

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

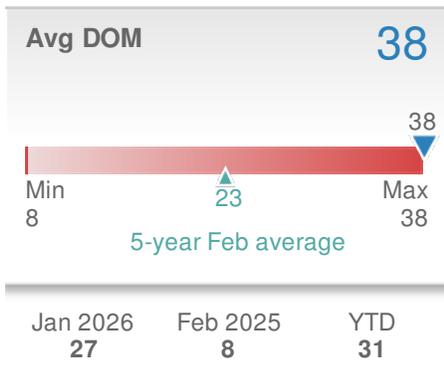
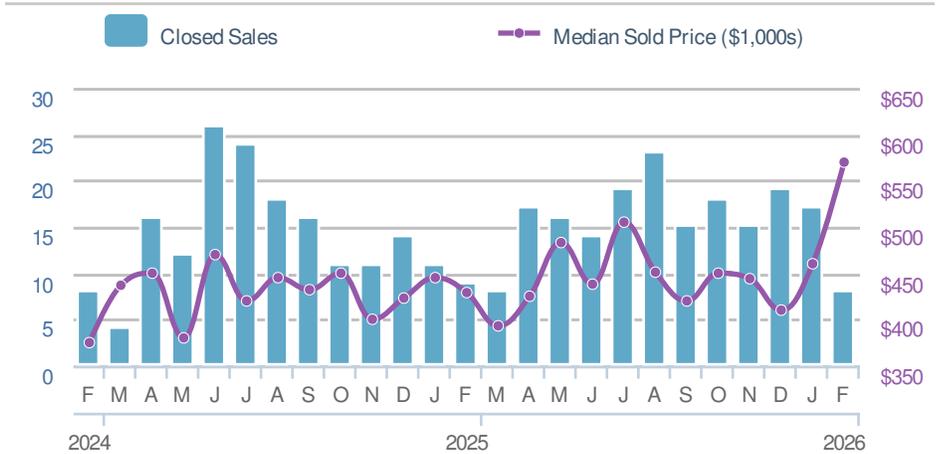
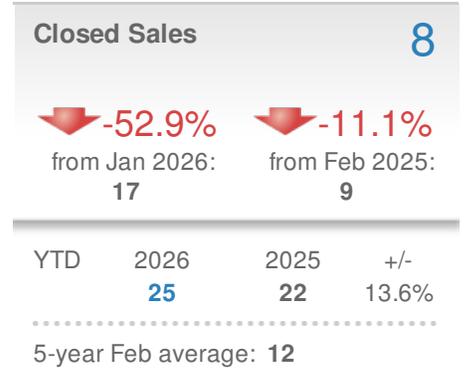
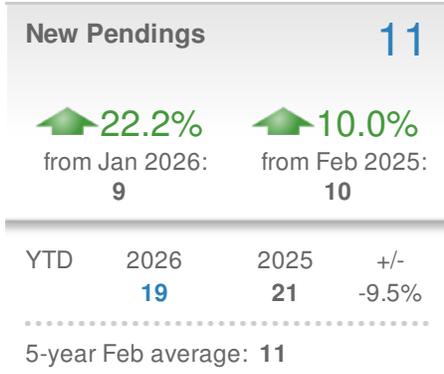
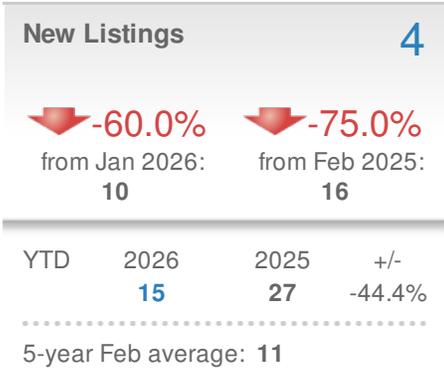
Local Market Insight

Upper Moreland (Montgomery, PA)

February 2026

Upper Moreland (Montgomery, PA)

