

# March 2024

All Home Types  
Detached  
Attached

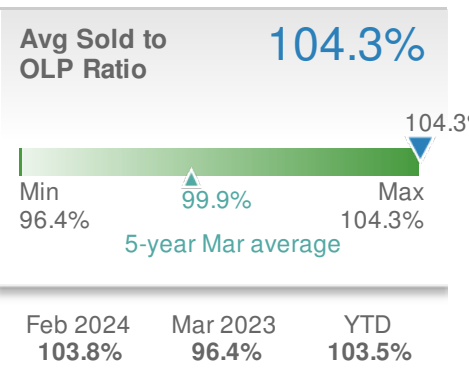
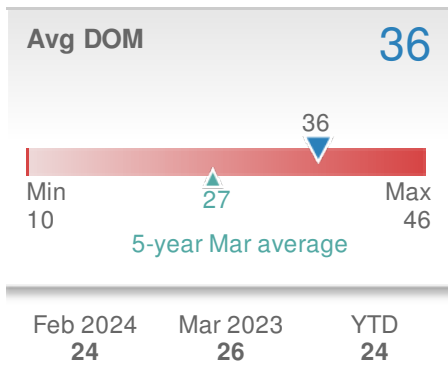
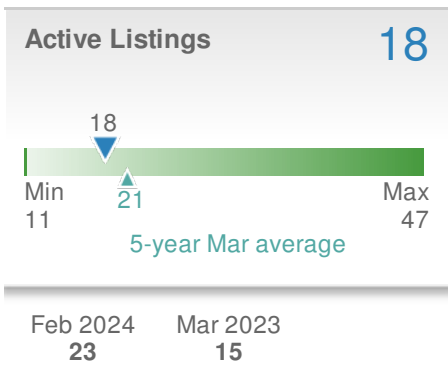
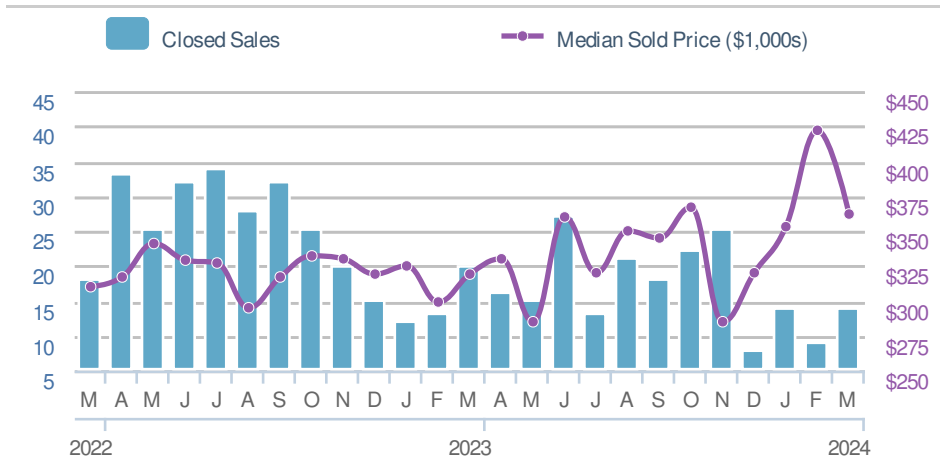
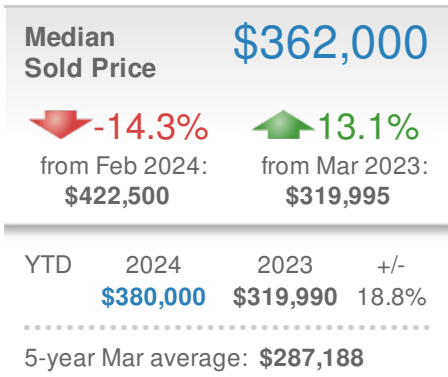
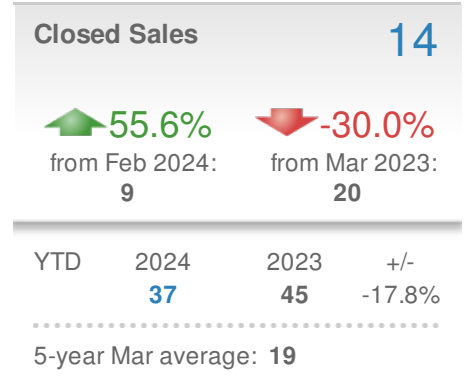
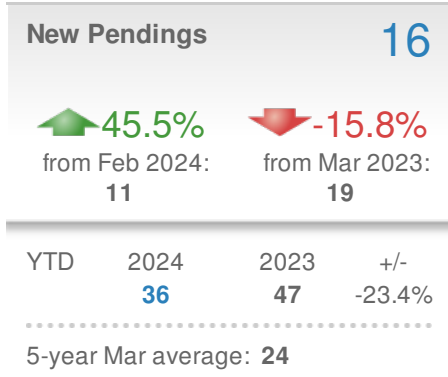
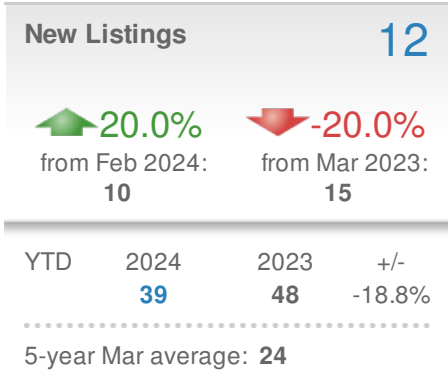
## Local Market Insight

