

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

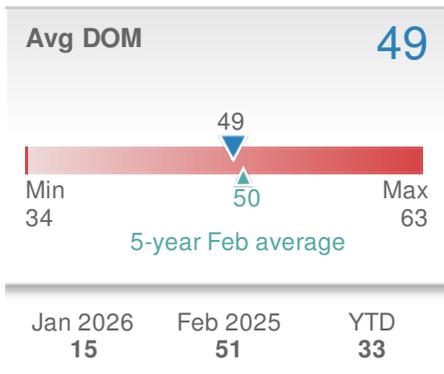
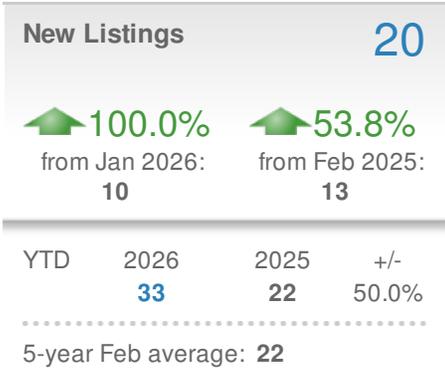
Local Market Insight

Upper Dublin (Montgomery, PA)

February 2026

Upper Dublin (Montgomery, PA)

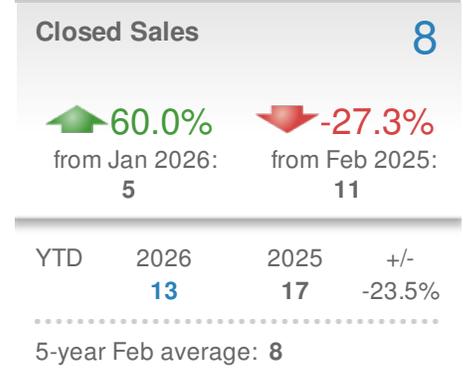
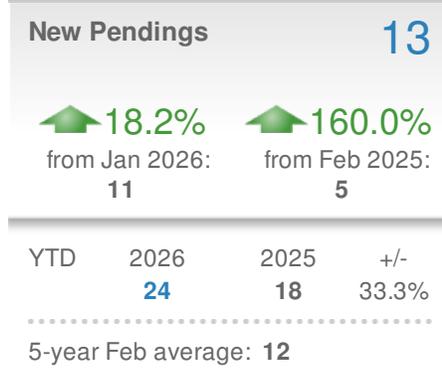
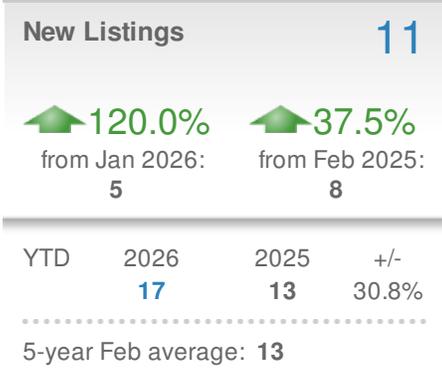
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Upper Dublin (Montgomery, PA) - Detached

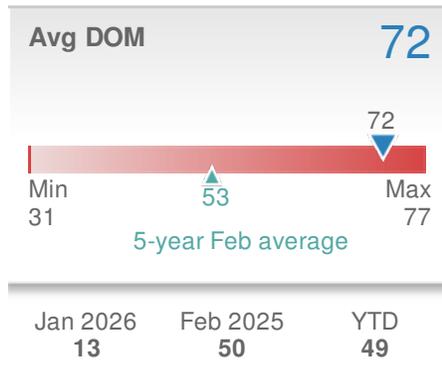
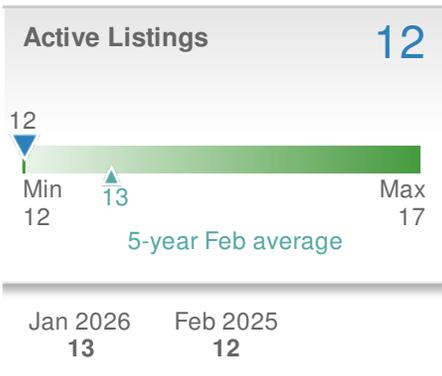
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for February was \$715,500, representing an increase of 14.5% compared to last month and an increase of 19.3% from Feb 2025. The average days on market for units sold in February was 72 days, 36% above the 5-year February average of 53 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 29.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 7.7% decrease in supply to 12 active units.

