

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

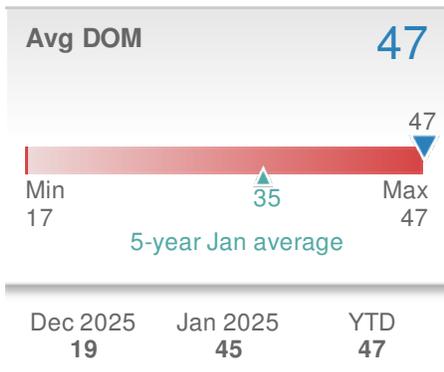
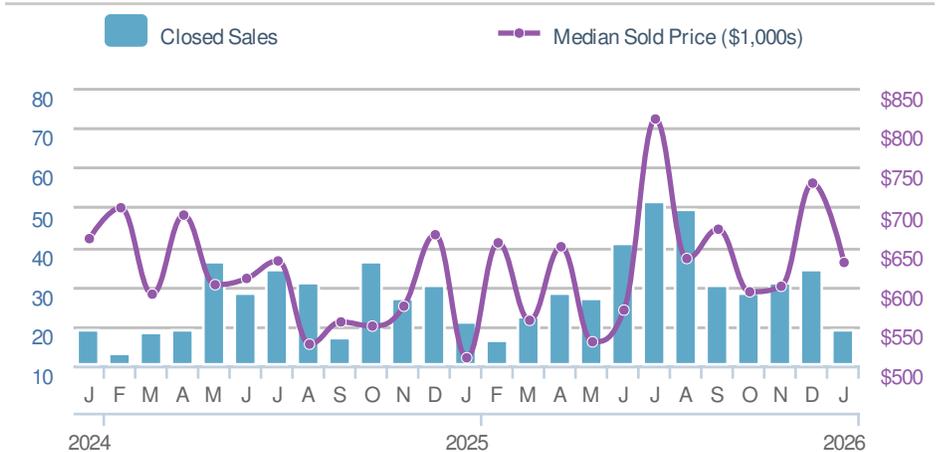
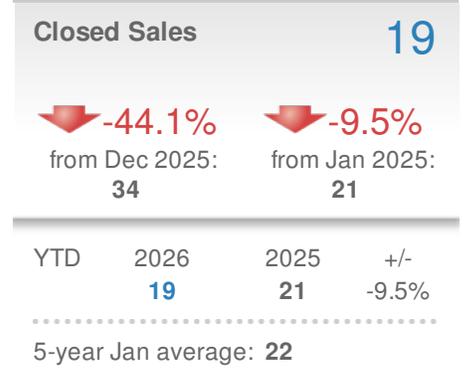
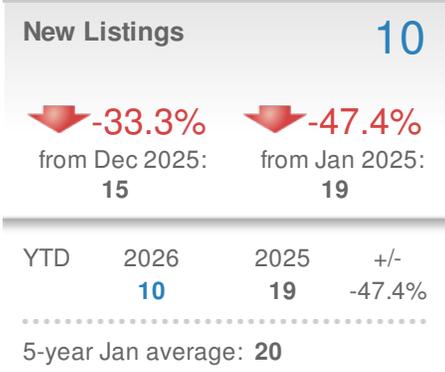
Local Market Insight

Wissahickon (Montgomery, PA)

January 2026

Wissahickon (Montgomery, PA)

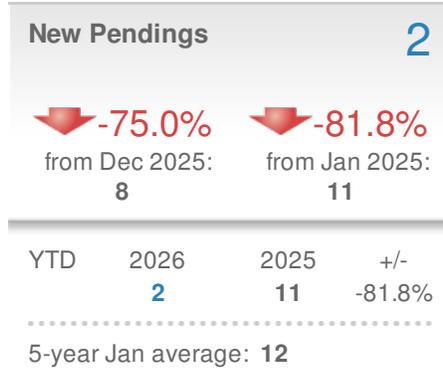
Email: ldavis@tcsr.realtor



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Wissahickon (Montgomery, PA) - Detached

