

July 2023

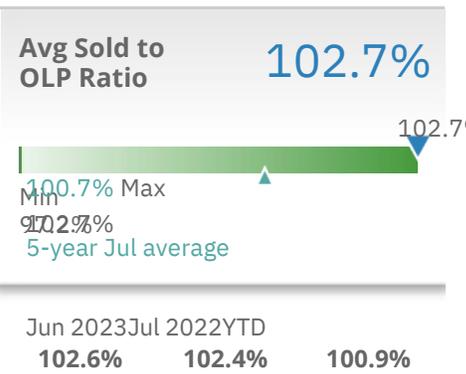
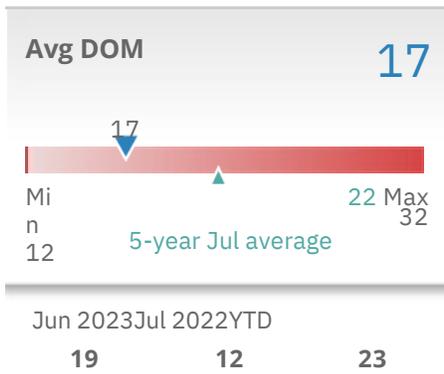
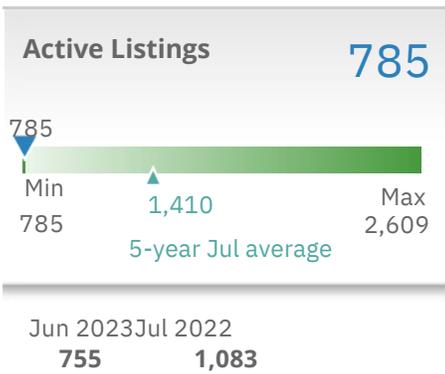
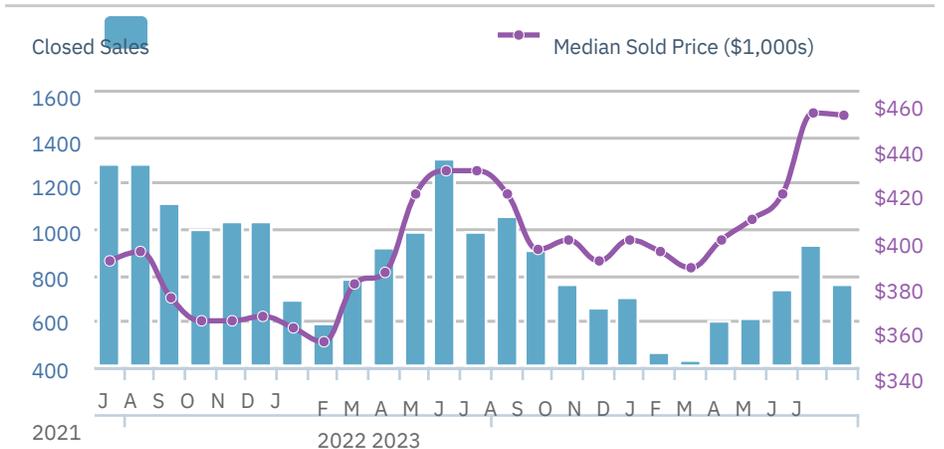
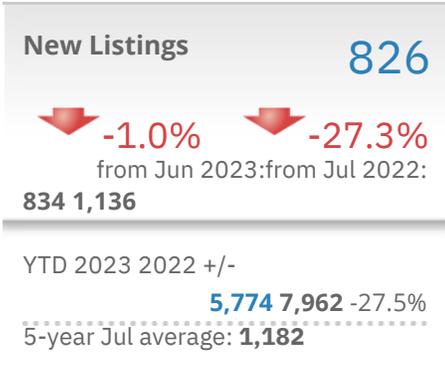
All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

July 2023
Montgomery County, PA

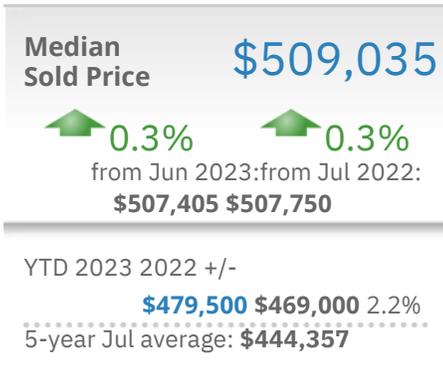
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July 2023

Montgomery County, PA - Detached

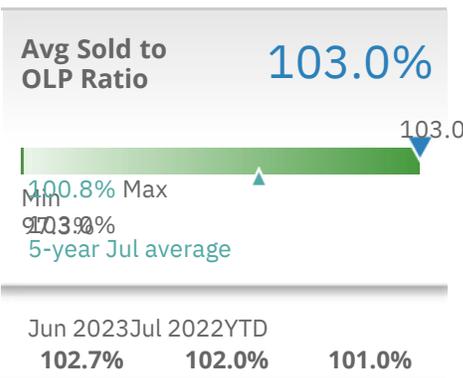
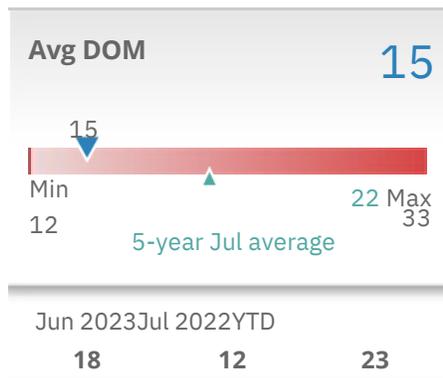
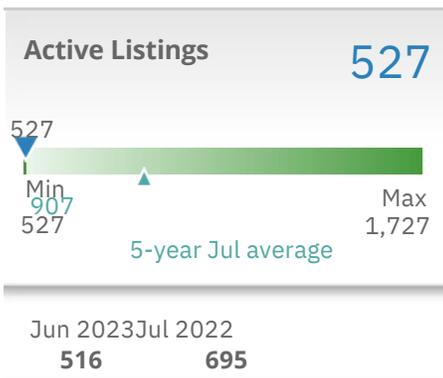
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Summary

In Montgomery County, PA, the median sold price for Detached properties for July was \$509,035, representing an increase of 0.3% compared to last month and an increase of 0.3% from Jul 2022. The average days on market for units sold in July was 15 days, 31% below the 5-year July average of 22 days. There was a 15.5% month over month decrease in new contract activity with 447 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 743; and a 2.1% increase in supply to 527 active units.

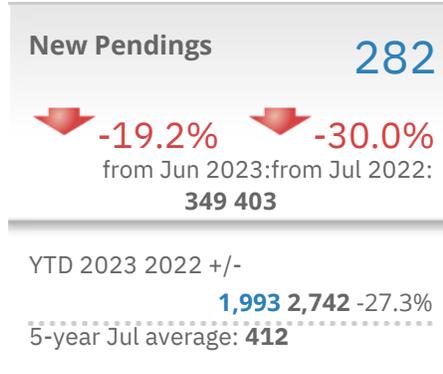
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 1.53 in June and a decrease from 1.46 in July 2022. The Contract Ratio is 2% lower than the 5-year July average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Montgomery County, PA - Attached

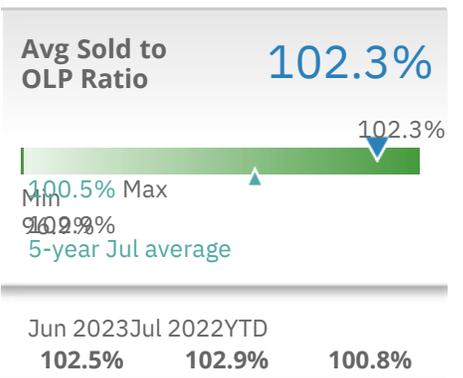
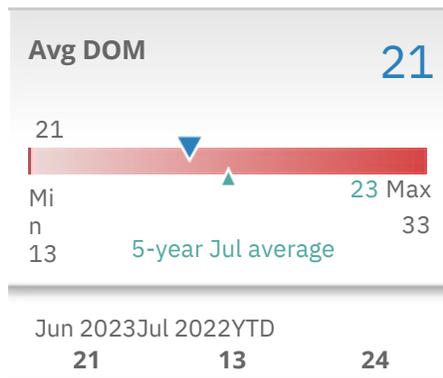
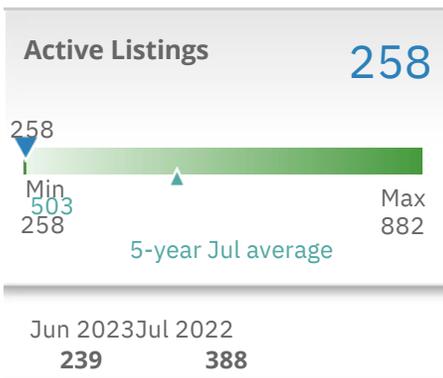
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Summary

In Montgomery County, PA, the median sold price for Attached properties for July was \$345,750, representing a decrease of 1.2% compared to last month and an increase of 8.1% from Jul 2022. The average days on market for units sold in July was 21 days, 10% below the 5-year July average of 23 days. There was a 19.2% month over month decrease in new contract activity with 282 New Pending; a 2.6% MoM decrease in All Pending (new contracts + contracts carried over from June) to 495; and a 7.9% increase in supply to 258 active units.

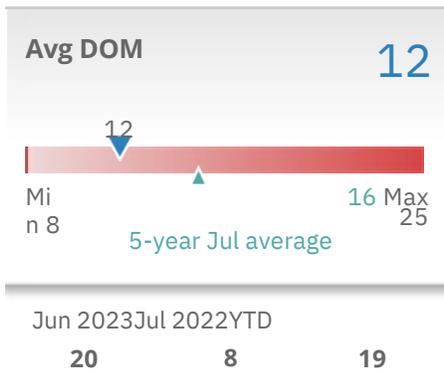
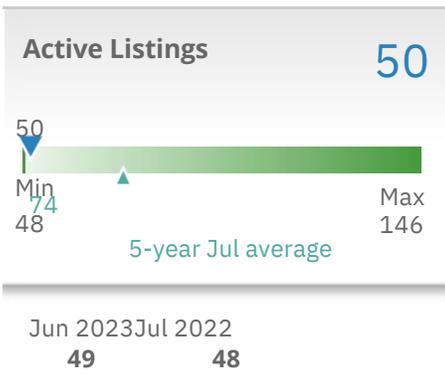
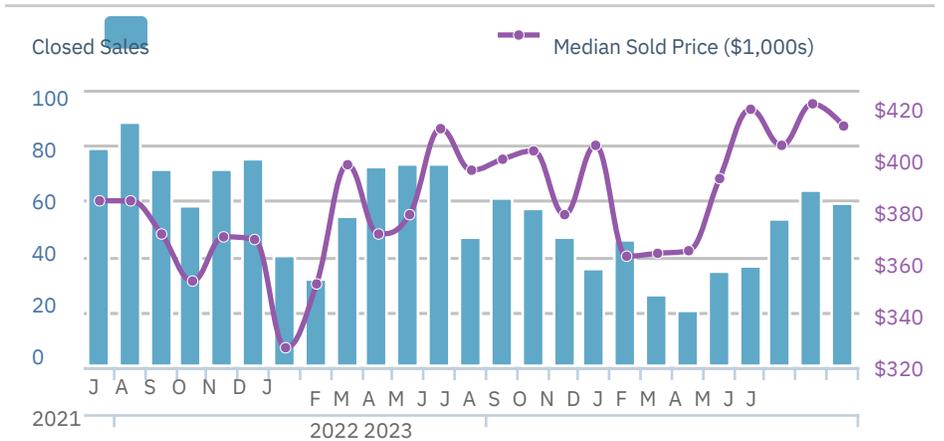
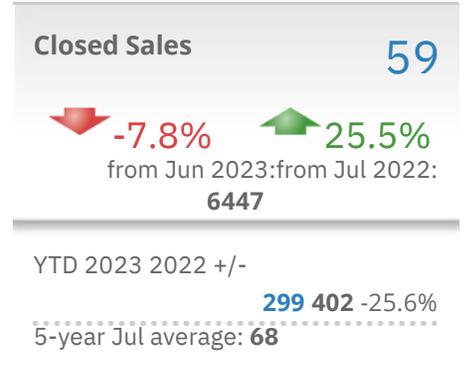
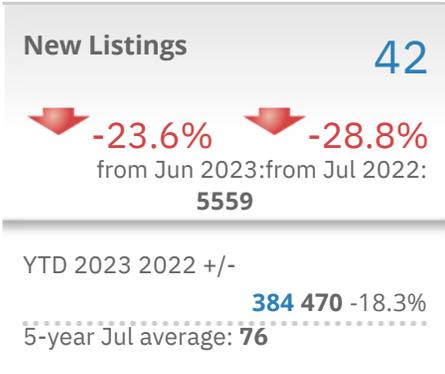
This activity resulted in a Contract Ratio of 1.92 pendings per active listing, down from 2.13 in June and an increase from 1.75 in July 2022. The Contract Ratio is 15% higher than the 5-year July average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 2023

Abington (Montgomery, PA)

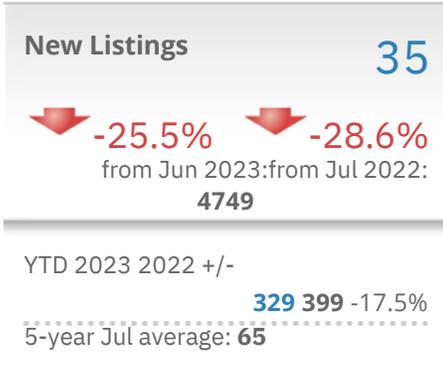
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Abington (Montgomery, PA) - Detached

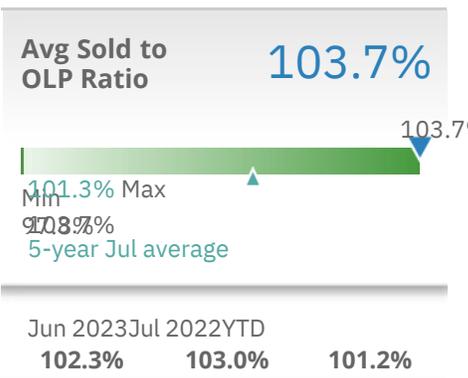
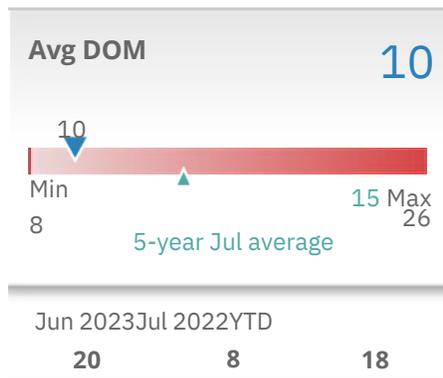
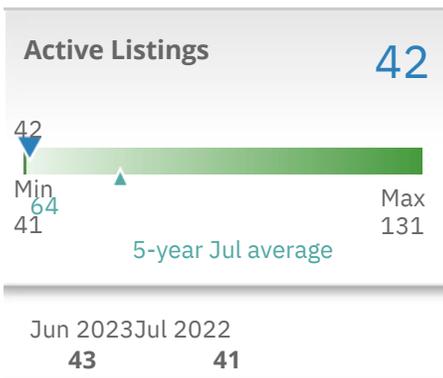
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for July was \$449,950, representing a decrease of 0.2% compared to last month and an increase of 4.6% from Jul 2022. The average days on market for units sold in July was 10 days, 34% below the 5-year July average of 15 days. There was a 32.7% month over month decrease in new contract activity with 33 New Pendings; a 27% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 54; and a 2.3% decrease in supply to 42 active units.

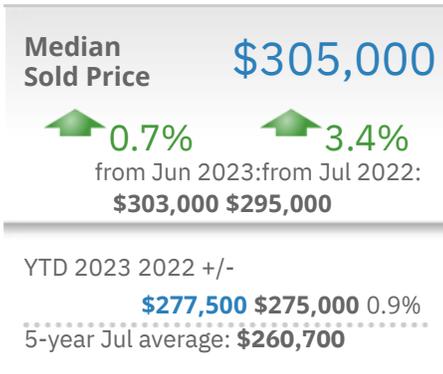
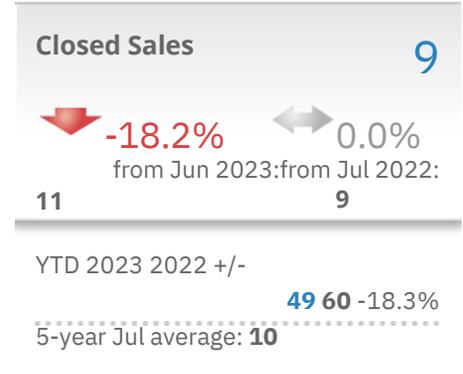
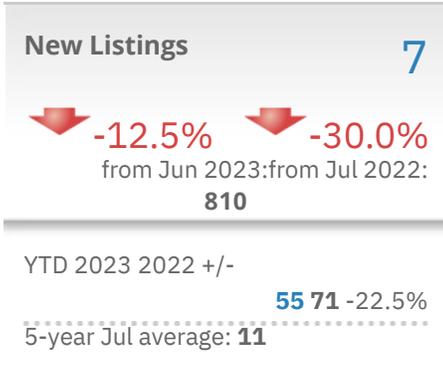
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.72 in June and a decrease from 1.85 in July 2022. The Contract Ratio is 22% lower than the 5-year July average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Abington (Montgomery, PA) - Attached

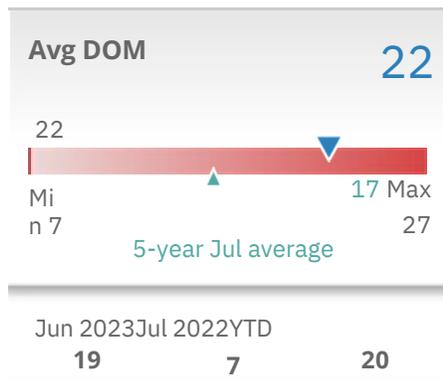
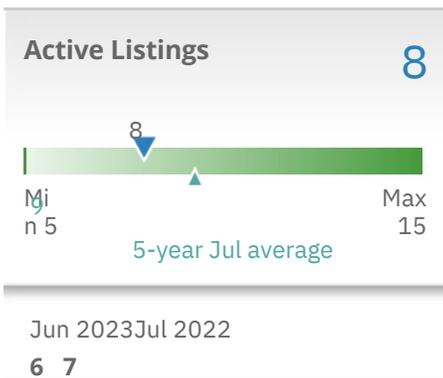
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Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for July was \$305,000, representing an increase of 0.7% compared to last month and an increase of 3.4% from Jul 2022. The average days on market for units sold in July was 22 days, 33% above the 5-year July average of 17 days. There was a 45.5% month over month decrease in new contract activity with 6 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 33.3% increase in supply to 8 active units.

