

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

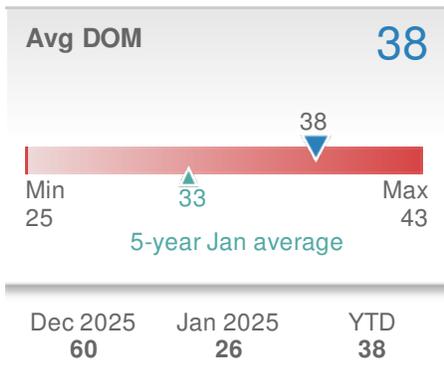
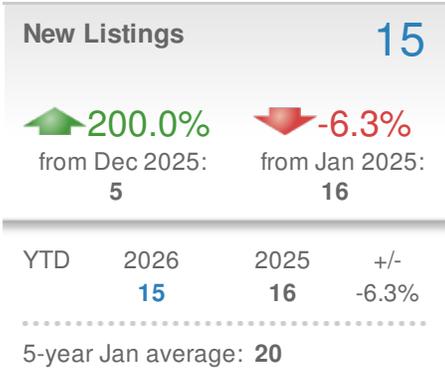
Local Market Insight

Methacton (Montgomery, PA)

January 2026

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor



January 2026

Methacton (Montgomery, PA) - Detached

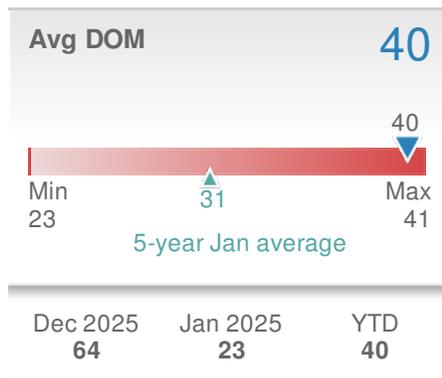
Tri-County Suburban REALTORS
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Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for January was \$747,500, representing an increase of 24% compared to last month and an increase of 64.5% from Jan 2025. The average days on market for units sold in January was 40 days, 27% above the 5-year January average of 31 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 12; and a 38.9% increase in supply to 25 active units.

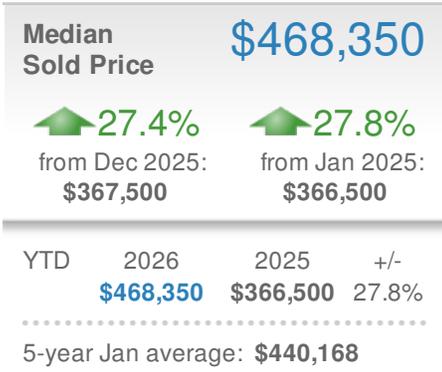
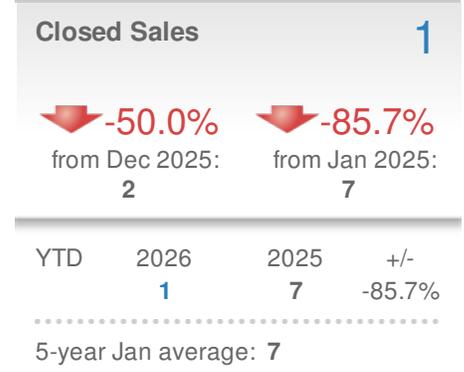
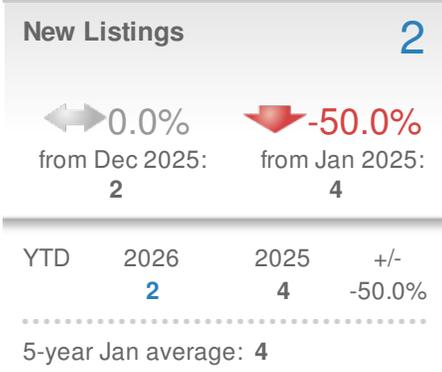
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.89 in December and a decrease from 0.73 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Methacton (Montgomery, PA) - Attached

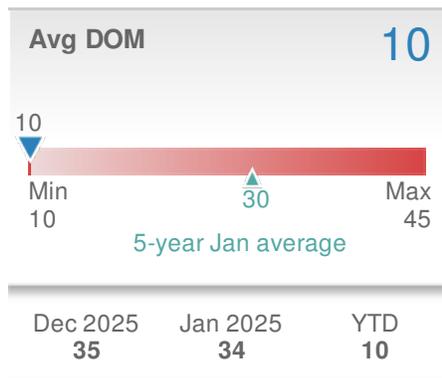
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for January was \$468,350, representing an increase of 27.4% compared to last month and an increase of 27.8% from Jan 2025. The average days on market for units sold in January was 10 days, 67% below the 5-year January average of 30 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 4 active units.

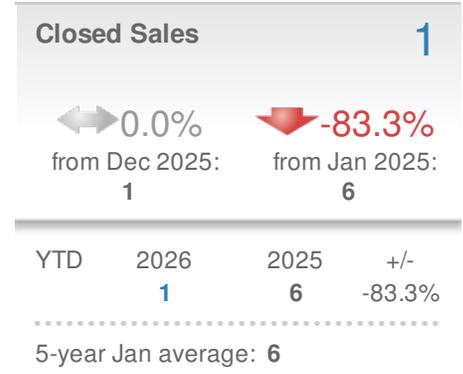
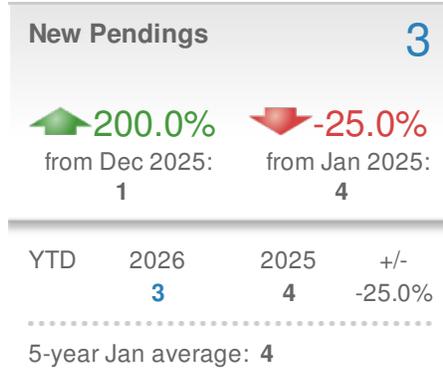
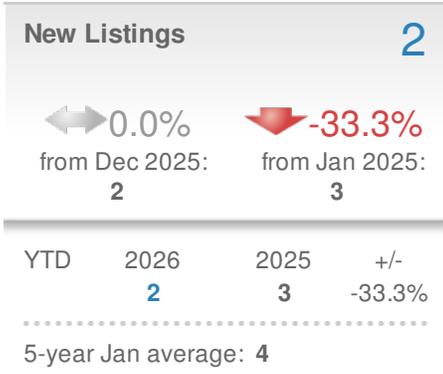
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.25 in December and a decrease from 1.00 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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 Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$468,350, representing an increase of 14.2% compared to last month and an increase of 5.5% from Jan 2025. The average days on market for units sold in January was 10 days, 68% below the 5-year January average of 31 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.25 in December and a decrease from 1.33 in January 2025. The Contract Ratio is 40% lower than the 5-year January average of 1.25. 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.

