

# June 2024

All Home Types  
Detached  
Attached

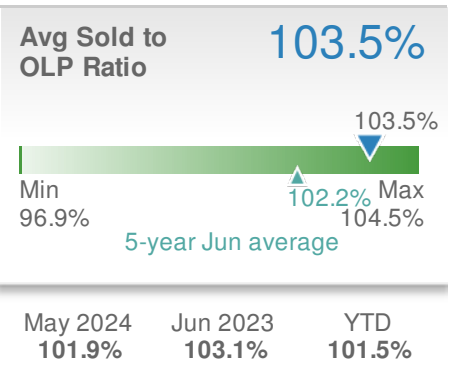
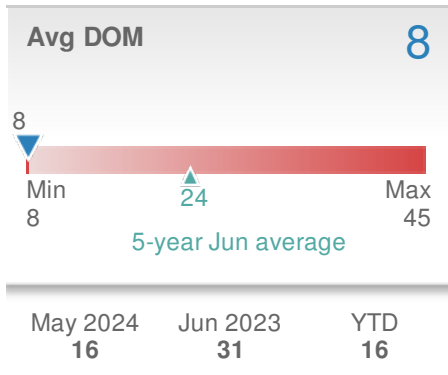
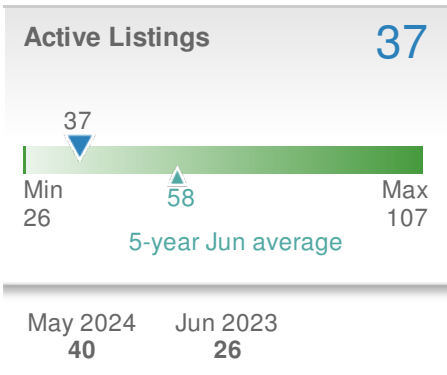
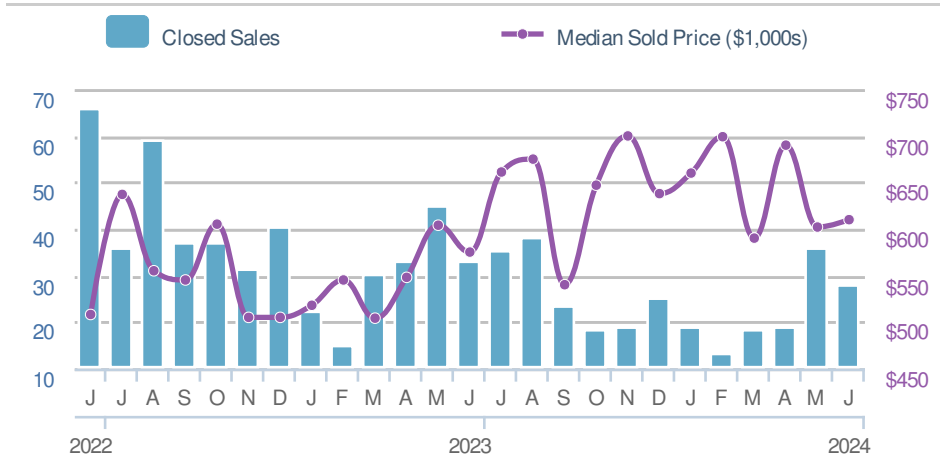
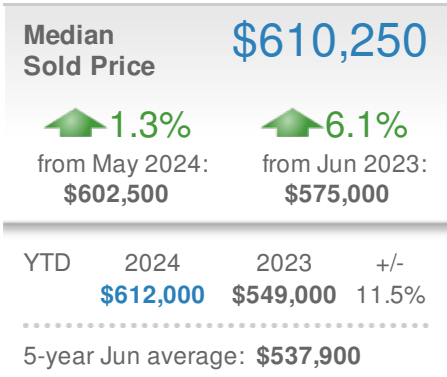
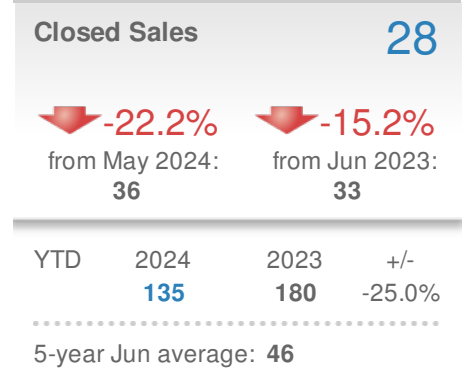
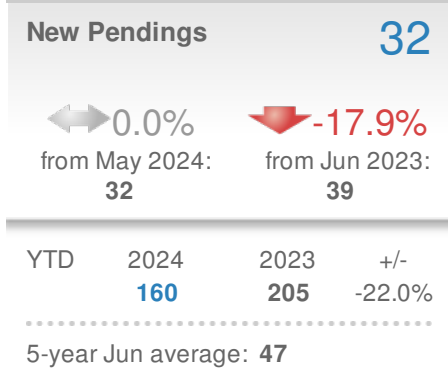
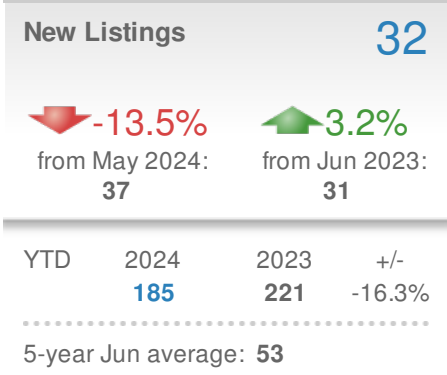
## Local Market Insight

