

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

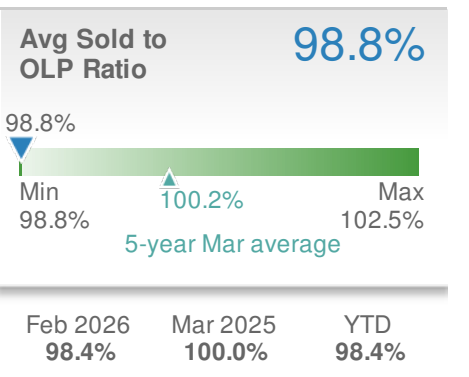
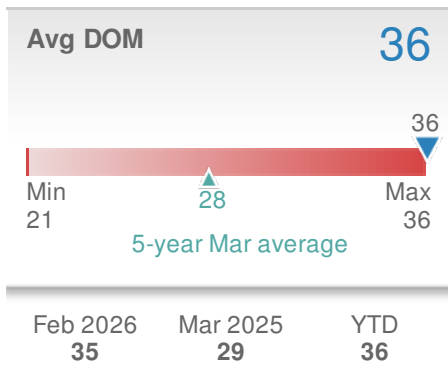
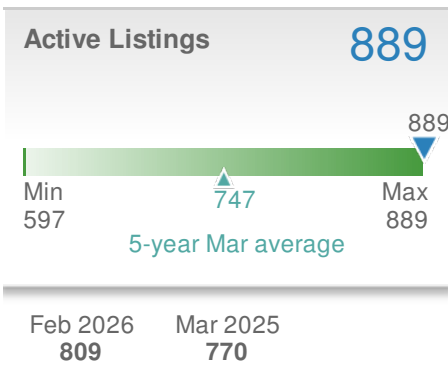
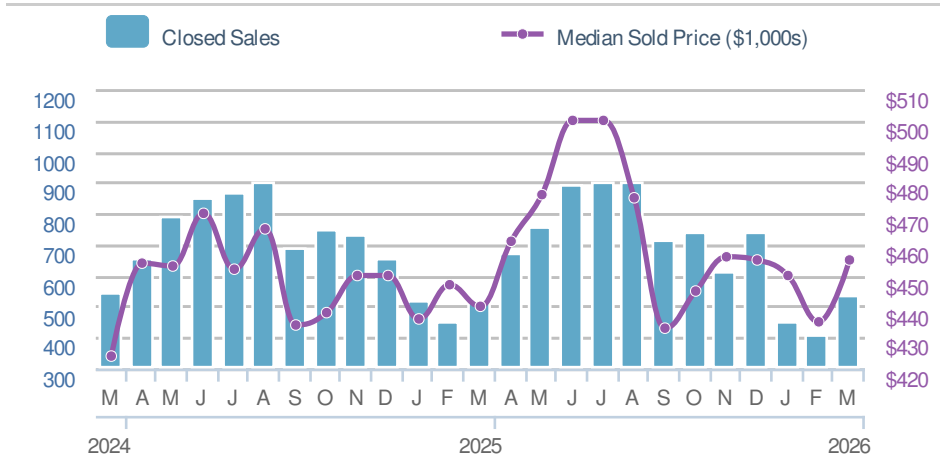
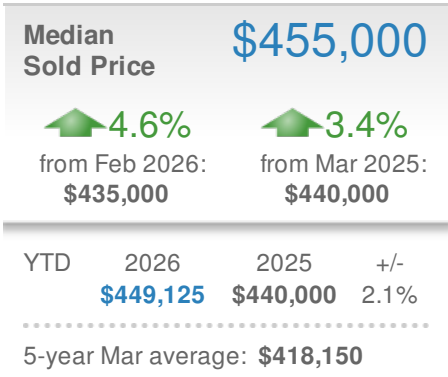
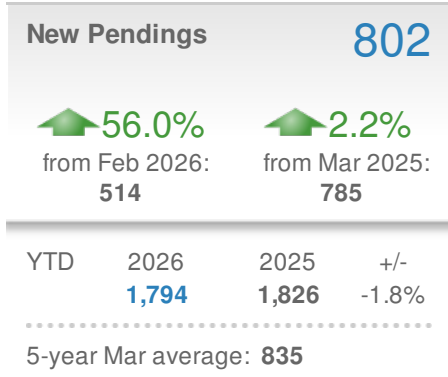
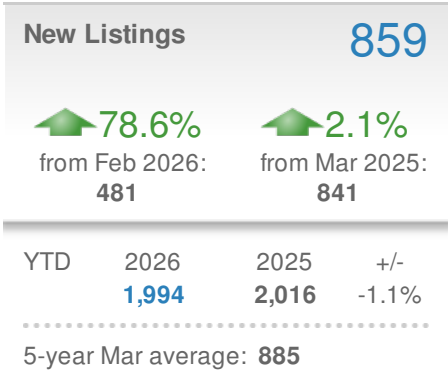
## Local Market Insight

