

February 2022

All Home Types
Detached
Attached

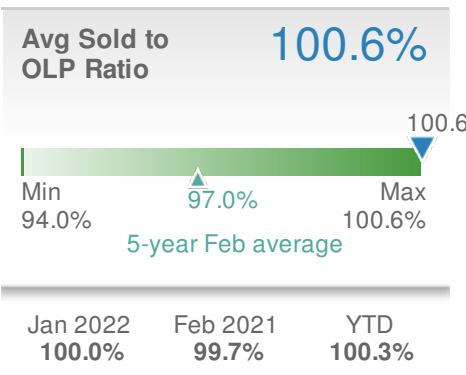
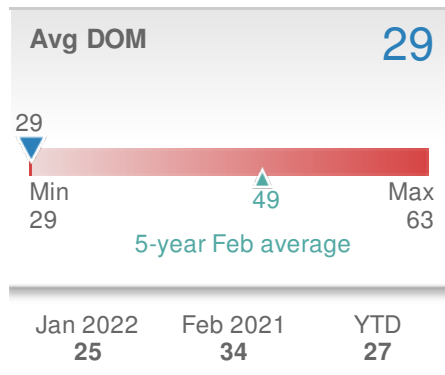
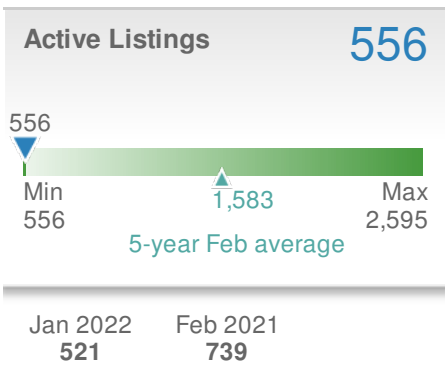
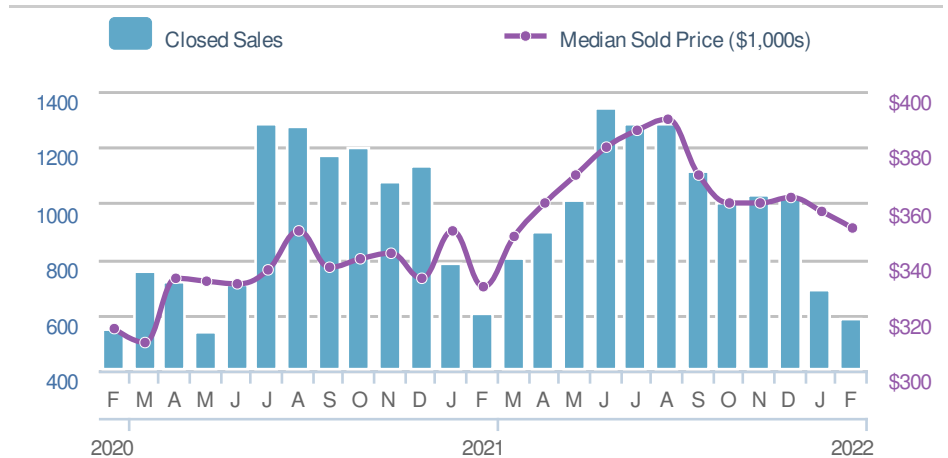
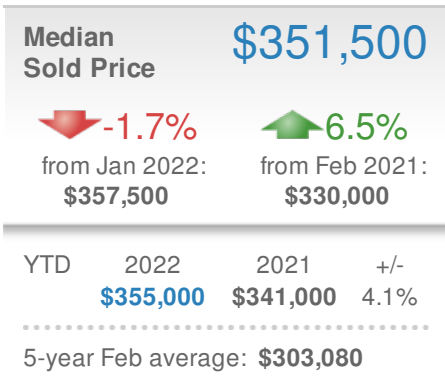
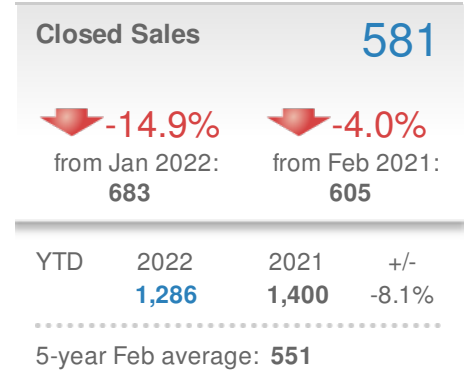
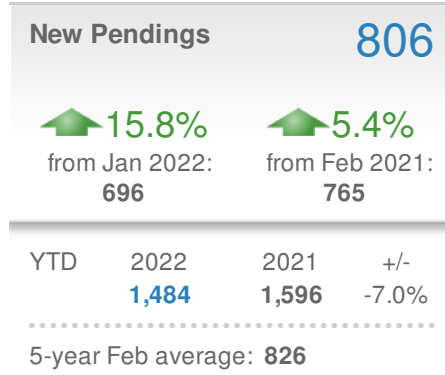
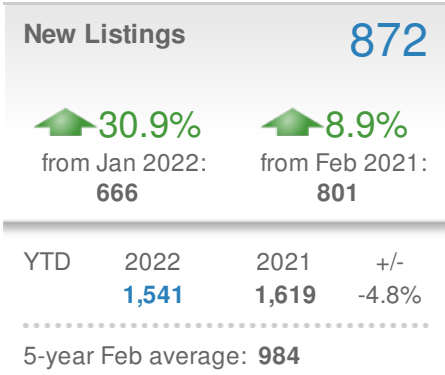
Local Market Insight

