

March 2024

All Home Types
Detached
Attached

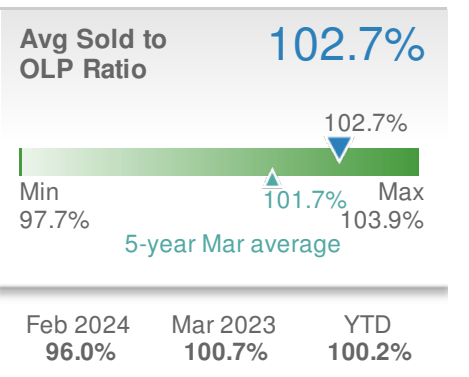
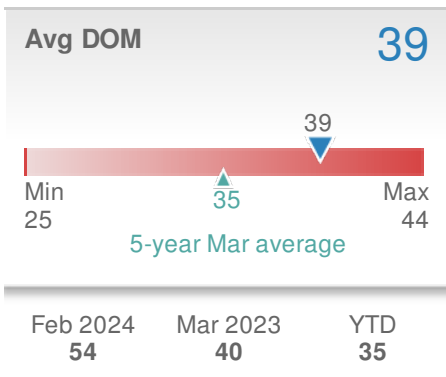
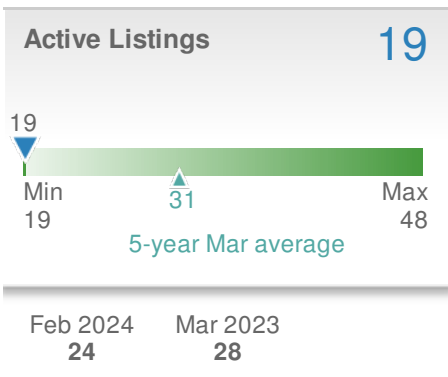
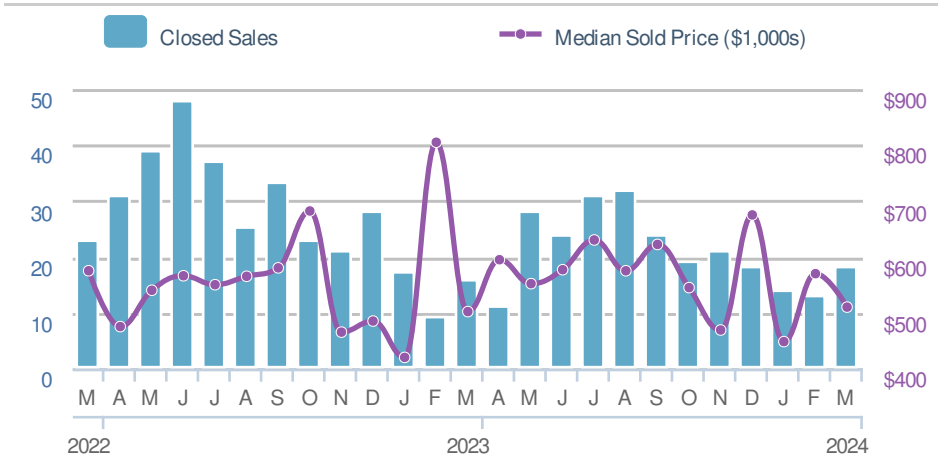
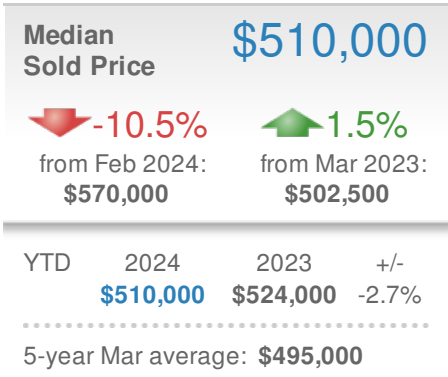
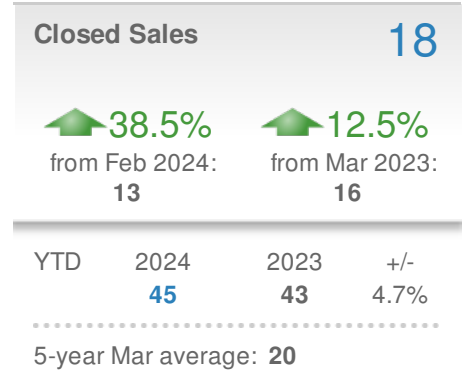
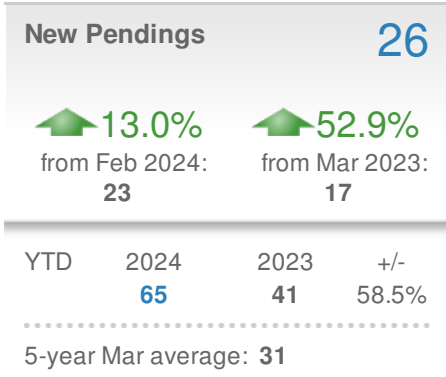
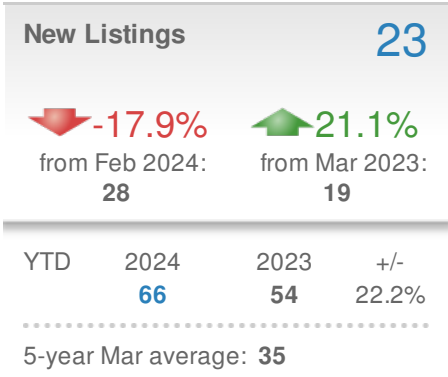
Local Market Insight