### Montgomery County, PA

**March 2026**

Montgomery County, PA

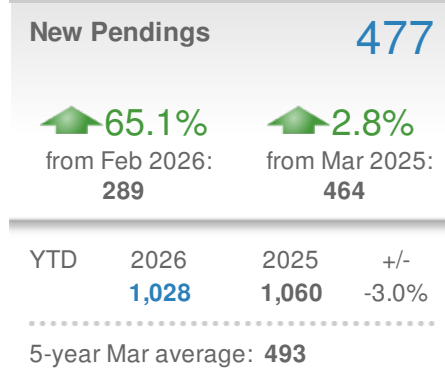
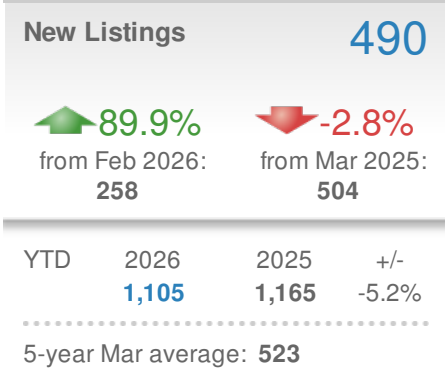
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**March 2026**

Montgomery County, PA - Detached

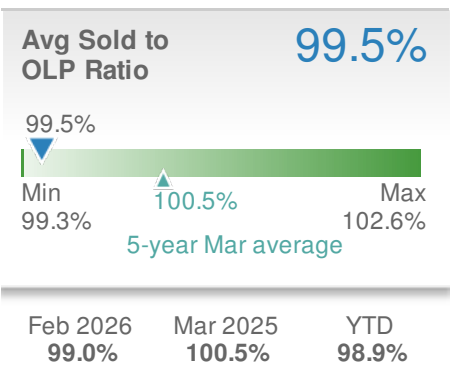
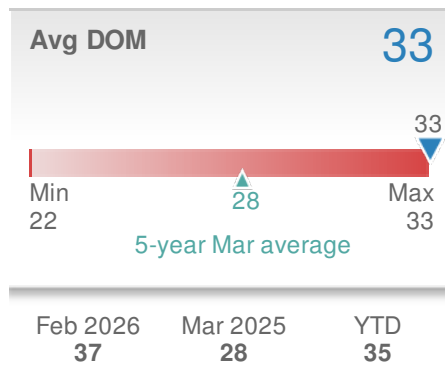
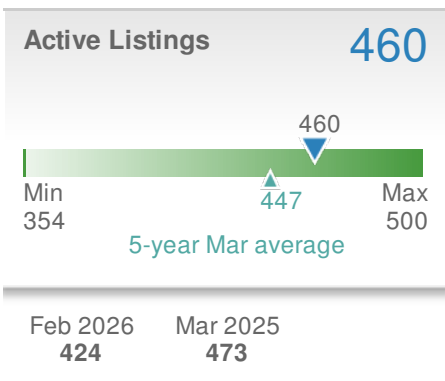
Tri-County Suburban REALTORS  
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**Summary**

In Montgomery County, PA, the median sold price for Detached properties for March was \$528,500, representing an increase of 8.3% compared to last month and an increase of 1.6% from Mar 2025. The average days on market for units sold in March was 33 days, 18% above the 5-year March average of 28 days. There was a 65.1% month over month increase in new contract activity with 477 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 609; and an 8.5% increase in supply to 460 active units.

