

June 2024

All Home Types
Detached
Attached

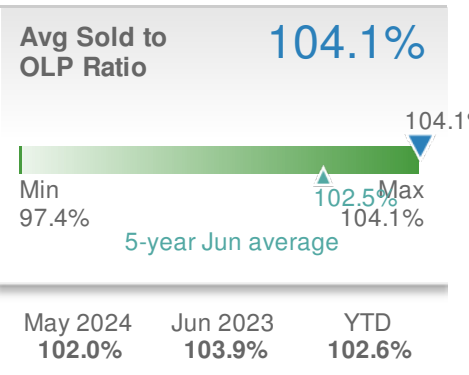
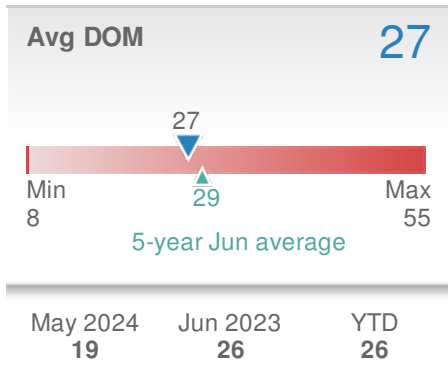
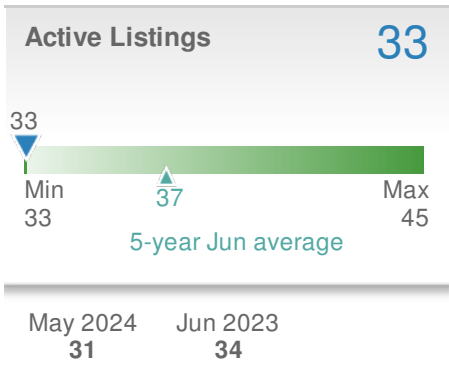
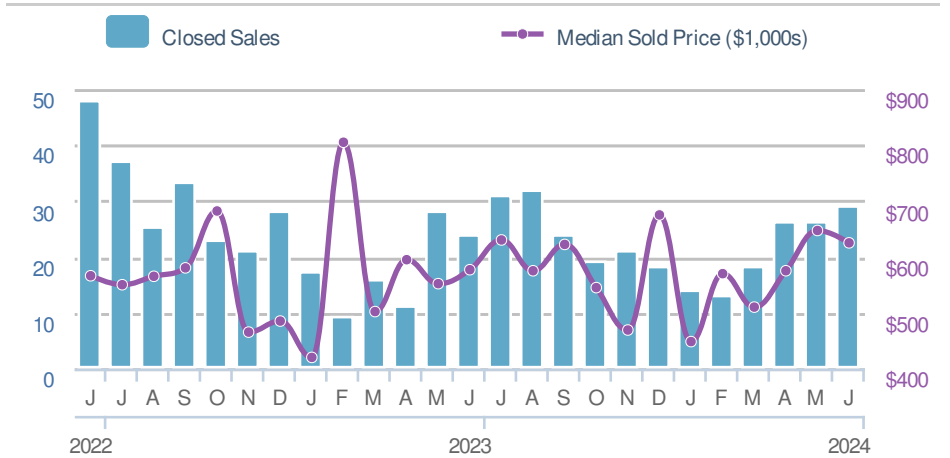
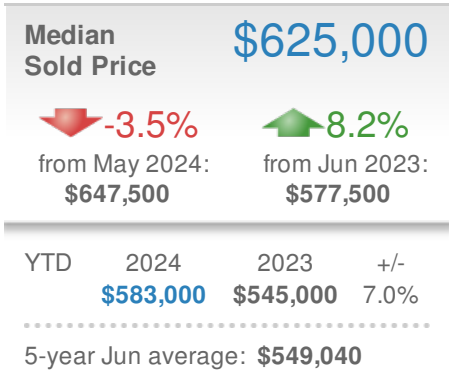
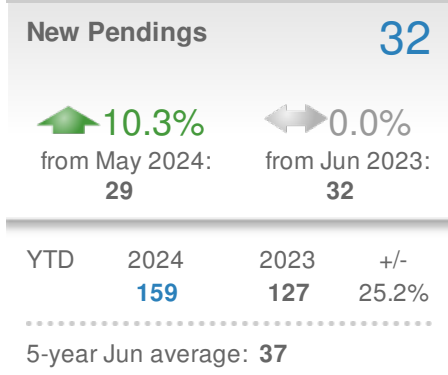
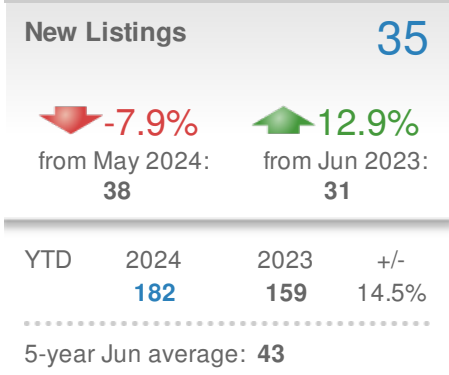
Local Market Insight

Upper Dublin (Montgomery, PA)

June 2024

Upper Dublin (Montgomery, PA)