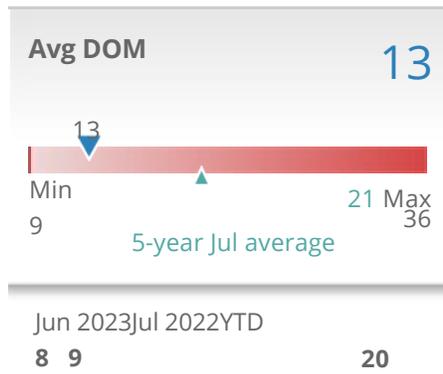
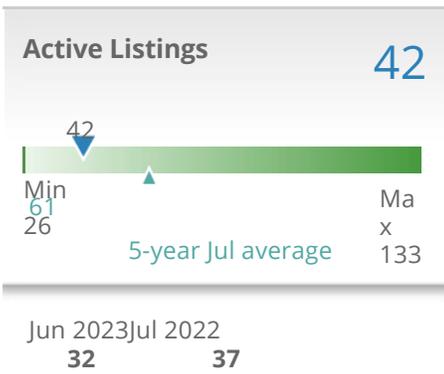
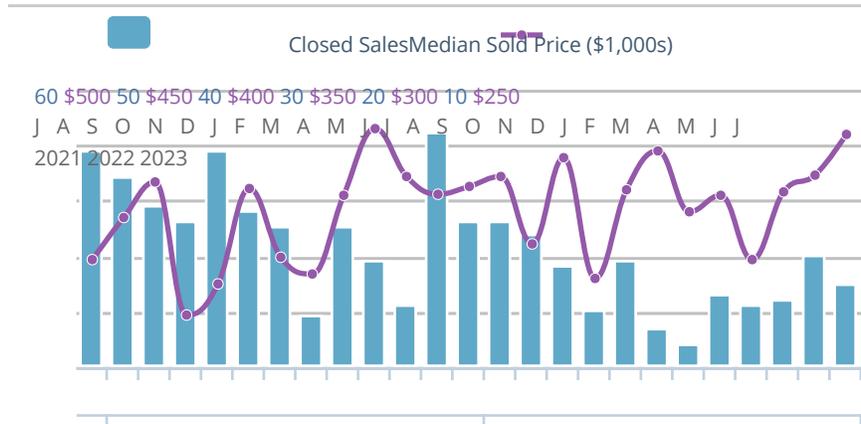
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 2.17 in June and a decrease from 1.43 in July 2022. The Contract Ratio is 14% lower than the 5-year July average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Boyertown Area (Montgomery, PA)

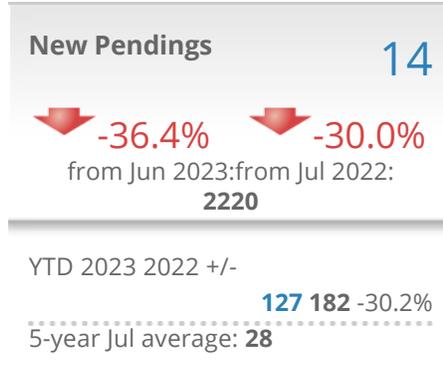
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July 2023

Boyertown Area (Montgomery, PA) - Detached

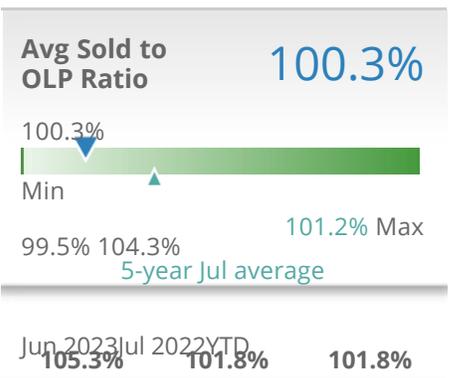
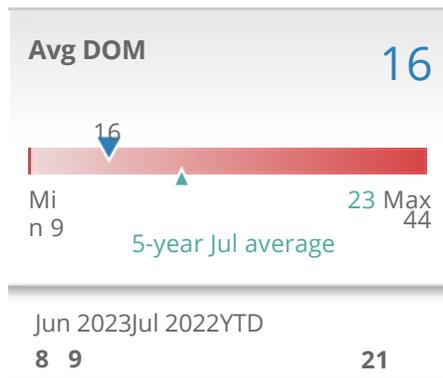
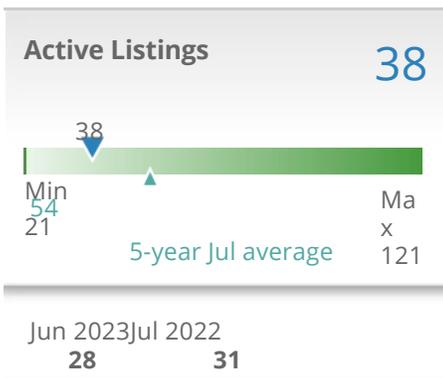
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for July was \$490,000, representing an increase of 14.6% compared to last month and an increase of 17.4% from Jul 2022. The average days on market for units sold in July was 16 days, 30% below the 5-year July average of 23 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 21; and a 35.7% increase in supply to 38 active units.

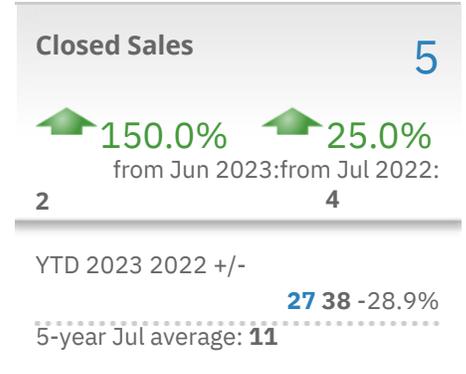
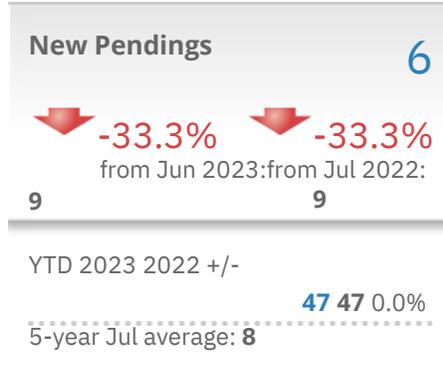
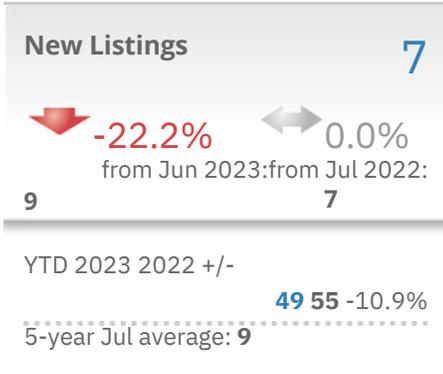
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 1.00 in June and a decrease from 1.19 in July 2022. The Contract Ratio is 66% lower than the 5-year July average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Boyertown Area (Montgomery, PA) - Attached

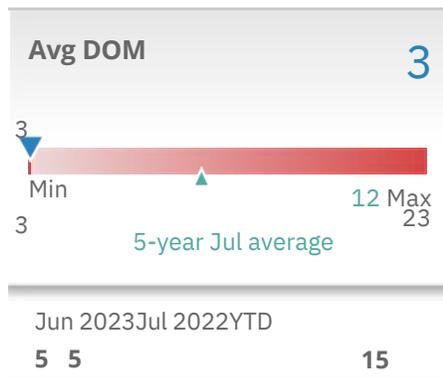
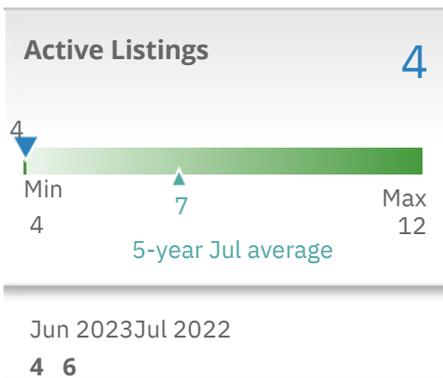
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for July was \$320,000, representing a decrease of 6.4% compared to last month and a decrease of 8.6% from Jul 2022. The average days on market for units sold in July was 3 days, 75% below the 5-year July average of 12 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 24; and no change in supply with 4 active units.

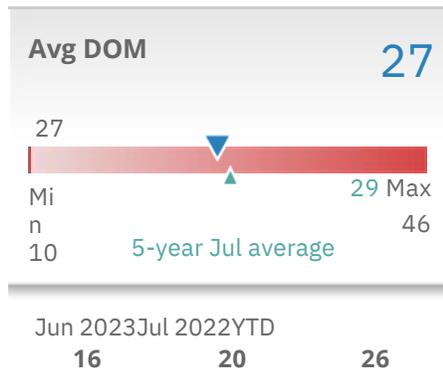
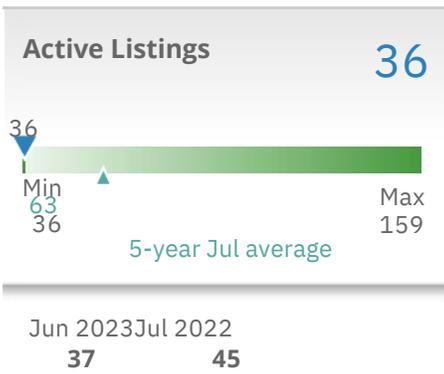
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 5.75 in June and an increase from 2.50 in July 2022. The Contract Ratio is 53% higher than the 5-year July average of 3.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Cheltenham (Montgomery, PA)

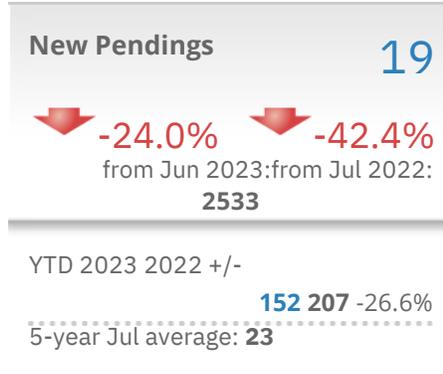
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July 2023

Cheltenham (Montgomery, PA) - Detached

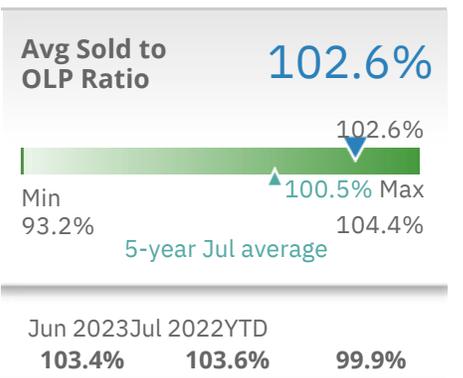
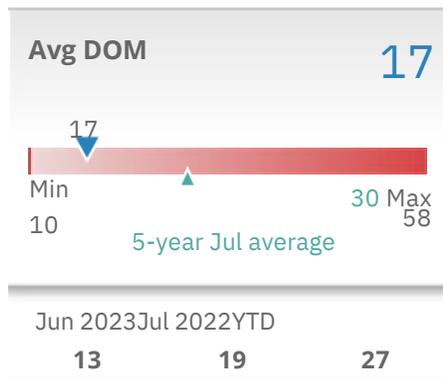
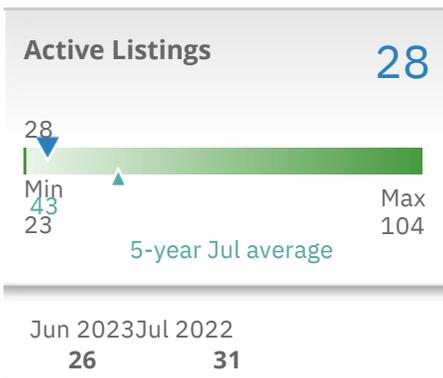
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for July was \$441,500, representing an increase of 0.9% compared to last month and an increase of 1.5% from Jul 2022. The average days on market for units sold in July was 17 days, 43% below the 5-year July average of 30 days. There was a 24% month over month decrease in new contract activity with 19 New Pending; a 14.8% MoM decrease in All Pending (new contracts + contracts carried over from June) to 46; and a 7.7% increase in supply to 28 active units.

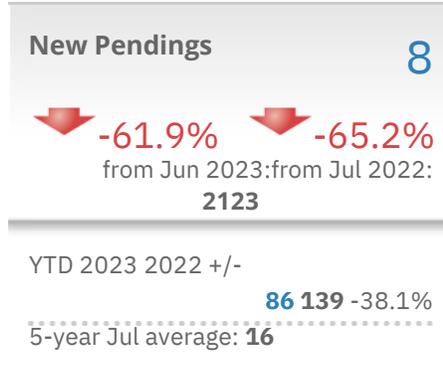
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 2.08 in June and a decrease from 1.87 in July 2022. The Contract Ratio is 22% higher than the 5-year July average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Cheltenham (Montgomery, PA) - Attached

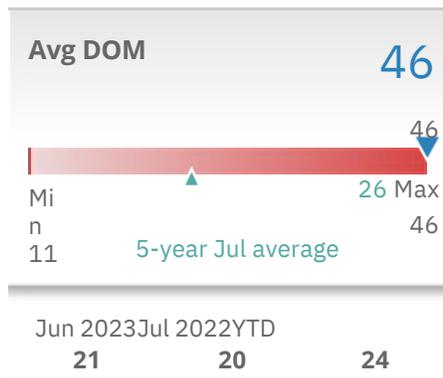
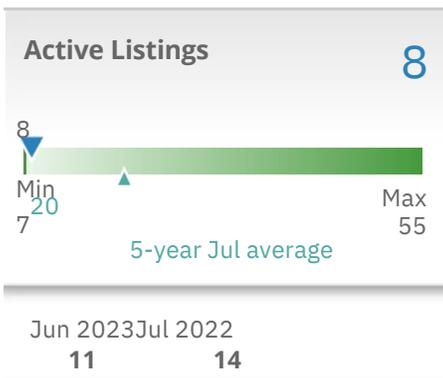
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for July was \$236,000, representing a decrease of 30.6% compared to last month and a decrease of 17.2% from Jul 2022. The average days on market for units sold in July was 46 days, 78% above the 5-year July average of 26 days. There was a 61.9% month over month decrease in new contract activity with 8 New Pendings; a 15.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 39; and a 27.3% decrease in supply to 8 active units.

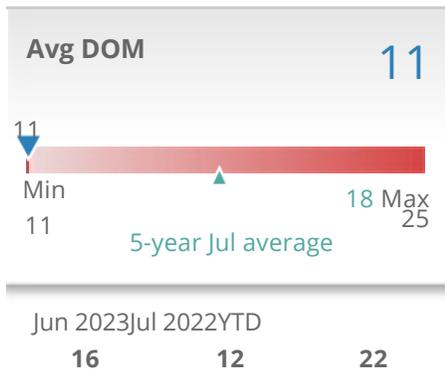
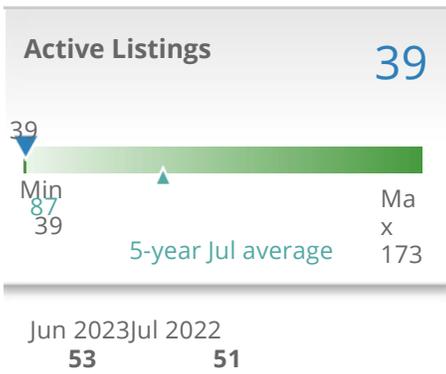
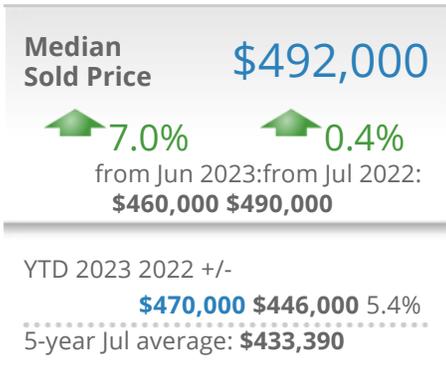
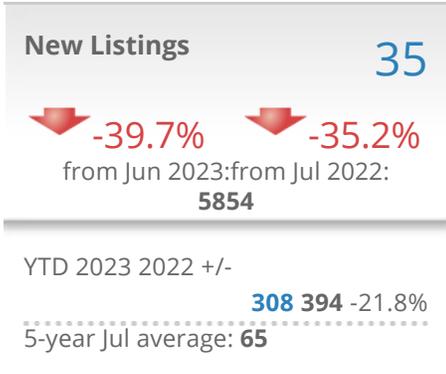
This activity resulted in a Contract Ratio of 4.88 pendings per active listing, up from 4.18 in June and an increase from 3.50 in July 2022. The Contract Ratio is 67% higher than the 5-year July average of 2.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Colonial (Montgomery, PA)

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July 2023

Colonial (Montgomery, PA) - Detached

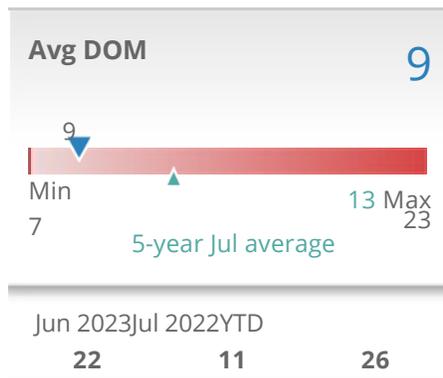
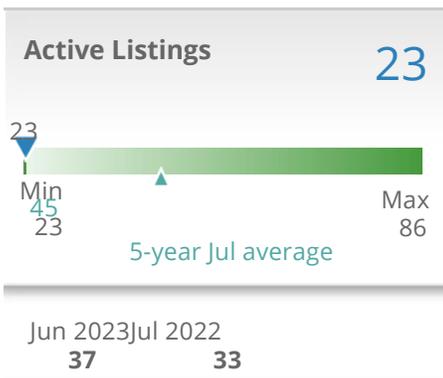
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Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for July was \$680,000, representing an increase of 30.8% compared to last month and an increase of 28.3% from Jul 2022. The average days on market for units sold in July was 9 days, 31% below the 5-year July average of 13 days. There was a 7.4% month over month increase in new contract activity with 29 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 48; and a 37.8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 2.09 pendings per active listing, up from 0.97 in June and an increase from 1.21 in July 2022. The Contract Ratio is 57% higher than the 5-year July average of 1.33. 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 2023

Colonial (Montgomery, PA) - Attached

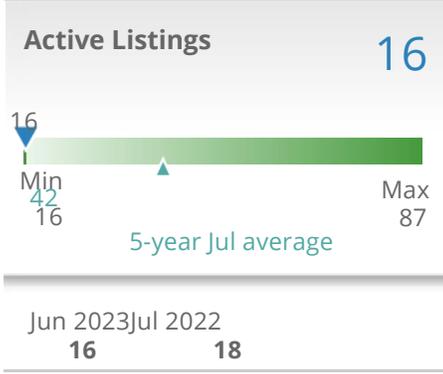
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Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for July was \$425,000, representing an increase of 11.8% compared to last month and an increase of 3.7% from Jul 2022. The average days on market for units sold in July was 12 days, 44% below the 5-year July average of 21 days. There was a 23.1% month over month decrease in new contract activity with 20 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 37; and no change in supply with 16 active units.

