

# July 2021

All Home Types  
Detached  
Attached

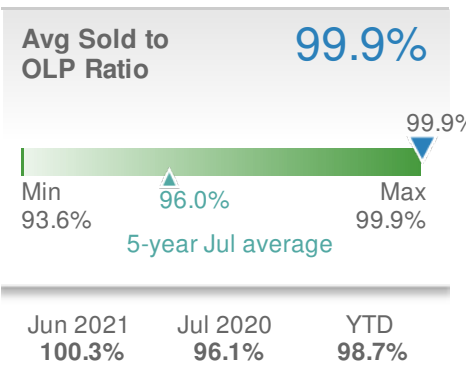
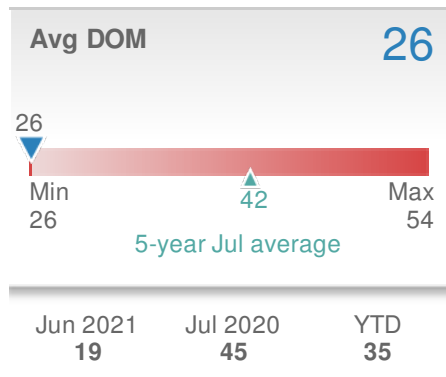
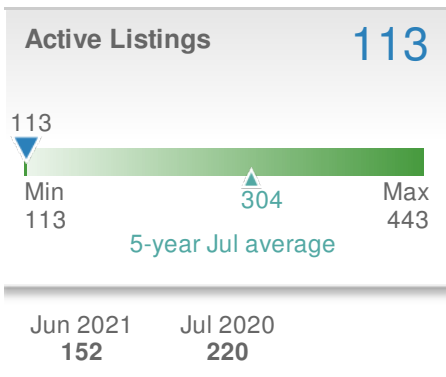
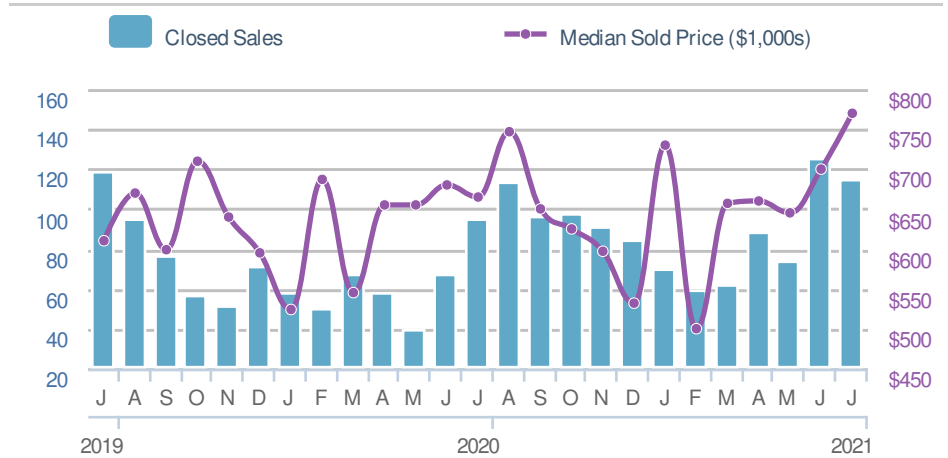
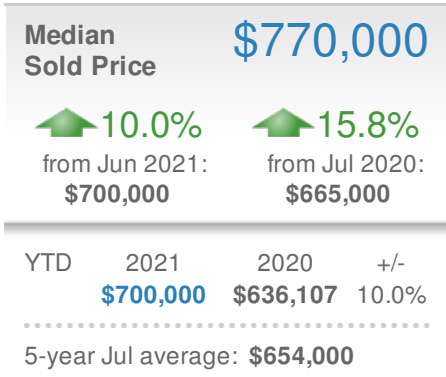
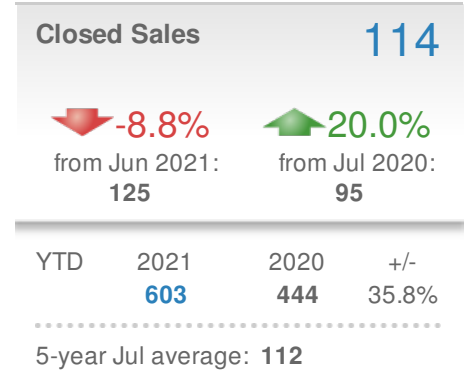
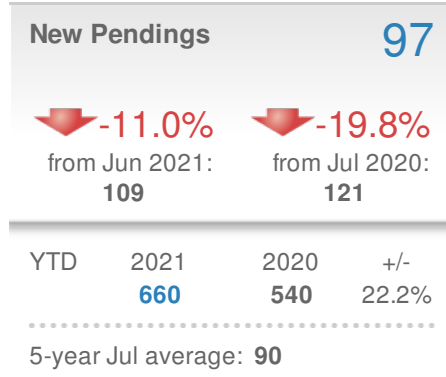
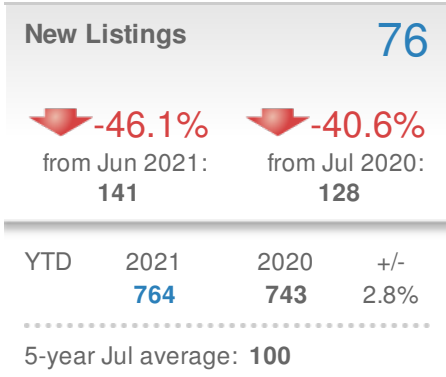
## Local Market Insight

