

# March 2024

All Home Types  
Detached  
Attached

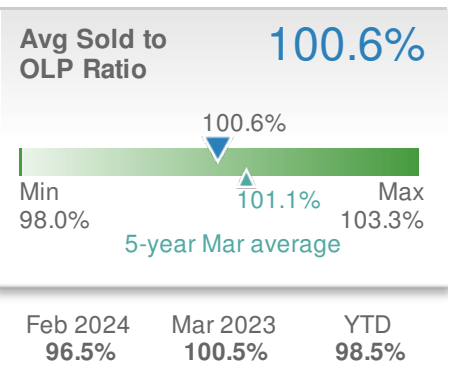
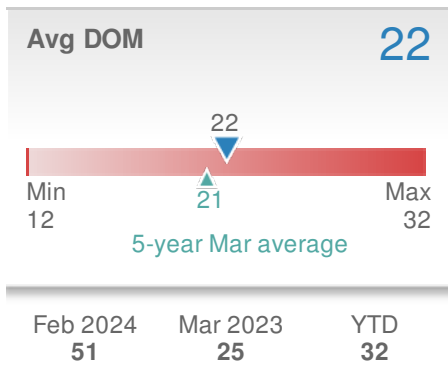
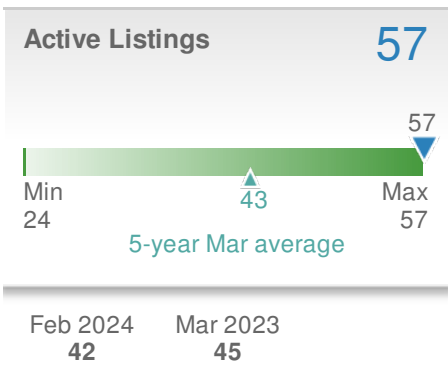
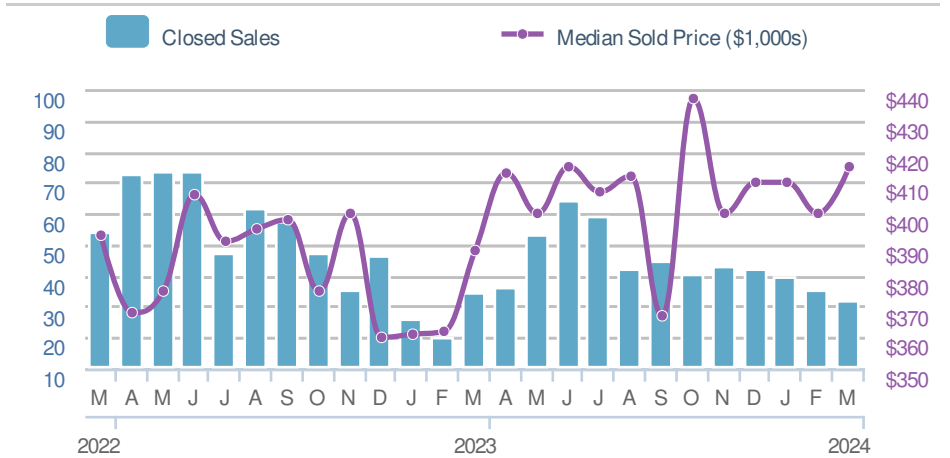
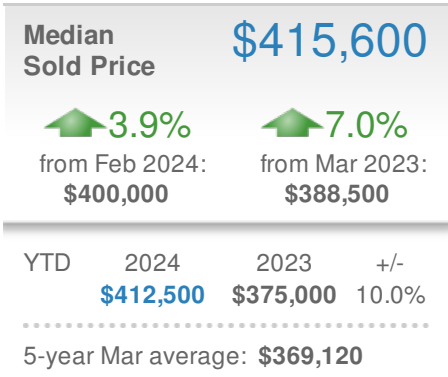
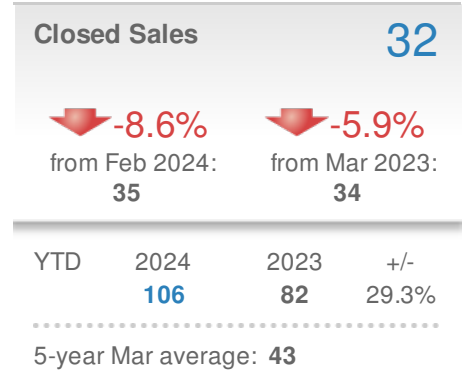
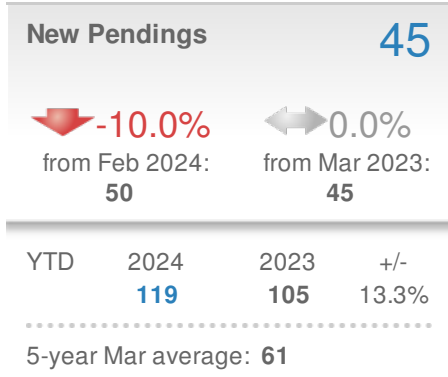
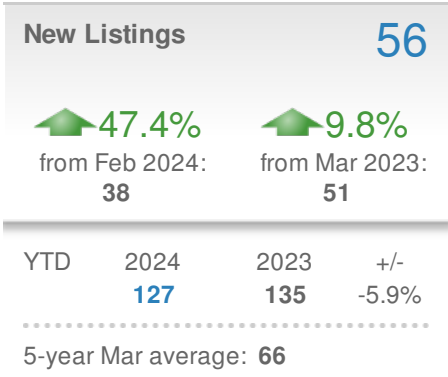
## Local Market Insight

