

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

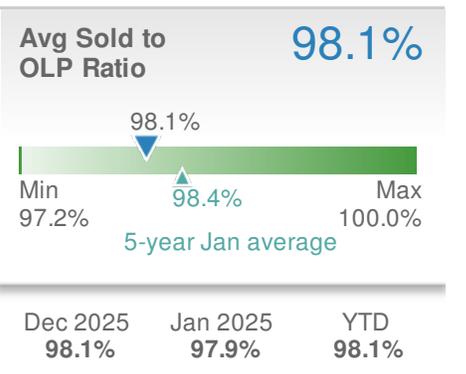
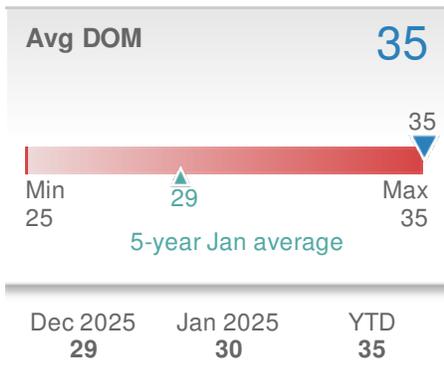
## Local Market Insight

### Montgomery County, PA

# January 2026

Montgomery County, PA

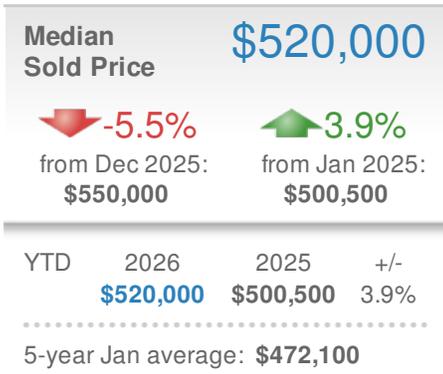
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# January 2026

## Montgomery County, PA - Detached

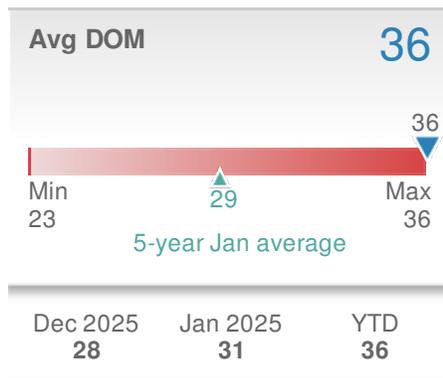
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### Summary

In Montgomery County, PA, the median sold price for Detached properties for January was \$520,000, representing a decrease of 5.5% compared to last month and an increase of 3.9% from Jan 2025. The average days on market for units sold in January was 36 days, 22% above the 5-year January average of 29 days. There was a 4.7% month over month increase in new contract activity with 266 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 404; and a 5.6% decrease in supply to 437 active units.

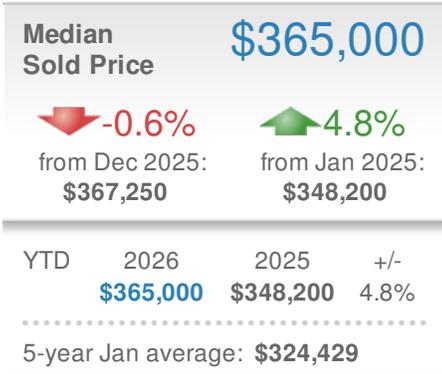
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.90 in December and a decrease from 1.06 in January 2025. The Contract Ratio is 27% lower than the 5-year January average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Montgomery County, PA - Attached

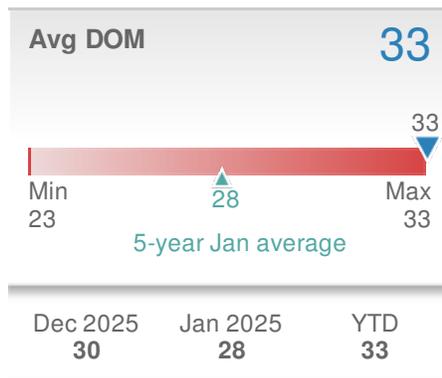
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### Summary

In Montgomery County, PA, the median sold price for Attached properties for January was \$365,000, representing a decrease of 0.6% compared to last month and an increase of 4.8% from Jan 2025. The average days on market for units sold in January was 33 days, 18% above the 5-year January average of 28 days. There was a 23.9% month over month increase in new contract activity with 228 New Pendings; a 9.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 338; and a 1.8% decrease in supply to 388 active units.

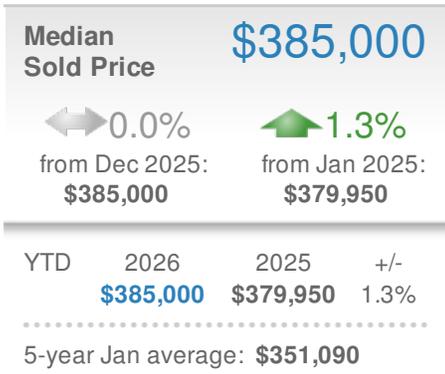
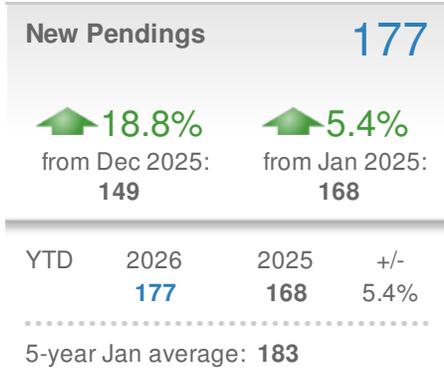
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.78 in December and a decrease from 1.29 in January 2025. The Contract Ratio is 43% lower than the 5-year January average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Montgomery County, PA - Attached/Townhouse

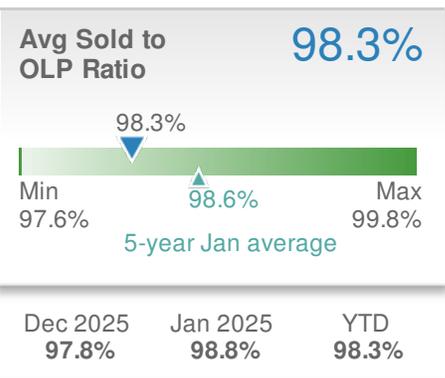
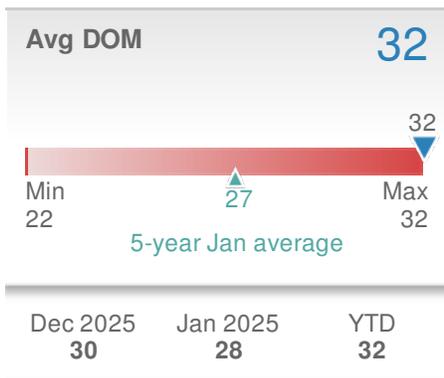
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**Summary**

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for January was \$385,000, representing no change compared to last month and an increase of 1.3% from Jan 2025. The average days on market for units sold in January was 32 days, 17% above the 5-year January average of 27 days. There was an 18.8% month over month increase in new contract activity with 177 New Pending; a 7% MoM increase in All Pending (new contracts + contracts carried over from December) to 274; and a 2.3% decrease in supply to 255 active units.

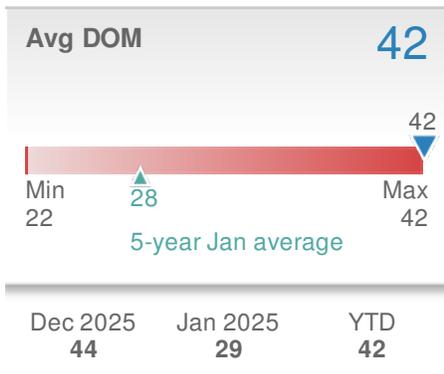
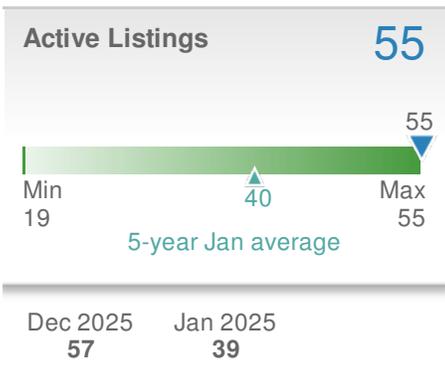
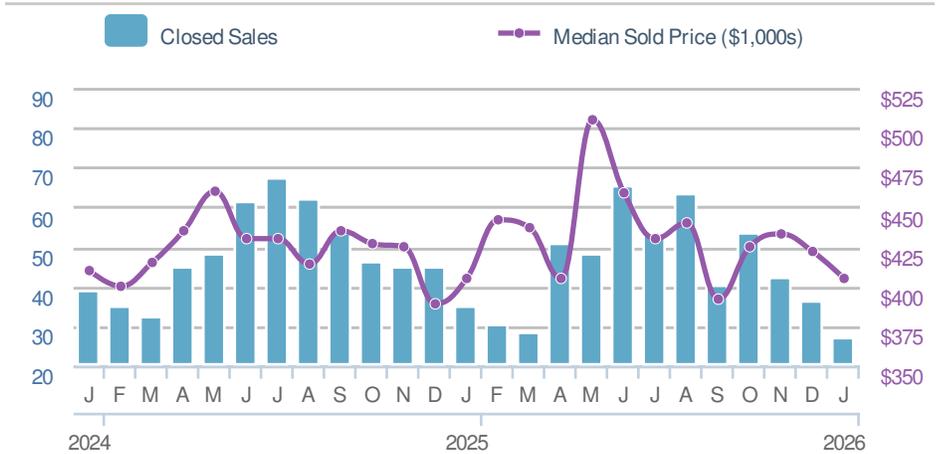
This activity resulted in a Contract Ratio of 1.07 pending per active listing, up from 0.98 in December and a decrease from 1.40 in January 2025. The Contract Ratio is 37% lower than the 5-year January average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Abington (Montgomery, PA)

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**January 2026**

Abington (Montgomery, PA) - Detached

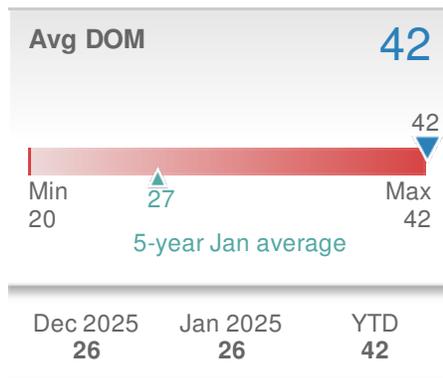
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**Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for January was \$479,000, representing an increase of 10.8% compared to last month and an increase of 18.3% from Jan 2025. The average days on market for units sold in January was 42 days, 53% above the 5-year January average of 27 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 39; and a 2.3% increase in supply to 45 active units.

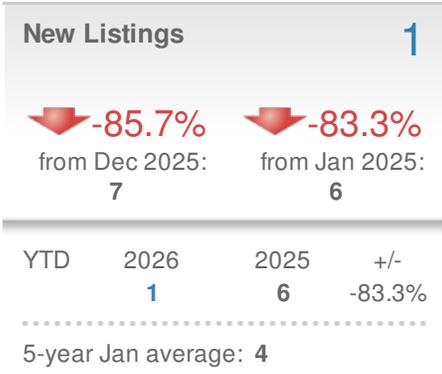
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.73 in December and a decrease from 1.29 in January 2025. The Contract Ratio is 41% lower than the 5-year January average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Abington (Montgomery, PA) - Attached

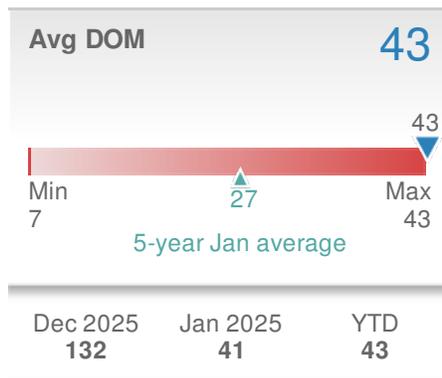
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**Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for January was \$264,450, representing a decrease of 14% compared to last month and a decrease of 33.7% from Jan 2025. The average days on market for units sold in January was 43 days, 62% above the 5-year January average of 27 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 55.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 4; and a 23.1% decrease in supply to 10 active units.

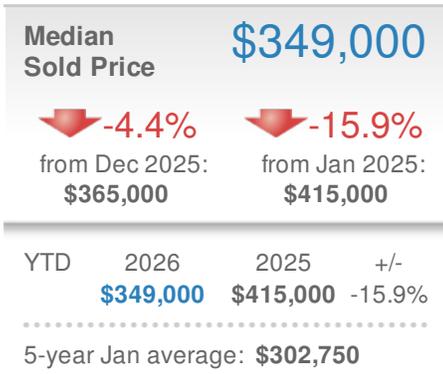
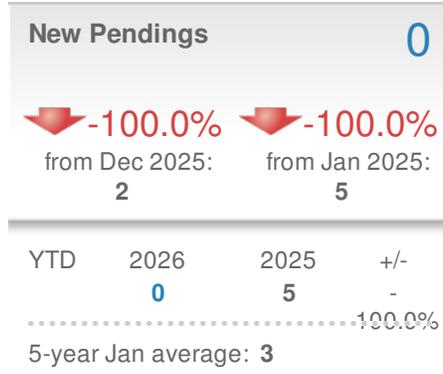
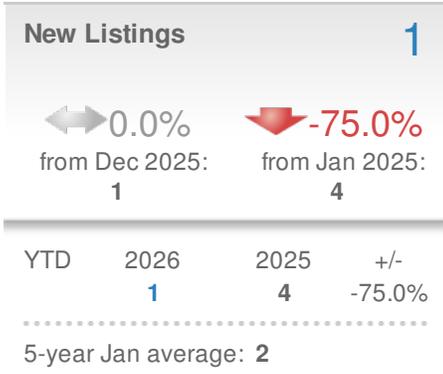
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.69 in December and a decrease from 1.00 in January 2025. The Contract Ratio is 59% lower than the 5-year January average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Abington (Montgomery, PA) - Attached/Townhouse

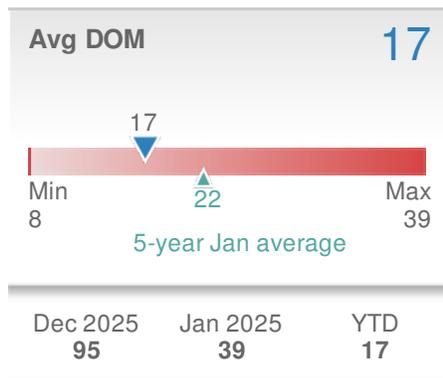
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**Summary**

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$349,000, representing a decrease of 4.4% compared to last month and a decrease of 15.9% from Jan 2025. The average days on market for units sold in January was 17 days, 23% below the 5-year January average of 22 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 1; and no change in supply with 2 active units.

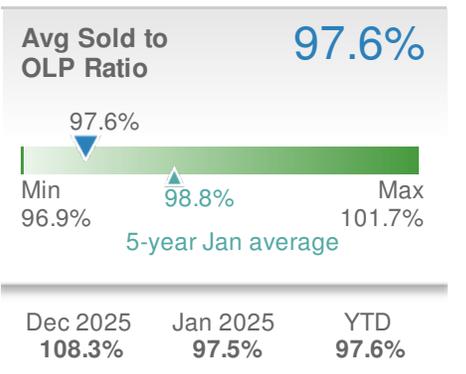
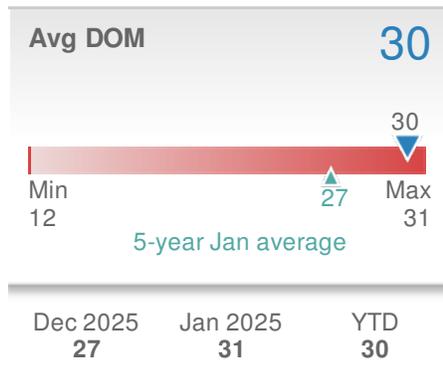
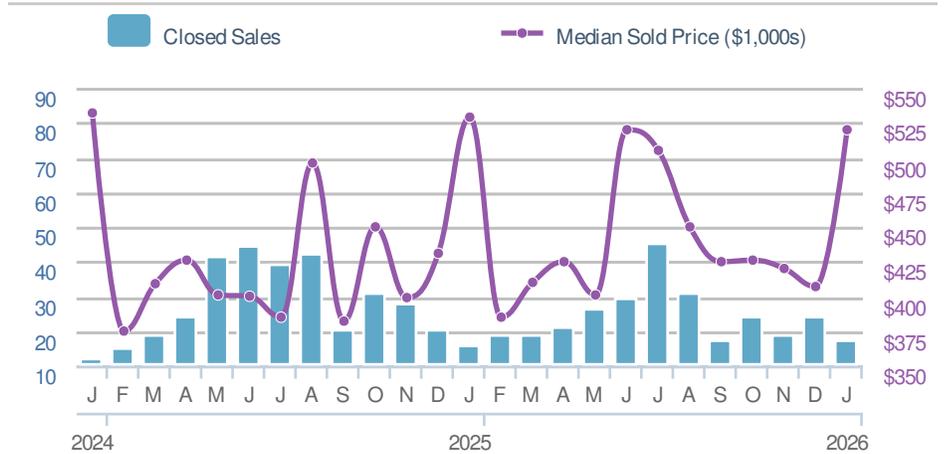
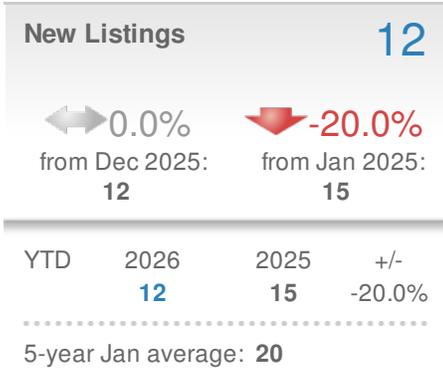
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.50 in December and a decrease from 1.75 in January 2025. The Contract Ratio is 58% lower than the 5-year January average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Boyertown Area (Montgomery, PA)

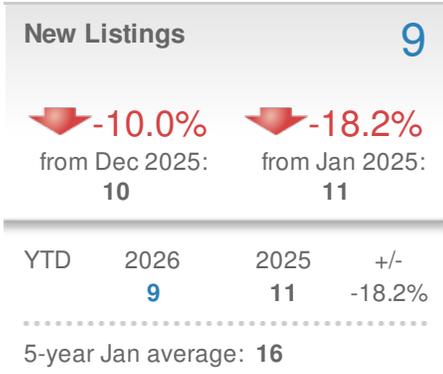
Email: ldavis@tcsr.realtor



# January 2026

## Boyertown Area (Montgomery, PA) - Detached

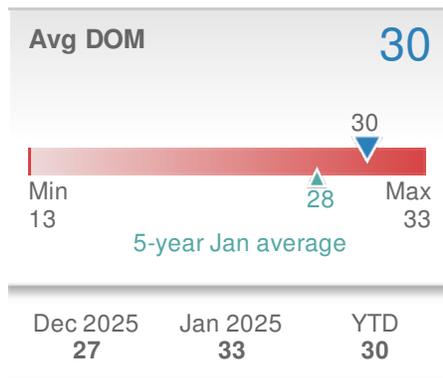
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### Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for January was \$534,500, representing an increase of 16.8% compared to last month and a decrease of 0.1% from Jan 2025. The average days on market for units sold in January was 30 days, 8% above the 5-year January average of 28 days. There was no month over month change in new contract activity with 12 New Pendings; a 31.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and an 8.3% decrease in supply to 22 active units.

