

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

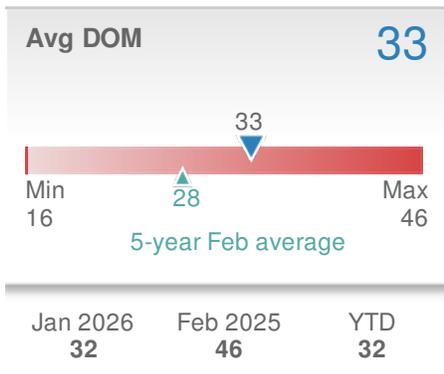
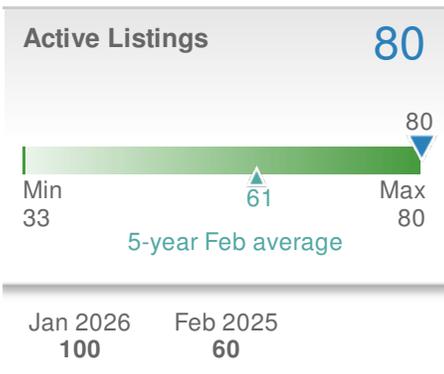
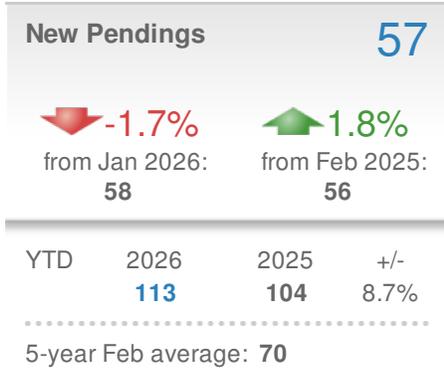
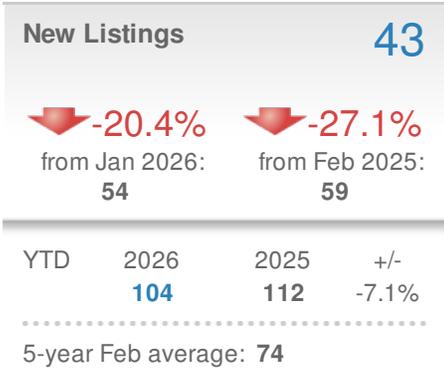
Local Market Insight

North Penn (Montgomery, PA)

February 2026

North Penn (Montgomery, PA)

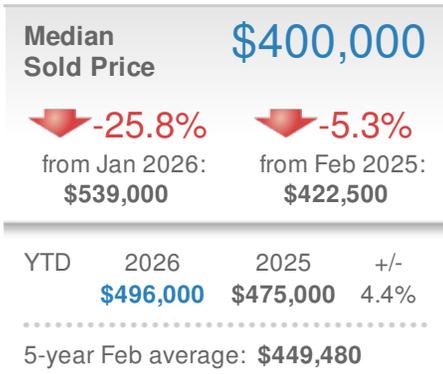
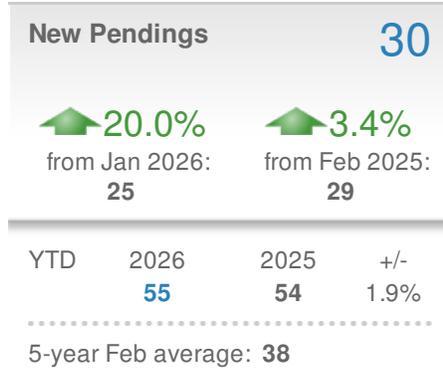
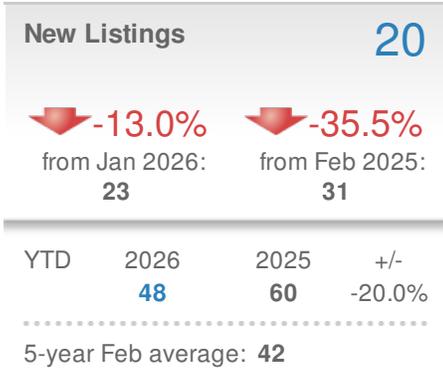
Email: ldavis@tcsr.realtor



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North Penn (Montgomery, PA) - Detached

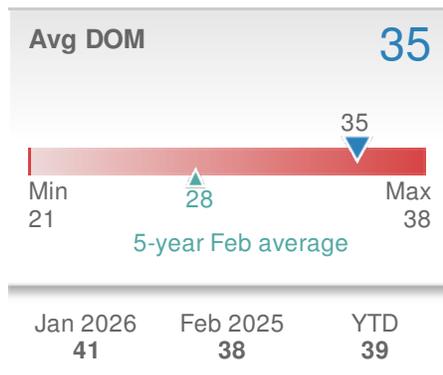
Tri-County Suburban REALTORS
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for February was \$400,000, representing a decrease of 25.8% compared to last month and a decrease of 5.3% from Feb 2025. The average days on market for units sold in February was 35 days, 23% above the 5-year February average of 28 days. There was a 20% month over month increase in new contract activity with 30 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from January) to 49; and a 26.4% decrease in supply to 39 active units.

