

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

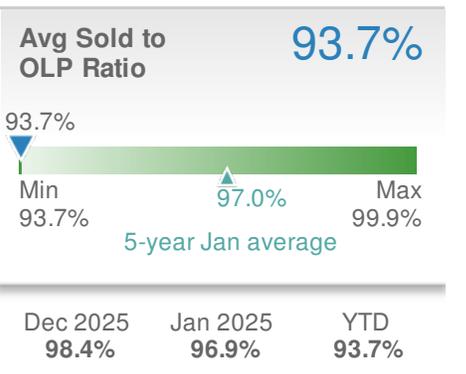
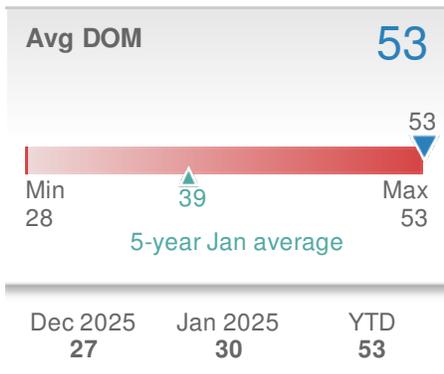
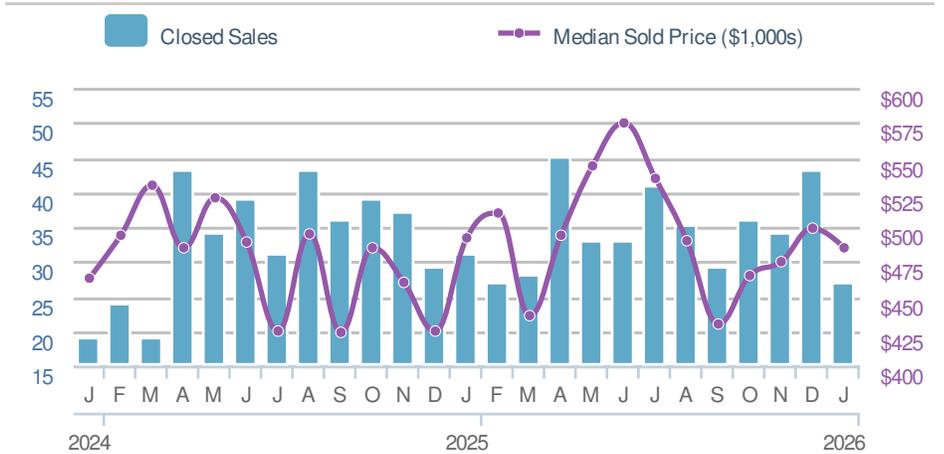
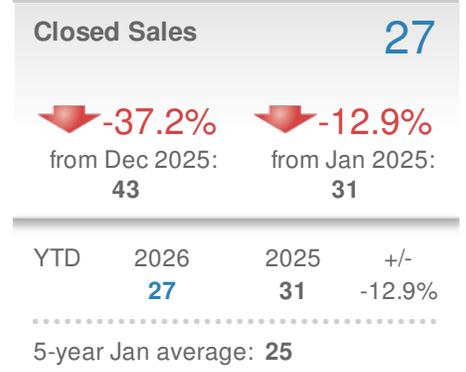
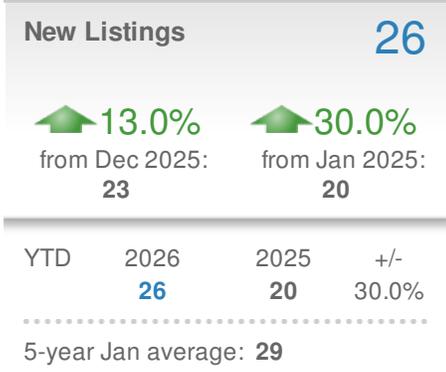
## Local Market Insight

Upper Merion Area (Montgomery, PA)