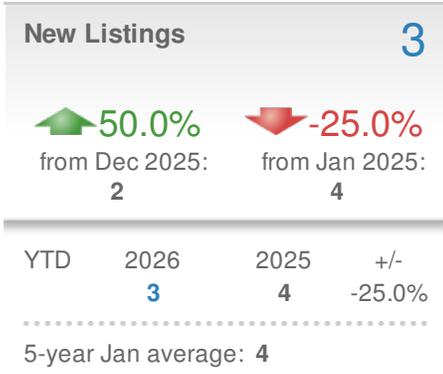
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.67 in December and a decrease from 1.10 in January 2025. The Contract Ratio is 60% lower than the 5-year January average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Boyertown Area (Montgomery, PA) - Attached

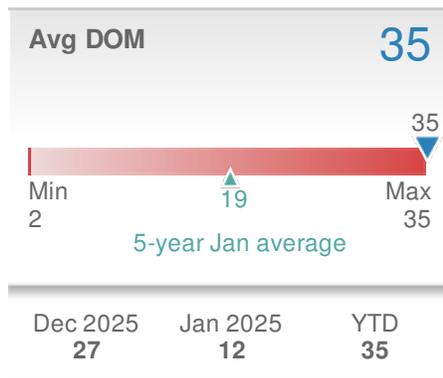
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### Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for January was \$335,000, representing an increase of 5.5% compared to last month and a decrease of 9% from Jan 2025. The average days on market for units sold in January was 35 days, 82% above the 5-year January average of 19 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 50% increase in supply to 3 active units.

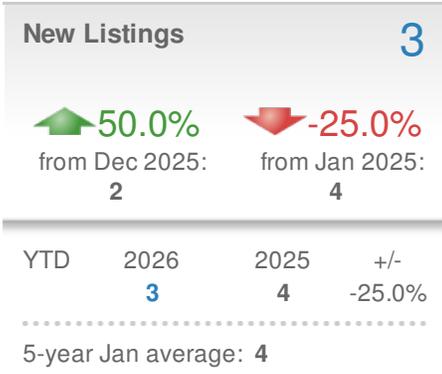
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.50 in December and a decrease from 39.00 in January 2025. The Contract Ratio is 86% lower than the 5-year January average of 9.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Boyertown Area (Montgomery, PA) - Attached/Townhouse

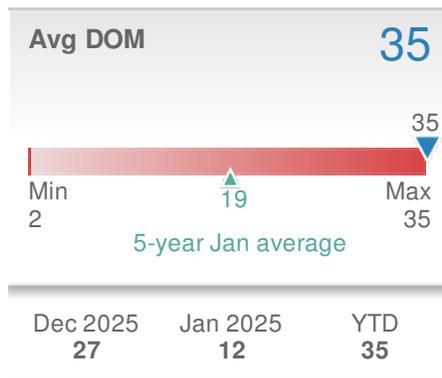
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### Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$335,000, representing an increase of 5.5% compared to last month and a decrease of 9% from Jan 2025. The average days on market for units sold in January was 35 days, 82% above the 5-year January average of 19 days. There was a 100% month over month increase in new contract activity with 2 New Pending; a 33.3% MoM increase in All Pending (new contracts + contracts carried over from December) to 4; and a 50% increase in supply to 3 active units.

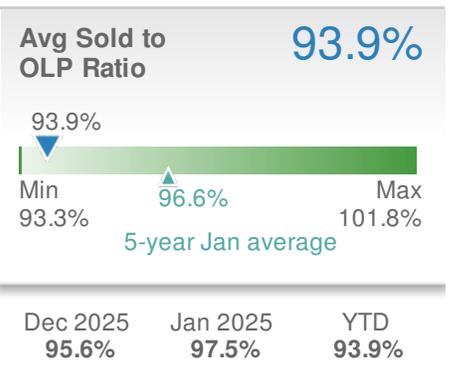
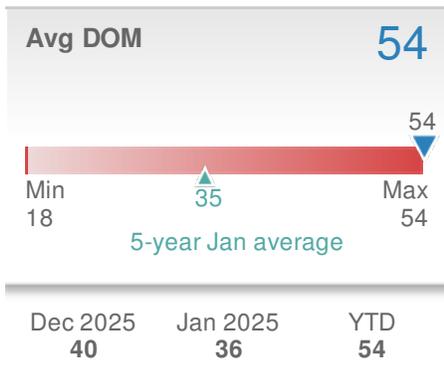
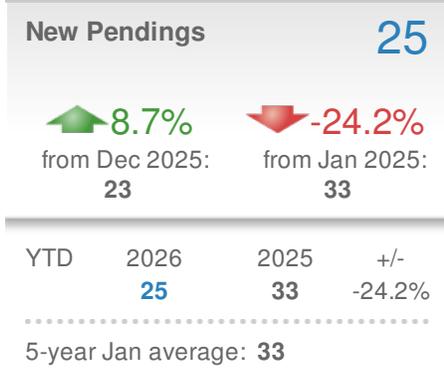
This activity resulted in a Contract Ratio of 1.33 pending per active listing, down from 1.50 in December and a decrease from 39.00 in January 2025. The Contract Ratio is 86% lower than the 5-year January average of 9.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

Cheltenham (Montgomery, PA)

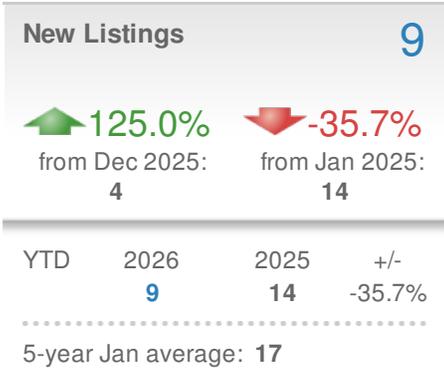
Email: ldavis@tcsr.realtor



**January 2026**

Cheltenham (Montgomery, PA) - Detached

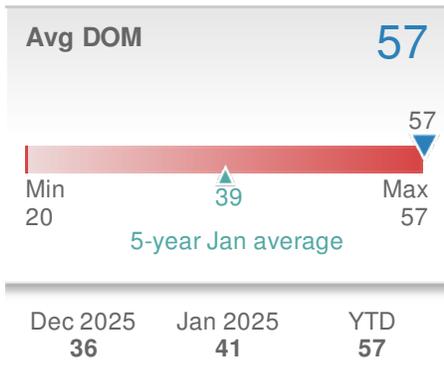
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**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for January was \$499,900, representing a decrease of 3.8% compared to last month and an increase of 5.2% from Jan 2025. The average days on market for units sold in January was 57 days, 46% above the 5-year January average of 39 days. There was an 18.8% month over month decrease in new contract activity with 13 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 19; and a 5.9% decrease in supply to 16 active units.

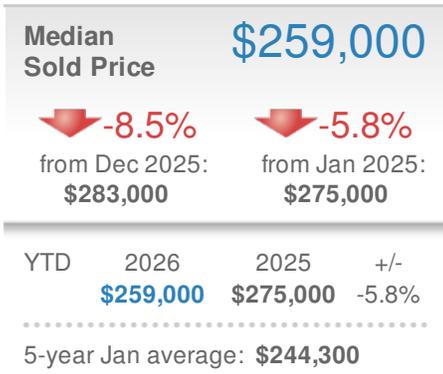
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 1.18 in December and a decrease from 1.83 in January 2025. The Contract Ratio is 41% lower than the 5-year January average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Cheltenham (Montgomery, PA) - Attached

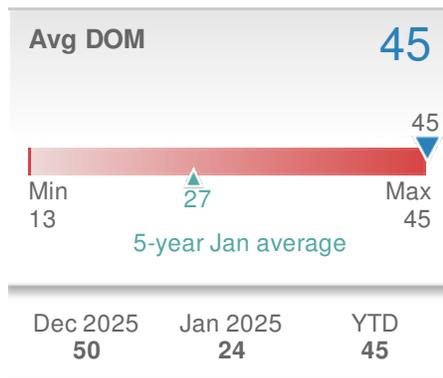
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### Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for January was \$259,000, representing a decrease of 8.5% compared to last month and a decrease of 5.8% from Jan 2025. The average days on market for units sold in January was 45 days, 69% above the 5-year January average of 27 days. There was a 71.4% month over month increase in new contract activity with 12 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 21.7% decrease in supply to 18 active units.

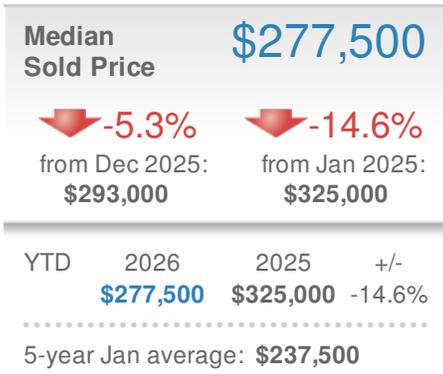
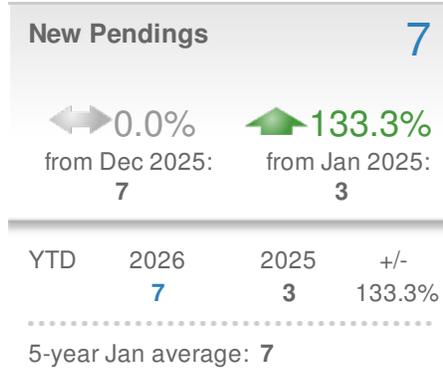
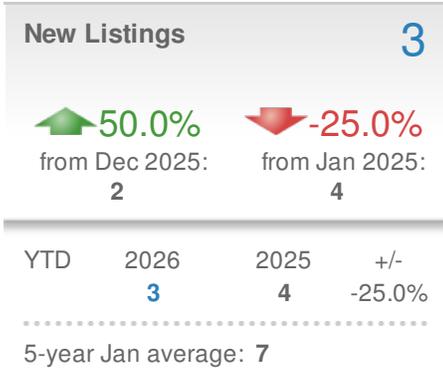
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.35 in December and an increase from 0.56 in January 2025. The Contract Ratio is 67% lower than the 5-year January average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Cheltenham (Montgomery, PA) - Attached/Townhouse

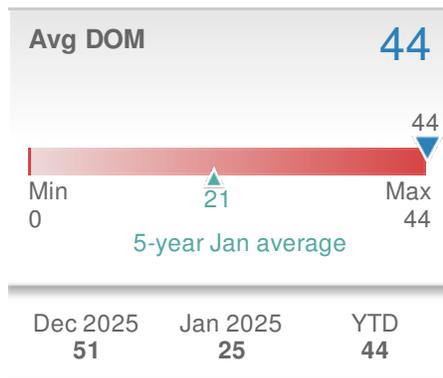
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**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$277,500, representing a decrease of 5.3% compared to last month and a decrease of 14.6% from Jan 2025. The average days on market for units sold in January was 44 days, 108% above the 5-year January average of 21 days. There was no month over month change in new contract activity with 7 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 55.6% decrease in supply to 4 active units.

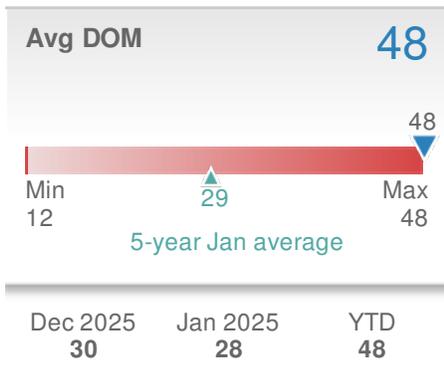
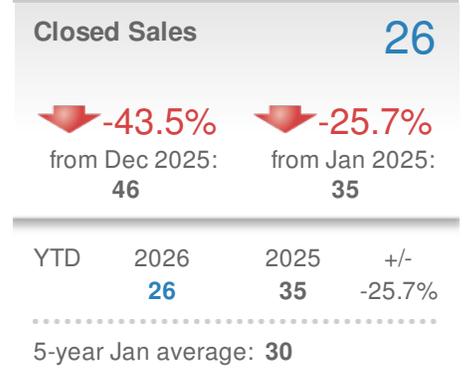
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 0.67 in December and an increase from 0.43 in January 2025. The Contract Ratio is 43% lower than the 5-year January average of 3.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Colonial (Montgomery, PA)

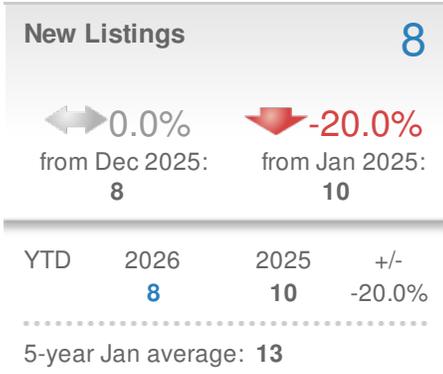
Email: ldavis@tcsr.realtor



# January 2026

## Colonial (Montgomery, PA) - Detached

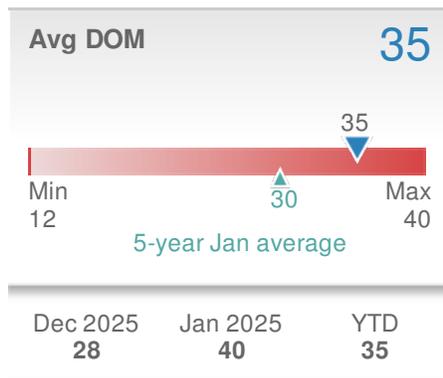
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### Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for January was \$520,000, representing a decrease of 18.8% compared to last month and a decrease of 34% from Jan 2025. The average days on market for units sold in January was 35 days, 17% above the 5-year January average of 30 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 25; and a 33.3% decrease in supply to 14 active units.

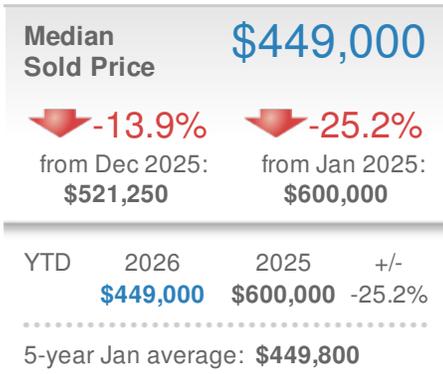
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 1.10 in December and an increase from 1.53 in January 2025. The Contract Ratio is 13% higher than the 5-year January average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Colonial (Montgomery, PA) - Attached

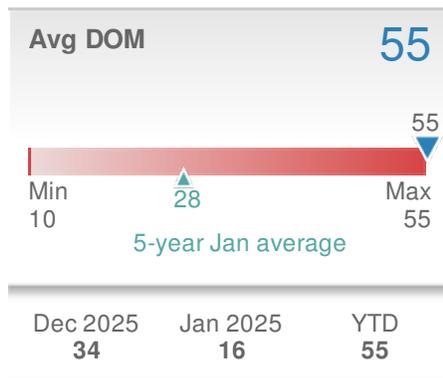
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for January was \$449,000, representing a decrease of 13.9% compared to last month and a decrease of 25.2% from Jan 2025. The average days on market for units sold in January was 55 days, 96% above the 5-year January average of 28 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; a 3.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 29; and a 10% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.40 in December and a decrease from 2.05 in January 2025. The Contract Ratio is 13% lower than the 5-year January average of 1.86. 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.



**January 2026**

Colonial (Montgomery, PA) - Attached/Townhouse

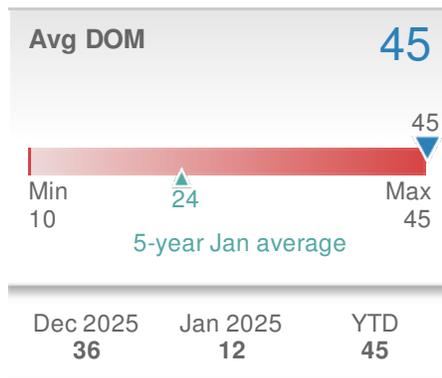
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$495,000, representing a decrease of 6.7% compared to last month and a decrease of 26.1% from Jan 2025. The average days on market for units sold in January was 45 days, 89% above the 5-year January average of 24 days. There was a 75% month over month increase in new contract activity with 14 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 23; and a 16.7% decrease in supply to 10 active units.

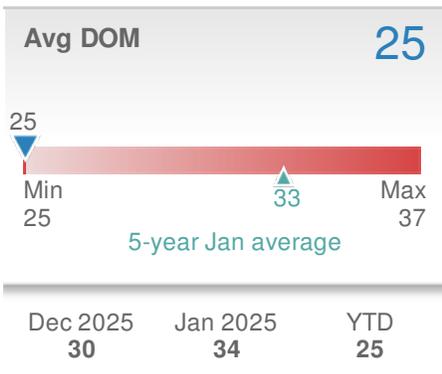
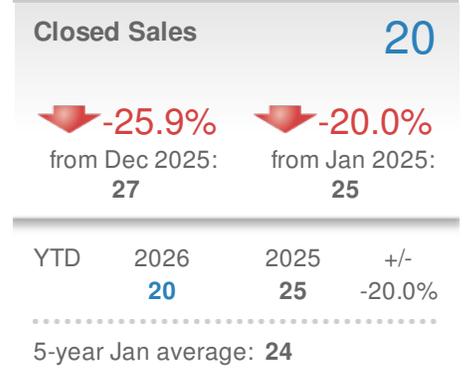
This activity resulted in a Contract Ratio of 2.30 pendings per active listing, up from 2.00 in December and an increase from 2.12 in January 2025. The Contract Ratio is 7% higher than the 5-year January average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Hatboro-Horsham (Montgomery, PA)

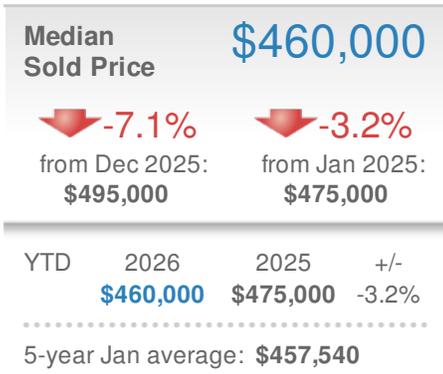
Email: ldavis@tcsr.realtor



# January 2026

## Hatboro-Horsham (Montgomery, PA) - Detached

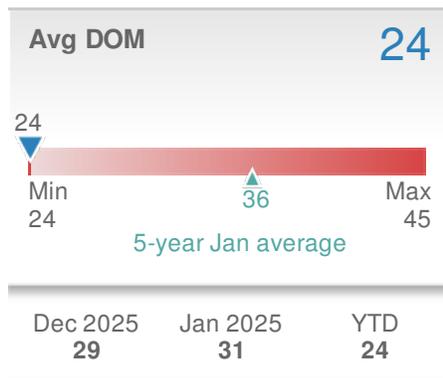
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for January was \$460,000, representing a decrease of 7.1% compared to last month and a decrease of 3.2% from Jan 2025. The average days on market for units sold in January was 24 days, 33% below the 5-year January average of 36 days. There was no month over month change in new contract activity with 14 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 21; and a 20% decrease in supply to 16 active units.

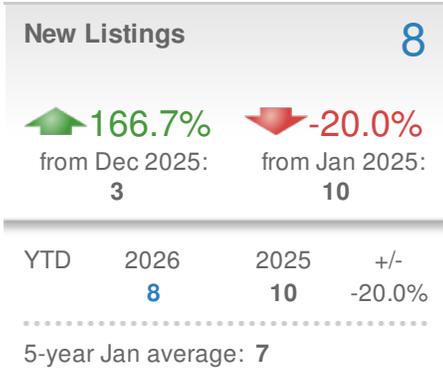
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.10 in December and an increase from 0.81 in January 2025. The Contract Ratio is 20% higher than the 5-year January average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Hatboro-Horsham (Montgomery, PA) - Attached

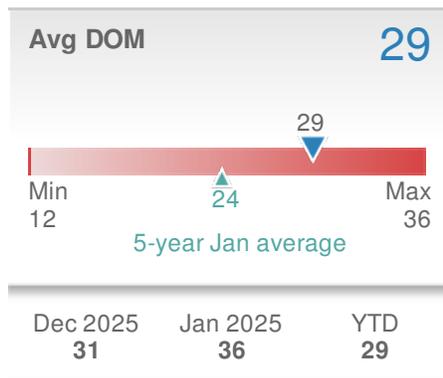
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for January was \$424,750, representing a decrease of 3.5% compared to last month and an increase of 14.8% from Jan 2025. The average days on market for units sold in January was 29 days, 21% above the 5-year January average of 24 days. There was a 150% month over month increase in new contract activity with 10 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and a 15.4% decrease in supply to 11 active units.

