

February 2025

All Home Types
Detached
Attached

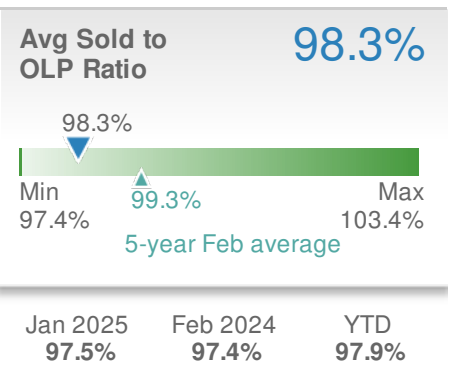
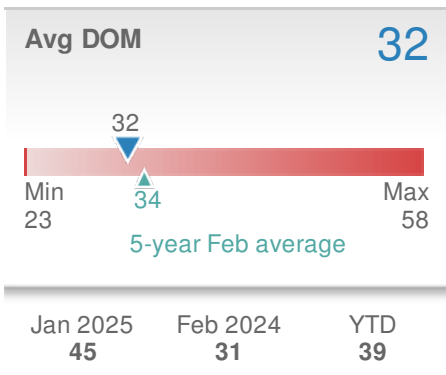
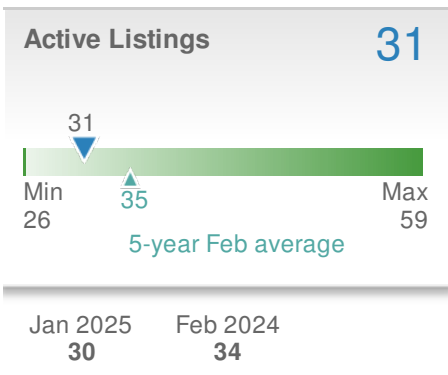
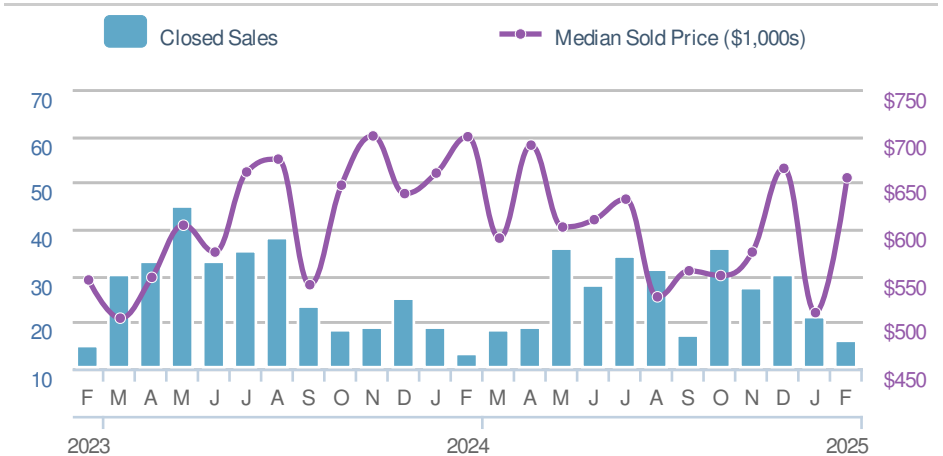
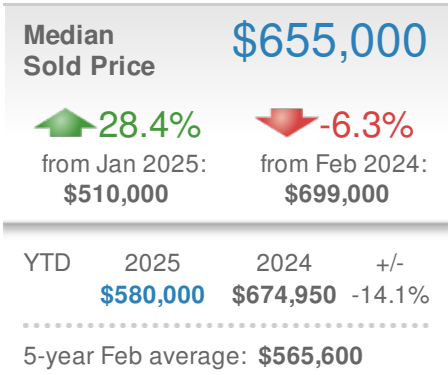
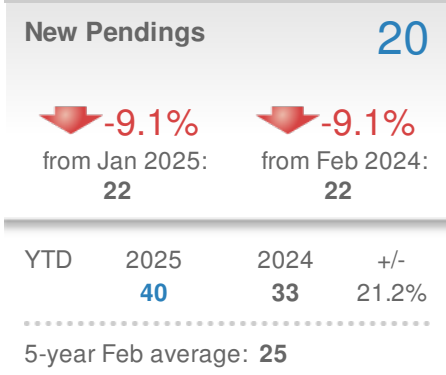
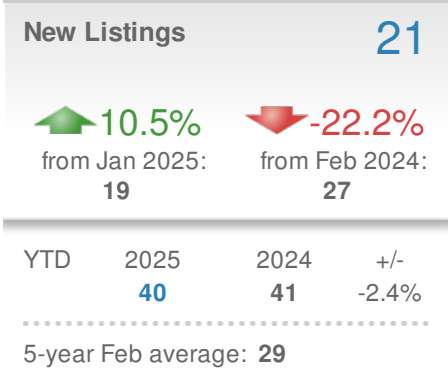
Local Market Insight

Wissahickon (Montgomery, PA)

February 2025

Wissahickon (Montgomery, PA)