### Upper Perkiomen (Montgomery, PA)

## March 2024

### Upper Perkiomen (Montgomery, PA)

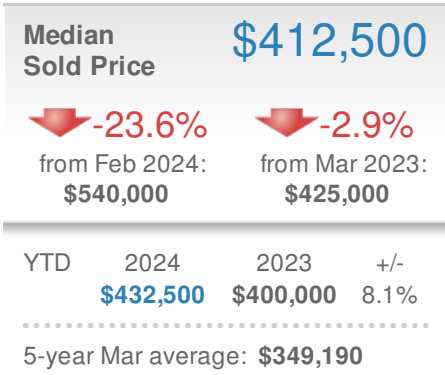
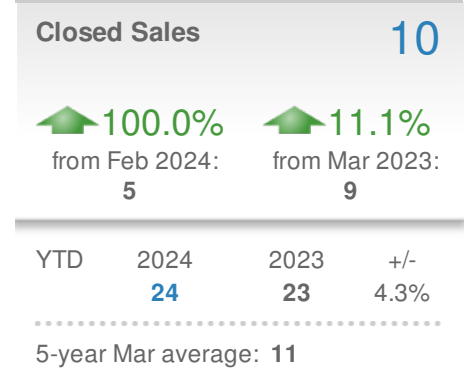
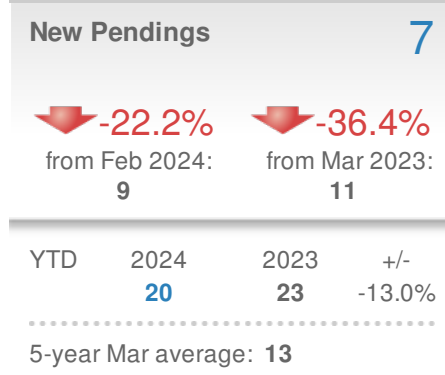
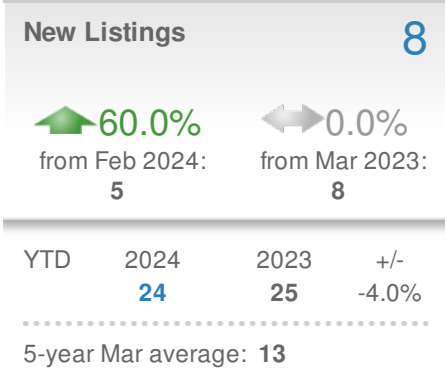
Email: ldavis@tcsr.realtor