Upper Dublin (Montgomery, PA)

March 2024

Upper Dublin (Montgomery, PA)

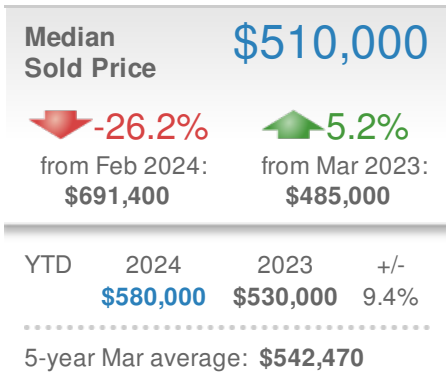
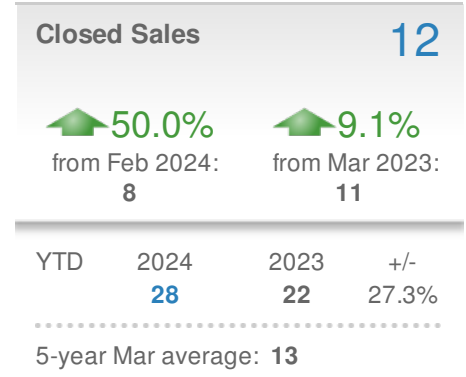
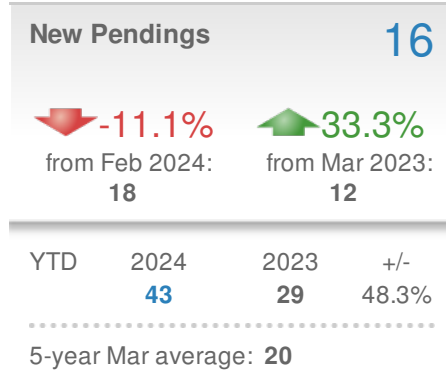
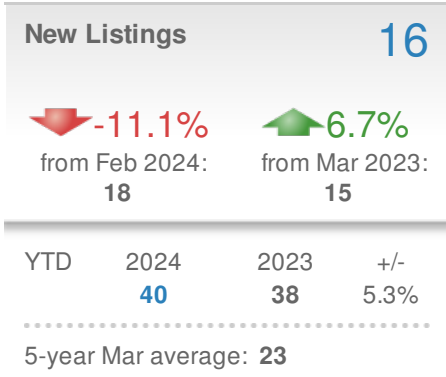
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March 2024