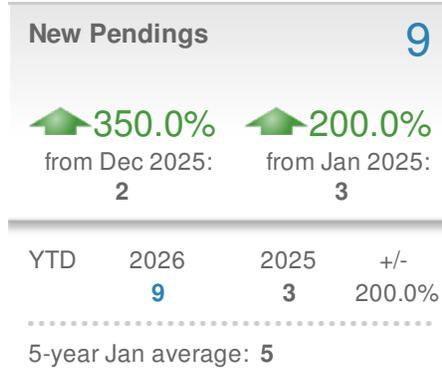
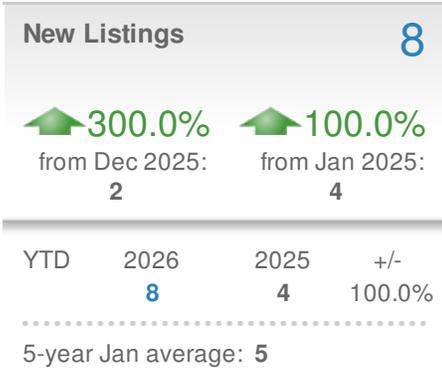
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.00 in December and an increase from 0.79 in January 2025. The Contract Ratio is 51% higher than the 5-year January average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

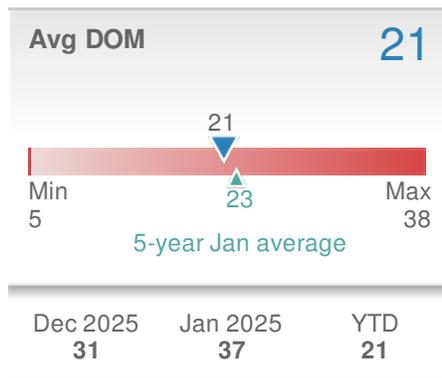
15 County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$480,000, representing an increase of 9.1% compared to last month and an increase of 23.1% from Jan 2025. The average days on market for units sold in January was 21 days, 7% below the 5-year January average of 23 days. There was a 350% month over month increase in new contract activity with 9 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 16; and a 9.1% decrease in supply to 10 active units.

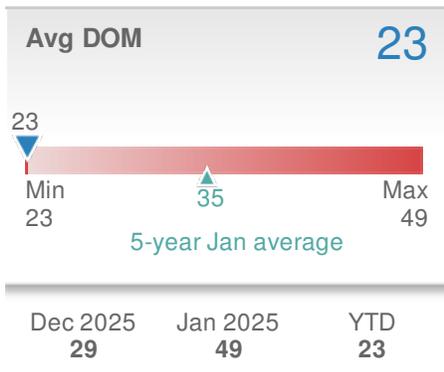
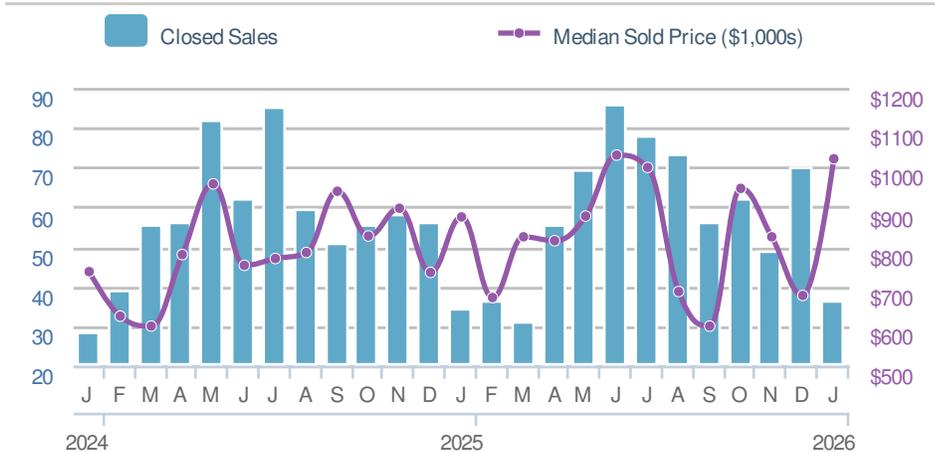
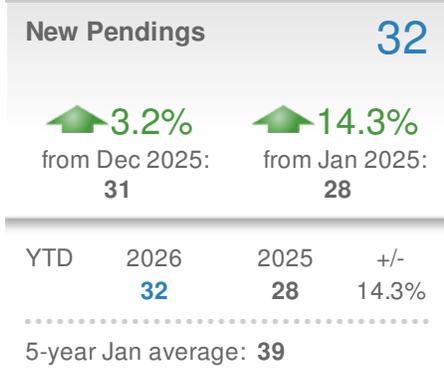
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.00 in December and an increase from 0.80 in January 2025. The Contract Ratio is 60% higher than the 5-year January average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor



# January 2026

## Lower Merion (Montgomery, PA) - Detached

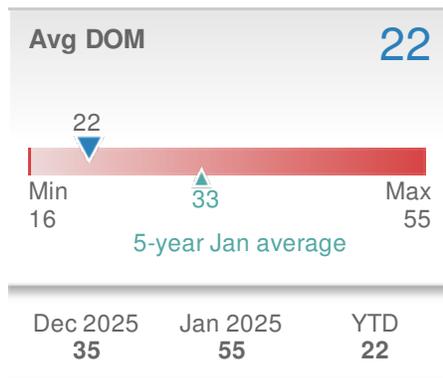
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Email: ldavis@tcsr.realtor



### Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for January was \$1,350,000, representing an increase of 25.6% compared to last month and an increase of 14.4% from Jan 2025. The average days on market for units sold in January was 22 days, 34% below the 5-year January average of 33 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 24; and no change in supply with 32 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.00 in December and a decrease from 0.82 in January 2025. The Contract Ratio is 27% lower than the 5-year January average of 1.02. 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.



# January 2026

## Lower Merion (Montgomery, PA) - Attached

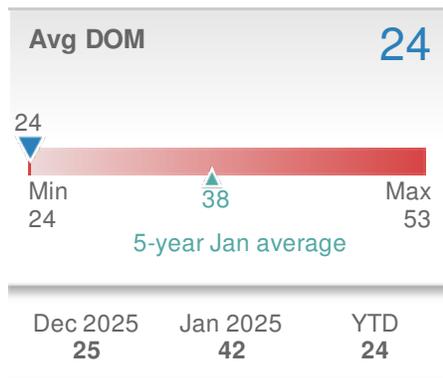
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for January was \$450,000, representing no change compared to last month and an increase of 18.4% from Jan 2025. The average days on market for units sold in January was 24 days, 37% below the 5-year January average of 38 days. There was a 33.3% month over month increase in new contract activity with 16 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 21; and a 1.9% increase in supply to 54 active units.

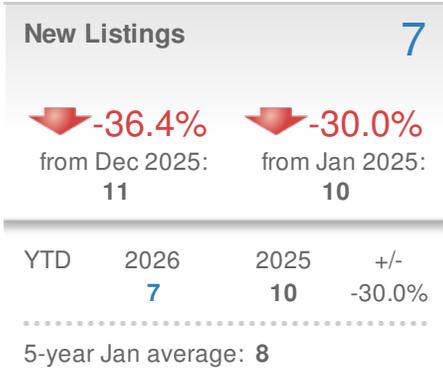
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, up from 0.34 in December and a decrease from 0.85 in January 2025. The Contract Ratio is 65% lower than the 5-year January average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Lower Merion (Montgomery, PA) - Attached/Townhouse

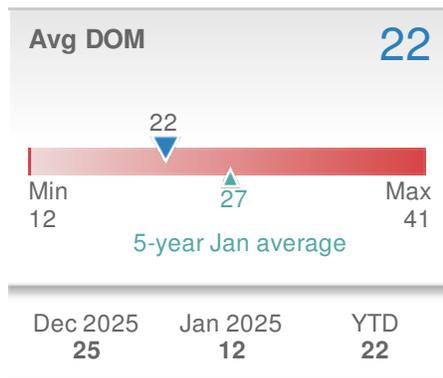
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### Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$452,500, representing a decrease of 8.1% compared to last month and an increase of 19.1% from Jan 2025. The average days on market for units sold in January was 22 days, 19% below the 5-year January average of 27 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.50 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 60% lower than the 5-year January average of 1.52. 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.



# January 2026

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings** 15

↑ **200.0%** ↓ **-6.3%**  
 from Dec 2025: 5 from Jan 2025: 16

YTD	2026	2025	+/-
	<b>15</b>	16	-6.3%

5-year Jan average: 20

**New Pendings** 11

↑ **10.0%** ↓ **-42.1%**  
 from Dec 2025: 10 from Jan 2025: 19

YTD	2026	2025	+/-
	<b>11</b>	19	-42.1%

5-year Jan average: 18

**Closed Sales** 11

↓ **-35.3%** ↓ **-54.2%**  
 from Dec 2025: 17 from Jan 2025: 24

YTD	2026	2025	+/-
	<b>11</b>	24	-54.2%

5-year Jan average: 20

**Median Sold Price** \$745,000

↑ **35.5%** ↑ **65.9%**  
 from Dec 2025: \$550,000 from Jan 2025: \$449,000

YTD	2026	2025	+/-
	<b>\$745,000</b>	\$449,000	65.9%

5-year Jan average: \$514,388



**Active Listings** 29

29  
 Min 29 Max 37  
 5-year Jan average: 33

Dec 2025	Jan 2025
22	34

**Avg DOM** 38

38  
 Min 25 Max 43  
 5-year Jan average: 33

Dec 2025	Jan 2025	YTD
60	26	38

**Avg Sold to OLP Ratio** 97.3%

97.3%  
 Min 94.2% Max 100.2%  
 5-year Jan average: 98.1%

Dec 2025	Jan 2025	YTD
96.3%	98.8%	97.3%

# January 2026

## Methacton (Montgomery, PA) - Detached

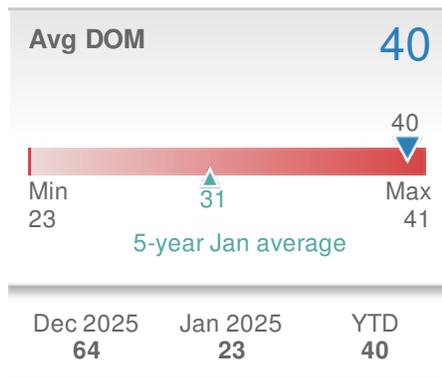
Tri-County Suburban REALTORS  
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### Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for January was \$747,500, representing an increase of 24% compared to last month and an increase of 64.5% from Jan 2025. The average days on market for units sold in January was 40 days, 27% above the 5-year January average of 31 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 12; and a 38.9% increase in supply to 25 active units.

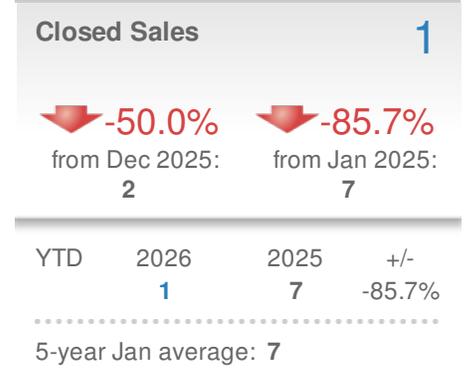
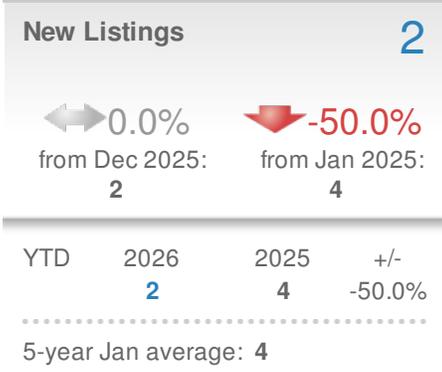
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.89 in December and a decrease from 0.73 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Methacton (Montgomery, PA) - Attached

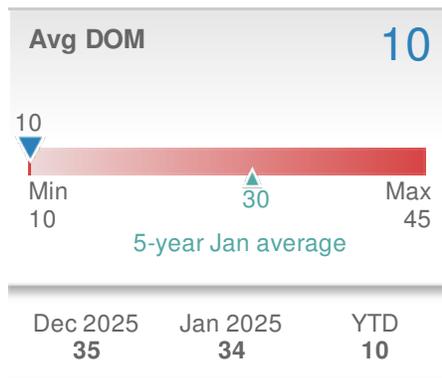
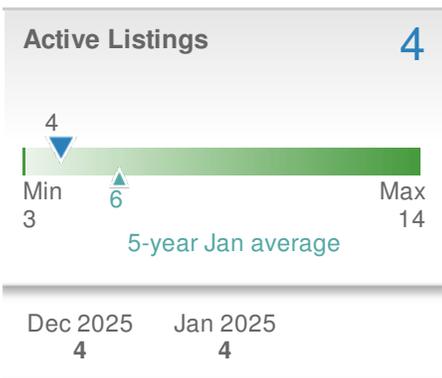
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for January was \$468,350, representing an increase of 27.4% compared to last month and an increase of 27.8% from Jan 2025. The average days on market for units sold in January was 10 days, 67% below the 5-year January average of 30 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 4 active units.

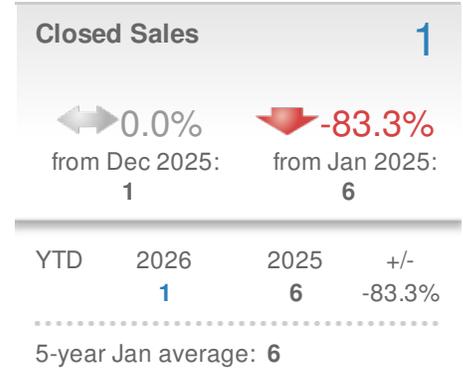
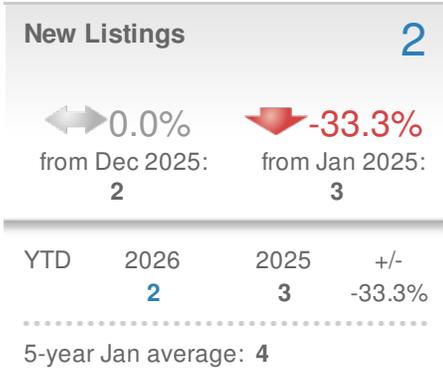
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.25 in December and a decrease from 1.00 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Methacton (Montgomery, PA) - Attached/Townhouse

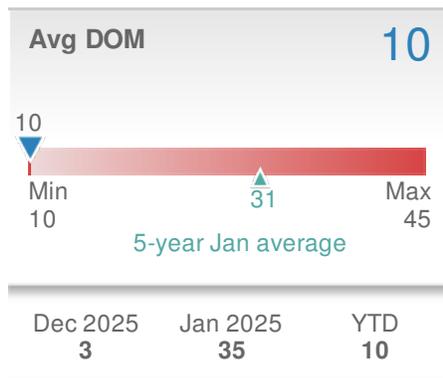
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$468,350, representing an increase of 14.2% compared to last month and an increase of 5.5% from Jan 2025. The average days on market for units sold in January was 10 days, 68% below the 5-year January average of 31 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 4 active units.

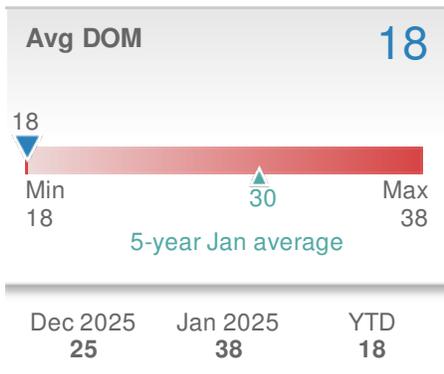
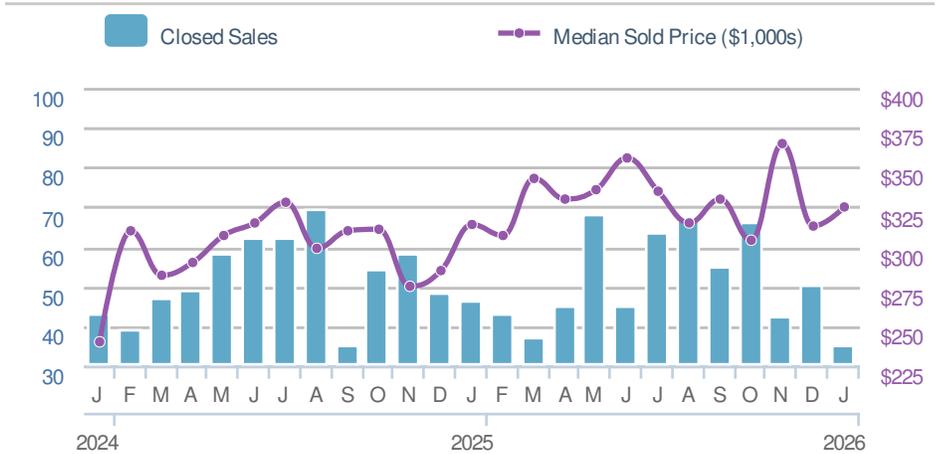
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.25 in December and a decrease from 1.33 in January 2025. The Contract Ratio is 40% lower than the 5-year January average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Norristown Area (Montgomery, PA)

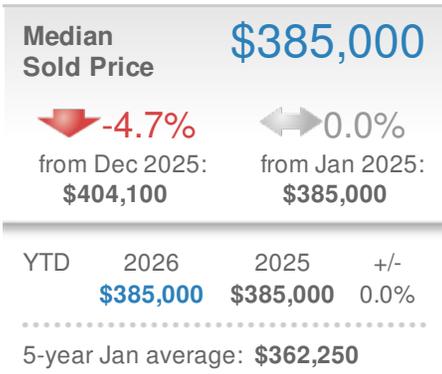
Email: ldavis@tcsr.realtor



## January 2026

### Norristown Area (Montgomery, PA) - Detached

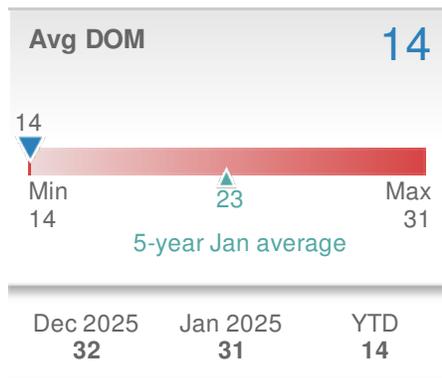
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for January was \$385,000, representing a decrease of 4.7% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 14 days, 38% below the 5-year January average of 23 days. There was a 36.4% month over month increase in new contract activity with 15 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 20; and no change in supply with 14 active units.

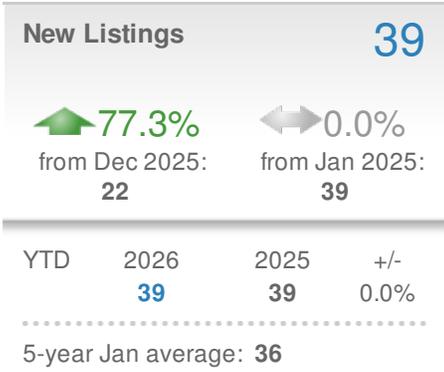
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.21 in December and a decrease from 1.59 in January 2025. The Contract Ratio is 24% lower than the 5-year January average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Norristown Area (Montgomery, PA) - Attached

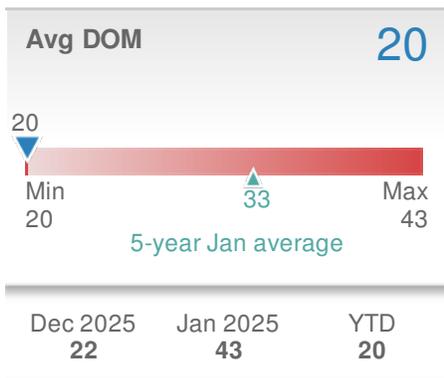
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for January was \$300,750, representing an increase of 13.1% compared to last month and an increase of 13.5% from Jan 2025. The average days on market for units sold in January was 20 days, 40% below the 5-year January average of 33 days. There was a 6.1% month over month decrease in new contract activity with 31 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 62; and a 22.5% increase in supply to 49 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.55 in December and no change from January 2025. The Contract Ratio is 19% lower than the 5-year January average of 1.56. 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.



