

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

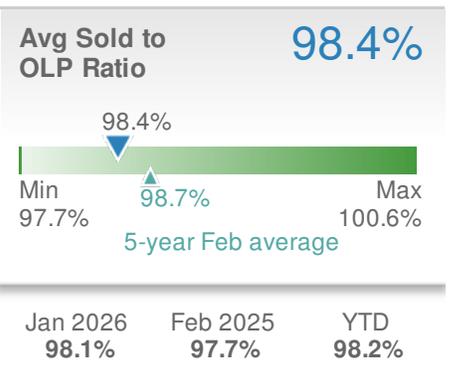
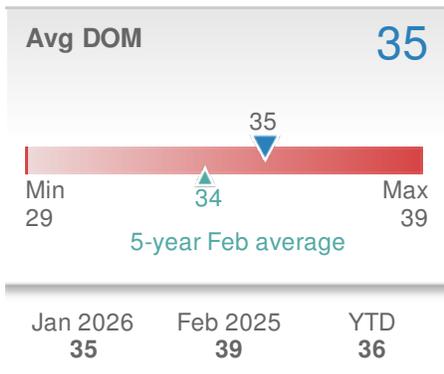
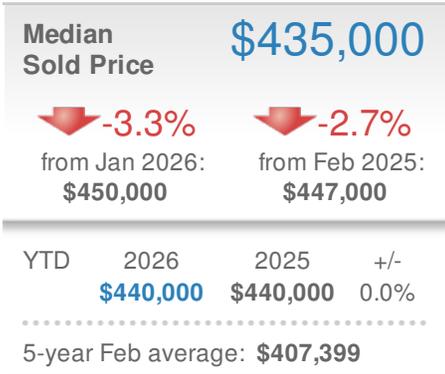
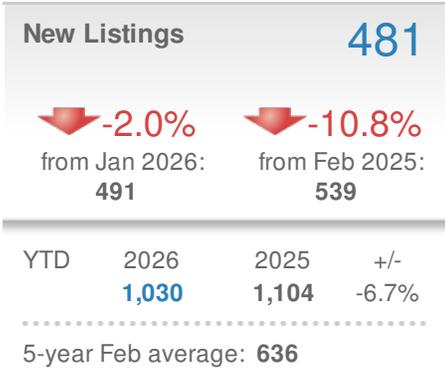
Local Market Insight

Montgomery County, PA

February 2026

Montgomery County, PA

Email: ldavis@tcsr.realtor



February 2026

Montgomery County, PA - Detached

Tri-County Suburban REALTORS
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New Listings **258**

▲ 4.5% ▼ -16.0%
 from Jan 2026: **247** from Feb 2025: **307**

YTD	2026	2025	+/-
	545	612	-10.9%

5-year Feb average: **367**

New Pendings **289**

▲ 8.6% ▼ -5.9%
 from Jan 2026: **266** from Feb 2025: **307**

YTD	2026	2025	+/-
	548	600	-8.7%

5-year Feb average: **356**

Closed Sales **217**

▼ -16.9% ▼ -15.9%
 from Jan 2026: **261** from Feb 2025: **258**

YTD	2026	2025	+/-
	486	566	-14.1%

5-year Feb average: **265**

Median Sold Price **\$488,000**

▼ -6.2% ▼ -5.2%
 from Jan 2026: **\$520,000** from Feb 2025: **\$515,000**

YTD	2026	2025	+/-
	\$507,250	\$514,000	-1.3%

5-year Feb average: **\$463,600**

Summary

In Montgomery County, PA, the median sold price for Detached properties for February was \$488,000, representing a decrease of 6.2% compared to last month and a decrease of 5.2% from Feb 2025. The average days on market for units sold in February was 37 days, 11% above the 5-year February average of 33 days. There was an 8.6% month over month increase in new contract activity with 289 New Pendings; a 13.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 457; and a 3% decrease in supply to 424 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.92 in January and a decrease from 1.11 in February 2025. The Contract Ratio is 23% lower than the 5-year February average of 1.40. 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 **424**

Jan 2026	Feb 2025
437	430

Avg DOM **37**

Jan 2026	Feb 2025	YTD
36	37	37

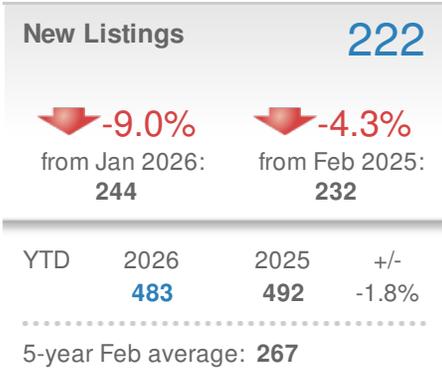
Avg Sold to OLP Ratio **99.0%**

Jan 2026	Feb 2025	YTD
98.3%	97.5%	98.5%

February 2026

Montgomery County, PA - Attached

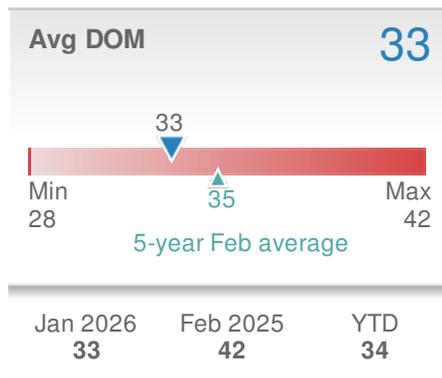
Tri-County Suburban REALTORS
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Summary

In Montgomery County, PA, the median sold price for Attached properties for February was \$365,000, representing no change compared to last month and an increase of 2.8% from Feb 2025. The average days on market for units sold in February was 33 days, 5% below the 5-year February average of 35 days. There was a 1.3% month over month decrease in new contract activity with 225 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 348; and a 0.8% decrease in supply to 385 active units.

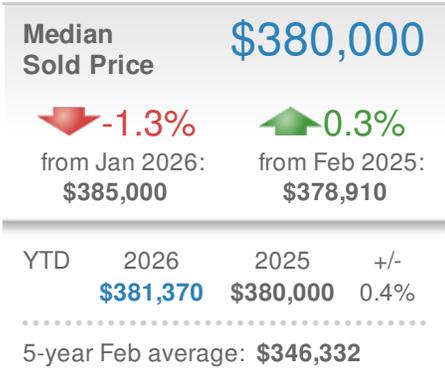
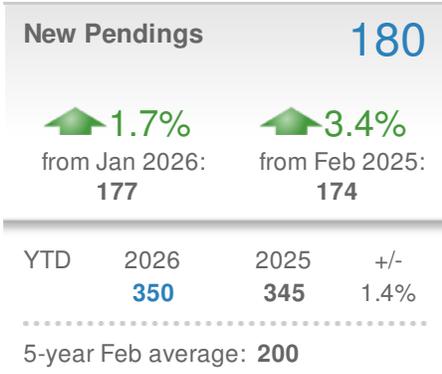
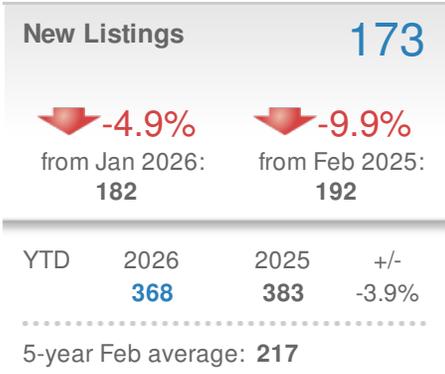
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.87 in January and a decrease from 1.34 in February 2025. The Contract Ratio is 44% lower than the 5-year February average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Montgomery County, PA - Attached/Townhouse

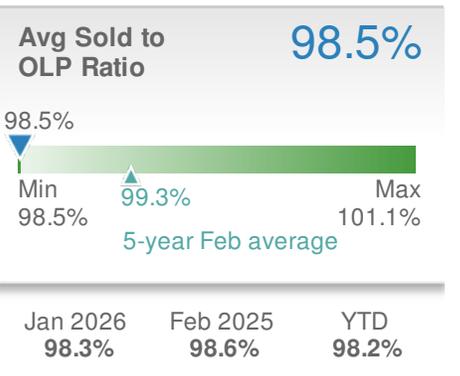
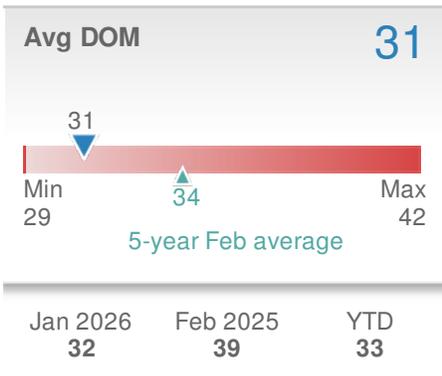
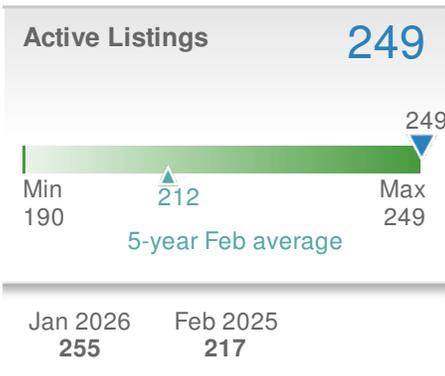
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Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for February was \$380,000, representing a decrease of 1.3% compared to last month and an increase of 0.3% from Feb 2025. The average days on market for units sold in February was 31 days, 10% below the 5-year February average of 34 days. There was a 1.7% month over month increase in new contract activity with 180 New Pendings; a 2.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 280; and a 2.4% decrease in supply to 249 active units.

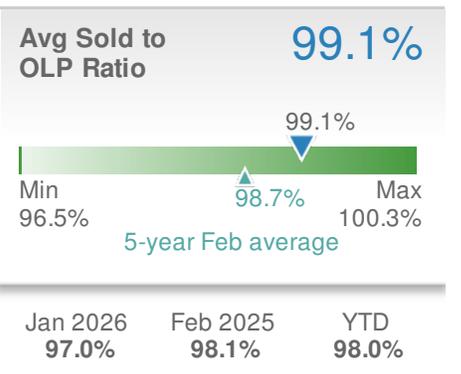
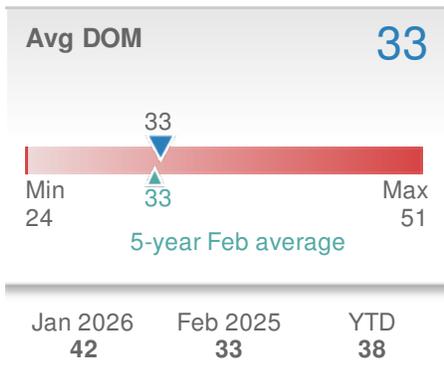
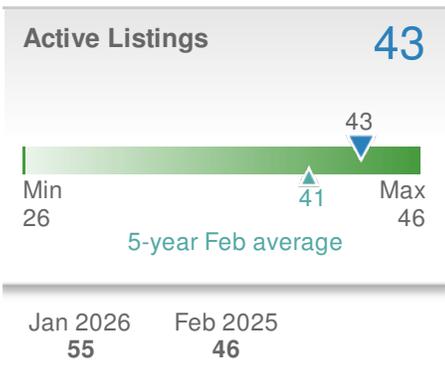
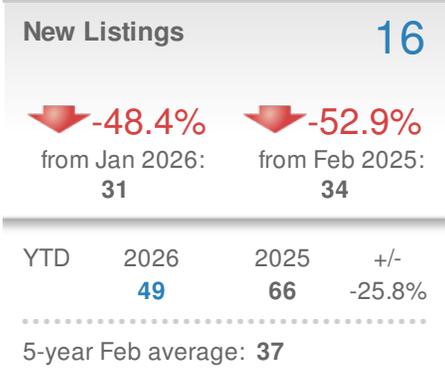
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 1.07 in January and a decrease from 1.48 in February 2025. The Contract Ratio is 35% lower than the 5-year February average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Abington (Montgomery, PA)

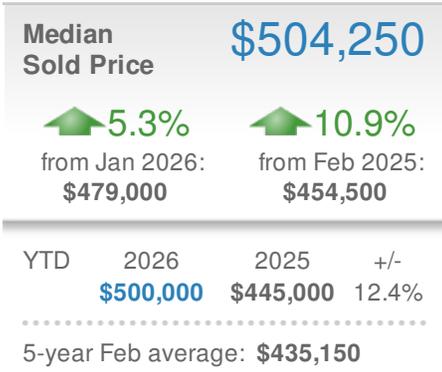
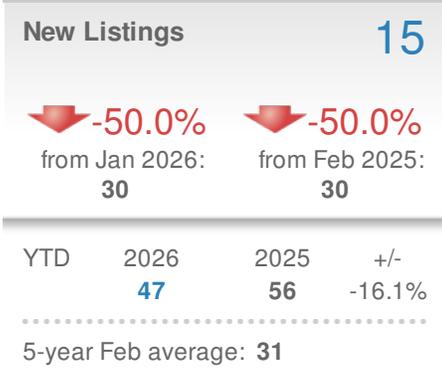
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Abington (Montgomery, PA) - Detached

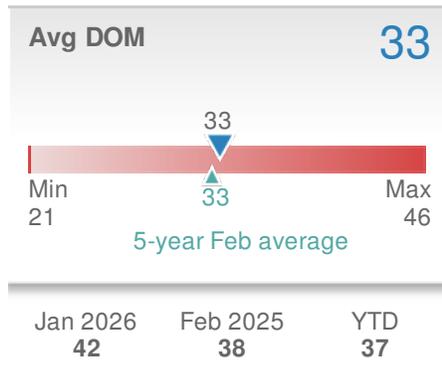
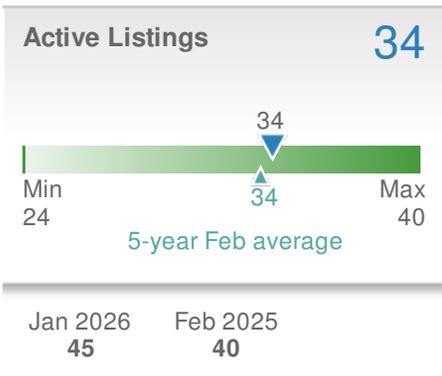
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for February was \$504,250, representing an increase of 5.3% compared to last month and an increase of 10.9% from Feb 2025. The average days on market for units sold in February was 33 days, the same as the 5-year February average of 33 days. There was a 7.4% month over month increase in new contract activity with 29 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 45; and a 24.4% decrease in supply to 34 active units.

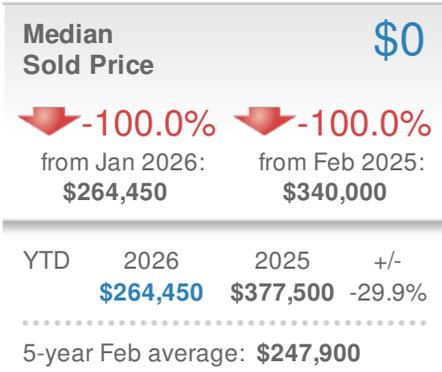
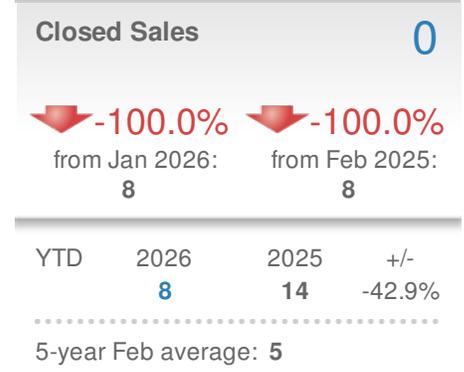
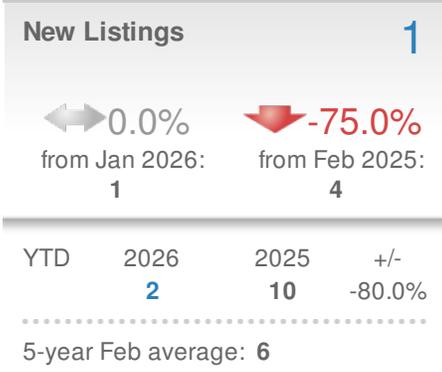
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 0.87 in January and an increase from 1.03 in February 2025. The Contract Ratio is 13% lower than the 5-year February average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Abington (Montgomery, PA) - Attached

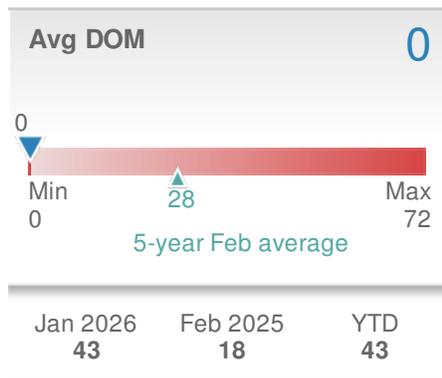
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Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 28 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 10% decrease in supply to 9 active units.

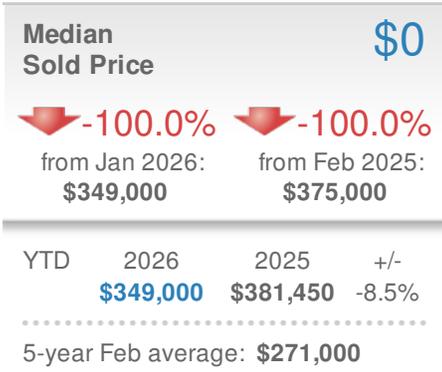
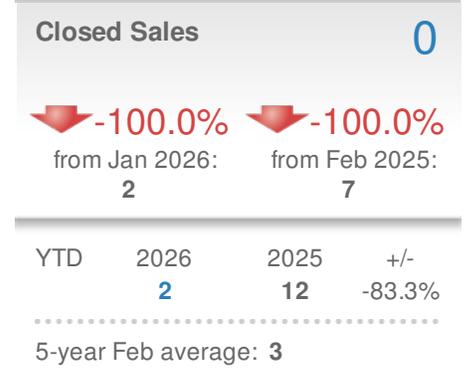
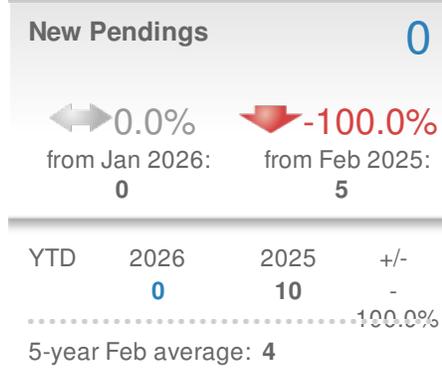
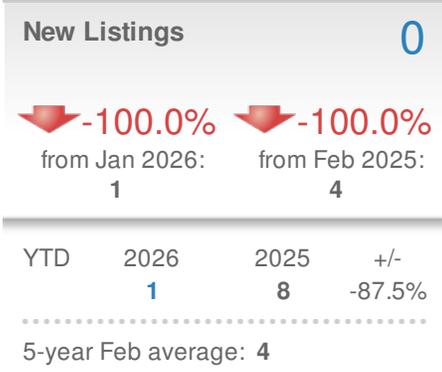
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.40 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 69% lower than the 5-year February average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Abington (Montgomery, PA) - Attached/Townhouse

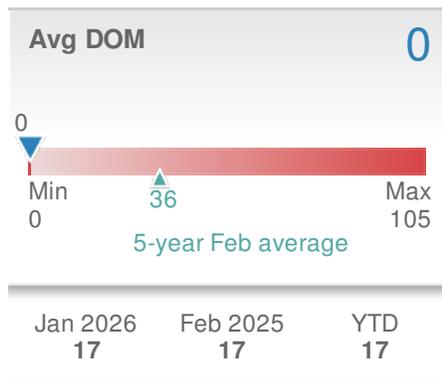
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Summary

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 36 days. There was no month over month change in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 0; and no change in supply with 2 active units.

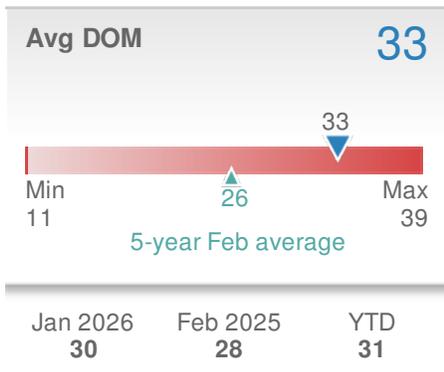
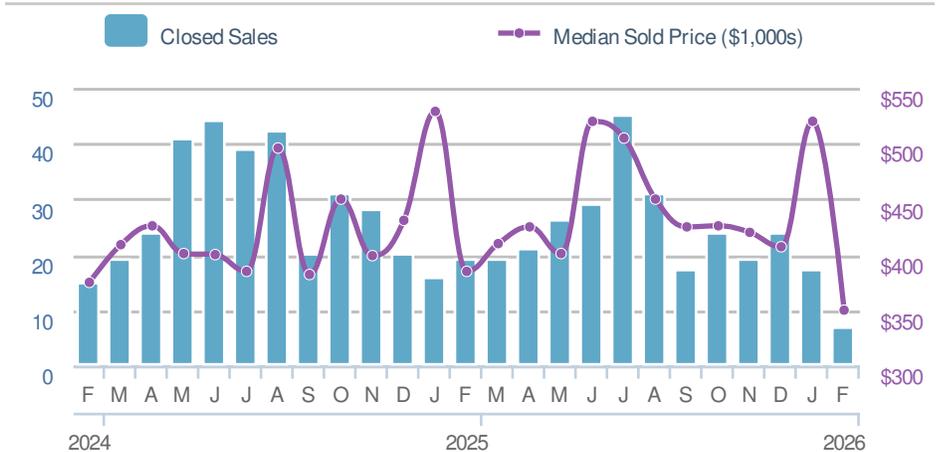
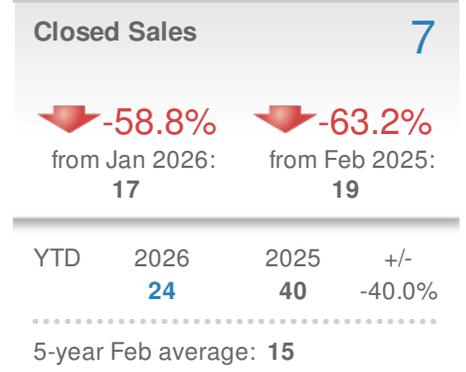
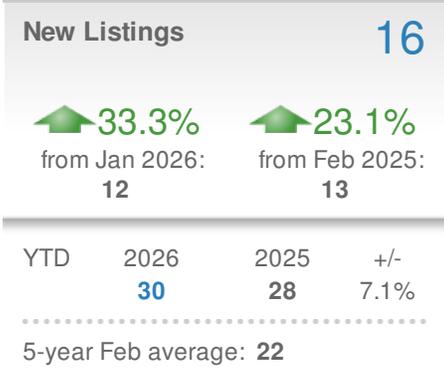
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in January and a decrease from 1.67 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 2.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Boyertown Area (Montgomery, PA)

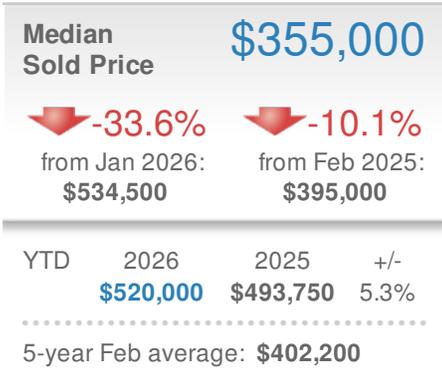
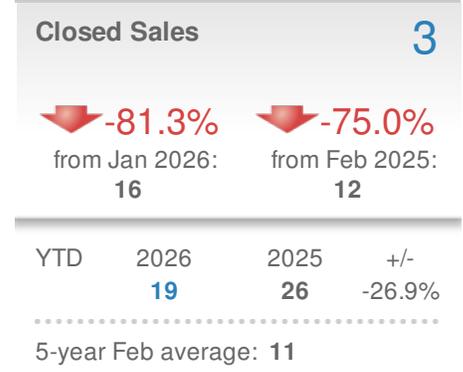
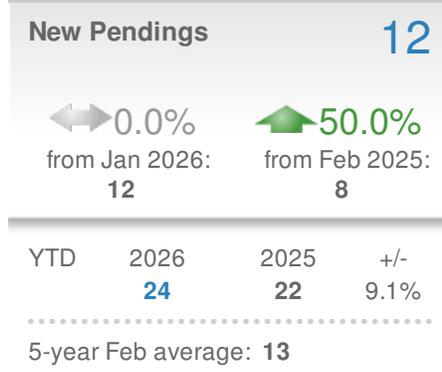
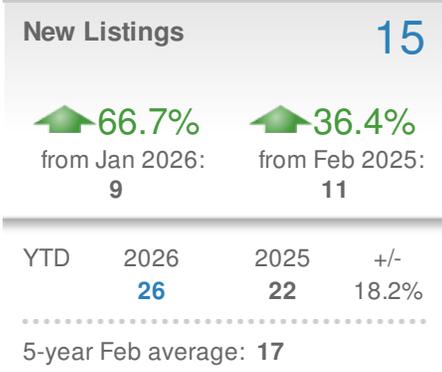
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February 2026

Boyertown Area (Montgomery, PA) - Detached

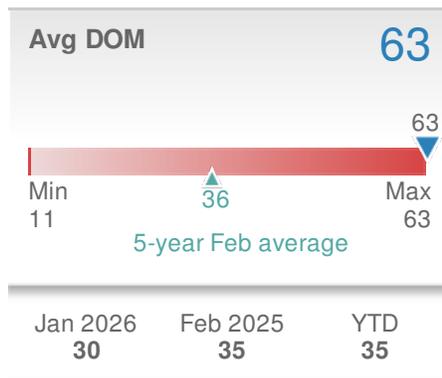
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for February was \$355,000, representing a decrease of 33.6% compared to last month and a decrease of 10.1% from Feb 2025. The average days on market for units sold in February was 63 days, 77% above the 5-year February average of 36 days. There was no month over month change in new contract activity with 12 New Pendings; an 81.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 13.6% increase in supply to 25 active units.