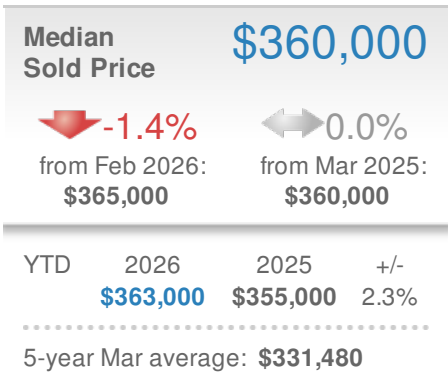
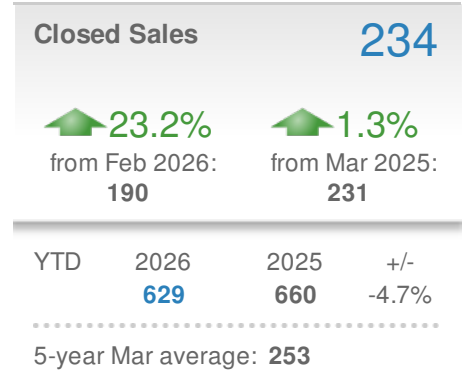
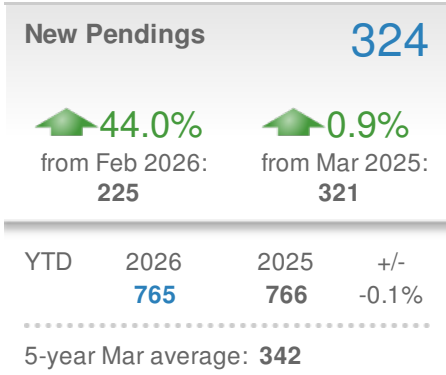
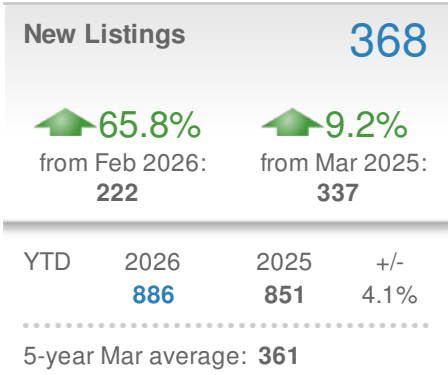
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.08 in February and a decrease from 1.37 in March 2025. The Contract Ratio is 20% lower than the 5-year March average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Montgomery County, PA - Attached

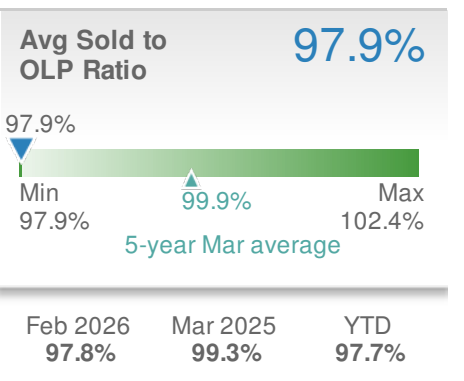
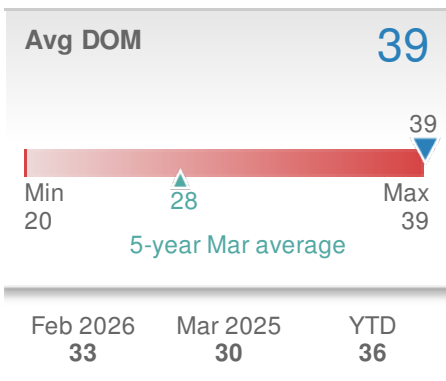
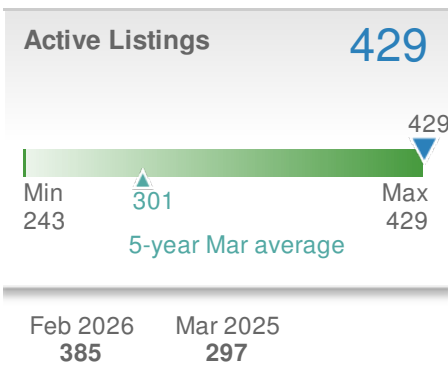
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**Summary**

In Montgomery County, PA, the median sold price for Attached properties for March was \$360,000, representing a decrease of 1.4% compared to last month and no change from Mar 2025. The average days on market for units sold in March was 39 days, 41% above the 5-year March average of 28 days. There was a 44% month over month increase in new contract activity with 324 New Pendings; a 21.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 423; and an 11.4% increase in supply to 429 active units.

