

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

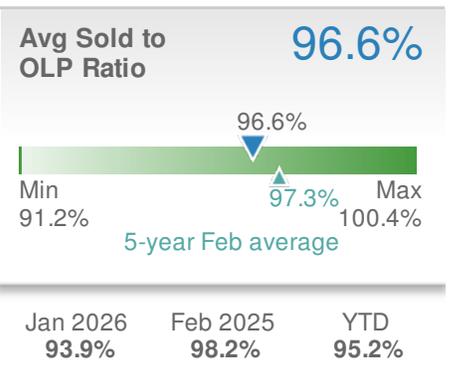
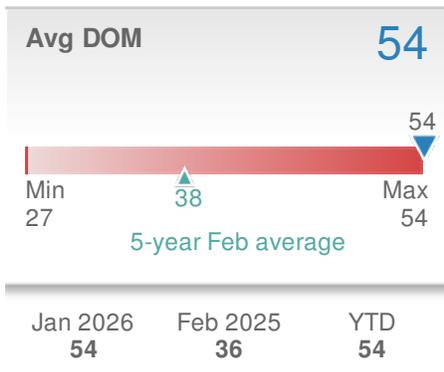
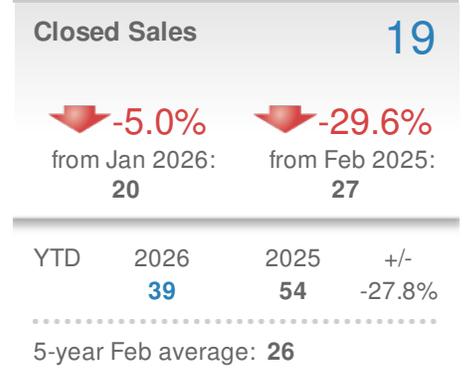
Local Market Insight

Cheltenham (Montgomery, PA)

February 2026

Cheltenham (Montgomery, PA)

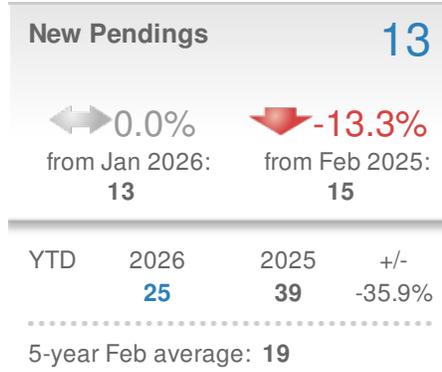
Email: ldavis@tcsr.realtor



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Cheltenham (Montgomery, PA) - Detached

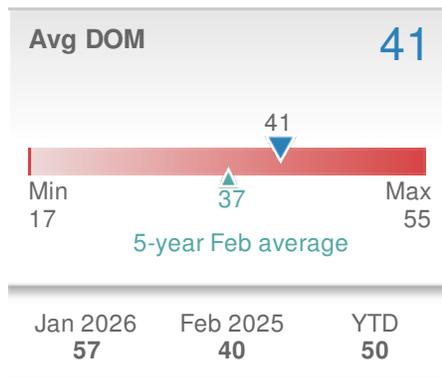
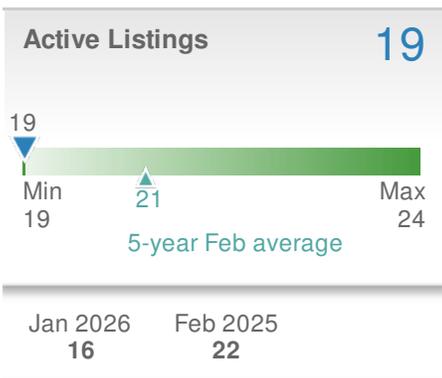
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Summary

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.

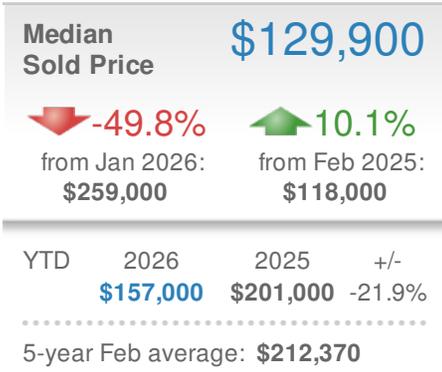
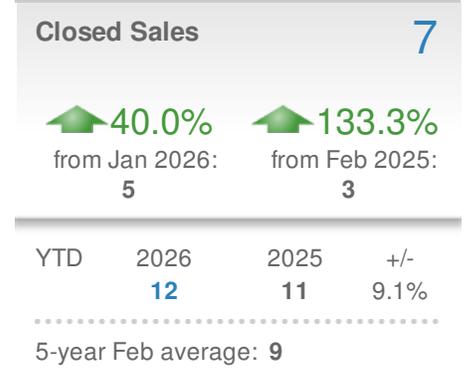
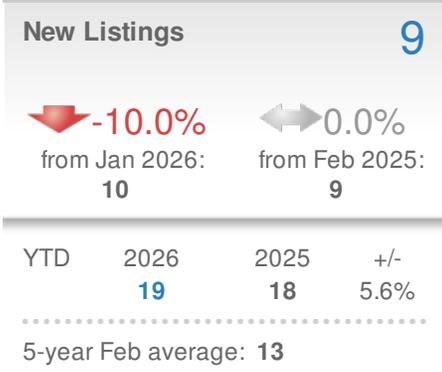
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.19 in January and a decrease from 1.50 in February 2025. The Contract Ratio is 50% lower than the 5-year February average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Cheltenham (Montgomery, PA) - Attached

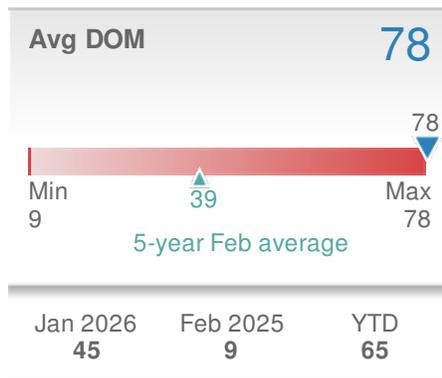
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Summary

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.

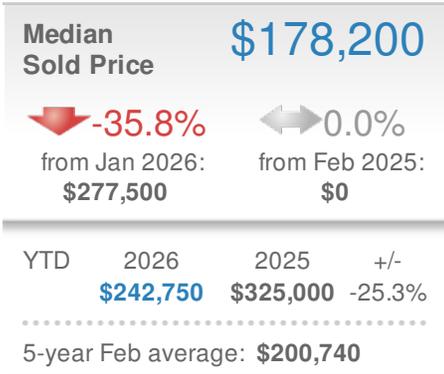
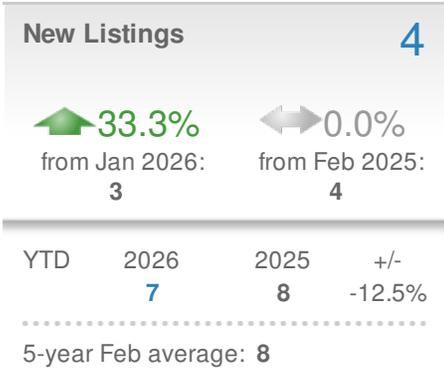
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.78 in January and a decrease from 0.79 in February 2025. The Contract Ratio is 80% lower than the 5-year February average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

