

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

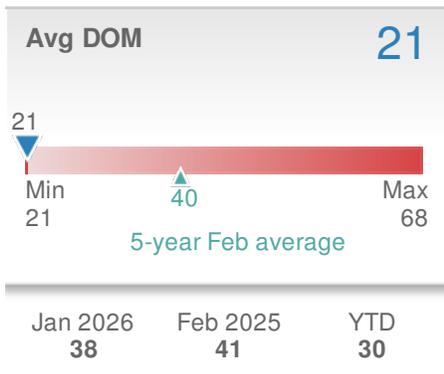
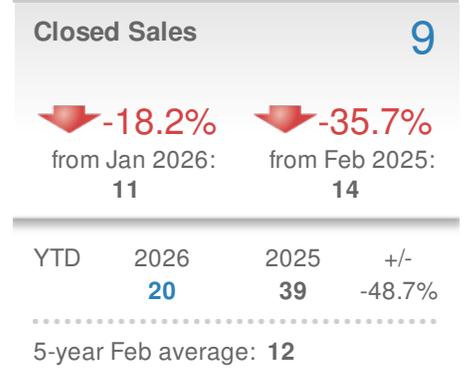
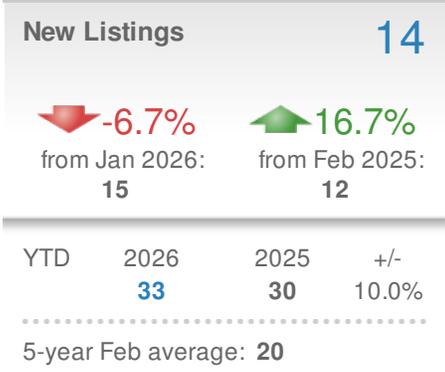
Local Market Insight

Methacton (Montgomery, PA)

February 2026

Methacton (Montgomery, PA)

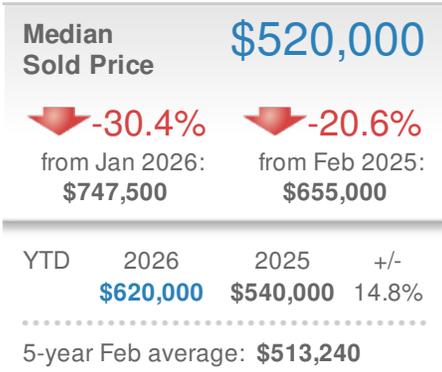
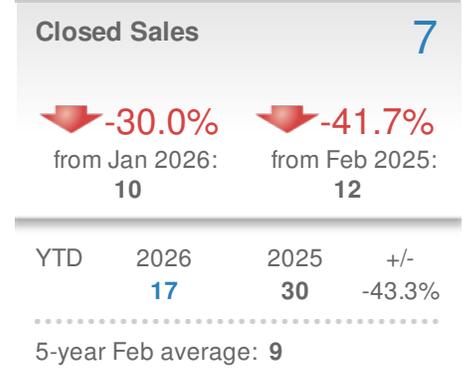
Email: ldavis@tcsr.realtor



February 2026

Methacton (Montgomery, PA) - Detached

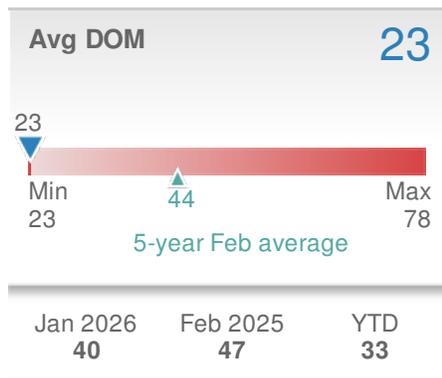
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for February was \$520,000, representing a decrease of 30.4% compared to last month and a decrease of 20.6% from Feb 2025. The average days on market for units sold in February was 23 days, 48% below the 5-year February average of 44 days. There was a 125% month over month increase in new contract activity with 18 New Pendings; a 91.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and no change in supply with 25 active units.