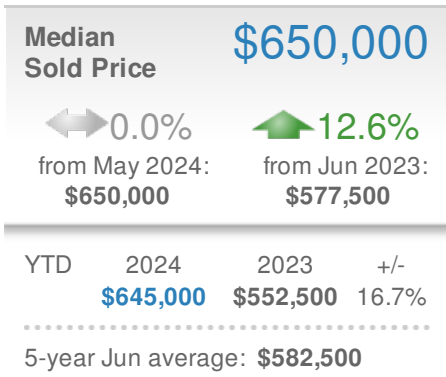
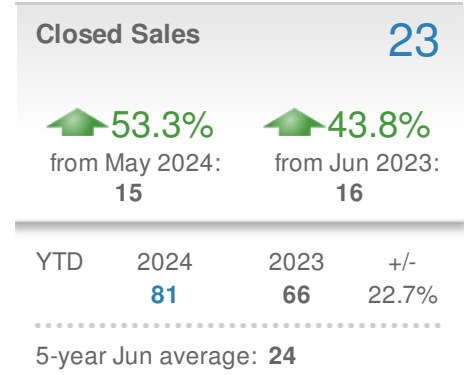
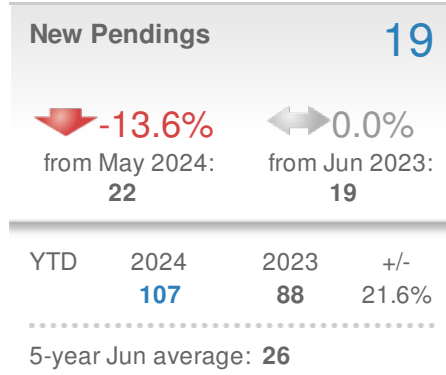
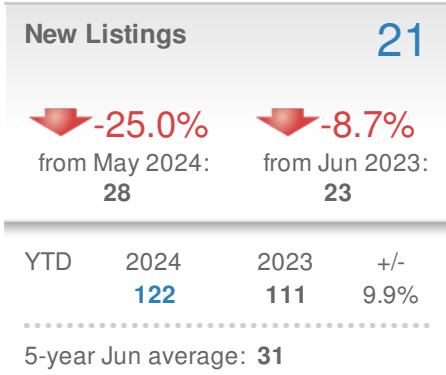
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June 2024

Upper Dublin (Montgomery, PA) - Detached

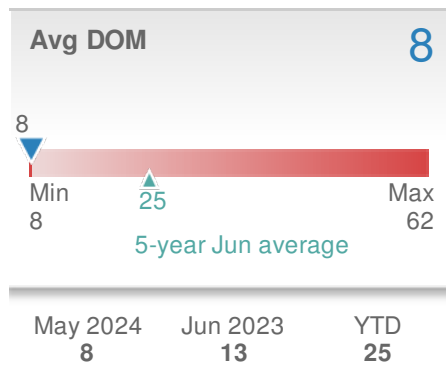
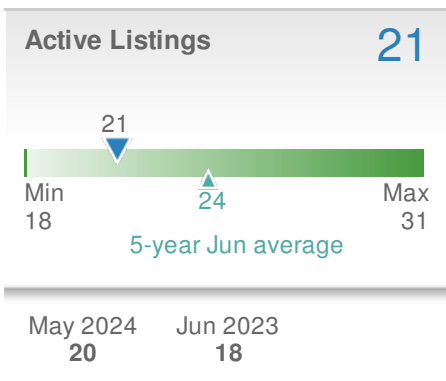
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for June was \$650,000, representing no change 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, 68% below the 5-year June average of 25 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; an 11.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 37; and a 5% increase in supply to 21 active units.

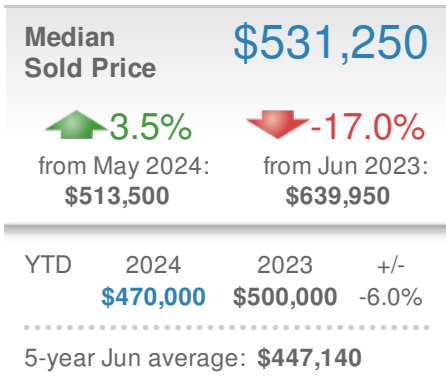
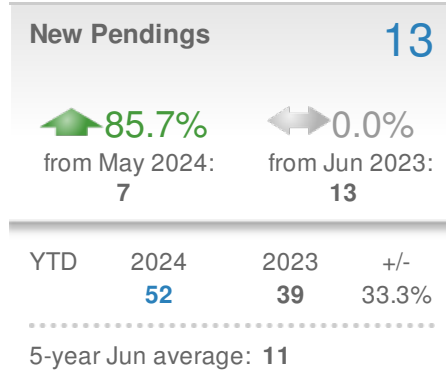
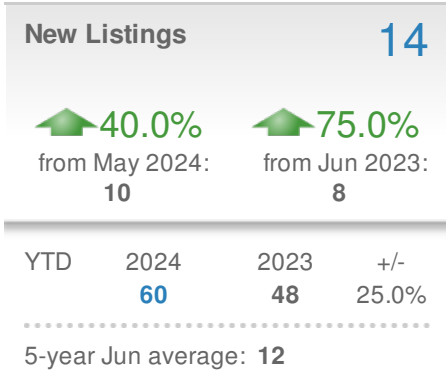
This activity resulted in a Contract Ratio of 1.76 pendings per active listing, down from 2.10 in May and an increase from 1.72 in June 2023. The Contract Ratio is 3% lower than the 5-year June average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for June was \$531,250, representing an increase of 3.5% compared to last month and a decrease of 17% from Jun 2023. The average days on market for units sold in June was 100 days, 153% above the 5-year June average of 40 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from May) to 21; and a 9.1% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.27 in May and an increase from 1.25 in June 2023. The Contract Ratio is 18% lower than the 5-year June average of 2.13. 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.

