

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

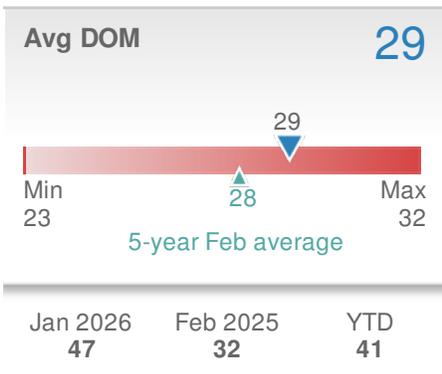
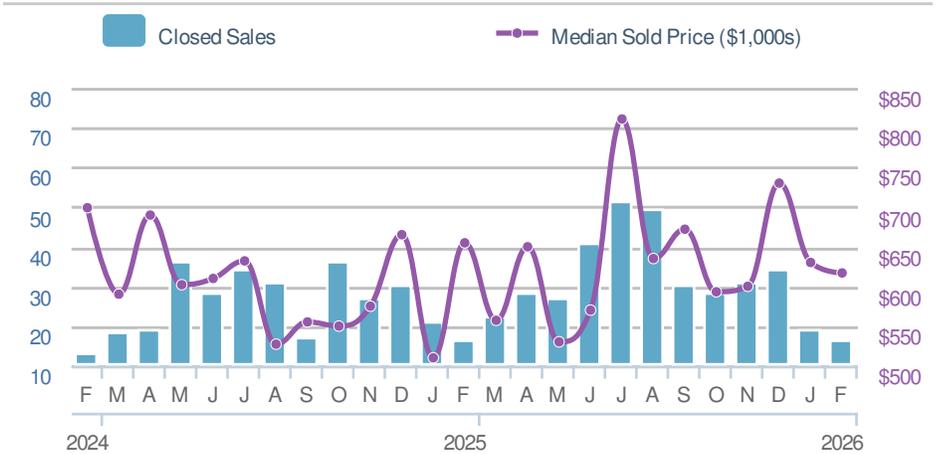
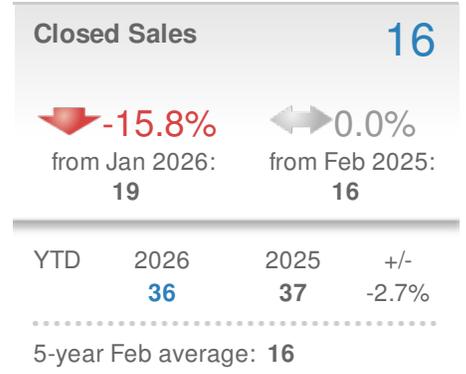
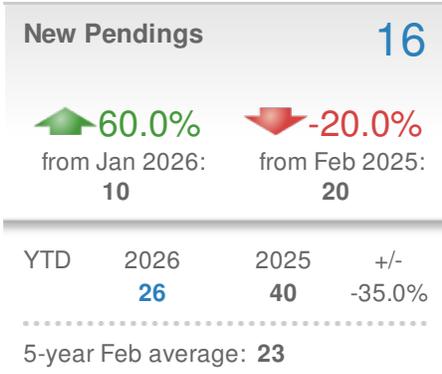
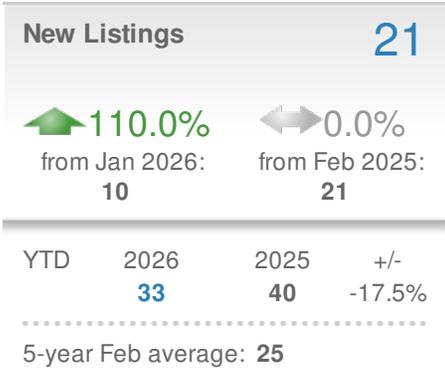
Local Market Insight

Wissahickon (Montgomery, PA)

February 2026

Wissahickon (Montgomery, PA)

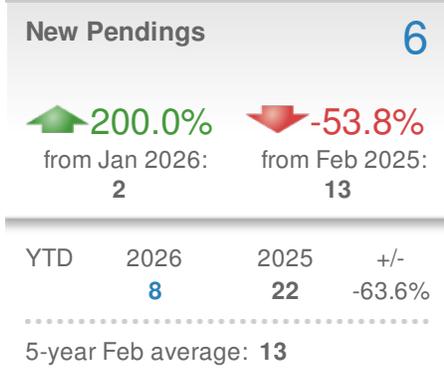
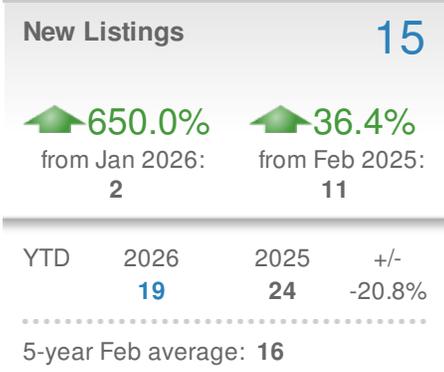
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Wissahickon (Montgomery, PA) - Detached

