

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

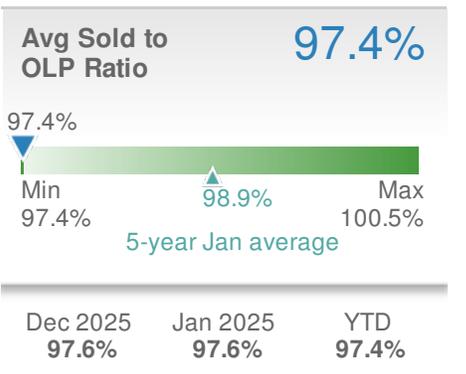
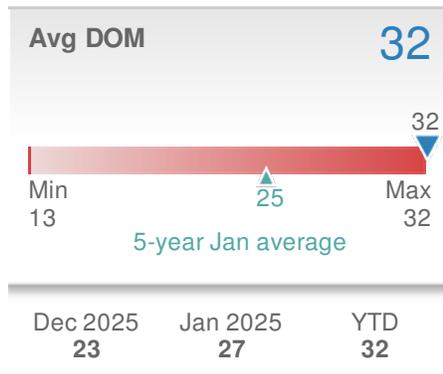
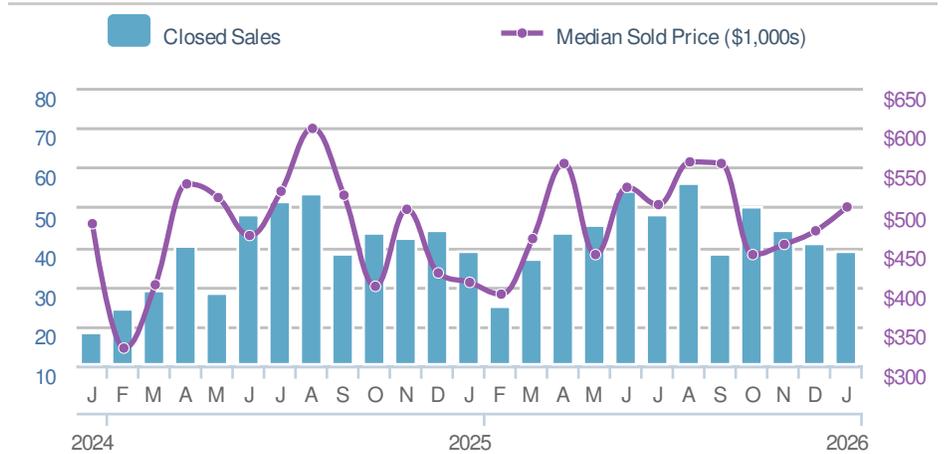
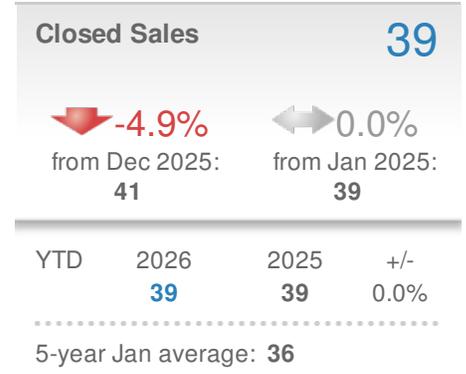
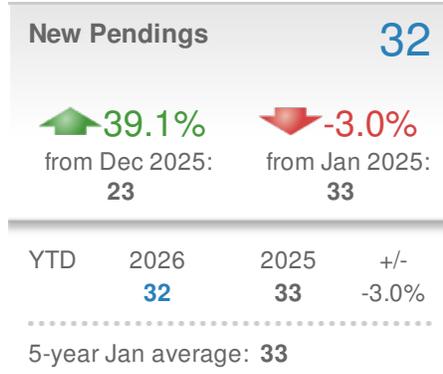
Local Market Insight

Spring-Ford Area (Montgomery, PA)

January 2026

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor



January 2026

Spring-Ford Area (Montgomery, PA) - Detached

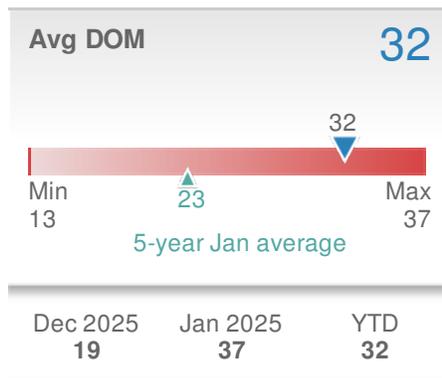
Tri-County Suburban REALTORS
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for January was \$603,750, representing a decrease of 14.4% compared to last month and an increase of 0.6% from Jan 2025. The average days on market for units sold in January was 32 days, 39% above the 5-year January average of 23 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 18; and a 12% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.04 in December and an increase from 0.69 in January 2025. The Contract Ratio is 3% lower than the 5-year January average of 0.85. 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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Spring-Ford Area (Montgomery, PA) - Attached

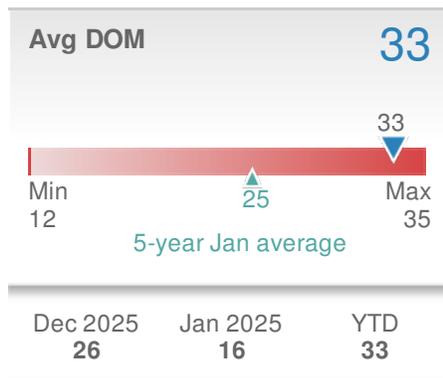
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for January was \$430,000, representing an increase of 7.8% compared to last month and an increase of 13.2% from Jan 2025. The average days on market for units sold in January was 33 days, 31% above the 5-year January average of 25 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 23; and a 38.5% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.85 in December and an increase from 1.33 in January 2025. The Contract Ratio is 4% lower than the 5-year January average of 1.50. 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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Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$430,000, representing an increase of 1.2% compared to last month and an increase of 7.7% from Jan 2025. The average days on market for units sold in January was 33 days, 18% above the 5-year January average of 28 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 16; and a 30.4% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.87 in December and a decrease from 1.14 in January 2025. The Contract Ratio is 23% lower than the 5-year January average of 1.29. 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.