### Lower Merion (Montgomery, PA)

# July 2021

## Lower Merion (Montgomery, PA)

Email: info@tcsr.realtor

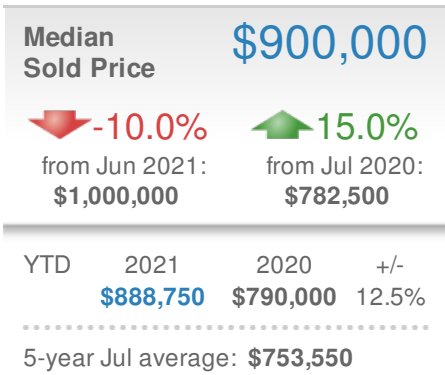
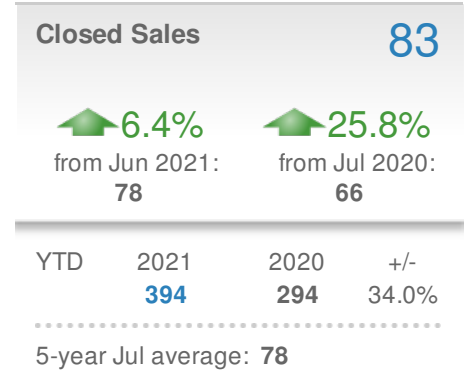
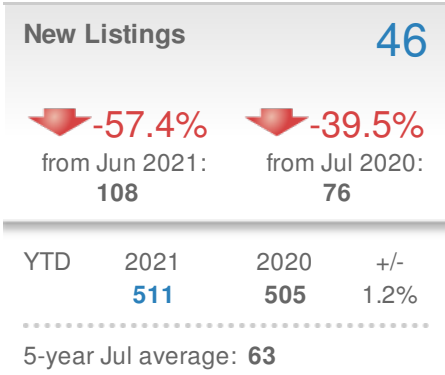