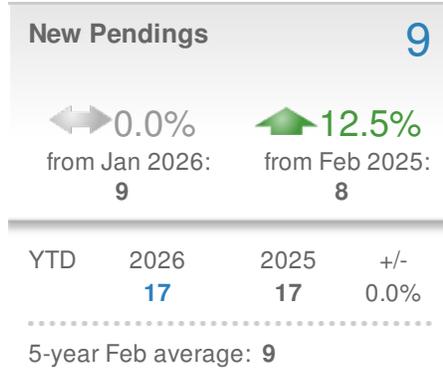
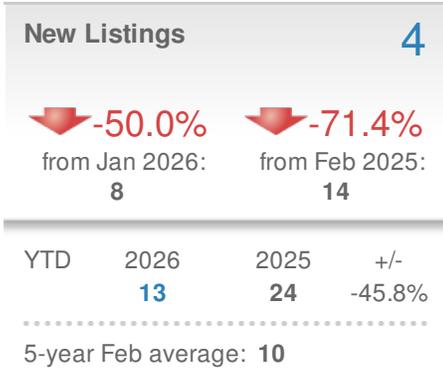
Email: ldavis@tcsr.realtor



February 2026

Upper Moreland (Montgomery, PA) - Detached

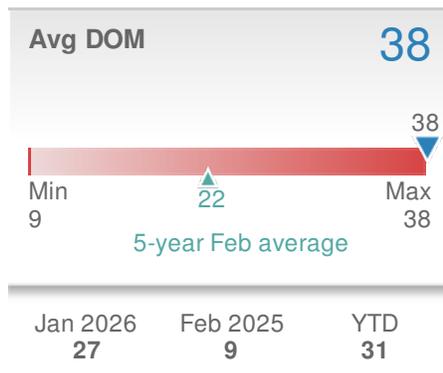
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for February was \$570,000, representing an increase of 23.9% compared to last month and an increase of 18.8% from Feb 2025. The average days on market for units sold in February was 38 days, 70% above the 5-year February average of 22 days. There was no month over month change in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 11; and a 54.5% decrease in supply to 5 active units.

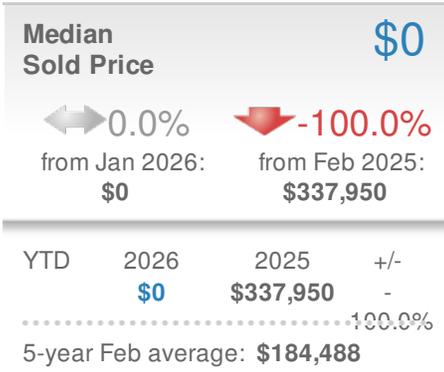
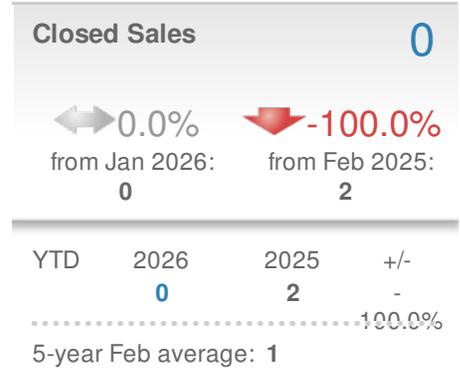
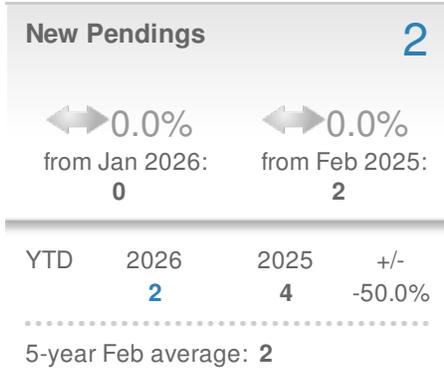
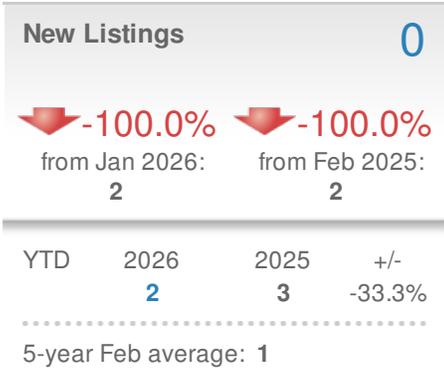
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 1.00 in January and an increase from 0.91 in February 2025. The Contract Ratio is 11% lower than the 5-year February average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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 Moreland (Montgomery, PA) - Attached