Montgomery County, PA

February 2022

Montgomery County, PA

Email: info@tcsr.realtor

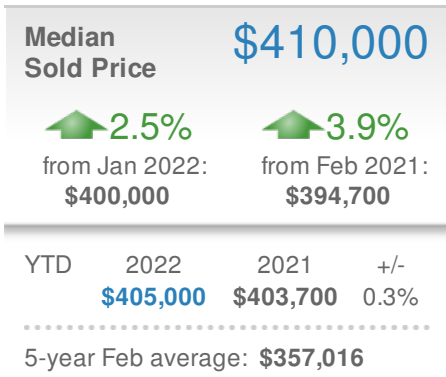
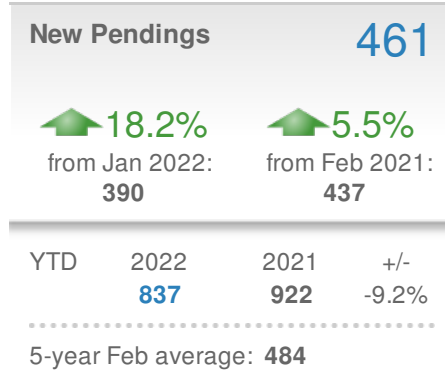
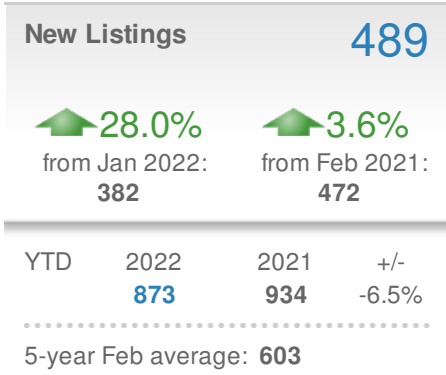


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Montgomery County, PA - Detached