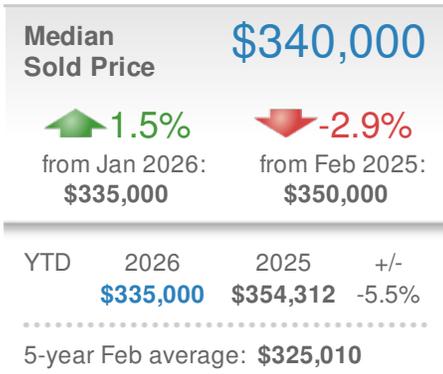
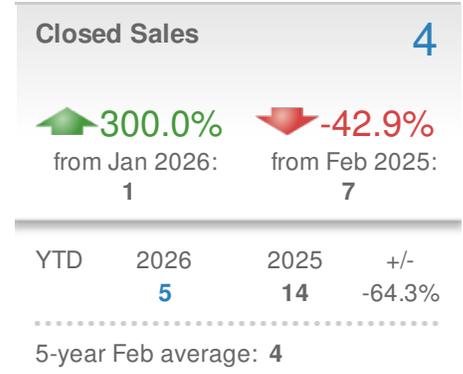
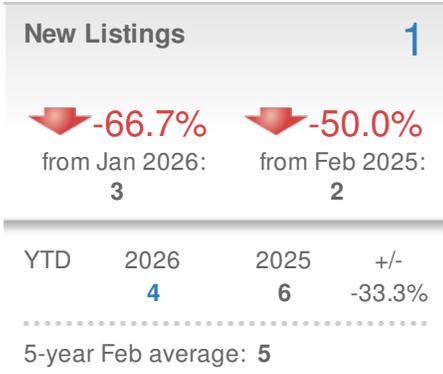
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.50 in January and an increase from 0.78 in February 2025. The Contract Ratio is 39% lower than the 5-year February average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Boyertown Area (Montgomery, PA) - Attached

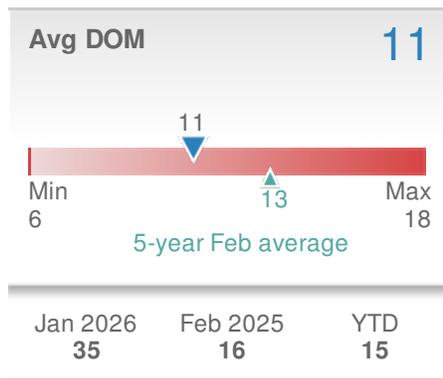
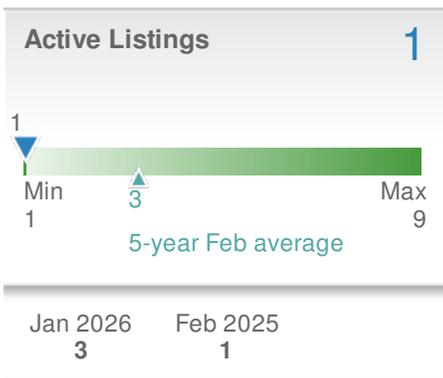
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for February was \$340,000, representing an increase of 1.5% compared to last month and a decrease of 2.9% from Feb 2025. The average days on market for units sold in February was 11 days, 18% below the 5-year February average of 13 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 3; and a 66.7% decrease in supply to 1 active units.

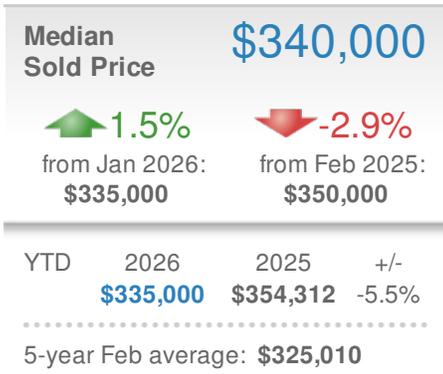
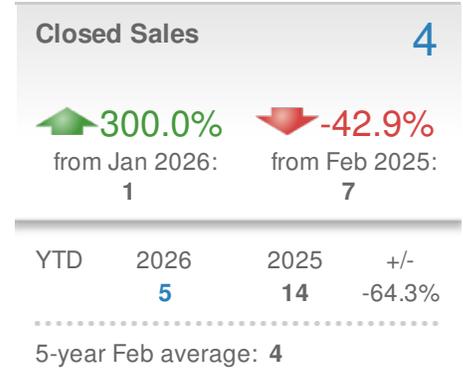
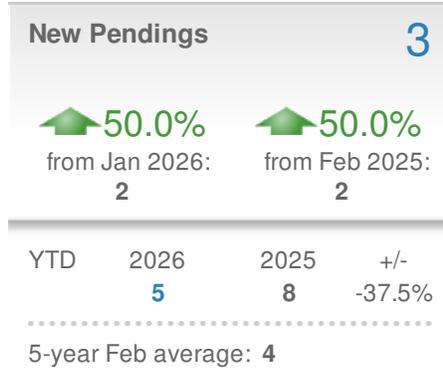
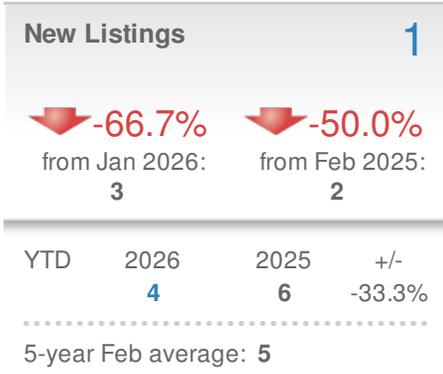
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.33 in January and a decrease from 29.00 in February 2025. The Contract Ratio is 64% lower than the 5-year February average of 8.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Boyertown Area (Montgomery, PA) - Attached/Townhouse

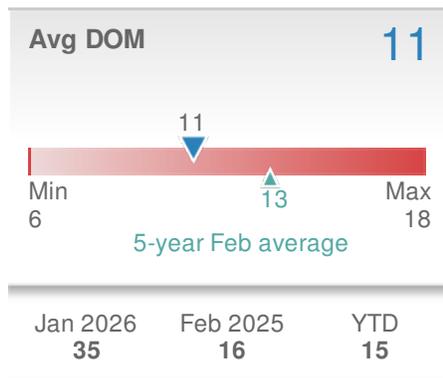
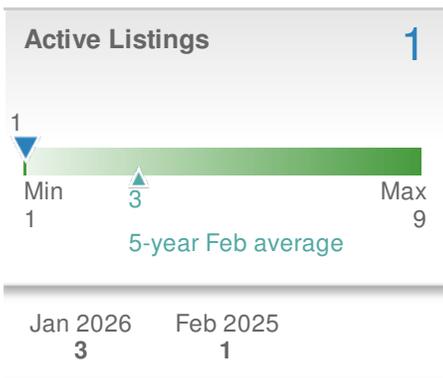
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$340,000, representing an increase of 1.5% compared to last month and a decrease of 2.9% from Feb 2025. The average days on market for units sold in February was 11 days, 18% below the 5-year February average of 13 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 3; and a 66.7% decrease in supply to 1 active units.

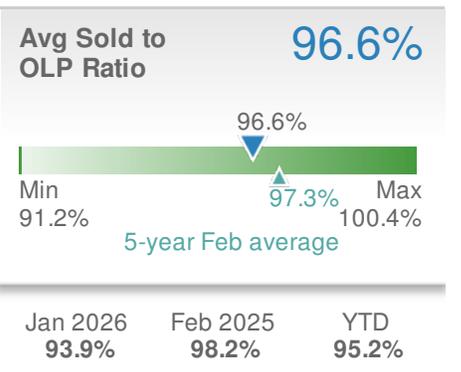
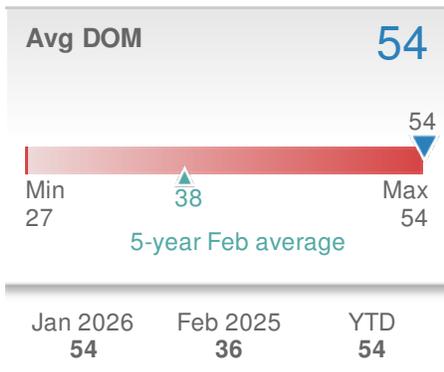
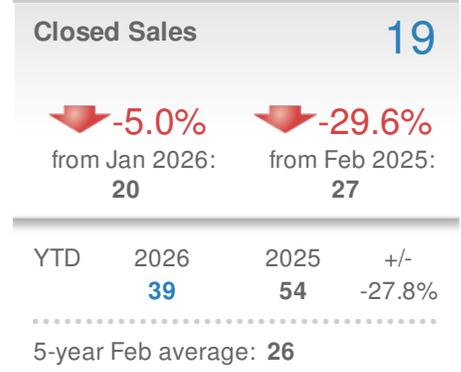
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.33 in January and a decrease from 29.00 in February 2025. The Contract Ratio is 64% lower than the 5-year February average of 8.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Cheltenham (Montgomery, PA)

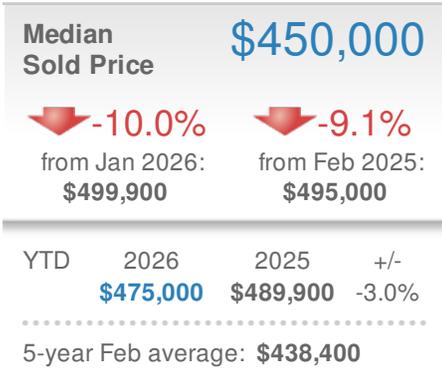
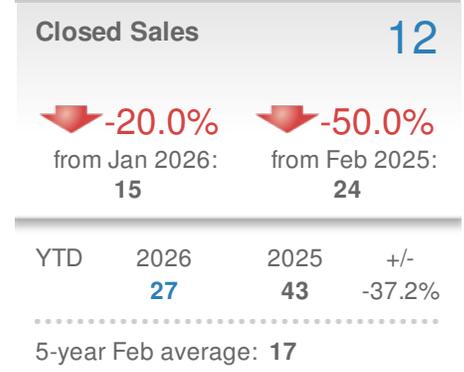
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February 2026

Cheltenham (Montgomery, PA) - Detached

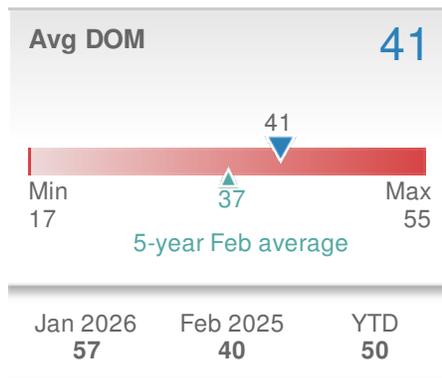
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for February was \$450,000, representing a decrease of 10% compared to last month and a decrease of 9.1% from Feb 2025. The average days on market for units sold in February was 41 days, 12% above the 5-year February average of 37 days. There was no month over month change in new contract activity with 13 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 18; and an 18.8% increase in supply to 19 active units.

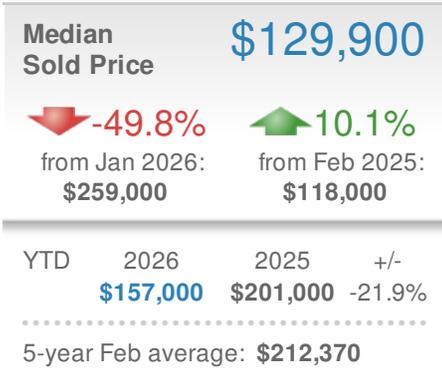
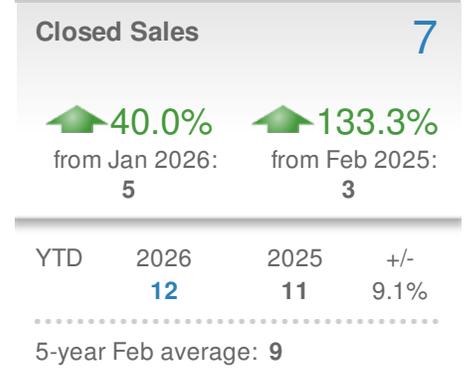
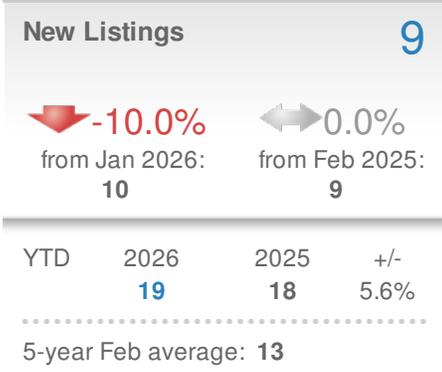
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.19 in January and a decrease from 1.50 in February 2025. The Contract Ratio is 50% lower than the 5-year February average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Cheltenham (Montgomery, PA) - Attached

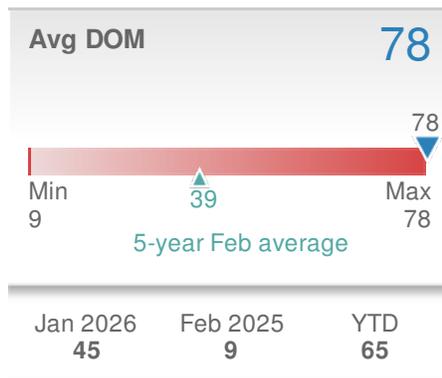
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for February was \$129,900, representing a decrease of 49.8% compared to last month and an increase of 10.1% from Feb 2025. The average days on market for units sold in February was 78 days, 98% above the 5-year February average of 39 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 10; and a 16.7% increase in supply to 21 active units.

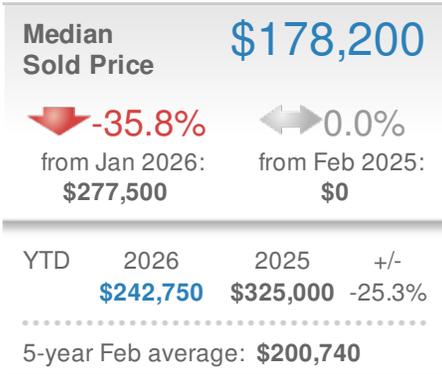
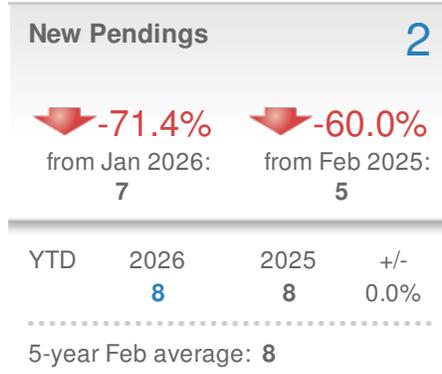
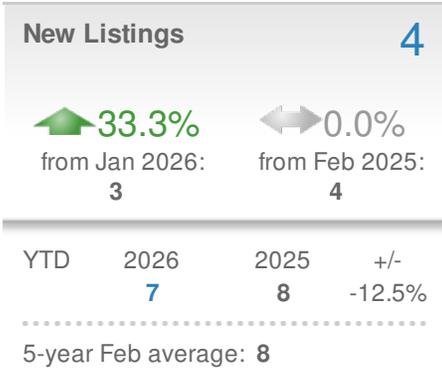
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.78 in January and a decrease from 0.79 in February 2025. The Contract Ratio is 80% lower than the 5-year February average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

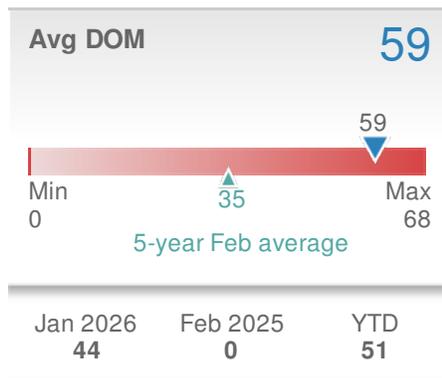
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$178,200, representing a decrease of 35.8% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 59 days, 69% above the 5-year February average of 35 days. There was a 71.4% month over month decrease in new contract activity with 2 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 5; and a 50% increase in supply to 6 active units.

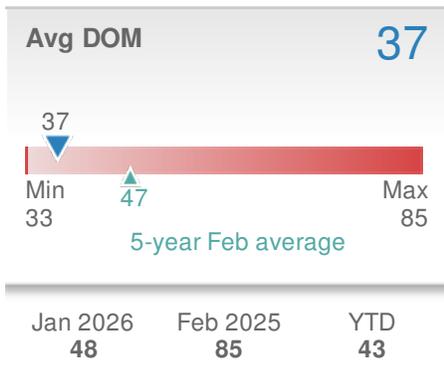
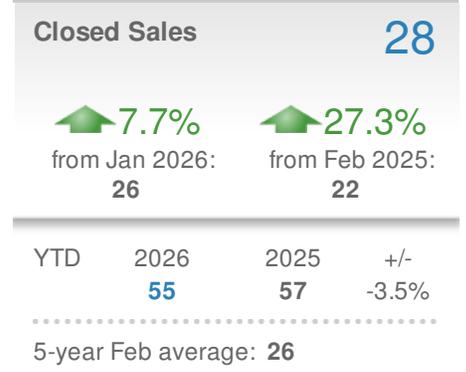
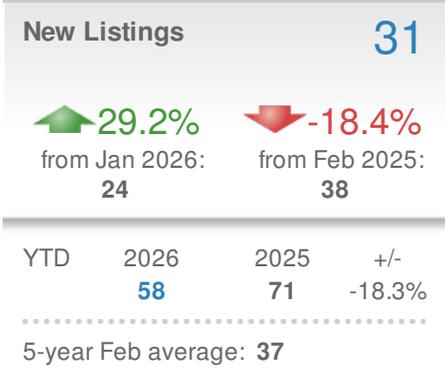
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 2.25 in January and a decrease from 1.14 in February 2025. The Contract Ratio is 75% lower than the 5-year February average of 3.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Colonial (Montgomery, PA)

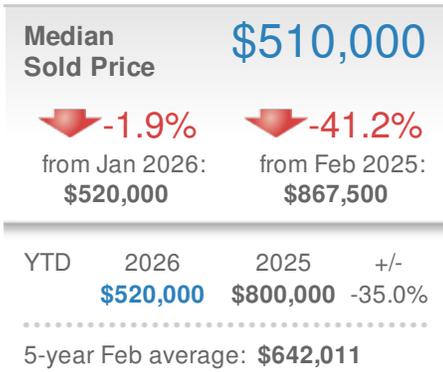
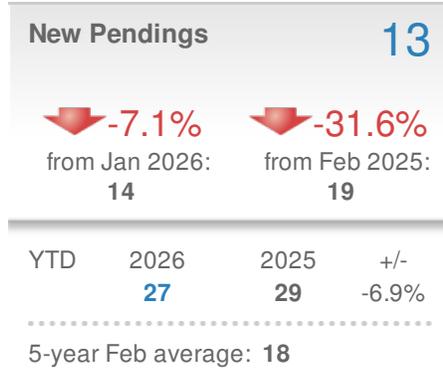
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February 2026

Colonial (Montgomery, PA) - Detached

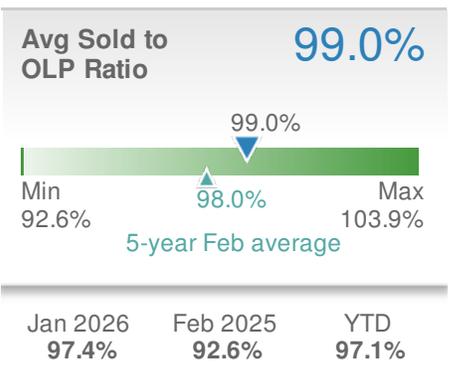
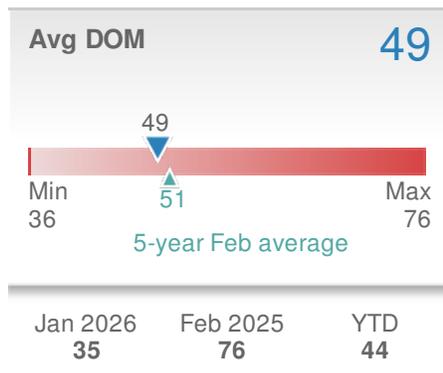
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Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for February was \$510,000, representing a decrease of 1.9% compared to last month and a decrease of 41.2% from Feb 2025. The average days on market for units sold in February was 49 days, 4% below the 5-year February average of 51 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 27; and a 7.1% increase in supply to 15 active units.

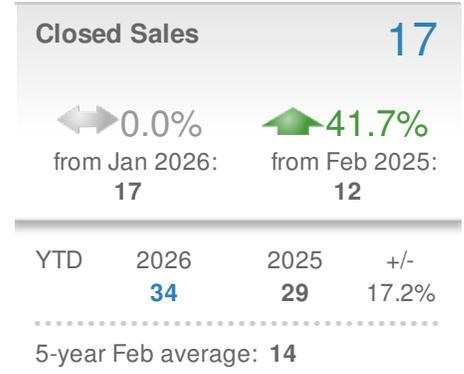
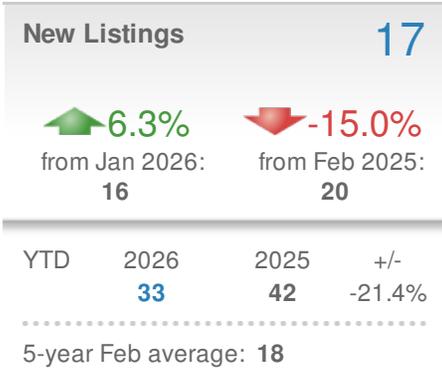
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.79 in January and an increase from 1.67 in February 2025. The Contract Ratio is 13% lower than the 5-year February average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Colonial (Montgomery, PA) - Attached

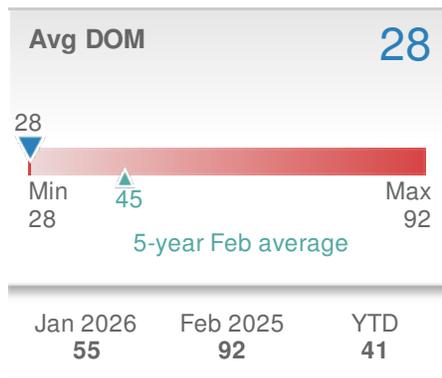
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Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for February was \$450,000, representing an increase of 0.2% compared to last month and a decrease of 16.2% from Feb 2025. The average days on market for units sold in February was 28 days, 37% below the 5-year February average of 45 days. There was a 52.9% month over month decrease in new contract activity with 8 New Pendings; a 31% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 20; and a 5.6% decrease in supply to 17 active units.

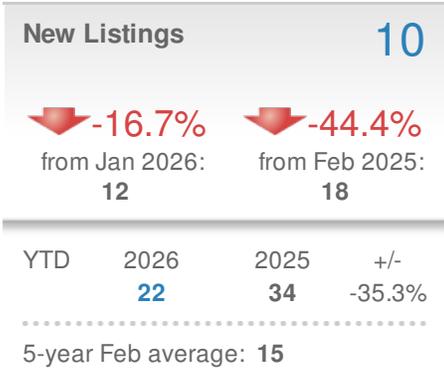
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.61 in January and a decrease from 2.32 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Colonial (Montgomery, PA) - Attached/Townhouse

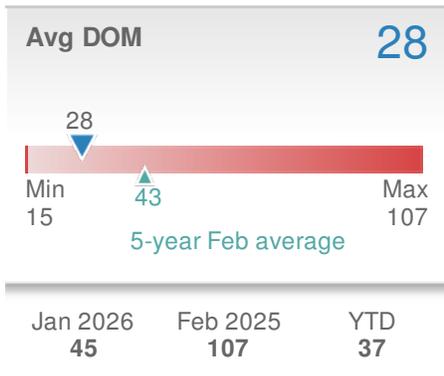
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Summary

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$500,000, representing an increase of 1% compared to last month and a decrease of 9.9% from Feb 2025. The average days on market for units sold in February was 28 days, 35% below the 5-year February average of 43 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 30.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 16; and a 20% decrease in supply to 8 active units.