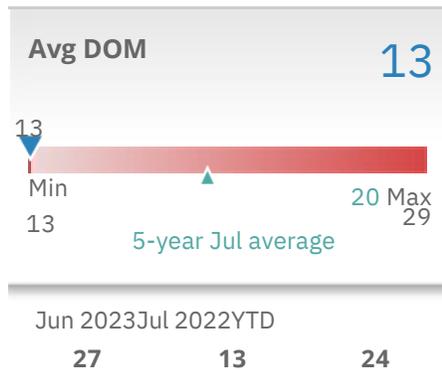
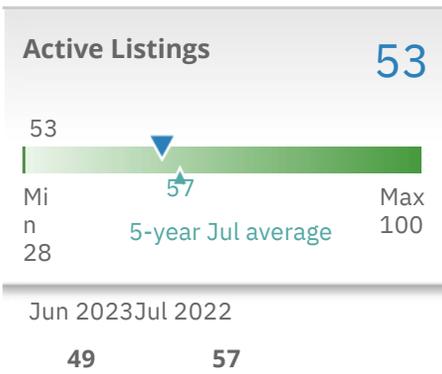
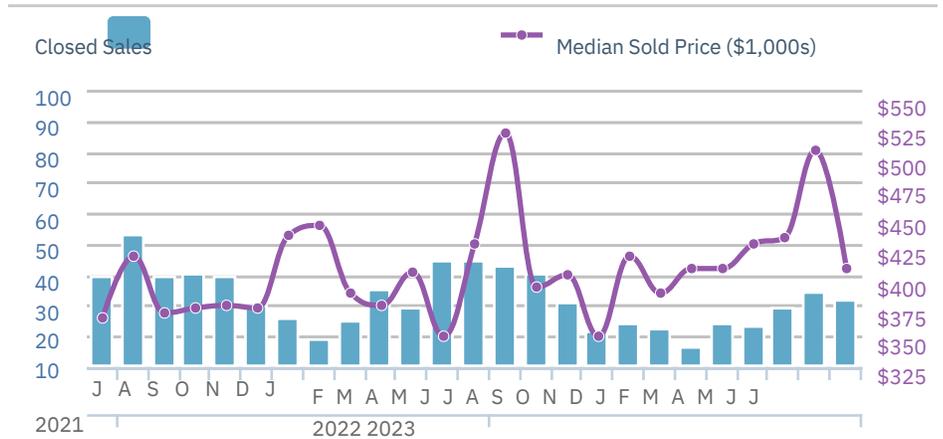
This activity resulted in a Contract Ratio of 2.31 pendings per active listing, down from 2.38 in June and an increase from 1.94 in July 2022. The Contract Ratio is 55% higher than the 5-year July average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



July 2023

Hatboro-Horsham (Montgomery, PA)

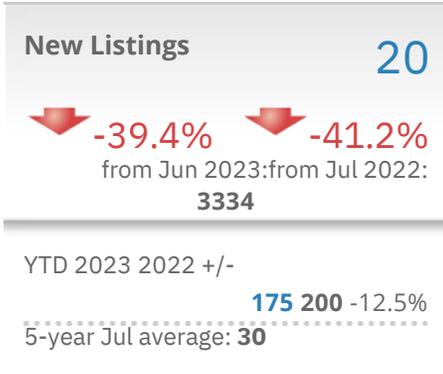
Email: ldavis@tcsr.realtor



July 2023

Hatboro-Horsham (Montgomery, PA) - Detached

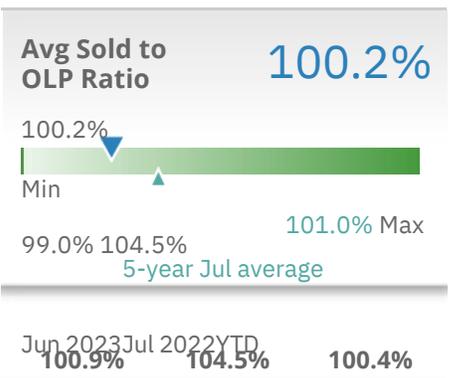
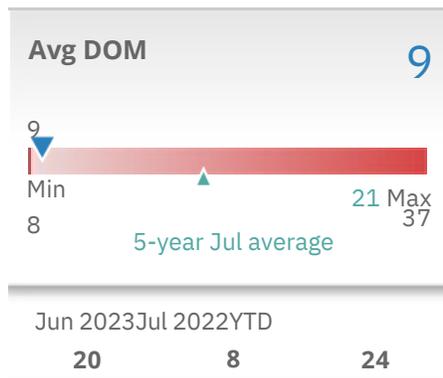
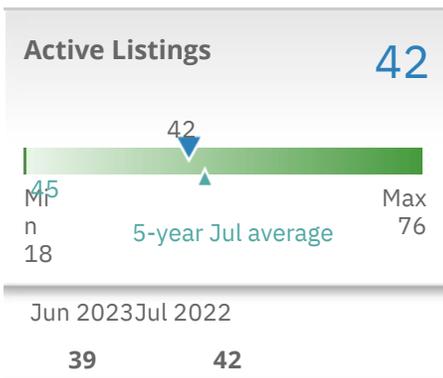
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for July was \$510,000, representing a decrease of 9.7% compared to last month and an increase of 8.1% from Jul 2022. The average days on market for units sold in July was 9 days, 58% below the 5-year July average of 21 days. There was a 54.2% month over month decrease in new contract activity with 11 New Pending; a 26.3% MoM decrease in All Pending (new contracts + contracts carried over from June) to 28; and a 7.7% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.97 in June and a decrease from 1.00 in July 2022. The Contract Ratio is 46% lower than the 5-year July 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.



July 2023

Hatboro-Horsham (Montgomery, PA) - Attached

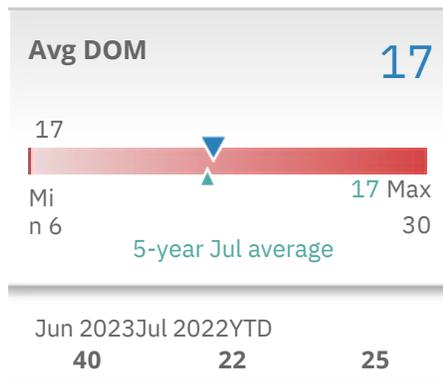
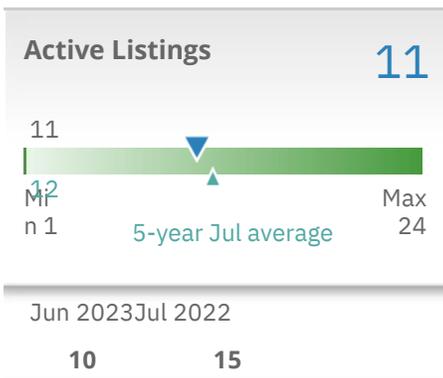
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for July was \$340,000, representing a decrease of 20.9% compared to last month and an increase of 15.7% from Jul 2022. The average days on market for units sold in July was 17 days, the same as the 5-year July average of 17 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pending; a 13% MoM decrease in All Pending (new contracts + contracts carried over from June) to 20; and a 10% increase in supply to 11 active units.

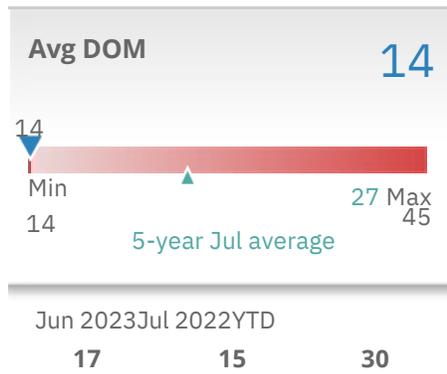
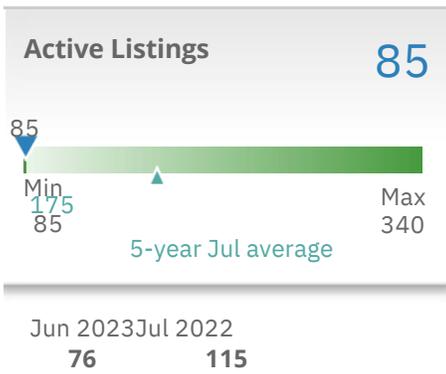
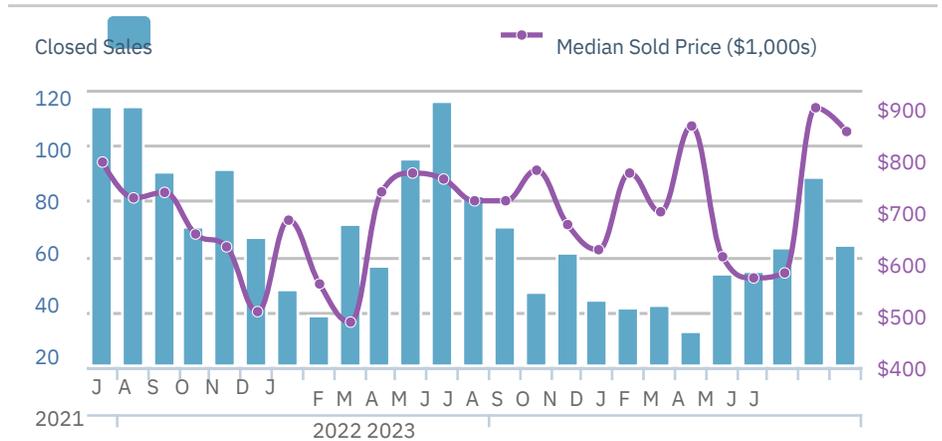
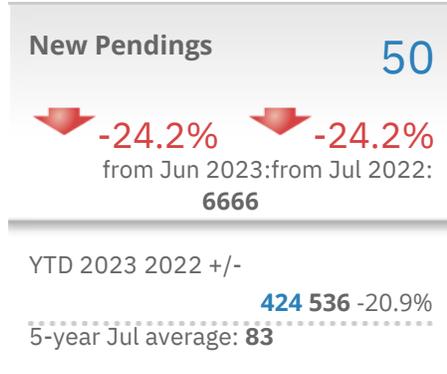
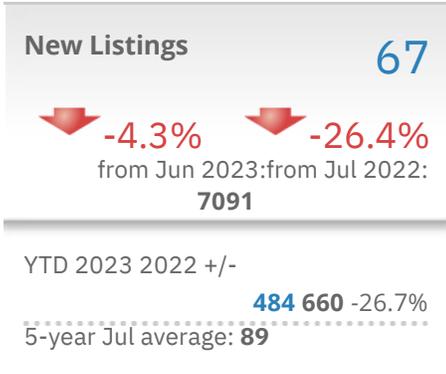
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 2.30 in June and an increase from 1.27 in July 2022. The Contract Ratio is 65% lower than the 5-year July average of 5.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Lower Merion (Montgomery, PA)

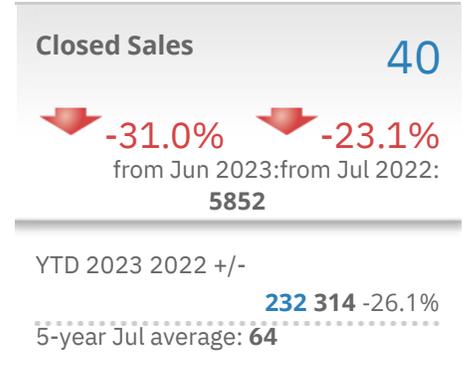
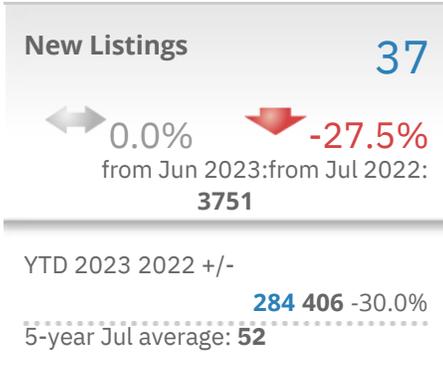
Email: ldavis@tcsr.realtor



July 2023

Lower Merion (Montgomery, PA) - Detached

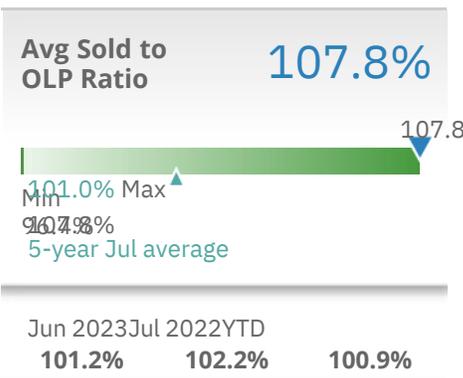
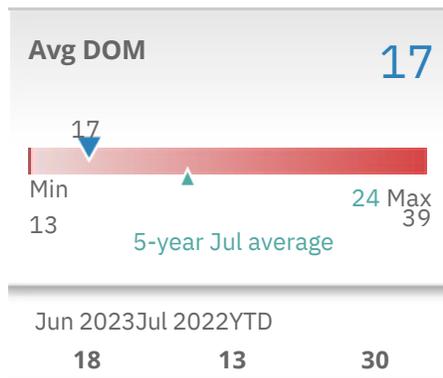
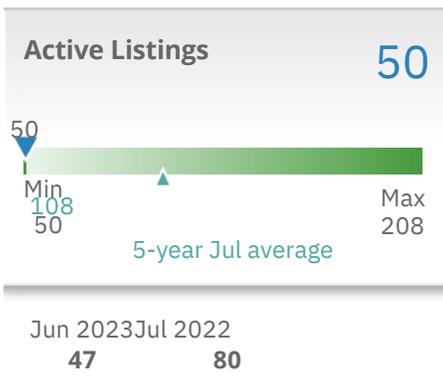
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for July was \$1,117,500, representing a decrease of 6.9% compared to last month and an increase of 13.7% from Jul 2022. The average days on market for units sold in July was 17 days, 29% below the 5-year July average of 24 days. There was a 36.6% month over month decrease in new contract activity with 26 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 56; and a 6.4% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.45 in June and an increase from 0.83 in July 2022. The Contract Ratio is 7% higher than the 5-year July 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.



July 2023

Lower Merion (Montgomery, PA) - Attached

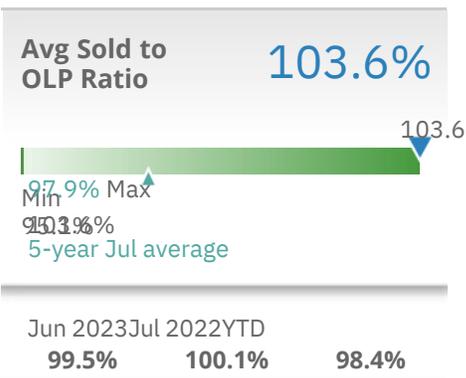
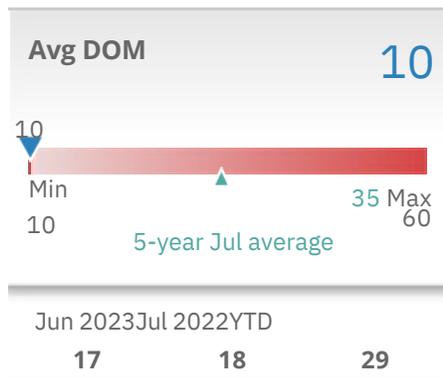
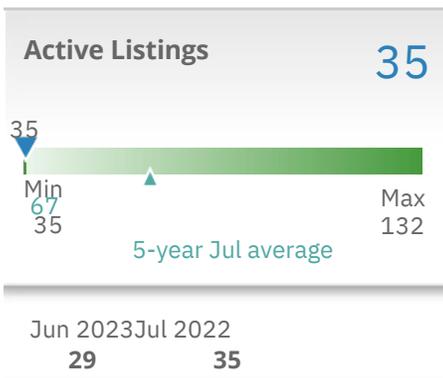
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for July was \$433,600, representing an increase of 15.6% compared to last month and an increase of 30.4% from Jul 2022. The average days on market for units sold in July was 10 days, 71% below the 5-year July average of 35 days. There was a 4% month over month decrease in new contract activity with 24 New Pending; a 9.4% MoM decrease in All Pending (new contracts + contracts carried over from June) to 29; and a 20.7% increase in supply to 35 active units.

