

# September 2022

All Home Types  
Detached  
Attached

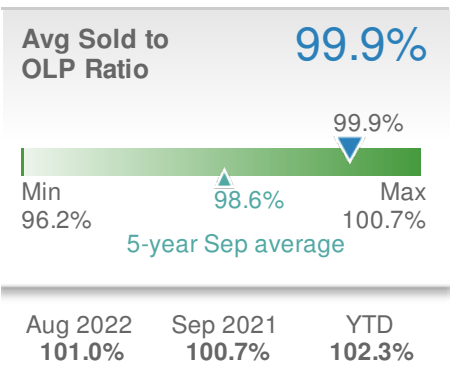
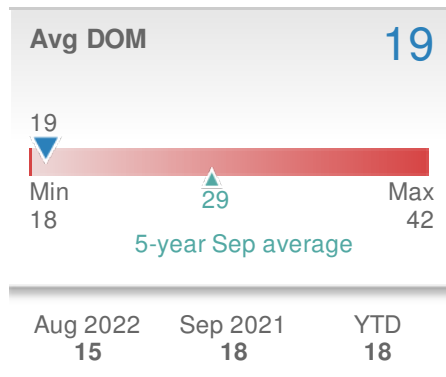
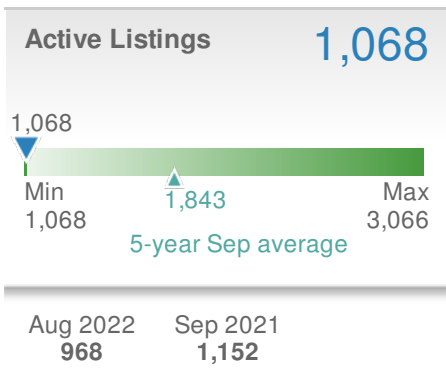
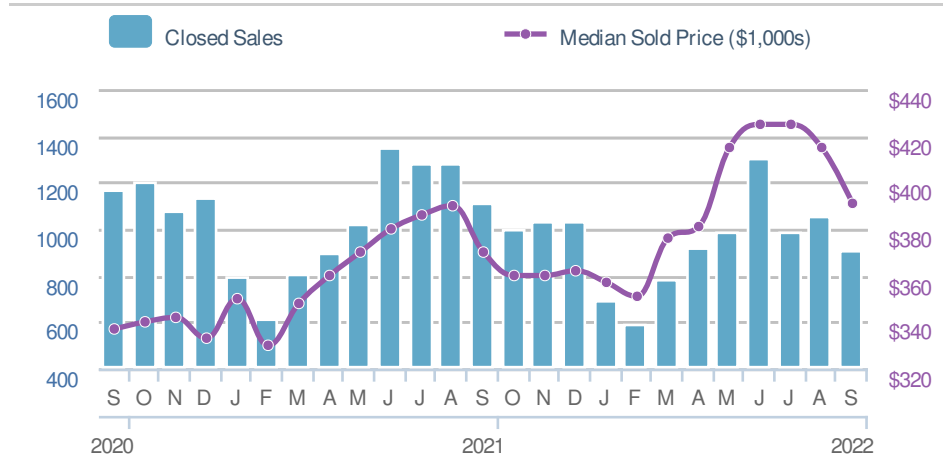
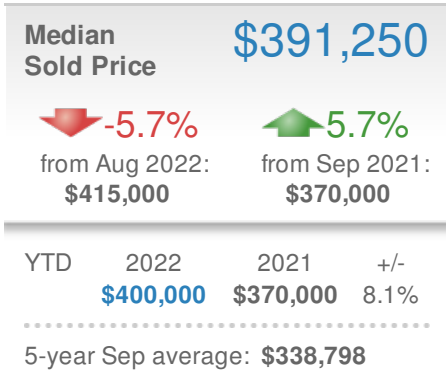
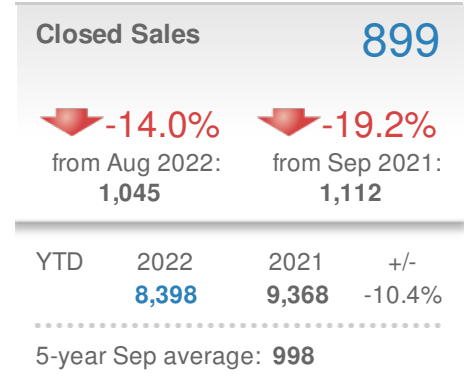
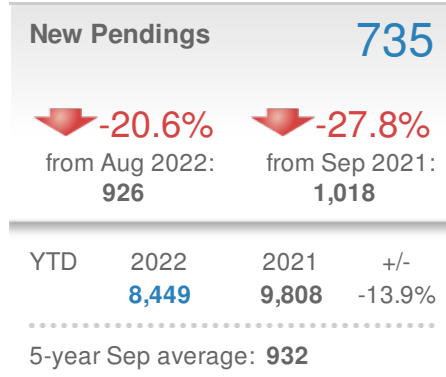
## Local Market Insight