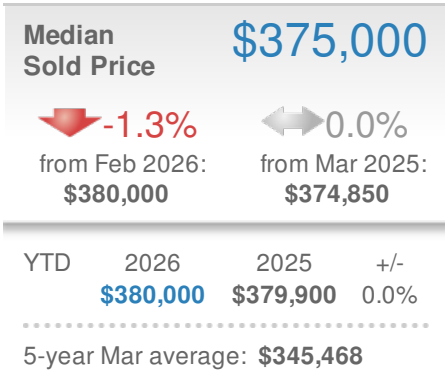
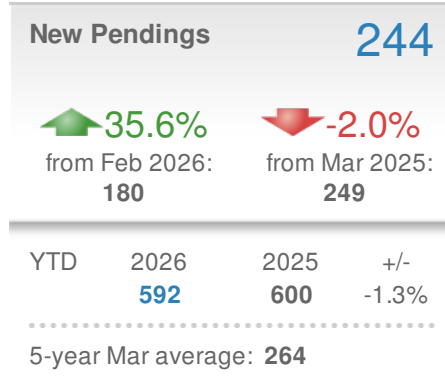
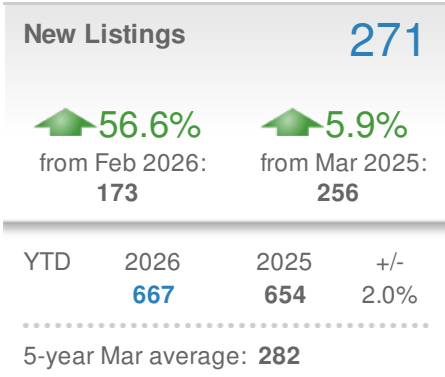
This activity resulted in a Contract Ratio of 0.99 pendings per active listing, up from 0.90 in February and a decrease from 1.61 in March 2025. The Contract Ratio is 45% lower than the 5-year March average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Montgomery County, PA - Attached/Townhouse

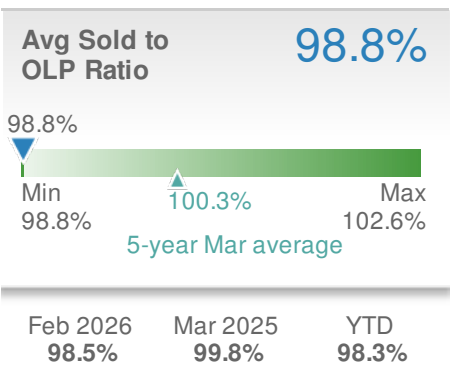
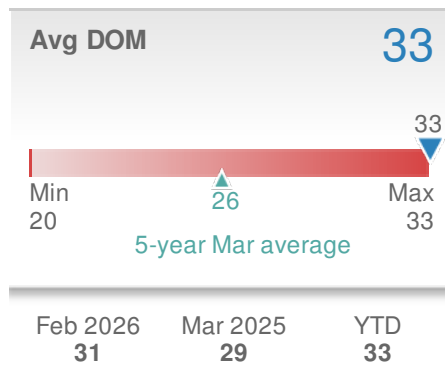
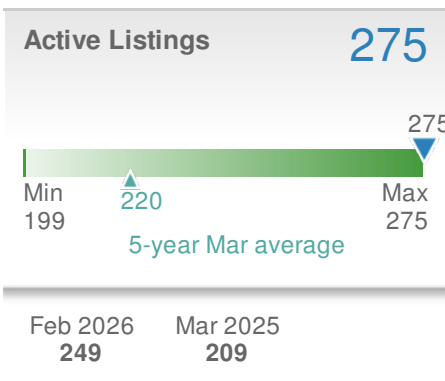
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**Summary**

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for March was \$375,000, representing a decrease of 1.3% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 33 days, 25% above the 5-year March average of 26 days. There was a 35.6% month over month increase in new contract activity with 244 New Pendings; a 19.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 334; and a 10.4% increase in supply to 275 active units.