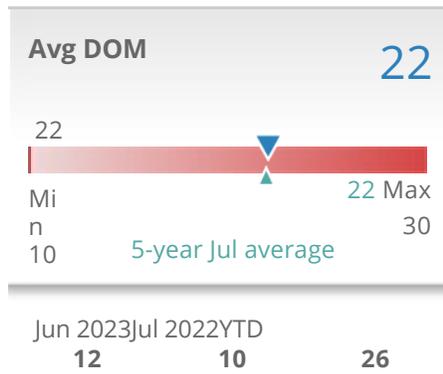
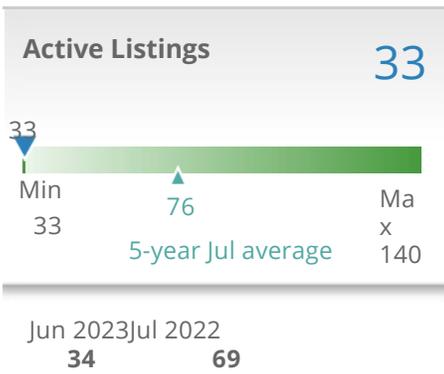
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.10 in June and a decrease from 1.23 in July 2022. The Contract Ratio is 4% lower than the 5-year July average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Methacton (Montgomery, PA)

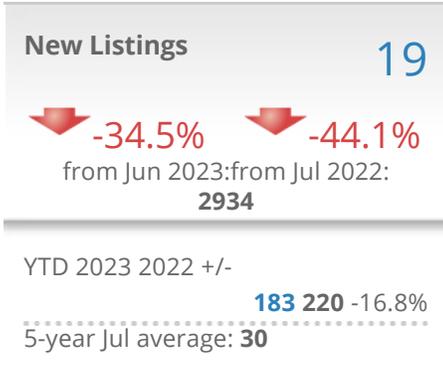
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July 2023

Methacton (Montgomery, PA) - Detached

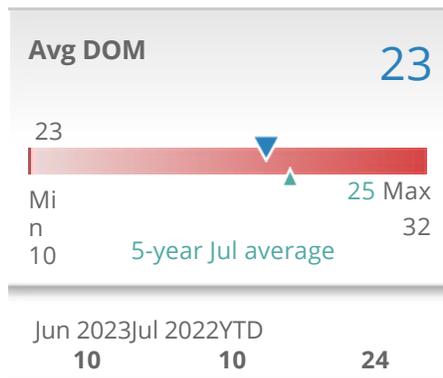
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Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for July was \$596,000, representing an increase of 15.7% compared to last month and a decrease of 0.7% from Jul 2022. The average days on market for units sold in July was 23 days, 7% below the 5-year July average of 25 days. There was a 21.4% month over month decrease in new contract activity with 22 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 39; and a 4% decrease in supply to 24 active units.

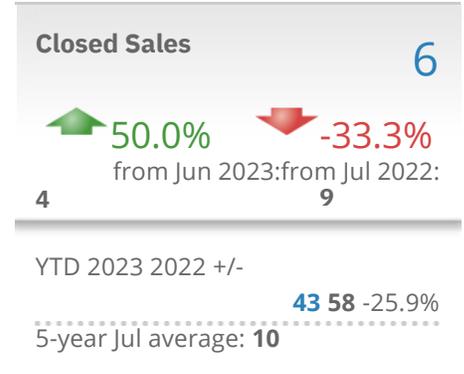
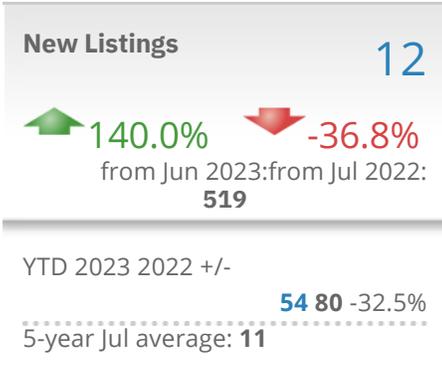
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, down from 1.72 in June and an increase from 1.04 in July 2022. The Contract Ratio is 46% higher than the 5-year July average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 2023

Methacton (Montgomery, PA) - Attached

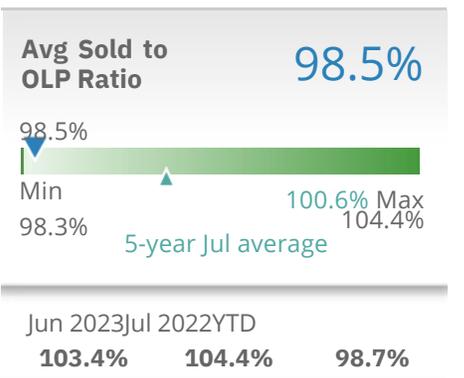
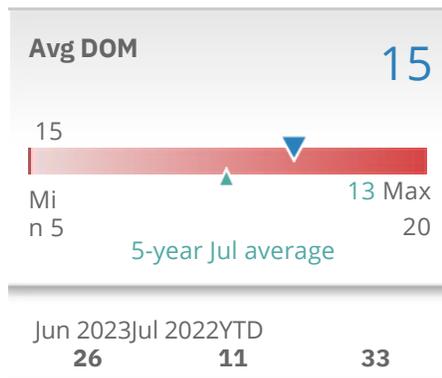
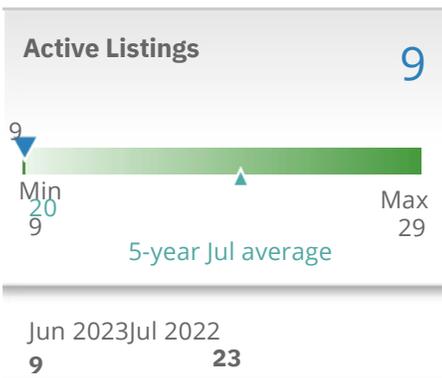
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for July was \$507,140, representing an increase of 4% compared to last month and a decrease of 3.4% from Jul 2022. The average days on market for units sold in July was 15 days, 19% above the 5-year July average of 13 days. There was no month over month change in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and no change in supply with 9 active units.

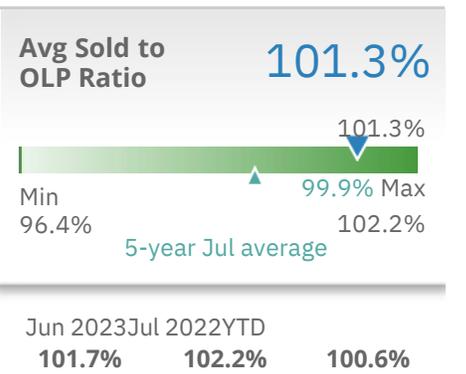
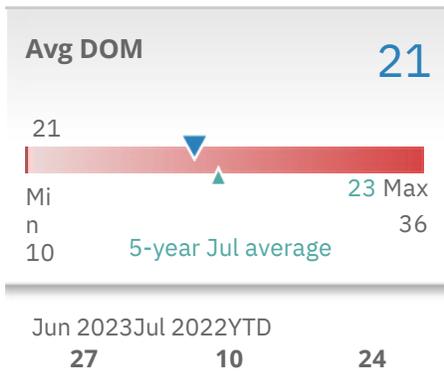
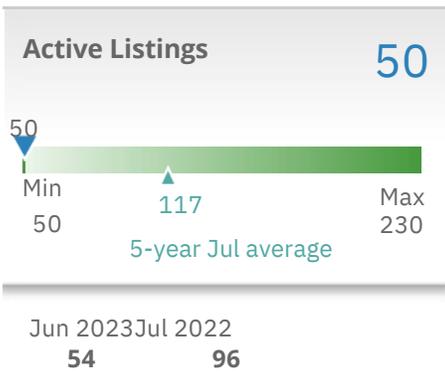
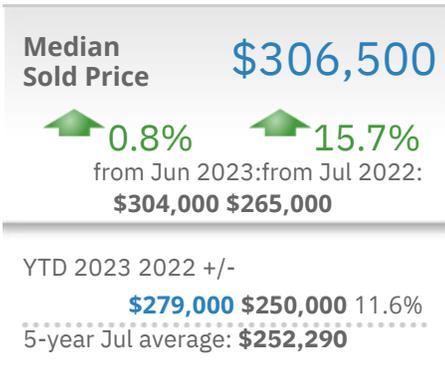
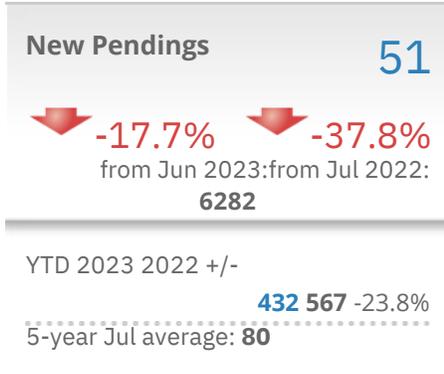
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from June and an increase from 0.87 in July 2022. The Contract Ratio is 6% higher than the 5-year July average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Norristown Area (Montgomery, PA)

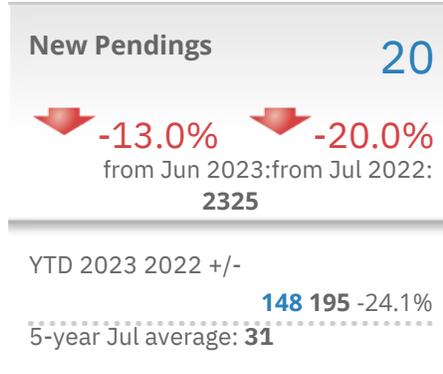
Email: ldavis@tcsr.realtor



July 2023

Norristown Area (Montgomery, PA) - Detached

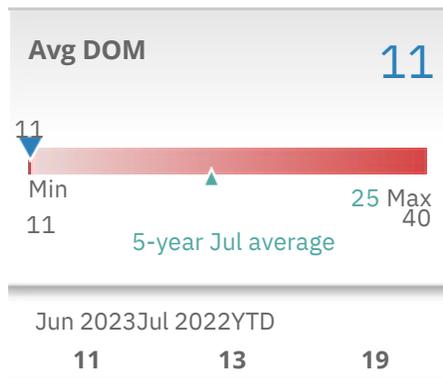
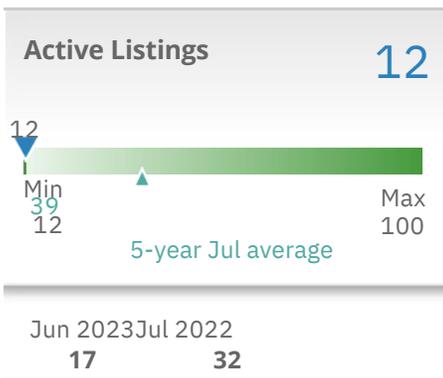
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for July was \$382,500, representing a decrease of 9.4% compared to last month and a decrease of 8.4% from Jul 2022. The average days on market for units sold in July was 11 days, 56% below the 5-year July average of 25 days. There was a 13% month over month decrease in new contract activity with 20 New Pending; a 29.4% MoM decrease in All Pending (new contracts + contracts carried over from June) to 24; and a 29.4% decrease in supply to 12 active units.

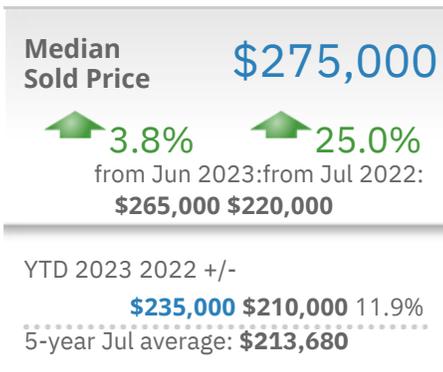
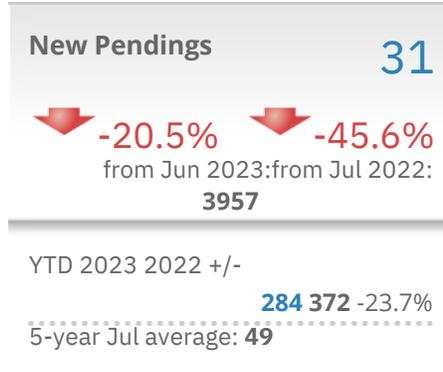
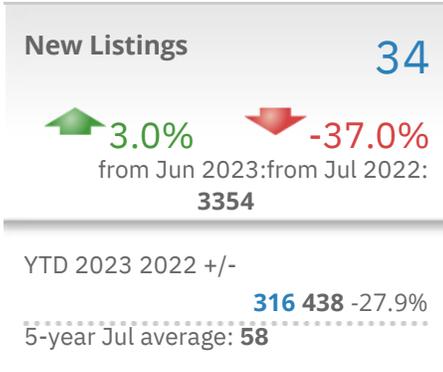
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from June and an increase from 1.28 in July 2022. The Contract Ratio is 18% higher than the 5-year July average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Norristown Area (Montgomery, PA) - Attached

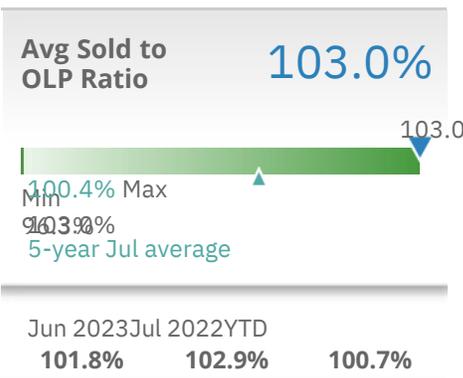
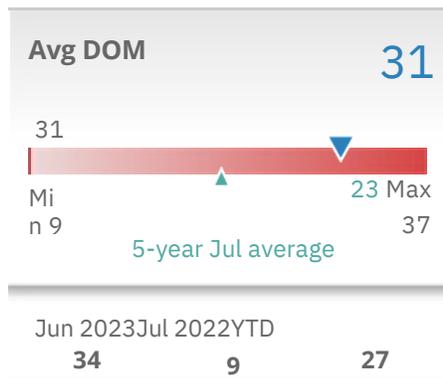
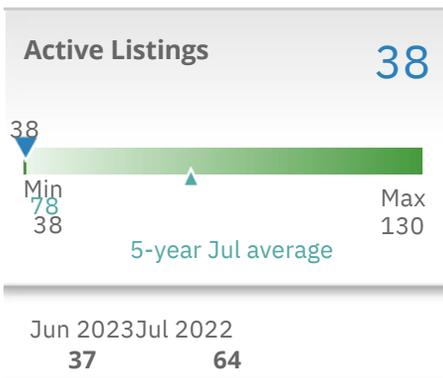
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Summary

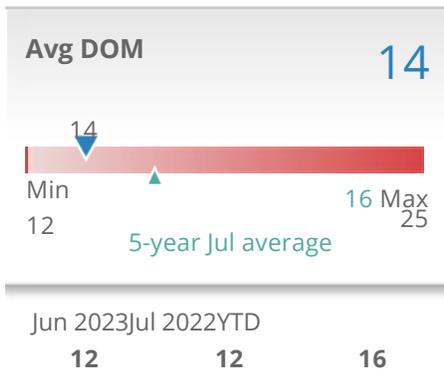
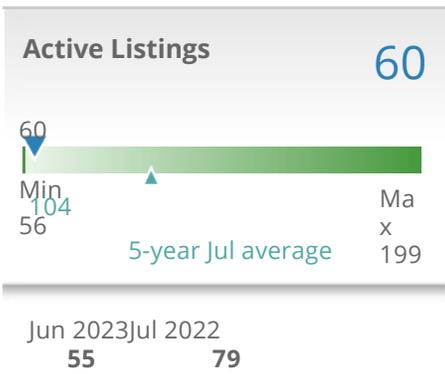
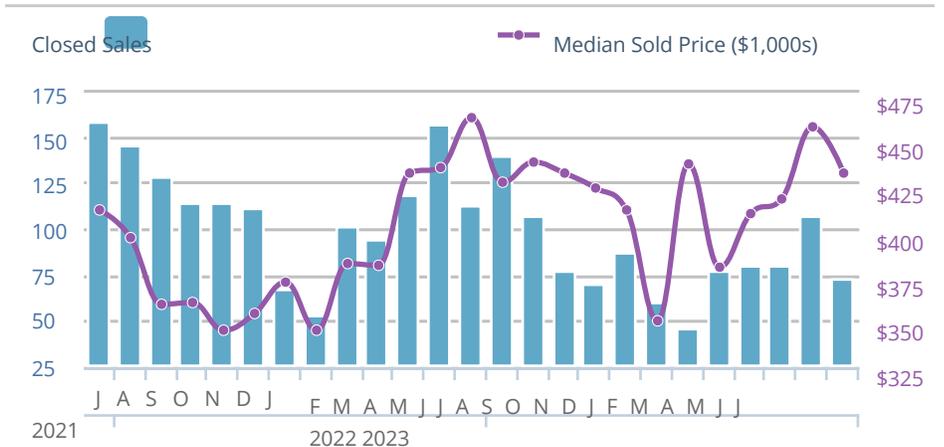
In Norristown Area (Montgomery, PA), the median sold price for Attached properties for July was \$275,000, representing an increase of 3.8% compared to last month and an increase of 25% from Jul 2022. The average days on market for units sold in July was 31 days, 35% above the 5-year July average of 23 days. There was a 20.5% month over month decrease in new contract activity with 31 New Pending; a 3.2% MoM decrease in All Pending (new contracts + contracts carried over from June) to 61; and a 2.7% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.61 pendings per active listing, down from 1.70 in June and an increase from 1.25 in July 2022. The Contract Ratio is 24% higher than the 5-year July 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.



July 2023
North Penn (Montgomery, PA)

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July 2023

North Penn (Montgomery, PA) - Detached

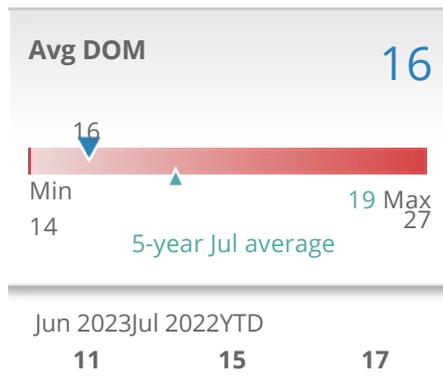
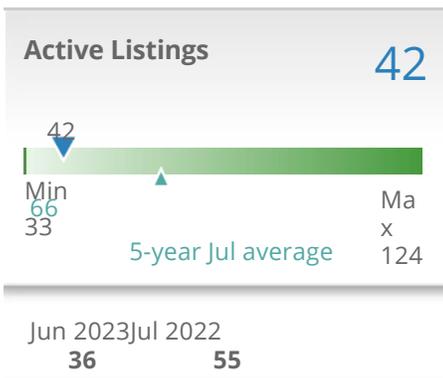
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for July was \$450,000, representing a decrease of 14.3% compared to last month and a decrease of 20.3% from Jul 2022. The average days on market for units sold in July was 16 days, 16% below the 5-year July average of 19 days. There was a 3.4% month over month decrease in new contract activity with 56 New Pendings; an 11.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 97; and a 16.7% increase in supply to 42 active units.

