

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

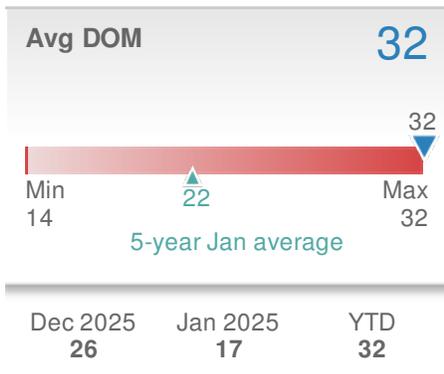
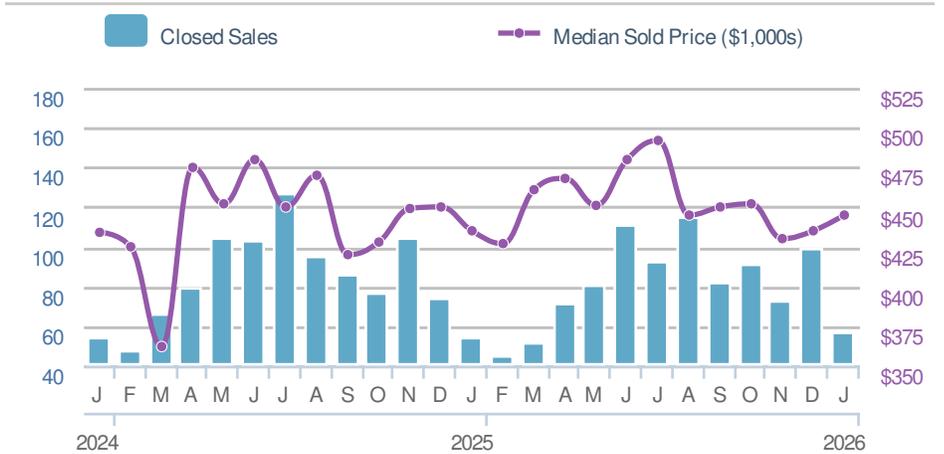
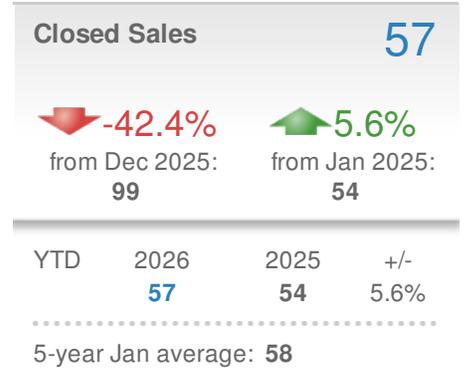
Local Market Insight

North Penn (Montgomery, PA)

January 2026

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor



January 2026

North Penn (Montgomery, PA) - Detached

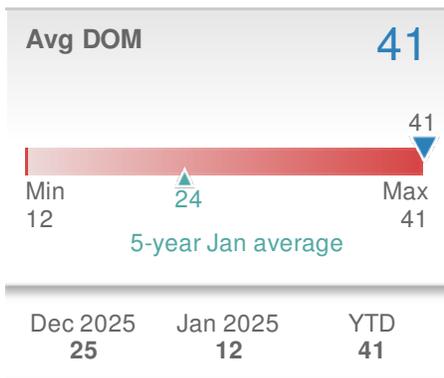
Tri-County Suburban REALTORS
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for January was \$539,000, representing an increase of 6.2% compared to last month and an increase of 3.8% from Jan 2025. The average days on market for units sold in January was 41 days, 71% above the 5-year January average of 24 days. There was a 13.8% month over month decrease in new contract activity with 25 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 35; and a 3.9% increase in supply to 53 active units.

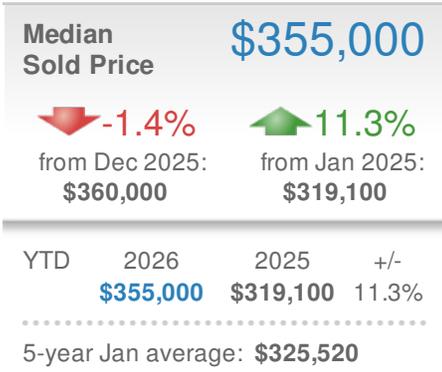
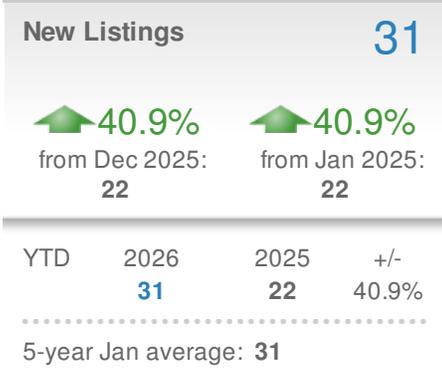
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.88 in December and a decrease from 0.91 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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

North Penn (Montgomery, PA) - Attached

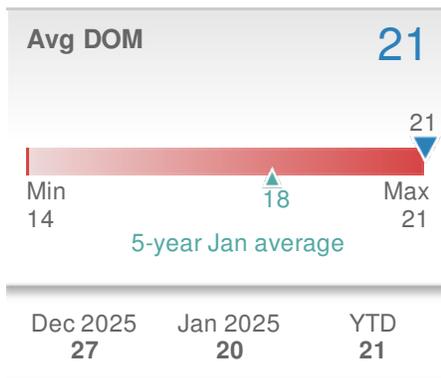
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Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for January was \$355,000, representing a decrease of 1.4% compared to last month and an increase of 11.3% from Jan 2025. The average days on market for units sold in January was 21 days, 14% above the 5-year January average of 18 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 44; and a 4.1% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.73 in December and a decrease from 1.25 in January 2025. The Contract Ratio is 55% lower than the 5-year January average of 2.09. 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.



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New Listings 23

▲ **91.7%** ▲ **43.8%**
 from Dec 2025: 12 from Jan 2025: 16

YTD	2026	2025	+/-
	23	16	43.8%

5-year Jan average: 22

New Pendings 24

▲ **20.0%** ▲ **41.2%**
 from Dec 2025: 20 from Jan 2025: 17

YTD	2026	2025	+/-
	24	17	41.2%

5-year Jan average: 21

Closed Sales 19

▼ **-57.8%** ▼ **-17.4%**
 from Dec 2025: 45 from Jan 2025: 23

YTD	2026	2025	+/-
	19	23	-17.4%

5-year Jan average: 21

Median Sold Price \$370,000

▼ **-5.6%** ▼ **-15.9%**
 from Dec 2025: **\$392,000** from Jan 2025: **\$440,000**

YTD	2026	2025	+/-
	\$370,000	\$440,000	-15.9%

5-year Jan average: **\$382,700**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$370,000, representing a decrease of 5.6% compared to last month and a decrease of 15.9% from Jan 2025. The average days on market for units sold in January was 22 days, 18% above the 5-year January average of 19 days. There was a 20% month over month increase in new contract activity with 24 New Pendings; a 17.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 33; and no change in supply with 32 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.88 in December and a decrease from 1.05 in January 2025. The Contract Ratio is 55% lower than the 5-year January average of 2.27. 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.

Active Listings 32

Dec 2025	Jan 2025	YTD
32	21	32

Avg DOM 22

Dec 2025	Jan 2025	YTD
27	21	22

Avg Sold to OLP Ratio 98.9%

Dec 2025	Jan 2025	YTD
98.7%	99.1%	98.9%