

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

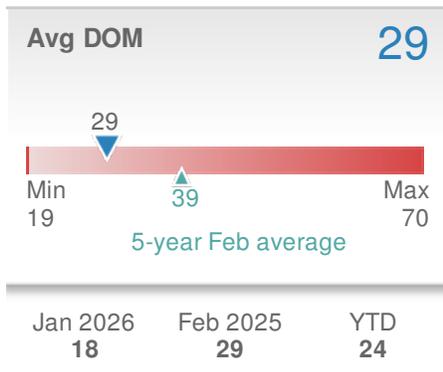
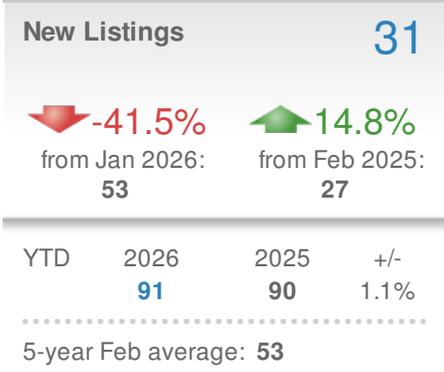
Local Market Insight

Norristown Area (Montgomery, PA)

February 2026

Norristown Area (Montgomery, PA)

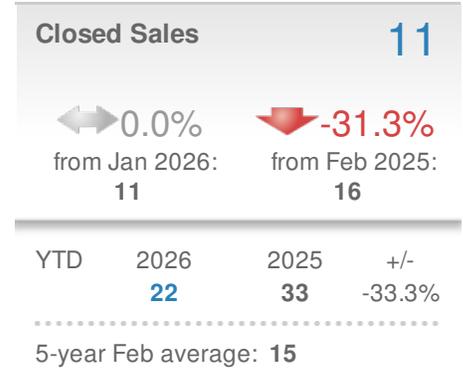
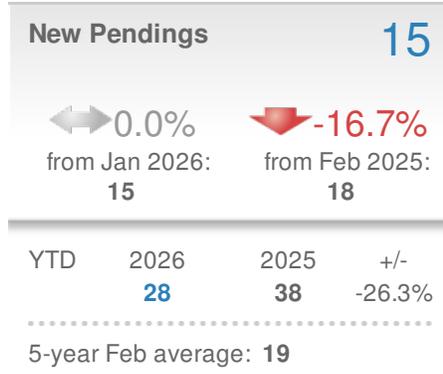
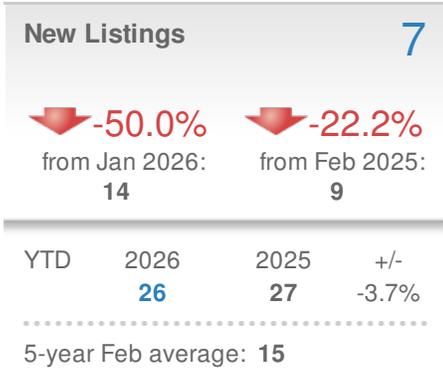
Email: ldavis@tcsr.realtor



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Norristown Area (Montgomery, PA) - Detached

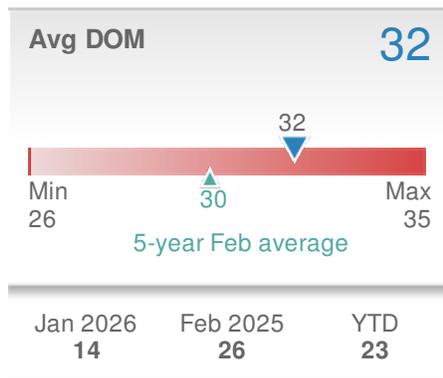
Tri-County Suburban REALTORS
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for February was \$415,000, representing an increase of 7.8% compared to last month and a decrease of 6.2% from Feb 2025. The average days on market for units sold in February was 32 days, 6% above the 5-year February average of 30 days. There was no month over month change in new contract activity with 15 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 21; and a 21.4% decrease in supply to 11 active units.

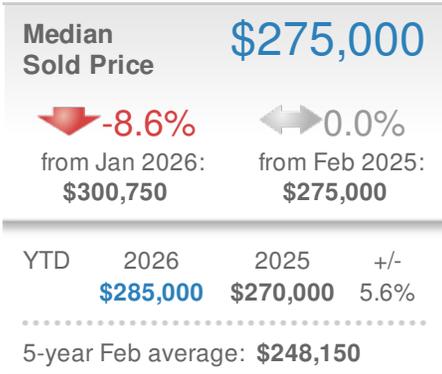
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, up from 1.43 in January and a decrease from 3.22 in February 2025. The Contract Ratio is 22% lower than the 5-year February average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Norristown Area (Montgomery, PA) - Attached

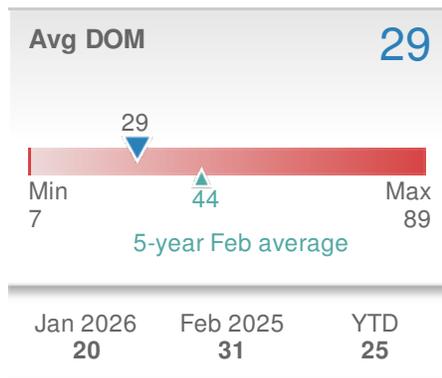
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for February was \$275,000, representing a decrease of 8.6% compared to last month and no change from Feb 2025. The average days on market for units sold in February was 29 days, 34% below the 5-year February average of 44 days. There was a 3.2% month over month decrease in new contract activity with 30 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 56; and a 10.2% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, no change from January and a decrease from 1.59 in February 2025. The Contract Ratio is 14% lower than the 5-year February average of 1.48. 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.

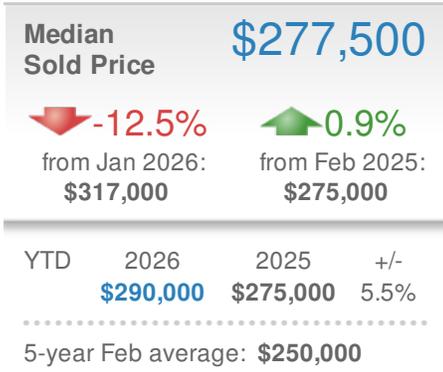
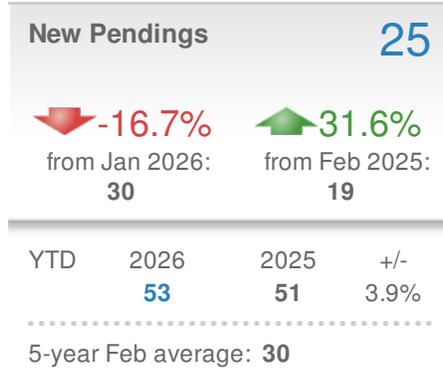


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Norristown Area (Montgomery, PA) - Attached/Townhouse

Multi-County Suburban REALTORS

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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$277,500, representing a decrease of 12.5% compared to last month and an increase of 0.9% from Feb 2025. The average days on market for units sold in February was 29 days, 37% below the 5-year February average of 46 days. There was a 16.7% month over month decrease in new contract activity with 25 New Pendings; a 16.9% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 49; and a 5.7% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.69 in January and a decrease from 1.68 in February 2025. The Contract Ratio is 3% lower than the 5-year February average of 1.52. 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.