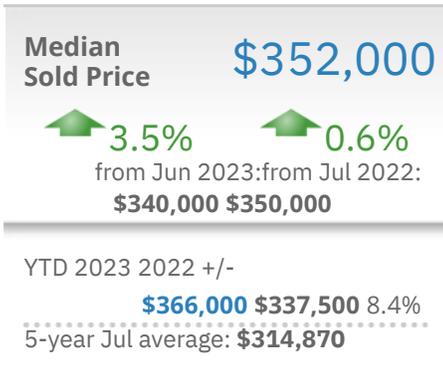
This activity resulted in a Contract Ratio of 2.31 pendings per active listing, down from 2.42 in June and a decrease from 2.47 in July 2022. The Contract Ratio is 2% higher than the 5-year July average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

North Penn (Montgomery, PA) - Attached

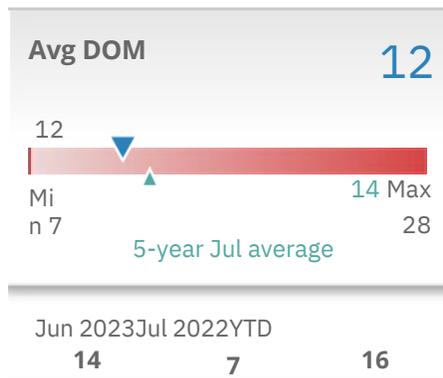
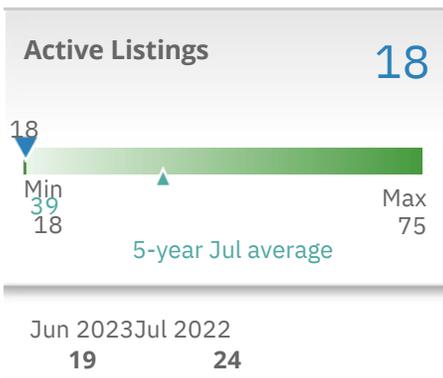
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Summary

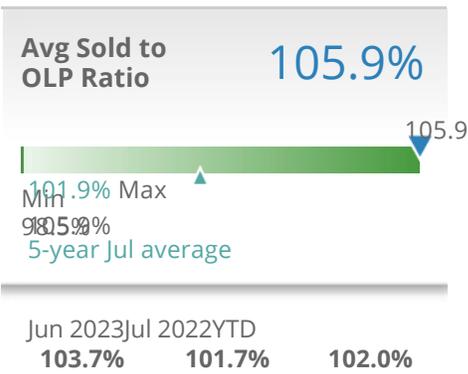
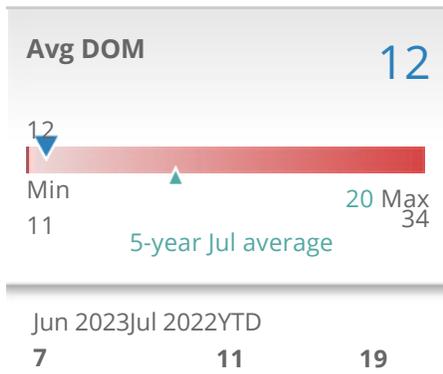
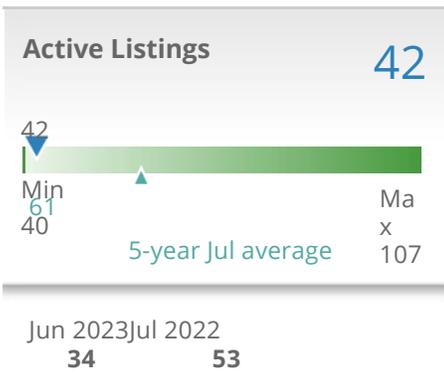
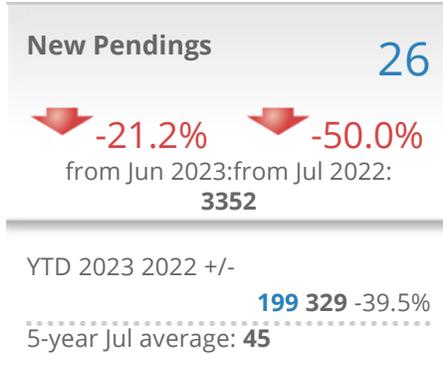
In North Penn (Montgomery, PA), the median sold price for Attached properties for July was \$352,000, representing an increase of 3.5% compared to last month and an increase of 0.6% from Jul 2022. The average days on market for units sold in July was 12 days, 12% below the 5-year July average of 14 days. There was a 2.9% month over month decrease in new contract activity with 34 New Pendings; a 4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 48; and a 5.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 2.63 in June and a decrease from 3.50 in July 2022. The Contract Ratio is 9% lower than the 5-year July average of 2.95. 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 2023
Perkiomen Valley (Montgomery, PA)

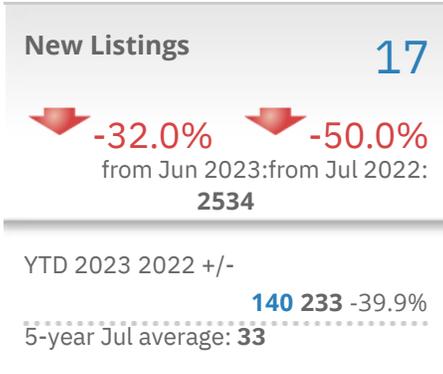
Email: ldavis@tcsr.realtor



July 2023

Perkiomen Valley (Montgomery, PA) - Detached

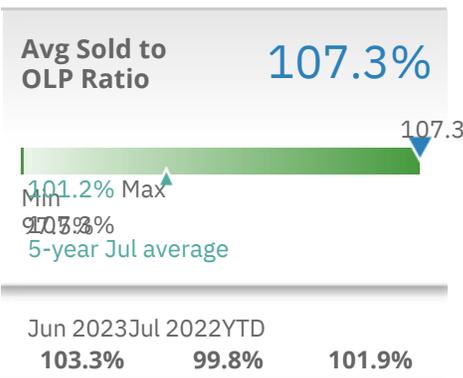
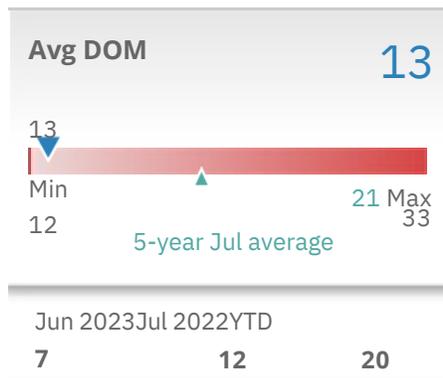
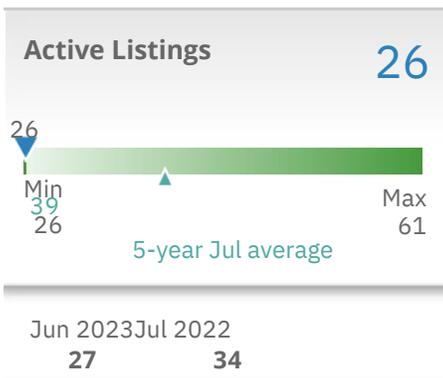
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for July was \$541,350, representing a decrease of 1.6% compared to last month and an increase of 10.8% from Jul 2022. The average days on market for units sold in July was 13 days, 39% below the 5-year July average of 21 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 27.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 21; and a 3.7% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.07 in June and a decrease from 1.21 in July 2022. The Contract Ratio is 38% lower than the 5-year July average of 1.31. 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 2023

Perkiomen Valley (Montgomery, PA) - Attached

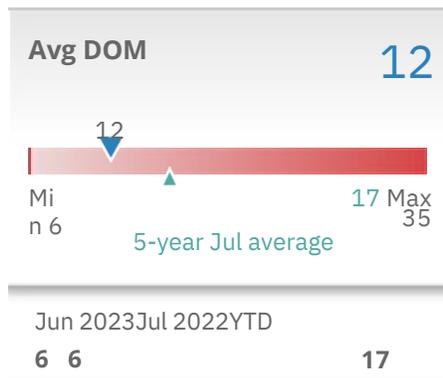
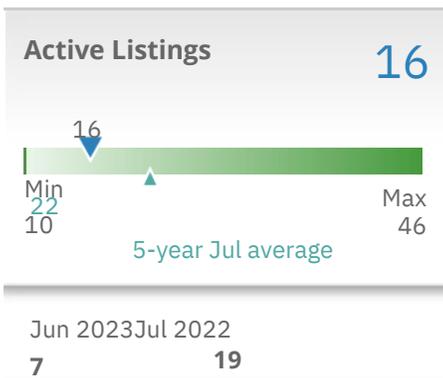
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for July was \$350,000, representing a decrease of 4.1% compared to last month and an increase of 12.5% from Jul 2022. The average days on market for units sold in July was 12 days, 28% below the 5-year July average of 17 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pending; an 11.8% MoM decrease in All Pending (new contracts + contracts carried over from June) to 15; and a 128.6% increase in supply to 16 active units.

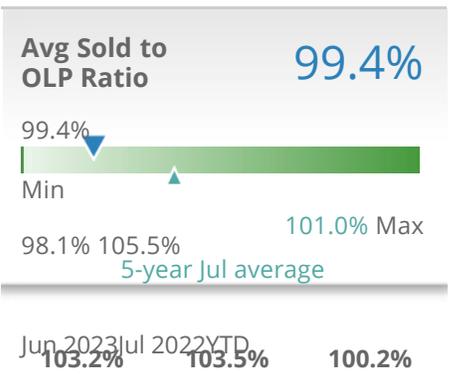
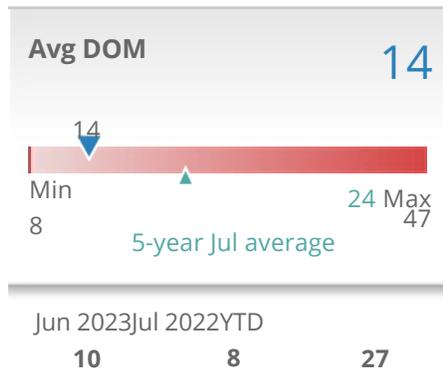
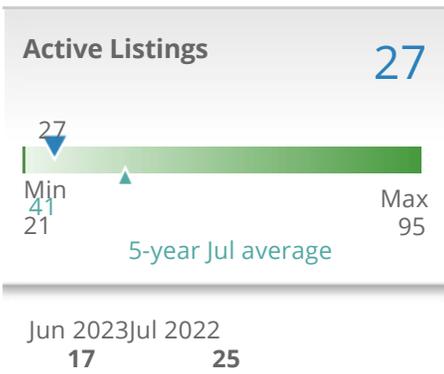
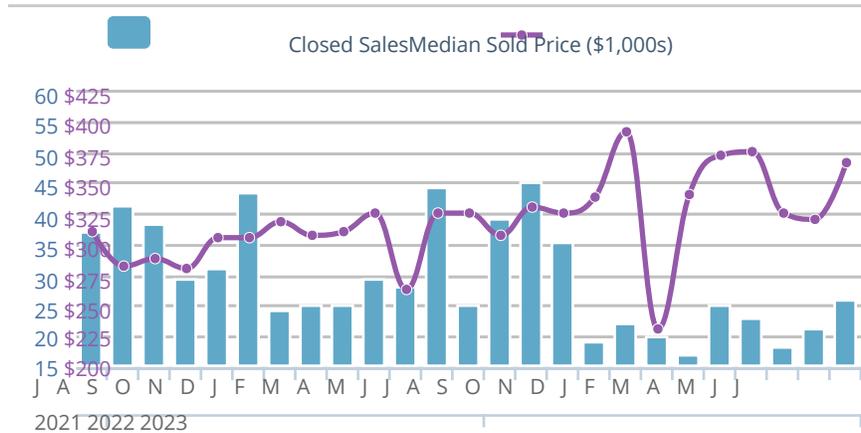
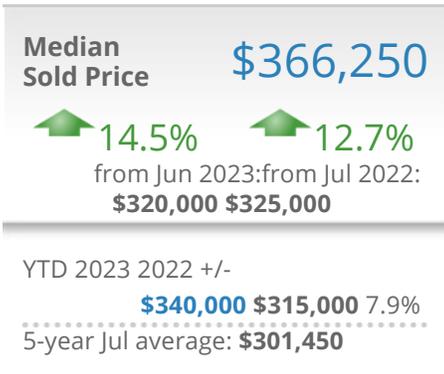
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 2.43 in June and a decrease from 2.37 in July 2022. The Contract Ratio is 42% lower than the 5-year July average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Pottsgrove (Montgomery, PA)

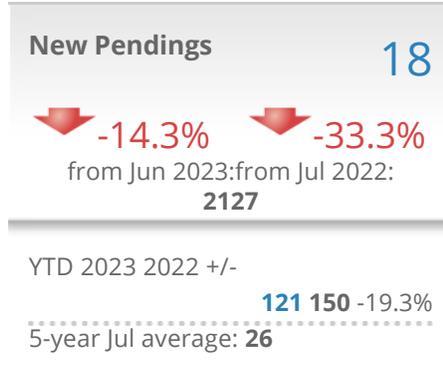
Email: ldavis@tcsr.realtor



July 2023

Pottsgrove (Montgomery, PA) - Detached

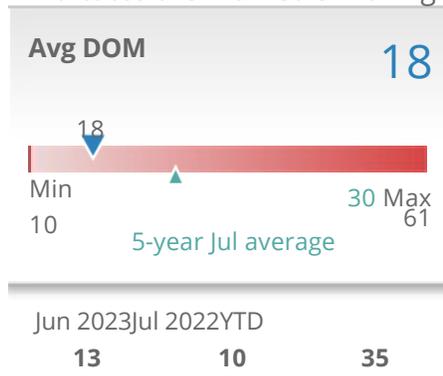
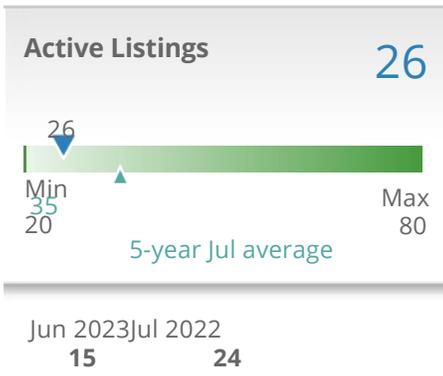
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for July was \$413,990, representing an increase of 12.8% compared to last month and an increase of 4.1% from Jul 2022. The average days on market for units sold in July was 18 days, 39% below the 5-year July average of 30 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 32; and a 73.3% increase in supply to 26 active units.

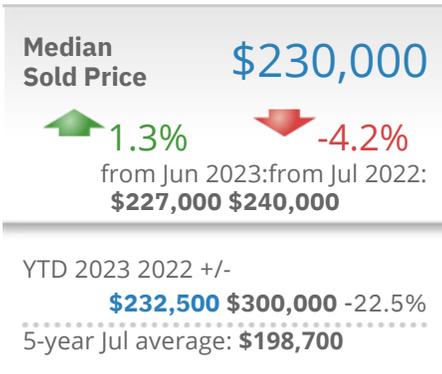
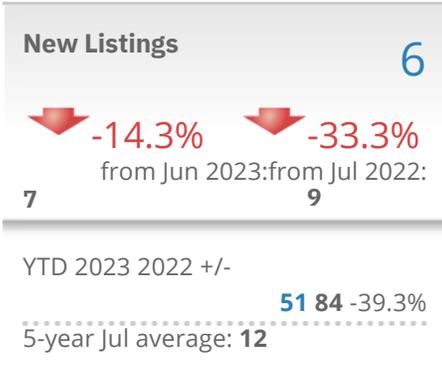
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 2.40 in June and a decrease from 2.17 in July 2022. The Contract Ratio is 35% lower than the 5-year July average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Pottsgrove (Montgomery, PA) - Attached

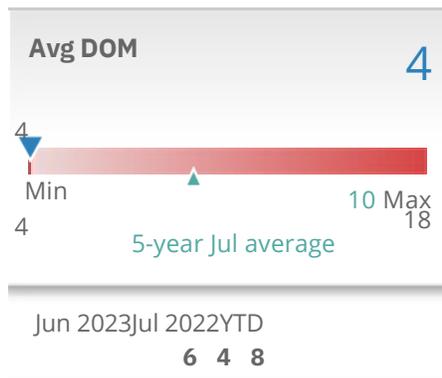
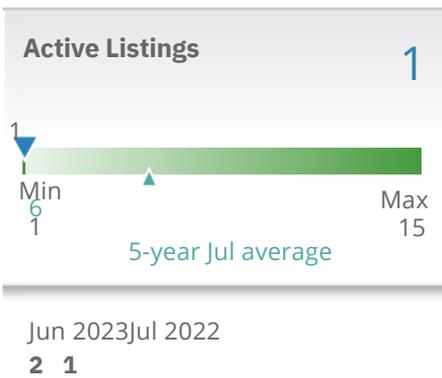
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Summary

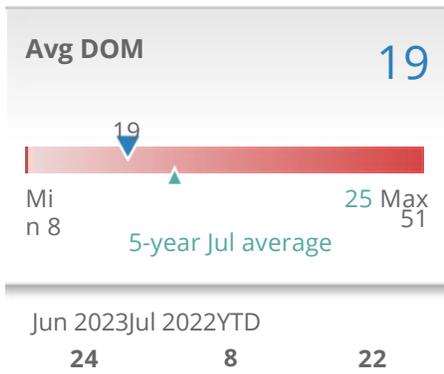
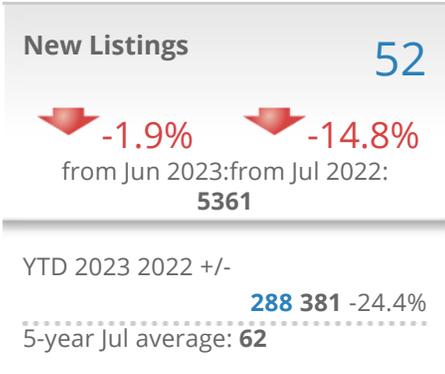
In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for July was \$230,000, representing an increase of 1.3% compared to last month and a decrease of 4.2% from Jul 2022. The average days on market for units sold in July was 4 days, 60% below the 5-year July average of 10 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 25; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 25.00 pendings per active listing, up from 12.50 in June and a decrease from 41.00 in July 2022. The Contract Ratio is 37% higher than the 5-year July average of 18.27. 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 2023
Souderton Area (Montgomery, PA)

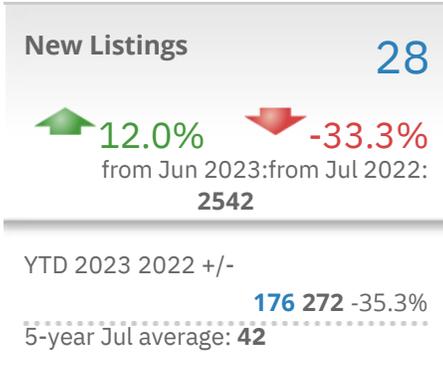
Email: ldavis@tcsr.realtor



July 2023

Souderton Area (Montgomery, PA) - Detached

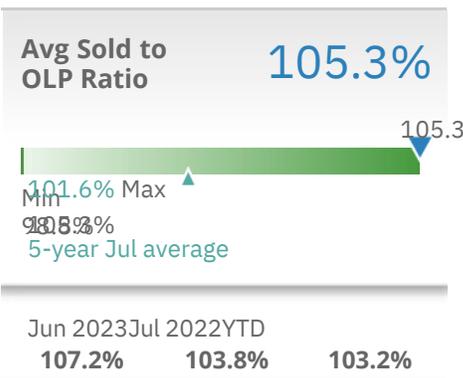
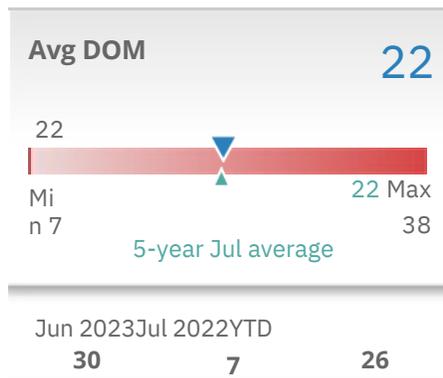
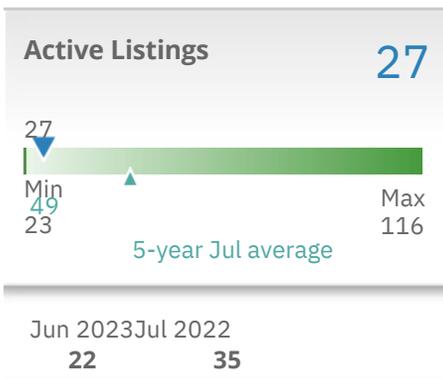
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for July was \$524,000, representing an increase of 20.5% compared to last month and an increase of 5.9% from Jul 2022. The average days on market for units sold in July was 22 days, 2% below the 5-year July average of 22 days. There was a 31.3% month over month decrease in new contract activity with 22 New Pending; an 11.4% MoM decrease in All Pending (new contracts + contracts carried over from June) to 39; and a 22.7% increase in supply to 27 active units.