**March 2024**

Upper Perkiomen (Montgomery, PA) - Detached

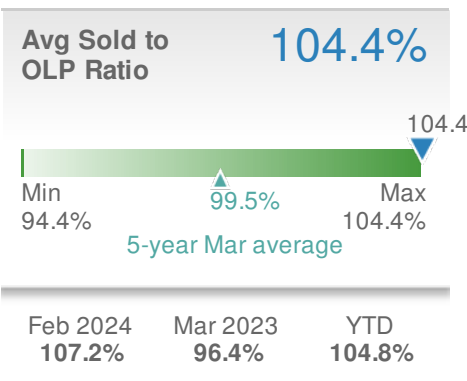
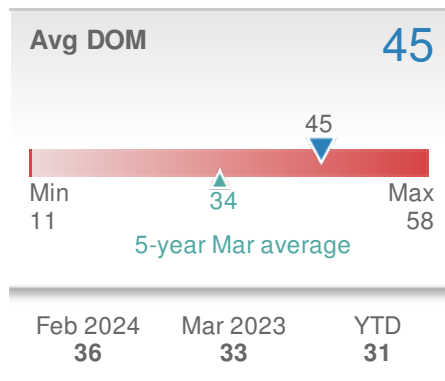
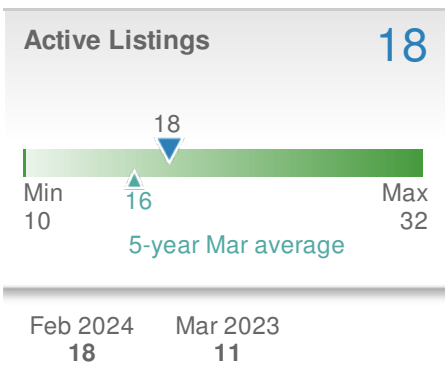
Tri-County Suburban REALTORS  
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**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for March was \$412,500, representing a decrease of 23.6% compared to last month and a decrease of 2.9% from Mar 2023. The average days on market for units sold in March was 45 days, 33% above the 5-year March average of 34 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 10; and no change in supply with 18 active units.

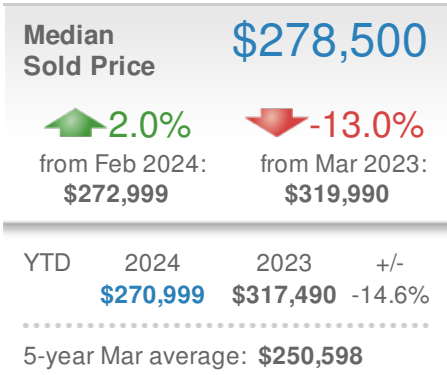
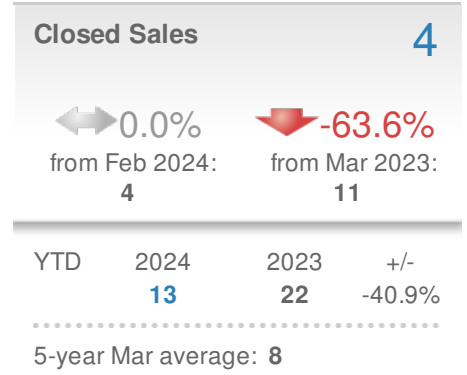
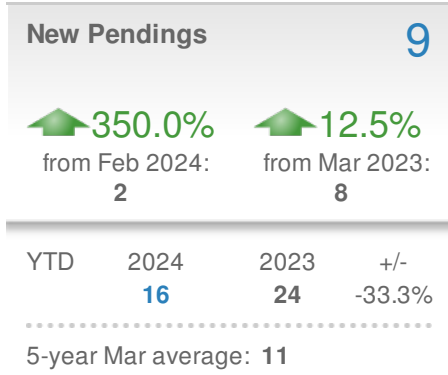
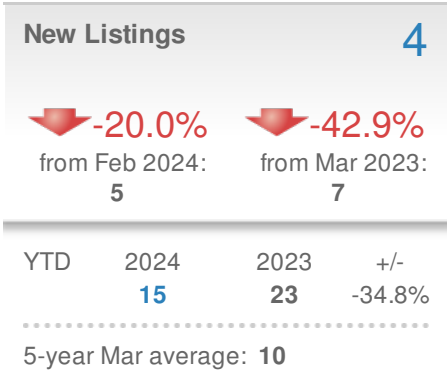
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.67 in February and a decrease from 1.18 in March 2023. The Contract Ratio is 66% lower than the 5-year March average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2024**

Upper Perkiomen (Montgomery, PA) - Attached

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**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for March was \$278,500, representing an increase of 2% compared to last month and a decrease of 13% from Mar 2023. The average days on market for units sold in March was 12 days, 35% below the 5-year March average of 18 days. There was a 350% month over month increase in new contract activity with 9 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from February) to 9; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in February and a decrease from 2.75 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 9.55. 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.

