

June 2024

All Home Types
Detached
Attached

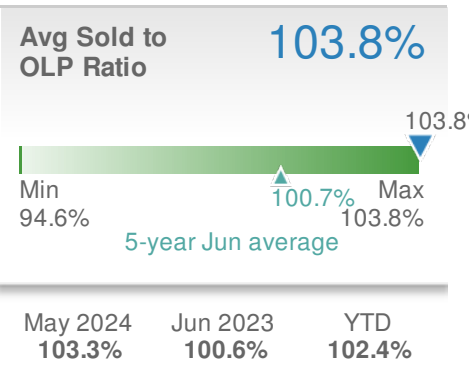
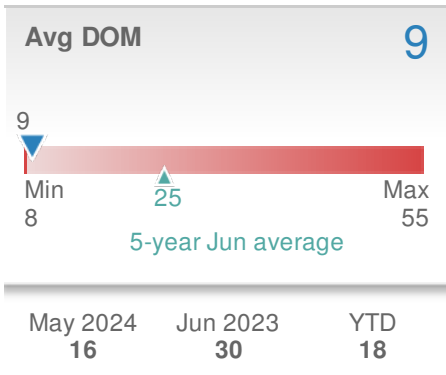
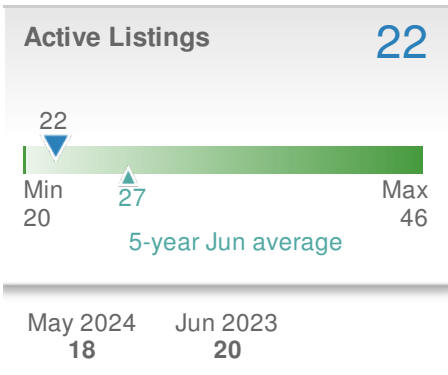
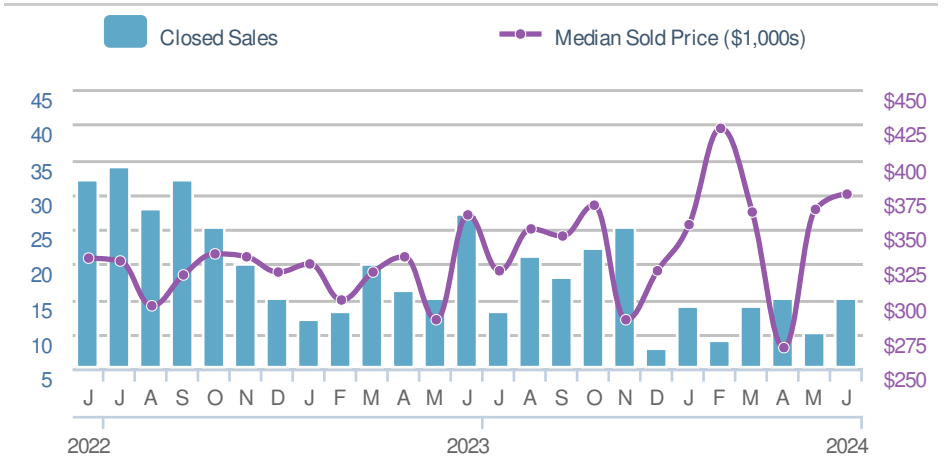
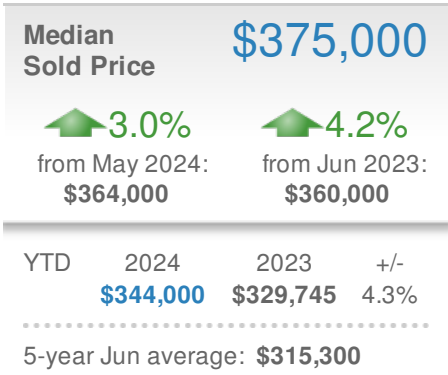
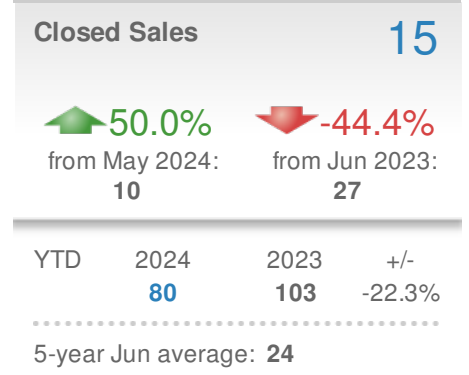
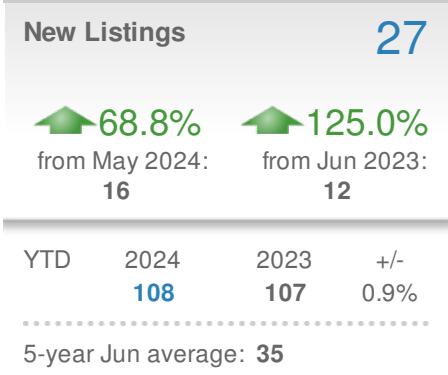
Local Market Insight

