

June 2024

All Home Types
Detached
Attached

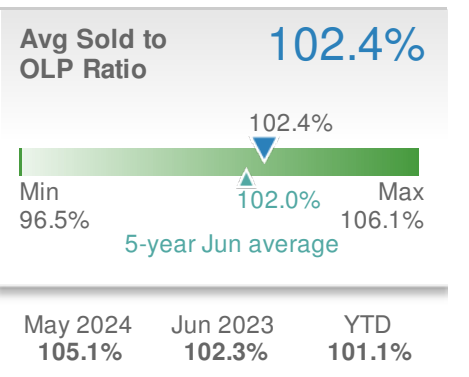
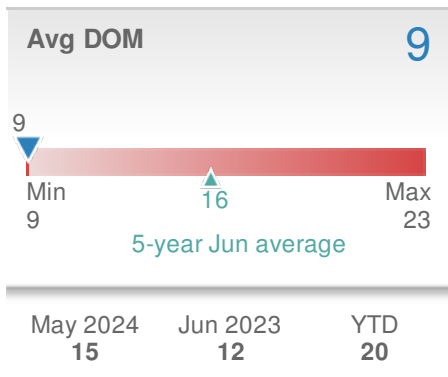
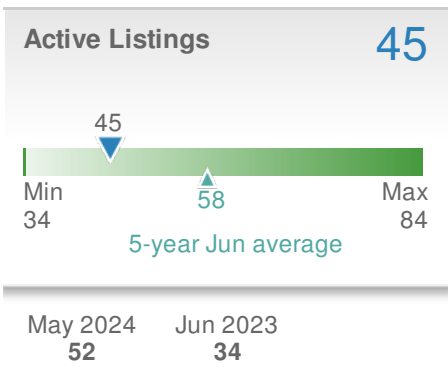
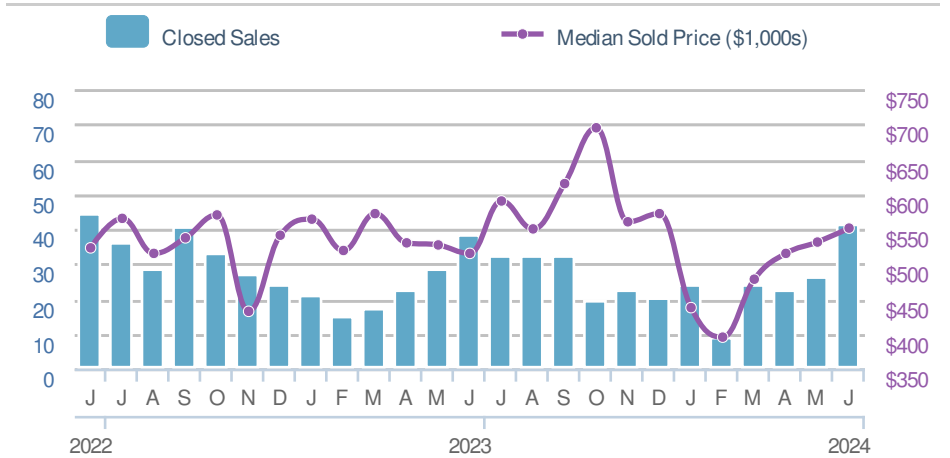
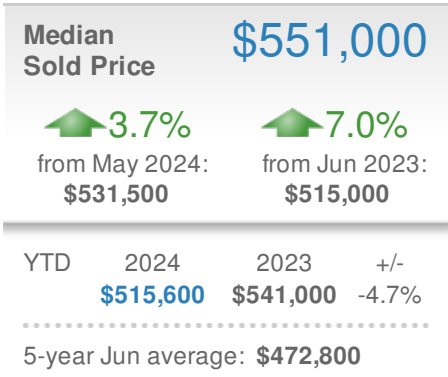
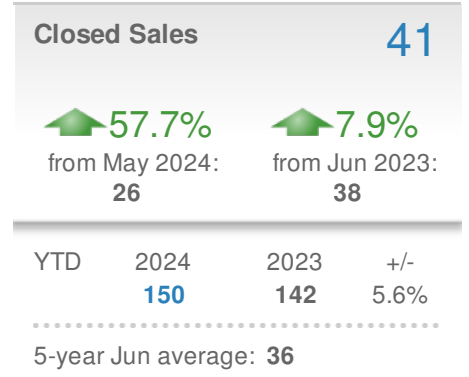
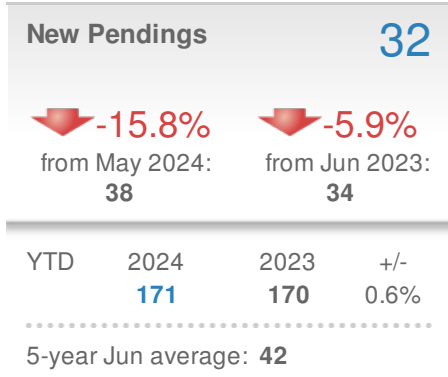
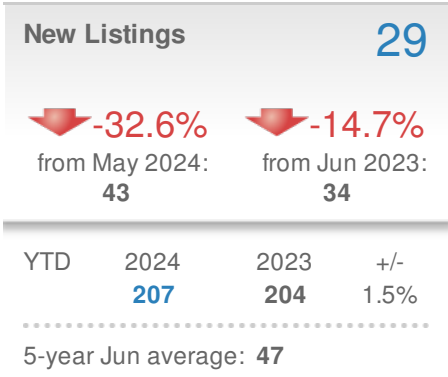
Local Market Insight