## January 2026

### Norristown Area (Montgomery, PA) - Attached/Townhouse

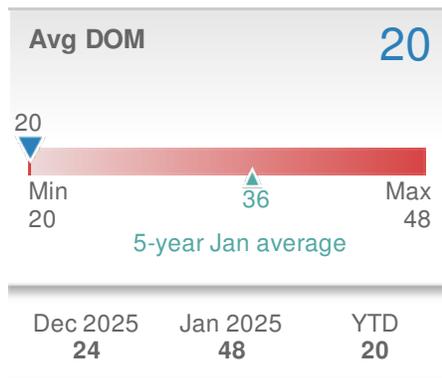
McCounty Suburban REALTORS  
Email: ldavis@tcsr.realtor



#### Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$317,000, representing an increase of 13.2% compared to last month and an increase of 15.9% from Jan 2025. The average days on market for units sold in January was 20 days, 44% below the 5-year January average of 36 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; an 11.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 59; and a 6.1% increase in supply to 35 active units.

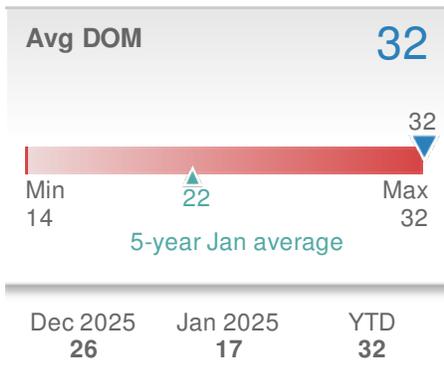
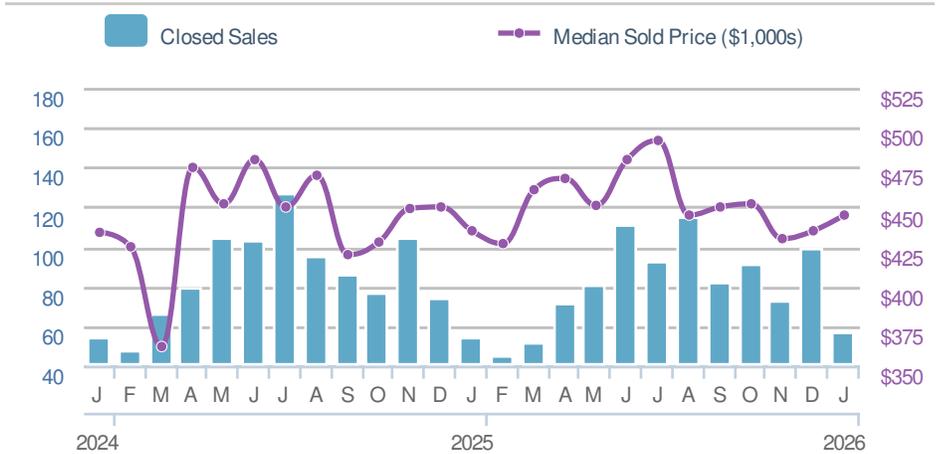
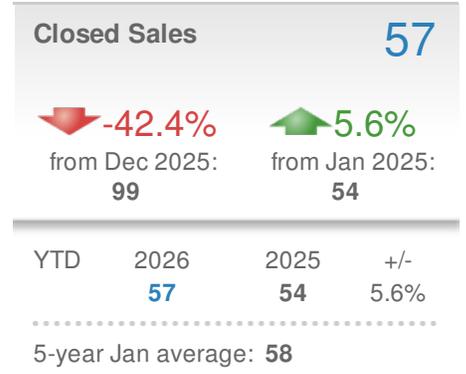
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.61 in December and an increase from 1.22 in January 2025. The Contract Ratio is 5% higher than the 5-year January average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## North Penn (Montgomery, PA)

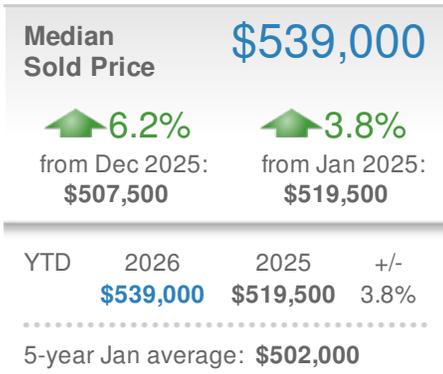
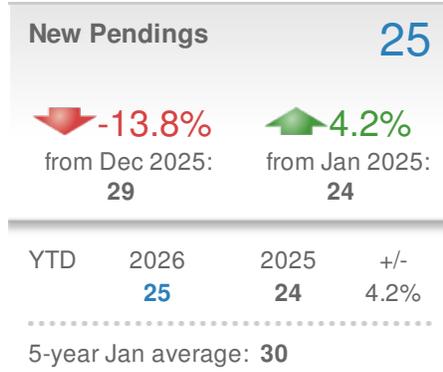
Email: ldavis@tcsr.realtor



## January 2026

### North Penn (Montgomery, PA) - Detached

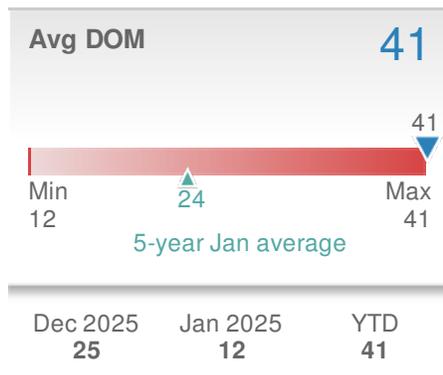
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for January was \$539,000, representing an increase of 6.2% compared to last month and an increase of 3.8% from Jan 2025. The average days on market for units sold in January was 41 days, 71% above the 5-year January average of 24 days. There was a 13.8% month over month decrease in new contract activity with 25 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 35; and a 3.9% increase in supply to 53 active units.

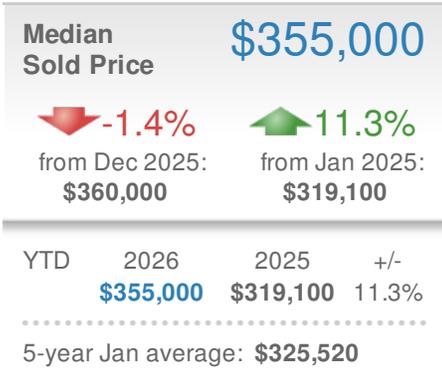
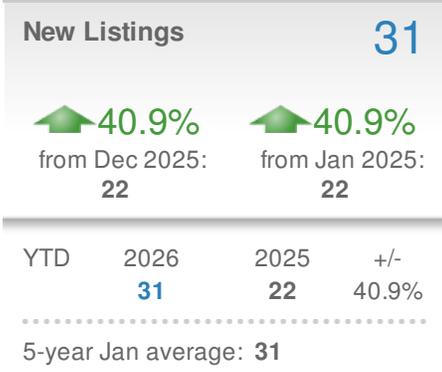
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.88 in December and a decrease from 0.91 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## North Penn (Montgomery, PA) - Attached

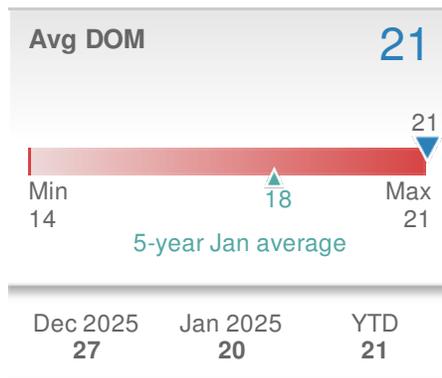
Tri-County Suburban REALTORS  
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### Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for January was \$355,000, representing a decrease of 1.4% compared to last month and an increase of 11.3% from Jan 2025. The average days on market for units sold in January was 21 days, 14% above the 5-year January average of 18 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 44; and a 4.1% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.73 in December and a decrease from 1.25 in January 2025. The Contract Ratio is 55% lower than the 5-year January average of 2.09. 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.



# January 2026

## North Penn (Montgomery, PA) - Attached/Townhouse

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**New Listings** **23**

▲ **91.7%** ▲ **43.8%**  
 from Dec 2025: **12** from Jan 2025: **16**

YTD	2026	2025	+/-
	<b>23</b>	<b>16</b>	<b>43.8%</b>

5-year Jan average: **22**

**New Pendings** **24**

▲ **20.0%** ▲ **41.2%**  
 from Dec 2025: **20** from Jan 2025: **17**

YTD	2026	2025	+/-
	<b>24</b>	<b>17</b>	<b>41.2%</b>

5-year Jan average: **21**

**Closed Sales** **19**

▼ **-57.8%** ▼ **-17.4%**  
 from Dec 2025: **45** from Jan 2025: **23**

YTD	2026	2025	+/-
	<b>19</b>	<b>23</b>	<b>-17.4%</b>

5-year Jan average: **21**

**Median Sold Price** **\$370,000**

▼ **-5.6%** ▼ **-15.9%**  
 from Dec 2025: **\$392,000** from Jan 2025: **\$440,000**

YTD	2026	2025	+/-
	<b>\$370,000</b>	<b>\$440,000</b>	<b>-15.9%</b>

5-year Jan average: **\$382,700**

### Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$370,000, representing a decrease of 5.6% compared to last month and a decrease of 15.9% from Jan 2025. The average days on market for units sold in January was 22 days, 18% above the 5-year January average of 19 days. There was a 20% month over month increase in new contract activity with 24 New Pendings; a 17.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 33; and no change in supply with 32 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.88 in December and a decrease from 1.05 in January 2025. The Contract Ratio is 55% lower than the 5-year January average of 2.27. 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** **32**

Dec 2025	Jan 2025	YTD
<b>32</b>	<b>21</b>	<b>32</b>

**Avg DOM** **22**

Dec 2025	Jan 2025	YTD
<b>27</b>	<b>21</b>	<b>22</b>

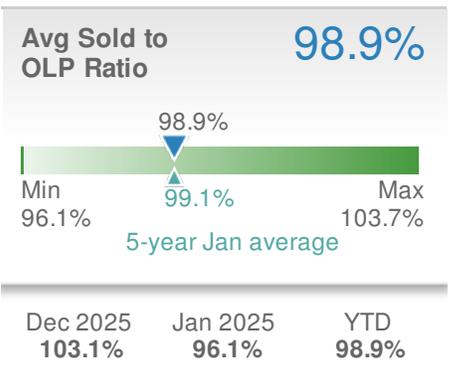
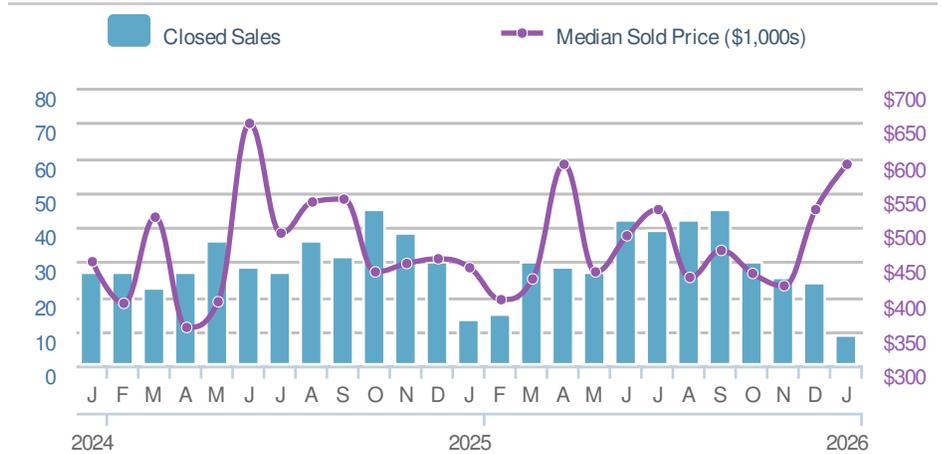
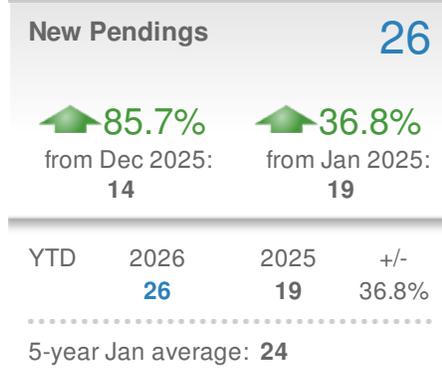
**Avg Sold to OLP Ratio** **98.9%**

Dec 2025	Jan 2025	YTD
<b>98.7%</b>	<b>99.1%</b>	<b>98.9%</b>

# January 2026

## Perkiomen Valley (Montgomery, PA)

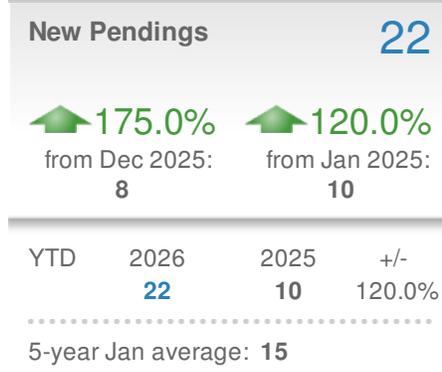
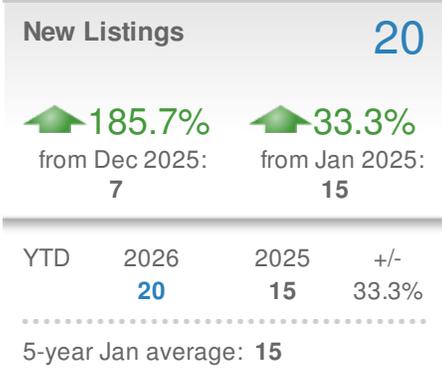
Email: ldavis@tcsr.realtor



**January 2026**

Perkiomen Valley (Montgomery, PA) - Detached

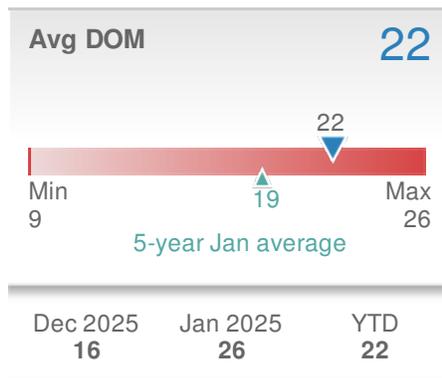
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for January was \$622,500, representing a decrease of 1.2% compared to last month and an increase of 36.8% from Jan 2025. The average days on market for units sold in January was 22 days, 15% above the 5-year January average of 19 days. There was a 175% month over month increase in new contract activity with 22 New Pendings; an 87.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 30; and a 14.7% decrease in supply to 29 active units.

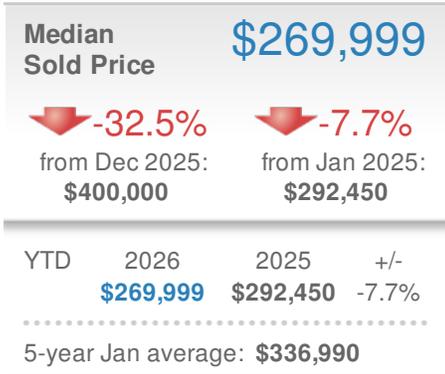
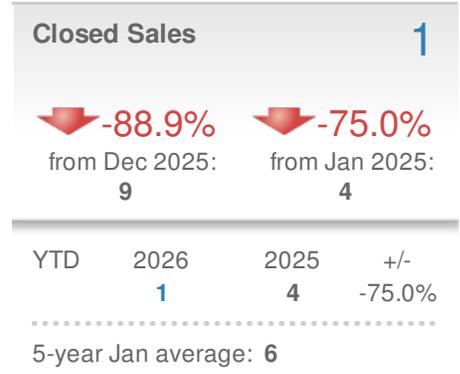
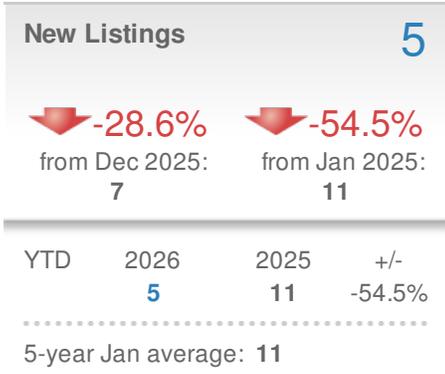
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.47 in December and an increase from 0.75 in January 2025. The Contract Ratio is 9% lower than the 5-year January average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Perkiomen Valley (Montgomery, PA) - Attached

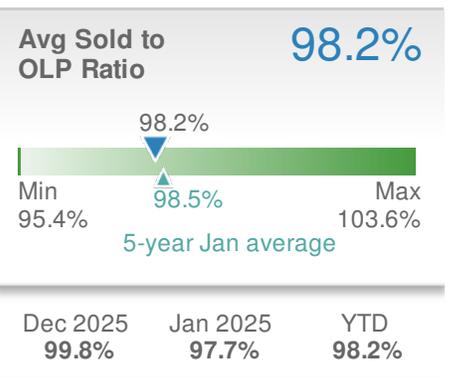
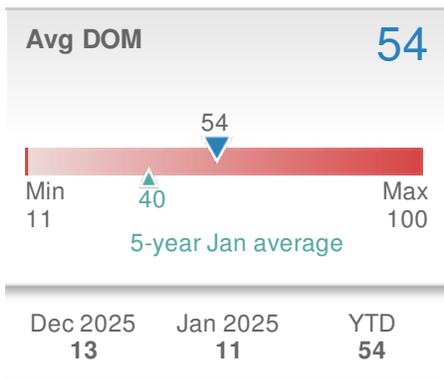
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for January was \$269,999, representing a decrease of 32.5% compared to last month and a decrease of 7.7% from Jan 2025. The average days on market for units sold in January was 54 days, 36% above the 5-year January average of 40 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and an 18.8% increase in supply to 19 active units.