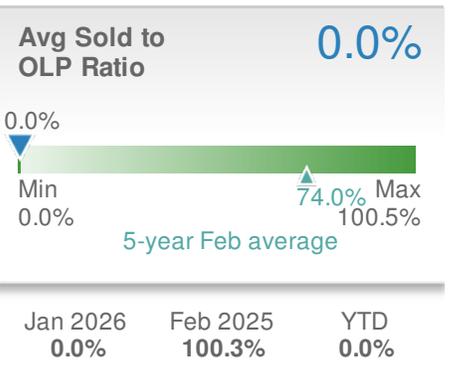
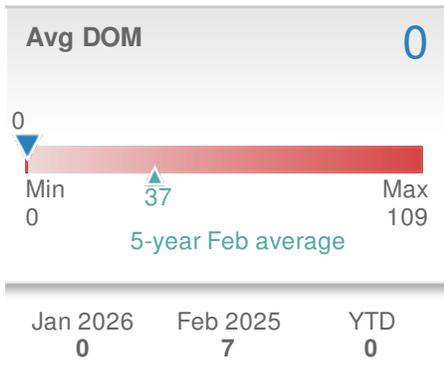
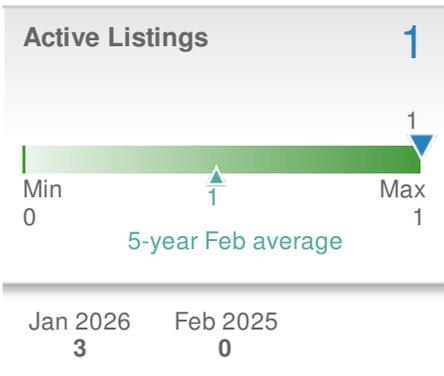
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 37 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2; and a 66.7% decrease in supply to 1 active units.

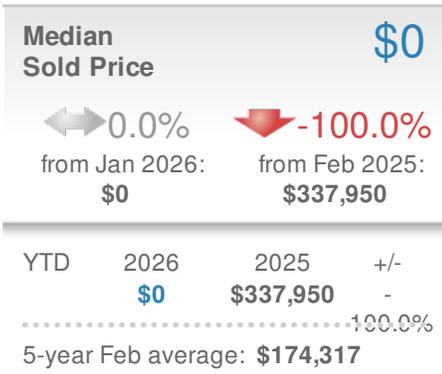
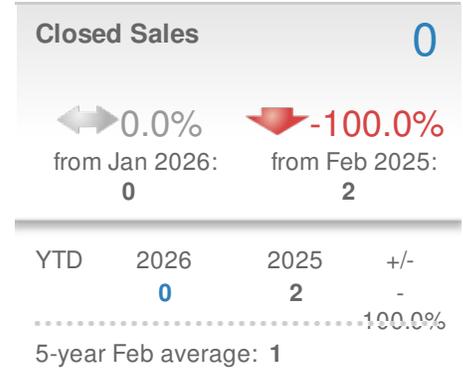
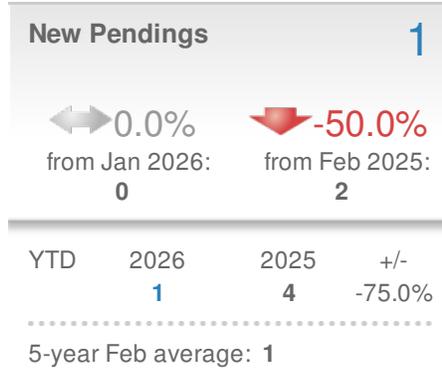
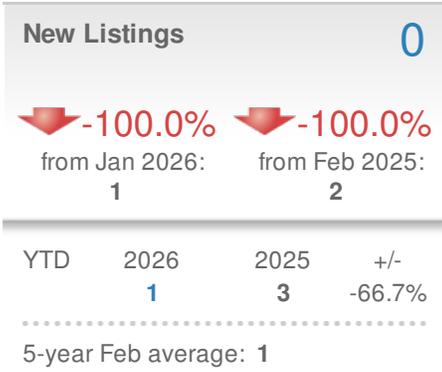
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 300% higher than the 5-year February average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

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



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 39 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 200% higher than the 5-year February average of 0.33. 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.

