

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

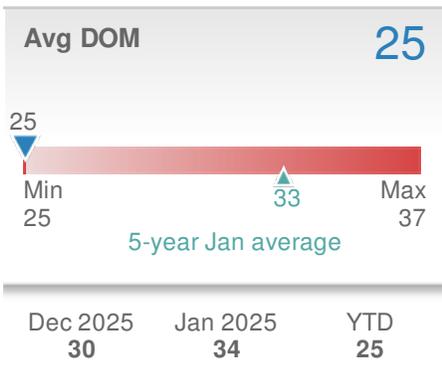
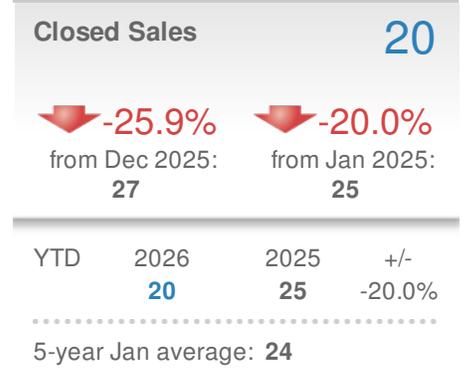
Local Market Insight

Hatboro-Horsham (Montgomery, PA)

January 2026

Hatboro-Horsham (Montgomery, PA)

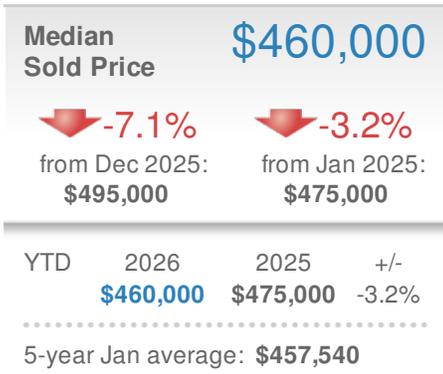
Email: ldavis@tcsr.realtor



January 2026

Hatboro-Horsham (Montgomery, PA) - Detached

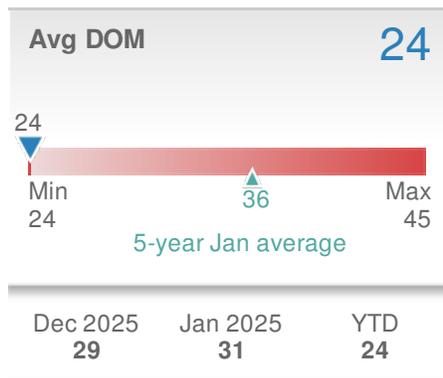
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

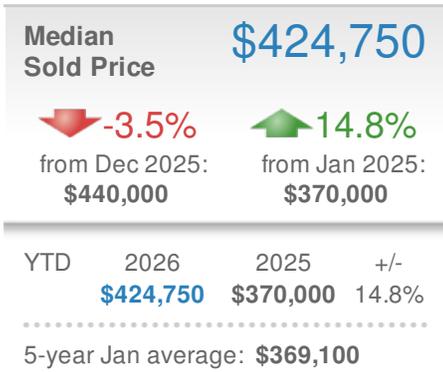
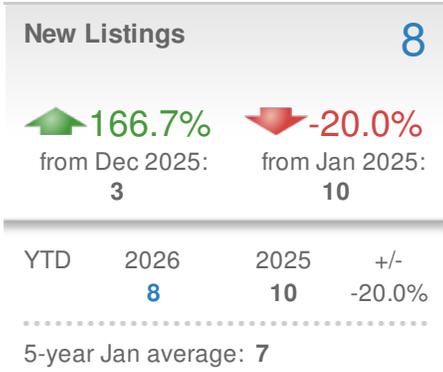
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.10 in December and an increase from 0.81 in January 2025. The Contract Ratio is 20% higher than the 5-year January average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared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

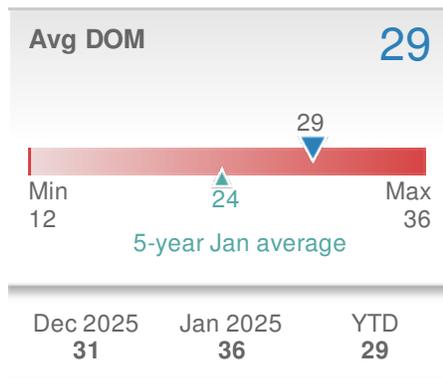
Tri-County Suburban REALTORS
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Summary

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.

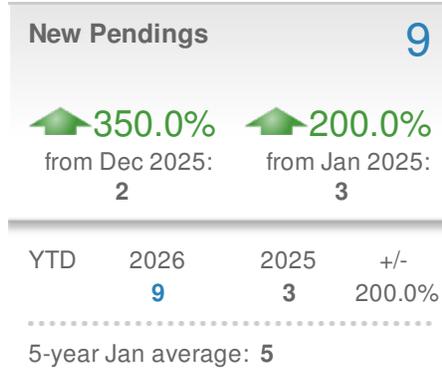
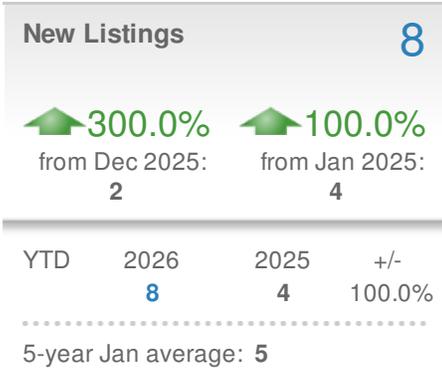
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.00 in December and an increase from 0.79 in January 2025. The Contract Ratio is 51% higher than the 5-year January average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

