

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

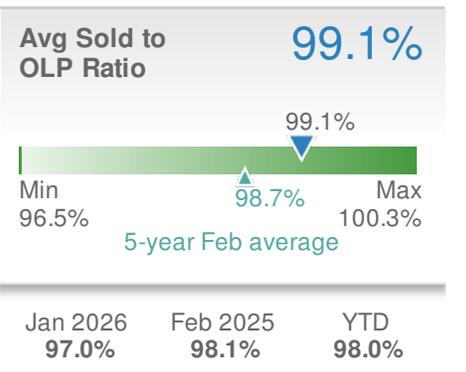
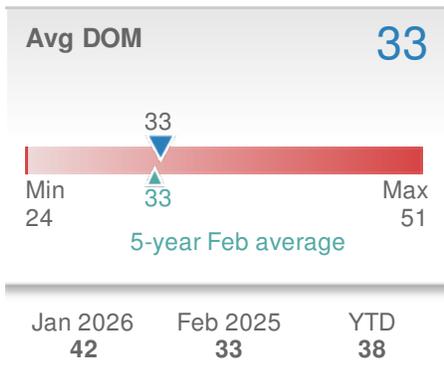
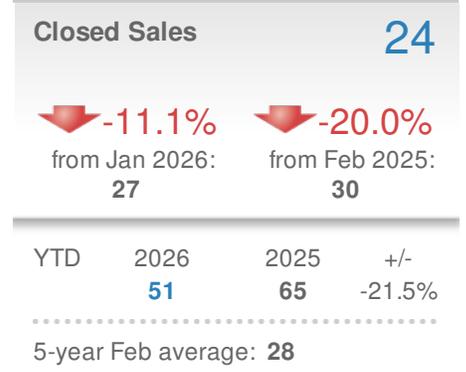
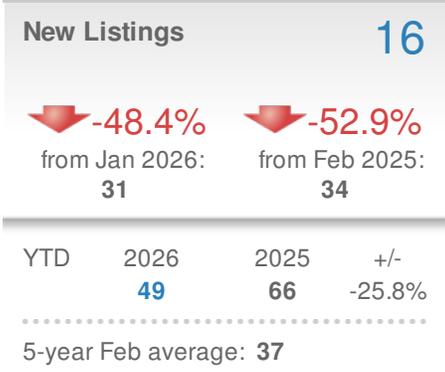
## Local Market Insight

### Abington (Montgomery, PA)

**February 2026**

Abington (Montgomery, PA)

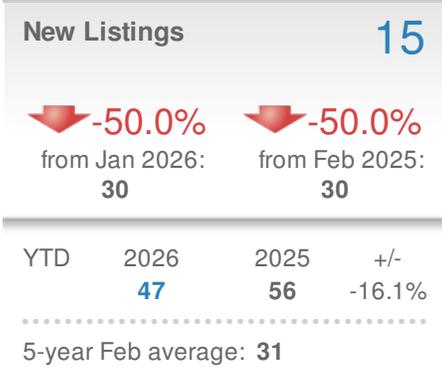
Email: ldavis@tcsr.realtor



## February 2026

### Abington (Montgomery, PA) - Detached

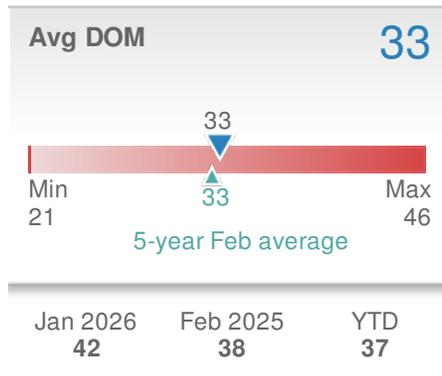
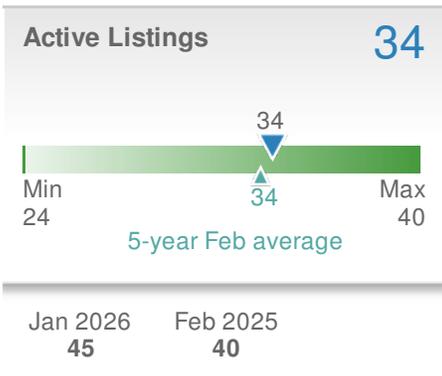
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### Summary

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.