Methacton (Montgomery, PA)

June 2024

Methacton (Montgomery, PA)

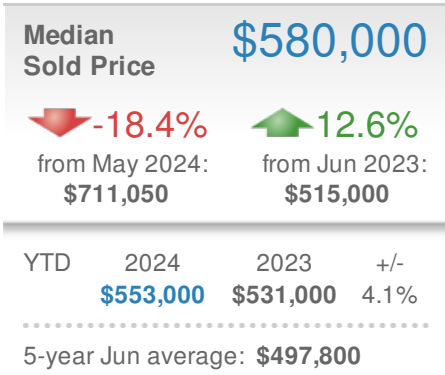
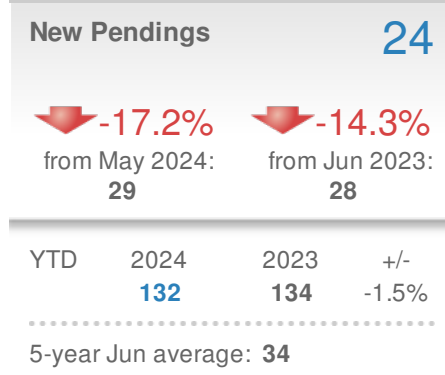
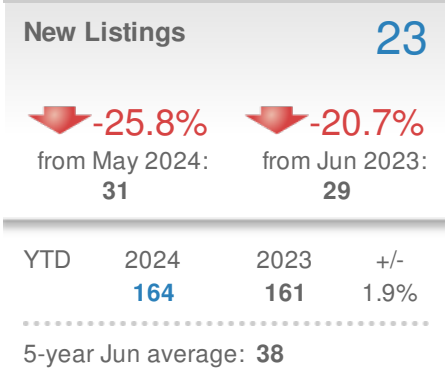
Email: ldavis@tcsr.realtor