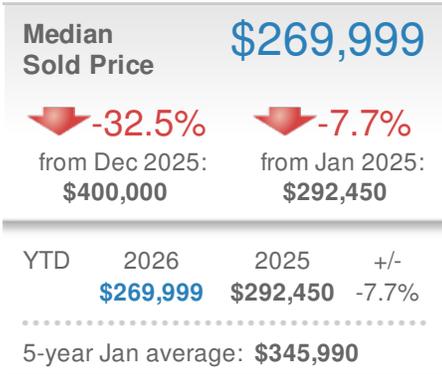
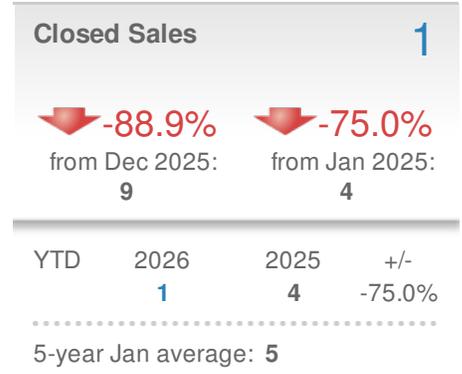
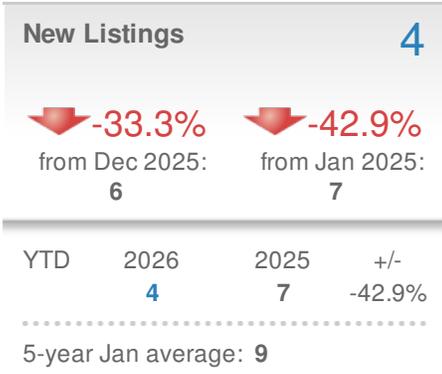
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, up from 0.31 in December and a decrease from 0.65 in January 2025. The Contract Ratio is 70% lower than the 5-year January average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

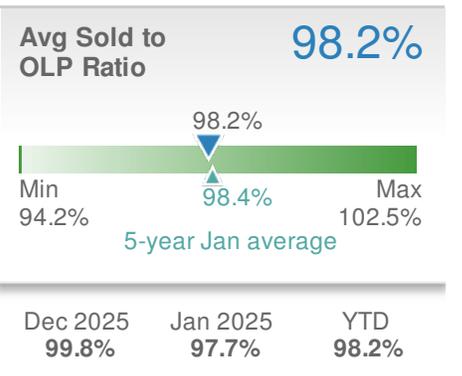
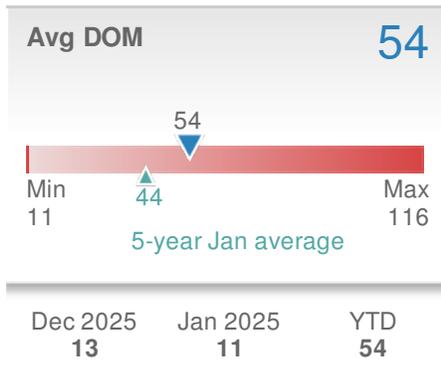
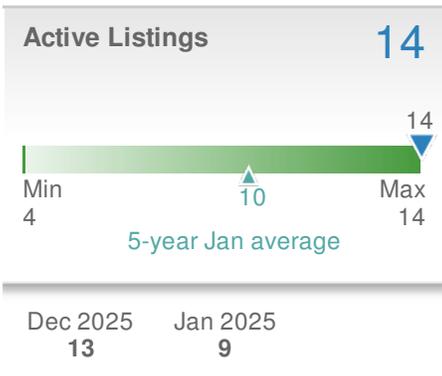
Lehigh Valley County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$269,999, representing a decrease of 32.5% compared to last month and a decrease of 7.7% from Jan 2025. The average days on market for units sold in January was 54 days, 23% above the 5-year January average of 44 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 6; and a 7.7% increase in supply to 14 active units.

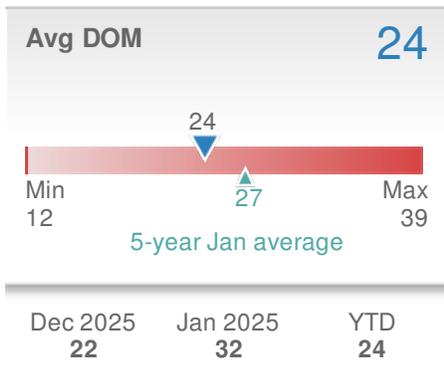
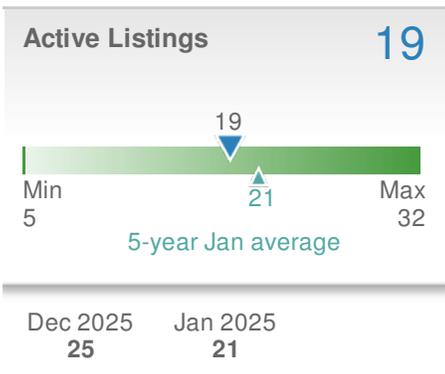
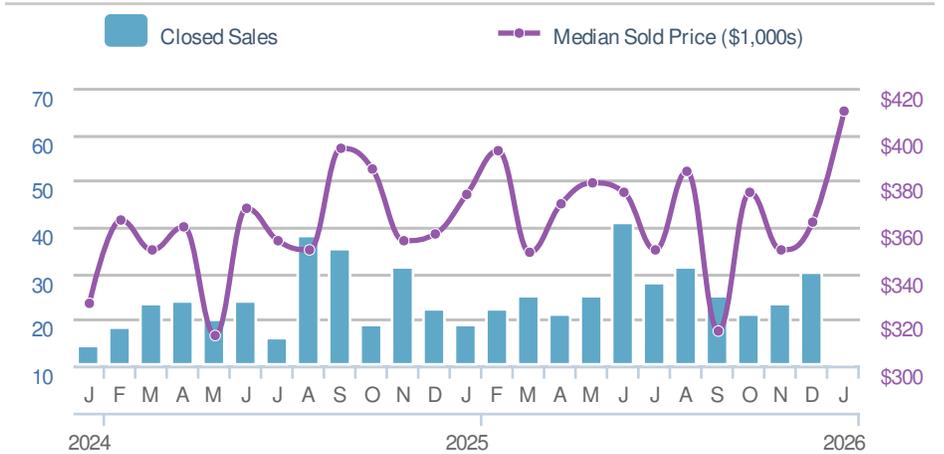
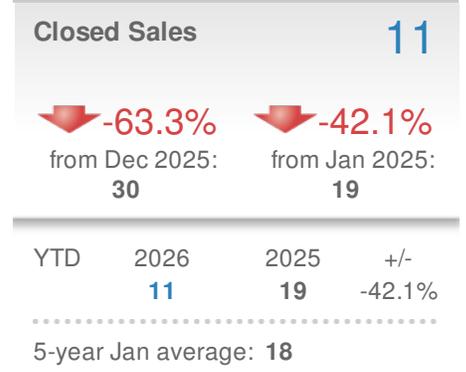
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, up from 0.31 in December and a decrease from 0.89 in January 2025. The Contract Ratio is 68% lower than the 5-year January average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

Pottsgrove (Montgomery, PA)

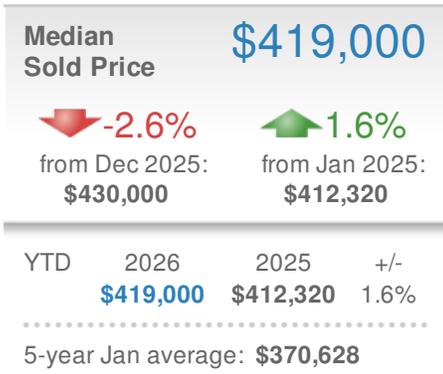
Email: ldavis@tcsr.realtor



# January 2026

## Pottsgrove (Montgomery, PA) - Detached

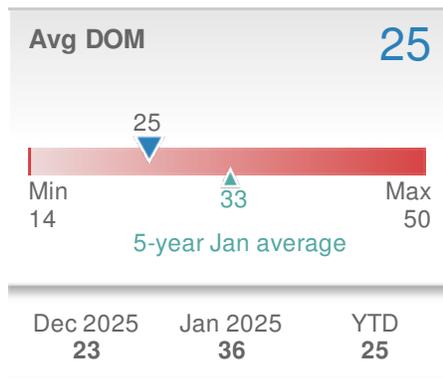
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for January was \$419,000, representing a decrease of 2.6% compared to last month and an increase of 1.6% from Jan 2025. The average days on market for units sold in January was 25 days, 23% below the 5-year January average of 33 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendings; a 3.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 27; and a 30% decrease in supply to 14 active units.

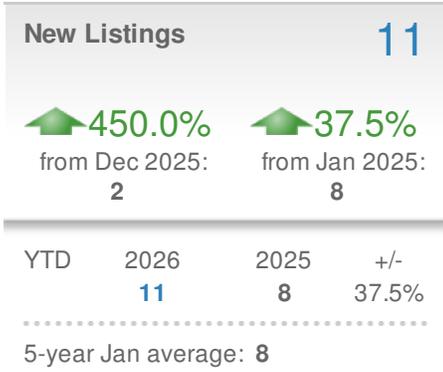
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.40 in December and an increase from 1.81 in January 2025. The Contract Ratio is 37% lower than the 5-year January average of 3.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Pottsgrove (Montgomery, PA) - Attached

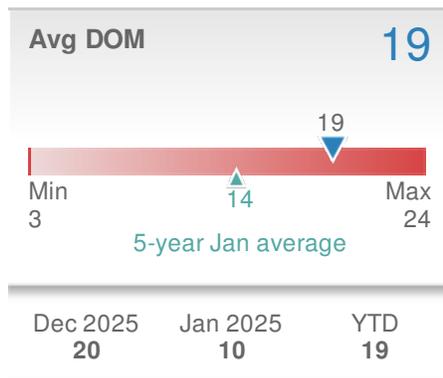
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for January was \$271,000, representing a decrease of 1.5% compared to last month and an increase of 0.4% from Jan 2025. The average days on market for units sold in January was 19 days, 34% above the 5-year January average of 14 days. There was a 233.3% month over month increase in new contract activity with 10 New Pendings; a 266.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and no change in supply with 5 active units.

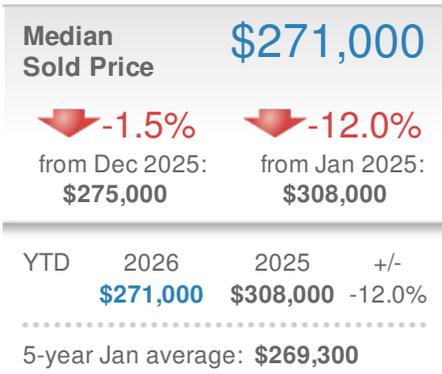
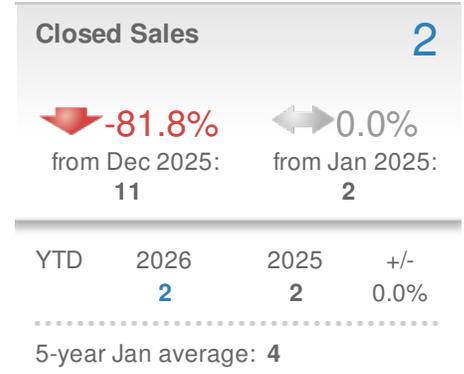
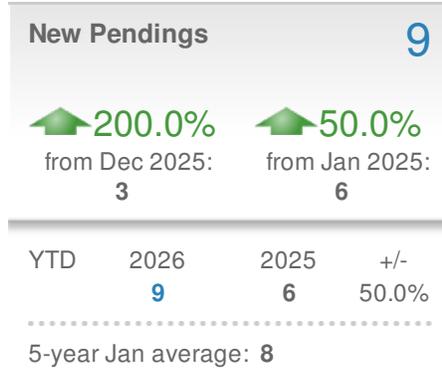
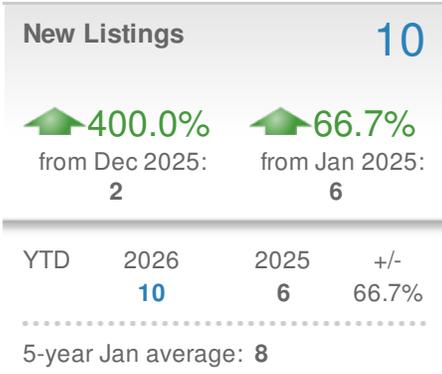
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 0.60 in December and an increase from 2.00 in January 2025. The Contract Ratio is 66% lower than the 5-year January average of 6.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Pottsgrove (Montgomery, PA) - Attached/Townhouse

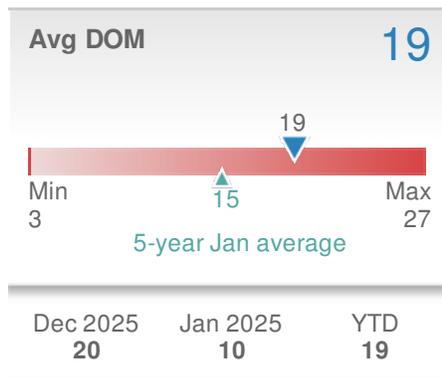
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$271,000, representing a decrease of 1.5% compared to last month and a decrease of 12% from Jan 2025. The average days on market for units sold in January was 19 days, 27% above the 5-year January average of 15 days. There was a 200% month over month increase in new contract activity with 9 New Pendings; a 233.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 10; and no change in supply with 5 active units.

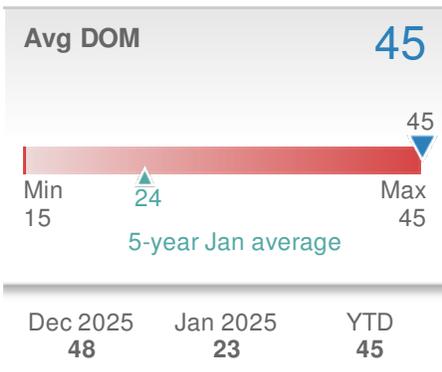
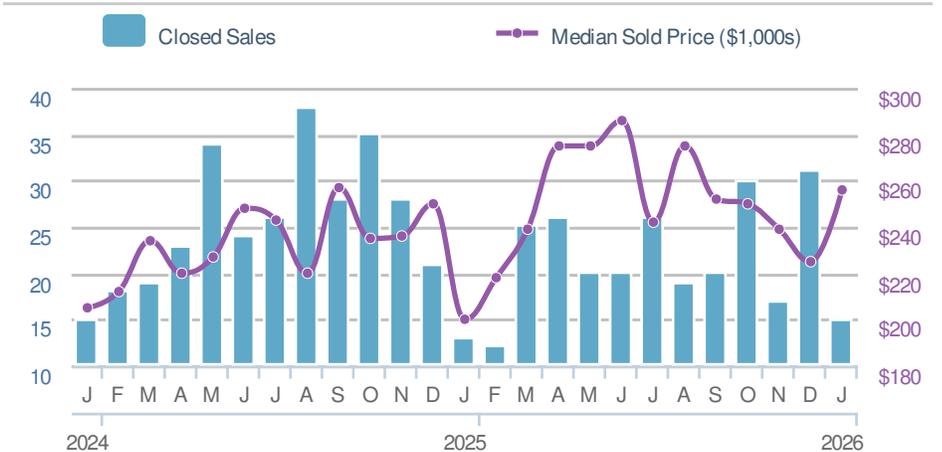
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.60 in December and a decrease from 3.33 in January 2025. The Contract Ratio is 70% lower than the 5-year January average of 6.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

Pottstown (Montgomery, PA)

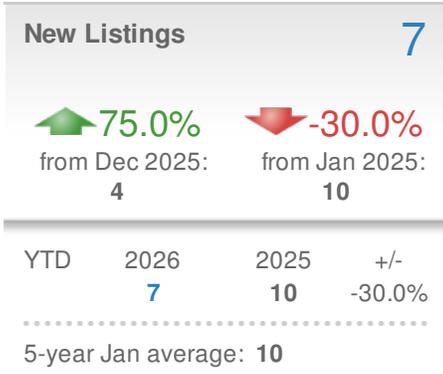
Email: ldavis@tcsr.realtor



# January 2026

## Pottstown (Montgomery, PA) - Detached

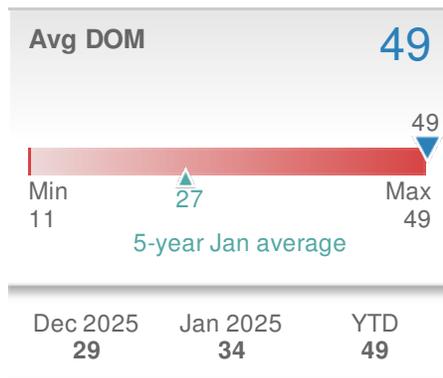
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for January was \$258,000, representing a decrease of 4.9% compared to last month and a decrease of 2.6% from Jan 2025. The average days on market for units sold in January was 49 days, 84% above the 5-year January average of 27 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 8; and a 50% increase in supply to 12 active units.

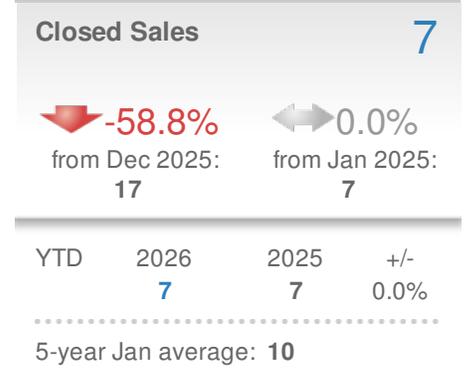
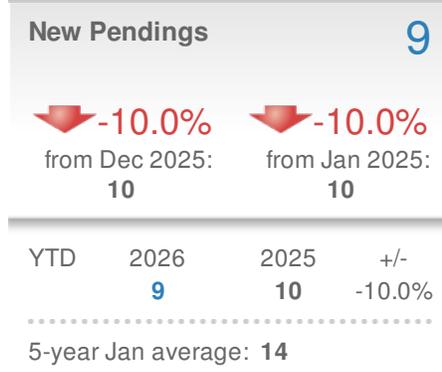
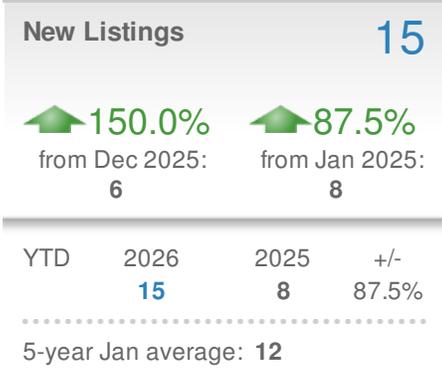
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.50 in December and a decrease from 0.75 in January 2025. The Contract Ratio is 44% lower than the 5-year January average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Pottstown (Montgomery, PA) - Attached

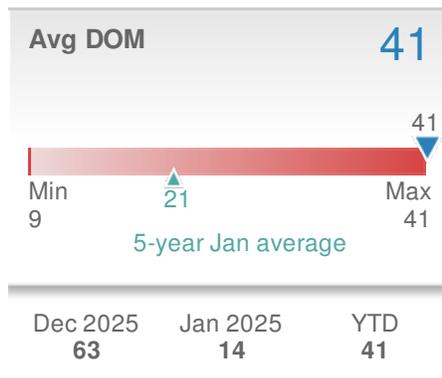
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for January was \$255,000, representing an increase of 24.4% compared to last month and an increase of 40.5% from Jan 2025. The average days on market for units sold in January was 41 days, 95% above the 5-year January average of 21 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 10; and a 29.4% increase in supply to 22 active units.

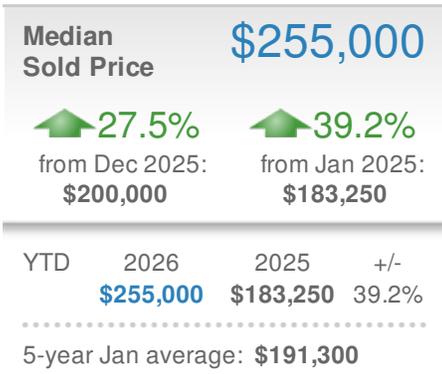
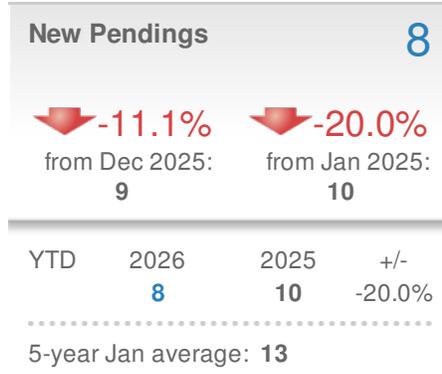
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.47 in December and a decrease from 0.64 in January 2025. The Contract Ratio is 69% lower than the 5-year January average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Pottstown (Montgomery, PA) - Attached/Townhouse

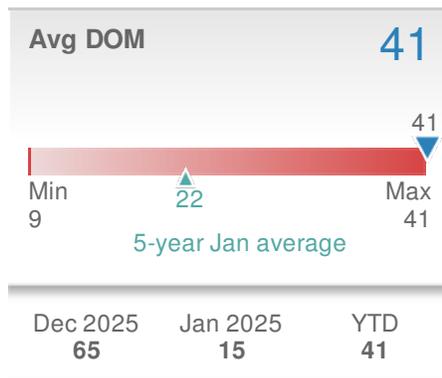
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Email: ldavis@tcsr.realtor



### Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$255,000, representing an increase of 27.5% compared to last month and an increase of 39.2% from Jan 2025. The average days on market for units sold in January was 41 days, 86% above the 5-year January average of 22 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 8; and a 17.6% increase in supply to 20 active units.