# January 2026

## Upper Merion Area (Montgomery, PA)

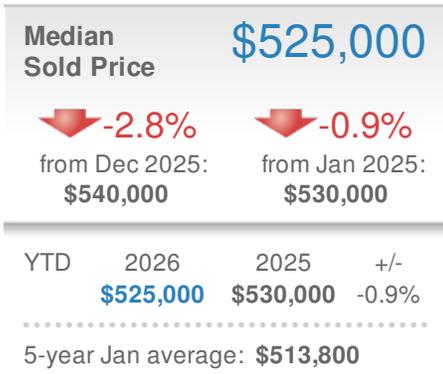
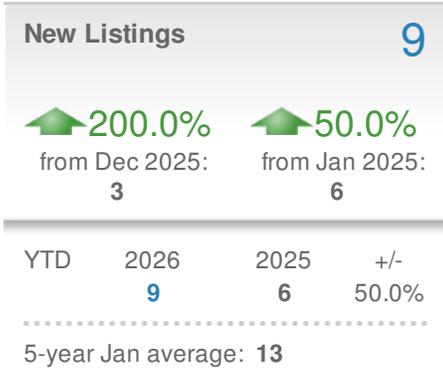
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# January 2026

## Upper Merion Area (Montgomery, PA) - Detached

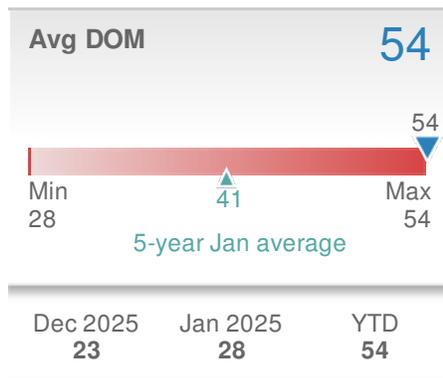
Tri-County Suburban REALTORS  
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### Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for January was \$525,000, representing a decrease of 2.8% compared to last month and a decrease of 0.9% from Jan 2025. The average days on market for units sold in January was 54 days, 31% above the 5-year January average of 41 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 8; and a 4.5% increase in supply to 23 active units.

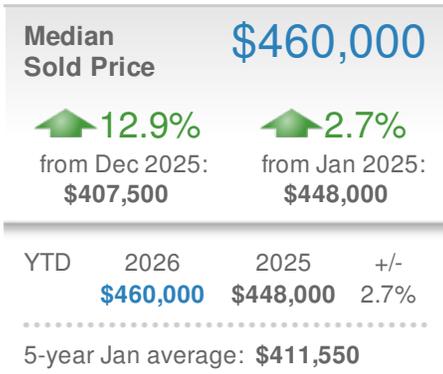
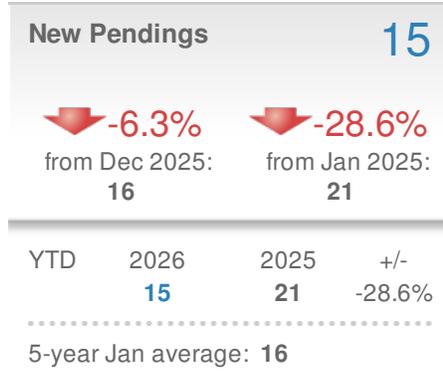
This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.45 in December and a decrease from 1.36 in January 2025. The Contract Ratio is 67% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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 Merion Area (Montgomery, PA) - Attached

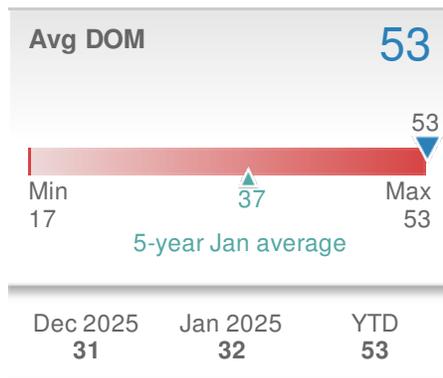
Tri-County Suburban REALTORS  
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### Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for January was \$460,000, representing an increase of 12.9% compared to last month and an increase of 2.7% from Jan 2025. The average days on market for units sold in January was 53 days, 42% above the 5-year January average of 37 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 18; and a 5.3% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.63 in December and a decrease from 1.28 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 0.93. 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 Merion Area (Montgomery, PA) - Attached/Townhouse

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### Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$461,000, representing an increase of 11.1% compared to last month and an increase of 2.9% from Jan 2025. The average days on market for units sold in January was 56 days, 46% above the 5-year January average of 38 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 31.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and a 14.3% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.79 in December and a decrease from 0.92 in January 2025. The Contract Ratio is 58% lower than the 5-year January average of 1.11. 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.

