

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

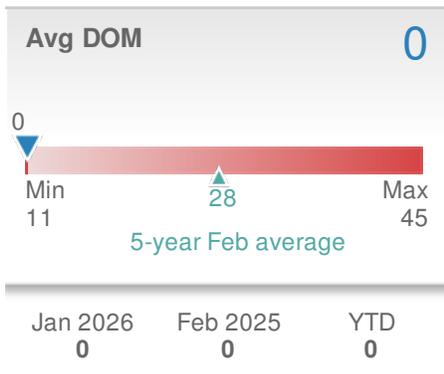
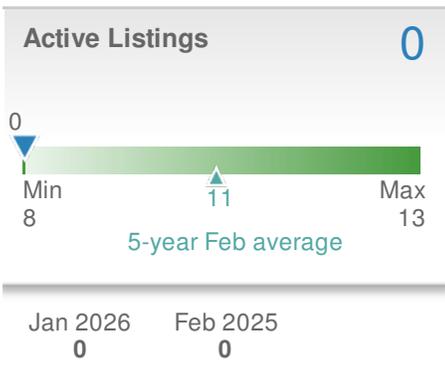
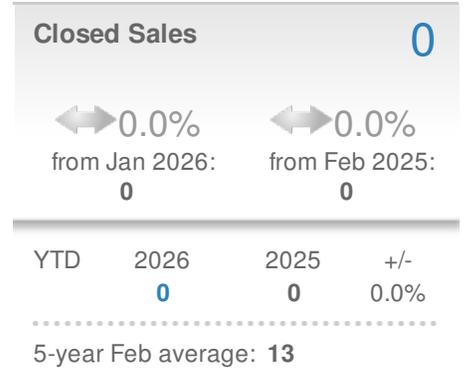
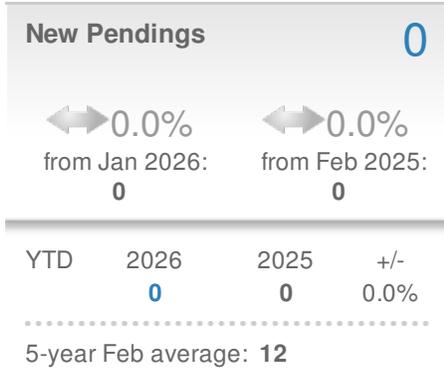
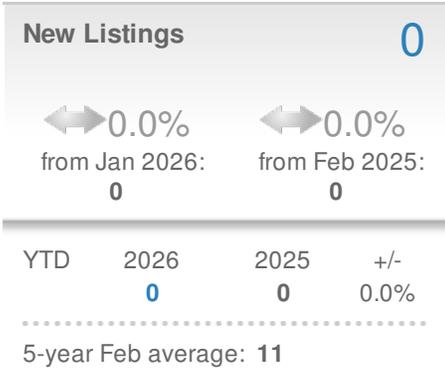
Local Market Insight

Springfield (Montgomery, PA)

February 2026

Springfield (Montgomery, PA)

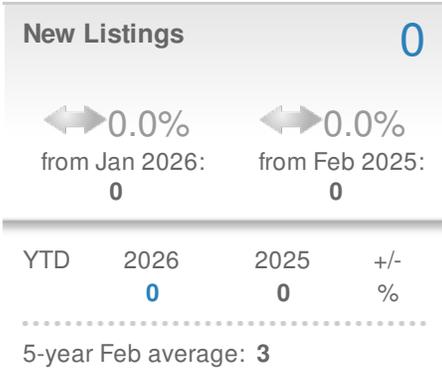
Email: ldavis@tcsr.realtor



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Springfield (Montgomery, PA) - Detached

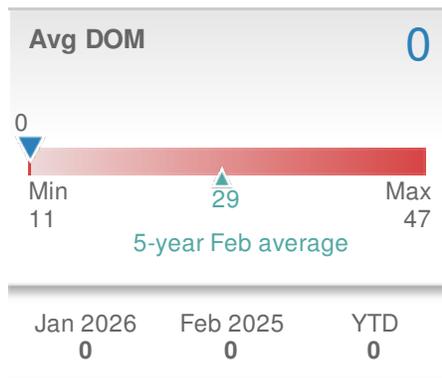
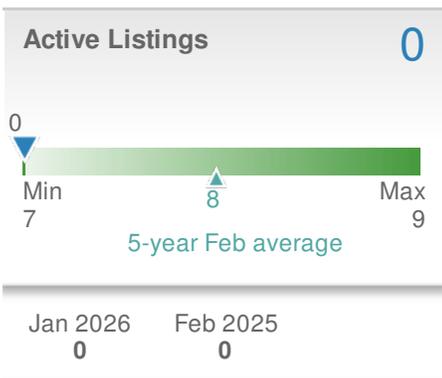
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for February was \$0, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 29 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