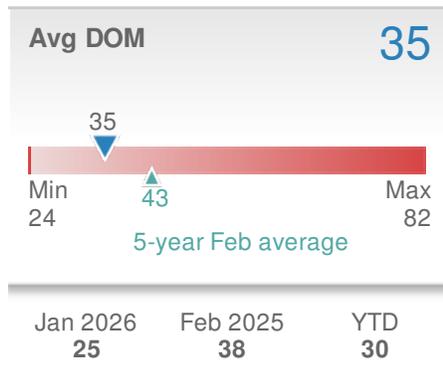
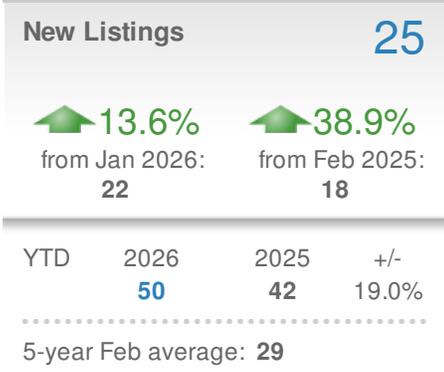
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.30 in January and a decrease from 2.20 in February 2025. The Contract Ratio is 5% higher than the 5-year February average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Hatboro-Horsham (Montgomery, PA)

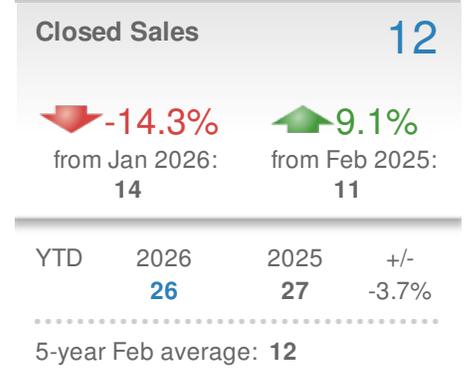
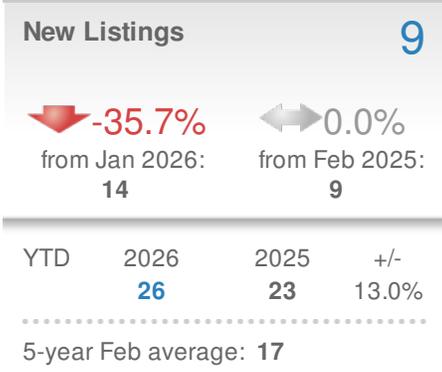
Email: ldavis@tcsr.realtor



February 2026

Hatboro-Horsham (Montgomery, PA) - Detached

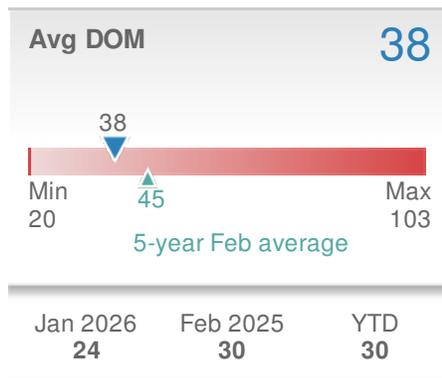
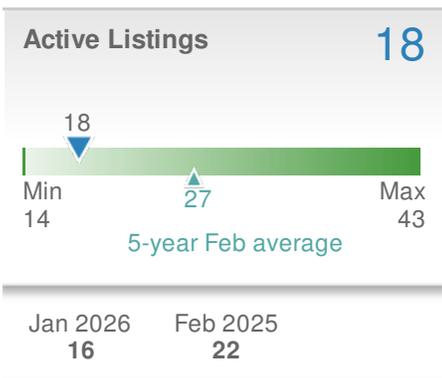
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for February was \$480,000, representing an increase of 4.3% compared to last month and a decrease of 19.3% from Feb 2025. The average days on market for units sold in February was 38 days, 16% below the 5-year February average of 45 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 17; and a 12.5% increase in supply to 18 active units.

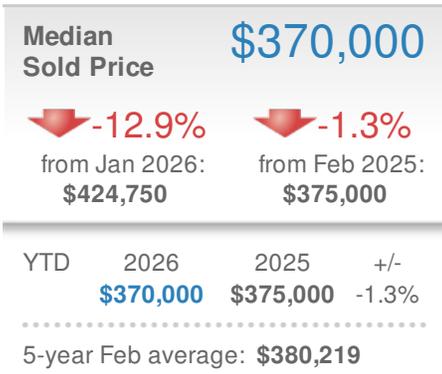
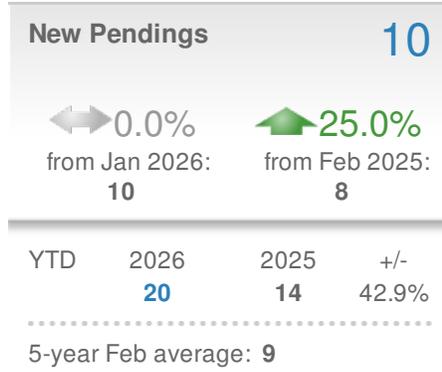
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.31 in January and an increase from 0.55 in February 2025. The Contract Ratio is the same as the 5-year February average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Hatboro-Horsham (Montgomery, PA) - Attached

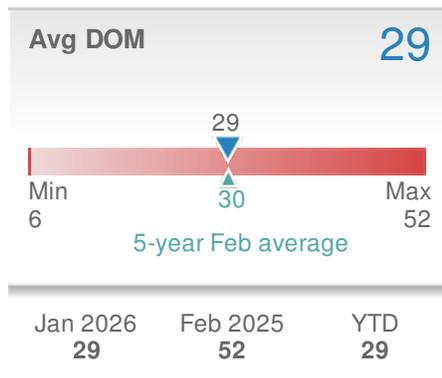
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for February was \$370,000, representing a decrease of 12.9% compared to last month and a decrease of 1.3% from Feb 2025. The average days on market for units sold in February was 29 days, 2% below the 5-year February average of 30 days. There was no month over month change in new contract activity with 10 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 54.5% increase in supply to 17 active units.

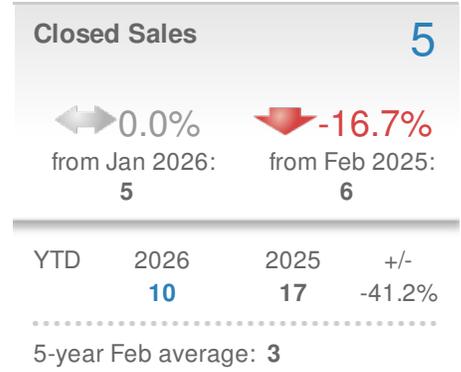
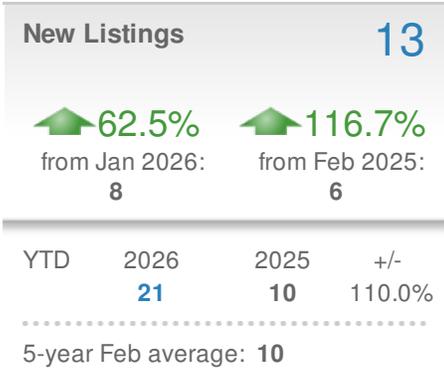
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.64 in January and an increase from 0.92 in February 2025. The Contract Ratio is 5% higher than the 5-year February average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

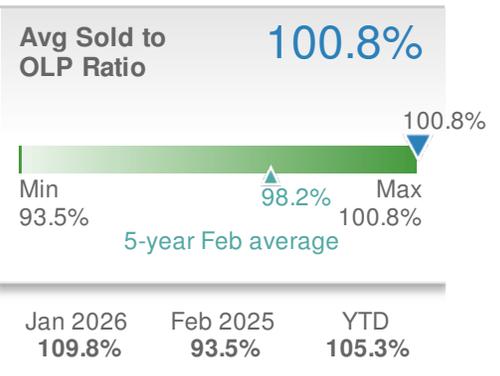
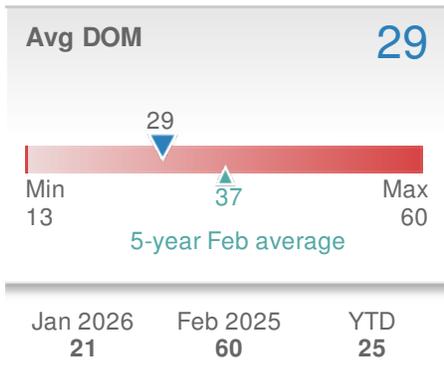
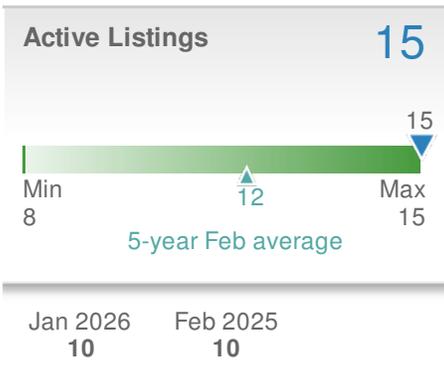
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$370,000, representing a decrease of 22.9% compared to last month and a decrease of 20.9% from Feb 2025. The average days on market for units sold in February was 29 days, 22% below the 5-year February average of 37 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 50% increase in supply to 15 active units.

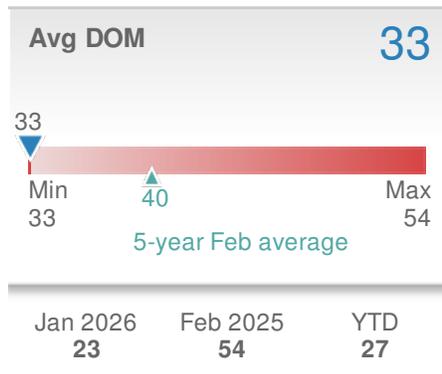
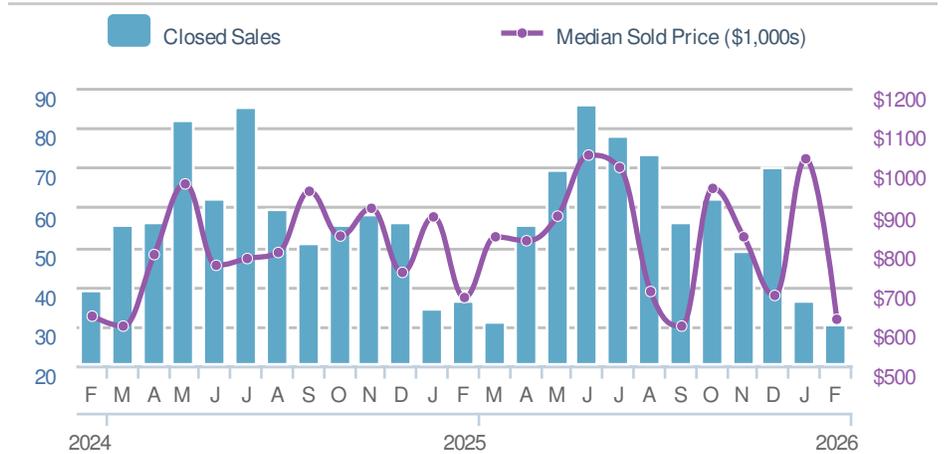
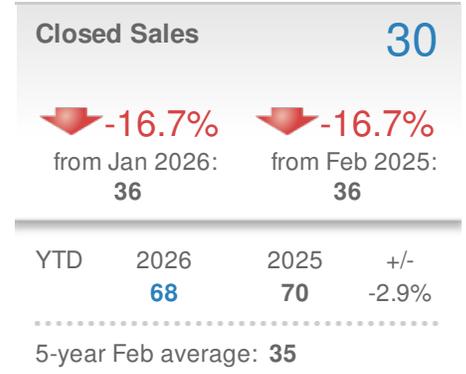
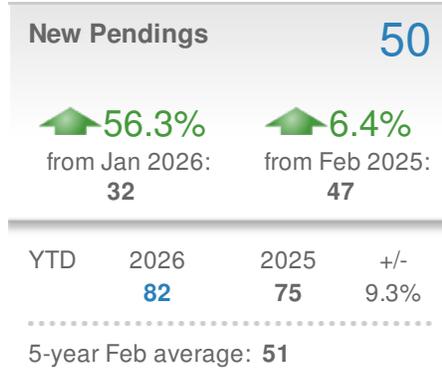
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.60 in January and an increase from 0.70 in February 2025. The Contract Ratio is 6% higher than the 5-year February average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Lower Merion (Montgomery, PA)

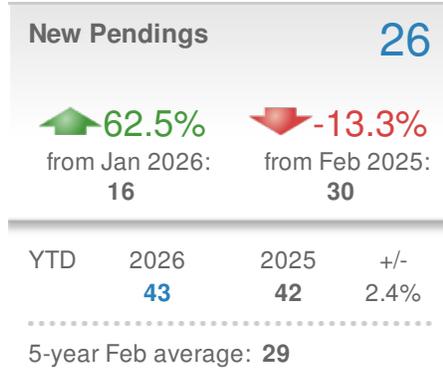
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February 2026

Lower Merion (Montgomery, PA) - Detached

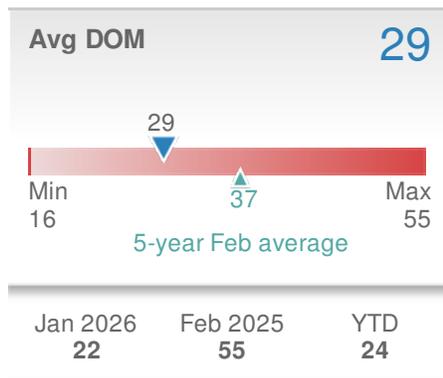
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for February was \$1,300,000, representing a decrease of 3.7% compared to last month and an increase of 15.6% from Feb 2025. The average days on market for units sold in February was 29 days, 22% below the 5-year February average of 37 days. There was a 62.5% month over month increase in new contract activity with 26 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 36; and a 6.3% increase in supply to 34 active units.

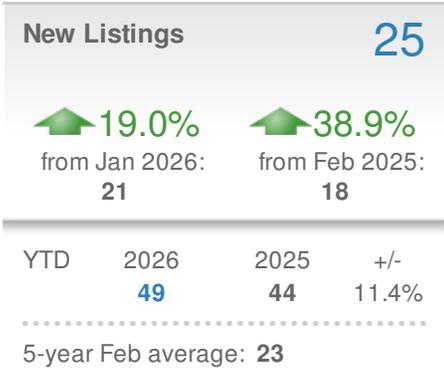
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.75 in January and an increase from 0.95 in February 2025. The Contract Ratio is 11% lower than the 5-year February average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Lower Merion (Montgomery, PA) - Attached

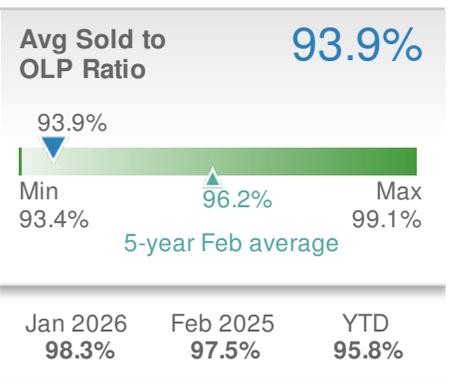
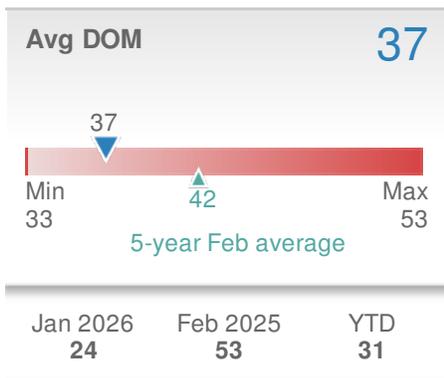
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for February was \$363,000, representing a decrease of 19.3% compared to last month and an increase of 3% from Feb 2025. The average days on market for units sold in February was 37 days, 12% below the 5-year February average of 42 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 27; and a 9.3% increase in supply to 59 active units.

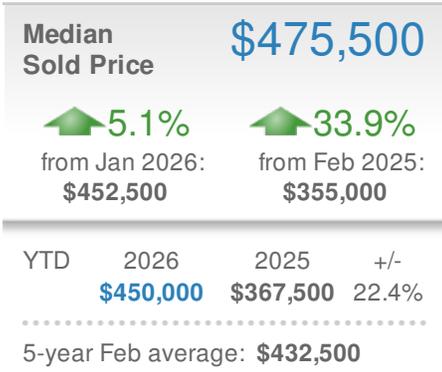
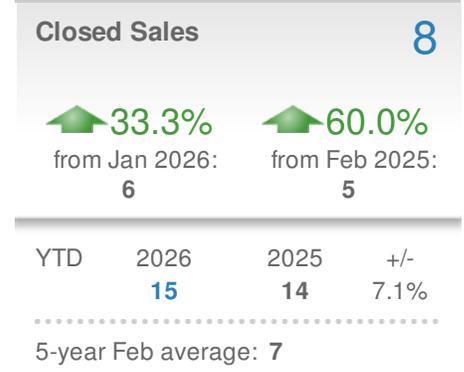
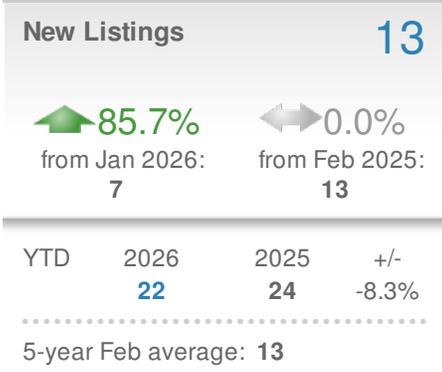
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.39 in January and a decrease from 0.71 in February 2025. The Contract Ratio is 60% lower than the 5-year February average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

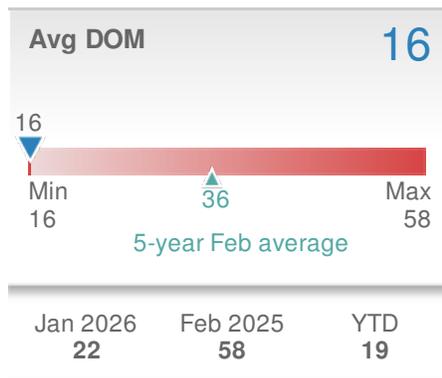
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$475,500, representing an increase of 5.1% compared to last month and an increase of 33.9% from Feb 2025. The average days on market for units sold in February was 16 days, 55% below the 5-year February average of 36 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 27.8% increase in supply to 23 active units.

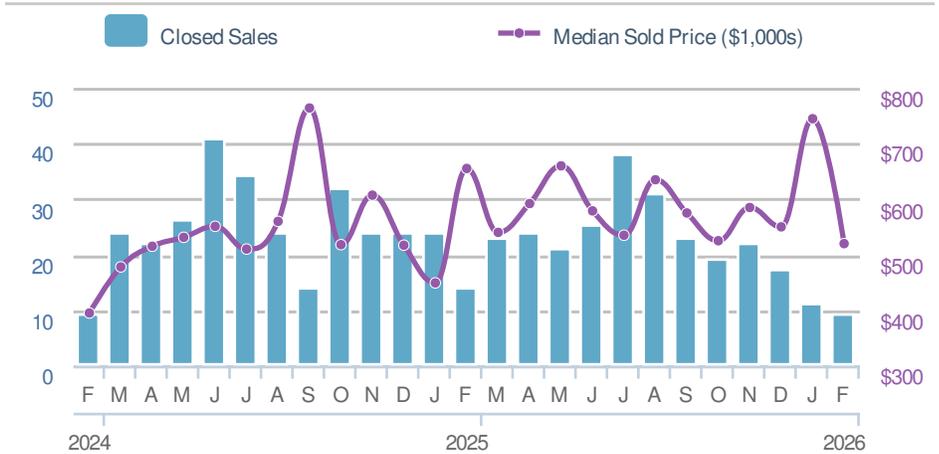
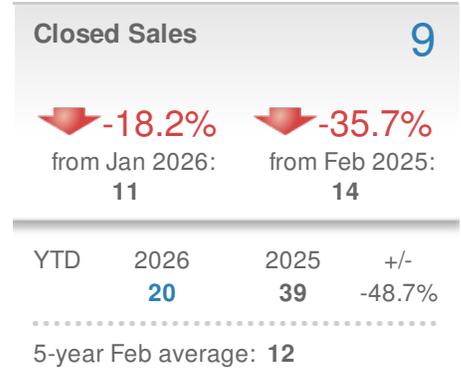
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.61 in January and a decrease from 0.65 in February 2025. The Contract Ratio is 57% lower than the 5-year February average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Methacton (Montgomery, PA)

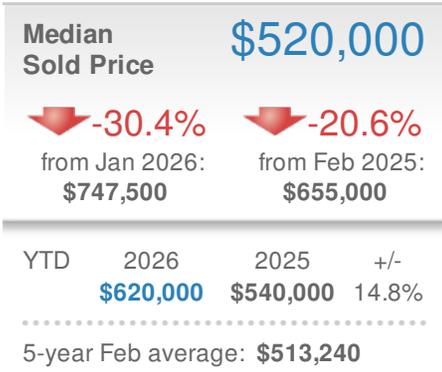
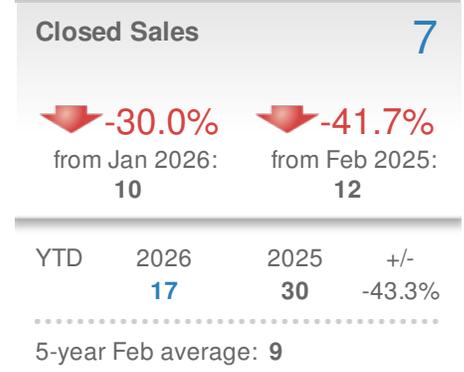
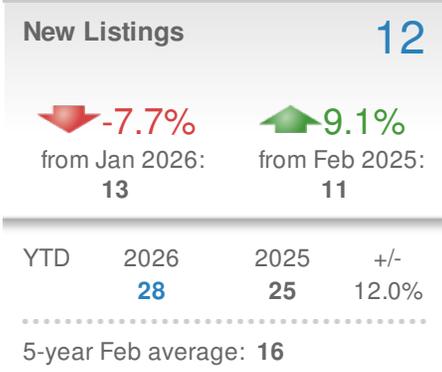
Email: ldavis@tcsr.realtor



February 2026

Methacton (Montgomery, PA) - Detached

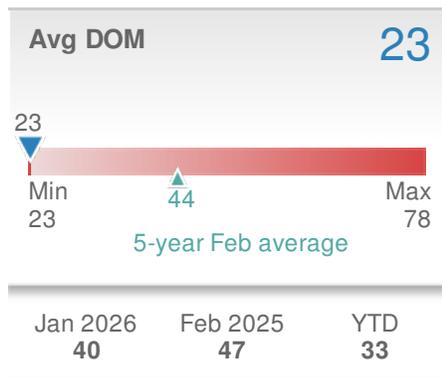
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for February was \$520,000, representing a decrease of 30.4% compared to last month and a decrease of 20.6% from Feb 2025. The average days on market for units sold in February was 23 days, 48% below the 5-year February average of 44 days. There was a 125% month over month increase in new contract activity with 18 New Pendings; a 91.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and no change in supply with 25 active units.

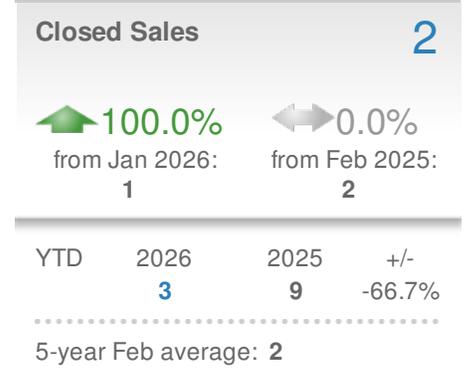
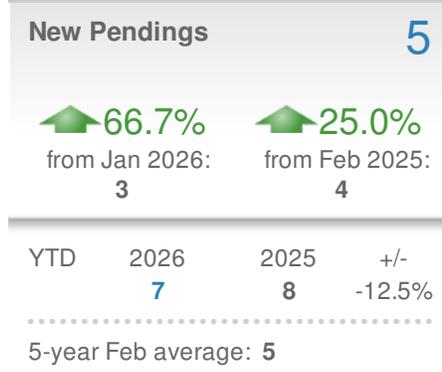
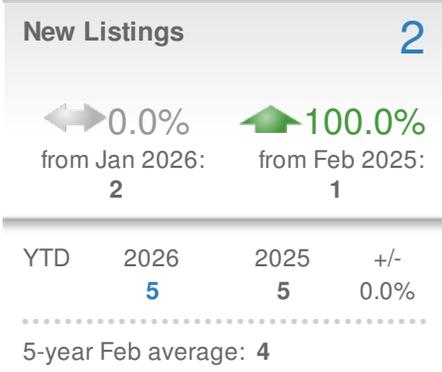
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.48 in January and a decrease from 1.04 in February 2025. The Contract Ratio is 19% lower than the 5-year February average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Methacton (Montgomery, PA) - Attached

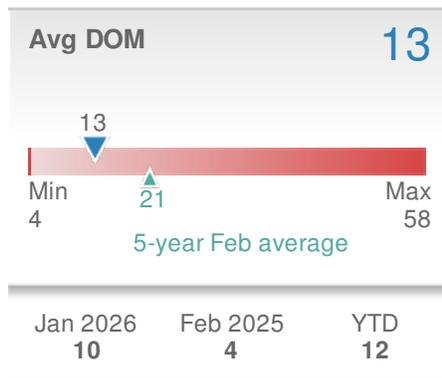
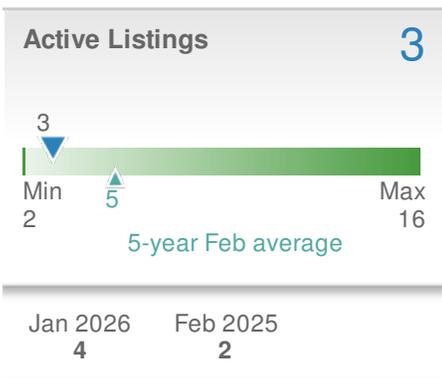
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for February was \$520,000, representing an increase of 11% compared to last month and a decrease of 13% from Feb 2025. The average days on market for units sold in February was 13 days, 39% below the 5-year February average of 21 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 25% decrease in supply to 3 active units.

