

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

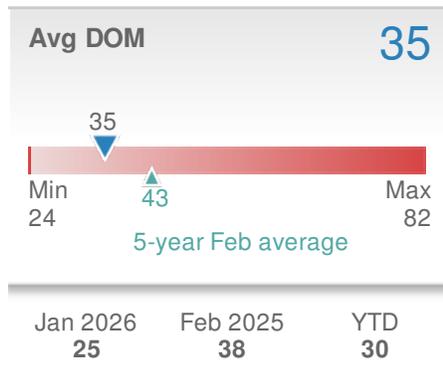
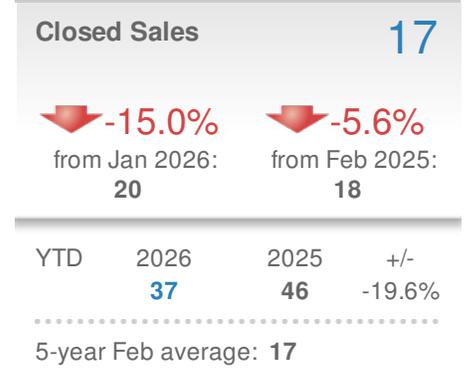
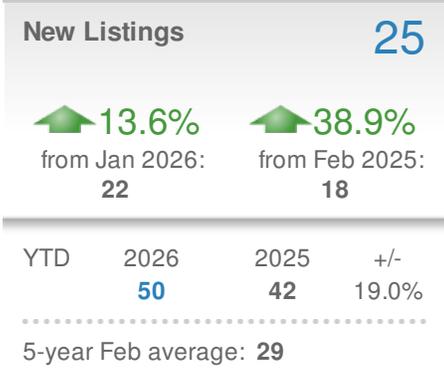
Local Market Insight

Hatboro-Horsham (Montgomery, PA)

February 2026

Hatboro-Horsham (Montgomery, PA)

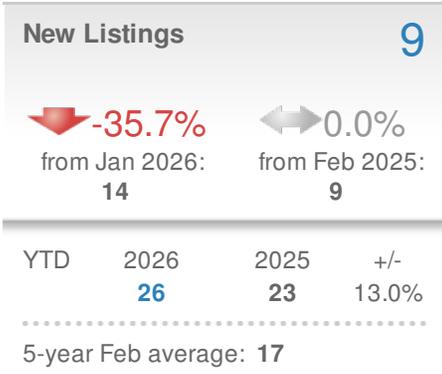
Email: ldavis@tcsr.realtor



February 2026

Hatboro-Horsham (Montgomery, PA) - Detached

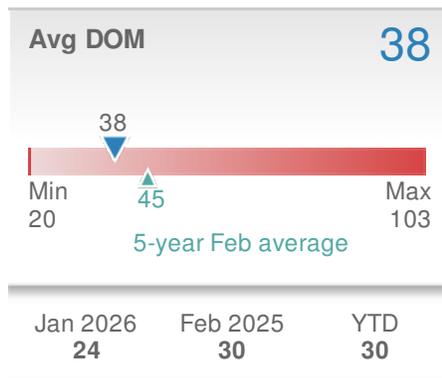
Tri-County Suburban REALTORS
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Summary

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.

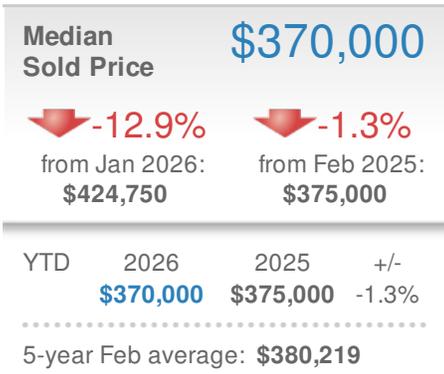
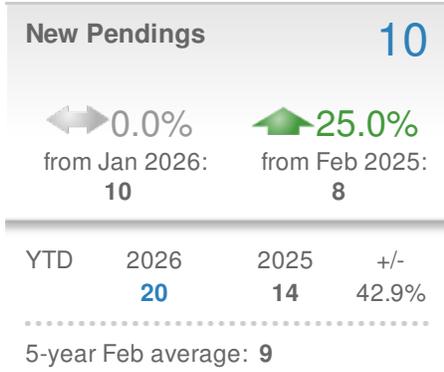
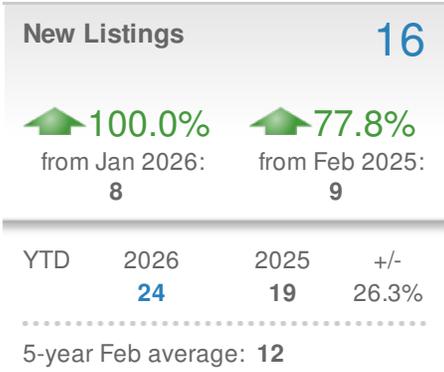
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.31 in January and an increase from 0.55 in February 2025. The Contract Ratio is the same as the 5-year February average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared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

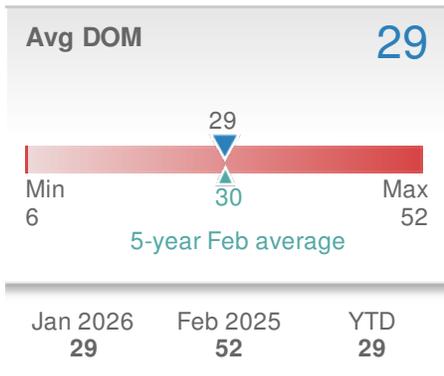
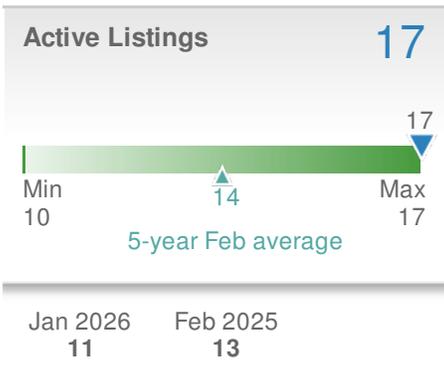
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Summary

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.

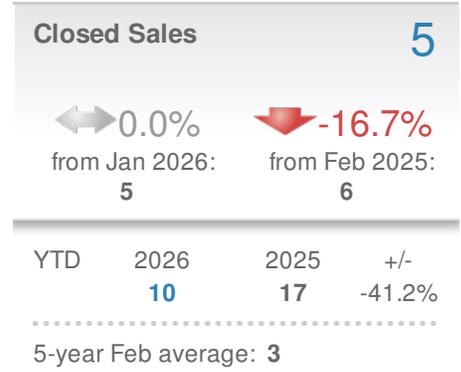
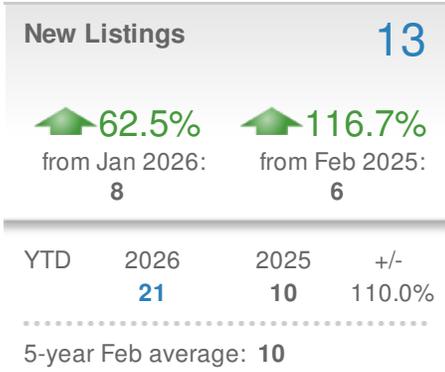
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.64 in January and an increase from 0.92 in February 2025. The Contract Ratio is 5% higher than the 5-year February average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared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

