

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

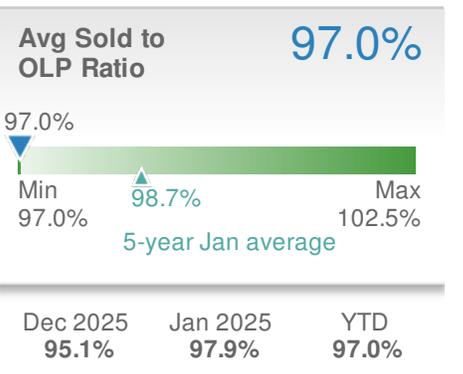
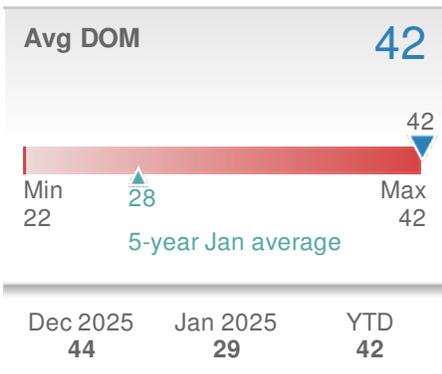
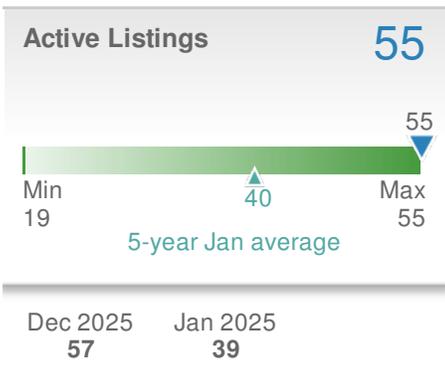
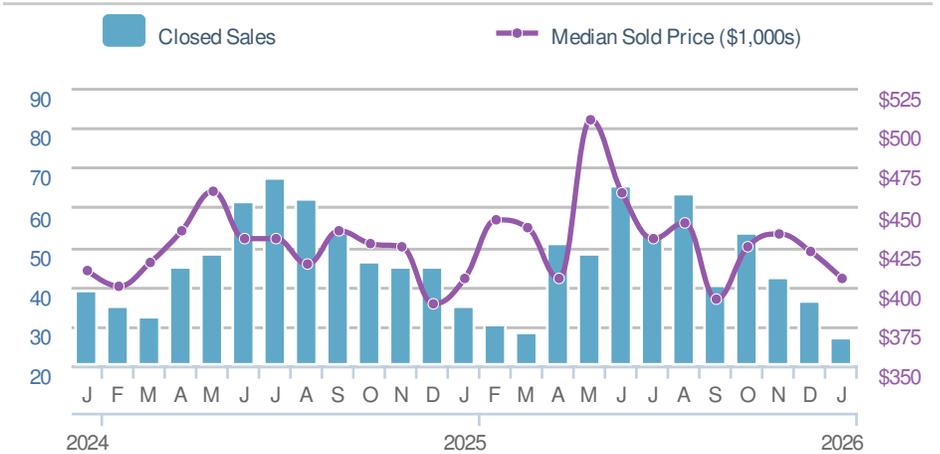
## Local Market Insight

Abington (Montgomery, PA)

# January 2026

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor



**January 2026**

Abington (Montgomery, PA) - Detached

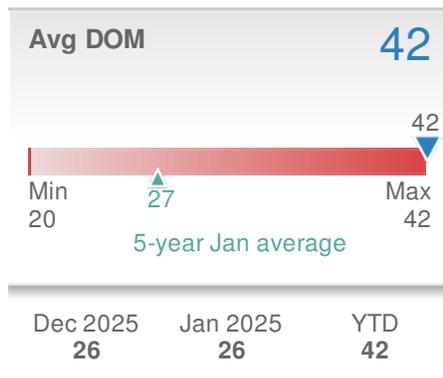
Tri-County Suburban REALTORS  
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**Summary**

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.

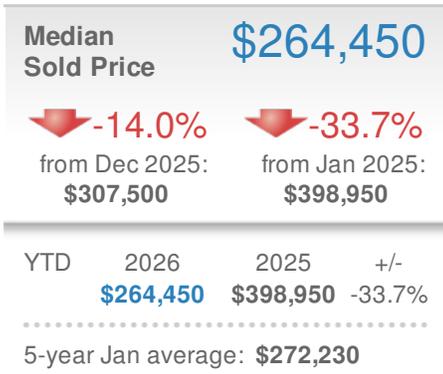
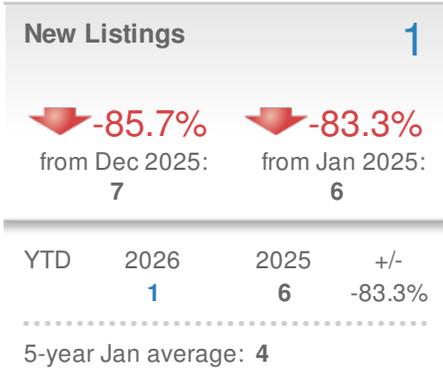
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.73 in December and a decrease from 1.29 in January 2025. The Contract Ratio is 41% lower than the 5-year January average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared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

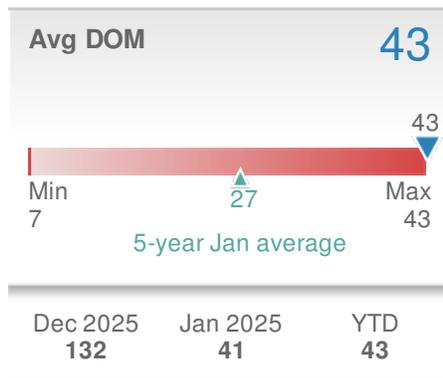
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**Summary**

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.

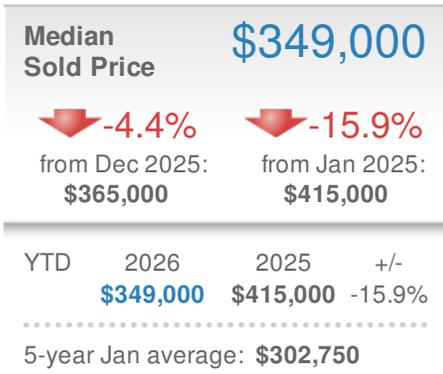
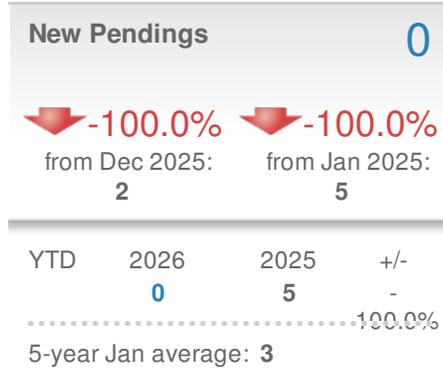
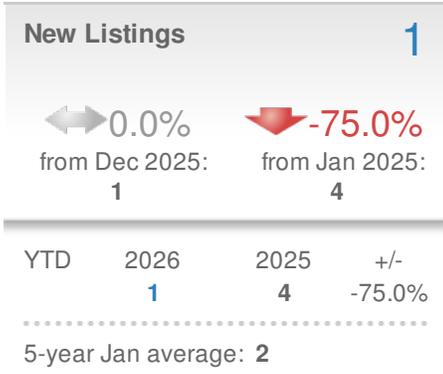
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.69 in December and a decrease from 1.00 in January 2025. The Contract Ratio is 59% lower than the 5-year January average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared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