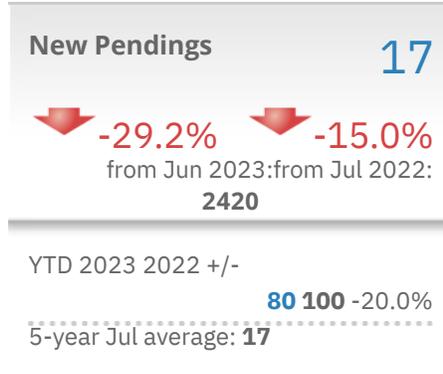
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 2.00 in June and a decrease from 1.74 in July 2022. The Contract Ratio is 12% lower than the 5-year July average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Souderton Area (Montgomery, PA) - Attached

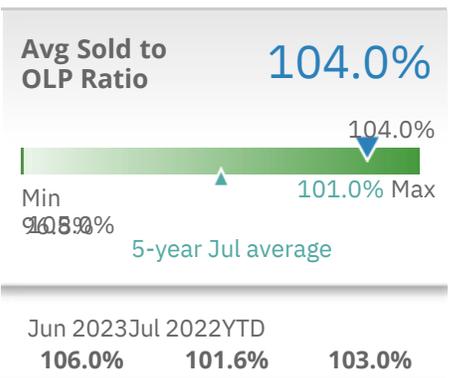
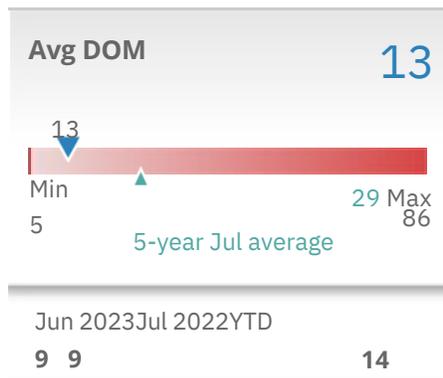
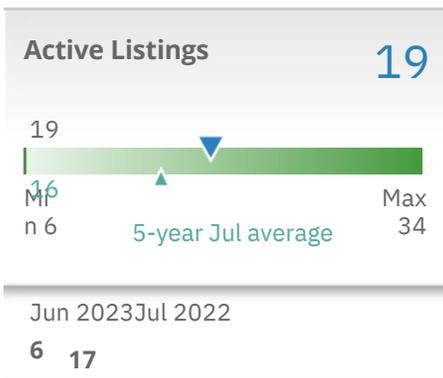
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for July was \$362,500, representing a decrease of 14.7% compared to last month and an increase of 6.6% from Jul 2022. The average days on market for units sold in July was 13 days, 55% below the 5-year July average of 29 days. There was a 29.2% month over month decrease in new contract activity with 17 New Pending; a 21.4% MoM increase in All Pending (new contracts + contracts carried over from June) to 34; and an 11.8% increase in supply to 19 active units.

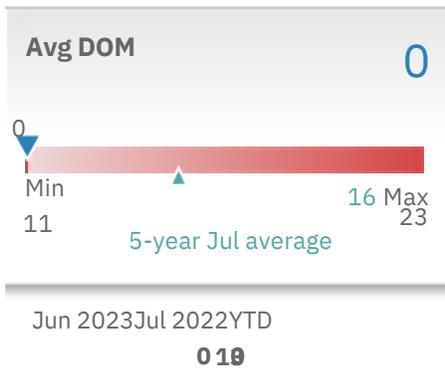
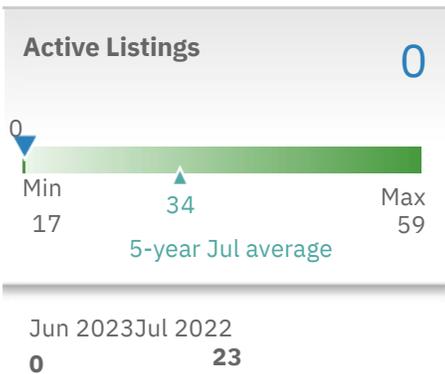
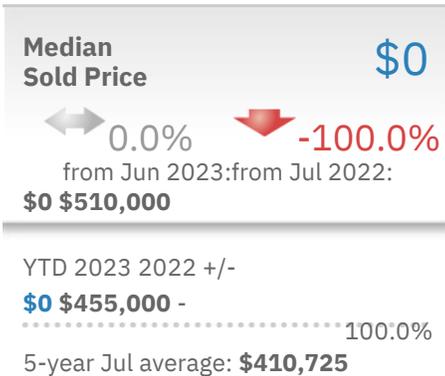
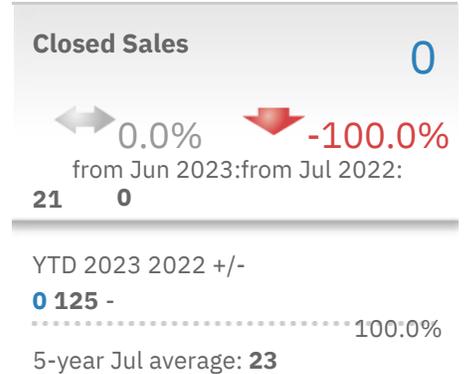
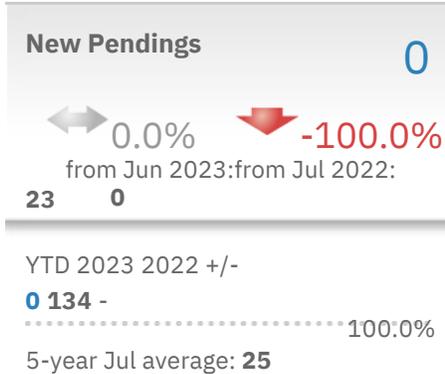
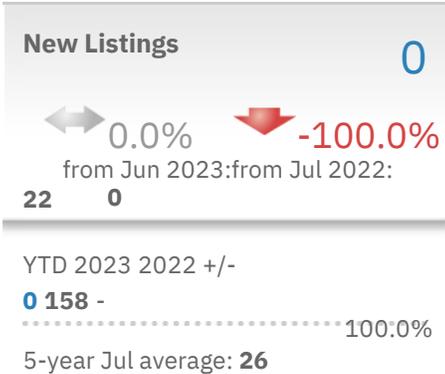
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 1.65 in June and a decrease from 4.50 in July 2022. The Contract Ratio is 30% lower than the 5-year July average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Springfield (Montgomery, PA)

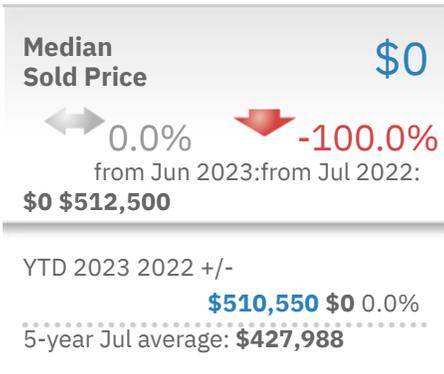
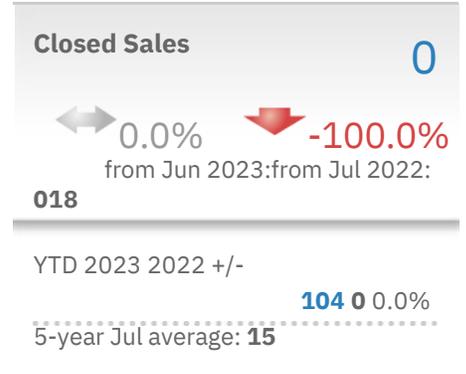
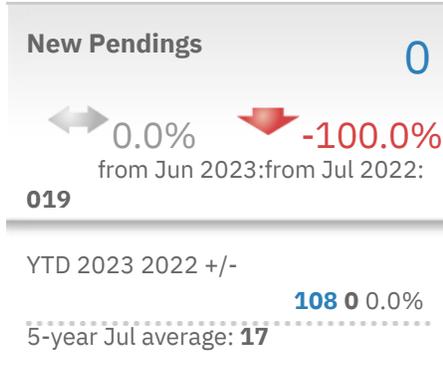
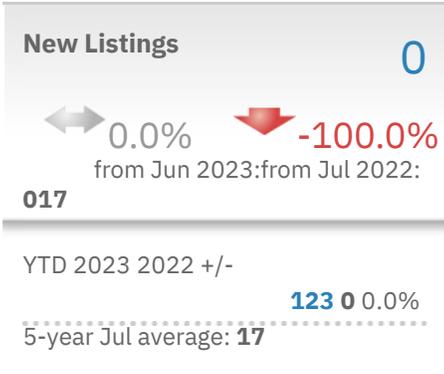
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July 2023

Springfield (Montgomery, PA) - Detached

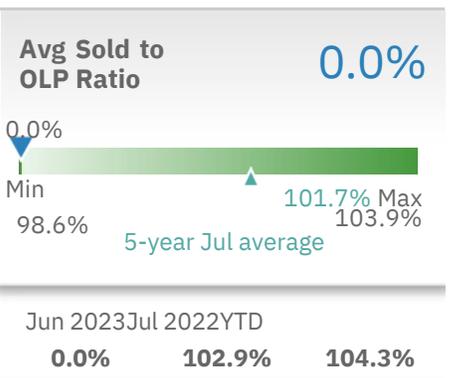
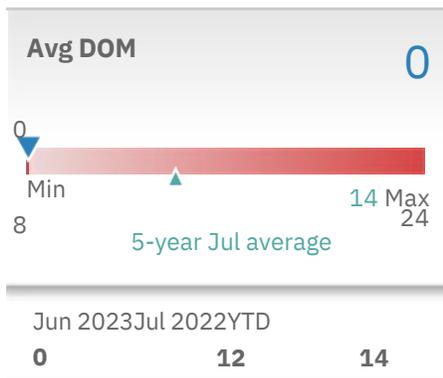
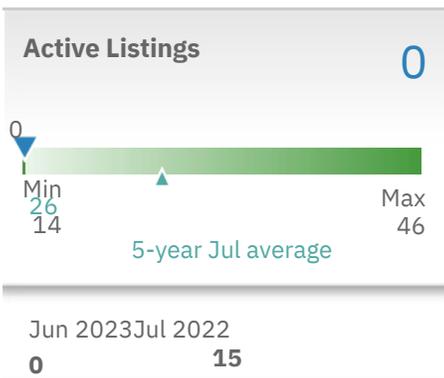
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Summary

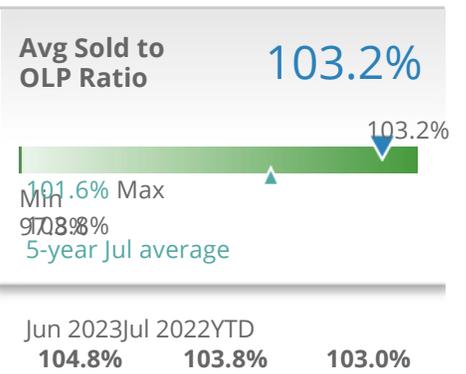
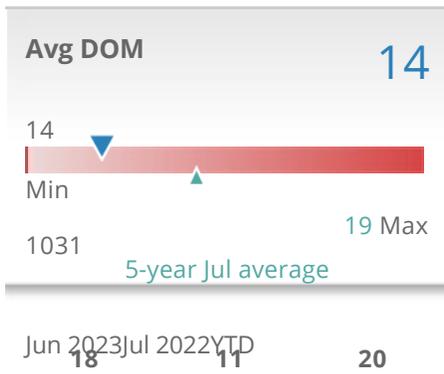
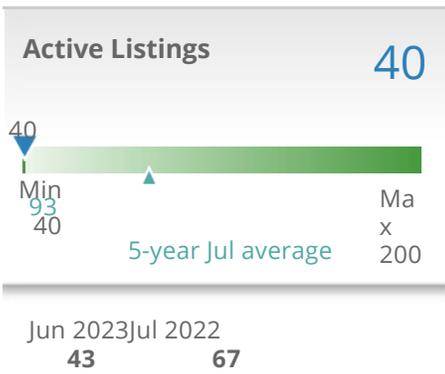
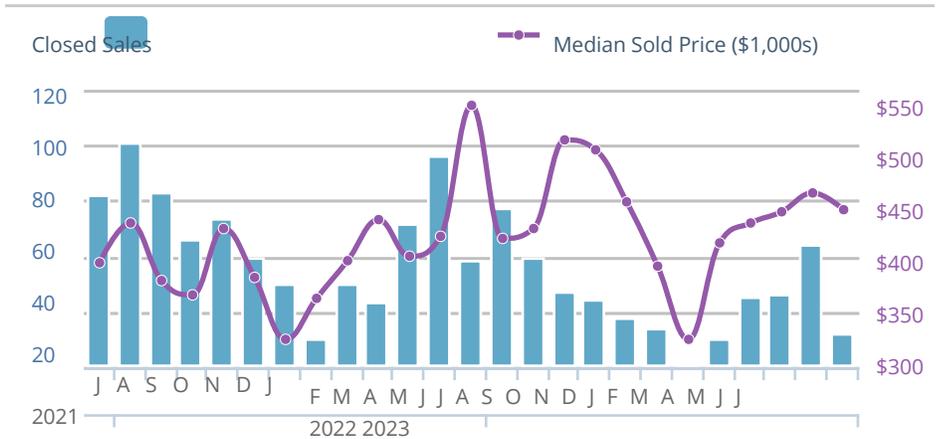
In Springfield (Montgomery, PA), the median sold price for Detached properties for July was \$0, representing no change compared to last month and a decrease of 100% from Jul 2022. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 14 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and a decrease from 1.80 in July 2022. The Contract Ratio is 100% lower than the 5-year July average of 1.78. 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 2023
Spring-Ford Area (Montgomery, PA)

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July 2023

Spring-Ford Area (Montgomery, PA) - Detached

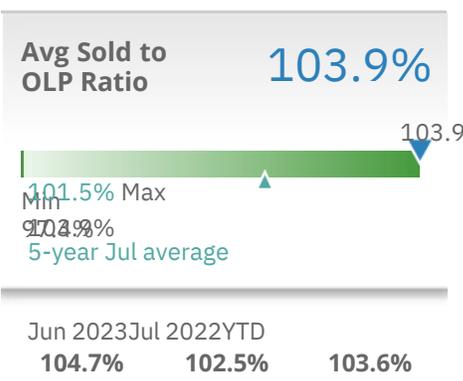
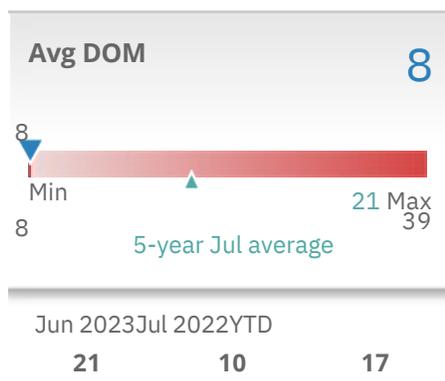
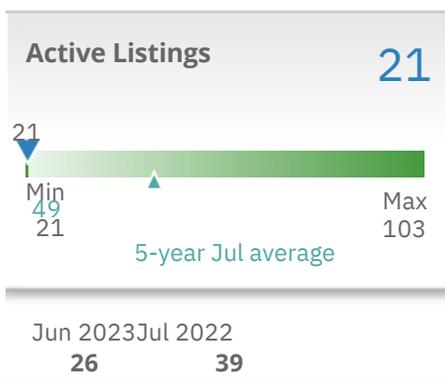
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for July was \$483,114, representing a decrease of 10.5% compared to last month and a decrease of 31% from Jul 2022. The average days on market for units sold in July was 8 days, 62% below the 5-year July average of 21 days. There was a 12.5% month over month increase in new contract activity with 27 New Pending; a 36.4% MoM increase in All Pending (new contracts + contracts carried over from June) to 45; and a 19.2% decrease in supply to 21 active units.

