

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

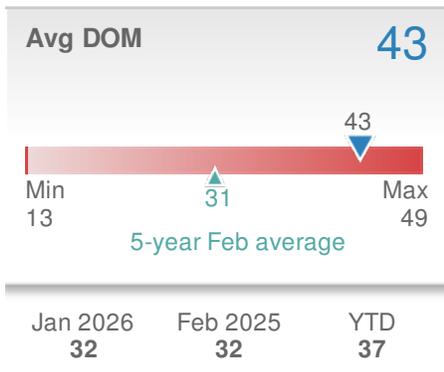
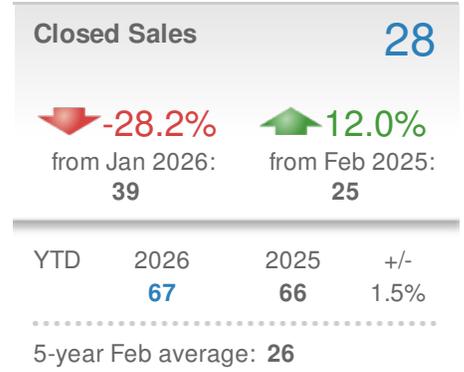
Local Market Insight

Spring-Ford Area (Montgomery, PA)

February 2026

Spring-Ford Area (Montgomery, PA)

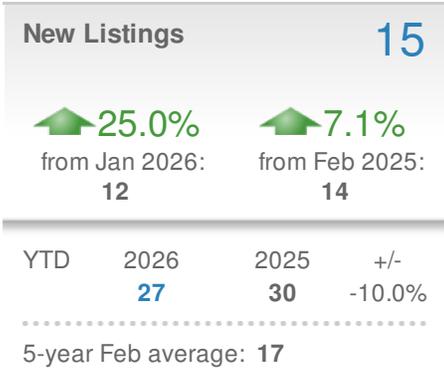
Email: ldavis@tcsr.realtor



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Spring-Ford Area (Montgomery, PA) - Detached

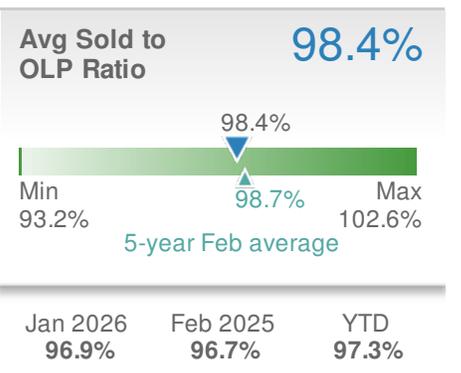
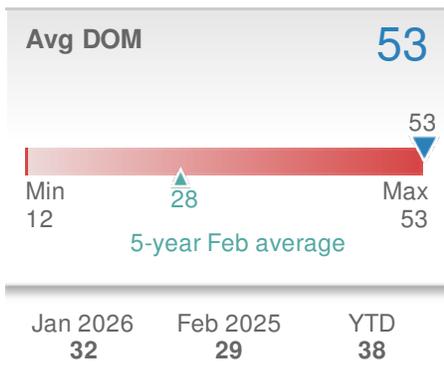
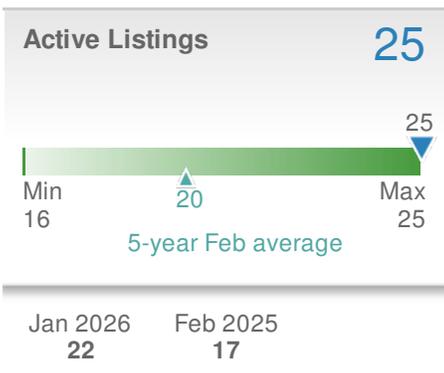
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for February was \$615,000, representing an increase of 1.9% compared to last month and an increase of 0.3% from Feb 2025. The average days on market for units sold in February was 53 days, 87% above the 5-year February average of 28 days. There was no month over month change in new contract activity with 14 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 13.6% increase in supply to 25 active units.

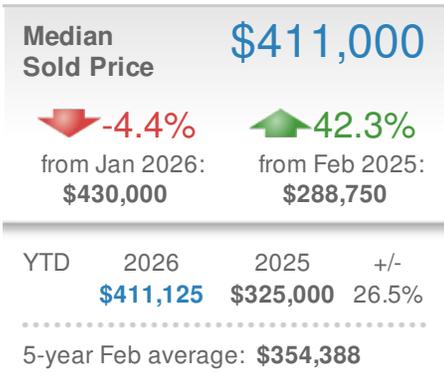
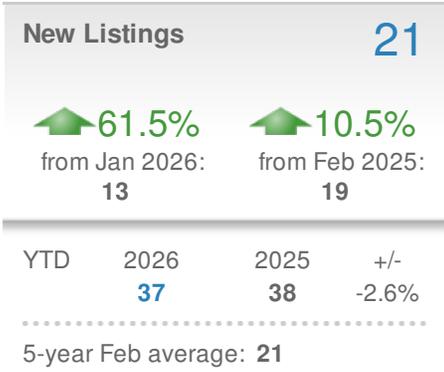
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.82 in January and a decrease from 1.47 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Spring-Ford Area (Montgomery, PA) - Attached

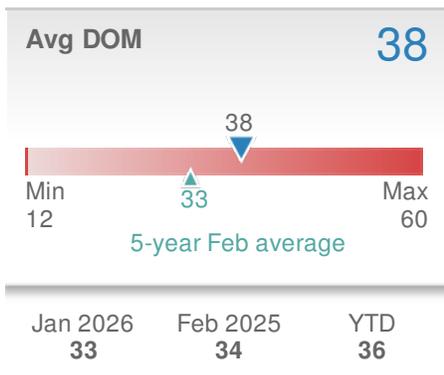
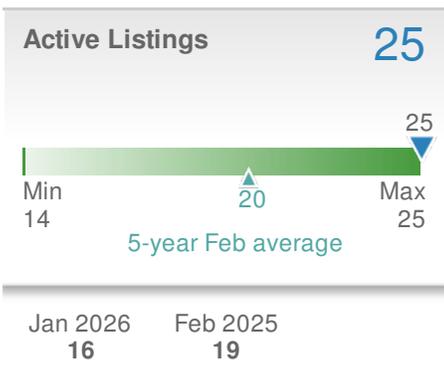
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for February was \$411,000, representing a decrease of 4.4% compared to last month and an increase of 42.3% from Feb 2025. The average days on market for units sold in February was 38 days, 17% above the 5-year February average of 33 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 21; and a 56.3% increase in supply to 25 active units.

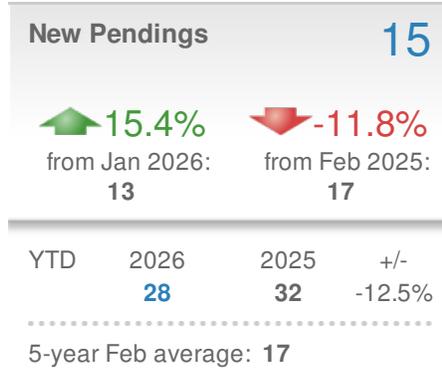
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.44 in January and a decrease from 1.53 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

SE County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$502,500, representing an increase of 16.9% compared to last month and an increase of 54.6% from Feb 2025. The average days on market for units sold in February was 33 days, 4% below the 5-year February average of 34 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 43.8% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.00 in January and a decrease from 1.64 in February 2025. The Contract Ratio is 44% lower than the 5-year February average of 1.54. 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.

