

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

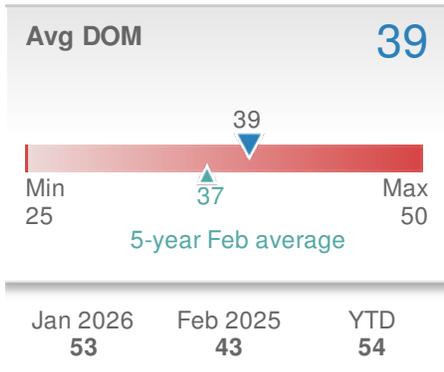
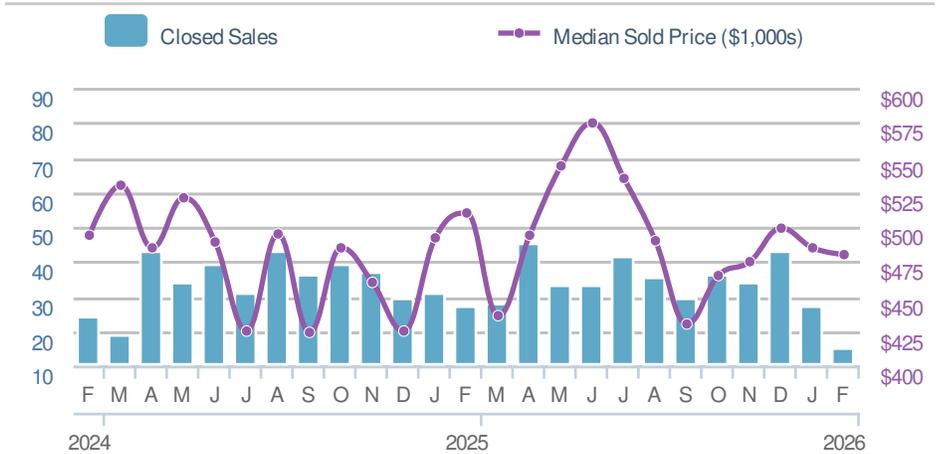
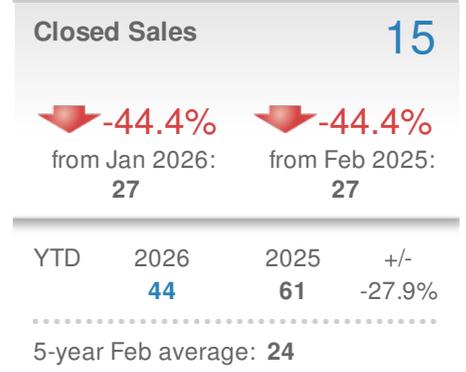
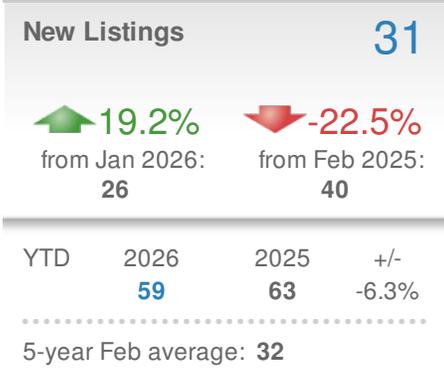
## Local Market Insight

Upper Merion Area (Montgomery, PA)

## February 2026

### Upper Merion Area (Montgomery, PA)

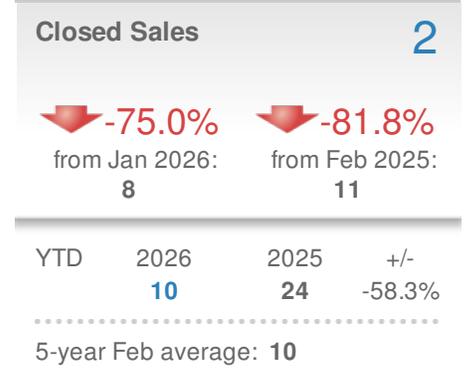
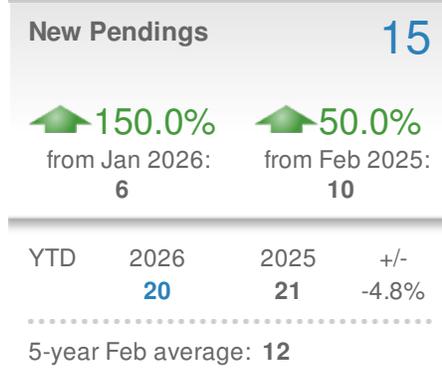
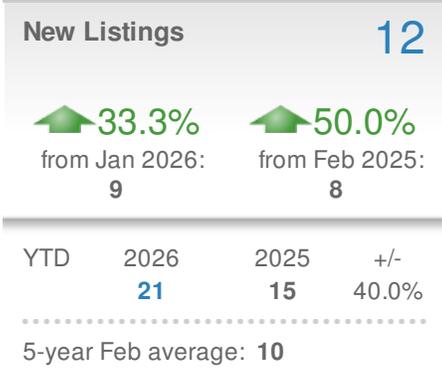
Email: ldavis@tcsr.realtor