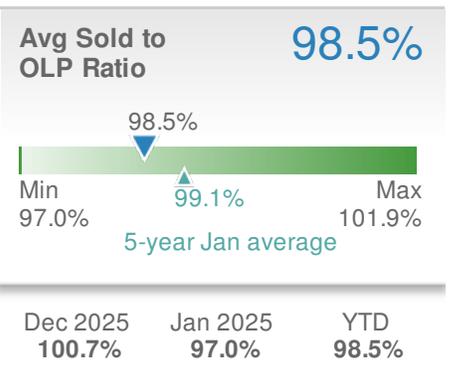
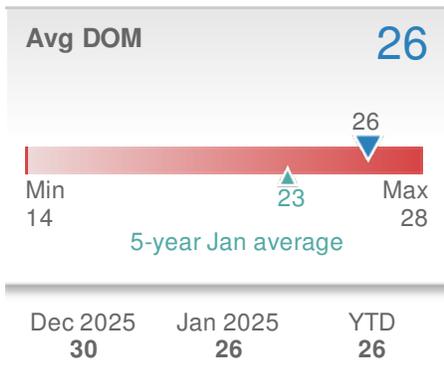
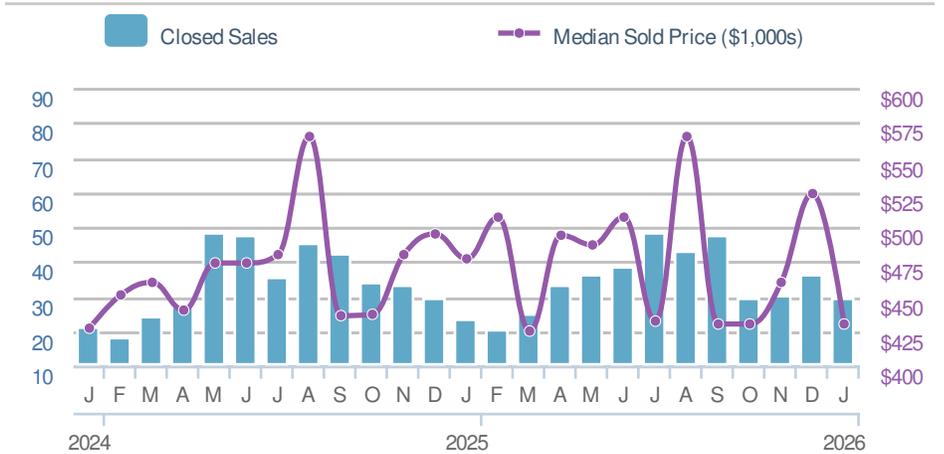
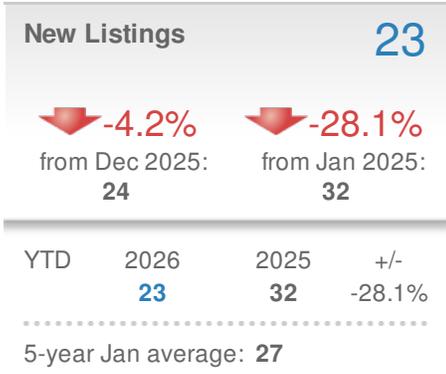
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.41 in December and a decrease from 0.69 in January 2025. The Contract Ratio is 73% lower than the 5-year January average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Souderton Area (Montgomery, PA)

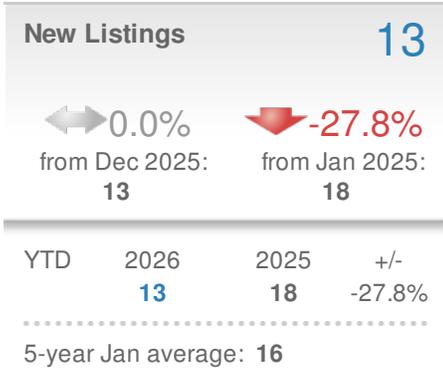
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# January 2026

## Souderton Area (Montgomery, PA) - Detached

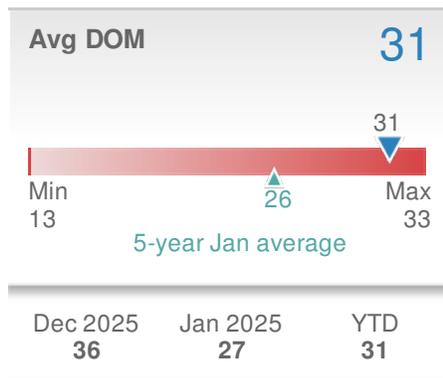
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### Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for January was \$529,900, representing a decrease of 4% compared to last month and a decrease of 21.5% from Jan 2025. The average days on market for units sold in January was 31 days, 21% above the 5-year January average of 26 days. There was no month over month change in new contract activity with 15 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 20; and a 4.8% decrease in supply to 20 active units.

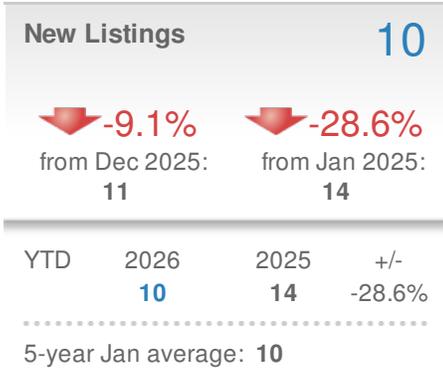
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.05 in December and no change from January 2025. The Contract Ratio is 16% lower than the 5-year January average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# January 2026

## Souderton Area (Montgomery, PA) - Attached

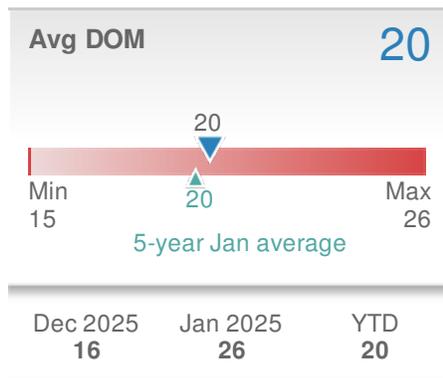
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### Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for January was \$405,250, representing an increase of 4.6% compared to last month and an increase of 3.2% from Jan 2025. The average days on market for units sold in January was 20 days, 1% above the 5-year January average of 20 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 64.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 5; and a 7.7% decrease in supply to 12 active units.

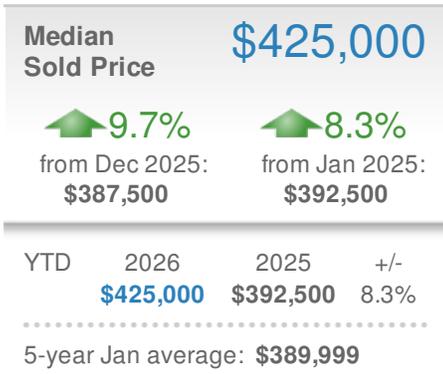
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 1.08 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## January 2026

### Souderton Area (Montgomery, PA) - Attached/Townhouse

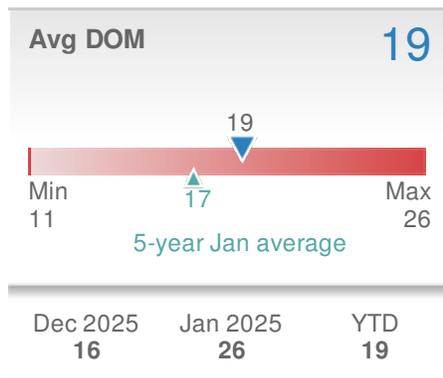
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### Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$425,000, representing an increase of 9.7% compared to last month and an increase of 8.3% from Jan 2025. The average days on market for units sold in January was 19 days, 9% above the 5-year January average of 17 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 61.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 5; and a 7.7% decrease in supply to 12 active units.

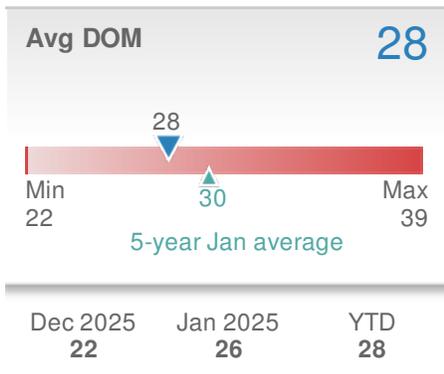
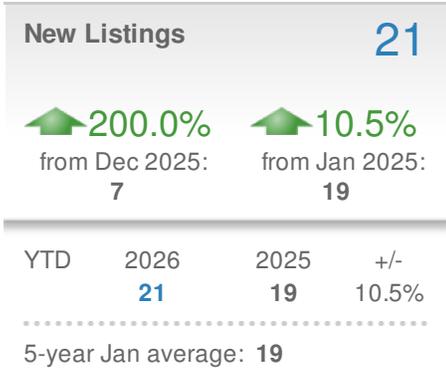
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 1.00 in December and a decrease from 0.75 in January 2025. The Contract Ratio is 82% lower than the 5-year January average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

Springfield (Delaware, PA)

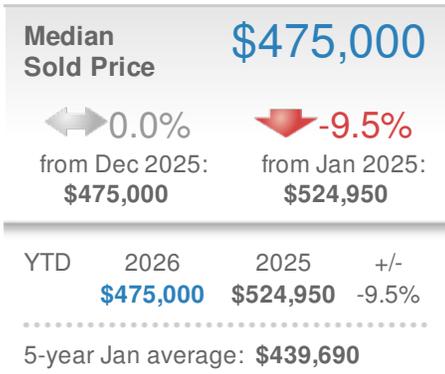
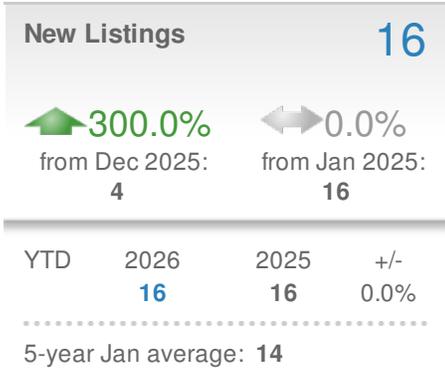
Email: ldavis@tcsr.realtor



**January 2026**

Springfield (Delaware, PA) - Detached

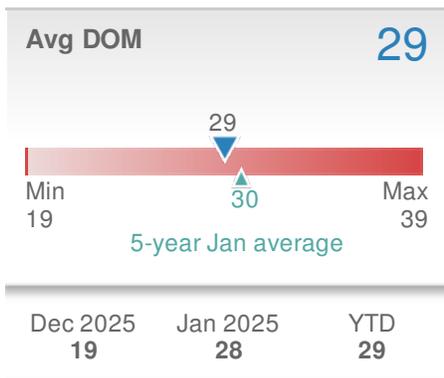
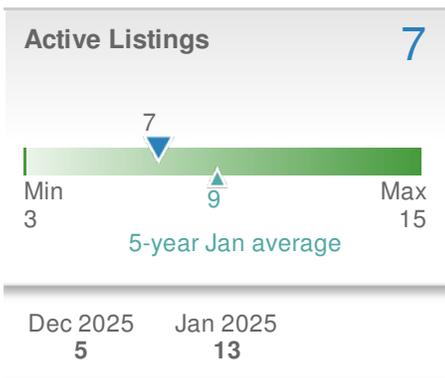
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**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for January was \$475,000, representing no change compared to last month and a decrease of 9.5% from Jan 2025. The average days on market for units sold in January was 29 days, 3% below the 5-year January average of 30 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 16; and a 40% increase in supply to 7 active units.

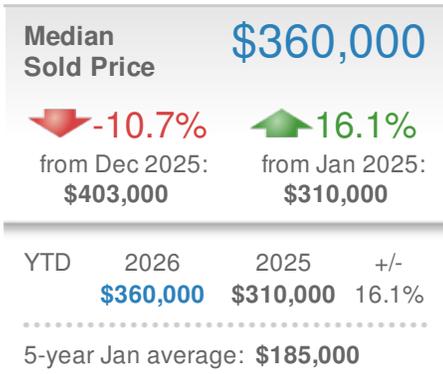
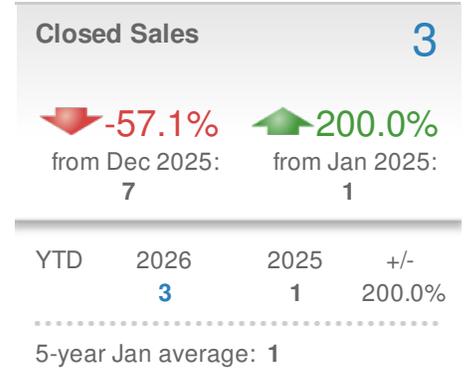
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, down from 3.40 in December and an increase from 1.15 in January 2025. The Contract Ratio is 16% lower than the 5-year January average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Springfield (Delaware, PA) - Attached

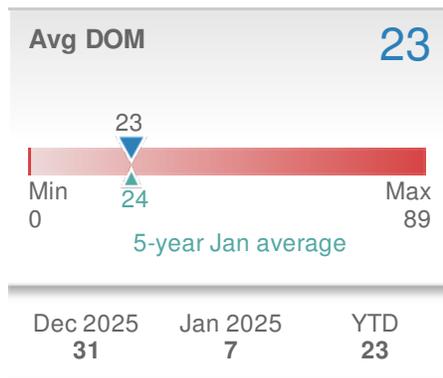
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### Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for January was \$360,000, representing a decrease of 10.7% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and no change in supply with 4 active units.

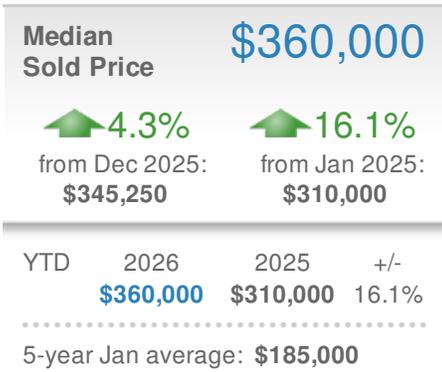
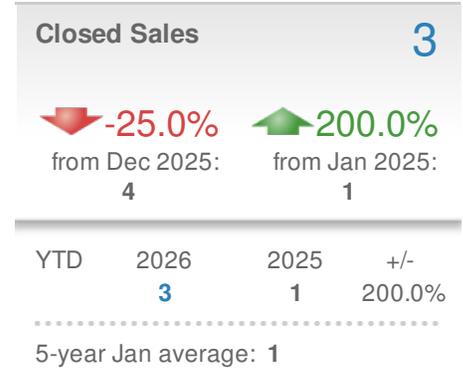
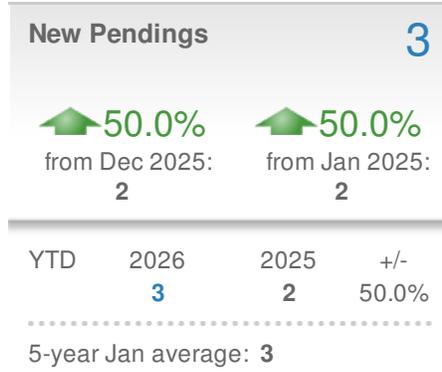
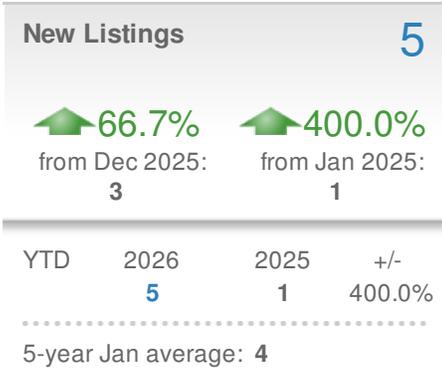
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.00 in December and an increase from 0.67 in January 2025. The Contract Ratio is 26% lower than the 5-year January average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Springfield (Delaware, PA) - Attached/Townhouse

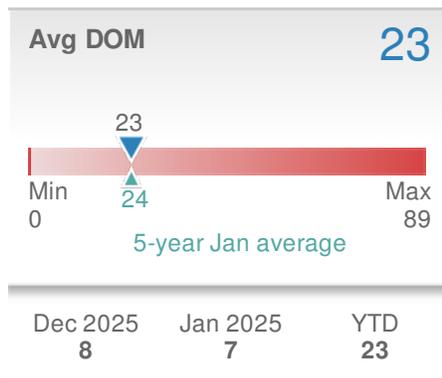
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**Summary**

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$360,000, representing an increase of 4.3% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 4; and a 33.3% increase in supply to 4 active units.

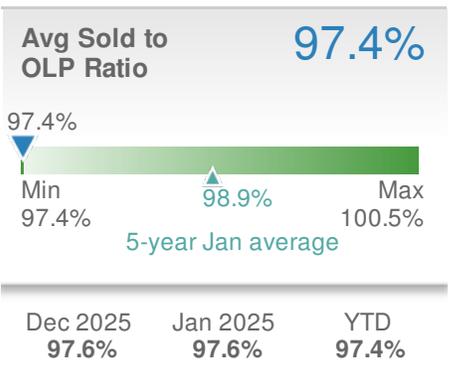
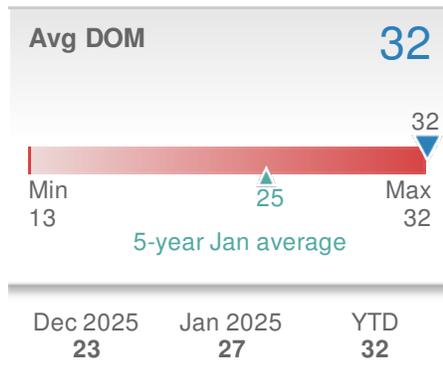
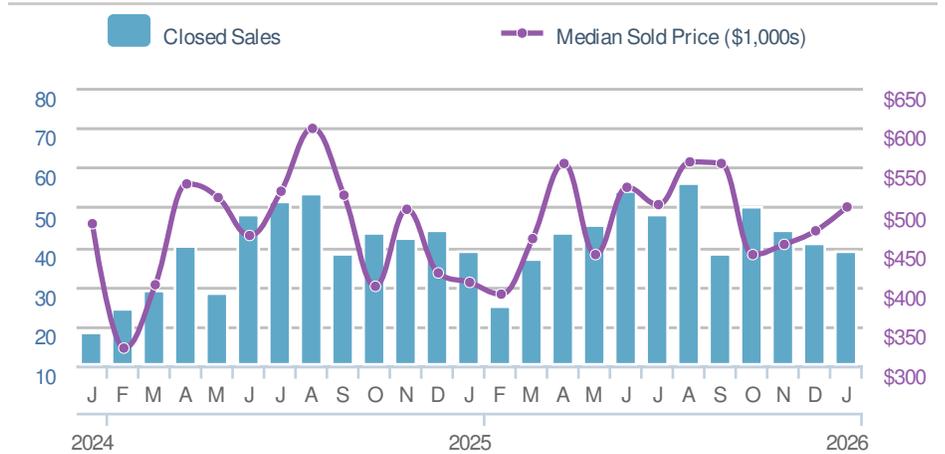
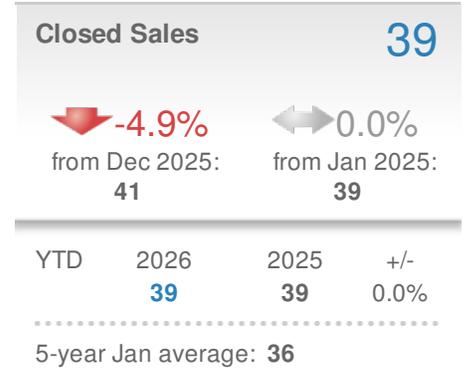
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.33 in December and a decrease from 2.00 in January 2025. The Contract Ratio is 57% lower than the 5-year January average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor



## January 2026

### Spring-Ford Area (Montgomery, PA) - Detached

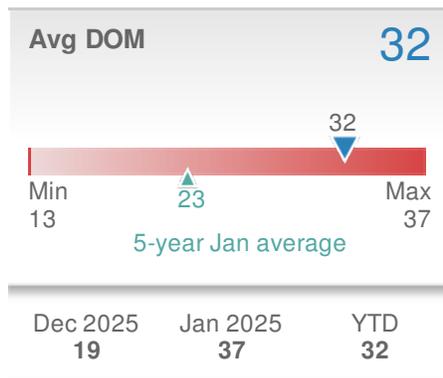
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### Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for January was \$603,750, representing a decrease of 14.4% compared to last month and an increase of 0.6% from Jan 2025. The average days on market for units sold in January was 32 days, 39% above the 5-year January average of 23 days. There was a 16.7% month over month increase in new contract activity with 14 New Pending; a 30.8% MoM decrease in All Pending (new contracts + contracts carried over from December) to 18; and a 12% decrease in supply to 22 active units.