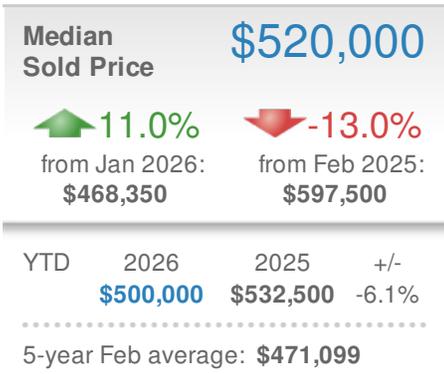
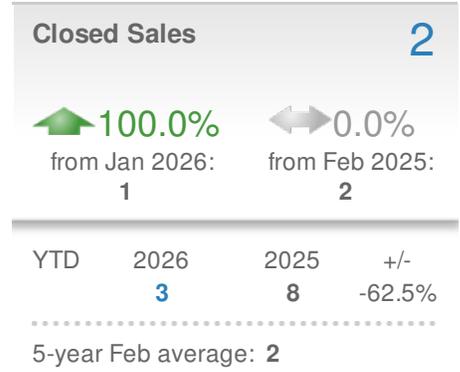
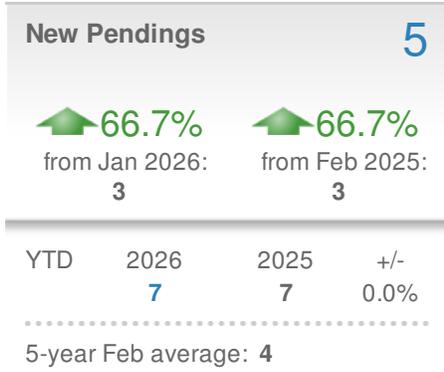
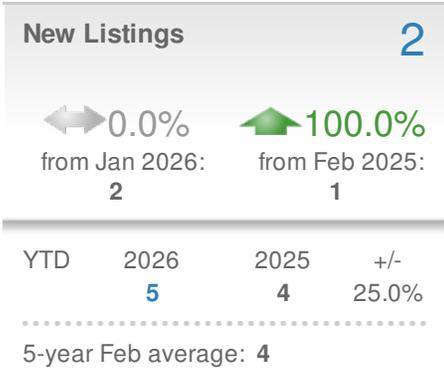
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.75 in January and a decrease from 3.00 in February 2025. The Contract Ratio is 26% lower than the 5-year February average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Methacton (Montgomery, PA) - Attached/Townhouse

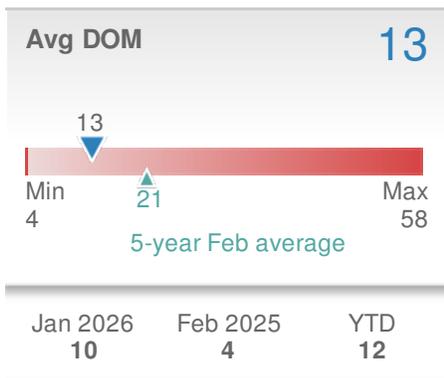
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$520,000, representing an increase of 11% compared to last month and a decrease of 13% from Feb 2025. The average days on market for units sold in February was 13 days, 39% below the 5-year February average of 21 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 25% decrease in supply to 3 active units.

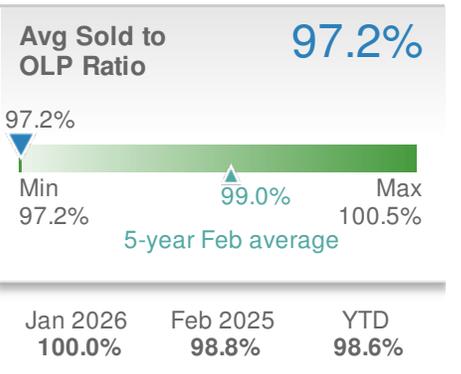
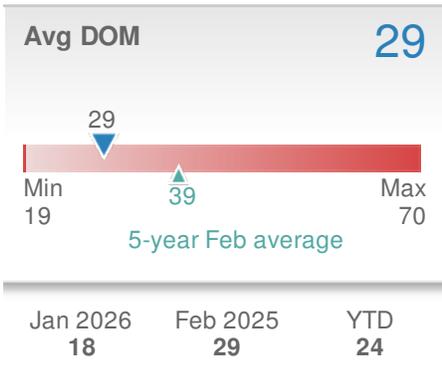
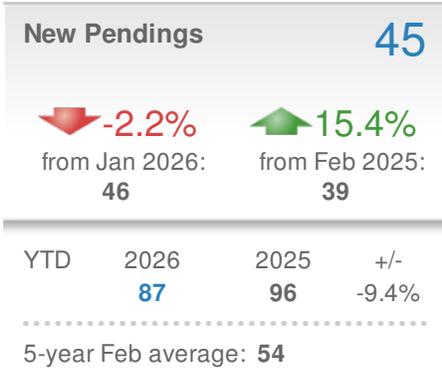
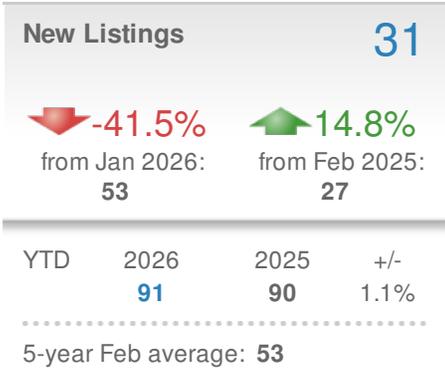
This activity resulted in a Contract Ratio of 1.67 pendencies per active listing, up from 0.75 in January and a decrease from 5.00 in February 2025. The Contract Ratio is 33% lower than the 5-year February average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Norristown Area (Montgomery, PA)

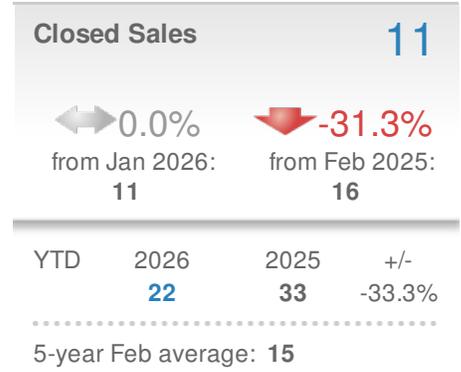
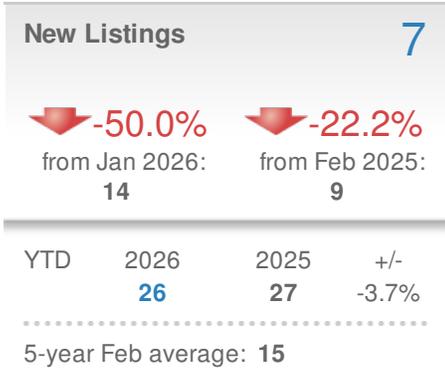
Email: ldavis@tcsr.realtor



February 2026

Norristown Area (Montgomery, PA) - Detached

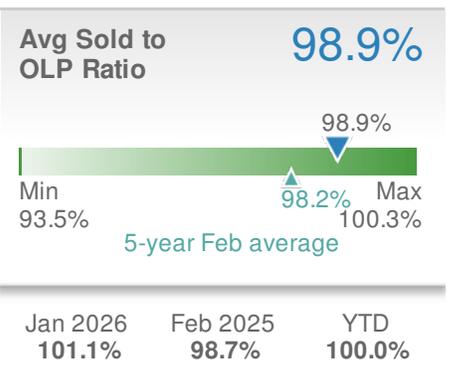
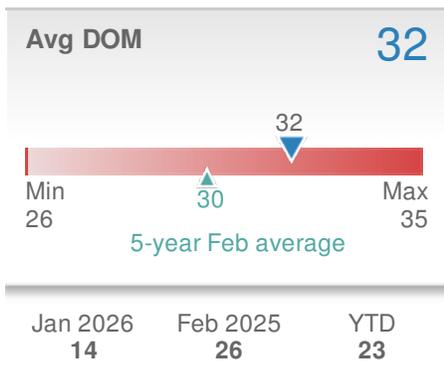
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Email: ldavis@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for February was \$415,000, representing an increase of 7.8% compared to last month and a decrease of 6.2% from Feb 2025. The average days on market for units sold in February was 32 days, 6% above the 5-year February average of 30 days. There was no month over month change in new contract activity with 15 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 21; and a 21.4% decrease in supply to 11 active units.

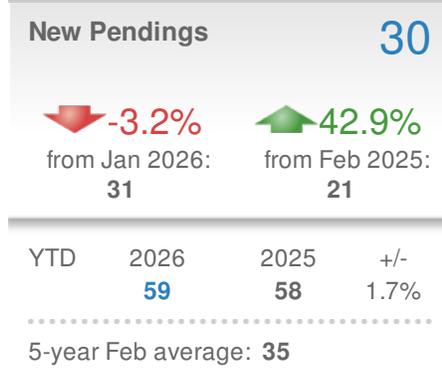
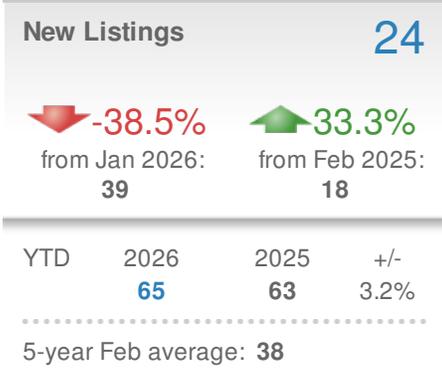
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, up from 1.43 in January and a decrease from 3.22 in February 2025. The Contract Ratio is 22% lower than the 5-year February average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Norristown Area (Montgomery, PA) - Attached

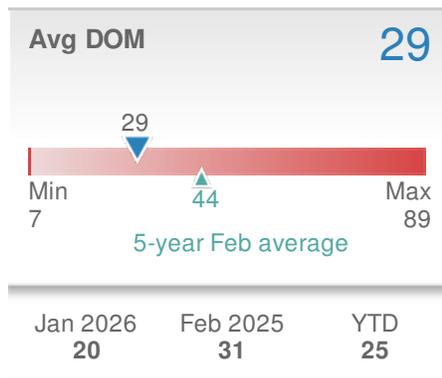
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for February was \$275,000, representing a decrease of 8.6% compared to last month and no change from Feb 2025. The average days on market for units sold in February was 29 days, 34% below the 5-year February average of 44 days. There was a 3.2% month over month decrease in new contract activity with 30 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 56; and a 10.2% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, no change from January and a decrease from 1.59 in February 2025. The Contract Ratio is 14% lower than the 5-year February average of 1.48. 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.

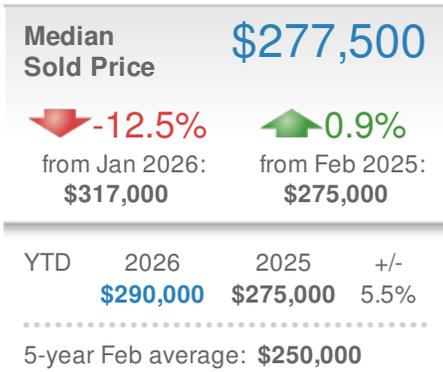
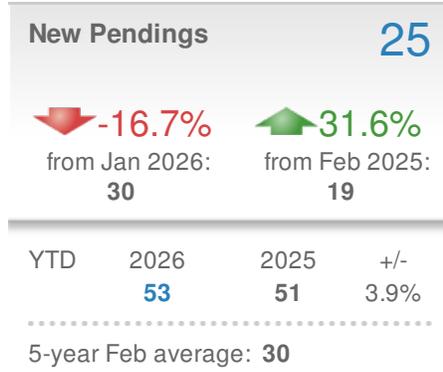


February 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

Multi-County Suburban REALTORS

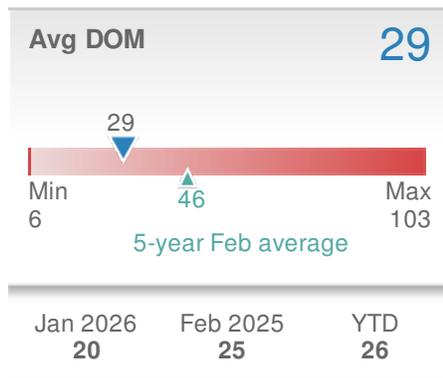
Email: ldavis@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$277,500, representing a decrease of 12.5% compared to last month and an increase of 0.9% from Feb 2025. The average days on market for units sold in February was 29 days, 37% below the 5-year February average of 46 days. There was a 16.7% month over month decrease in new contract activity with 25 New Pendings; a 16.9% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 49; and a 5.7% decrease in supply to 33 active units.

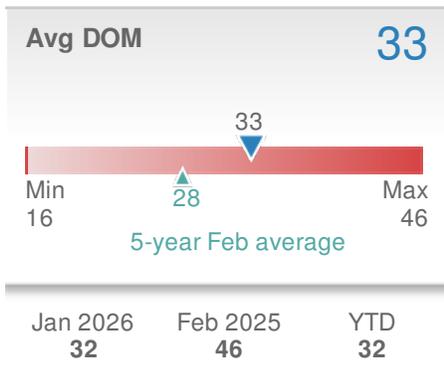
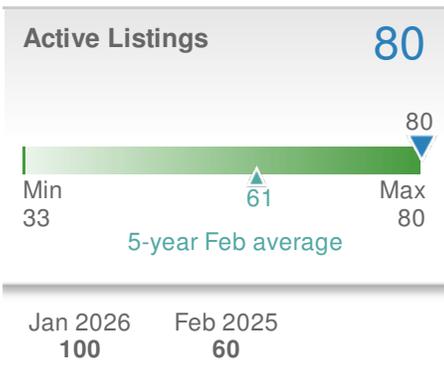
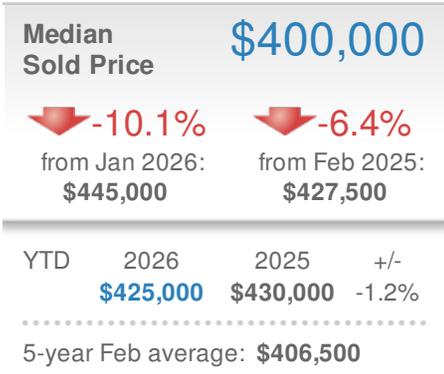
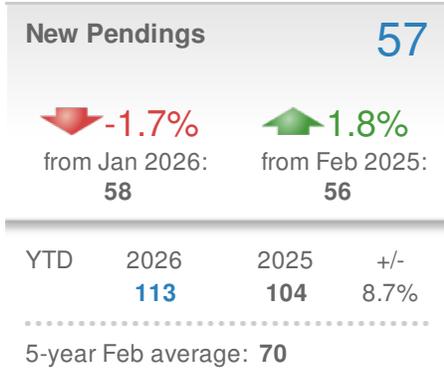
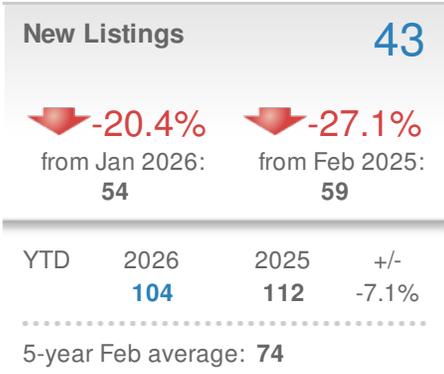
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.69 in January and a decrease from 1.68 in February 2025. The Contract Ratio is 3% lower than the 5-year February average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

North Penn (Montgomery, PA)

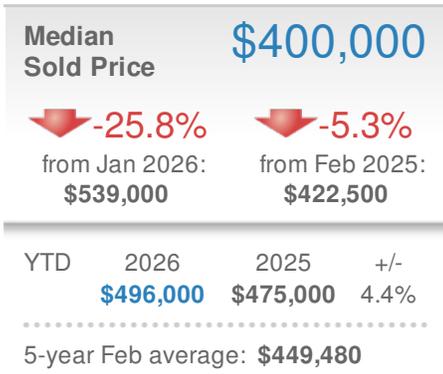
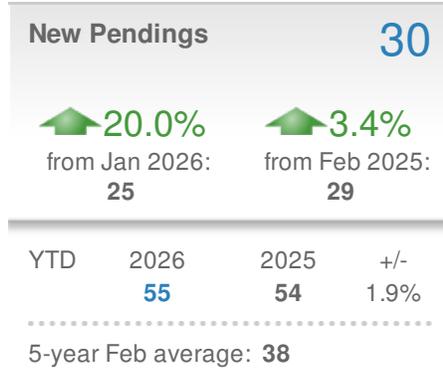
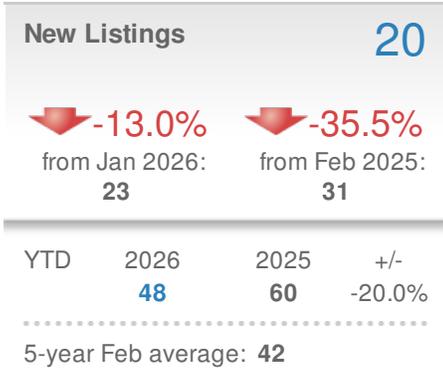
Email: ldavis@tcsr.realtor



February 2026

North Penn (Montgomery, PA) - Detached

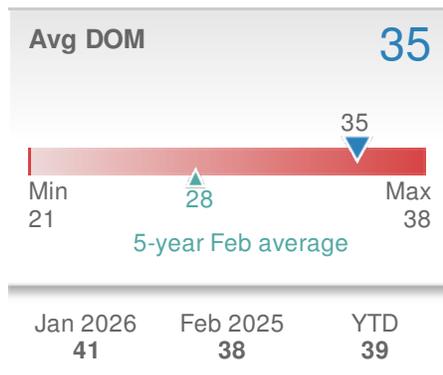
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for February was \$400,000, representing a decrease of 25.8% compared to last month and a decrease of 5.3% from Feb 2025. The average days on market for units sold in February was 35 days, 23% above the 5-year February average of 28 days. There was a 20% month over month increase in new contract activity with 30 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from January) to 49; and a 26.4% decrease in supply to 39 active units.

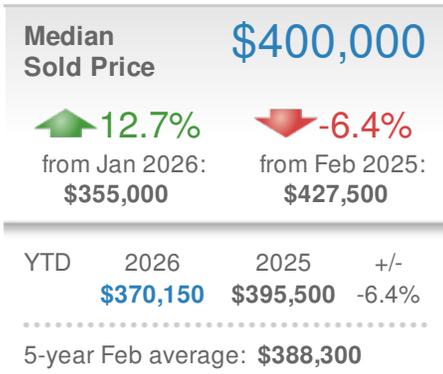
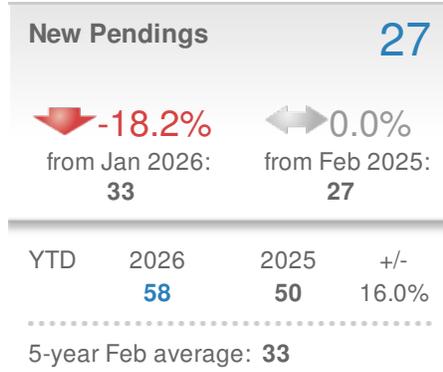
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.66 in January and an increase from 1.08 in February 2025. The Contract Ratio is 29% lower than the 5-year February average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

North Penn (Montgomery, PA) - Attached

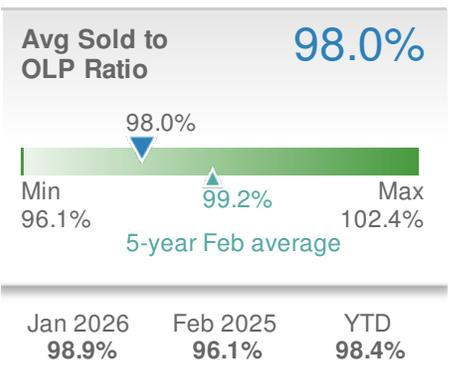
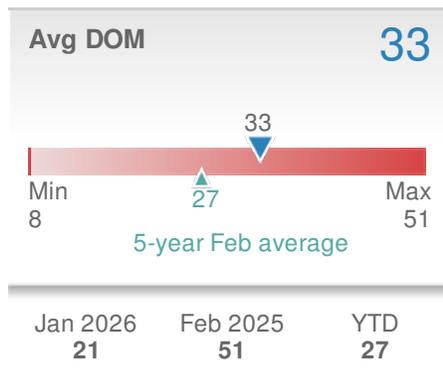
Tri-County Suburban REALTORS
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Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for February was \$400,000, representing an increase of 12.7% compared to last month and a decrease of 6.4% from Feb 2025. The average days on market for units sold in February was 33 days, 21% above the 5-year February average of 27 days. There was an 18.2% month over month decrease in new contract activity with 27 New Pendings; a 15.9% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 37; and a 12.8% decrease in supply to 41 active units.

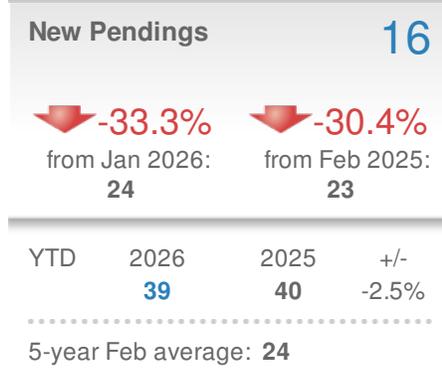
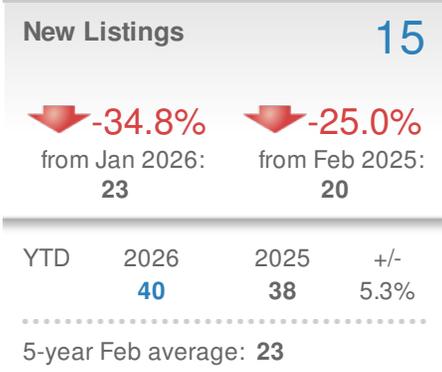
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.94 in January and a decrease from 1.39 in February 2025. The Contract Ratio is 65% lower than the 5-year February average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

North Penn (Montgomery, PA) - Attached/Townhouse

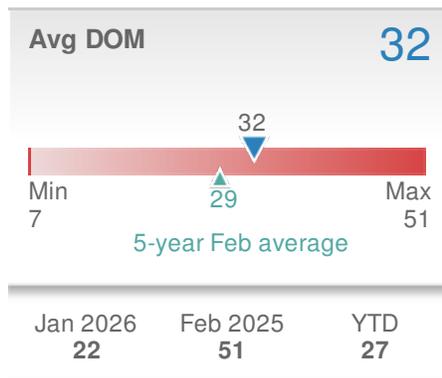
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Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$424,900, representing an increase of 14.8% compared to last month and a decrease of 2.3% from Feb 2025. The average days on market for units sold in February was 32 days, 12% above the 5-year February average of 29 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 22; and a 6.3% decrease in supply to 30 active units.

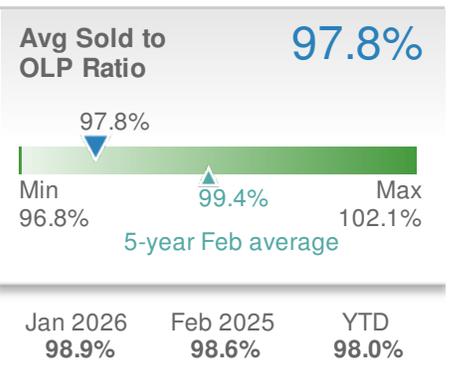
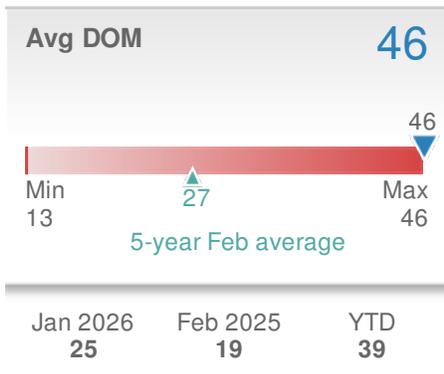
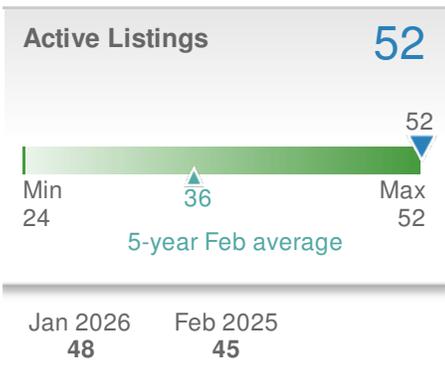
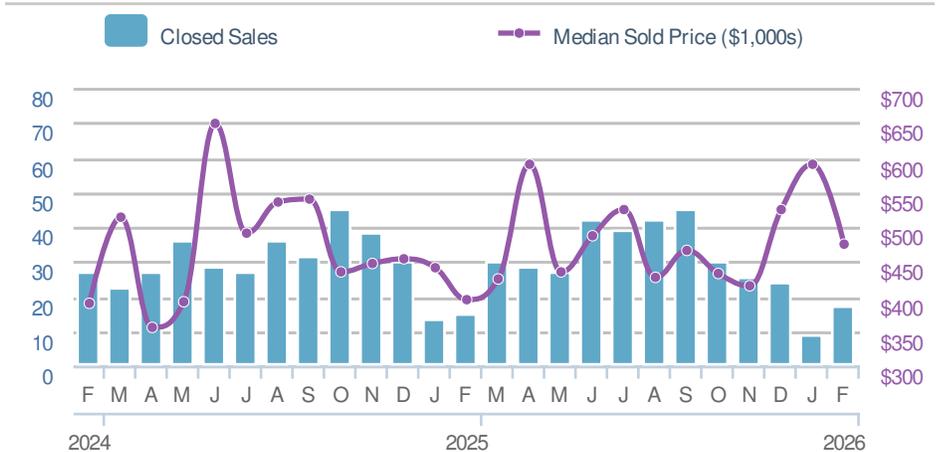
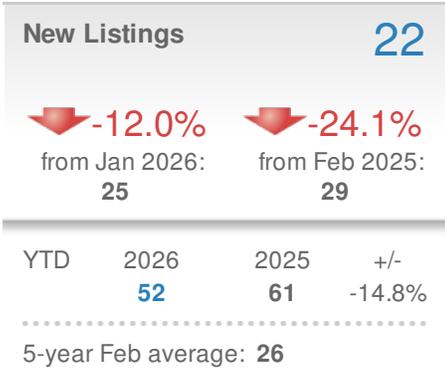
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.03 in January and a decrease from 1.53 in February 2025. The Contract Ratio is 73% lower than the 5-year February average of 2.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor



February 2026

Perkiomen Valley (Montgomery, PA) - Detached

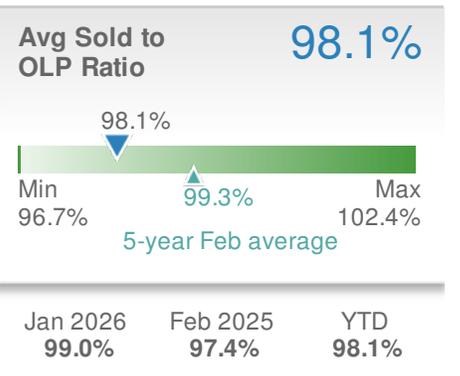
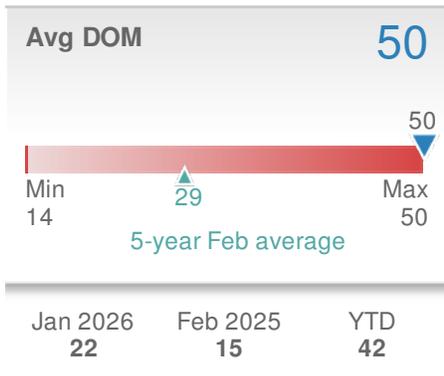
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for February was \$525,000, representing a decrease of 15.7% compared to last month and a decrease of 11.6% from Feb 2025. The average days on market for units sold in February was 50 days, 72% above the 5-year February average of 29 days. There was a 40.9% month over month decrease in new contract activity with 13 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 26; and a 24.1% increase in supply to 36 active units.