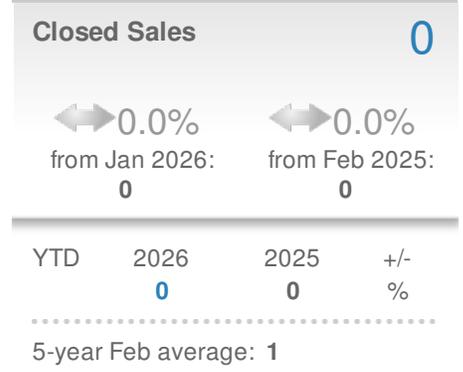
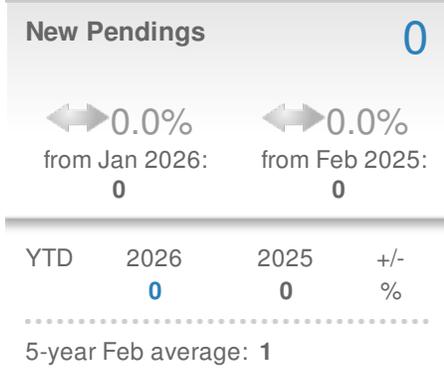
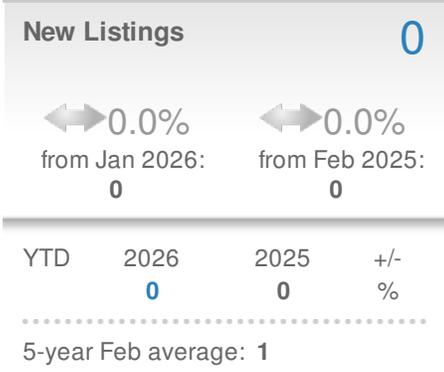
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is 100% lower than the 5-year February average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Springfield (Montgomery, PA) - Attached

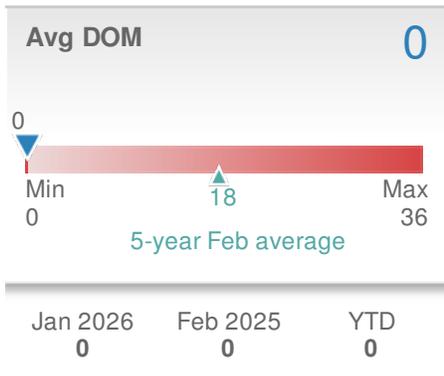
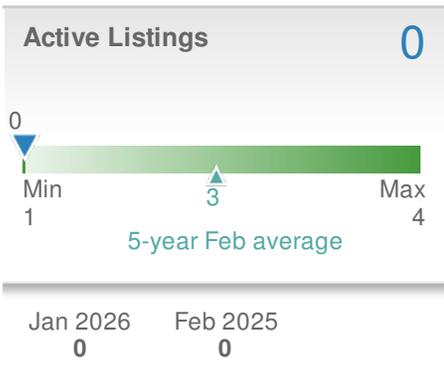
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Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 18 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

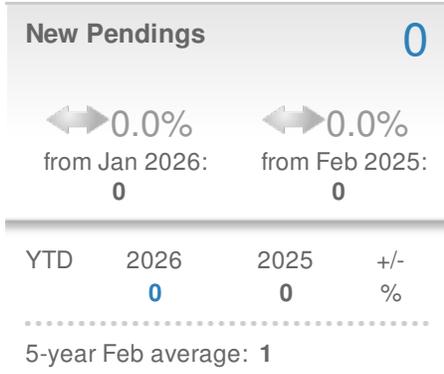
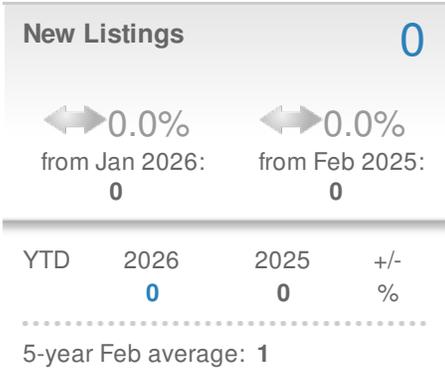
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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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