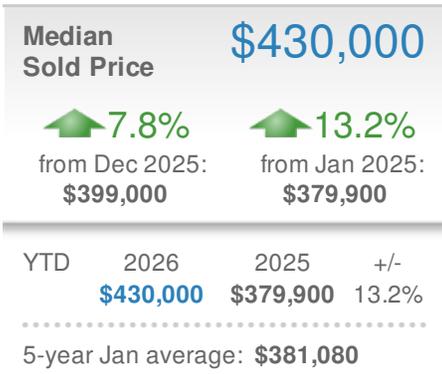
This activity resulted in a Contract Ratio of 0.82 pending per active listing, down from 1.04 in December and an increase from 0.69 in January 2025. The Contract Ratio is 3% lower than the 5-year January average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Spring-Ford Area (Montgomery, PA) - Attached

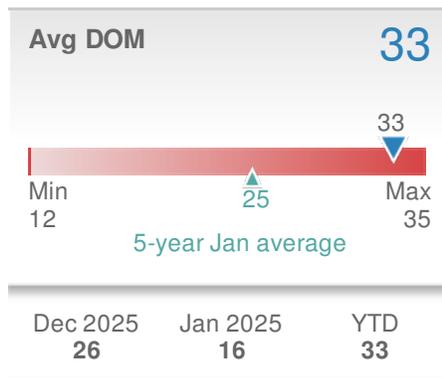
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**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for January was \$430,000, representing an increase of 7.8% compared to last month and an increase of 13.2% from Jan 2025. The average days on market for units sold in January was 33 days, 31% above the 5-year January average of 25 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 23; and a 38.5% decrease in supply to 16 active units.

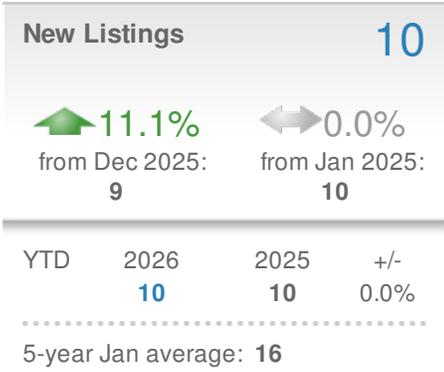
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.85 in December and an increase from 1.33 in January 2025. The Contract Ratio is 4% lower than the 5-year January average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

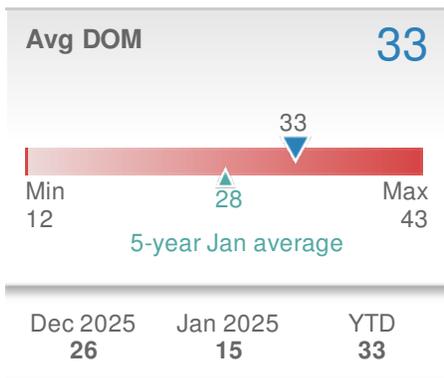
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**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$430,000, representing an increase of 1.2% compared to last month and an increase of 7.7% from Jan 2025. The average days on market for units sold in January was 33 days, 18% above the 5-year January average of 28 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 16; and a 30.4% decrease in supply to 16 active units.

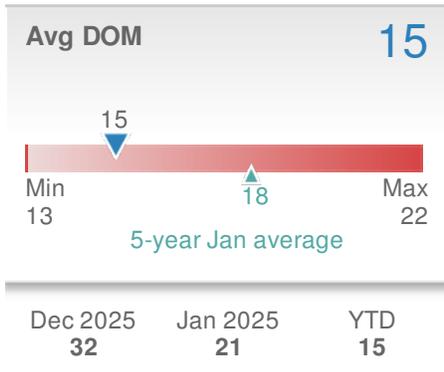
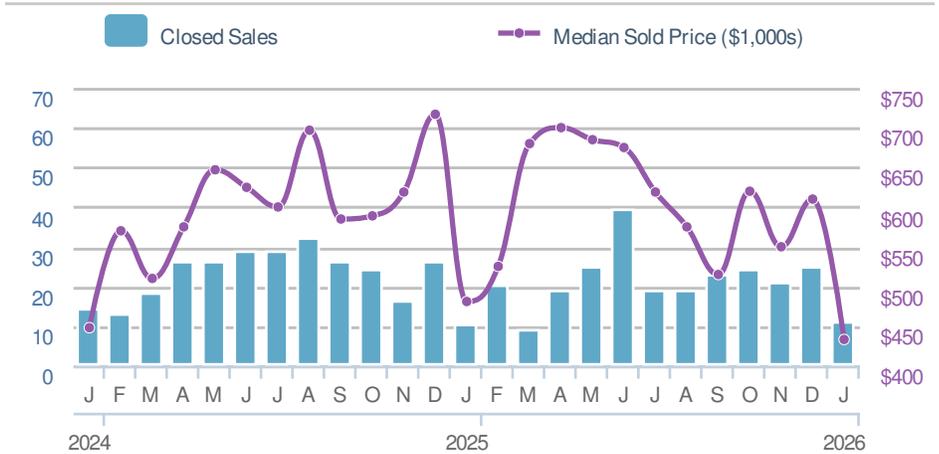
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.87 in December and a decrease from 1.14 in January 2025. The Contract Ratio is 23% lower than the 5-year January average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

Upper Dublin (Montgomery, PA)

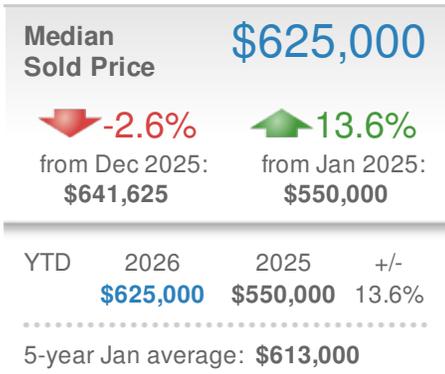
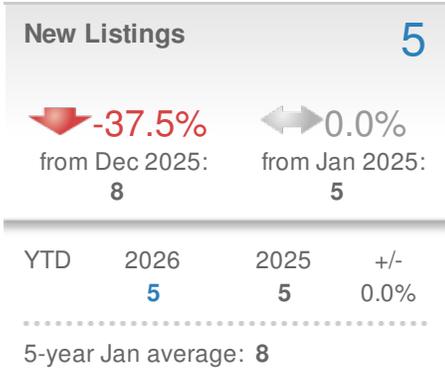
Email: ldavis@tcsr.realtor



# January 2026

## Upper Dublin (Montgomery, PA) - Detached

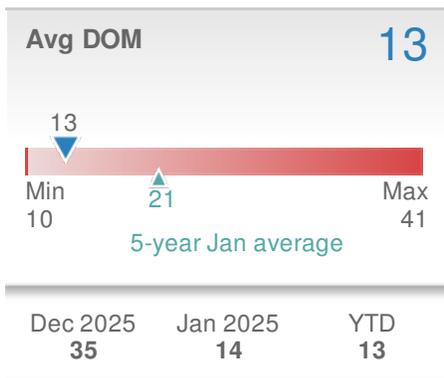
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### Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for January was \$625,000, representing a decrease of 2.6% compared to last month and an increase of 13.6% from Jan 2025. The average days on market for units sold in January was 13 days, 38% below the 5-year January average of 21 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 17; and a 31.6% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 0.63 in December and a decrease from 2.13 in January 2025. The Contract Ratio is 4% lower than the 5-year January average of 1.36. 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.



# January 2026

## Upper Dublin (Montgomery, PA) - Attached

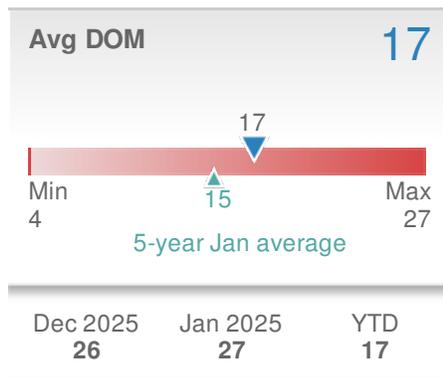
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### Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for January was \$398,500, representing a decrease of 10.4% compared to last month and a decrease of 16.1% from Jan 2025. The average days on market for units sold in January was 17 days, 13% above the 5-year January average of 15 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 37.5% decrease in supply to 5 active units.

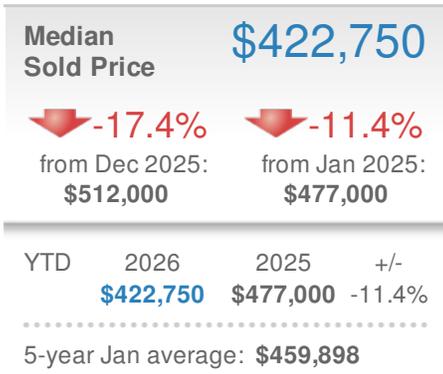
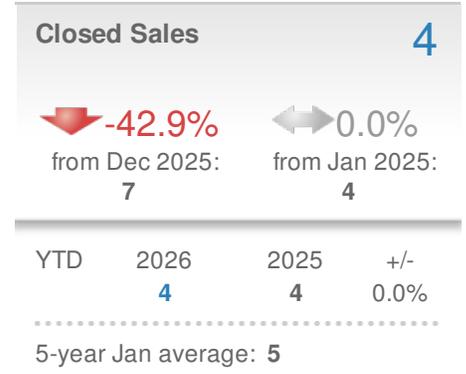
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 0.88 in December and a decrease from 4.00 in January 2025. The Contract Ratio is 36% lower than the 5-year January average of 2.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Upper Dublin (Montgomery, PA) - Attached/Townhouse

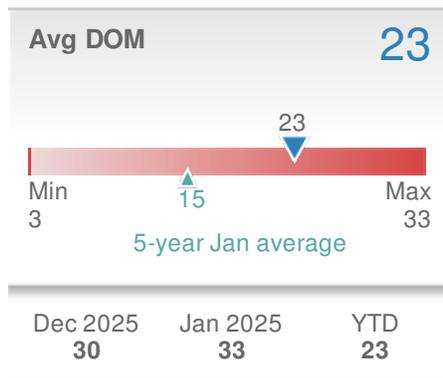
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$422,750, representing a decrease of 17.4% compared to last month and a decrease of 11.4% from Jan 2025. The average days on market for units sold in January was 23 days, 49% above the 5-year January average of 15 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from December) to 8; and a 37.5% decrease in supply to 5 active units.

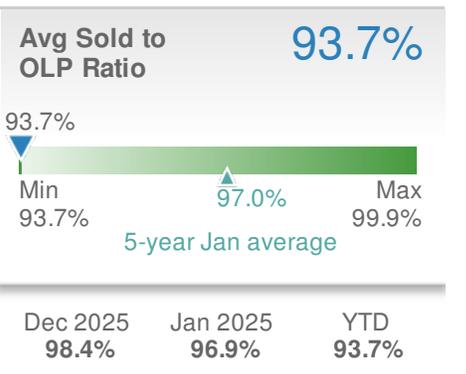
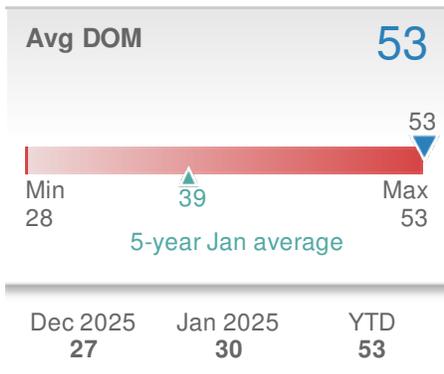
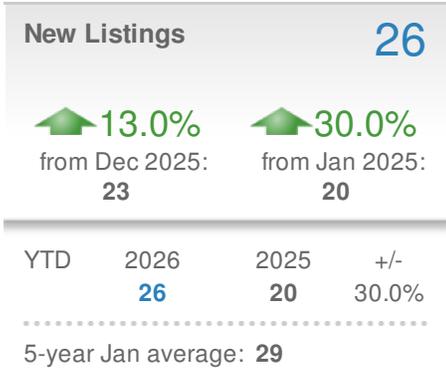
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.63 in December and a decrease from 2.67 in January 2025. The Contract Ratio is 30% lower than the 5-year January average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Upper Merion Area (Montgomery, PA)

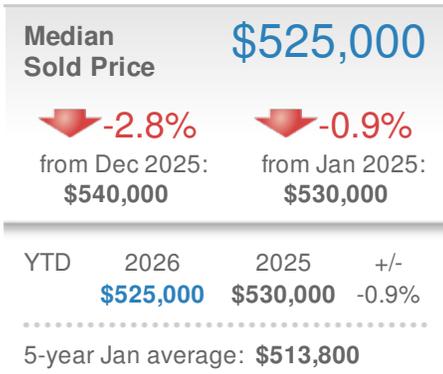
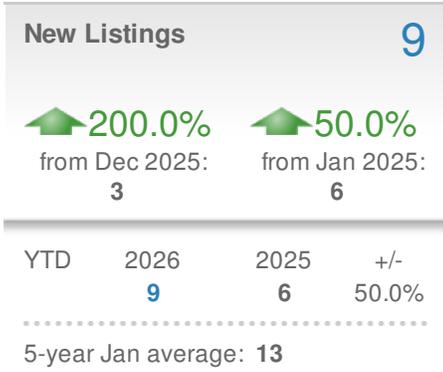
Email: ldavis@tcsr.realtor



# January 2026

## Upper Merion Area (Montgomery, PA) - Detached

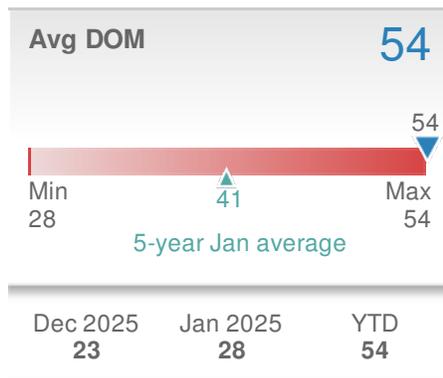
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for January was \$525,000, representing a decrease of 2.8% compared to last month and a decrease of 0.9% from Jan 2025. The average days on market for units sold in January was 54 days, 31% above the 5-year January average of 41 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 8; and a 4.5% increase in supply to 23 active units.

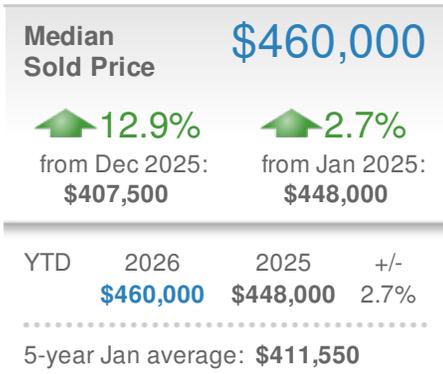
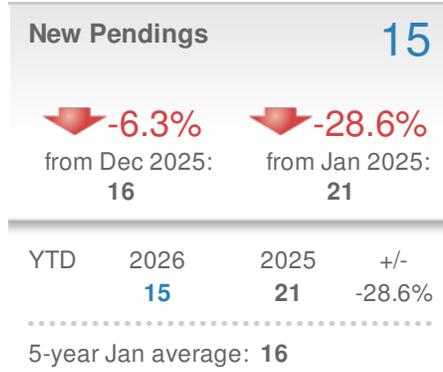
This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.45 in December and a decrease from 1.36 in January 2025. The Contract Ratio is 67% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## January 2026

### Upper Merion Area (Montgomery, PA) - Attached

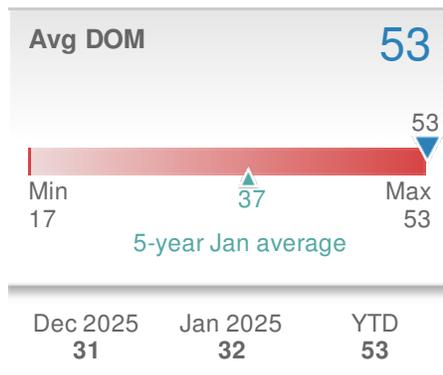
Tri-County Suburban REALTORS  
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### Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for January was \$460,000, representing an increase of 12.9% compared to last month and an increase of 2.7% from Jan 2025. The average days on market for units sold in January was 53 days, 42% above the 5-year January average of 37 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 18; and a 5.3% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.63 in December and a decrease from 1.28 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 0.93. 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.



**January 2026**

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

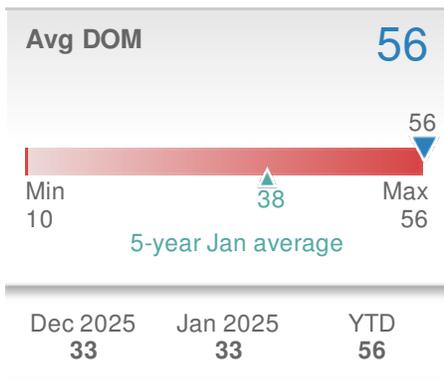
Montgomery County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$461,000, representing an increase of 11.1% compared to last month and an increase of 2.9% from Jan 2025. The average days on market for units sold in January was 56 days, 46% above the 5-year January average of 38 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 31.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and a 14.3% increase in supply to 32 active units.

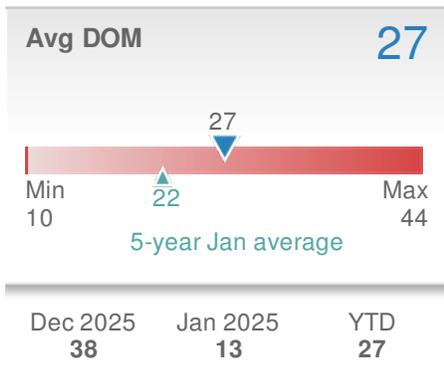
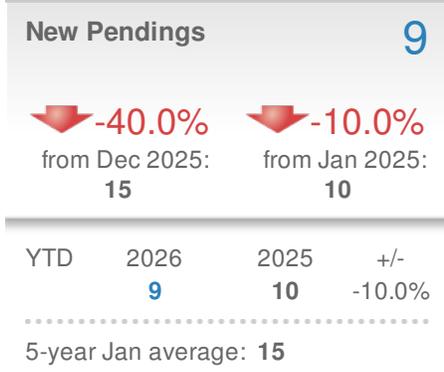
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.79 in December and a decrease from 0.92 in January 2025. The Contract Ratio is 58% lower than the 5-year January average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Upper Moreland (Montgomery, PA)

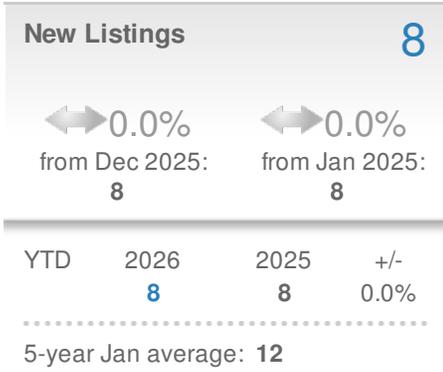
Email: ldavis@tcsr.realtor



# January 2026

## Upper Moreland (Montgomery, PA) - Detached

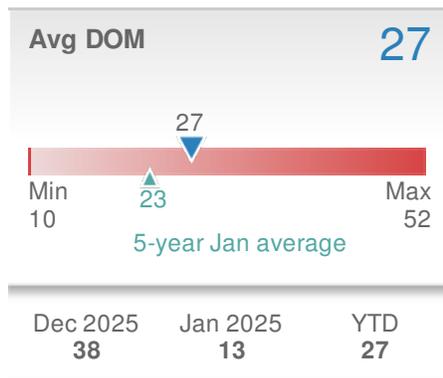
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for January was \$460,000, representing an increase of 12.2% compared to last month and an increase of 3.4% from Jan 2025. The average days on market for units sold in January was 27 days, 15% above the 5-year January average of 23 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and no change in supply with 11 active units.