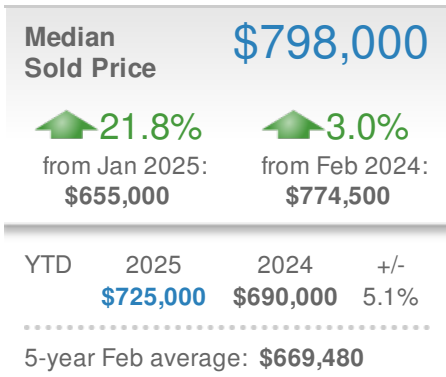
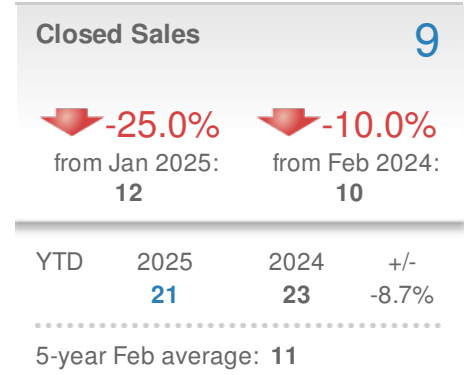
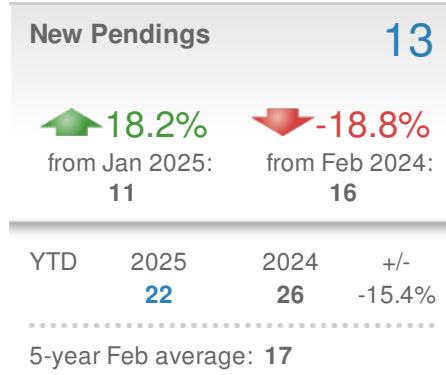
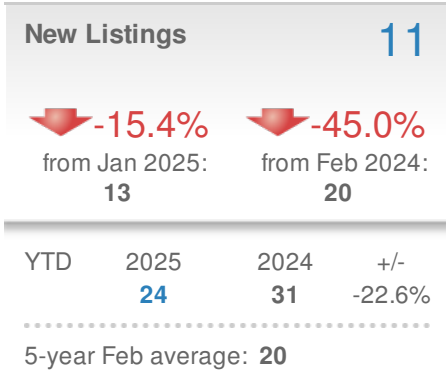
Email: ldavis@tcsr.realtor



February 2025

Wissahickon (Montgomery, PA) - Detached

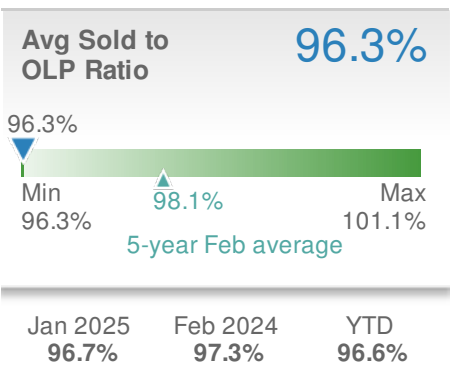
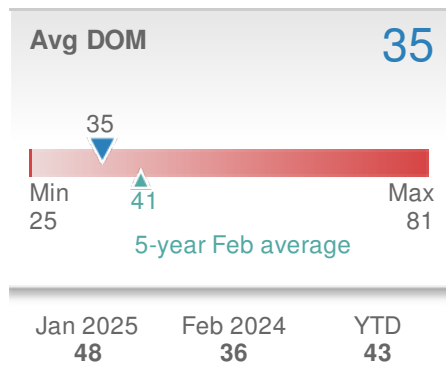
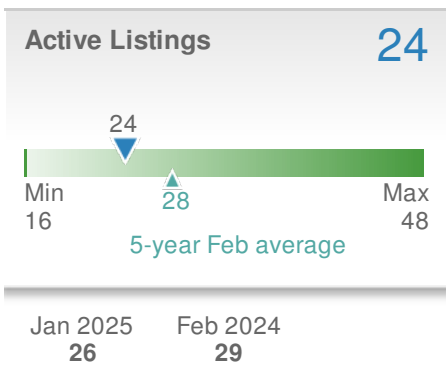
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for February was \$798,000, representing an increase of 21.8% compared to last month and an increase of 3% from Feb 2024. The average days on market for units sold in February was 35 days, 15% below the 5-year February average of 41 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 7.7% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.73 in January and an increase from 0.79 in February 2024. The Contract Ratio is 31% lower than the 5-year February average of 1.20. 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.



February 2025

Wissahickon (Montgomery, PA) - Attached

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

New Listings 10

▲ 66.7% ▲ 42.9%
 from Jan 2025: 6 from Feb 2024: 7

YTD	2025	2024	+/-
	16	10	60.0%

5-year Feb average: 9

New Pendings 7

▼ -36.4% ▲ 16.7%
 from Jan 2025: 11 from Feb 2024: 6

YTD	2025	2024	+/-
	18	7	157.1%

5-year Feb average: 9

Closed Sales 7

▼ -22.2% ▲ 133.3%
 from Jan 2025: 9 from Feb 2024: 3

YTD	2025	2024	+/-
	16	9	77.8%

5-year Feb average: 7

Median Sold Price \$380,000

▼ -17.4% ▼ -16.8%
 from Jan 2025: \$460,000 from Feb 2024: \$456,500

YTD	2025	2024	+/-
	\$420,000	\$456,500	-8.0%

5-year Feb average: \$398,190

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for February was \$380,000, representing a decrease of 17.4% compared to last month and a decrease of 16.8% from Feb 2024. The average days on market for units sold in February was 27 days, 26% above the 5-year February average of 21 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 12; and a 75% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.71 pendings per active listing, down from 3.00 in January and an increase from 1.60 in February 2024. The Contract Ratio is 29% lower than the 5-year February average of 2.41. 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.

Active Listings 7

Jan 2025	Feb 2024
4	5

Avg DOM 27

Jan 2025	Feb 2024	YTD
40	15	34

Avg Sold to OLP Ratio 100.9%

Jan 2025	Feb 2024	YTD
98.6%	98.0%	99.6%