June 2024

Methacton (Montgomery, PA) - Detached

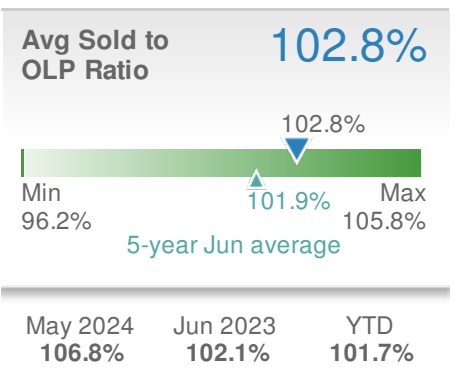
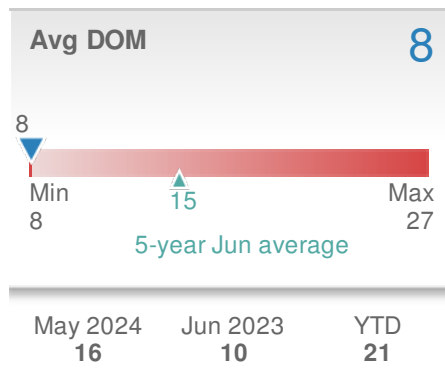
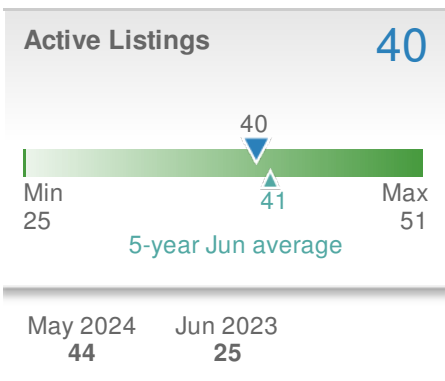
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for June was \$580,000, representing a decrease of 18.4% compared to last month and an increase of 12.6% from Jun 2023. The average days on market for units sold in June was 8 days, 48% below the 5-year June average of 15 days. There was a 17.2% month over month decrease in new contract activity with 24 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 39; and a 9.1% decrease in supply to 40 active units.

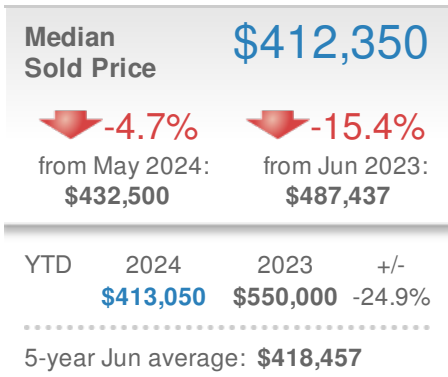
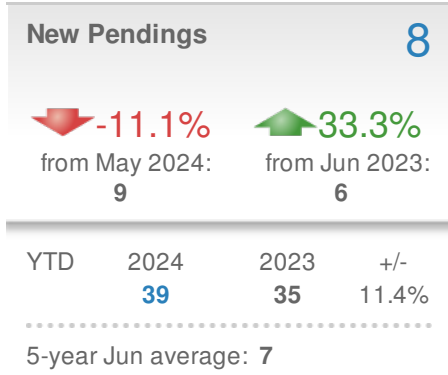
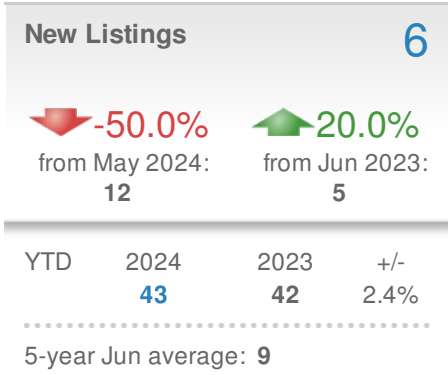
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.09 in May and a decrease from 1.72 in June 2023. The Contract Ratio is 25% lower than the 5-year June average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Methacton (Montgomery, PA) - Attached

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



Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for June was \$412,350, representing a decrease of 4.7% compared to last month and a decrease of 15.4% from Jun 2023. The average days on market for units sold in June was 11 days, 19% below the 5-year June average of 14 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 10; and a 37.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in May and an increase from 1.00 in June 2023. The Contract Ratio is 57% higher than the 5-year June average of 1.28. 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.