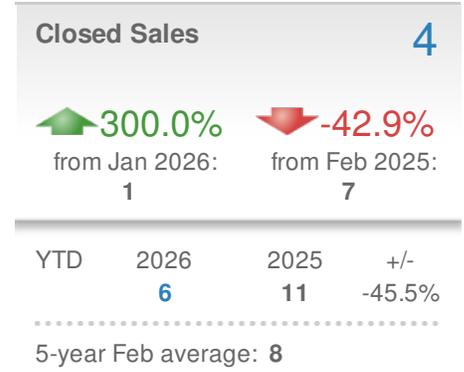
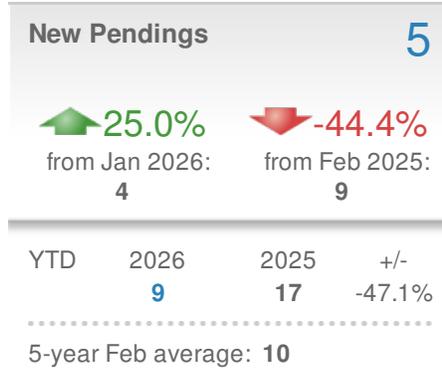
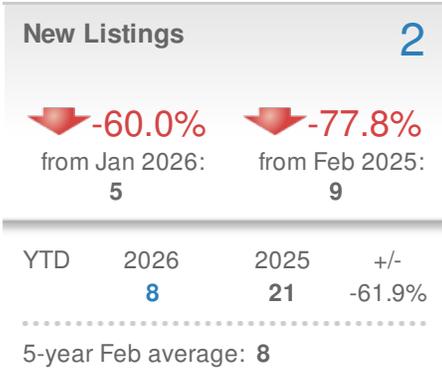
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 1.03 in January and a decrease from 1.04 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Perkiomen Valley (Montgomery, PA) - Attached

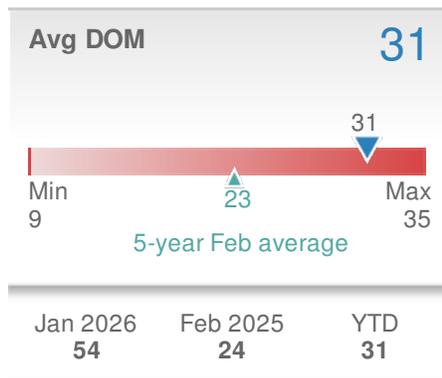
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for February was \$356,500, representing an increase of 32% compared to last month and a decrease of 2.3% from Feb 2025. The average days on market for units sold in February was 31 days, 37% above the 5-year February average of 23 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 7; and a 15.8% decrease in supply to 16 active units.

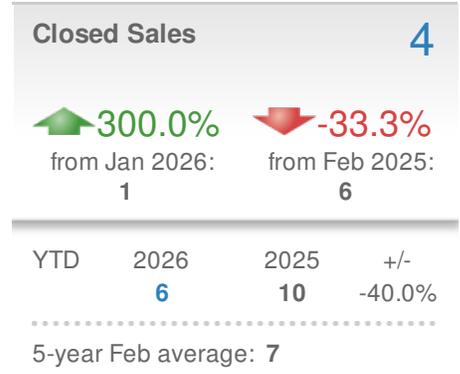
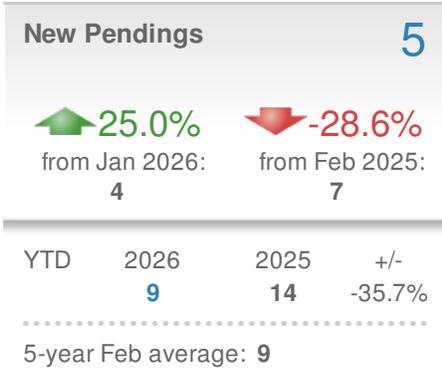
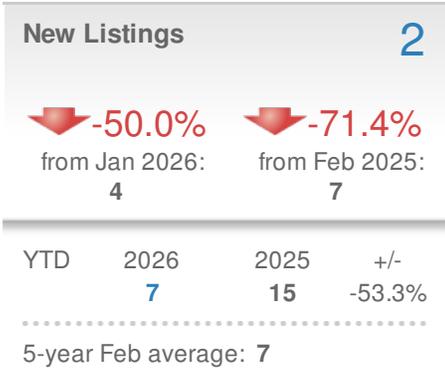
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.37 in January and a decrease from 0.60 in February 2025. The Contract Ratio is 66% lower than the 5-year February average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

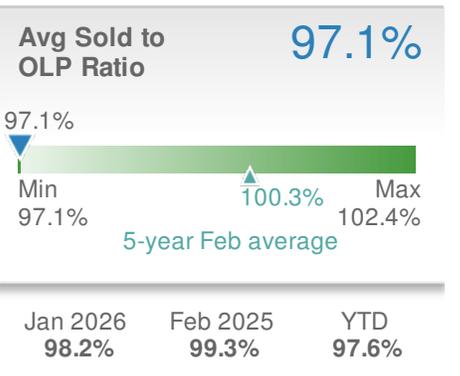
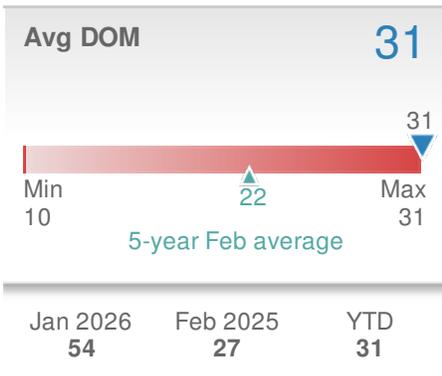
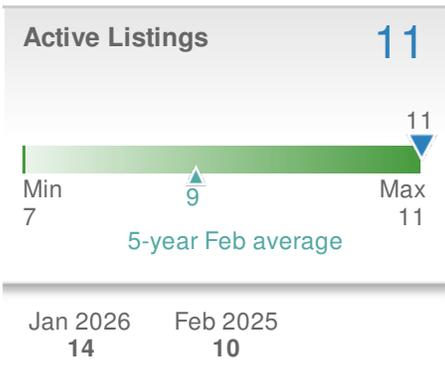
Lehigh Valley County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$356,500, representing an increase of 32% compared to last month and an increase of 2.6% from Feb 2025. The average days on market for units sold in February was 31 days, 40% above the 5-year February average of 22 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 6; and a 21.4% decrease in supply to 11 active units.

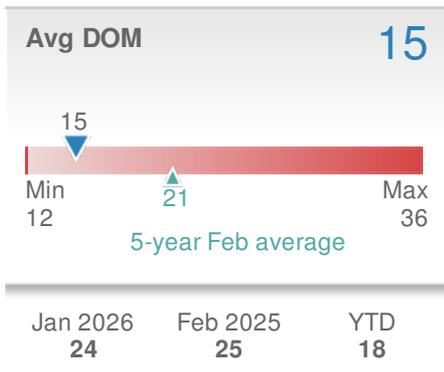
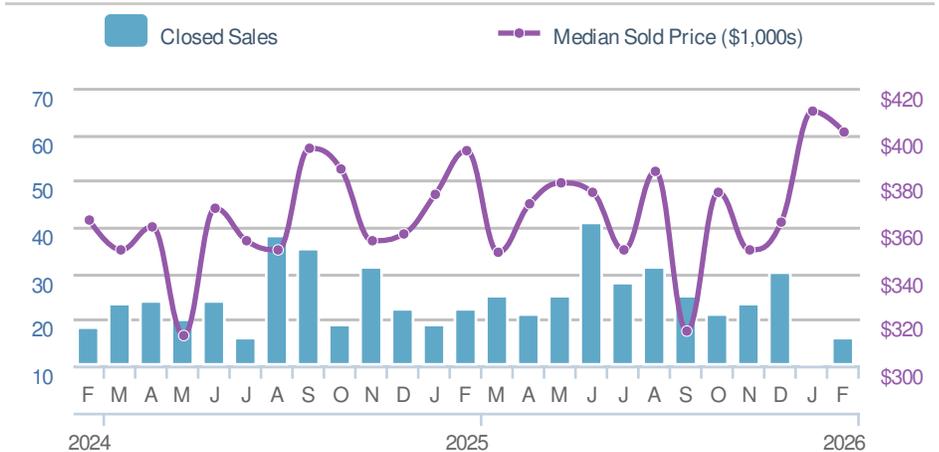
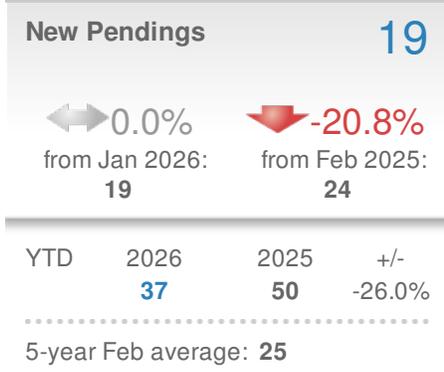
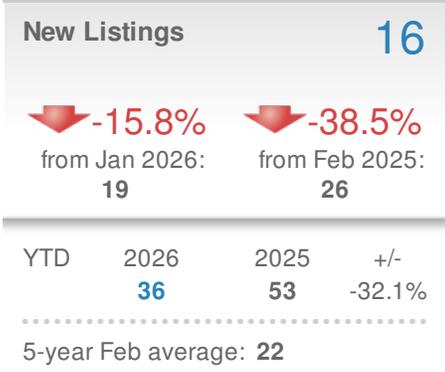
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.43 in January and a decrease from 0.90 in February 2025. The Contract Ratio is 62% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Pottsgrove (Montgomery, PA)

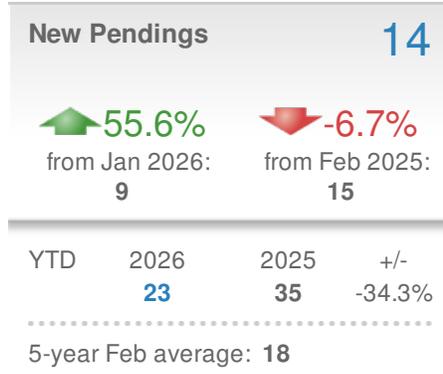
Email: ldavis@tcsr.realtor



February 2026

Pottsgrove (Montgomery, PA) - Detached

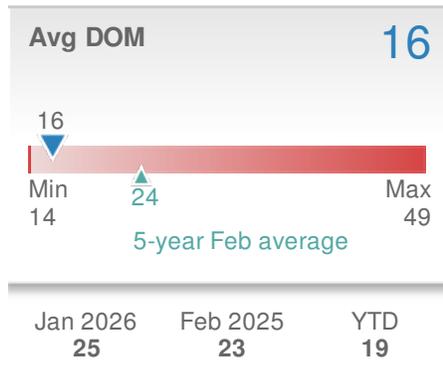
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for February was \$401,250, representing a decrease of 4.2% compared to last month and a decrease of 4.3% from Feb 2025. The average days on market for units sold in February was 16 days, 34% below the 5-year February average of 24 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 3.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 26; and a 14.3% decrease in supply to 12 active units.

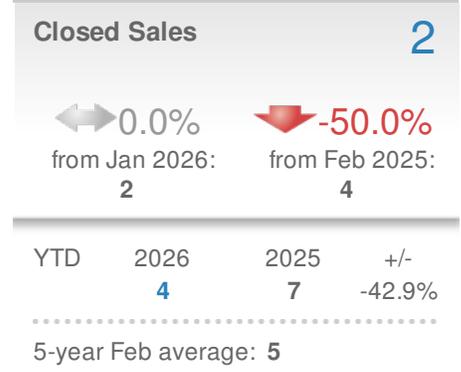
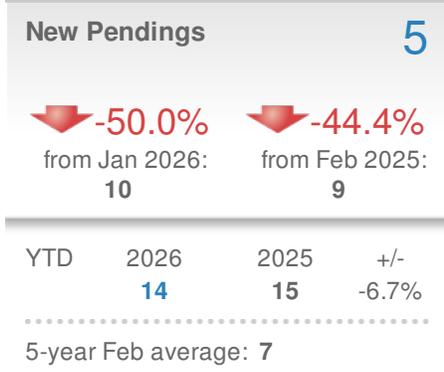
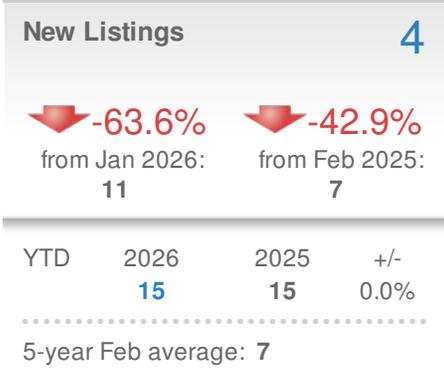
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.93 in January and an increase from 1.39 in February 2025. The Contract Ratio is 22% lower than the 5-year February average of 2.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Pottsgrove (Montgomery, PA) - Attached

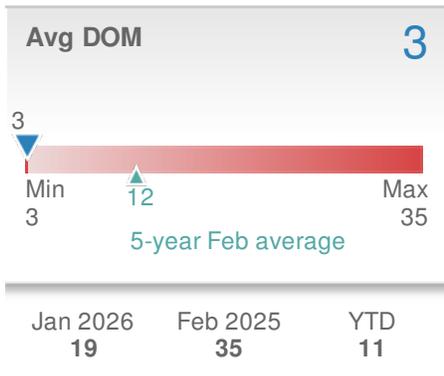
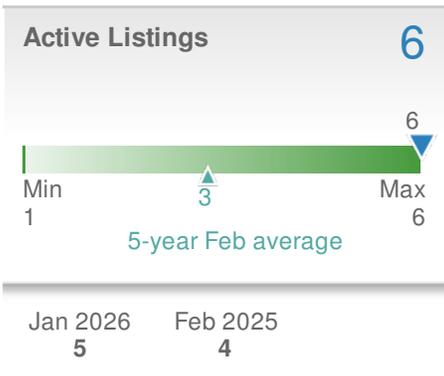
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for February was \$330,000, representing an increase of 21.8% compared to last month and an increase of 14% from Feb 2025. The average days on market for units sold in February was 3 days, 75% below the 5-year February average of 12 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 6 active units.

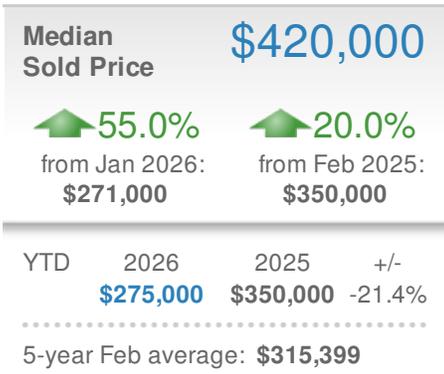
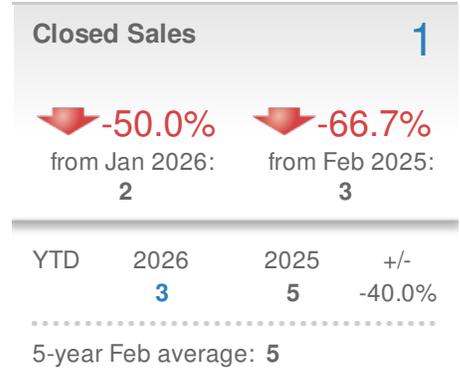
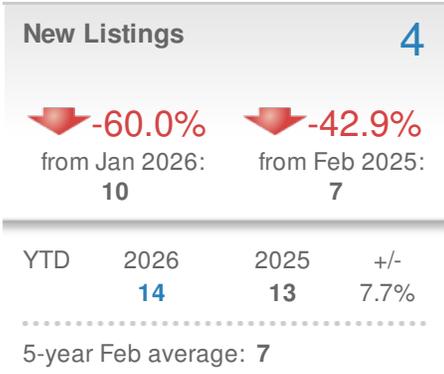
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, down from 2.20 in January and a decrease from 3.75 in February 2025. The Contract Ratio is 76% lower than the 5-year February average of 8.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

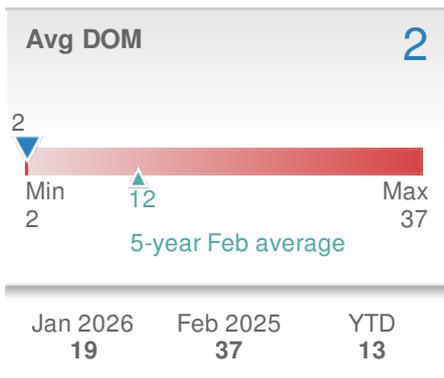
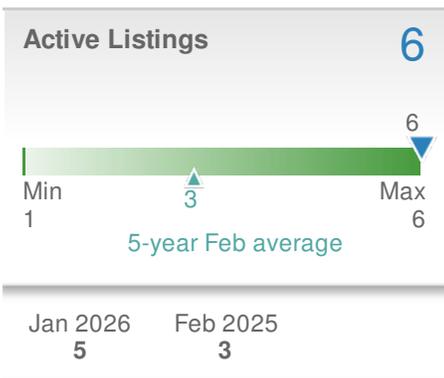
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$420,000, representing an increase of 55% compared to last month and an increase of 20% from Feb 2025. The average days on market for units sold in February was 2 days, 84% below the 5-year February average of 12 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 6 active units.

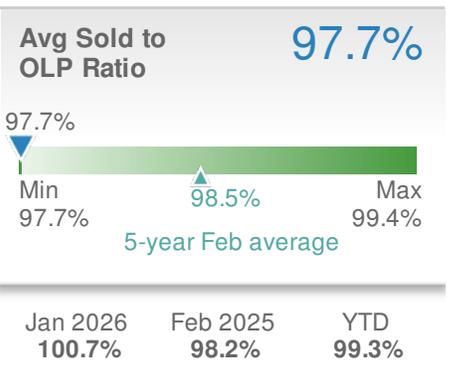
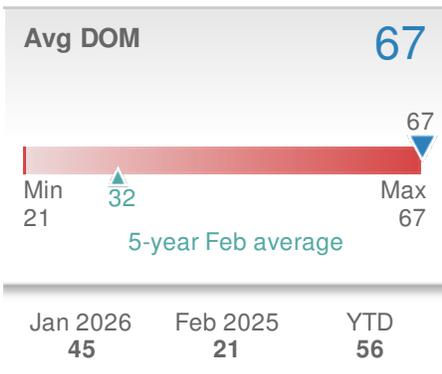
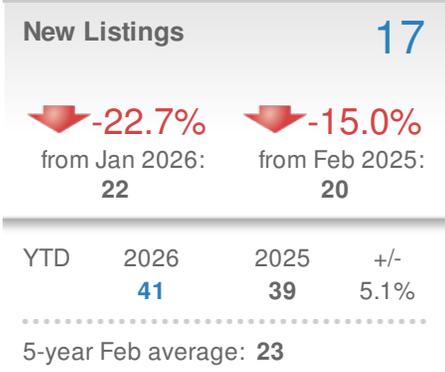
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 2.00 in January and a decrease from 5.00 in February 2025. The Contract Ratio is 77% lower than the 5-year February average of 9.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Pottstown (Montgomery, PA)

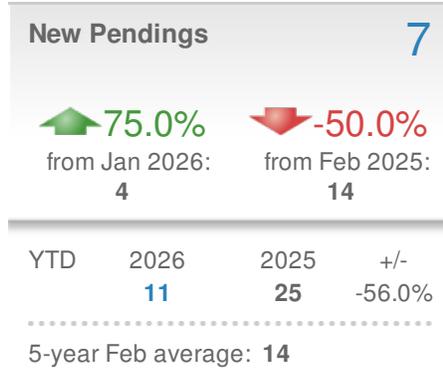
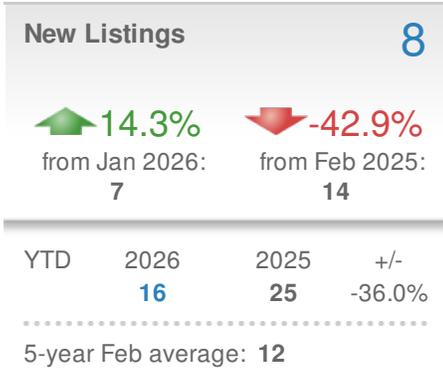
Email: ldavis@tcsr.realtor



February 2026

Pottstown (Montgomery, PA) - Detached

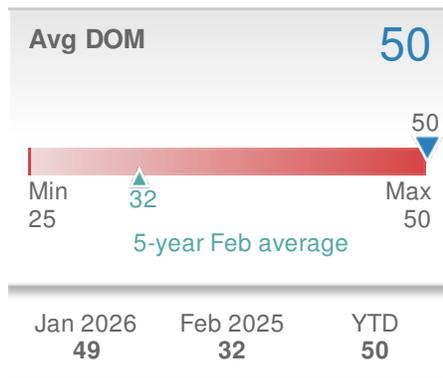
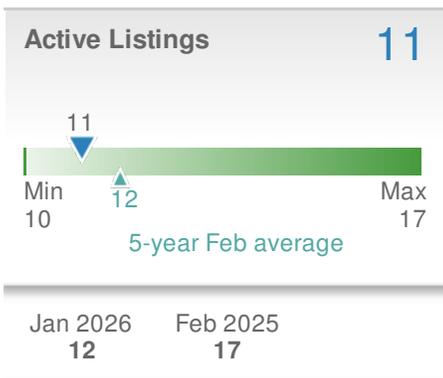
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for February was \$292,500, representing an increase of 13.4% compared to last month and an increase of 27.2% from Feb 2025. The average days on market for units sold in February was 50 days, 55% above the 5-year February average of 32 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 9; and an 8.3% decrease in supply to 11 active units.

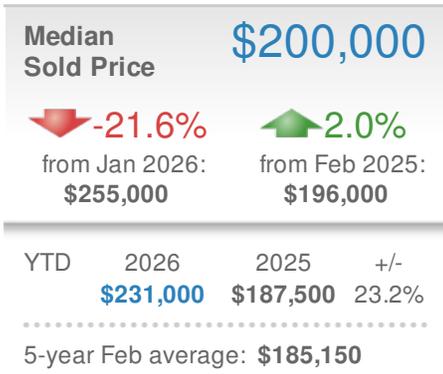
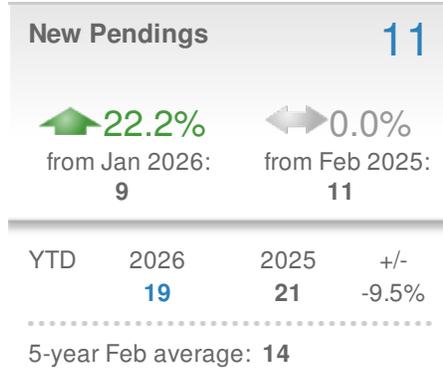
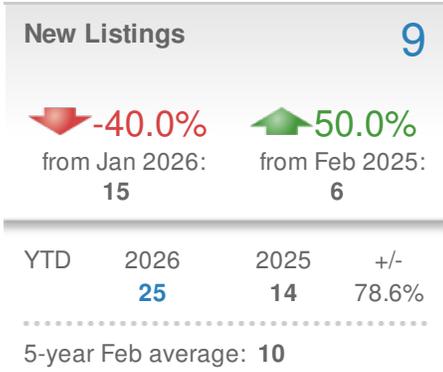
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.67 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 43% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Pottstown (Montgomery, PA) - Attached

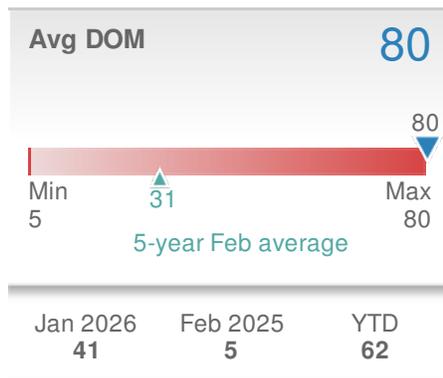
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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for February was \$200,000, representing a decrease of 21.6% compared to last month and an increase of 2% from Feb 2025. The average days on market for units sold in February was 80 days, 160% above the 5-year February average of 31 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and a 22.7% decrease in supply to 17 active units.