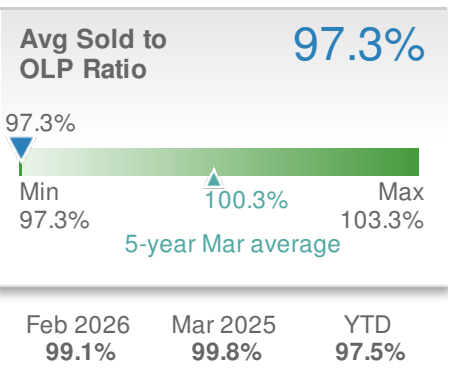
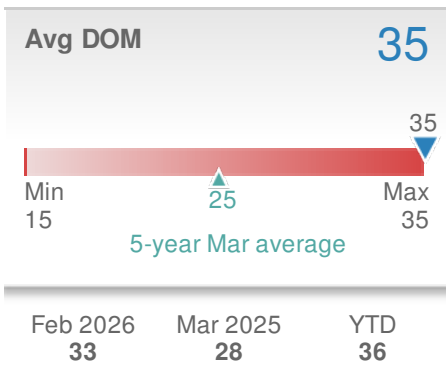
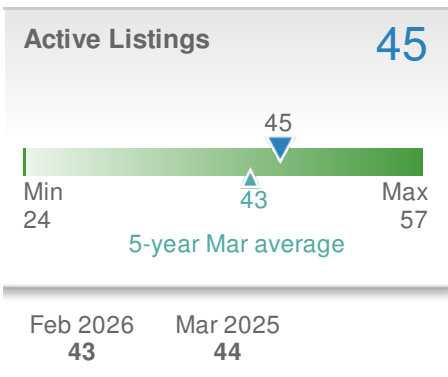
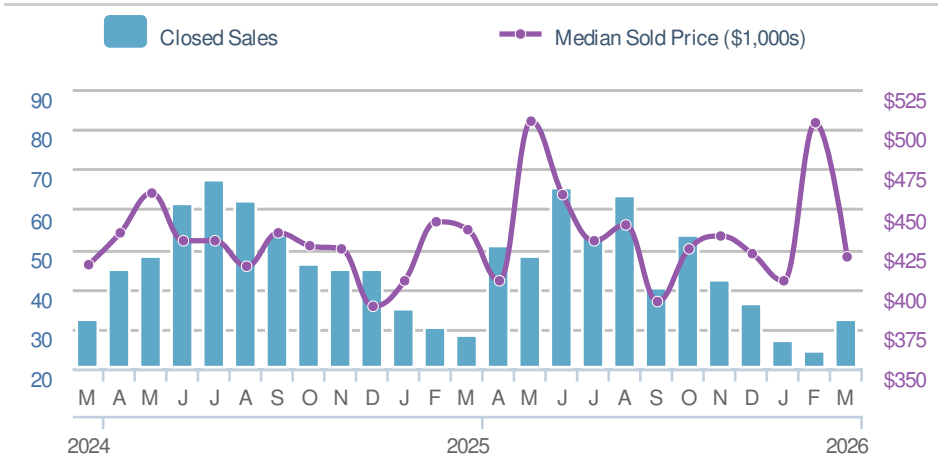
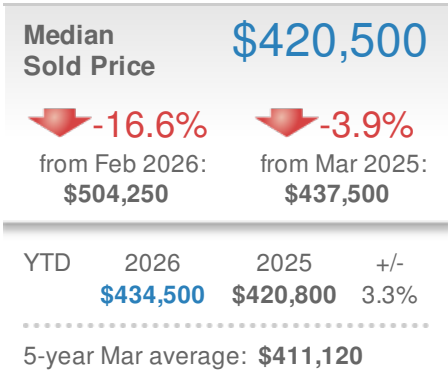
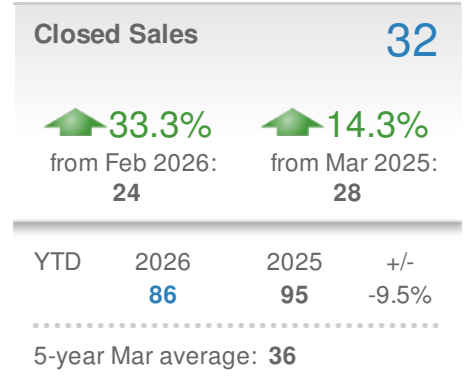
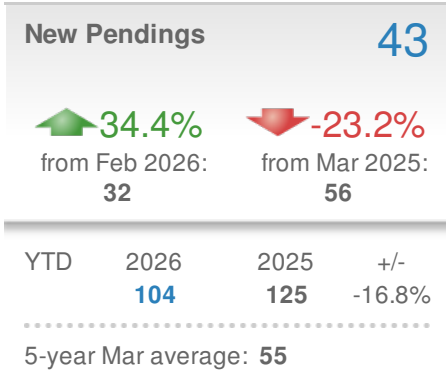
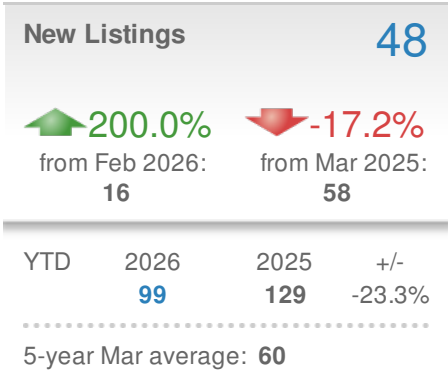
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.12 in February and a decrease from 1.84 in March 2025. The Contract Ratio is 36% lower than the 5-year March average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Abington (Montgomery, PA)