Upper Dublin (Montgomery, PA) - Detached

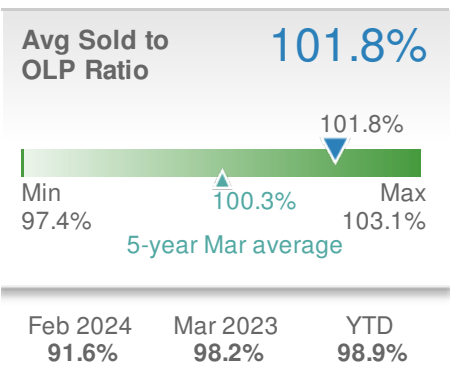
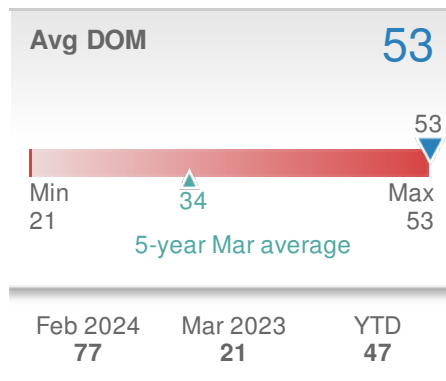
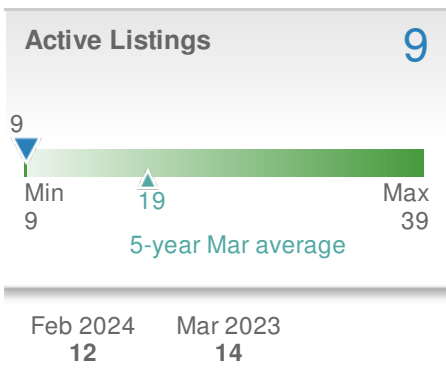
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for March was \$510,000, representing a decrease of 26.2% compared to last month and an increase of 5.2% from Mar 2023. The average days on market for units sold in March was 53 days, 55% above the 5-year March average of 34 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 23.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and a 25% decrease in supply to 9 active units.

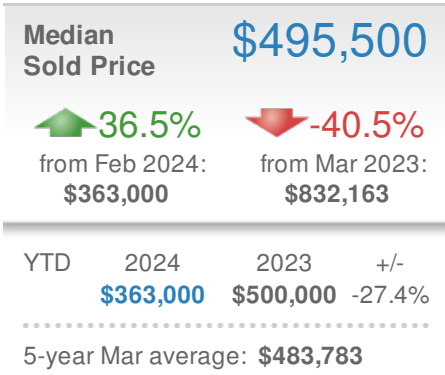
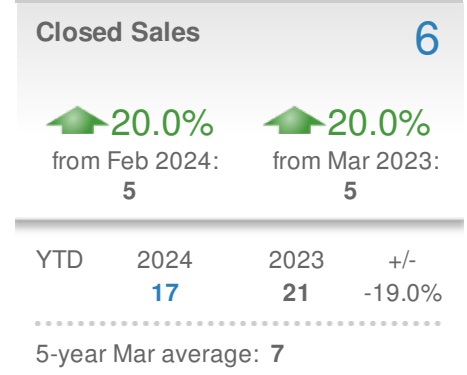
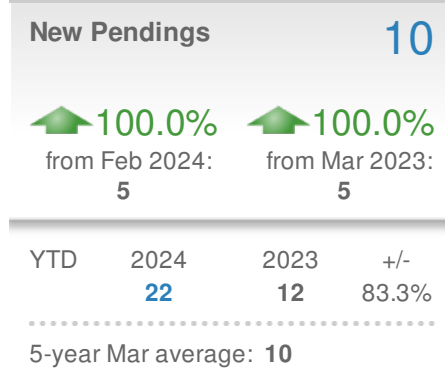
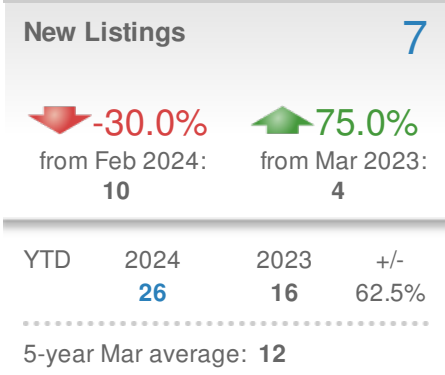
This activity resulted in a Contract Ratio of 2.89 pendings per active listing, up from 1.75 in February and an increase from 1.14 in March 2023. The Contract Ratio is 45% higher than the 5-year March average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Upper Dublin (Montgomery, PA) - Attached

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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for March was \$495,500, representing an increase of 36.5% compared to last month and a decrease of 40.5% from Mar 2023. The average days on market for units sold in March was 13 days, 66% below the 5-year March average of 38 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.90 pendings per active listing, up from 1.25 in February and an increase from 1.00 in March 2023. The Contract Ratio is 7% lower than the 5-year March average of 2.05. 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.