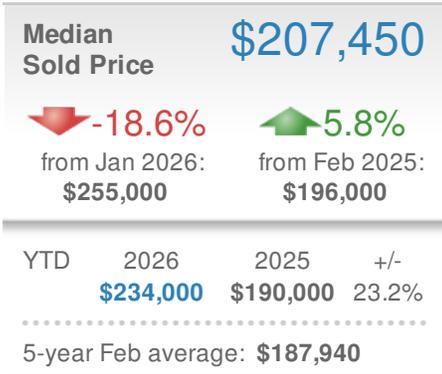
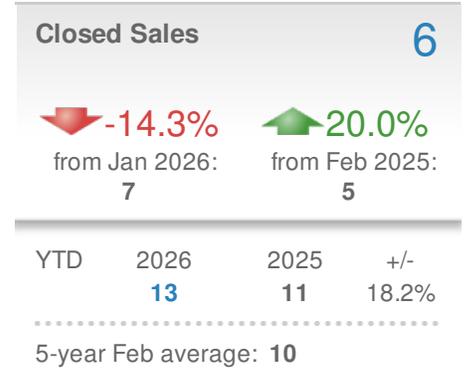
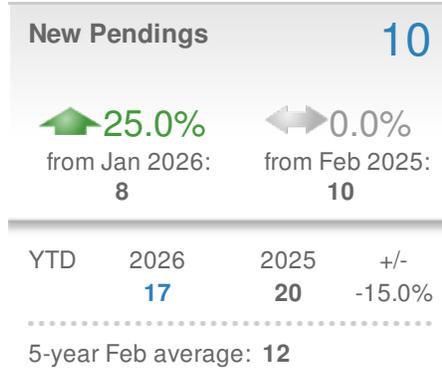
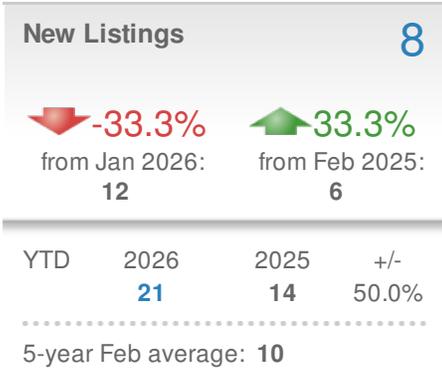
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.45 in January and a decrease from 2.14 in February 2025. The Contract Ratio is 76% lower than the 5-year February average of 2.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

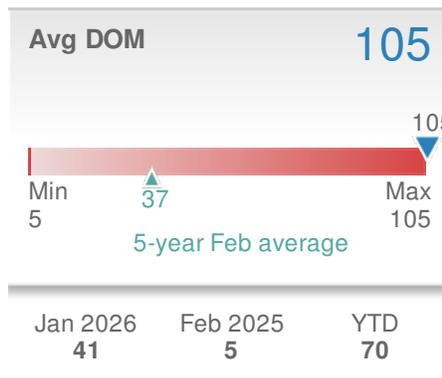
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$207,450, representing a decrease of 18.6% compared to last month and an increase of 5.8% from Feb 2025. The average days on market for units sold in February was 105 days, 182% above the 5-year February average of 37 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and a 25% decrease in supply to 15 active units.

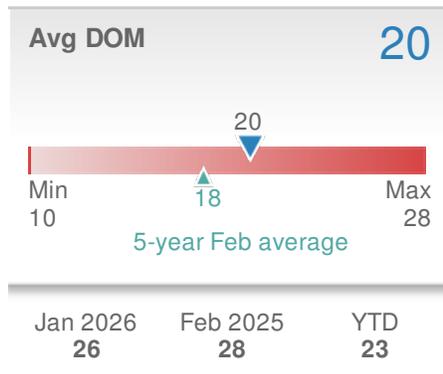
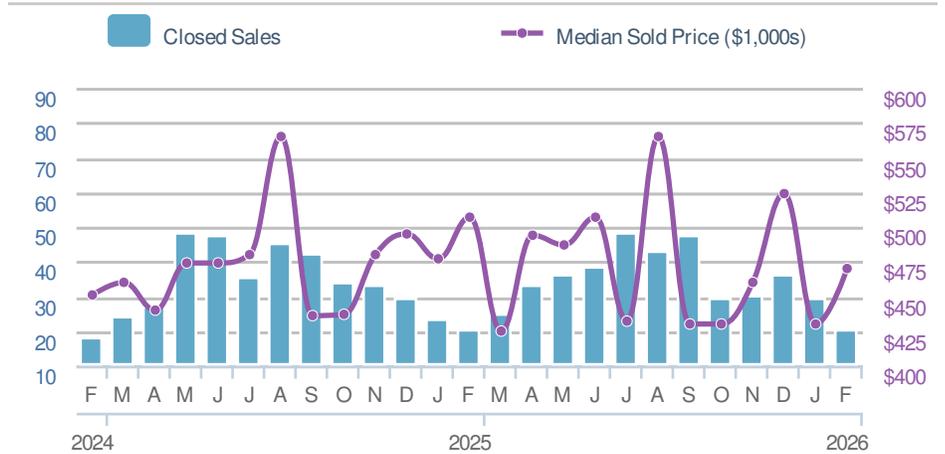
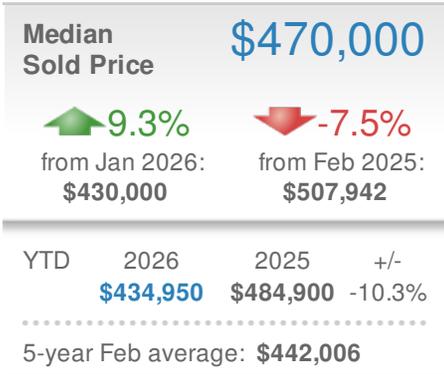
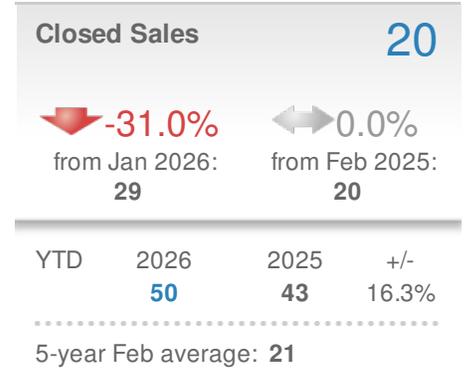
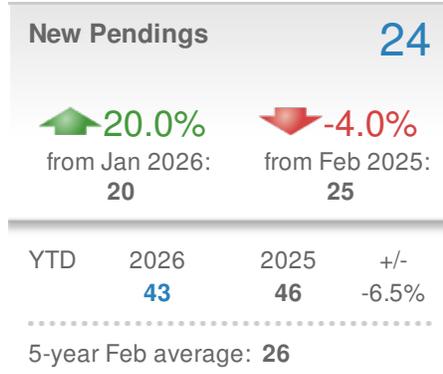
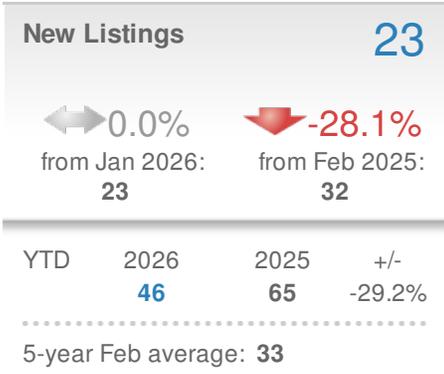
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.40 in January and a decrease from 2.00 in February 2025. The Contract Ratio is 73% lower than the 5-year February average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Souderton Area (Montgomery, PA)

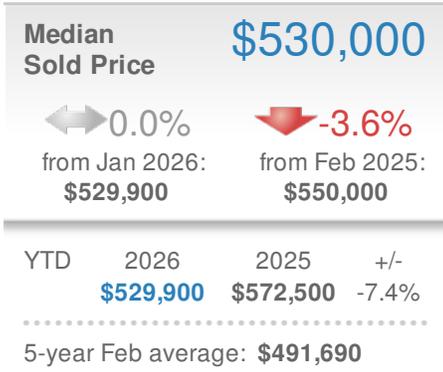
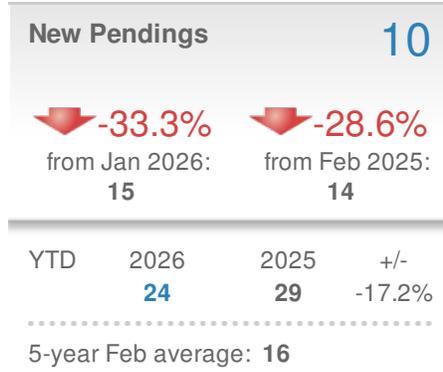
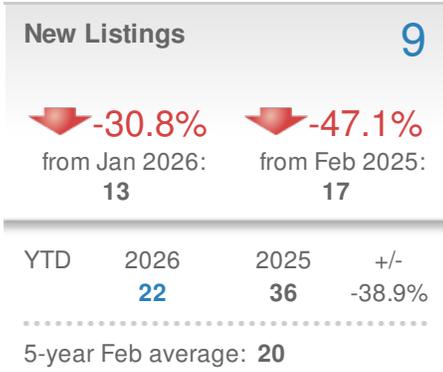
Email: ldavis@tcsr.realtor



February 2026

Souderton Area (Montgomery, PA) - Detached

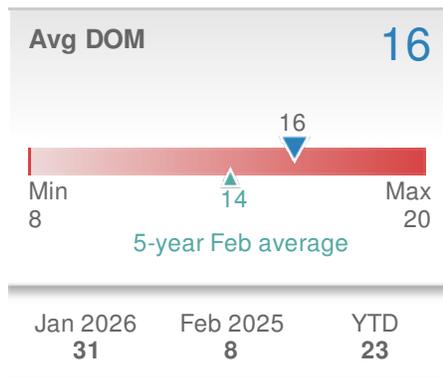
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for February was \$530,000, representing an increase of 0% compared to last month and a decrease of 3.6% from Feb 2025. The average days on market for units sold in February was 16 days, 13% above the 5-year February average of 14 days. There was a 33.3% month over month decrease in new contract activity with 10 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and no change in supply with 20 active units.

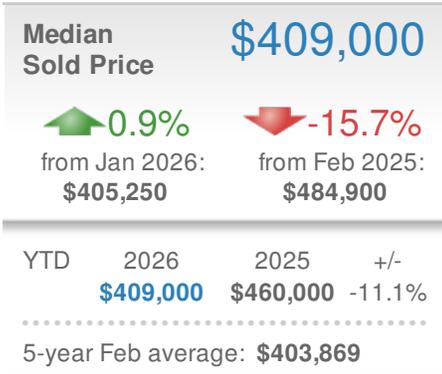
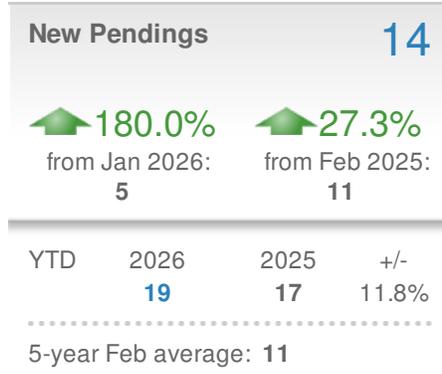
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.00 in January and a decrease from 1.14 in February 2025. The Contract Ratio is 49% lower than the 5-year February average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Souderton Area (Montgomery, PA) - Attached

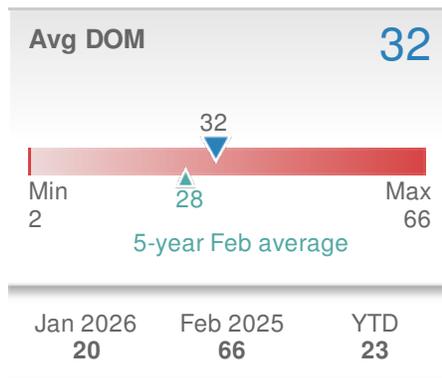
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for February was \$409,000, representing an increase of 0.9% compared to last month and a decrease of 15.7% from Feb 2025. The average days on market for units sold in February was 32 days, 14% above the 5-year February average of 28 days. There was a 180% month over month increase in new contract activity with 14 New Pendings; a 180% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 25% decrease in supply to 9 active units.

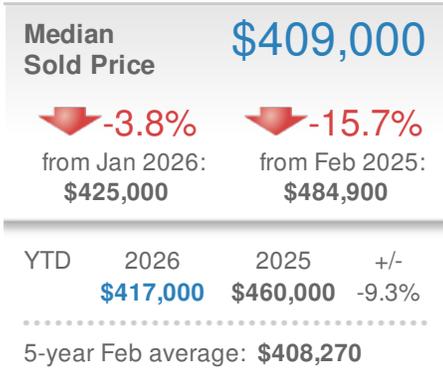
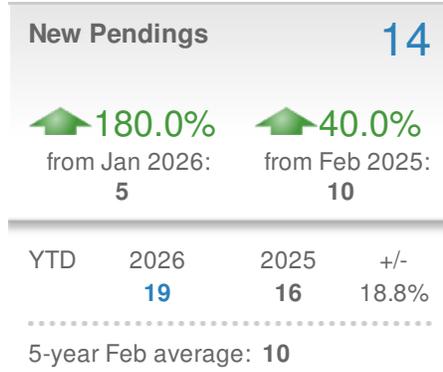
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.42 in January and an increase from 0.78 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

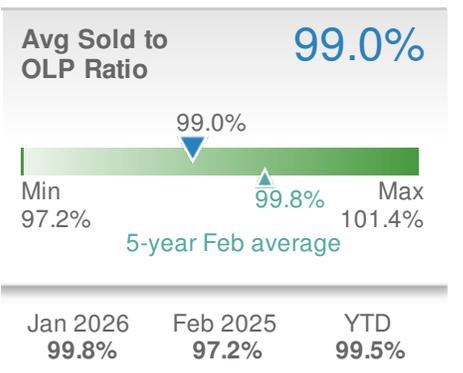
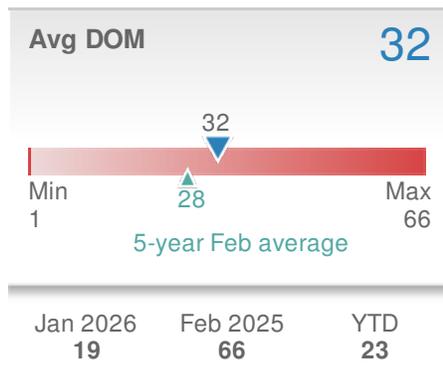
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Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$409,000, representing a decrease of 3.8% compared to last month and a decrease of 15.7% from Feb 2025. The average days on market for units sold in February was 32 days, 14% above the 5-year February average of 28 days. There was a 180% month over month increase in new contract activity with 14 New Pendings; a 180% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 25% decrease in supply to 9 active units.

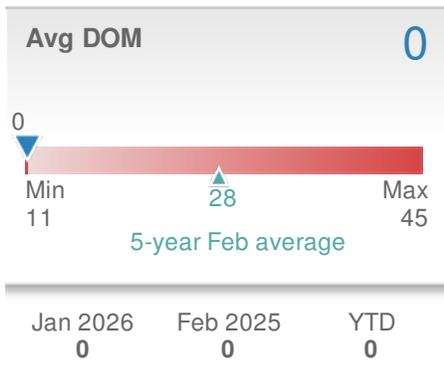
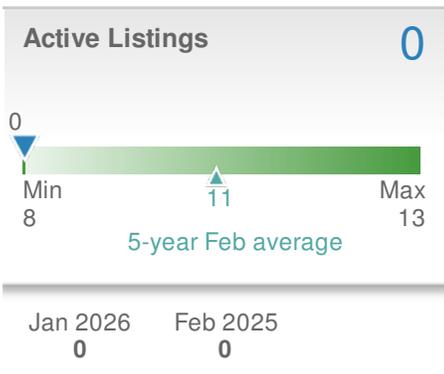
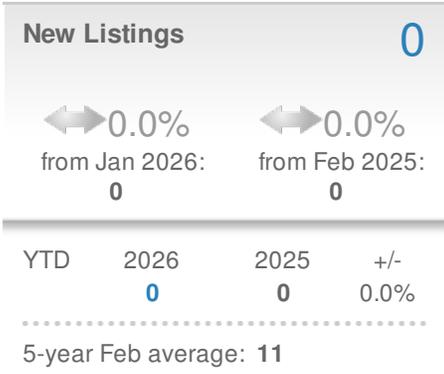
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.42 in January and an increase from 0.80 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Springfield (Montgomery, PA)

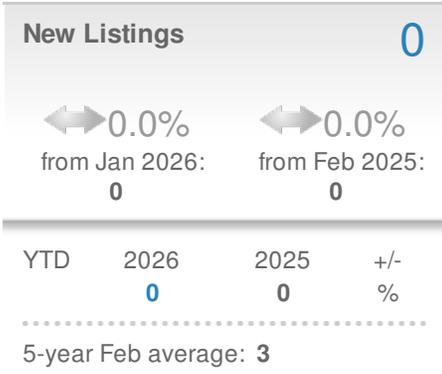
Email: ldavis@tcsr.realtor



February 2026

Springfield (Montgomery, PA) - Detached

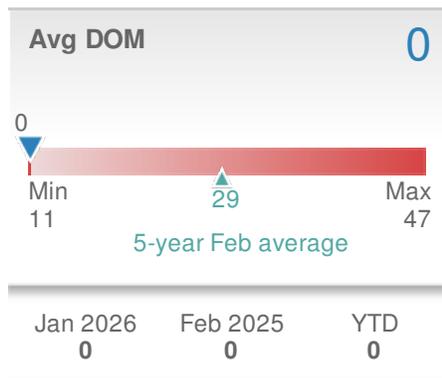
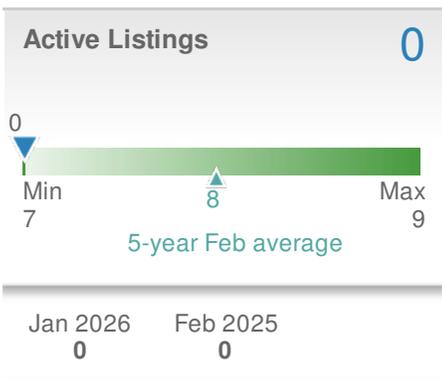
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Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for February was \$0, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 29 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

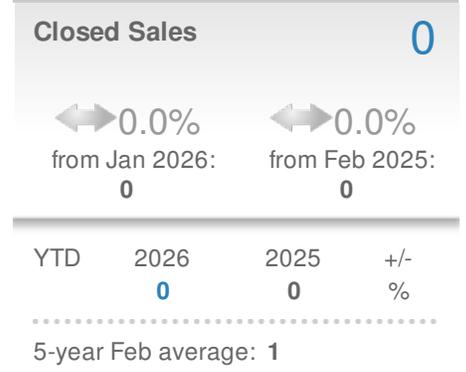
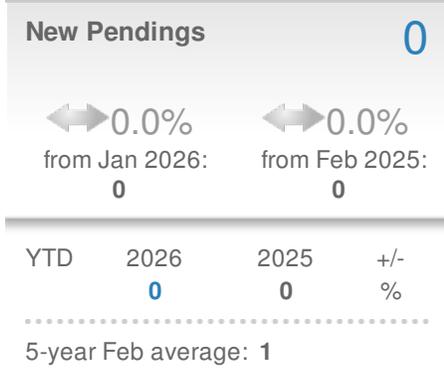
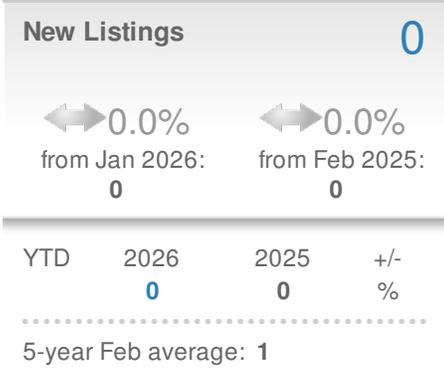
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is 100% lower than the 5-year February average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



February 2026

Springfield (Montgomery, PA) - Attached

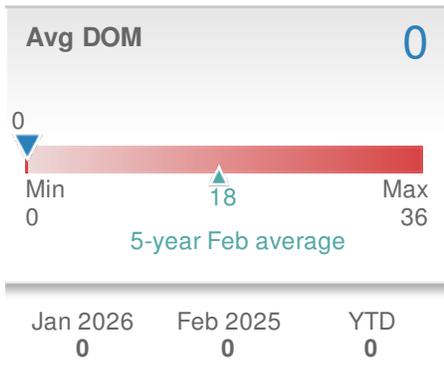
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Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 18 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

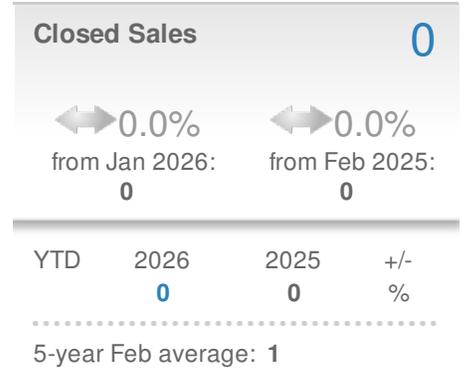
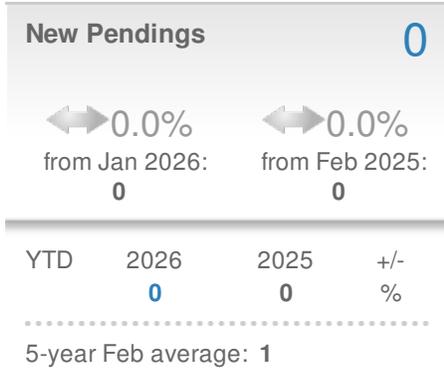
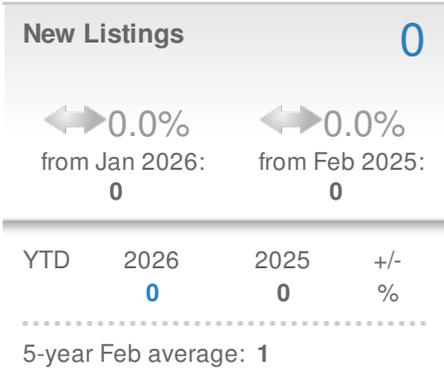
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



February 2026

Springfield (Montgomery, PA) - Attached/Townhouse

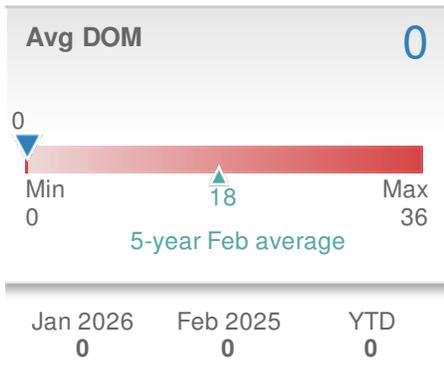
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Summary

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 18 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

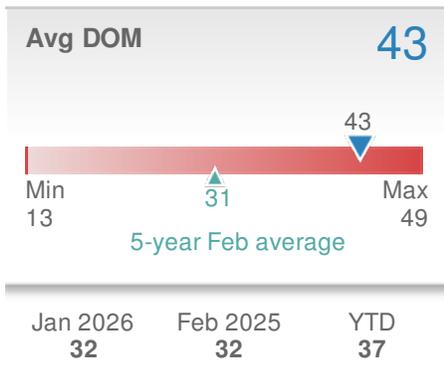
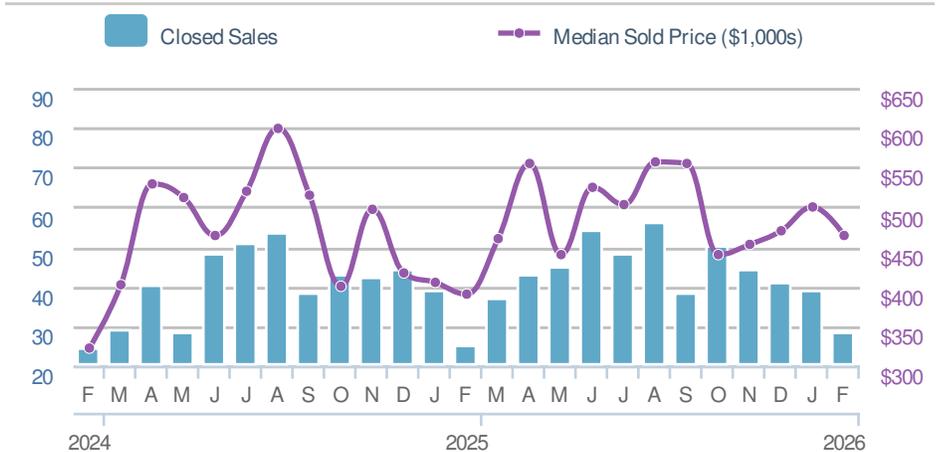
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



February 2026

Spring-Ford Area (Montgomery, PA)

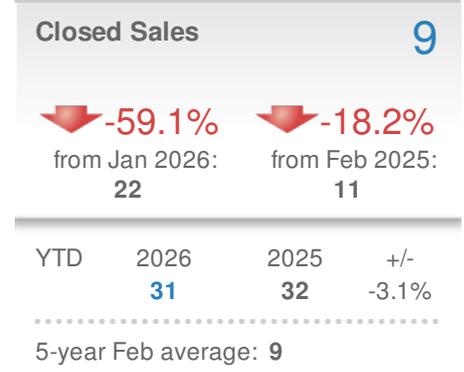
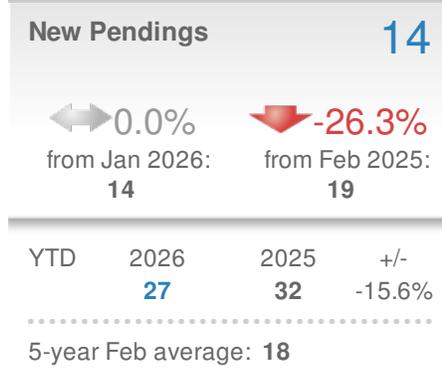
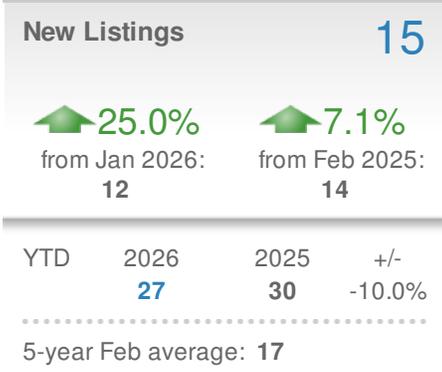
Email: ldavis@tcsr.realtor



February 2026

Spring-Ford Area (Montgomery, PA) - Detached

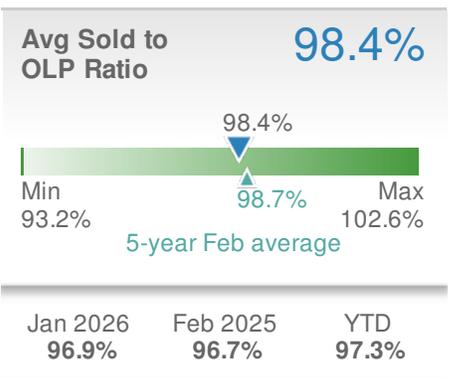
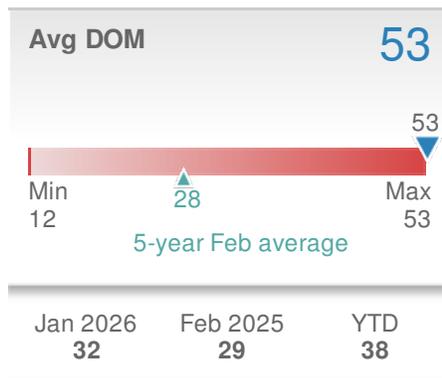
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for February was \$615,000, representing an increase of 1.9% compared to last month and an increase of 0.3% from Feb 2025. The average days on market for units sold in February was 53 days, 87% above the 5-year February average of 28 days. There was no month over month change in new contract activity with 14 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 13.6% increase in supply to 25 active units.

