

July 2021

All Home Types
Detached
Attached

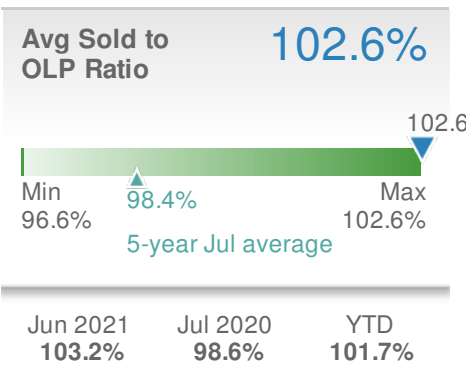
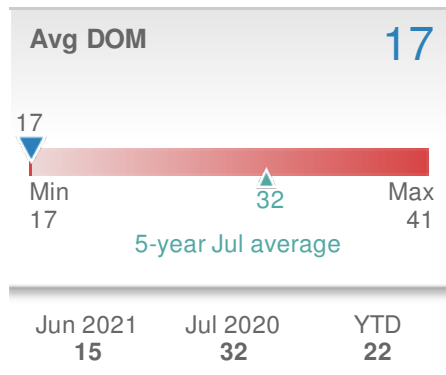
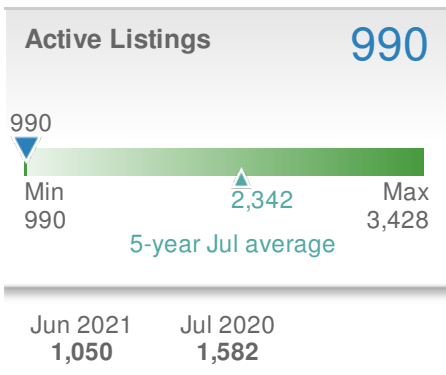
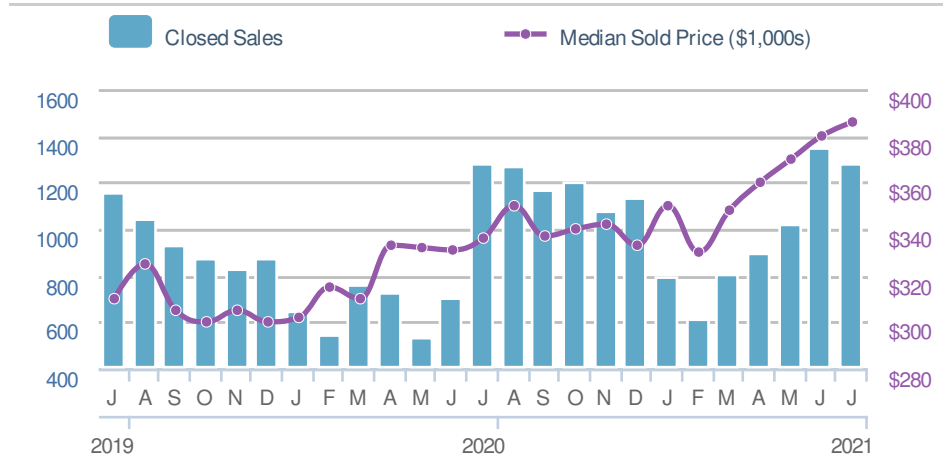
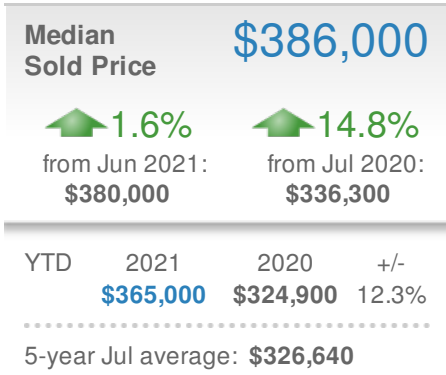
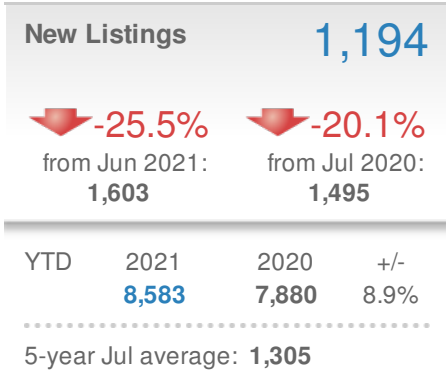
Local Market Insight