### Montgomery County, PA

September 2022

Montgomery County, PA

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

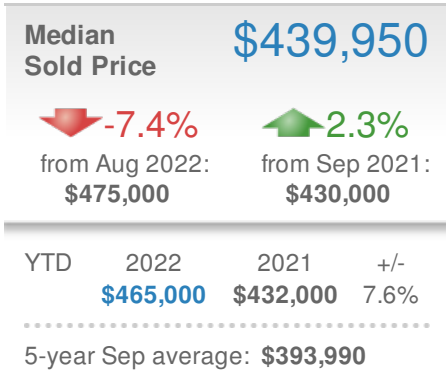
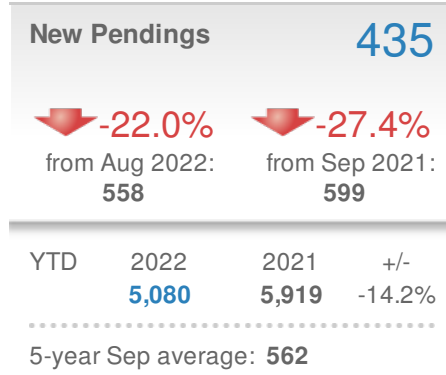


# September 2022

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS

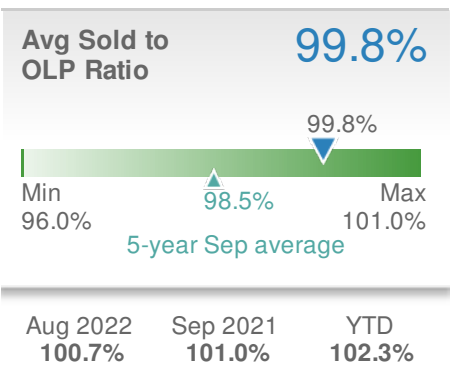
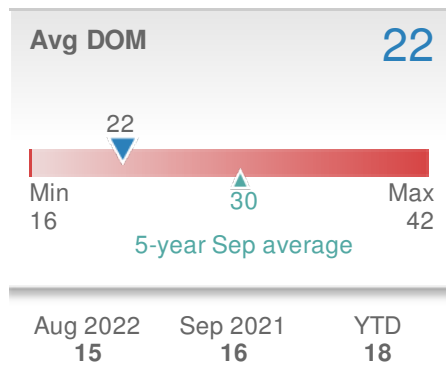
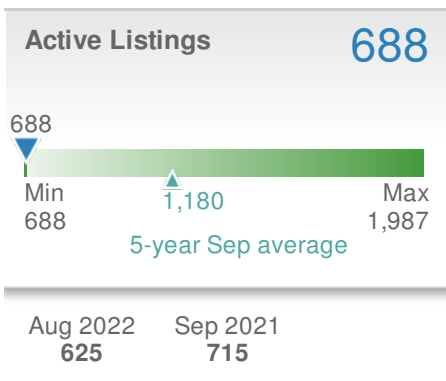
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### Summary

In Montgomery County, PA, the median sold price for Detached properties for September was \$439,950, representing a decrease of 7.4% compared to last month and an increase of 2.3% from Sep 2021. The average days on market for units sold in September was 22 days, 27% below the 5-year September average of 30 days. There was a 22% month over month decrease in new contract activity with 435 New Pendings; a 14.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 751; and a 10.1% increase in supply to 688 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.41 in August and a decrease from 1.52 in September 2021. The Contract Ratio is 4% higher than the 5-year September average of 1.05. 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.

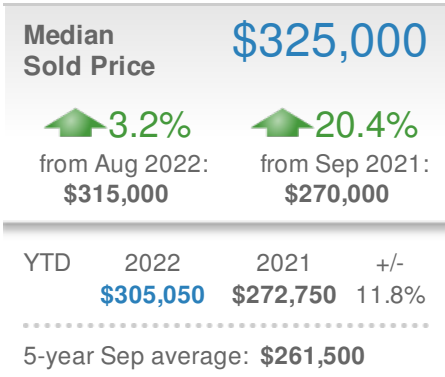
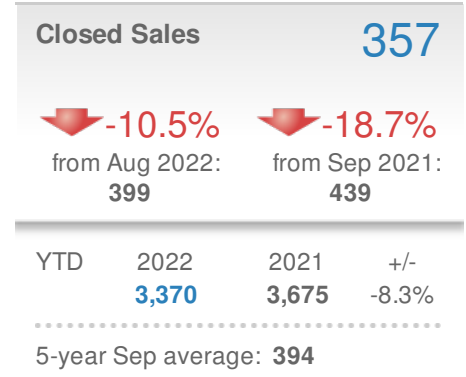
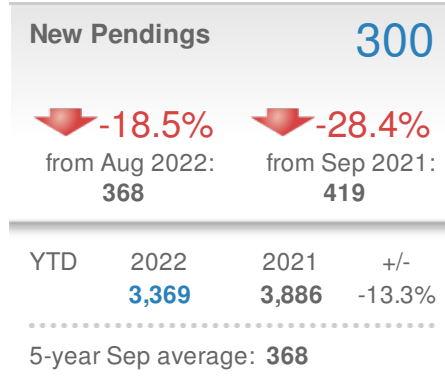


# September 2022

## Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Montgomery County, PA, the median sold price for Attached properties for September was \$325,000, representing an increase of 3.2% compared to last month and an increase of 20.4% from Sep 2021. The average days on market for units sold in September was 16 days, 44% below the 5-year September average of 29 days. There was an 18.5% month over month decrease in new contract activity with 300 New Pendings; a 15.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 508; and a 10.8% increase in supply to 380 active units.

This activity resulted in a Contract Ratio of 1.34 pendings per active listing, down from 1.76 in August and a decrease from 1.80 in September 2021. The Contract Ratio is 9% higher than the 5-year September average of 1.23. 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.