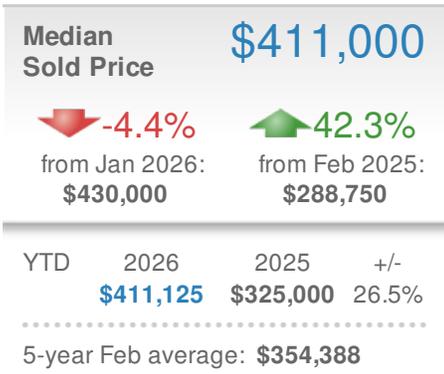
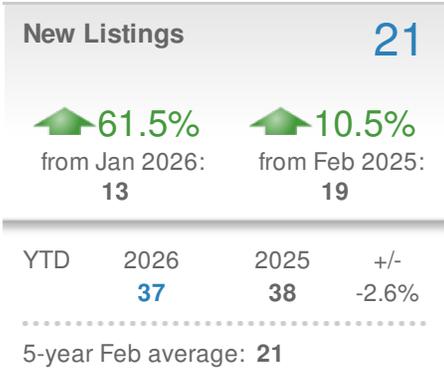
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.82 in January and a decrease from 1.47 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Spring-Ford Area (Montgomery, PA) - Attached

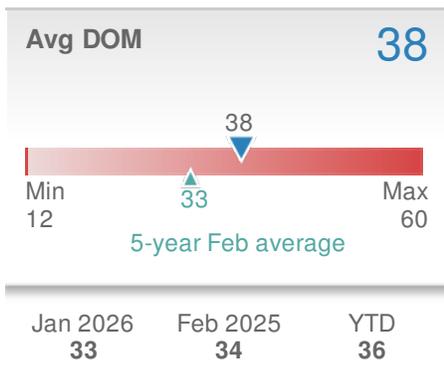
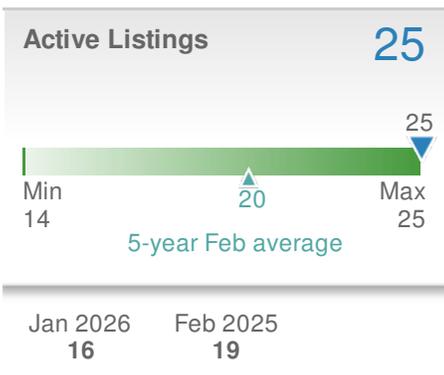
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for February was \$411,000, representing a decrease of 4.4% compared to last month and an increase of 42.3% from Feb 2025. The average days on market for units sold in February was 38 days, 17% above the 5-year February average of 33 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 21; and a 56.3% increase in supply to 25 active units.

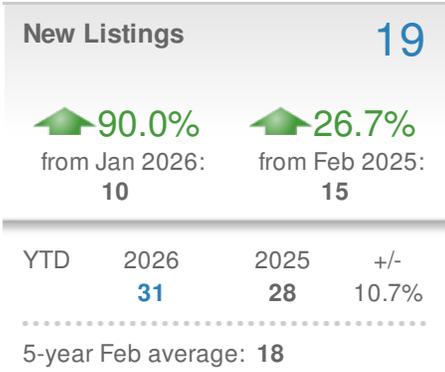
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.44 in January and a decrease from 1.53 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

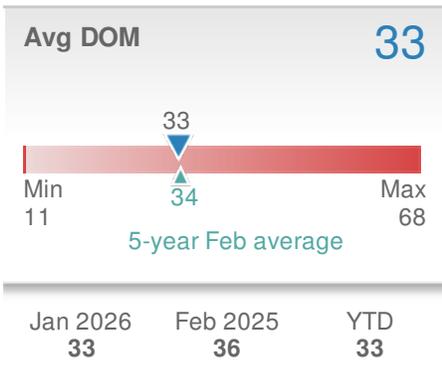
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$502,500, representing an increase of 16.9% compared to last month and an increase of 54.6% from Feb 2025. The average days on market for units sold in February was 33 days, 4% below the 5-year February average of 34 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 43.8% increase in supply to 23 active units.

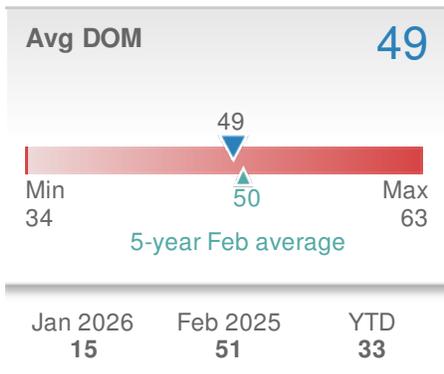
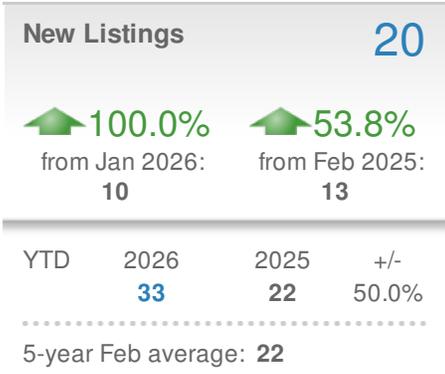
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.00 in January and a decrease from 1.64 in February 2025. The Contract Ratio is 44% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Dublin (Montgomery, PA)

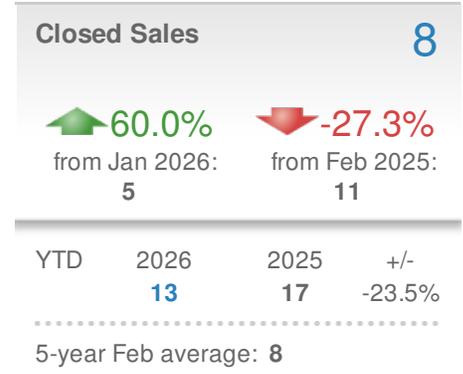
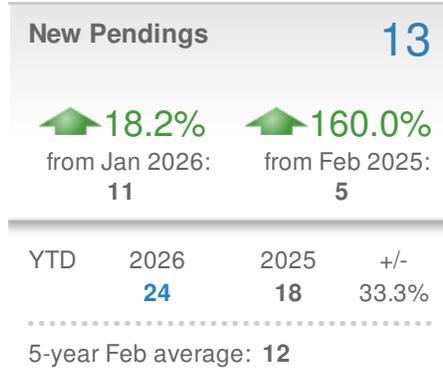
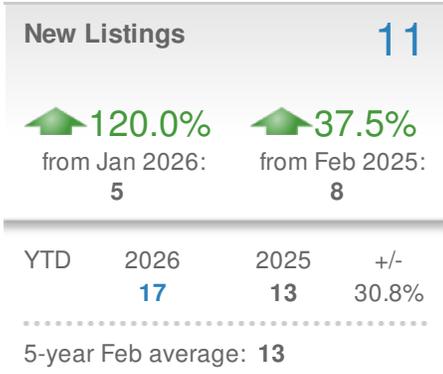
Email: ldavis@tcsr.realtor



February 2026

Upper Dublin (Montgomery, PA) - Detached

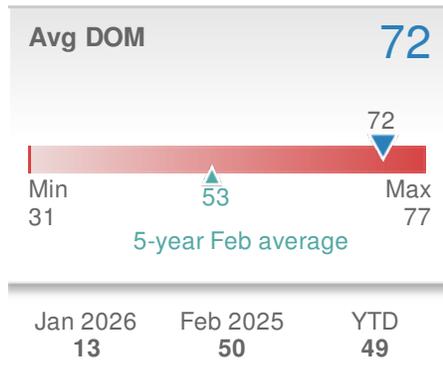
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for February was \$715,500, representing an increase of 14.5% compared to last month and an increase of 19.3% from Feb 2025. The average days on market for units sold in February was 72 days, 36% above the 5-year February average of 53 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 29.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 7.7% decrease in supply to 12 active units.

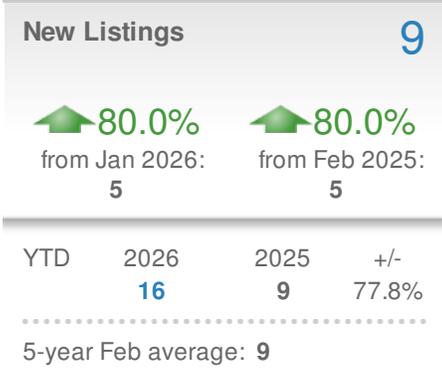
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.31 in January and an increase from 0.83 in February 2025. The Contract Ratio is 30% higher than the 5-year February average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Dublin (Montgomery, PA) - Attached

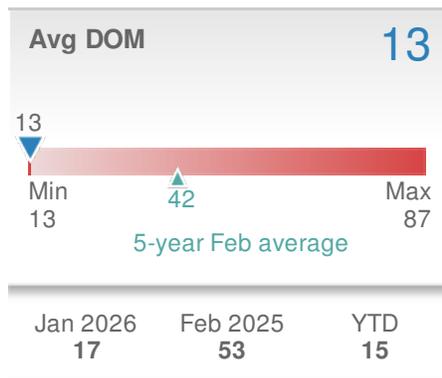
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for February was \$470,000, representing an increase of 17.9% compared to last month and an increase of 1.1% from Feb 2025. The average days on market for units sold in February was 13 days, 69% below the 5-year February average of 42 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 6 active units.

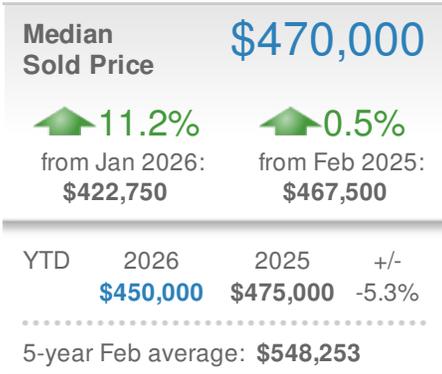
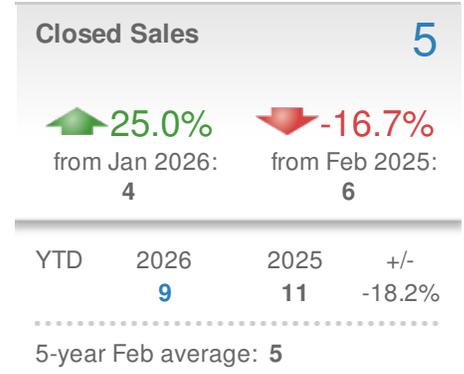
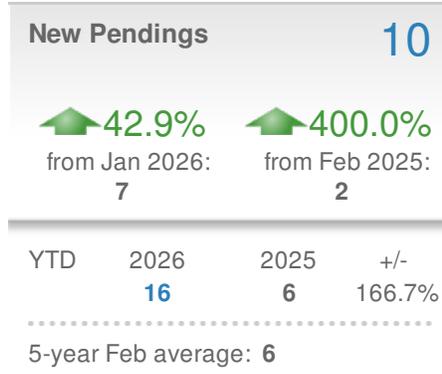
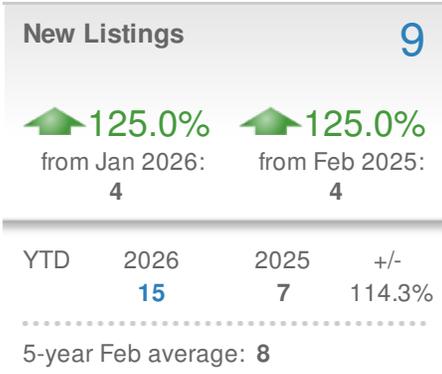
This activity resulted in a Contract Ratio of 2.17 pendencies per active listing, up from 1.80 in January and an increase from 1.00 in February 2025. The Contract Ratio is 8% higher than the 5-year February average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

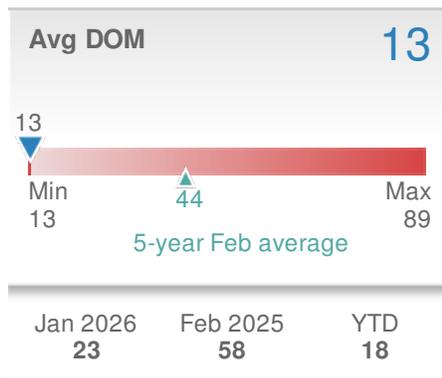
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$470,000, representing an increase of 11.2% compared to last month and an increase of 0.5% from Feb 2025. The average days on market for units sold in February was 13 days, 71% below the 5-year February average of 44 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and a 20% increase in supply to 6 active units.

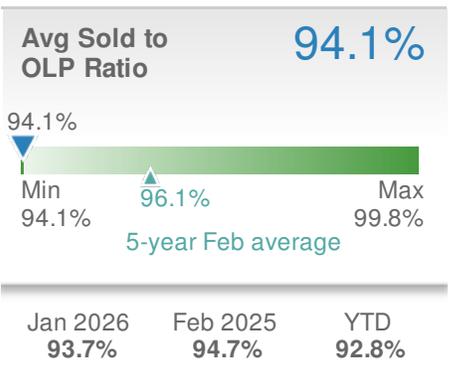
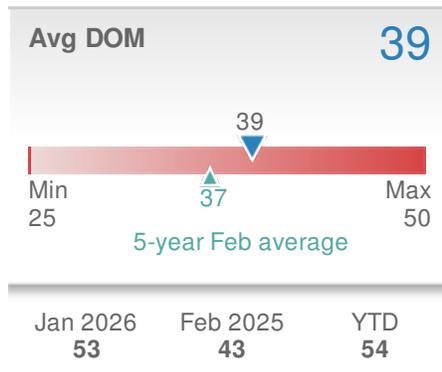
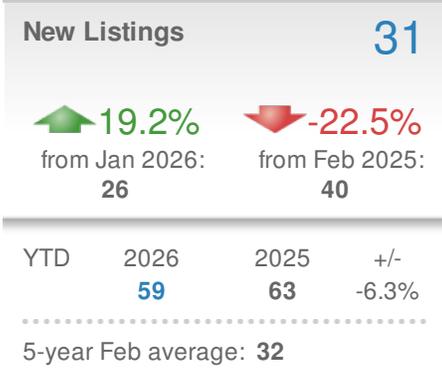
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.60 in January and an increase from 0.50 in February 2025. The Contract Ratio is 2% higher than the 5-year February average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Merion Area (Montgomery, PA)

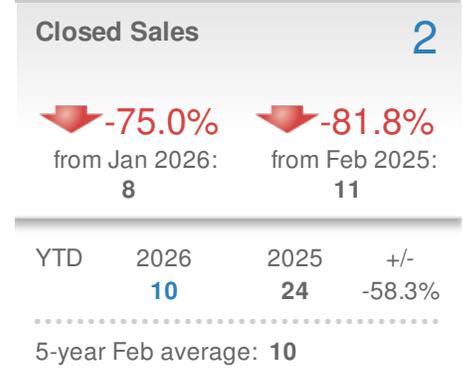
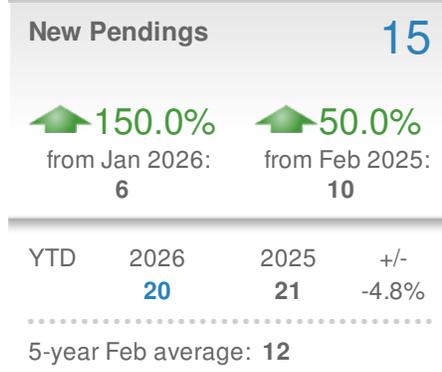
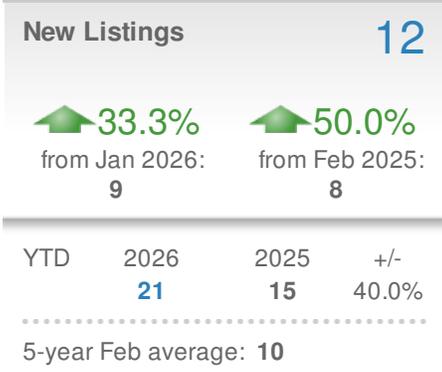
Email: ldavis@tcsr.realtor



February 2026

Upper Merion Area (Montgomery, PA) - Detached

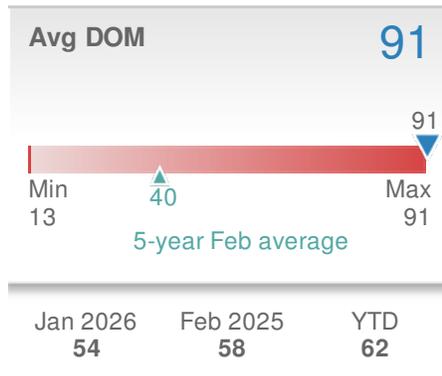
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for February was \$609,350, representing an increase of 16.1% compared to last month and an increase of 15% from Feb 2025. The average days on market for units sold in February was 91 days, 129% above the 5-year February average of 40 days. There was a 150% month over month increase in new contract activity with 15 New Pendings; a 137.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and an 8.7% decrease in supply to 21 active units.

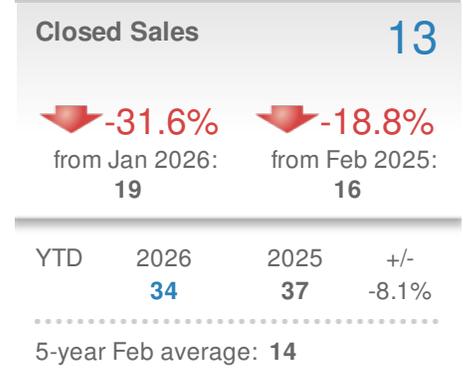
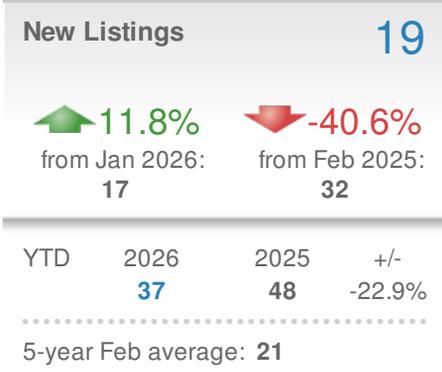
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.35 in January and a decrease from 1.56 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Merion Area (Montgomery, PA) - Attached

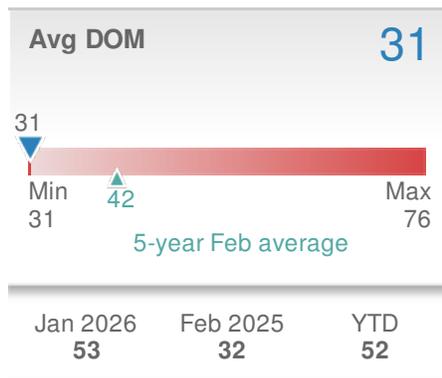
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for February was \$459,000, representing a decrease of 0.2% compared to last month and a decrease of 0.8% from Feb 2025. The average days on market for units sold in February was 31 days, 26% below the 5-year February average of 42 days. There was a 26.7% month over month increase in new contract activity with 19 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and a 5% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.45 in January and a decrease from 0.97 in February 2025. The Contract Ratio is 34% lower than the 5-year February average of 0.84. 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.



February 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

Montgomery County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings **15**

↔ 0.0% ↓ -46.4%

from Jan 2026: 15 from Feb 2025: 28

YTD	2026	2025	+/-
	30	41	-26.8%

5-year Feb average: **18**

New Pendings **19**

↑ 72.7% ↑ 26.7%

from Jan 2026: 11 from Feb 2025: 15

YTD	2026	2025	+/-
	30	34	-11.8%

5-year Feb average: **15**

Closed Sales **11**

↓ -31.3% ↓ -21.4%

from Jan 2026: 16 from Feb 2025: 14

YTD	2026	2025	+/-
	29	28	3.6%

5-year Feb average: **12**

Median Sold Price **\$459,000**

↓ -0.4% ↑ 0.3%

from Jan 2026: \$461,000 from Feb 2025: \$457,500

YTD	2026	2025	+/-
	\$459,000	\$455,000	0.9%

5-year Feb average: **\$375,800**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$459,000, representing a decrease of 0.4% compared to last month and an increase of 0.3% from Feb 2025. The average days on market for units sold in February was 33 days, 18% below the 5-year February average of 40 days. There was a 72.7% month over month increase in new contract activity with 19 New Pendings; a 46.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 12.5% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.47 in January and an increase from 0.61 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 1.00. 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 **28**

Min 15 Max 36 5-year Feb average 36

Jan 2026	Feb 2025
32	36

Avg DOM **33**

Min 26 Max 71 5-year Feb average 40

Jan 2026	Feb 2025	YTD
56	26	56

Avg Sold to OLP Ratio **96.0%**

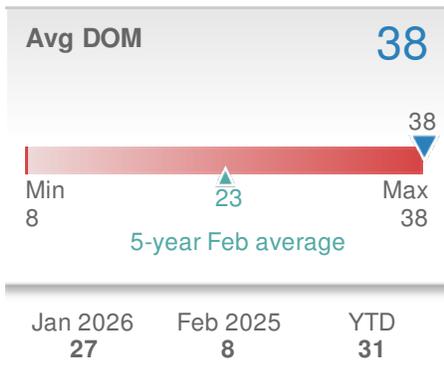
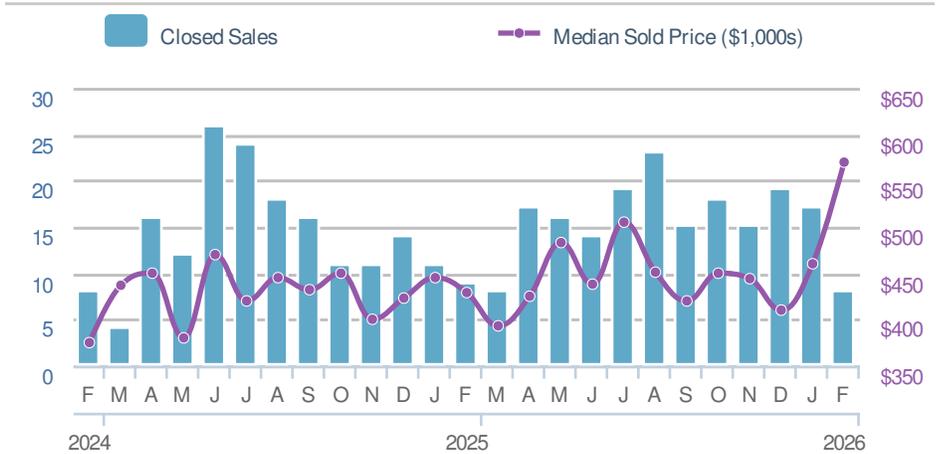
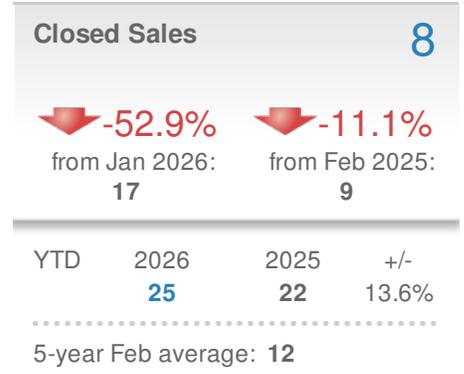
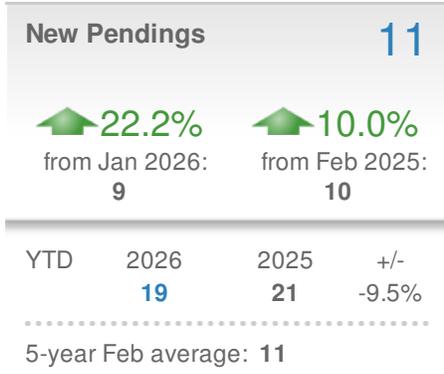
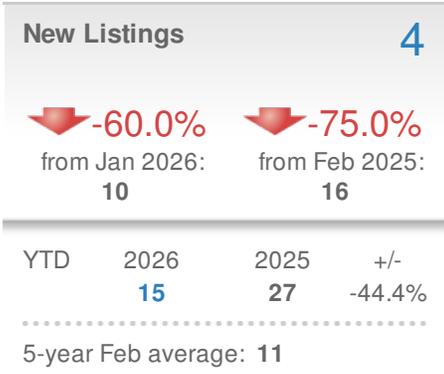
Min 93.8% Max 99.4% 5-year Feb average 95.6%

Jan 2026	Feb 2025	YTD
90.9%	93.8%	91.4%

February 2026

Upper Moreland (Montgomery, PA)

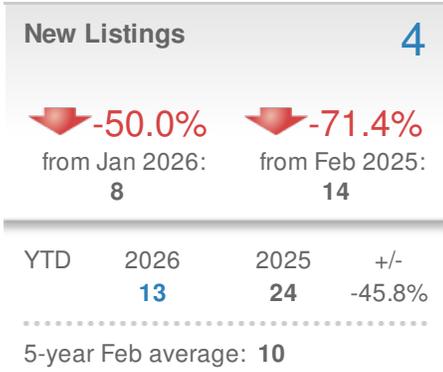
Email: ldavis@tcsr.realtor



February 2026

Upper Moreland (Montgomery, PA) - Detached

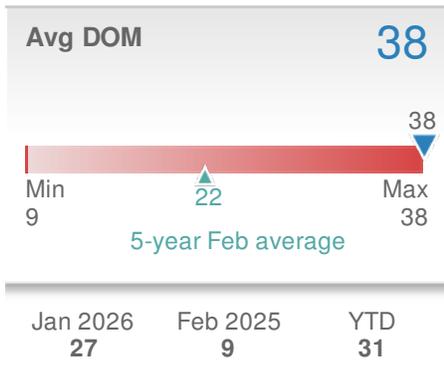
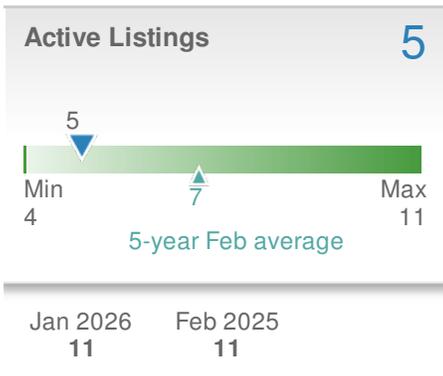
Tri-County Suburban REALTORS
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for February was \$570,000, representing an increase of 23.9% compared to last month and an increase of 18.8% from Feb 2025. The average days on market for units sold in February was 38 days, 70% above the 5-year February average of 22 days. There was no month over month change in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 11; and a 54.5% decrease in supply to 5 active units.

