

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

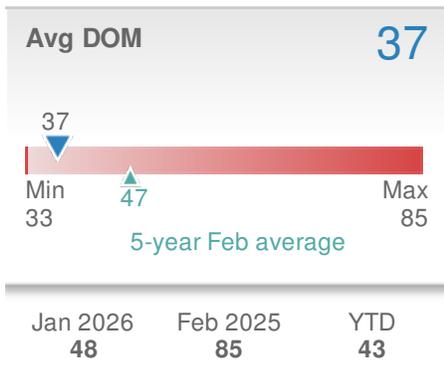
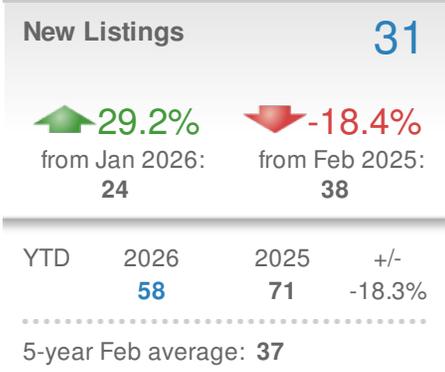
Local Market Insight

Colonial (Montgomery, PA)

February 2026

Colonial (Montgomery, PA)

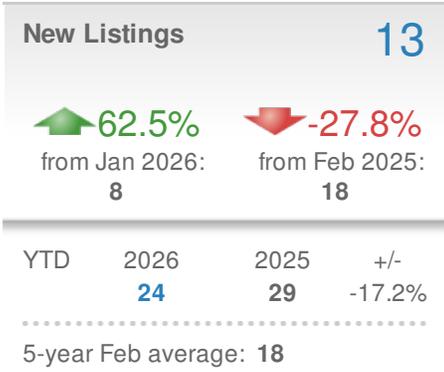
Email: ldavis@tcsr.realtor



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Colonial (Montgomery, PA) - Detached

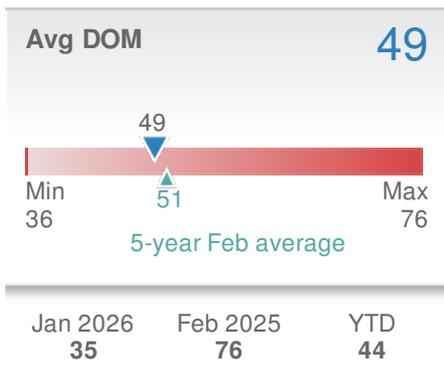
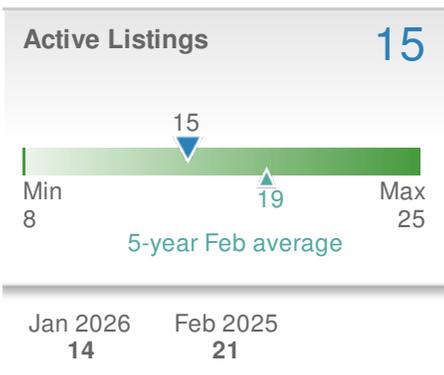
Tri-County Suburban REALTORS
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Summary

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.

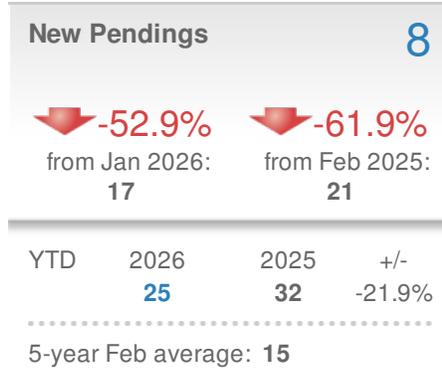
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.79 in January and an increase from 1.67 in February 2025. The Contract Ratio is 13% lower than the 5-year February average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared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

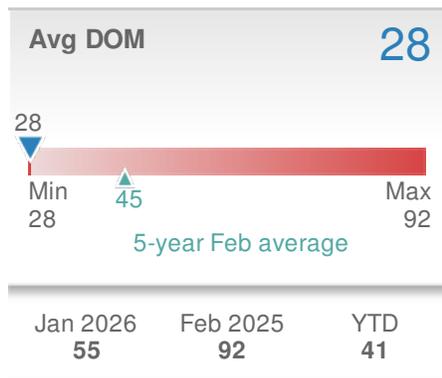
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Summary

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.

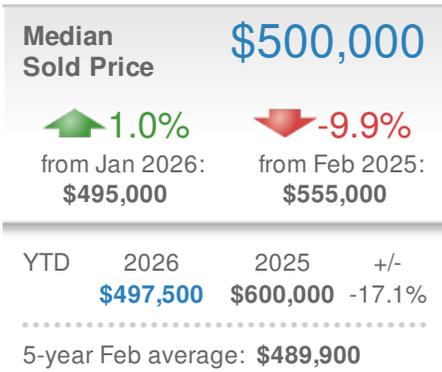
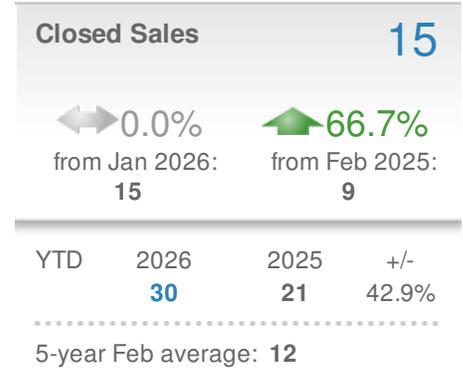
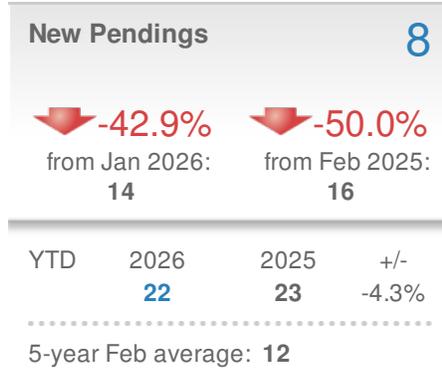
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.61 in January and a decrease from 2.32 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

