

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

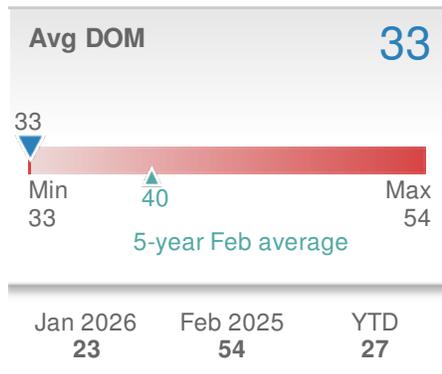
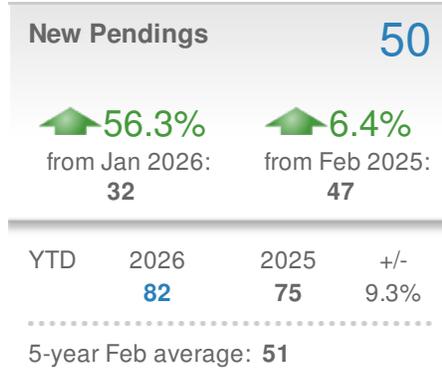
Local Market Insight

Lower Merion (Montgomery, PA)

February 2026

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor



February 2026

Lower Merion (Montgomery, PA) - Detached

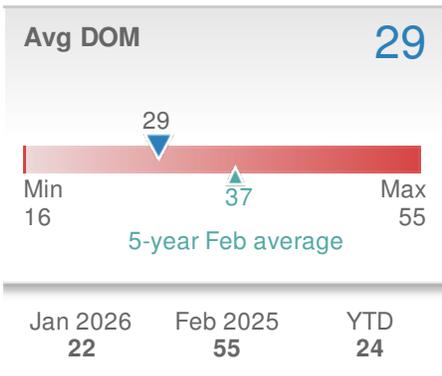
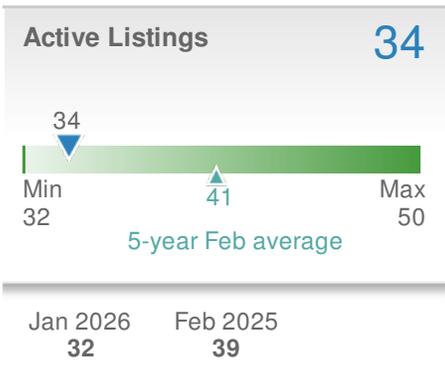
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for February was \$1,300,000, representing a decrease of 3.7% compared to last month and an increase of 15.6% 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 a 62.5% month over month increase in new contract activity with 26 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 36; and a 6.3% increase in supply to 34 active units.

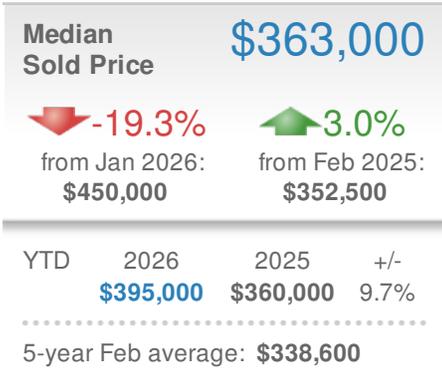
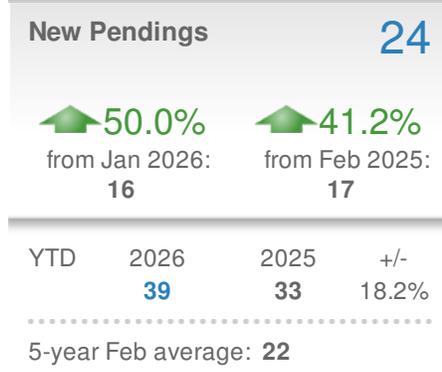
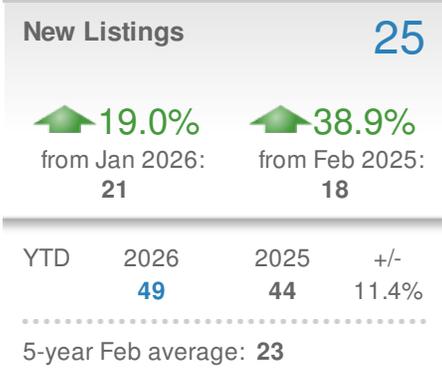
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.75 in January and an increase from 0.95 in February 2025. The Contract Ratio is 11% lower than the 5-year February average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Lower Merion (Montgomery, PA) - Attached

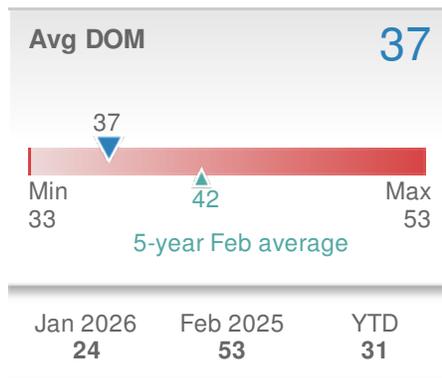
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for February was \$363,000, representing a decrease of 19.3% compared to last month and an increase of 3% from Feb 2025. The average days on market for units sold in February was 37 days, 12% below the 5-year February average of 42 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 27; and a 9.3% increase in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.39 in January and a decrease from 0.71 in February 2025. The Contract Ratio is 60% lower 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.



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Lower Merion (Montgomery, PA) - Attached/Townhouse

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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$475,500, representing an increase of 5.1% compared to last month and an increase of 33.9% from Feb 2025. The average days on market for units sold in February was 16 days, 55% below the 5-year February average of 36 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 27.8% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.61 in January and a decrease from 0.65 in February 2025. The Contract Ratio is 57% lower than the 5-year February average of 1.32. 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.