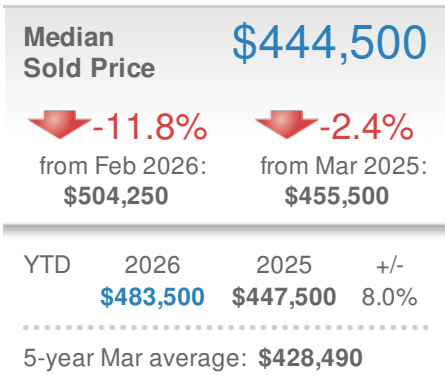
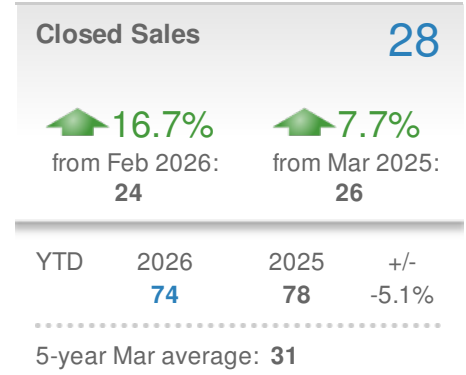
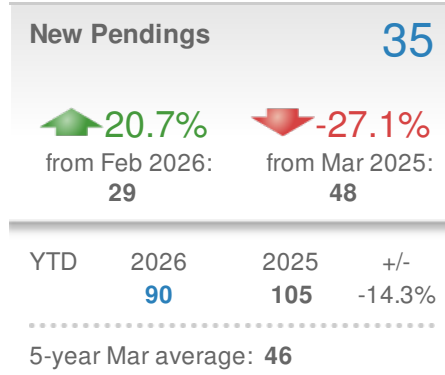
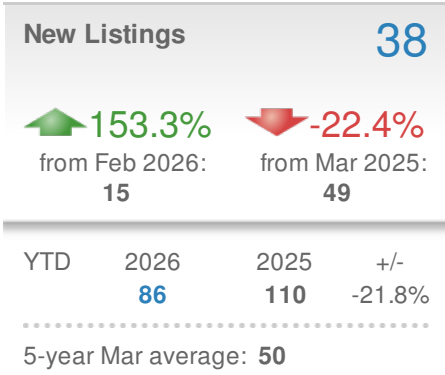
Email: ldavis@tcsr.realtor



**March 2026**

Abington (Montgomery, PA) - Detached

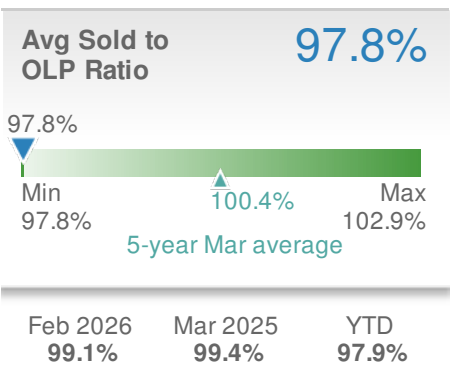
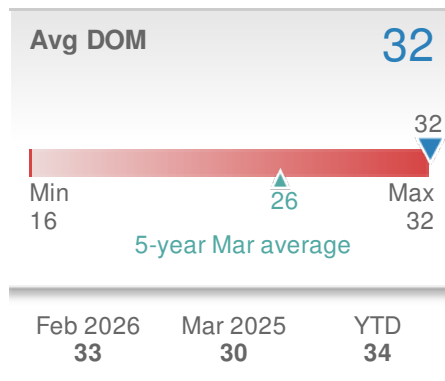
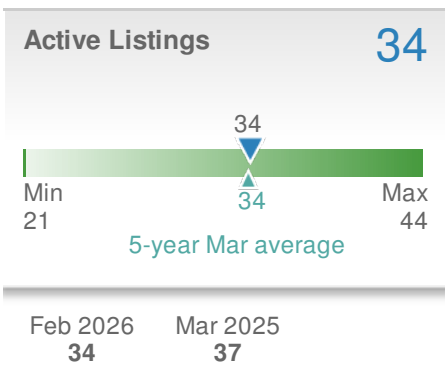
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**Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for March was \$444,500, representing a decrease of 11.8% compared to last month and a decrease of 2.4% from Mar 2025. The average days on market for units sold in March was 32 days, 22% above the 5-year March average of 26 days. There was a 20.7% month over month increase in new contract activity with 35 New Pendings; a 4.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 47; and no change in supply with 34 active units.