Tri-County Suburban REALTORS

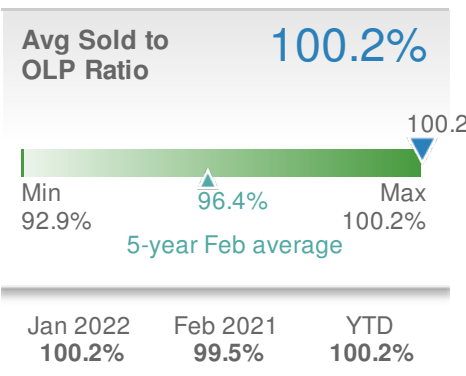
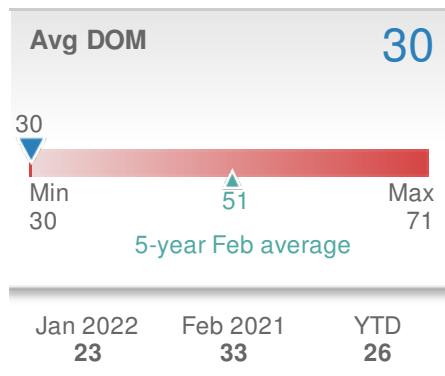
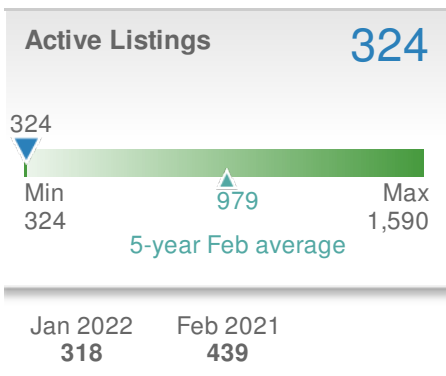
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Summary

In Montgomery County, PA, the median sold price for Detached properties for February was \$410,000, representing an increase of 2.5% compared to last month and an increase of 3.9% from Feb 2021. The average days on market for units sold in February was 30 days, 42% below the 5-year February average of 51 days. There was an 18.2% month over month increase in new contract activity with 461 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 808; and a 1.9% increase in supply to 324 active units.

This activity resulted in a Contract Ratio of 2.49 pendings per active listing, up from 2.26 in January and an increase from 2.22 in February 2021. The Contract Ratio is 86% higher than the 5-year February average of 1.34. 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.

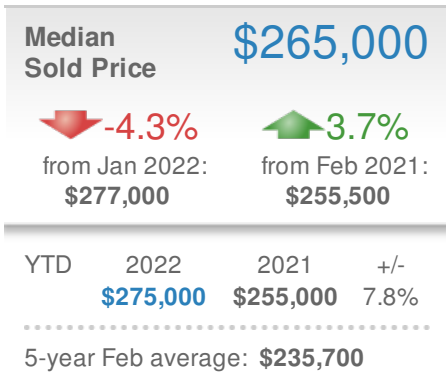
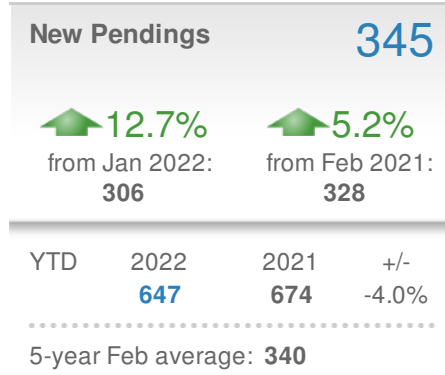
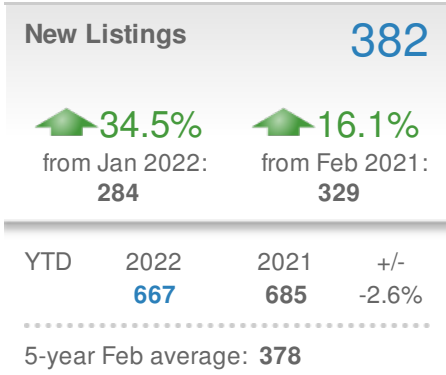


February 2022

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 \$265,000, representing a decrease of 4.3% compared to last month and an increase of 3.7% from Feb 2021. The average days on market for units sold in February was 28 days, 39% below the 5-year February average of 46 days. There was a 12.7% month over month increase in new contract activity with 345 New Pendings; a 14.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 623; and a 14.3% increase in supply to 232 active units.

This activity resulted in a Contract Ratio of 2.69 pendings per active listing, up from 2.67 in January and an increase from 2.31 in February 2021. The Contract Ratio is 80% higher than the 5-year February average of 1.49. 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.