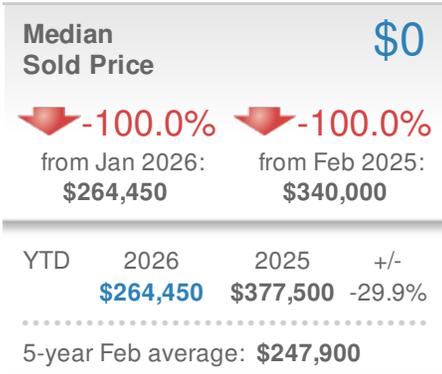
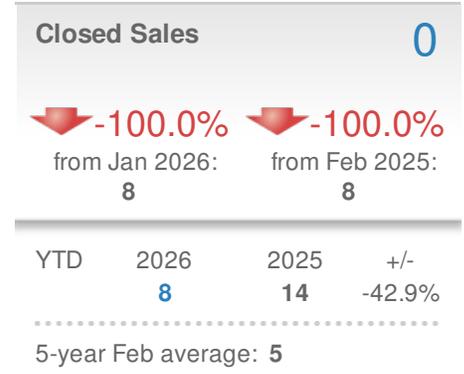
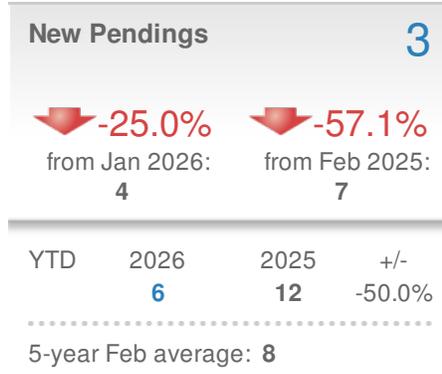
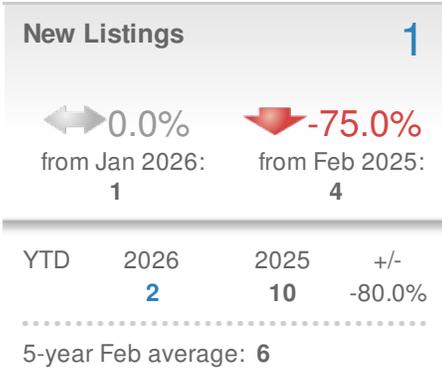
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 0.87 in January and an increase from 1.03 in February 2025. The Contract Ratio is 13% lower than the 5-year February average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared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

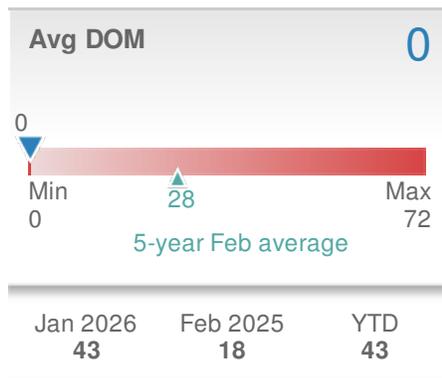
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**Summary**

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.

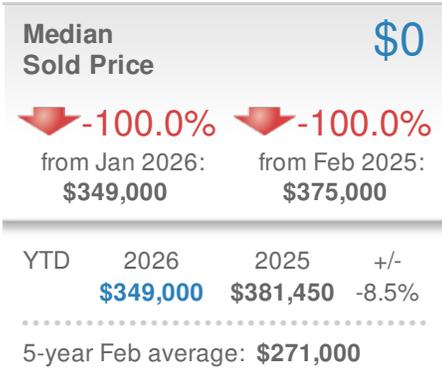
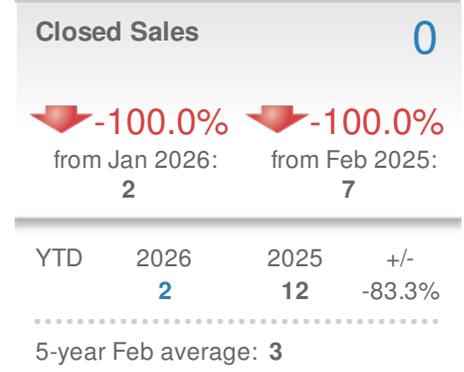
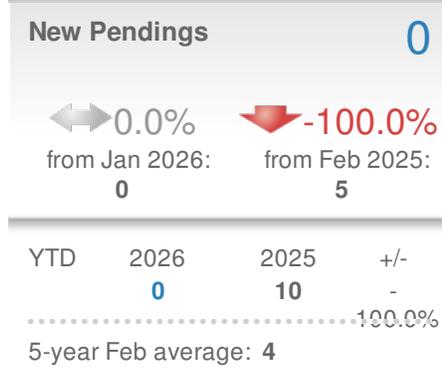
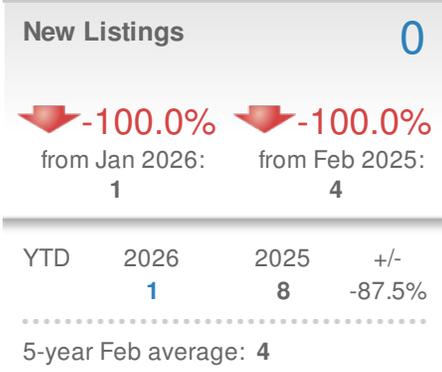
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.40 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 69% lower than the 5-year February average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared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