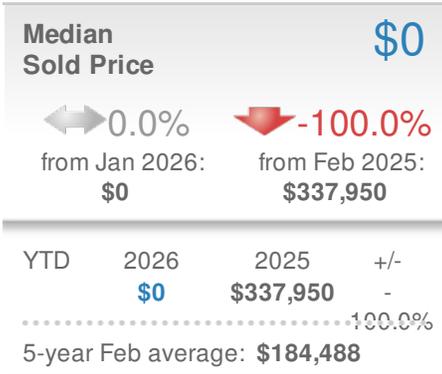
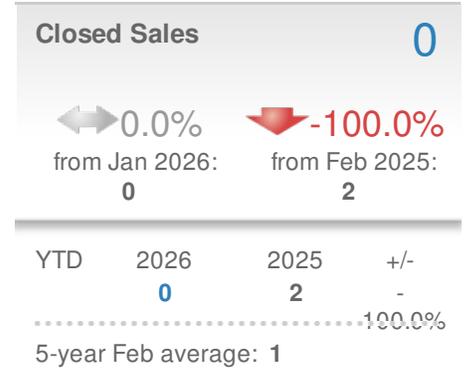
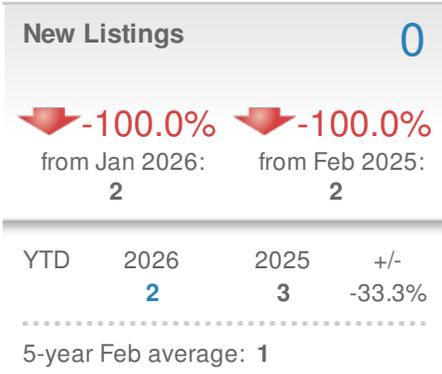
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 1.00 in January and an increase from 0.91 in February 2025. The Contract Ratio is 11% lower than the 5-year February average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Moreland (Montgomery, PA) - Attached

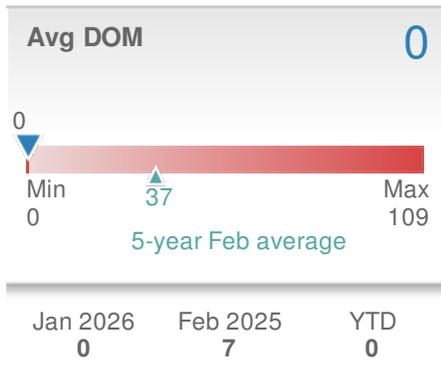
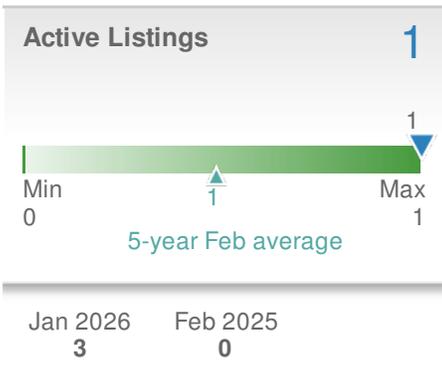
Tri-County Suburban REALTORS
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 37 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2; and a 66.7% decrease in supply to 1 active units.

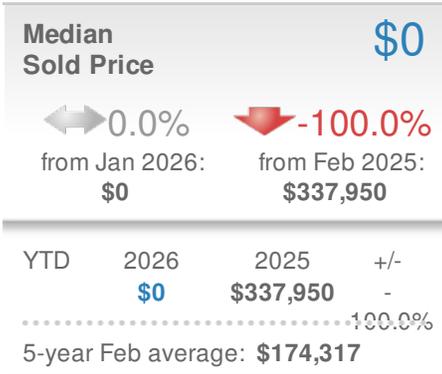
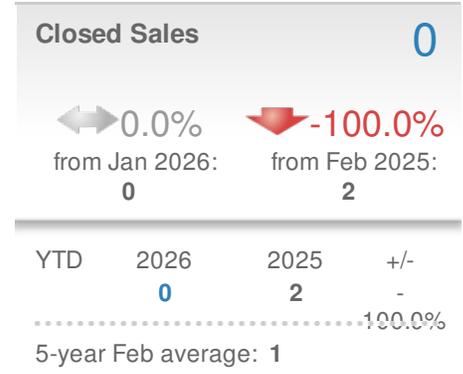
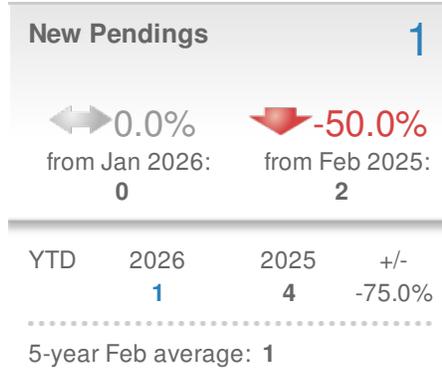
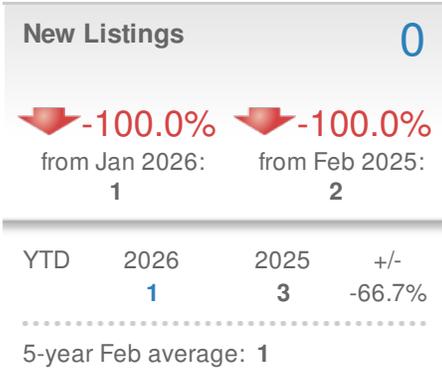
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 300% higher than the 5-year February average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

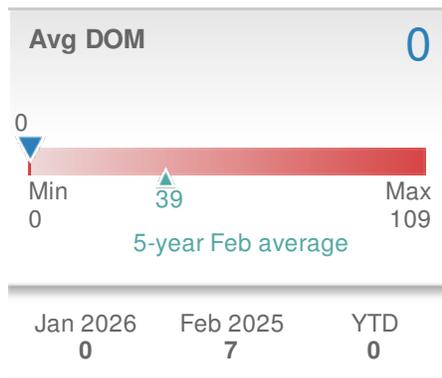
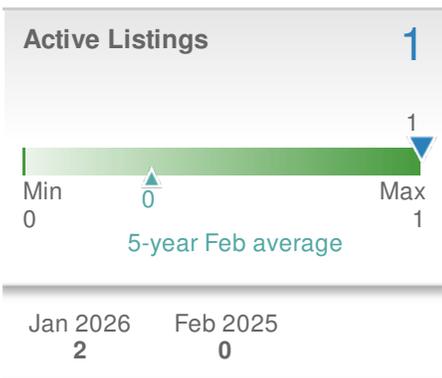
Multi-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 39 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and a 50% decrease in supply to 1 active units.

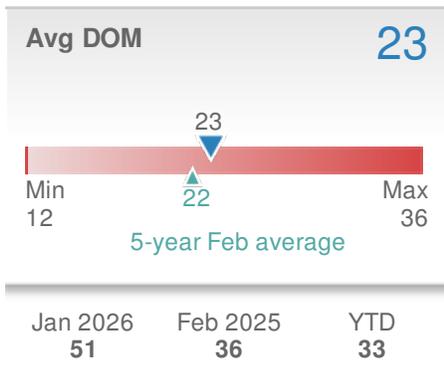
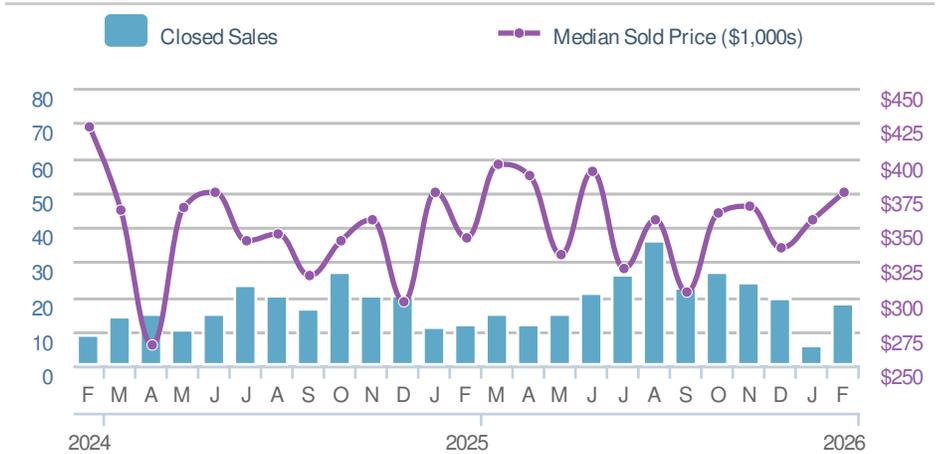
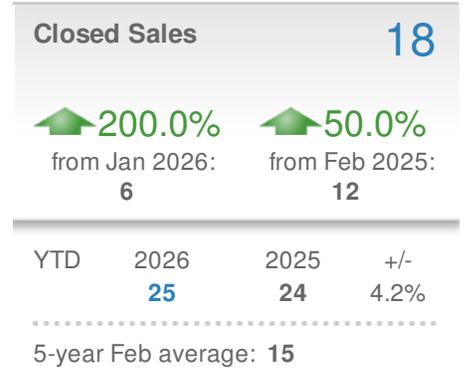
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 200% higher than the 5-year February average of 0.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Perkiomen (Montgomery, PA)

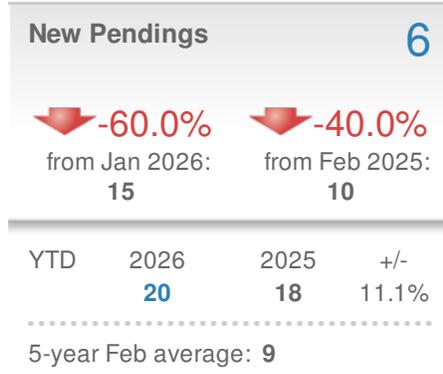
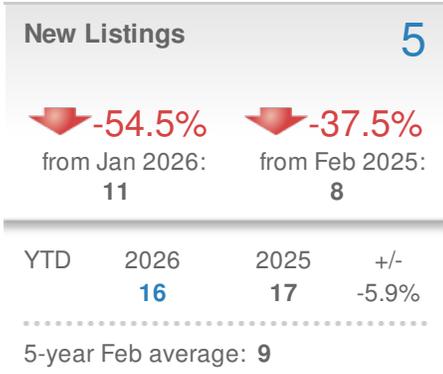
Email: ldavis@tcsr.realtor



February 2026

Upper Perkiomen (Montgomery, PA) - Detached

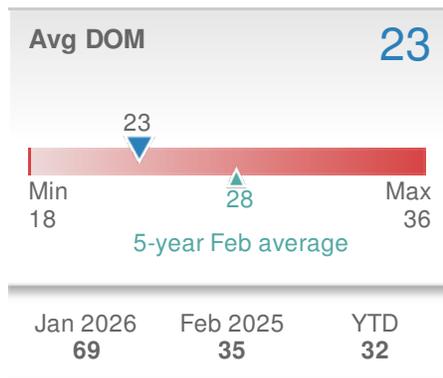
Tri-County Suburban REALTORS
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for February was \$407,500, representing an increase of 13.2% compared to last month and a decrease of 16% from Feb 2025. The average days on market for units sold in February was 23 days, 17% below the 5-year February average of 28 days. There was a 60% month over month decrease in new contract activity with 6 New Pendings; a 36.8% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 14.3% decrease in supply to 12 active units.

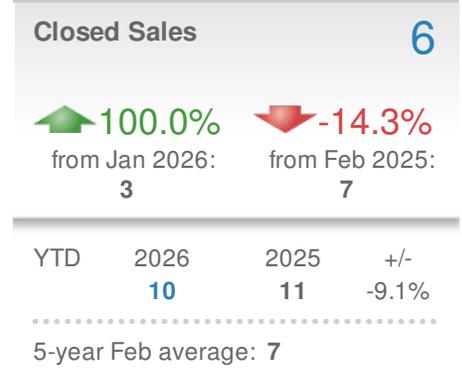
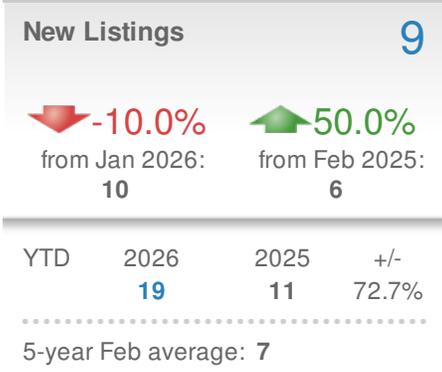
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.36 in January and an increase from 0.88 in February 2025. The Contract Ratio is the same as the 5-year February average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Perkiomen (Montgomery, PA) - Attached

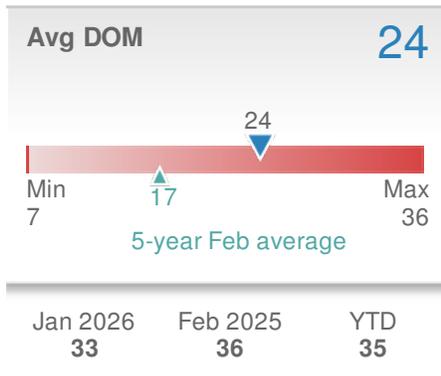
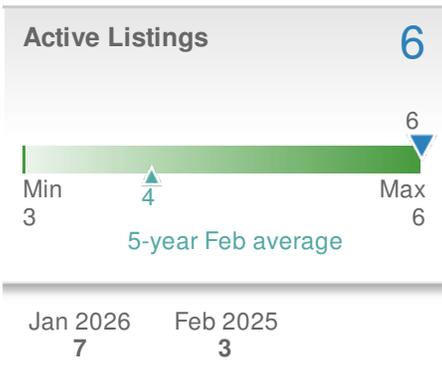
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Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for February was \$298,000, representing a decrease of 13.6% compared to last month and a decrease of 6.1% from Feb 2025. The average days on market for units sold in February was 24 days, 40% above the 5-year February average of 17 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.29 in January and a decrease from 3.33 in February 2025. The Contract Ratio is 41% lower than the 5-year February average of 3.10. 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.



February 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

Lehigh Valley County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 9

↓ -10.0% ↑ 50.0%
 from Jan 2026: 10 from Feb 2025: 6

YTD	2026	2025	+/-
	19	11	72.7%

5-year Feb average: 7

New Pendings 9

↑ 28.6% ↑ 28.6%
 from Jan 2026: 7 from Feb 2025: 7

YTD	2026	2025	+/-
	16	14	14.3%

5-year Feb average: 7

Closed Sales 6

↑ 100.0% ↓ -14.3%
 from Jan 2026: 3 from Feb 2025: 7

YTD	2026	2025	+/-
	10	11	-9.1%

5-year Feb average: 7

Median Sold Price \$298,000

↓ -13.6% ↓ -6.1%
 from Jan 2026: \$345,000 from Feb 2025: \$317,450

YTD	2026	2025	+/-
	\$330,500	\$325,000	1.7%

5-year Feb average: \$276,334

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$298,000, representing a decrease of 13.6% compared to last month and a decrease of 6.1% from Feb 2025. The average days on market for units sold in February was 24 days, 46% above the 5-year February average of 16 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.29 in January and a decrease from 4.50 in February 2025. The Contract Ratio is 50% lower than the 5-year February average of 3.65. 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.

Active Listings 6

Jan 2026	Feb 2025
7	2

Avg DOM 24

Jan 2026	Feb 2025	YTD
33	36	35

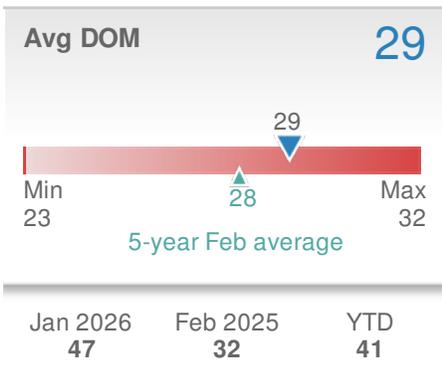
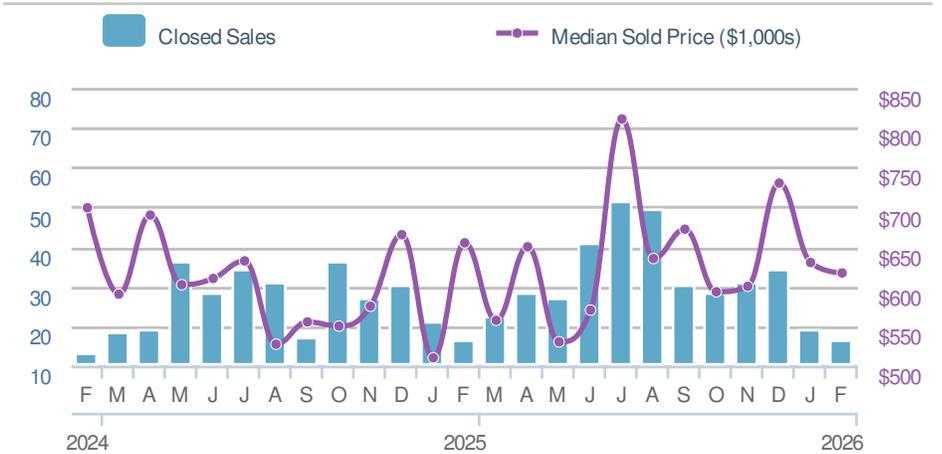
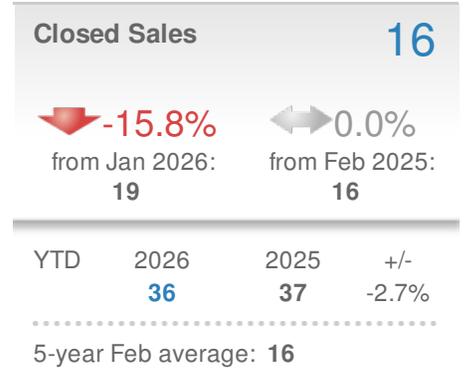
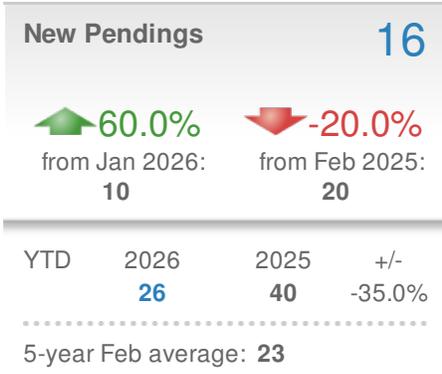
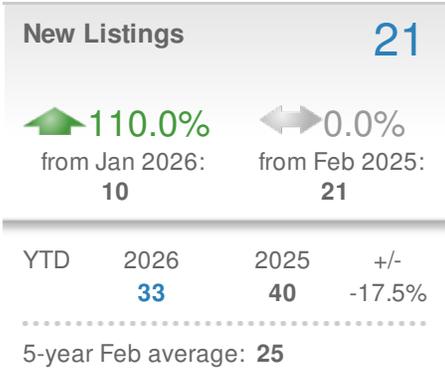
Avg Sold to OLP Ratio 100.8%

Jan 2026	Feb 2025	YTD
96.4%	97.8%	99.2%

February 2026

Wissahickon (Montgomery, PA)

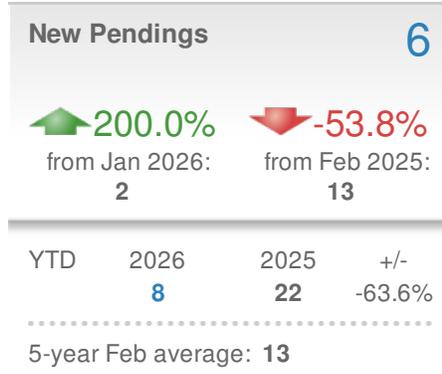
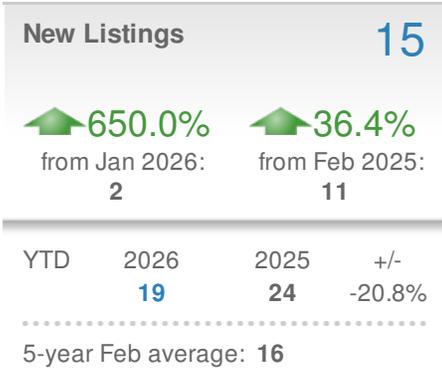
Email: ldavis@tcsr.realtor



February 2026

Wissahickon (Montgomery, PA) - Detached

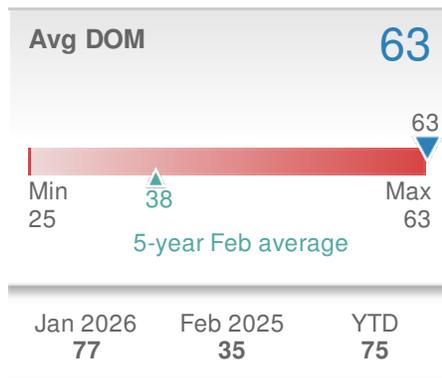
Tri-County Suburban REALTORS
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for February was \$1,200,000, representing an increase of 4.3% compared to last month and an increase of 50.4% from Feb 2025. The average days on market for units sold in February was 63 days, 68% above the 5-year February average of 38 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 14; and a 42.9% increase in supply to 30 active units.

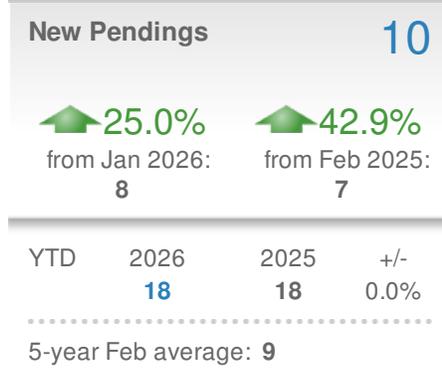
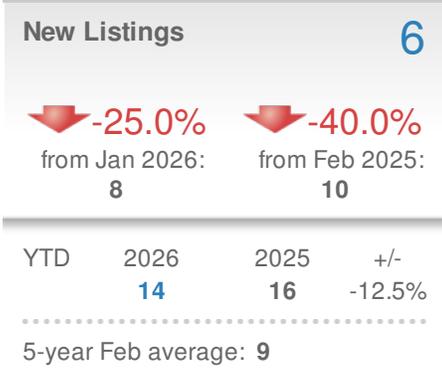
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.71 in January and a decrease from 0.83 in February 2025. The Contract Ratio is 57% lower than the 5-year February average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Wissahickon (Montgomery, PA) - Attached

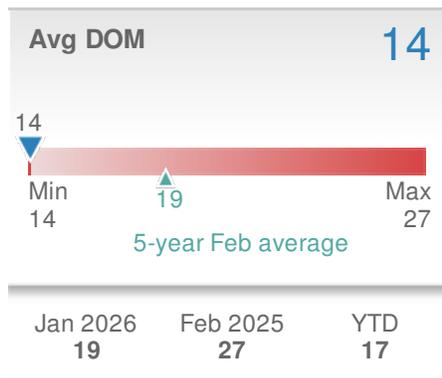
Tri-County Suburban REALTORS
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for February was \$350,000, representing a decrease of 42.7% compared to last month and a decrease of 7.9% from Feb 2025. The average days on market for units sold in February was 14 days, 25% below the 5-year February average of 19 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 11; and a 40% decrease in supply to 6 active units.

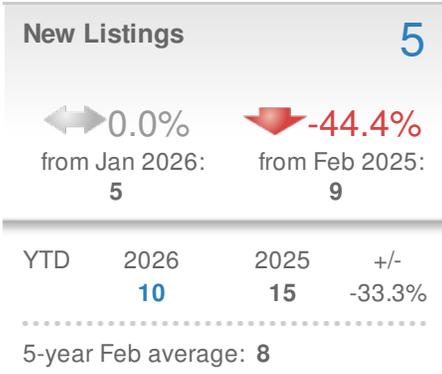
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.10 in January and an increase from 1.71 in February 2025. The Contract Ratio is 27% lower than the 5-year February average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$617,500, representing an increase of 4.3% compared to last month and an increase of 62.5% from Feb 2025. The average days on market for units sold in February was 13 days, 30% below the 5-year February average of 19 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 9; and a 33.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.89 in January and a decrease from 1.83 in February 2025. The Contract Ratio is 32% lower than the 5-year February average of 2.21. 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.