### Wissahickon (Montgomery, PA)

## June 2024

### Wissahickon (Montgomery, PA)

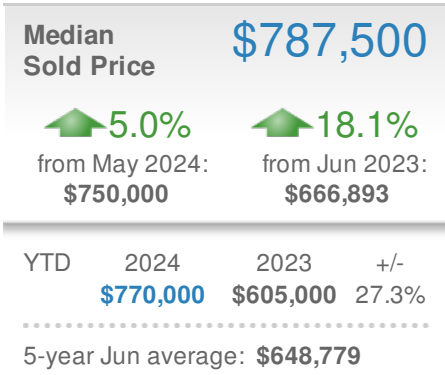
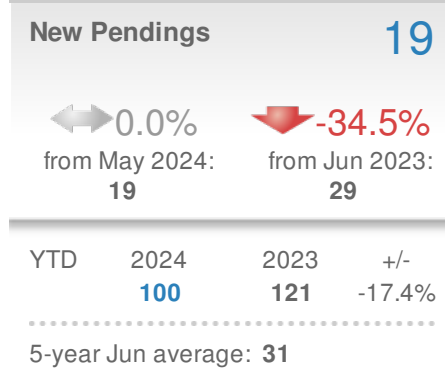
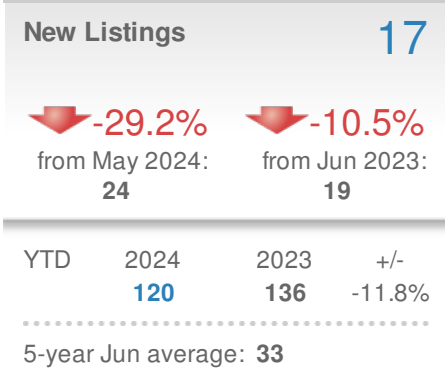
Email: ldavis@tcsr.realtor



**June 2024**

Wissahickon (Montgomery, PA) - Detached

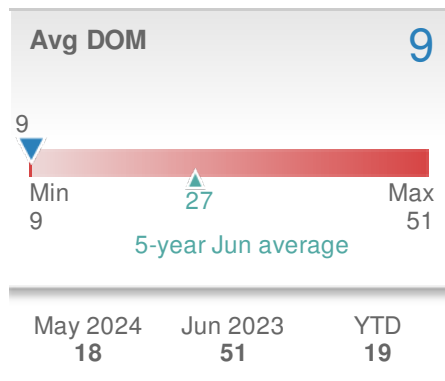
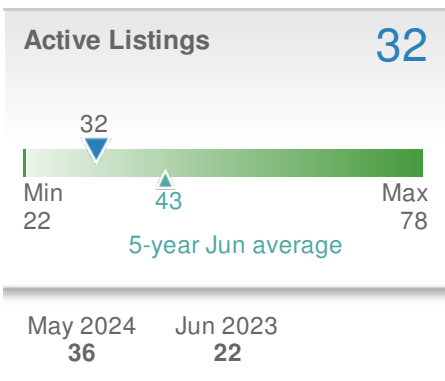
Tri-County Suburban REALTORS  
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**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for June was \$787,500, representing an increase of 5% compared to last month and an increase of 18.1% from Jun 2023. The average days on market for units sold in June was 9 days, 67% below the 5-year June average of 27 days. There was no month over month change in new contract activity with 19 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 36; and an 11.1% decrease in supply to 32 active units.

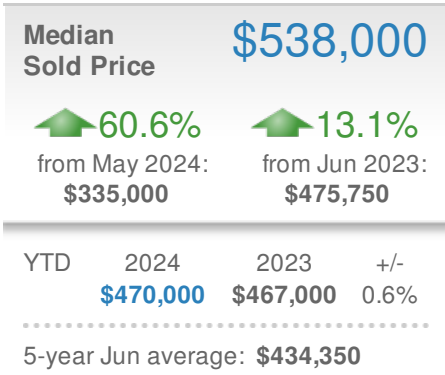
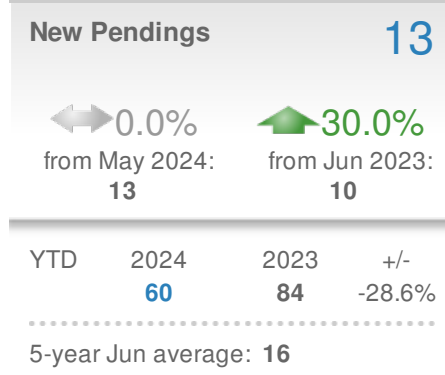
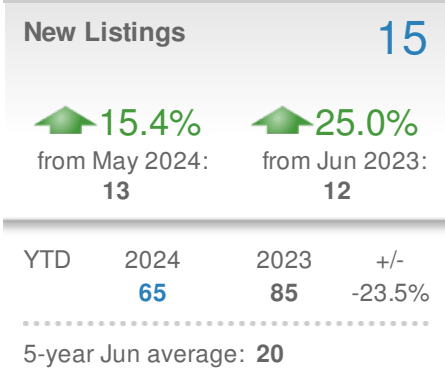
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.89 in May and a decrease from 1.91 in June 2023. The Contract Ratio is 14% lower than the 5-year June average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Wissahickon (Montgomery, PA) - Attached

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**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for June was \$538,000, representing an increase of 60.6% compared to last month and an increase of 13.1% from Jun 2023. The average days on market for units sold in June was 8 days, 58% below the 5-year June average of 19 days. There was no month over month change in new contract activity with 13 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 19; and a 25% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 3.80 pendencies per active listing, down from 5.00 in May and a decrease from 4.75 in June 2023. The Contract Ratio is 50% higher than the 5-year June average of 2.53. 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.