**February 2026**

Upper Merion Area (Montgomery, PA) - Detached

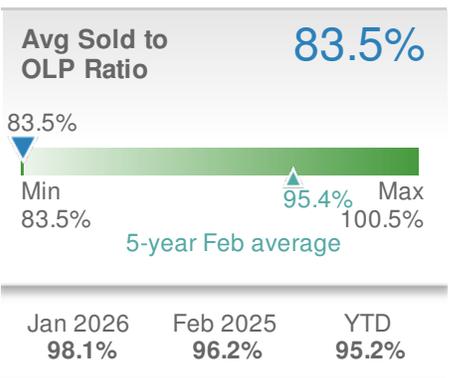
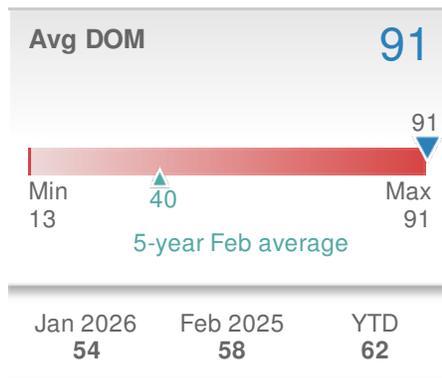
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for February was \$609,350, representing an increase of 16.1% compared to last month and an increase of 15% from Feb 2025. The average days on market for units sold in February was 91 days, 129% above the 5-year February average of 40 days. There was a 150% month over month increase in new contract activity with 15 New Pendings; a 137.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and an 8.7% decrease in supply to 21 active units.

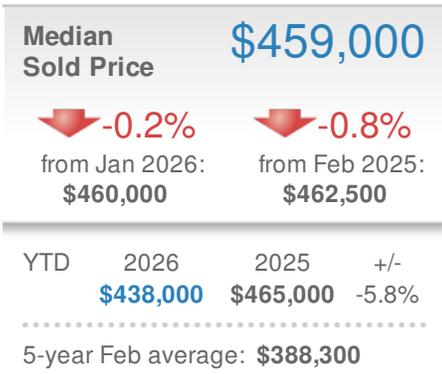
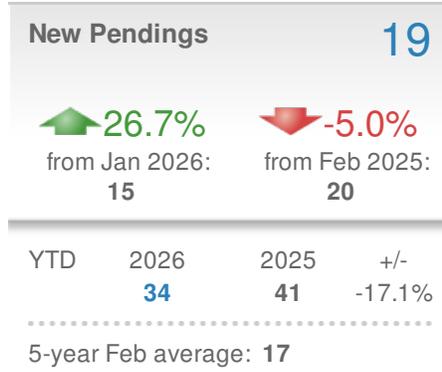
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.35 in January and a decrease from 1.56 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Upper Merion Area (Montgomery, PA) - Attached

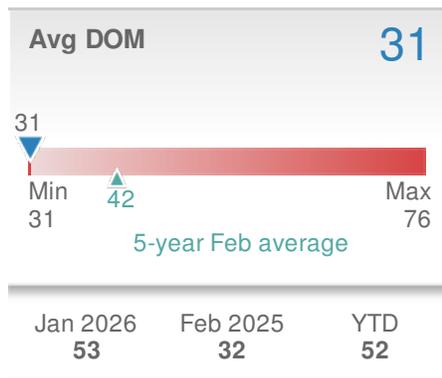
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for February was \$459,000, representing a decrease of 0.2% compared to last month and a decrease of 0.8% from Feb 2025. The average days on market for units sold in February was 31 days, 26% below the 5-year February average of 42 days. There was a 26.7% month over month increase in new contract activity with 19 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and a 5% increase in supply to 42 active units.

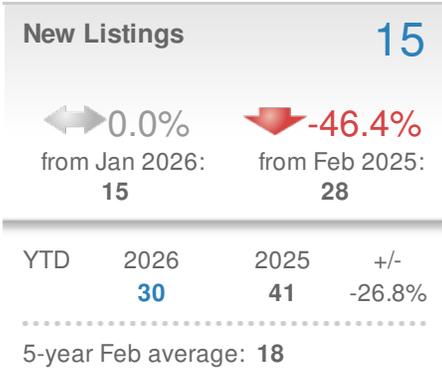
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.45 in January and a decrease from 0.97 in February 2025. The Contract Ratio is 34% lower than the 5-year February average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

Montgomery County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$459,000, representing a decrease of 0.4% compared to last month and an increase of 0.3% from Feb 2025. The average days on market for units sold in February was 33 days, 18% below the 5-year February average of 40 days. There was a 72.7% month over month increase in new contract activity with 19 New Pendings; a 46.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 12.5% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.47 in January and an increase from 0.61 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 1.00. 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.

