

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

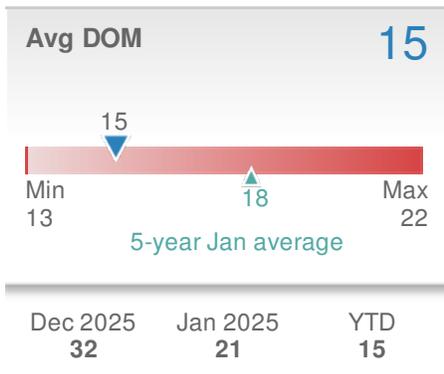
## Local Market Insight

### Upper Dublin (Montgomery, PA)

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Upper Dublin (Montgomery, PA)

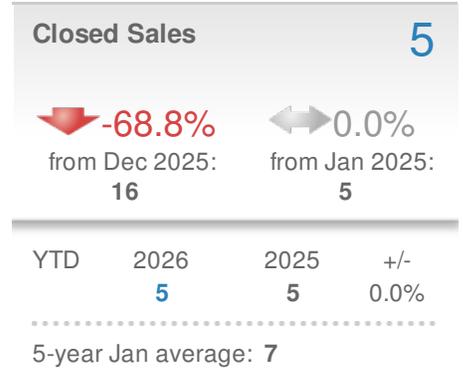
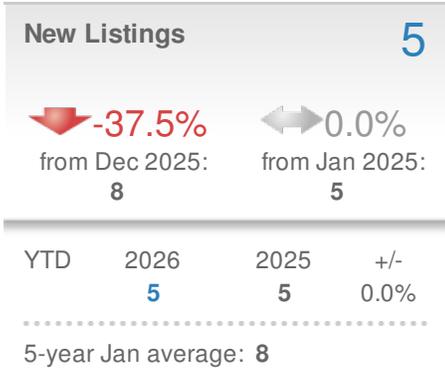
Email: ldavis@tcsr.realtor



# January 2026

## Upper Dublin (Montgomery, PA) - Detached

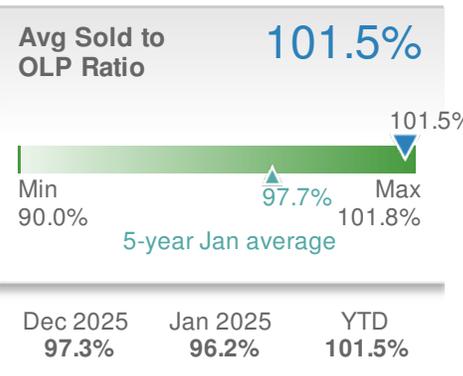
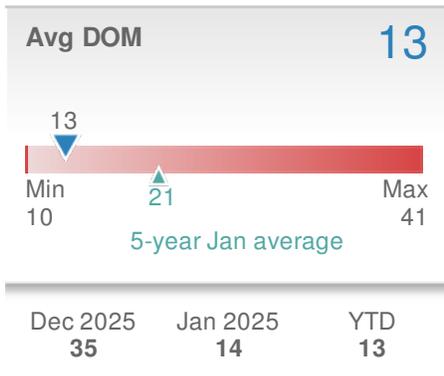
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for January was \$625,000, representing a decrease of 2.6% compared to last month and an increase of 13.6% from Jan 2025. The average days on market for units sold in January was 13 days, 38% below the 5-year January average of 21 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 17; and a 31.6% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 0.63 in December and a decrease from 2.13 in January 2025. The Contract Ratio is 4% lower than the 5-year January average of 1.36. 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

## Upper Dublin (Montgomery, PA) - Attached

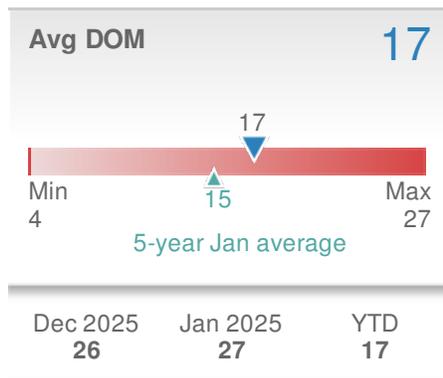
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### Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for January was \$398,500, representing a decrease of 10.4% compared to last month and a decrease of 16.1% from Jan 2025. The average days on market for units sold in January was 17 days, 13% above the 5-year January average of 15 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 37.5% decrease in supply to 5 active units.

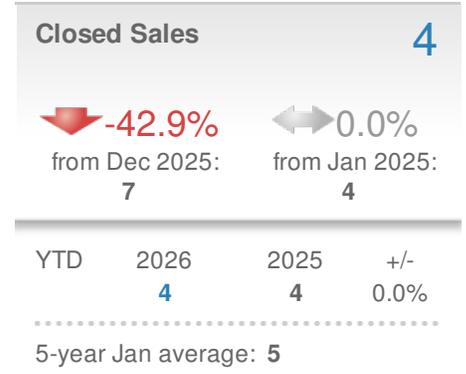
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 0.88 in December and a decrease from 4.00 in January 2025. The Contract Ratio is 36% lower than the 5-year January average of 2.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Upper Dublin (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$422,750, representing a decrease of 17.4% compared to last month and a decrease of 11.4% from Jan 2025. The average days on market for units sold in January was 23 days, 49% above the 5-year January average of 15 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from December) to 8; and a 37.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.63 in December and a decrease from 2.67 in January 2025. The Contract Ratio is 30% lower than the 5-year January average of 2.30. 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.

