

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

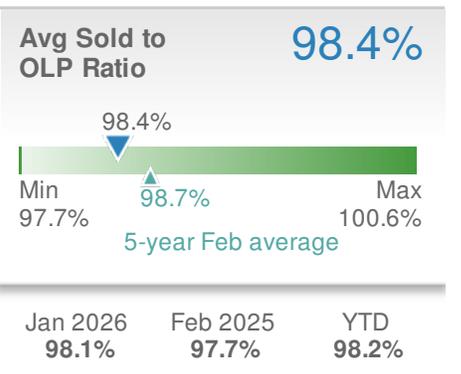
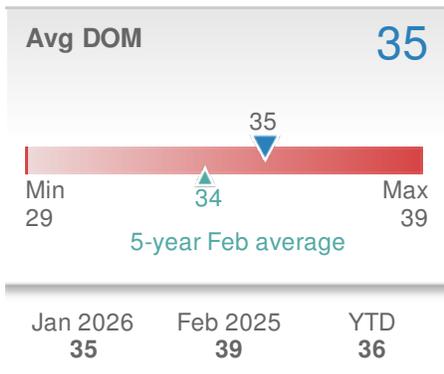
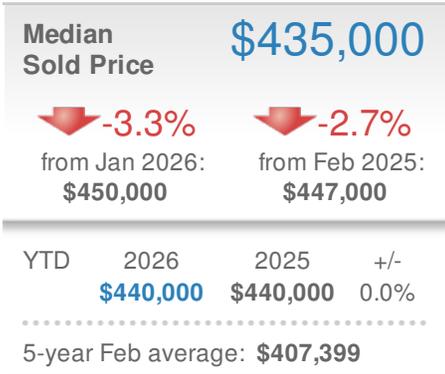
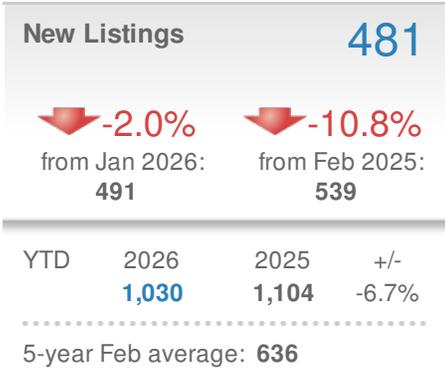
Local Market Insight

Montgomery County, PA

February 2026

Montgomery County, PA

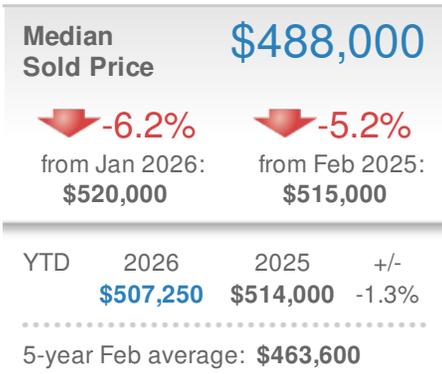
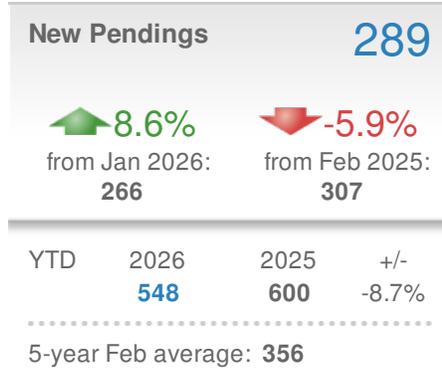
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Montgomery County, PA - Detached

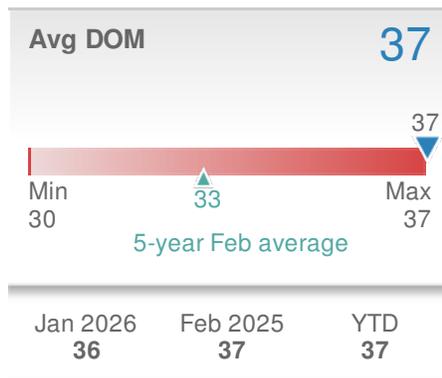
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Summary

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.

