

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

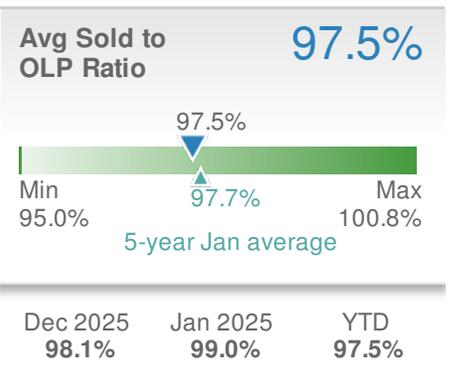
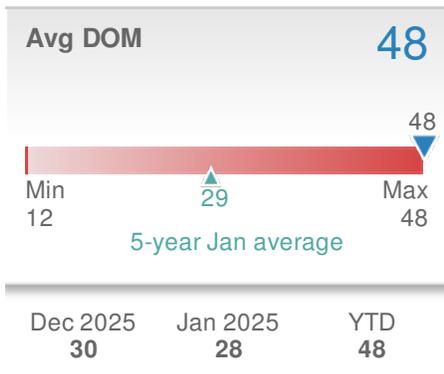
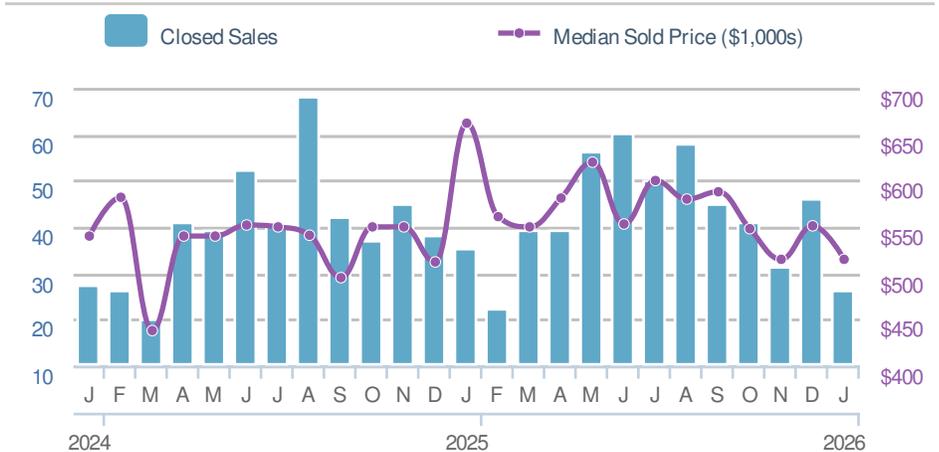
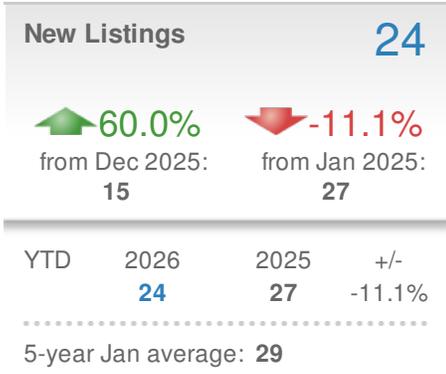
Local Market Insight

Colonial (Montgomery, PA)

January 2026

Colonial (Montgomery, PA)

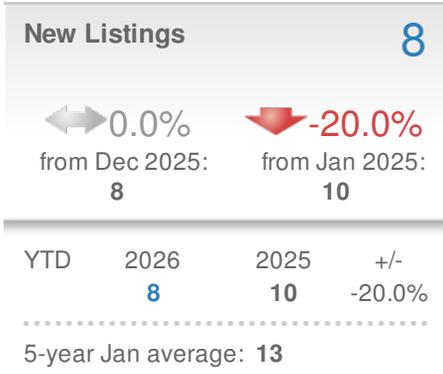
Email: ldavis@tcsr.realtor



January 2026

Colonial (Montgomery, PA) - Detached

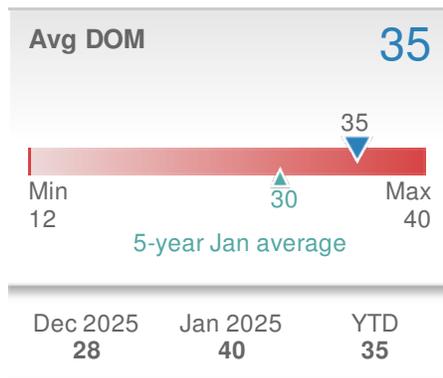
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

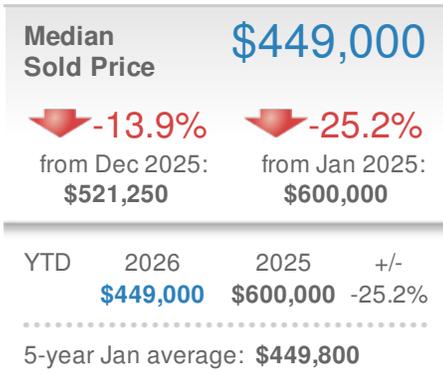
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 1.10 in December and an increase from 1.53 in January 2025. The Contract Ratio is 13% higher than the 5-year January average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared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

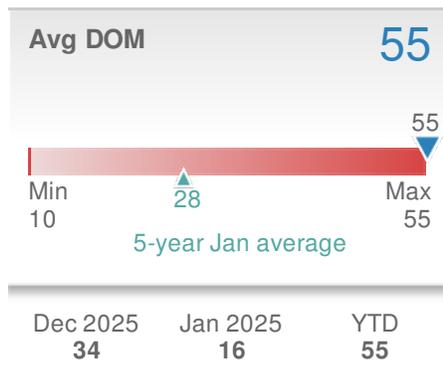
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