### Abington (Montgomery, PA)

# March 2024

Abington (Montgomery, PA)

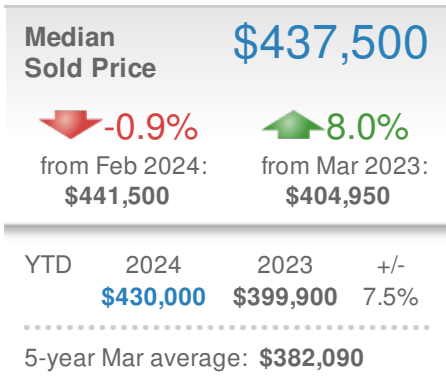
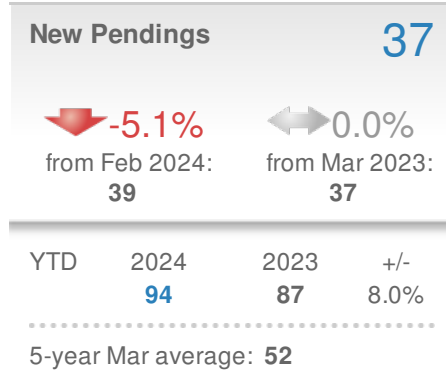
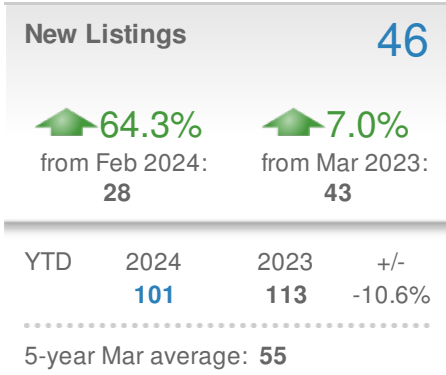
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**March 2024**