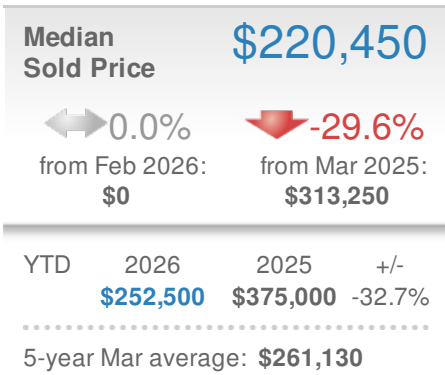
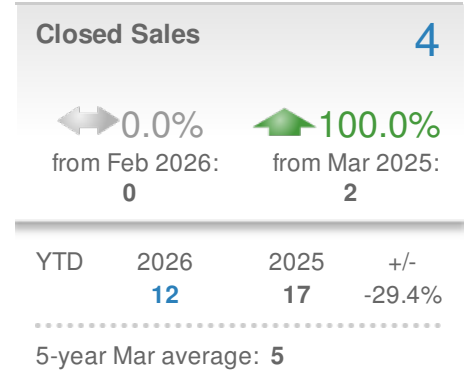
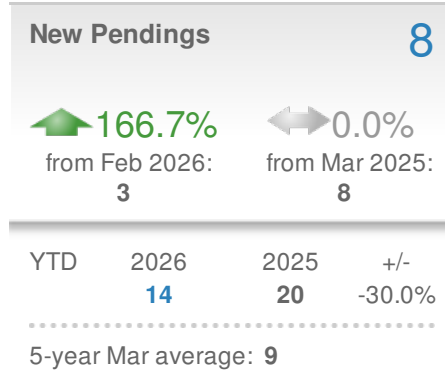
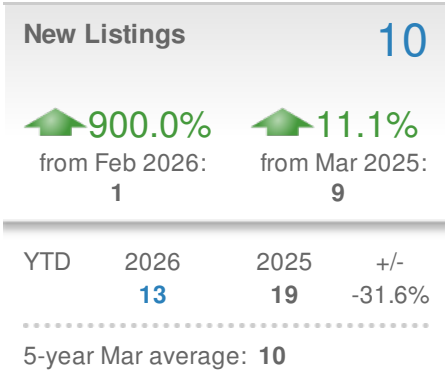
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.32 in February and a decrease from 1.70 in March 2025. The Contract Ratio is 31% lower than the 5-year March average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Abington (Montgomery, PA) - Attached

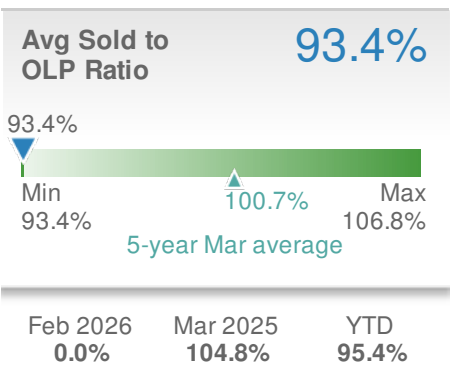
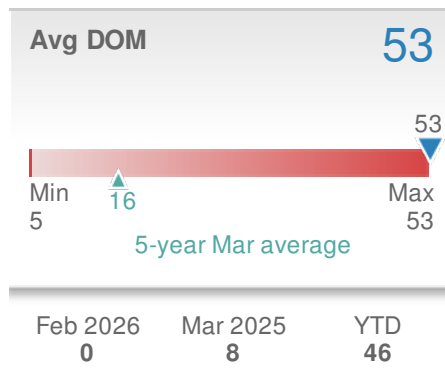
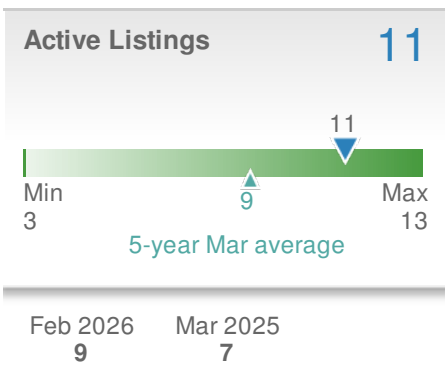
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**Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for March was \$220,450, representing an increase of 0% compared to last month and a decrease of 29.6% from Mar 2025. The average days on market for units sold in March was 53 days, 223% above the 5-year March average of 16 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from February) to 8; and a 22.2% increase in supply to 11 active units.