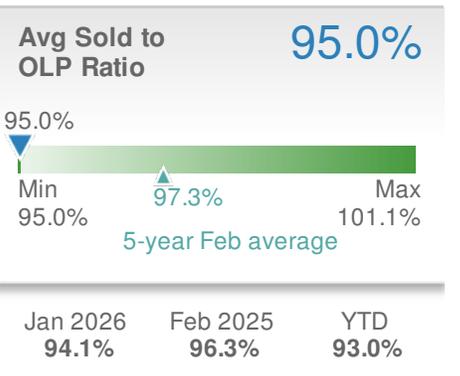
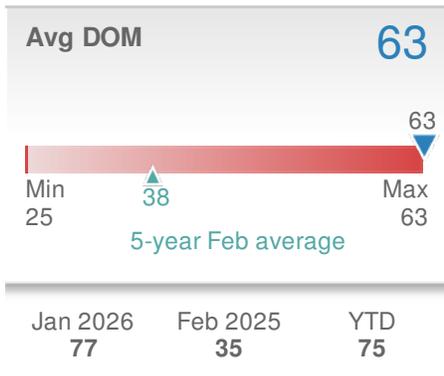
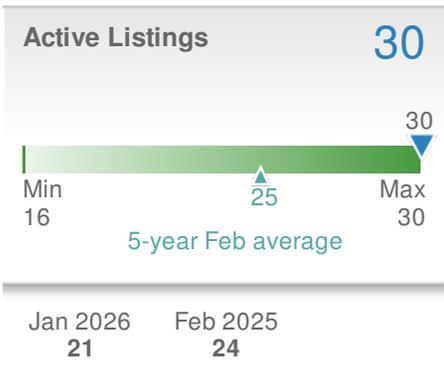
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for February was \$1,200,000, representing an increase of 4.3% compared to last month and an increase of 50.4% from Feb 2025. The average days on market for units sold in February was 63 days, 68% above the 5-year February average of 38 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 14; and a 42.9% increase in supply to 30 active units.

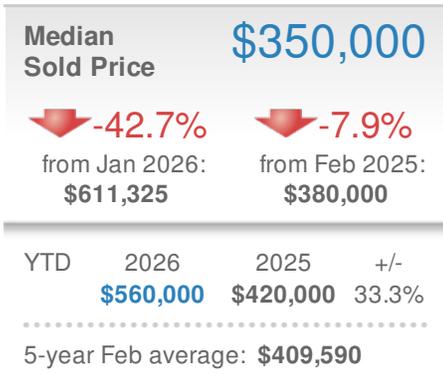
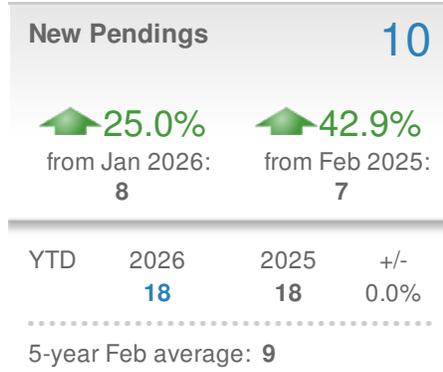
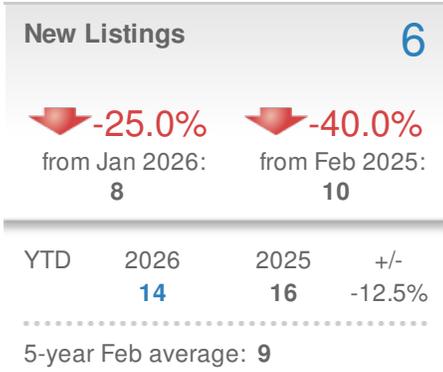
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.71 in January and a decrease from 0.83 in February 2025. The Contract Ratio is 57% lower than the 5-year February average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Wissahickon (Montgomery, PA) - Attached

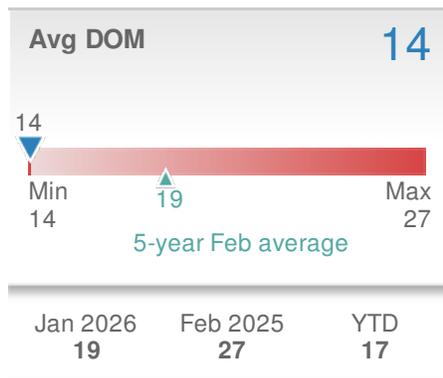
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for February was \$350,000, representing a decrease of 42.7% compared to last month and a decrease of 7.9% from Feb 2025. The average days on market for units sold in February was 14 days, 25% below the 5-year February average of 19 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 11; and a 40% decrease in supply to 6 active units.

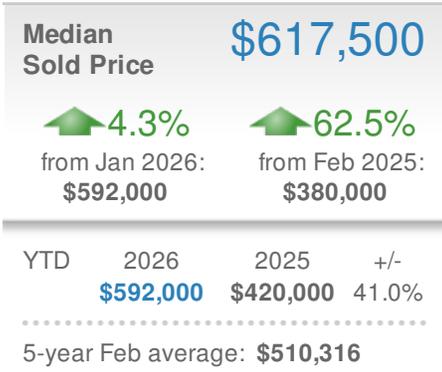
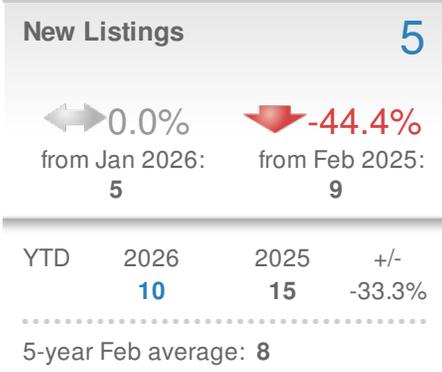
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.10 in January and an increase from 1.71 in February 2025. The Contract Ratio is 27% lower than the 5-year February average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Wissahickon (Montgomery, PA) - Attached/Townhouse

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$617,500, representing an increase of 4.3% compared to last month and an increase of 62.5% from Feb 2025. The average days on market for units sold in February was 13 days, 30% below the 5-year February average of 19 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 9; and a 33.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.89 in January and a decrease from 1.83 in February 2025. The Contract Ratio is 32% lower than the 5-year February average of 2.21. 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.