Upper Perkiomen (Montgomery, PA)

June 2024

Upper Perkiomen (Montgomery, PA)

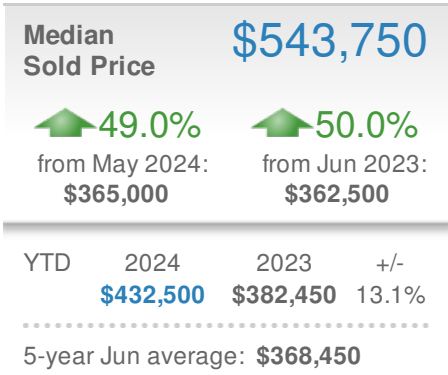
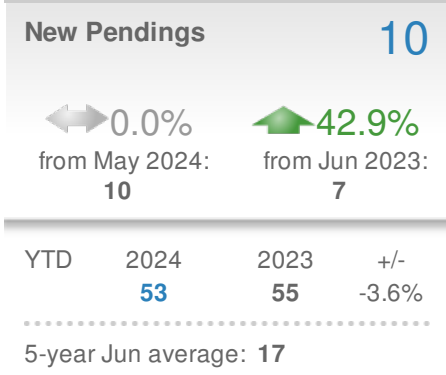
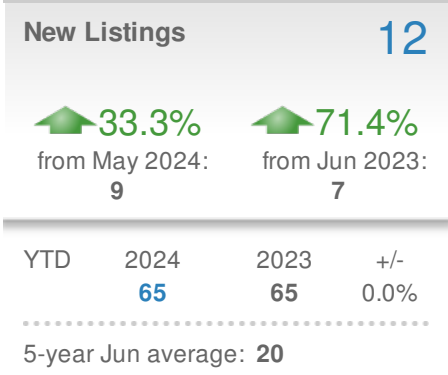
Email: ldavis@tcsr.realtor