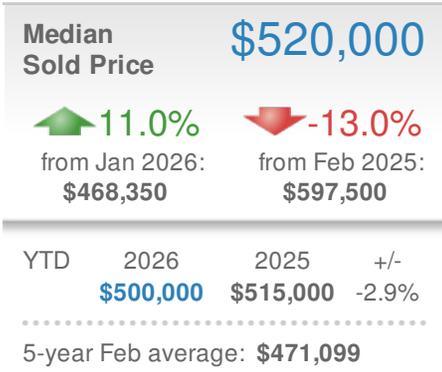
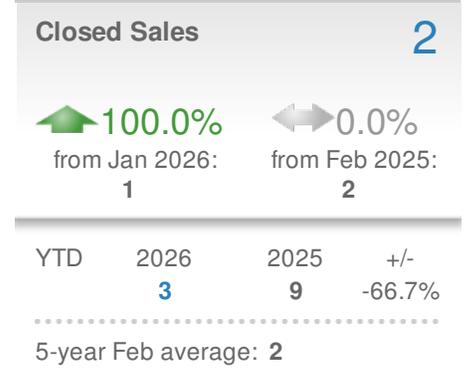
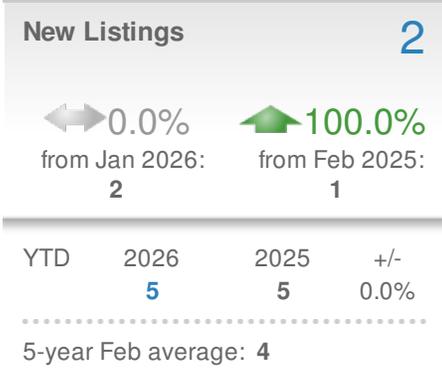
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.48 in January and a decrease from 1.04 in February 2025. The Contract Ratio is 19% lower than the 5-year February average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Methacton (Montgomery, PA) - Attached

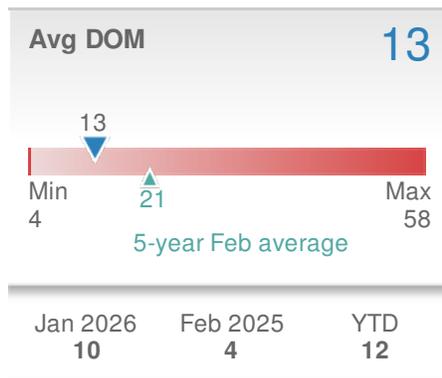
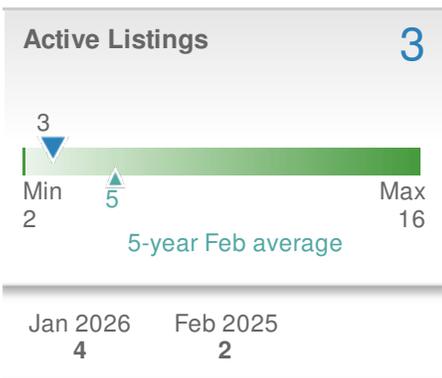
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Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for February was \$520,000, representing an increase of 11% compared to last month and a decrease of 13% from Feb 2025. The average days on market for units sold in February was 13 days, 39% below the 5-year February average of 21 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 25% decrease in supply to 3 active units.

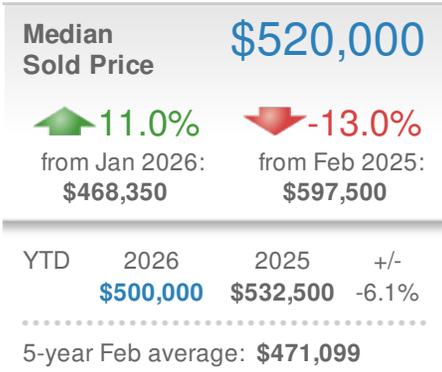
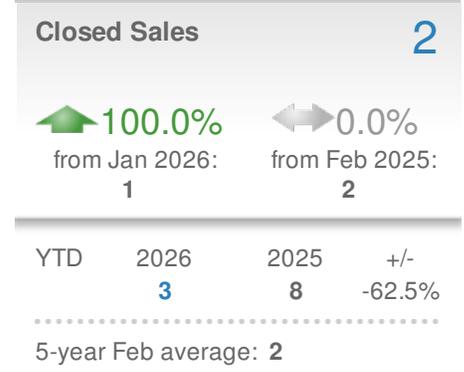
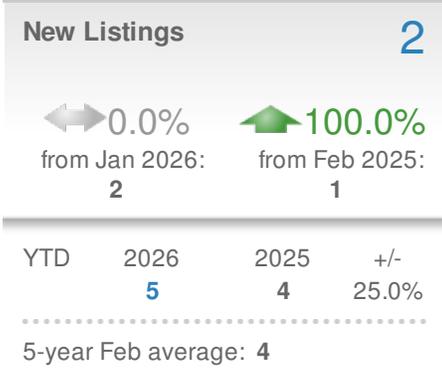
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.75 in January and a decrease from 3.00 in February 2025. The Contract Ratio is 26% lower than the 5-year February average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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 Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$520,000, representing an increase of 11% compared to last month and a decrease of 13% from Feb 2025. The average days on market for units sold in February was 13 days, 39% below the 5-year February average of 21 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.75 in January and a decrease from 5.00 in February 2025. The Contract Ratio is 33% lower than the 5-year February average of 2.49. 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.

