

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

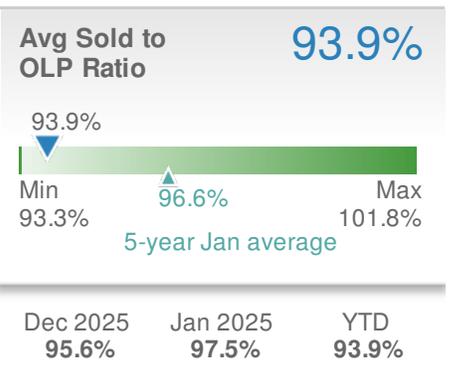
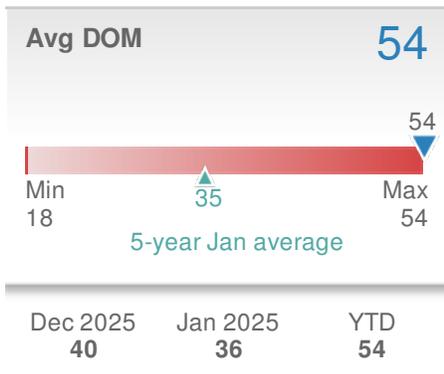
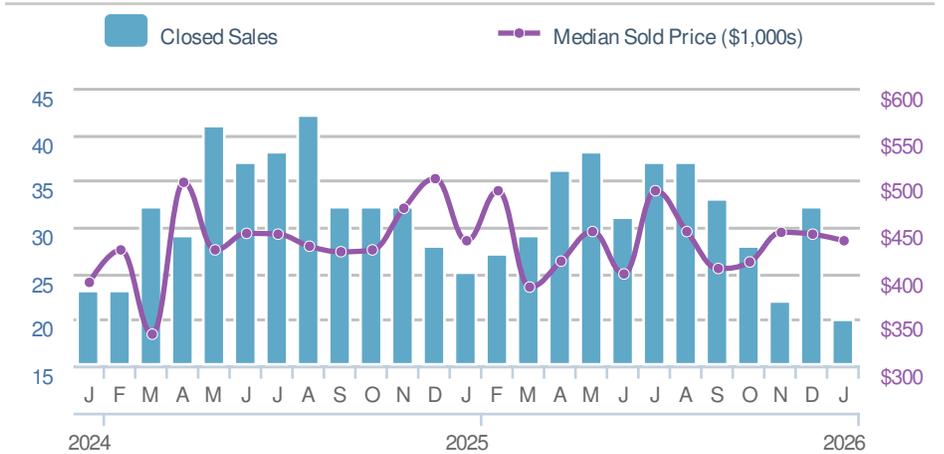
Local Market Insight

Cheltenham (Montgomery, PA)

January 2026

Cheltenham (Montgomery, PA)

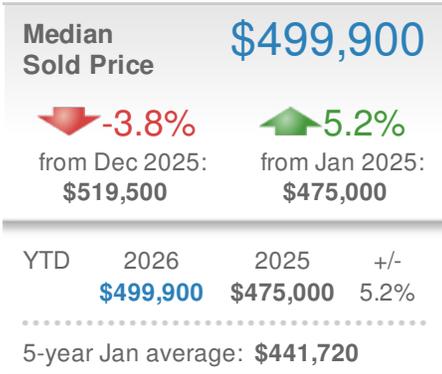
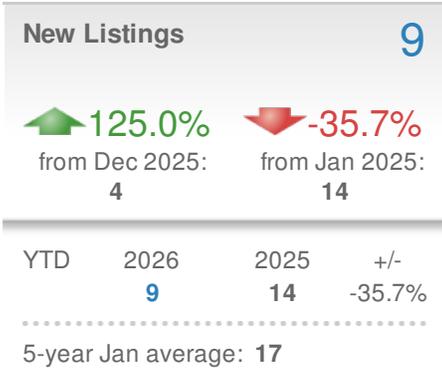
Email: ldavis@tcsr.realtor



January 2026

Cheltenham (Montgomery, PA) - Detached

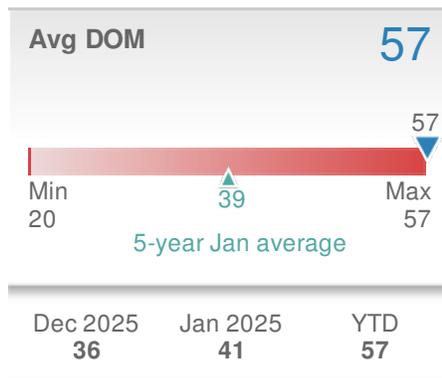
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Summary

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

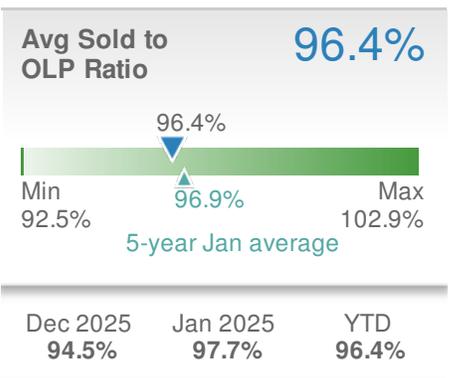
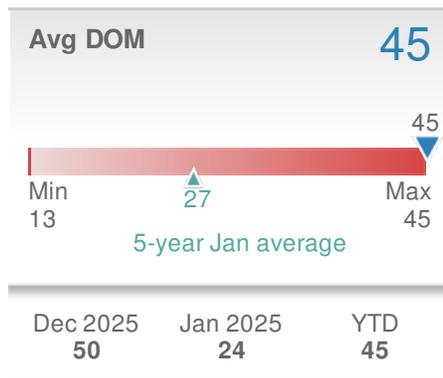
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Summary

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.

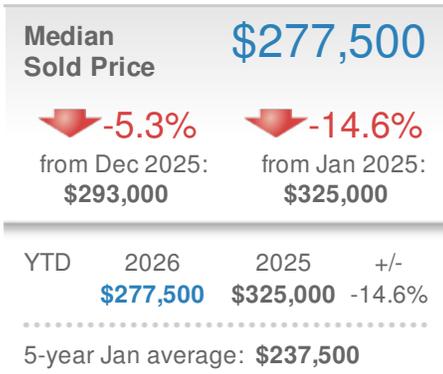
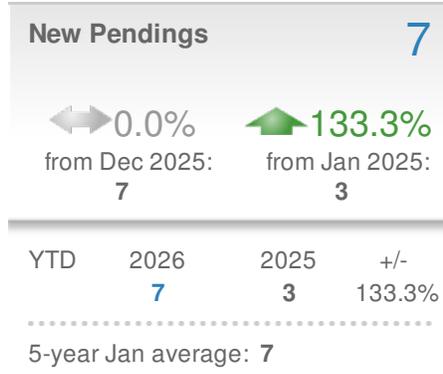
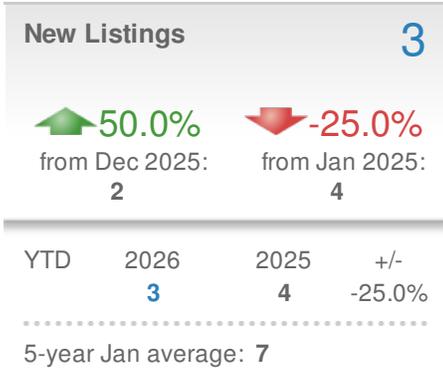
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.35 in December and an increase from 0.56 in January 2025. The Contract Ratio is 67% lower than the 5-year January average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