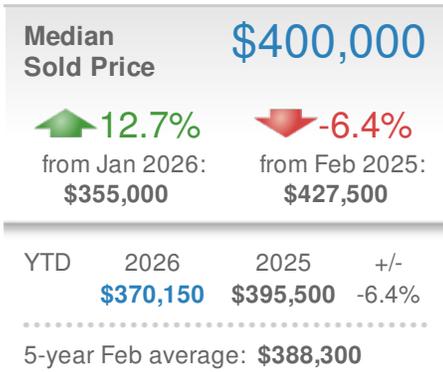
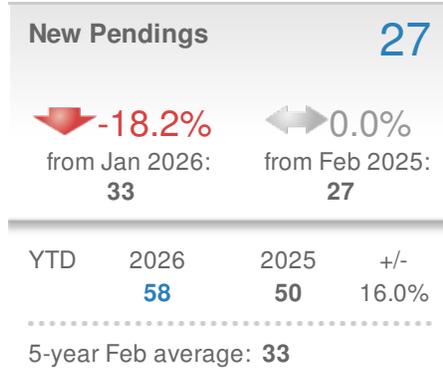
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.66 in January and an increase from 1.08 in February 2025. The Contract Ratio is 29% lower than the 5-year February average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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

North Penn (Montgomery, PA) - Attached

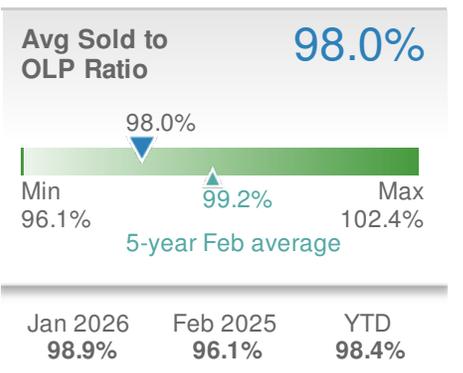
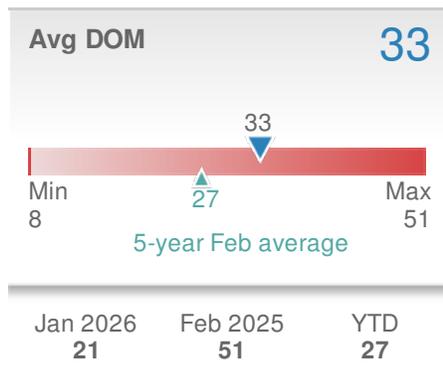
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Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for February was \$400,000, representing an increase of 12.7% compared to last month and a decrease of 6.4% from Feb 2025. The average days on market for units sold in February was 33 days, 21% above the 5-year February average of 27 days. There was an 18.2% month over month decrease in new contract activity with 27 New Pendings; a 15.9% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 37; and a 12.8% decrease in supply to 41 active units.

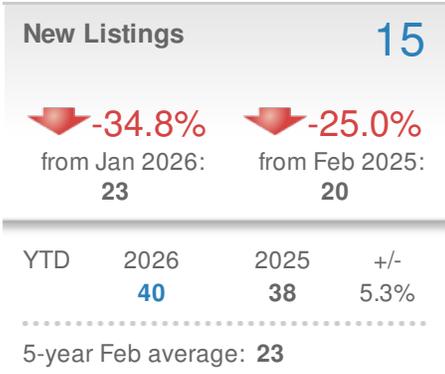
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.94 in January and a decrease from 1.39 in February 2025. The Contract Ratio is 65% lower than the 5-year February average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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 North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$424,900, representing an increase of 14.8% compared to last month and a decrease of 2.3% from Feb 2025. The average days on market for units sold in February was 32 days, 12% above the 5-year February average of 29 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 22; and a 6.3% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.03 in January and a decrease from 1.53 in February 2025. The Contract Ratio is 73% lower than the 5-year February average of 2.69. 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.