June 2024

Upper Perkiomen (Montgomery, PA) - Detached

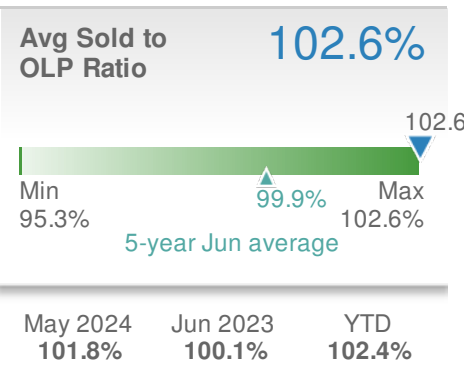
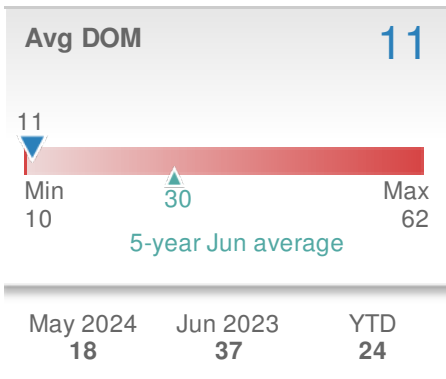
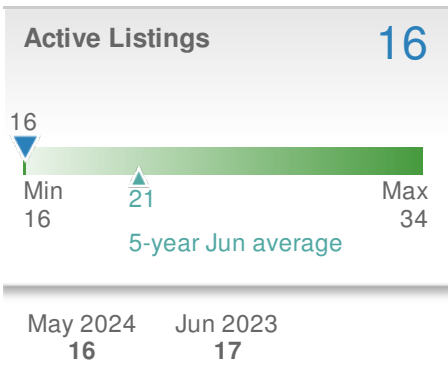
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for June was \$543,750, representing an increase of 49% compared to last month and an increase of 50% from Jun 2023. The average days on market for units sold in June was 11 days, 64% below the 5-year June average of 30 days. There was no month over month change in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 15; and no change in supply with 16 active units.

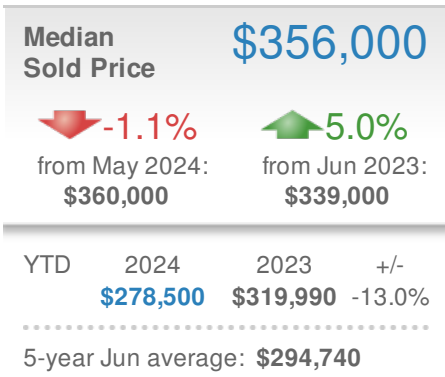
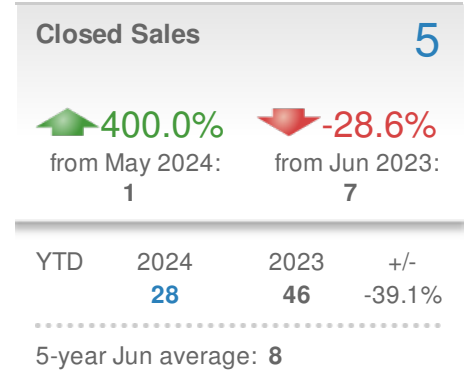
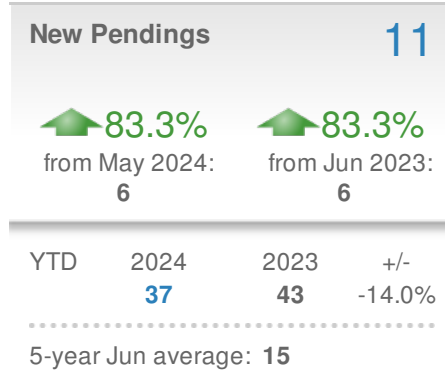
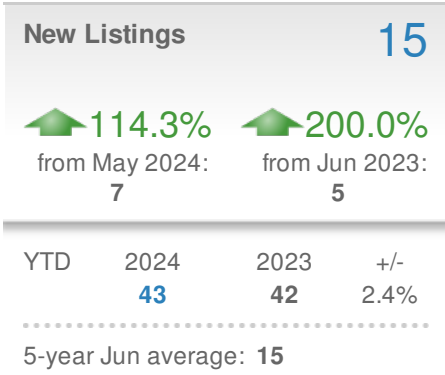
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, no change from May and an increase from 0.59 in June 2023. The Contract Ratio is 18% lower than the 5-year June average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 Perkiomen (Montgomery, PA) - Attached

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Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for June was \$356,000, representing a decrease of 1.1% compared to last month and an increase of 5% from Jun 2023. The average days on market for units sold in June was 5 days, 63% below the 5-year June average of 14 days. There was an 83.3% month over month increase in new contract activity with 11 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 15; and a 200% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 4.50 in May and an increase from 2.00 in June 2023. The Contract Ratio is 47% lower than the 5-year June average of 4.73. 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.