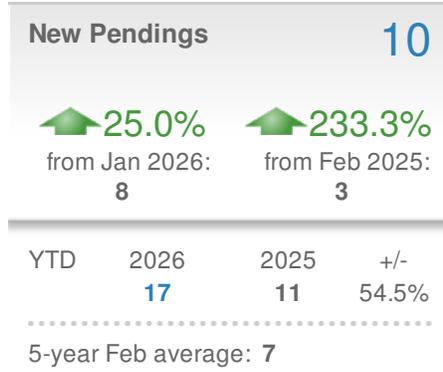
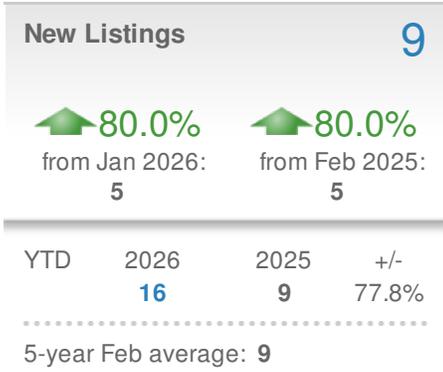
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.31 in January and an increase from 0.83 in February 2025. The Contract Ratio is 30% higher than the 5-year February average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Upper Dublin (Montgomery, PA) - Attached

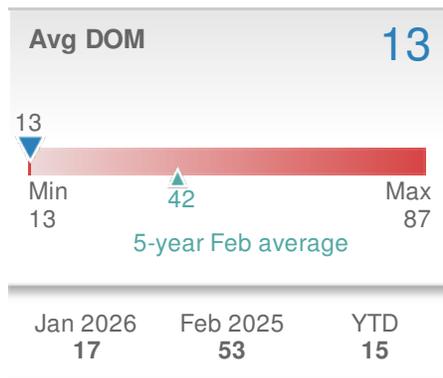
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for February was \$470,000, representing an increase of 17.9% compared to last month and an increase of 1.1% from Feb 2025. The average days on market for units sold in February was 13 days, 69% below the 5-year February average of 42 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 6 active units.

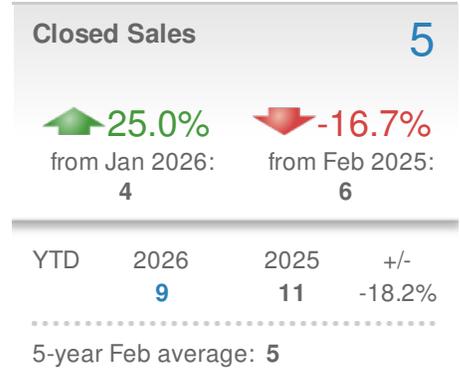
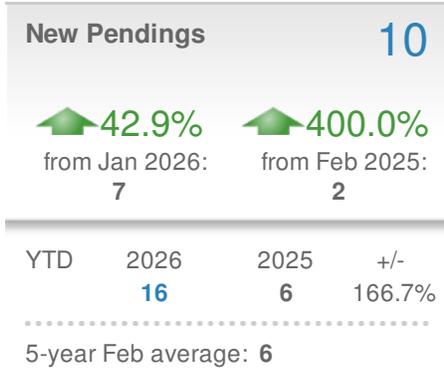
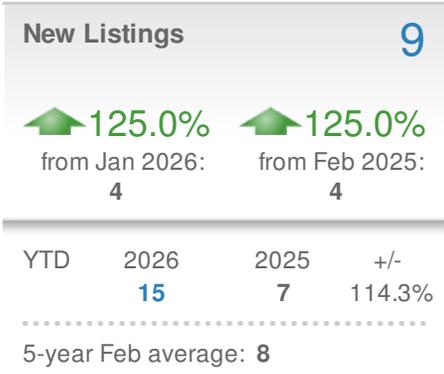
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.80 in January and an increase from 1.00 in February 2025. The Contract Ratio is 8% higher than the 5-year February average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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 Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$470,000, representing an increase of 11.2% compared to last month and an increase of 0.5% from Feb 2025. The average days on market for units sold in February was 13 days, 71% below the 5-year February average of 44 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.60 in January and an increase from 0.50 in February 2025. The Contract Ratio is 2% higher than the 5-year February average of 1.96. 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.