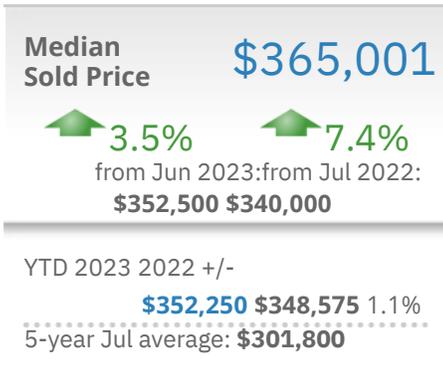
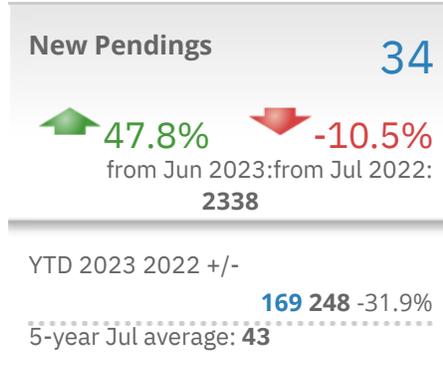
This activity resulted in a Contract Ratio of 2.14 pendings per active listing, up from 1.27 in June and an increase from 1.31 in July 2022. The Contract Ratio is 40% higher than the 5-year July average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Spring-Ford Area (Montgomery, PA) - Attached

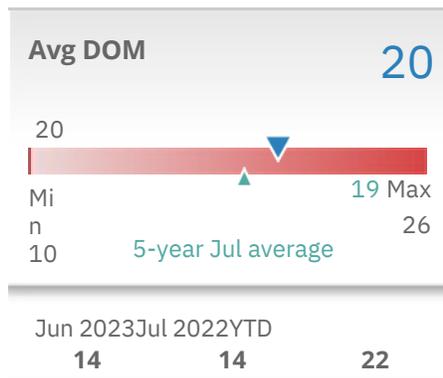
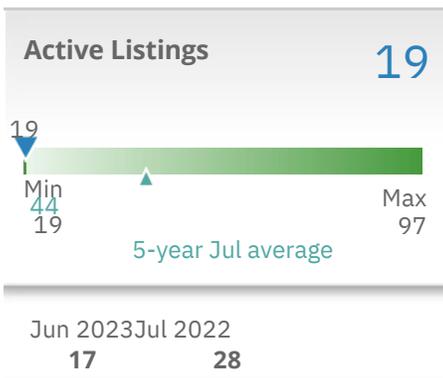
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for July was \$365,001, representing an increase of 3.5% compared to last month and an increase of 7.4% from Jul 2022. The average days on market for units sold in July was 20 days, 6% above the 5-year July average of 19 days. There was a 47.8% month over month increase in new contract activity with 34 New Pending; a 56.7% MoM increase in All Pending (new contracts + contracts carried over from June) to 47; and an 11.8% increase in supply to 19 active units.

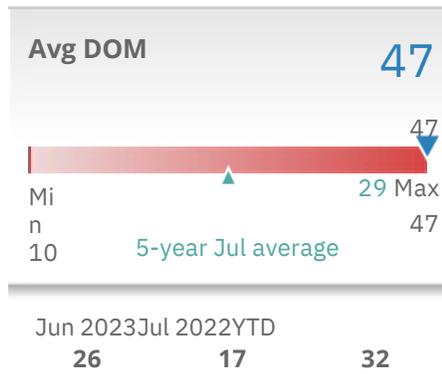
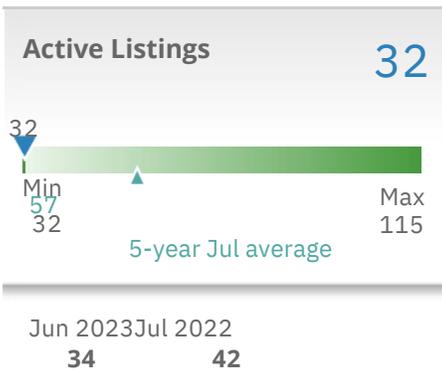
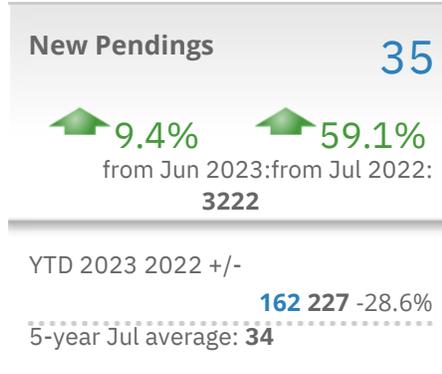
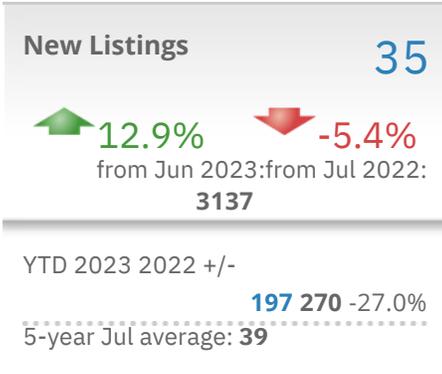
This activity resulted in a Contract Ratio of 2.47 pendings per active listing, up from 1.76 in June and a decrease from 2.54 in July 2022. The Contract Ratio is 7% higher than the 5-year July average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Dublin (Montgomery, PA)

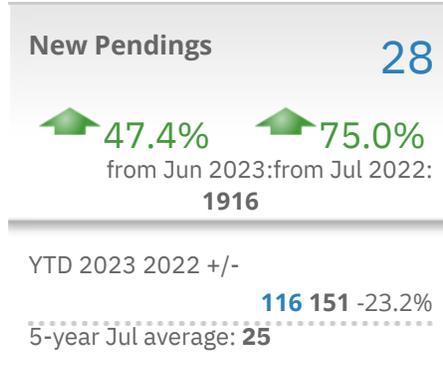
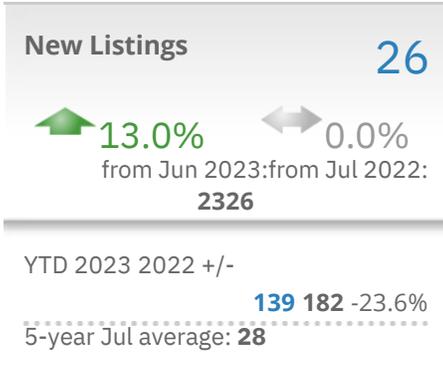
Email: ldavis@tcsr.realtor



July 2023

Upper Dublin (Montgomery, PA) - Detached

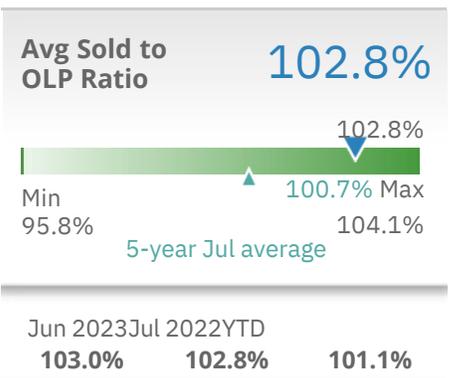
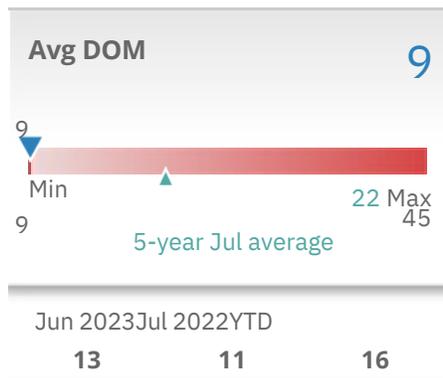
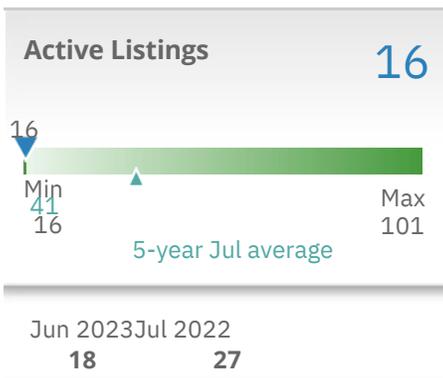
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for July was \$640,000, representing an increase of 10.8% compared to last month and an increase of 6.7% from Jul 2022. The average days on market for units sold in July was 9 days, 59% below the 5-year July average of 22 days. There was a 47.4% month over month increase in new contract activity with 28 New Pendings; a 19.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 37; and an 11.1% decrease in supply to 16 active units.

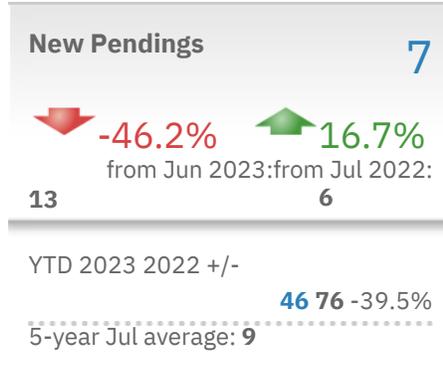
This activity resulted in a Contract Ratio of 2.31 pendings per active listing, up from 1.72 in June and an increase from 1.15 in July 2022. The Contract Ratio is 53% higher than the 5-year July average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Dublin (Montgomery, PA) - Attached

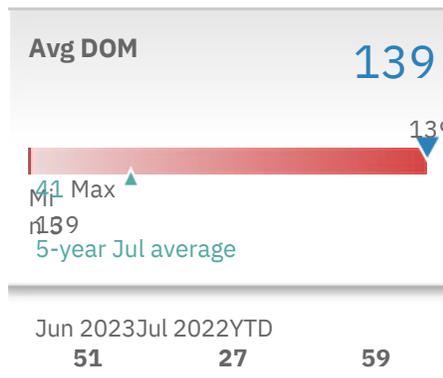
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for July was \$540,000, representing a decrease of 15.6% compared to last month and an increase of 16.2% from Jul 2022. The average days on market for units sold in July was 139 days, 237% above the 5-year July average of 41 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pending; a 15% MoM decrease in All Pending (new contracts + contracts carried over from June) to 17; and no change in supply with 16 active units.

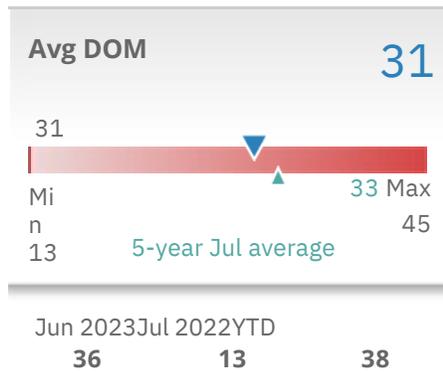
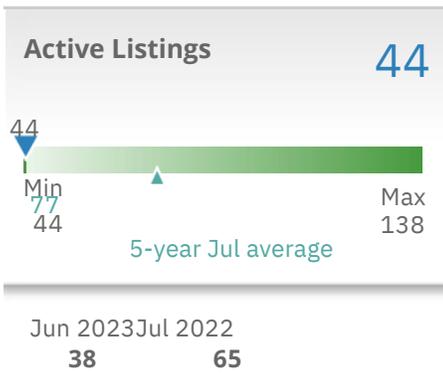
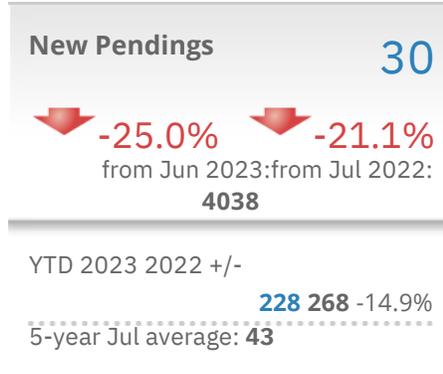
This activity resulted in a Contract Ratio of 1.06 pending per active listing, down from 1.25 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 30% lower than the 5-year July average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Merion Area (Montgomery, PA)

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July 2023

Upper Merion Area (Montgomery, PA) - Detached

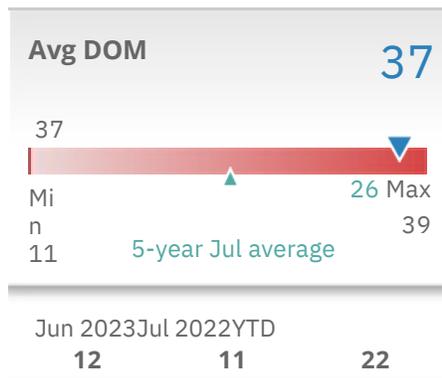
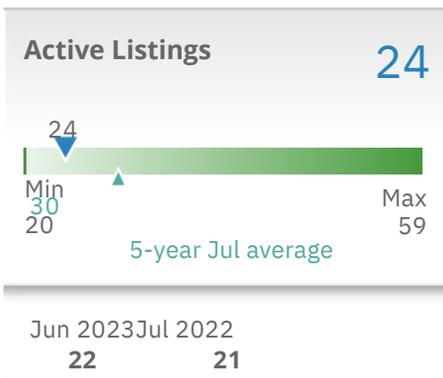
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for July was \$529,000, representing a decrease of 3.8% compared to last month and an increase of 14.8% from Jul 2022. The average days on market for units sold in July was 37 days, 45% above the 5-year July average of 26 days. There was an 18.8% month over month increase in new contract activity with 19 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 24; and a 9.1% increase in supply to 24 active units.

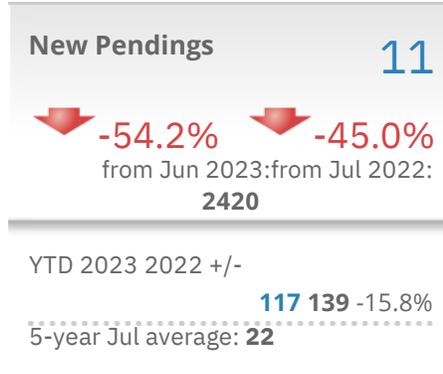
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from June and a decrease from 1.24 in July 2022. The Contract Ratio is 30% lower than the 5-year July average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Merion Area (Montgomery, PA) - Attached

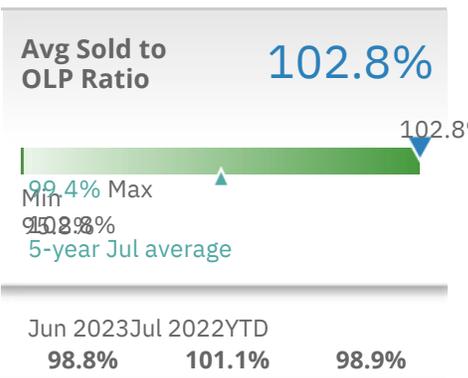
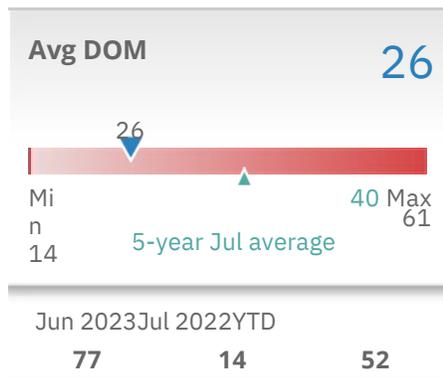
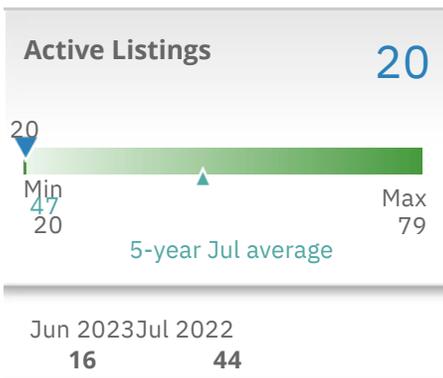
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for July was \$377,500, representing a decrease of 18.6% compared to last month and an increase of 4.9% from Jul 2022. The average days on market for units sold in July was 26 days, 35% below the 5-year July average of 40 days. There was a 54.2% month over month decrease in new contract activity with 11 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 18; and a 25% increase in supply to 20 active units.