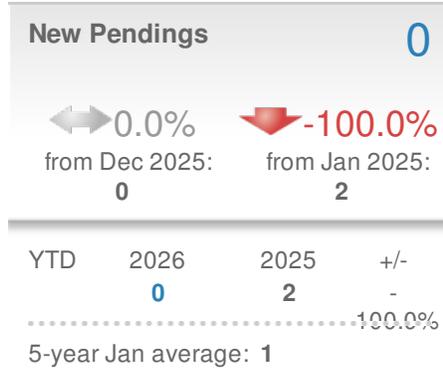
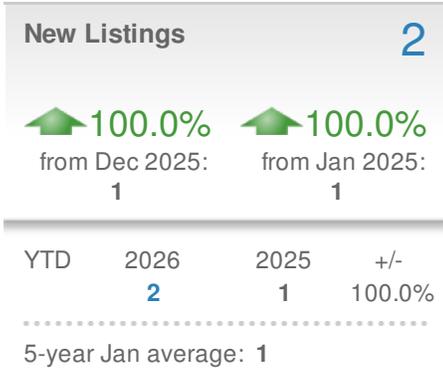
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in December and a decrease from 2.25 in January 2025. The Contract Ratio is 71% lower than the 5-year January average of 3.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Upper Moreland (Montgomery, PA) - Attached

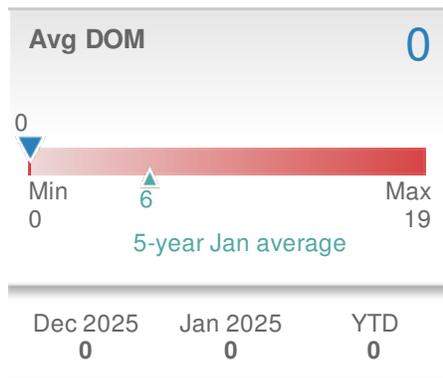
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for January was \$0, representing no change compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 6 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and a 200% increase in supply to 3 active units.

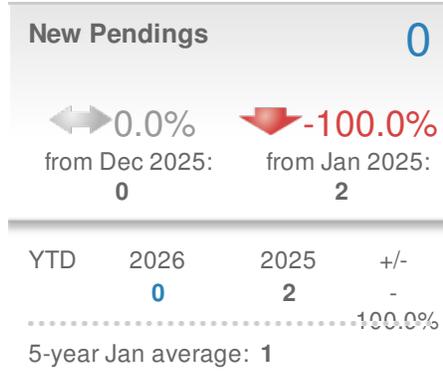
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2025. The Contract Ratio is 100% lower than the 5-year January average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## January 2026

### Upper Moreland (Montgomery, PA) - Attached/Townhouse

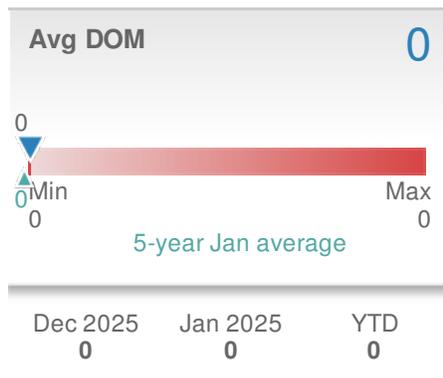
Multi-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing no change compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, the same as the 5-year January average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and a 100% increase in supply to 2 active units.

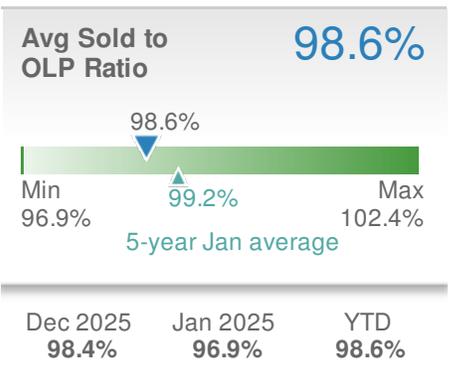
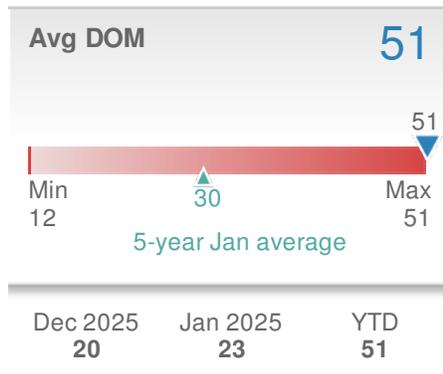
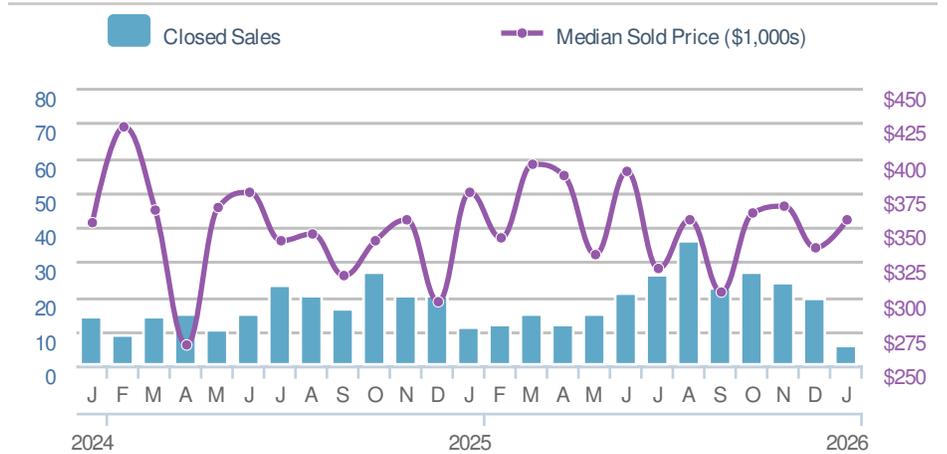
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2025. The Contract Ratio is 100% lower than the 5-year January average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# January 2026

## Upper Perkiomen (Montgomery, PA)

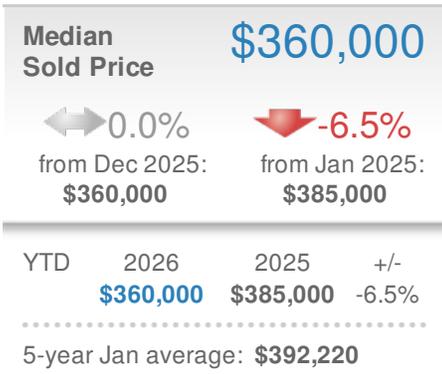
Email: ldavis@tcsr.realtor



# January 2026

## Upper Perkiomen (Montgomery, PA) - Detached

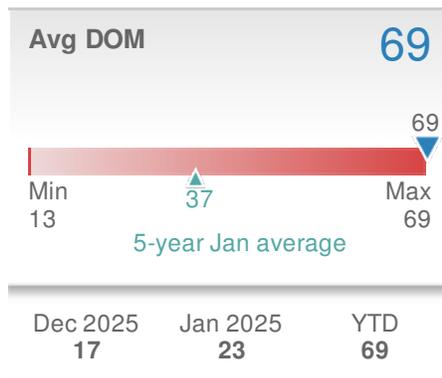
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for January was \$360,000, representing no change compared to last month and a decrease of 6.5% from Jan 2025. The average days on market for units sold in January was 69 days, 85% above the 5-year January average of 37 days. There was a 150% month over month increase in new contract activity with 15 New Pendings; a 137.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 19; and a 22.2% decrease in supply to 14 active units.

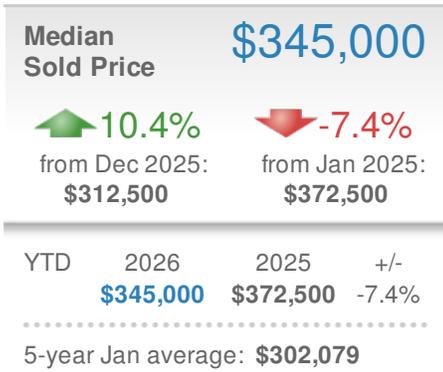
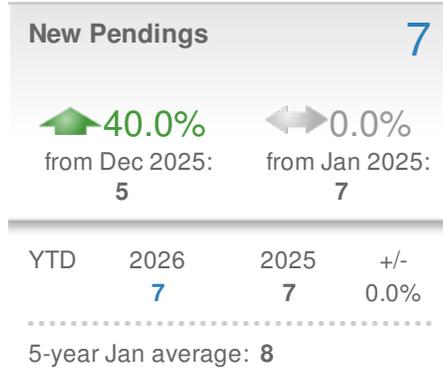
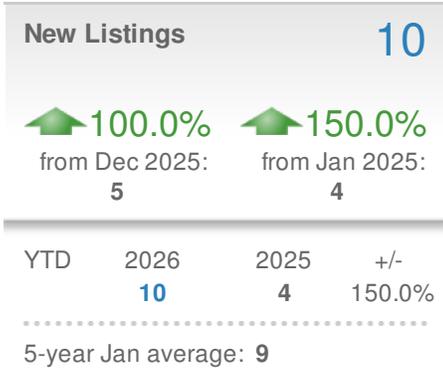
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.44 in December and an increase from 0.50 in January 2025. The Contract Ratio is 46% higher than the 5-year January average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Upper Perkiomen (Montgomery, PA) - Attached

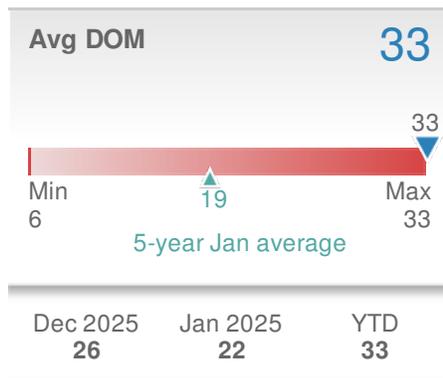
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for January was \$345,000, representing an increase of 10.4% compared to last month and a decrease of 7.4% from Jan 2025. The average days on market for units sold in January was 33 days, 77% above the 5-year January average of 19 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and no change in supply with 7 active units.

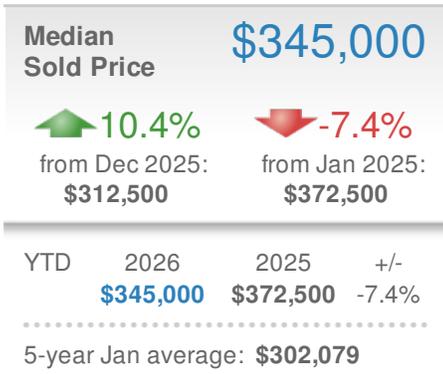
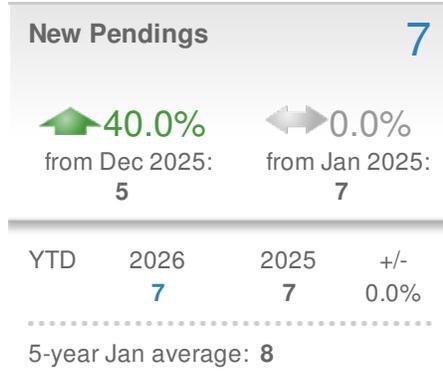
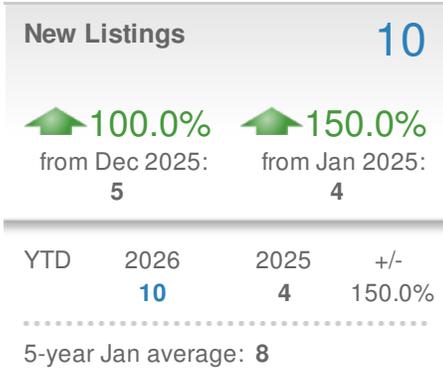
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.71 in December and a decrease from 2.25 in January 2025. The Contract Ratio is 54% lower than the 5-year January average of 2.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

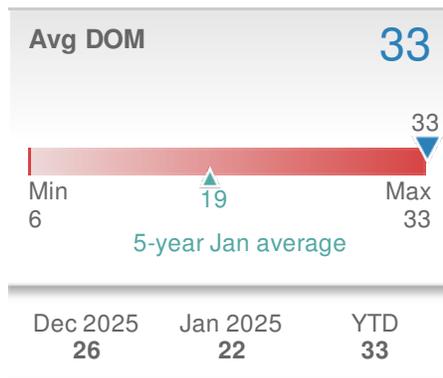
Lehigh Valley County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$345,000, representing an increase of 10.4% compared to last month and a decrease of 7.4% from Jan 2025. The average days on market for units sold in January was 33 days, 77% above the 5-year January average of 19 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and no change in supply with 7 active units.

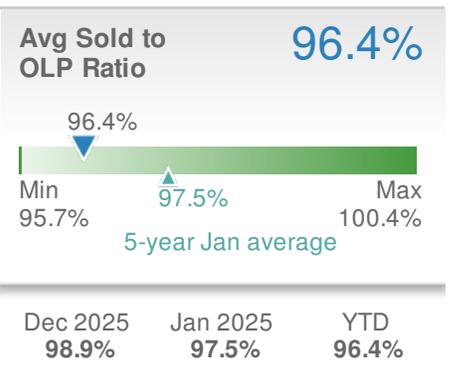
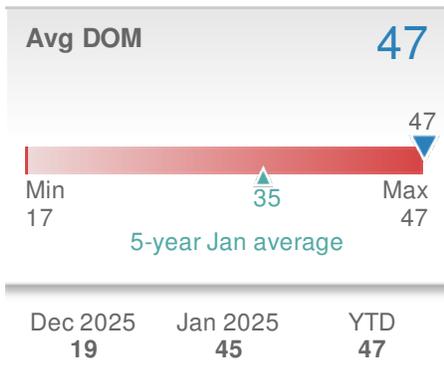
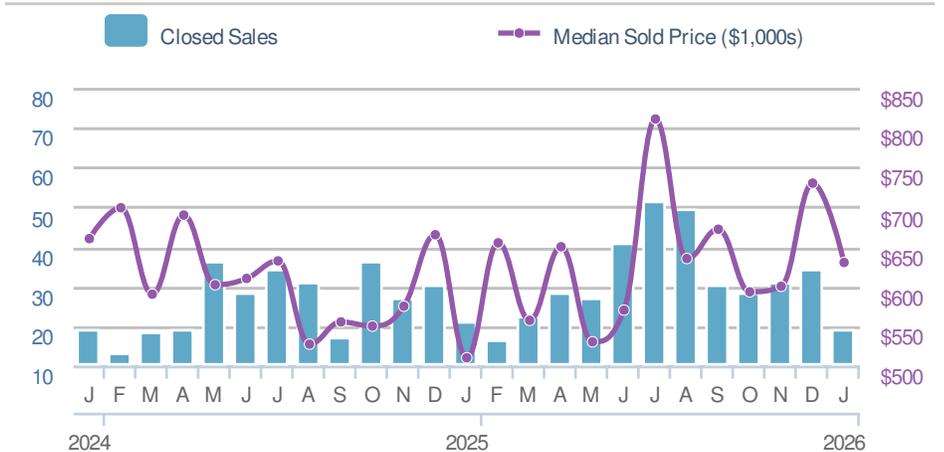
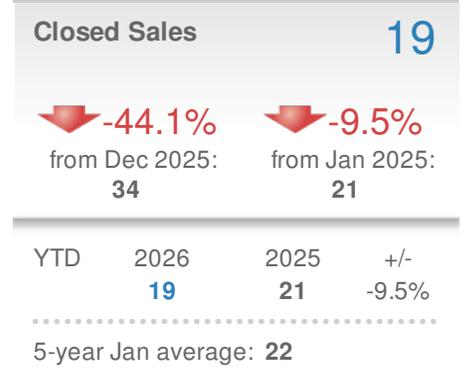
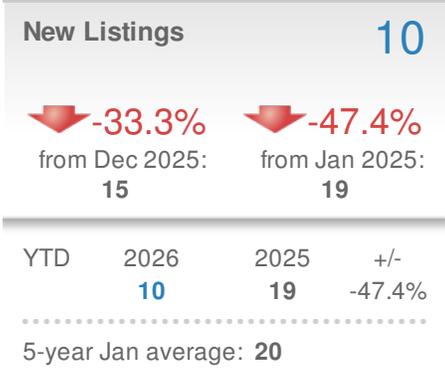
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.71 in December and a decrease from 4.50 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 3.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor



## January 2026

### 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 January was \$1,150,000, representing an increase of 15% compared to last month and an increase of 75.6% from Jan 2025. The average days on market for units sold in January was 77 days, 77% above the 5-year January average of 43 days. There was a 75% month over month decrease in new contract activity with 2 New Pendings; a 31.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and no change in supply with 21 active units.

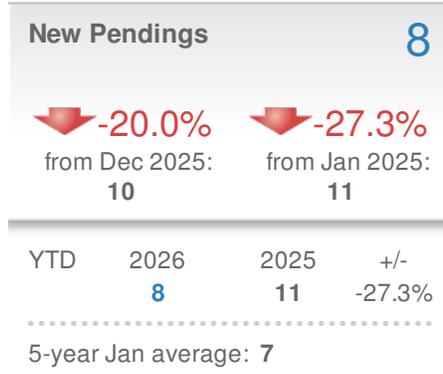
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.05 in December and a decrease from 0.73 in January 2025. The Contract Ratio is 26% lower than the 5-year January average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Wissahickon (Montgomery, PA) - Attached

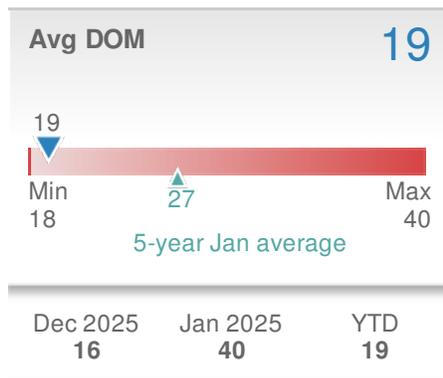
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for January was \$611,325, representing an increase of 47.6% compared to last month and an increase of 32.9% from Jan 2025. The average days on market for units sold in January was 19 days, 29% below the 5-year January average of 27 days. There was a 20% month over month decrease in new contract activity with 8 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and an 11.1% increase in supply to 10 active units.

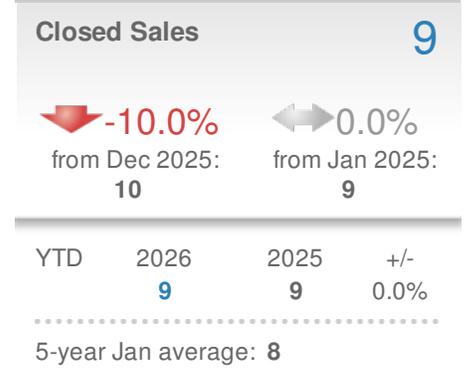
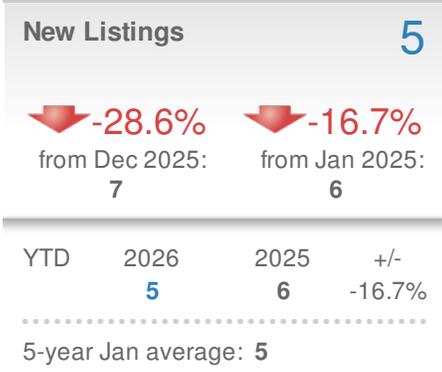
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.44 in December and a decrease from 3.00 in January 2025. The Contract Ratio is 33% lower than the 5-year January average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Wissahickon (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS  
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### Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$592,000, representing an increase of 39.7% compared to last month and an increase of 28.7% from Jan 2025. The average days on market for units sold in January was 21 days, 17% below the 5-year January average of 25 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 8; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.38 in December and a decrease from 4.00 in January 2025. The Contract Ratio is 50% lower than the 5-year January average of 1.78. 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.