Montgomery County, PA

July 2021

Montgomery County, PA

Email: info@tcsr.realtor

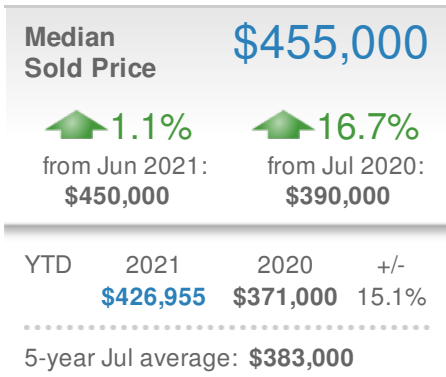
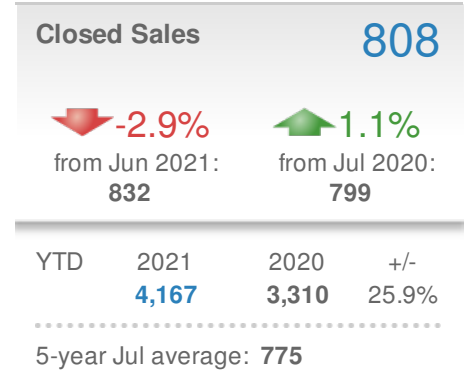
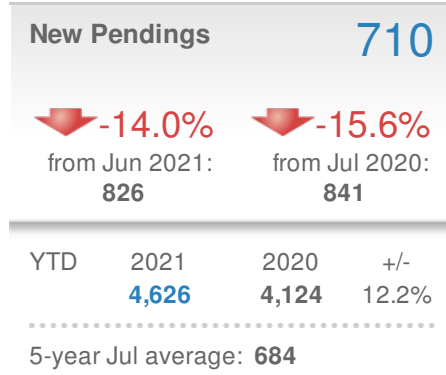
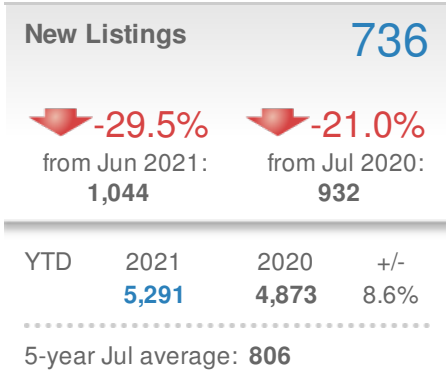


July 2021

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

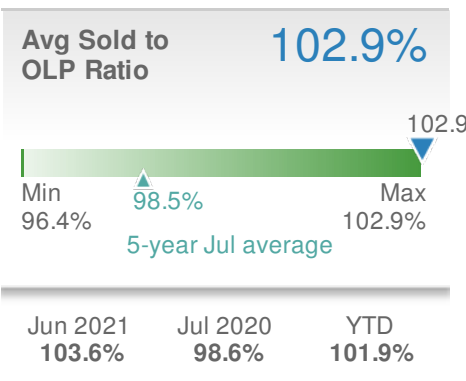
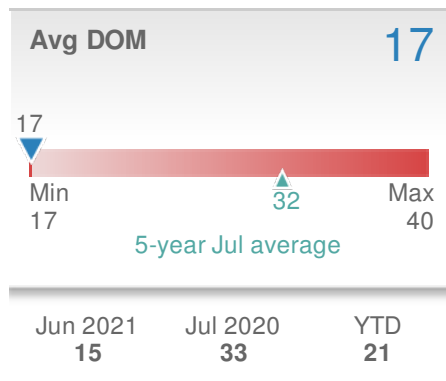
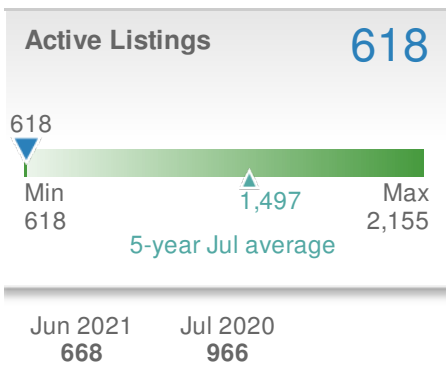
Email: info@tcsr.realtor



Summary

In Montgomery County, PA, the median sold price for Detached properties for July was \$455,000, representing an increase of 1.1% compared to last month and an increase of 16.7% from Jul 2020. The average days on market for units sold in July was 17 days, 47% below the 5-year July average of 32 days. There was a 14% month over month decrease in new contract activity with 710 New Pendings; a 9.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1,315; and a 7.5% decrease in supply to 618 active units.

This activity resulted in a Contract Ratio of 2.13 pendings per active listing, down from 2.18 in June and an increase from 1.53 in July 2020. The Contract Ratio is 96% higher than the 5-year July average of 1.09. 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.



July 2021

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

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New Listings **457**

↓ -18.2% ↓ -18.7%
 from Jun 2021: **559** from Jul 2020: **562**

YTD	2021	2020	+/-
	3,289	3,006	9.4%

5-year Jul average: **493**

New Pendings **434**

↓ -12.1% ↓ -19.5%
 from Jun 2021: **494** from Jul 2020: **539**

YTD	2021	2020	+/-
	2,997	2,515	19.2%

5-year Jul average: **417**

Closed Sales **473**

↓ -7.1% ↓ -1.3%
 from Jun 2021: **509** from Jul 2020: **479**

YTD	2021	2020	+/-
	2,719	2,057	32.2%

5-year Jul average: **453**

Median Sold Price **\$285,000**

↑ 3.3% ↑ 10.5%
 from Jun 2021: **\$276,000** from Jul 2020: **\$258,000**

YTD	2021	2020	+/-
	\$270,000	\$250,000	8.0%

5-year Jul average: **\$249,600**

Summary

In Montgomery County, PA, the median sold price for Attached properties for July was \$285,000, representing an increase of 3.3% compared to last month and an increase of 10.5% from Jul 2020. The average days on market for units sold in July was 18 days, 43% below the 5-year July average of 32 days. There was a 12.1% month over month decrease in new contract activity with 434 New Pendings; a 7.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 854; and a 2.6% decrease in supply to 372 active units.

This activity resulted in a Contract Ratio of 2.30 pendings per active listing, down from 2.41 in June and an increase from 1.53 in July 2020. The Contract Ratio is 94% higher than the 5-year July average of 1.19. 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 **372**

Jun 2021	Jul 2020
382	616

Avg DOM **18**

Jun 2021	Jul 2020	YTD
16	31	24

Avg Sold to OLP Ratio **102.0%**

Jun 2021	Jul 2020	YTD
102.4%	98.5%	101.4%