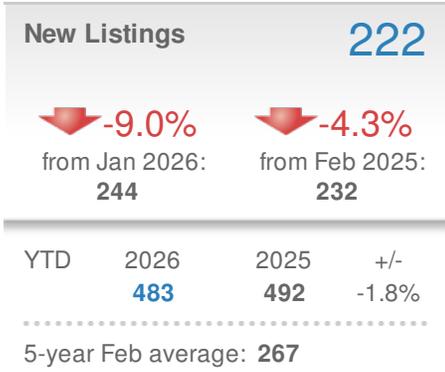
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.92 in January and a decrease from 1.11 in February 2025. The Contract Ratio is 23% lower than the 5-year February average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared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



February 2026

Montgomery County, PA - Attached

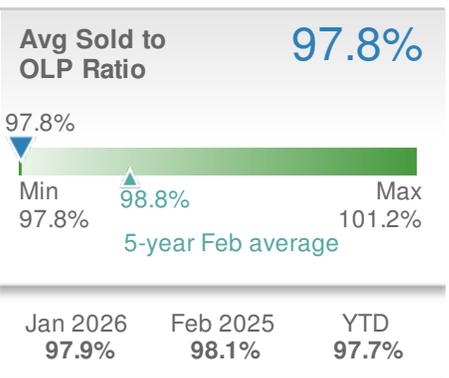
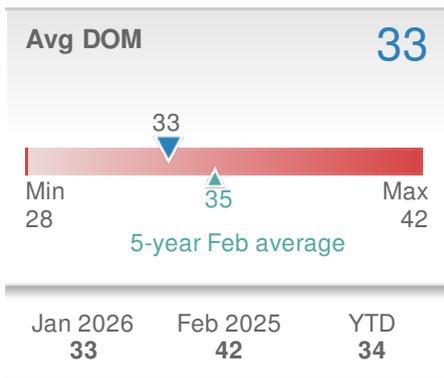
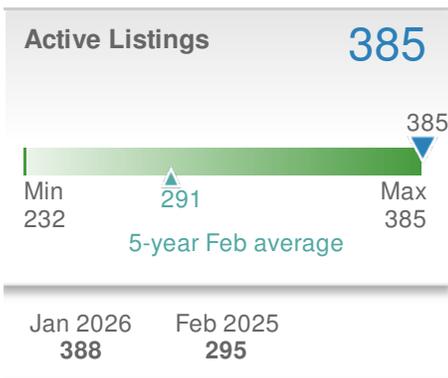
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Summary

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.

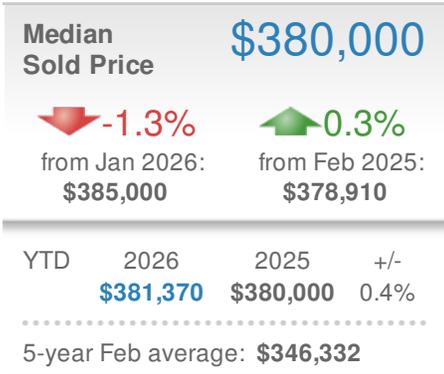
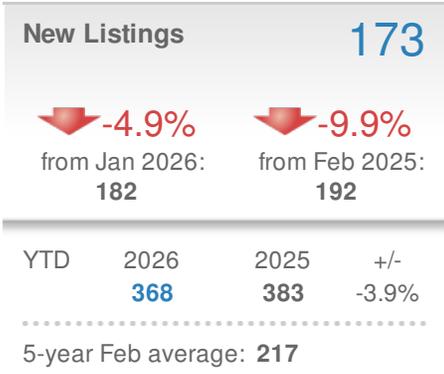
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.87 in January and a decrease from 1.34 in February 2025. The Contract Ratio is 44% lower than the 5-year February average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared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