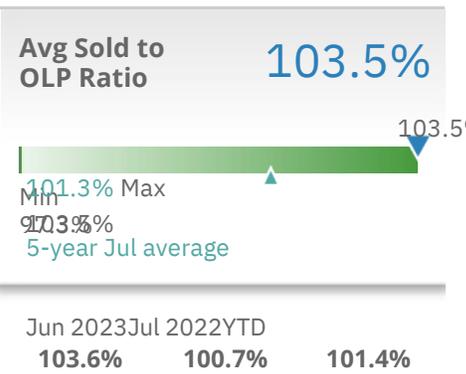
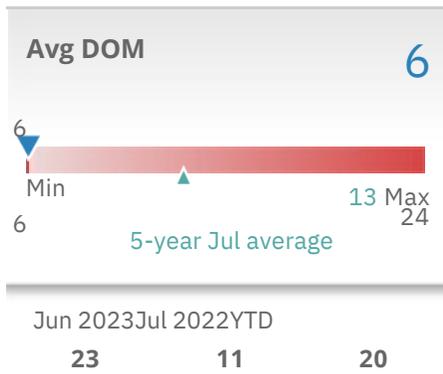
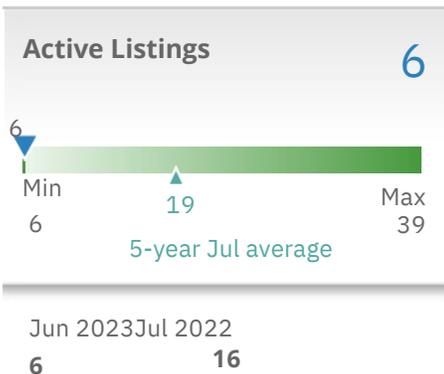
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.75 in June and an increase from 0.82 in July 2022. The Contract Ratio is 14% lower than the 5-year July average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Moreland (Montgomery, PA)

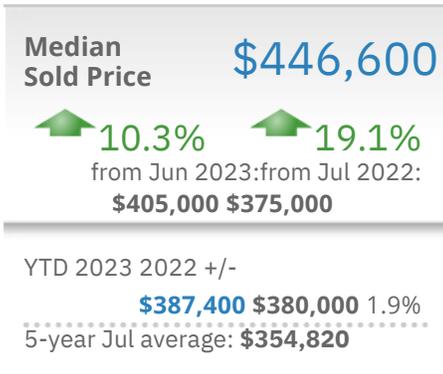
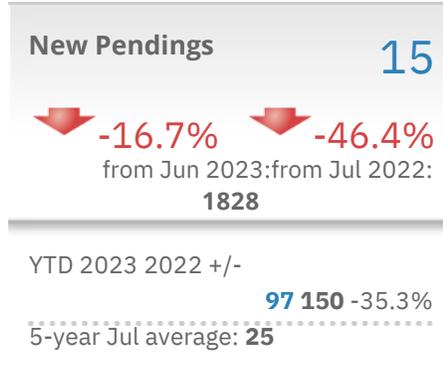
Email: ldavis@tcsr.realtor



July 2023

Upper Moreland (Montgomery, PA) - Detached

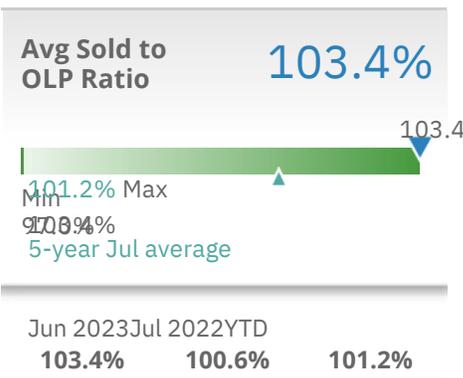
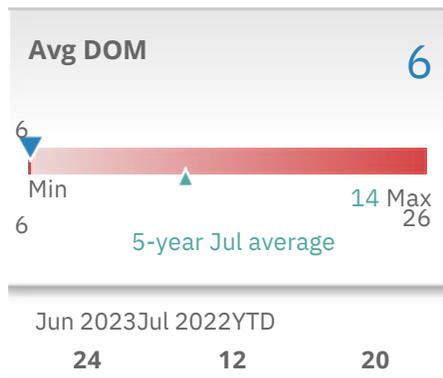
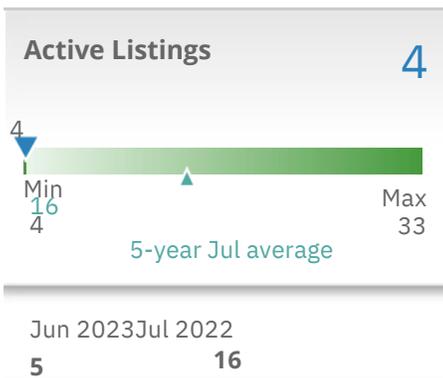
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for July was \$446,600, representing an increase of 10.3% compared to last month and an increase of 19.1% from Jul 2022. The average days on market for units sold in July was 6 days, 58% below the 5-year July average of 14 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pending; no MoM change in All Pending (new contracts + contracts carried over from June) with 24; and a 20% decrease in supply to 4 active units.

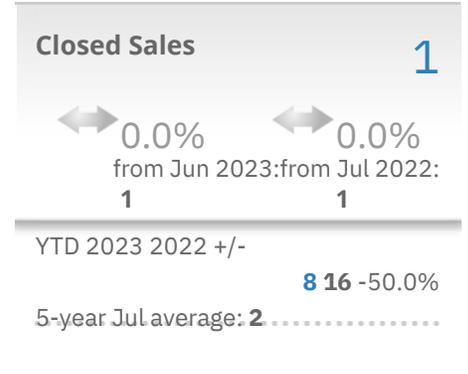
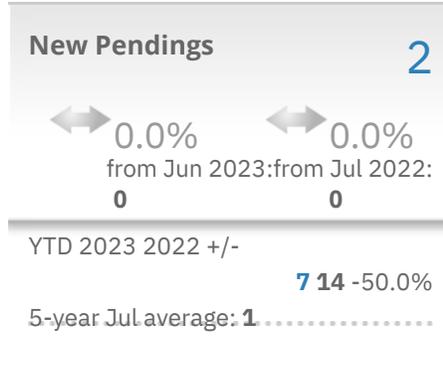
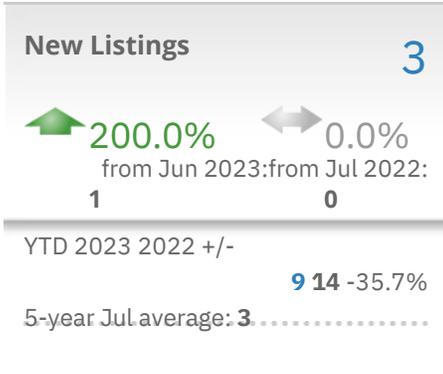
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 4.80 in June and an increase from 2.00 in July 2022. The Contract Ratio is 95% higher than the 5-year July average of 3.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Moreland (Montgomery, PA) - Attached

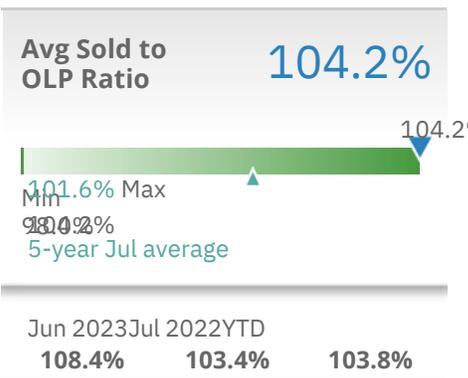
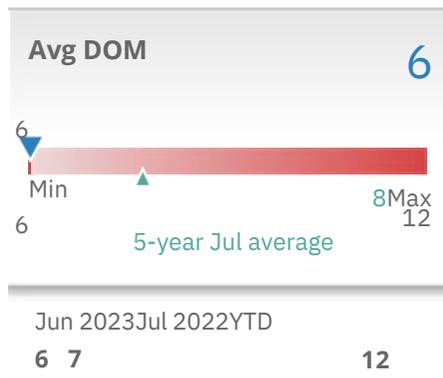
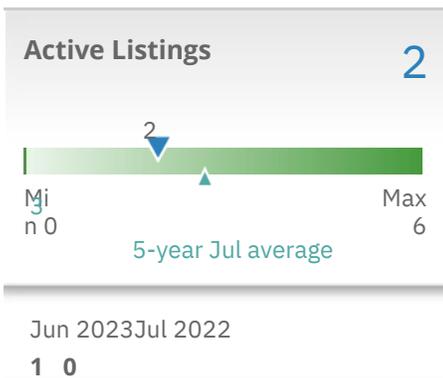
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for July was \$250,000, representing a decrease of 23.1% compared to last month and a decrease of 3.8% from Jul 2022. The average days on market for units sold in July was 6 days, 23% below the 5-year July average of 8 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from June) to 1; and a 100% increase in supply to 2 active units.

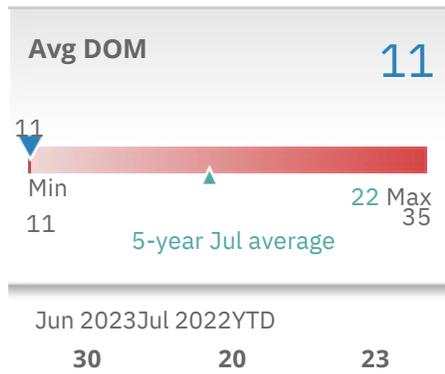
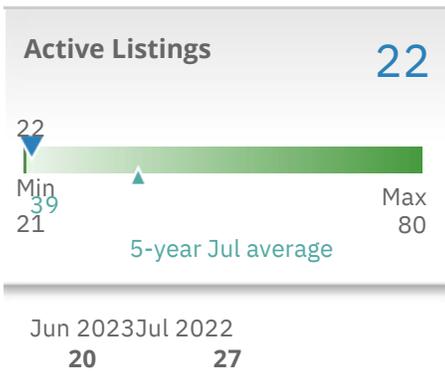
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in June and an increase from 0.00 in July 2022. The Contract Ratio is 12% lower than the 5-year July average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Perkiomen (Montgomery, PA)

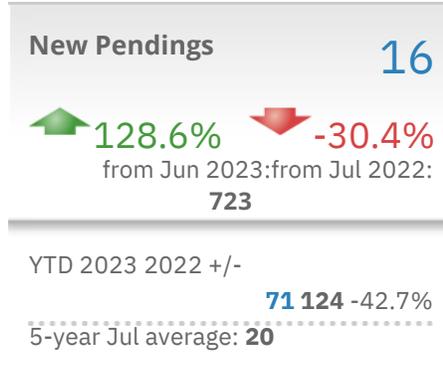
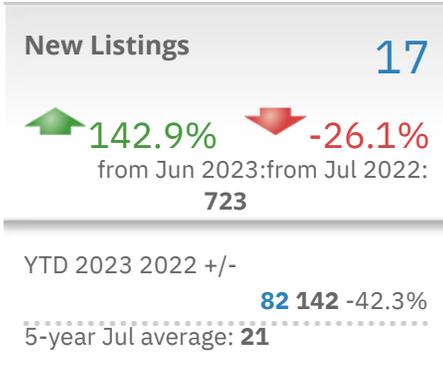
Email: ldavis@tcsr.realtor



July 2023

Upper Perkiomen (Montgomery, PA) - Detached

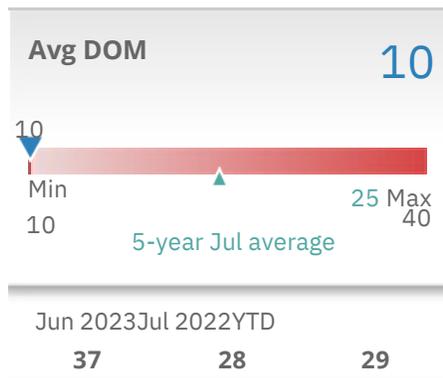
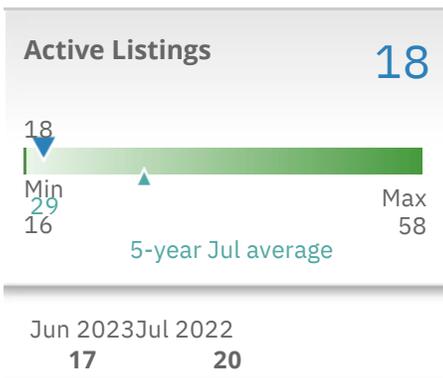
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for July was \$410,300, representing an increase of 13.2% compared to last month and an increase of 5.2% from Jul 2022. The average days on market for units sold in July was 10 days, 60% below the 5-year July average of 25 days. There was a 128.6% month over month increase in new contract activity with 16 New Pending; a 70% MoM increase in All Pending (new contracts + contracts carried over from June) to 17; and a 5.9% increase in supply to 18 active units.

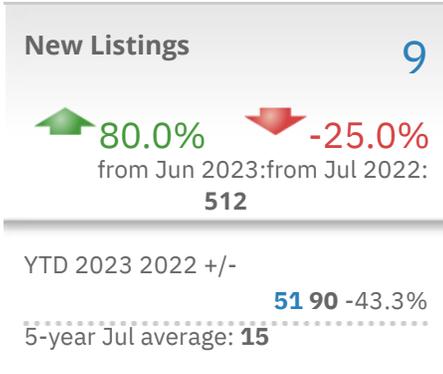
This activity resulted in a Contract Ratio of 0.94 pending per active listing, up from 0.59 in June and a decrease from 1.55 in July 2022. The Contract Ratio is 24% lower than the 5-year July average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Upper Perkiomen (Montgomery, PA) - Attached

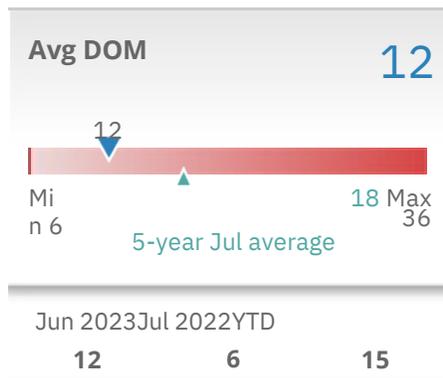
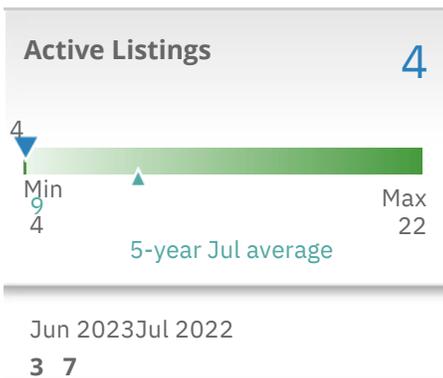
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for July was \$314,500, representing a decrease of 7.2% compared to last month and an increase of 8.1% from Jul 2022. The average days on market for units sold in July was 12 days, 33% below the 5-year July average of 18 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 10; and a 33.3% increase in supply to 4 active units.

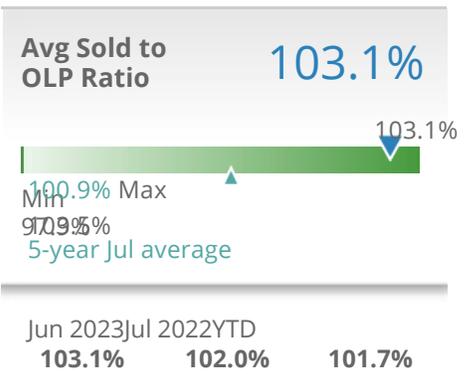
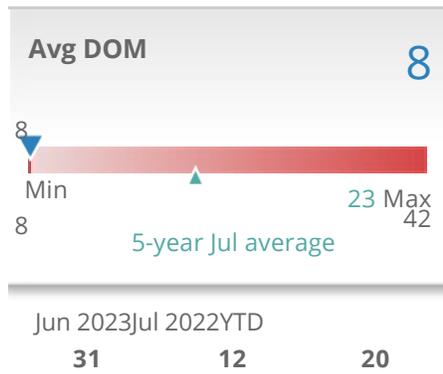
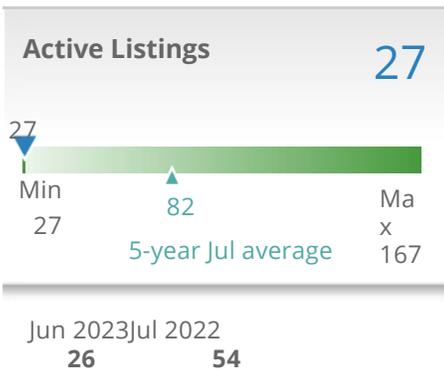
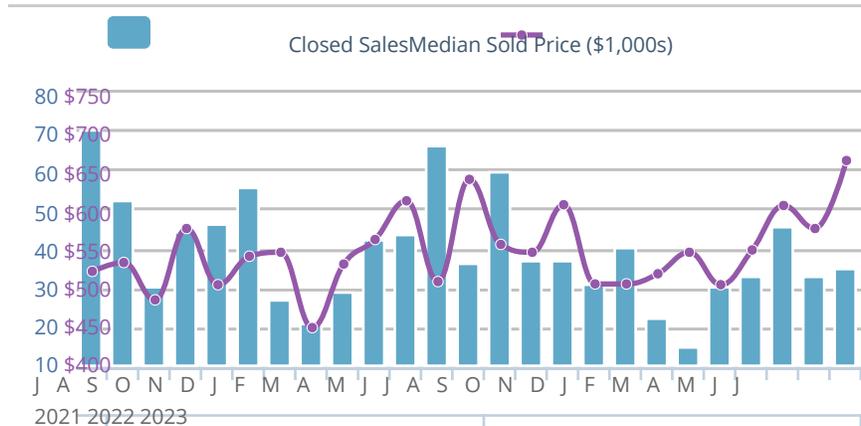
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 2.00 in June and a decrease from 2.71 in July 2022. The Contract Ratio is 22% lower than the 5-year July average of 3.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2023

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor



July 2023

Wissahickon (Montgomery, PA) - Detached

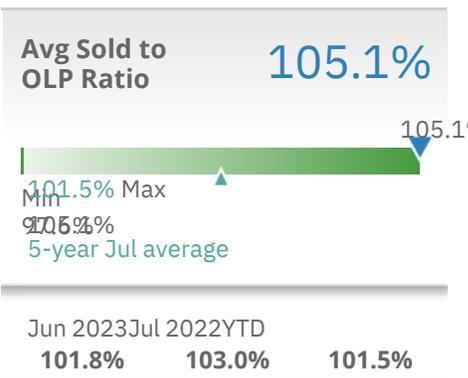
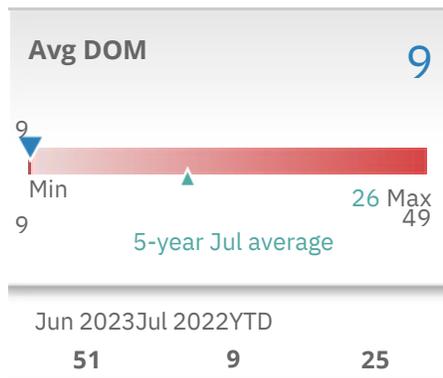
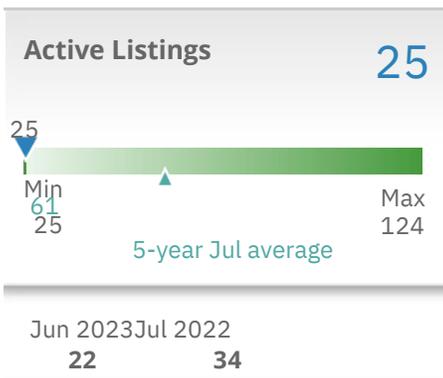
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for July was \$745,000, representing an increase of 11.7% compared to last month and a decrease of 17.2% from Jul 2022. The average days on market for units sold in July was 9 days, 65% below the 5-year July average of 26 days. There was a 37.9% month over month decrease in new contract activity with 18 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 39; and a 13.6% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.56 pendings per active listing, down from 1.91 in June and a decrease from 1.62 in July 2022. The Contract Ratio is 44% higher than the 5-year July average of 1.08. 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 2023

Wissahickon (Montgomery, PA) - Attached

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for July was \$560,000, representing an increase of 17.7% compared to last month and an increase of 6.5% from Jul 2022. The average days on market for units sold in July was 7 days, 48% below the 5-year July average of 13 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 16; and a 50% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 8.00 pendings per active listing, up from 4.75 in June and an increase from 1.00 in July 2022. The Contract Ratio is 194% higher than the 5-year July average of 2.72. 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.

