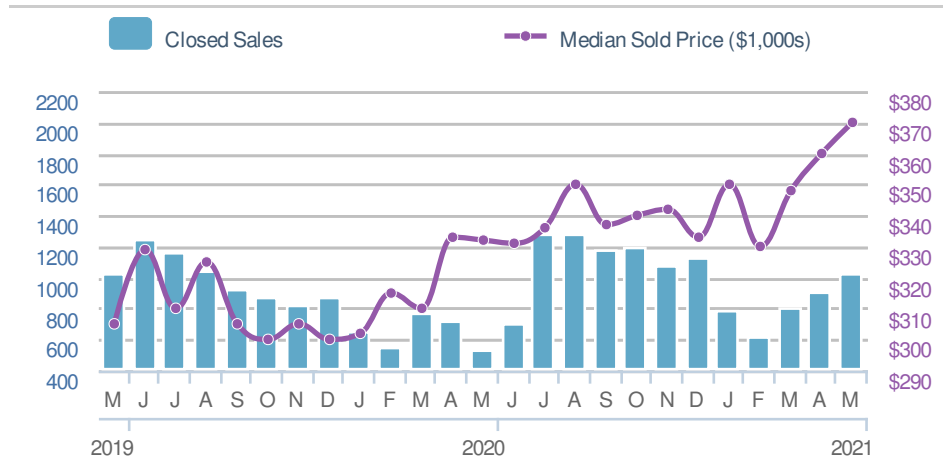
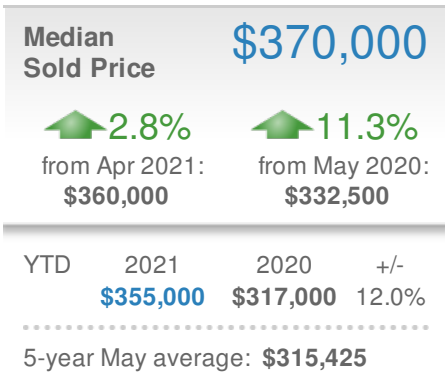
Local Market Insight

Montgomery County, PA

May 2021

Montgomery County, PA

Email: info@tcsr.realtor



May 2021

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings 901

▲ 0.7% from Apr 2021: 895
▲ 26.2% from May 2020: 714

YTD	2021	2020	+/-
	3,504	3,002	16.7%

5-year May average: 1,008

New Pendings 819

▲ 9.3% from Apr 2021: 749
▲ 37.6% from May 2020: 595

YTD	2021	2020	+/-
	3,136	2,366	32.5%

5-year May average: 762

Closed Sales 593

▲ 13.4% from Apr 2021: 523
▲ 83.0% from May 2020: 324

YTD	2021	2020	+/-
	2,498	2,016	23.9%

5-year May average: 573

Median Sold Price \$431,600

▲ 5.3% from Apr 2021: \$410,000
▲ 14.5% from May 2020: \$377,000

YTD	2021	2020	+/-
	\$412,000	\$362,000	13.8%

5-year May average: \$367,720

Summary

In Montgomery County, PA, the median sold price for Detached properties for May was \$431,600, representing an increase of 5.3% compared to last month and an increase of 14.5% from May 2020. The average days on market for units sold in May was 22 days, 40% below the 5-year May average of 37 days. There was a 9.3% month over month increase in new contract activity with 819 New Pendings; a 12.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 1,499; and a 2% decrease in supply to 543 active units.

This activity resulted in a Contract Ratio of 2.76 pendings per active listing, up from 2.40 in April and an increase from 0.92 in May 2020. The Contract Ratio is 129% higher than the 5-year May average of 1.20. 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.

Active Listings 543

Apr 2021	May 2020
554	1,097

Avg DOM 22

Apr 2021	May 2020	YTD
21	35	25

Avg Sold to OLP Ratio 102.3%

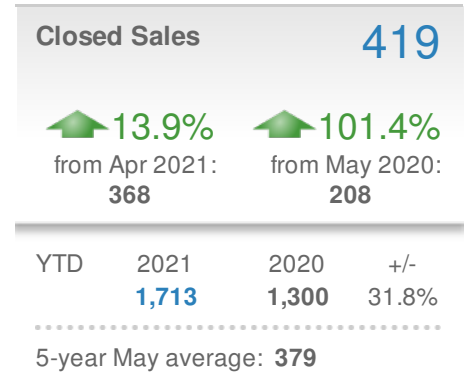
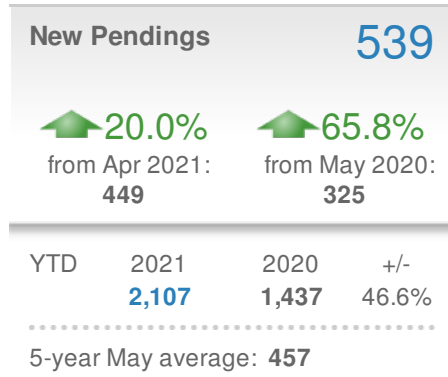
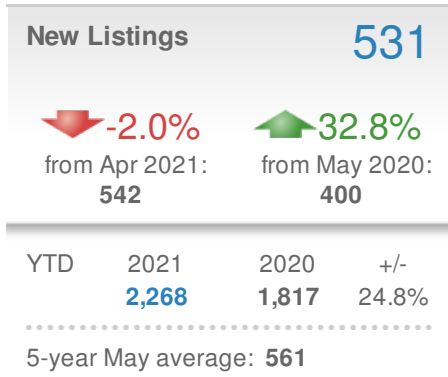
Apr 2021	May 2020	YTD
102.7%	98.1%	101.0%

May 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 May was \$275,000, representing an increase of 1.3% compared to last month and an increase of 13.2% from May 2020. The average days on market for units sold in May was 18 days, 53% below the 5-year May average of 38 days. There was a 20% month over month increase in new contract activity with 539 New Pendings; a 9.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 983; and a 6.9% decrease in supply to 337 active units.

This activity resulted in a Contract Ratio of 2.92 pendings per active listing, up from 2.47 in April and an increase from 0.96 in May 2020. The Contract Ratio is 125% higher than the 5-year May average of 1.30. 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.

