

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

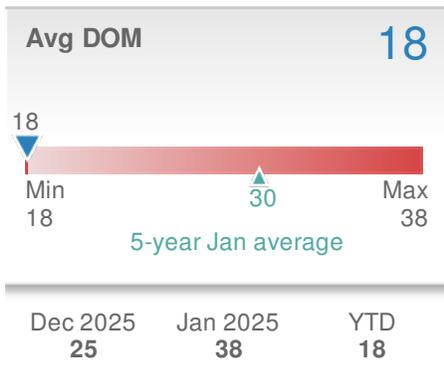
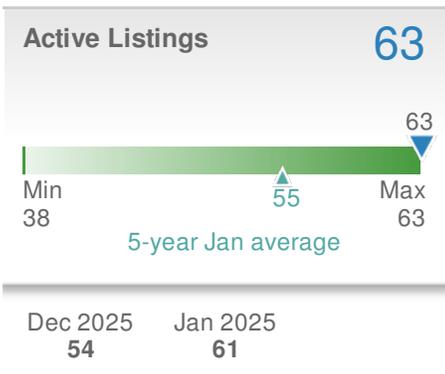
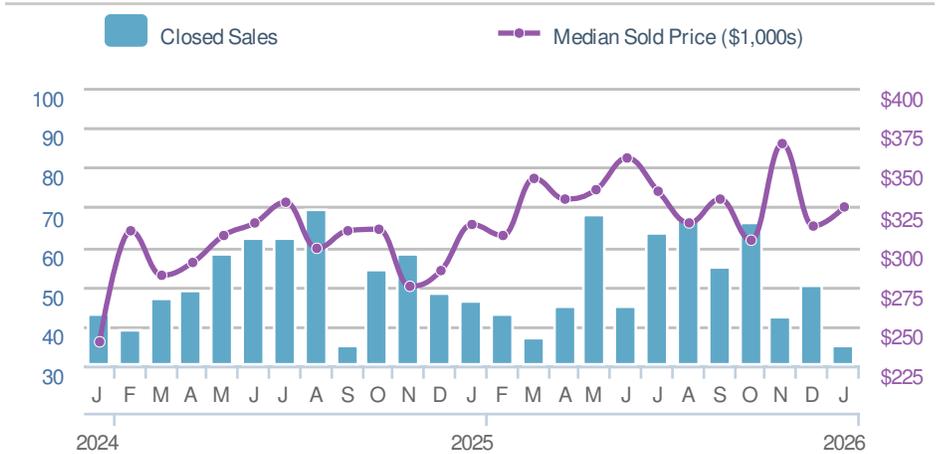
## Local Market Insight

### Norristown Area (Montgomery, PA)

# January 2026

## Norristown Area (Montgomery, PA)

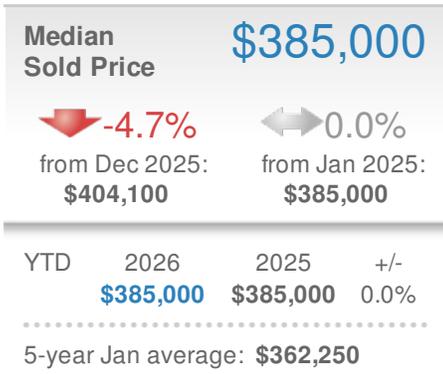
Email: ldavis@tcsr.realtor



# January 2026

## Norristown Area (Montgomery, PA) - Detached

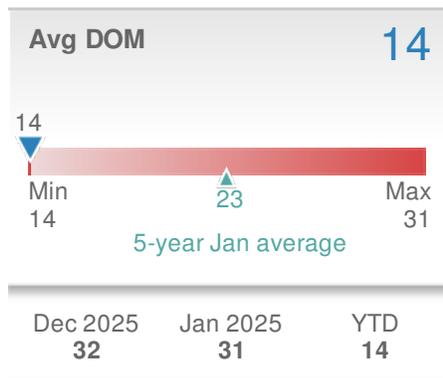
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### Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for January was \$385,000, representing a decrease of 4.7% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 14 days, 38% below the 5-year January average of 23 days. There was a 36.4% month over month increase in new contract activity with 15 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 20; and no change in supply with 14 active units.

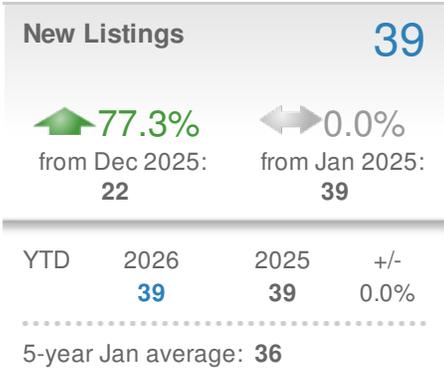
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.21 in December and a decrease from 1.59 in January 2025. The Contract Ratio is 24% lower than the 5-year January average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Norristown Area (Montgomery, PA) - Attached

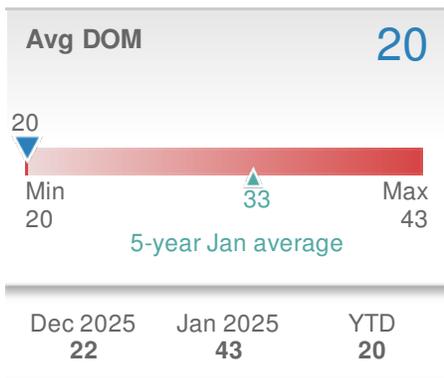
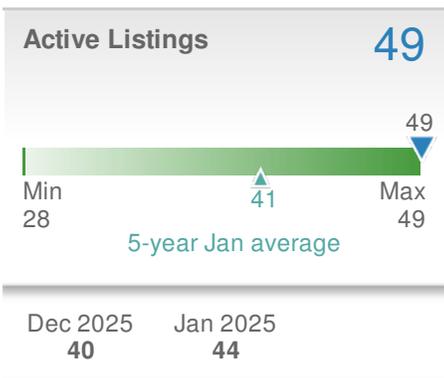
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**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for January was \$300,750, representing an increase of 13.1% compared to last month and an increase of 13.5% from Jan 2025. The average days on market for units sold in January was 20 days, 40% below the 5-year January average of 33 days. There was a 6.1% month over month decrease in new contract activity with 31 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 62; and a 22.5% increase in supply to 49 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.55 in December and no change from January 2025. The Contract Ratio is 19% lower than the 5-year January average of 1.56. 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

### Norristown Area (Montgomery, PA) - Attached/Townhouse

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#### Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$317,000, representing an increase of 13.2% compared to last month and an increase of 15.9% from Jan 2025. The average days on market for units sold in January was 20 days, 44% below the 5-year January average of 36 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; an 11.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 59; and a 6.1% increase in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.61 in December and an increase from 1.22 in January 2025. The Contract Ratio is 5% higher than the 5-year January average of 1.61. 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.