# July 2021

## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

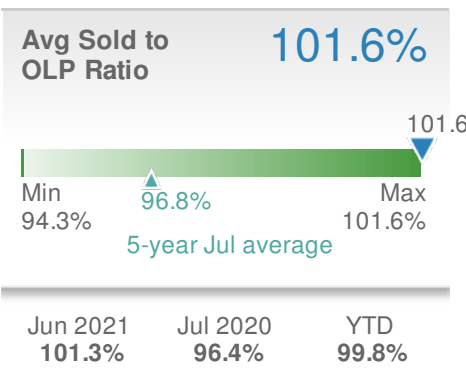
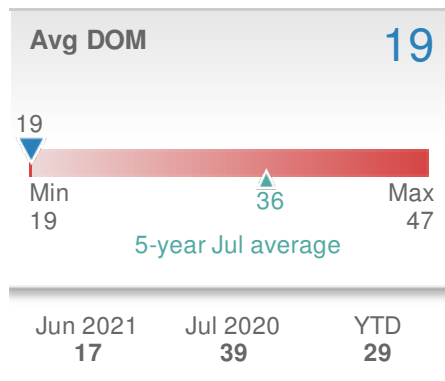
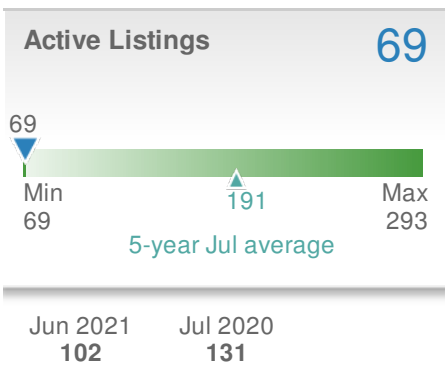
Email: info@tcsr.realtor



### Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for July was \$900,000, representing a decrease of 10% compared to last month and an increase of 15% from Jul 2020. The average days on market for units sold in July was 19 days, 47% below the 5-year July average of 36 days. There was a 17.3% month over month decrease in new contract activity with 62 New Pendings; a 16.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 125; and a 32.4% decrease in supply to 69 active units.

This activity resulted in a Contract Ratio of 1.81 pendings per active listing, up from 1.46 in June and an increase from 1.02 in July 2020. The Contract Ratio is 123% higher than the 5-year July average of 0.81. 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.

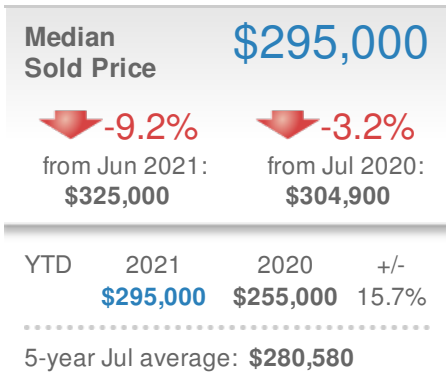
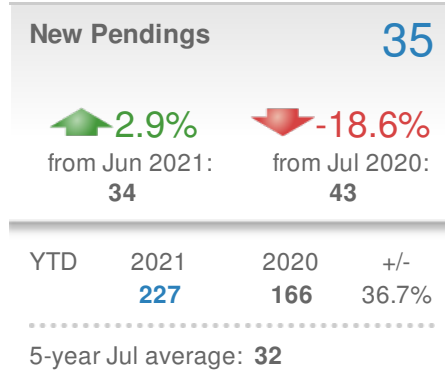
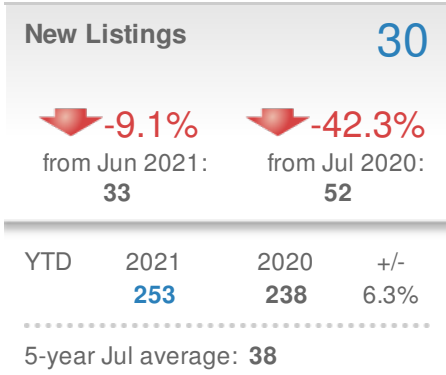


## July 2021

### Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor



### Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for July was \$295,000, representing a decrease of 9.2% compared to last month and a decrease of 3.2% from Jul 2020. The average days on market for units sold in July was 45 days, 21% below the 5-year July average of 57 days. There was a 2.9% month over month increase in new contract activity with 35 New Pendings; a 1.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 53; and a 12% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.20 pendencies per active listing, up from 1.08 in June and an increase from 0.66 in July 2020. The Contract Ratio is 98% higher than the 5-year July average of 0.61. 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.