Abington (Montgomery, PA) - Detached

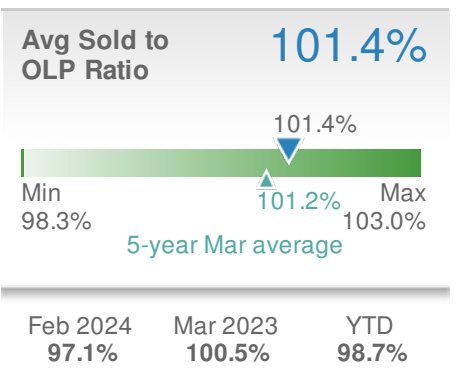
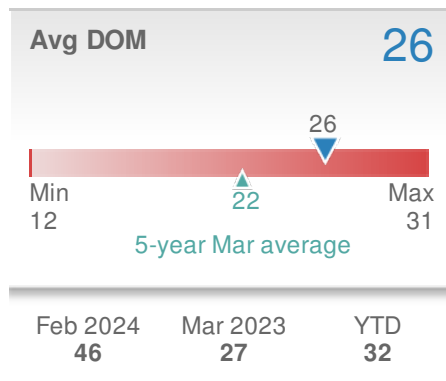
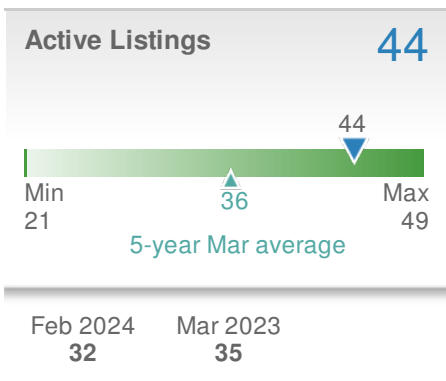
Tri-County Suburban REALTORS  
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**Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for March was \$437,500, representing a decrease of 0.9% compared to last month and an increase of 8% from Mar 2023. The average days on market for units sold in March was 26 days, 16% above the 5-year March average of 22 days. There was a 5.1% month over month decrease in new contract activity with 37 New Pendings; a 17.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 54; and a 37.5% increase in supply to 44 active units.

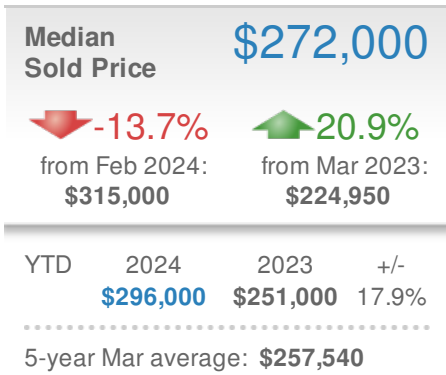
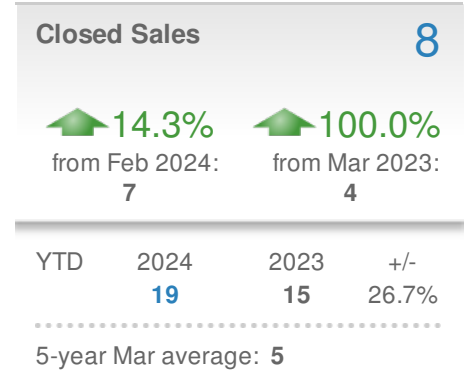
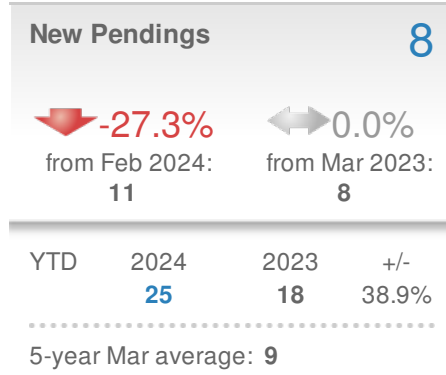
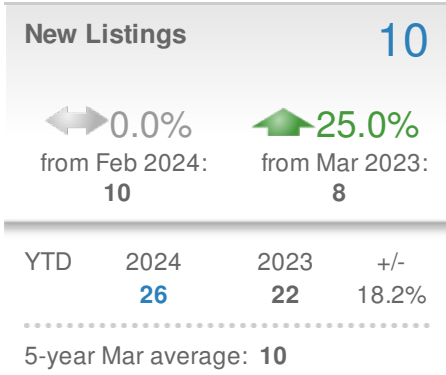
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.44 in February and a decrease from 1.43 in March 2023. The Contract Ratio is 44% lower than the 5-year March average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Abington (Montgomery, PA) - Attached

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**Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for March was \$272,000, representing a decrease of 13.7% compared to last month and an increase of 20.9% from Mar 2023. The average days on market for units sold in March was 9 days, 33% below the 5-year March average of 13 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 11; and a 30% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.20 in February and a decrease from 1.10 in March 2023. The Contract Ratio is 67% lower than the 5-year March 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.

