

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

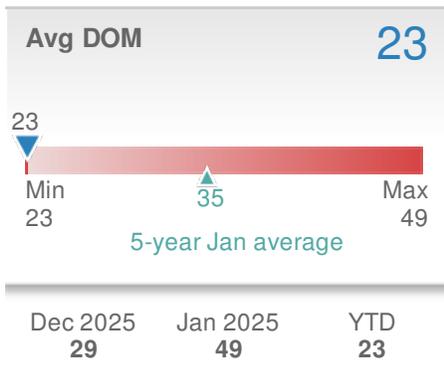
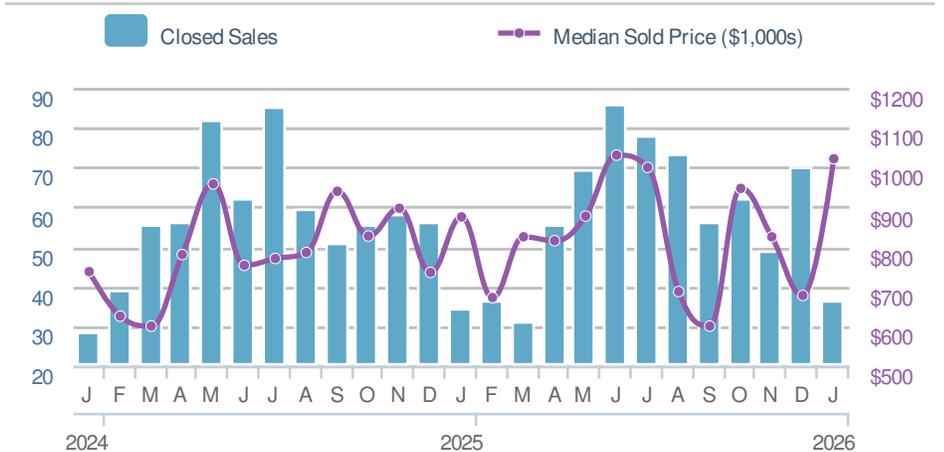
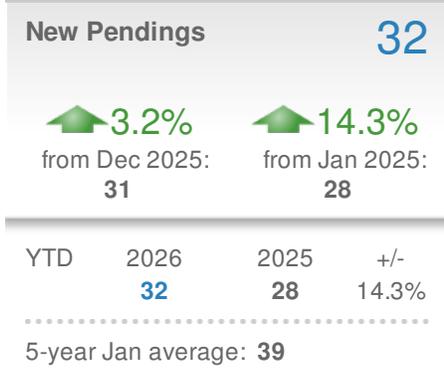
Local Market Insight

Lower Merion (Montgomery, PA)

January 2026

Lower Merion (Montgomery, PA)

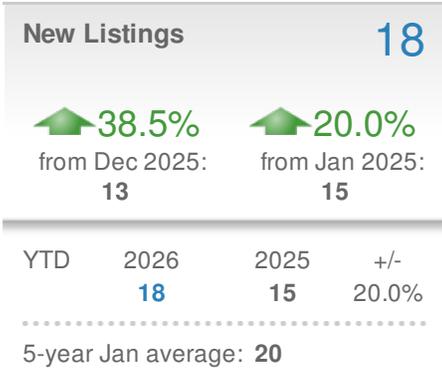
Email: ldavis@tcsr.realtor



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Lower Merion (Montgomery, PA) - Detached

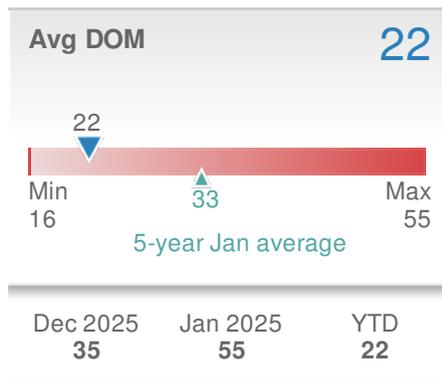
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Summary

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.



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Lower Merion (Montgomery, PA) - Attached

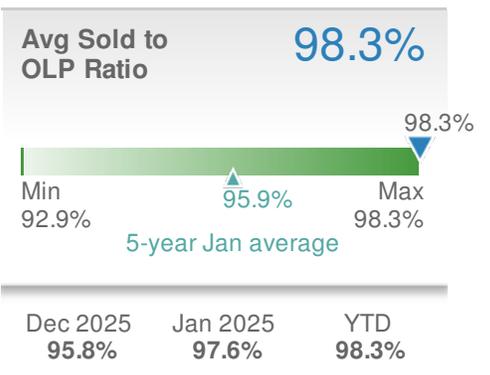
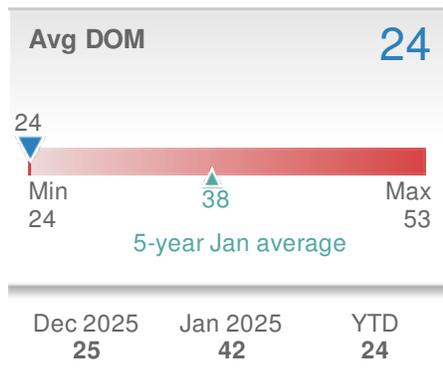
Tri-County Suburban REALTORS
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Summary

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.

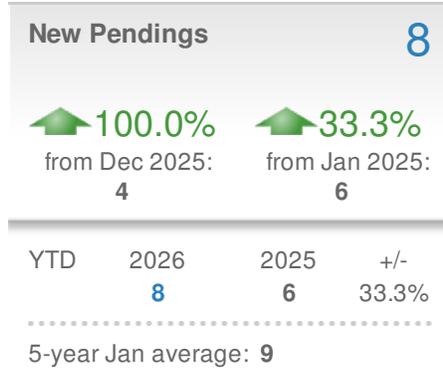
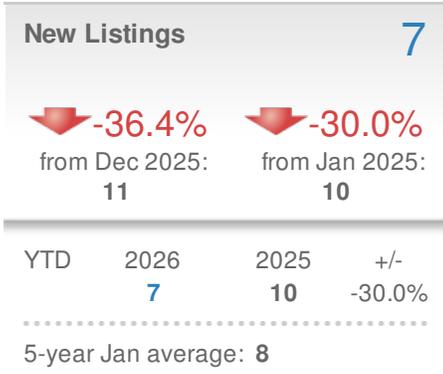
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, up from 0.34 in December and a decrease from 0.85 in January 2025. The Contract Ratio is 65% lower than the 5-year January average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