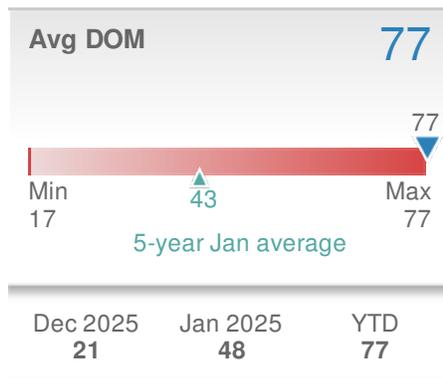
Tri-County Suburban REALTORS
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for January was \$1,150,000, representing an increase of 15% compared to last month and an increase of 75.6% from Jan 2025. The average days on market for units sold in January was 77 days, 77% above the 5-year January average of 43 days. There was a 75% month over month decrease in new contract activity with 2 New Pendings; a 31.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and no change in supply with 21 active units.

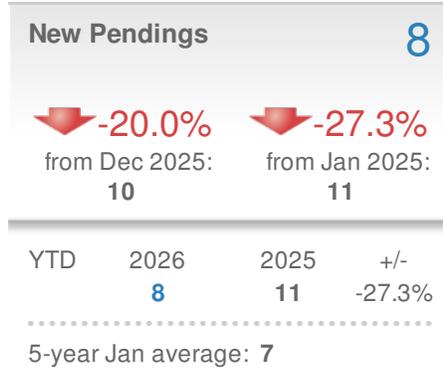
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.05 in December and a decrease from 0.73 in January 2025. The Contract Ratio is 26% lower than the 5-year January average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Wissahickon (Montgomery, PA) - Attached

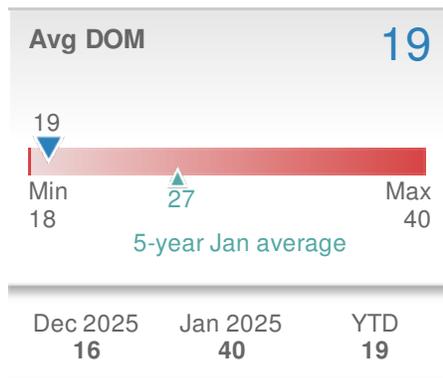
Tri-County Suburban REALTORS
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for January was \$611,325, representing an increase of 47.6% compared to last month and an increase of 32.9% from Jan 2025. The average days on market for units sold in January was 19 days, 29% below the 5-year January average of 27 days. There was a 20% month over month decrease in new contract activity with 8 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and an 11.1% increase in supply to 10 active units.

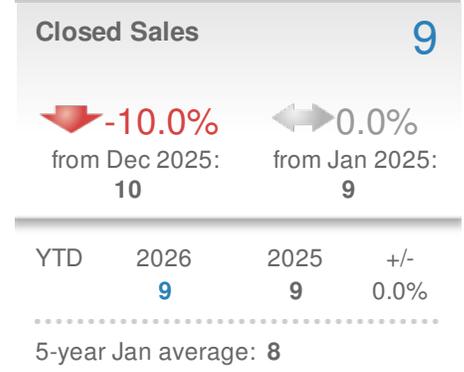
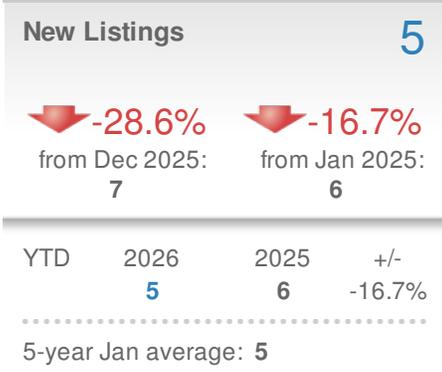
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.44 in December and a decrease from 3.00 in January 2025. The Contract Ratio is 33% lower than the 5-year January average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Wissahickon (Montgomery, PA) - Attached/Townhouse

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$592,000, representing an increase of 39.7% compared to last month and an increase of 28.7% from Jan 2025. The average days on market for units sold in January was 21 days, 17% below the 5-year January average of 25 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 8; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.38 in December and a decrease from 4.00 in January 2025. The Contract Ratio is 50% lower than the 5-year January average of 1.78. 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.