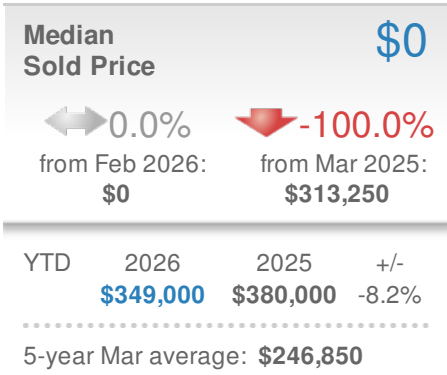
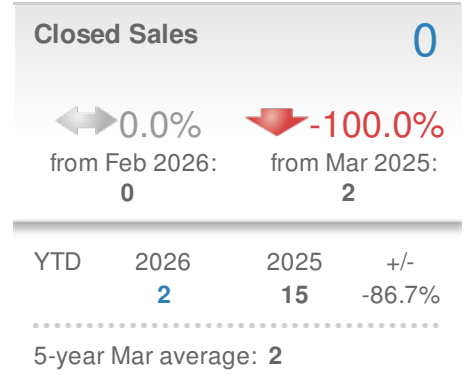
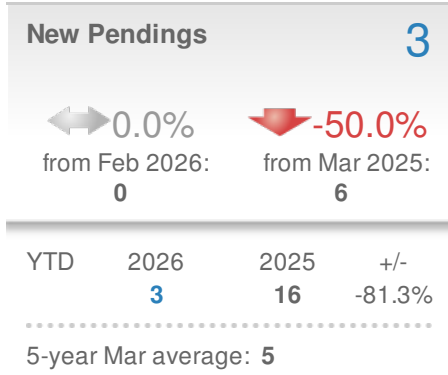
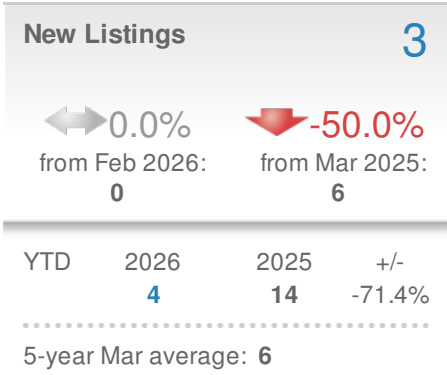
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.56 in February and a decrease from 1.57 in March 2025. The Contract Ratio is 62% lower than the 5-year March average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Abington (Montgomery, PA) - Attached/Townhouse

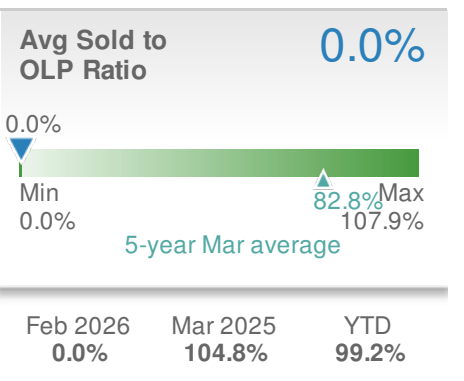
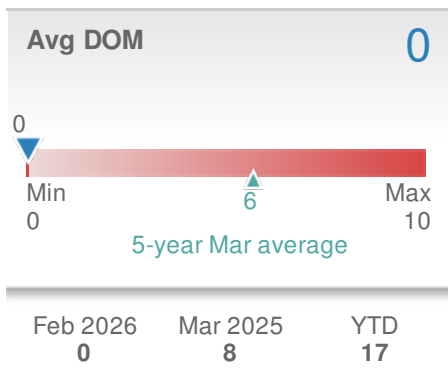
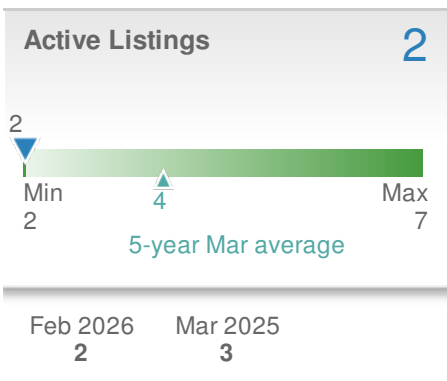
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**Summary**

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 6 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from February) to 3; and no change in supply with 2 active units.

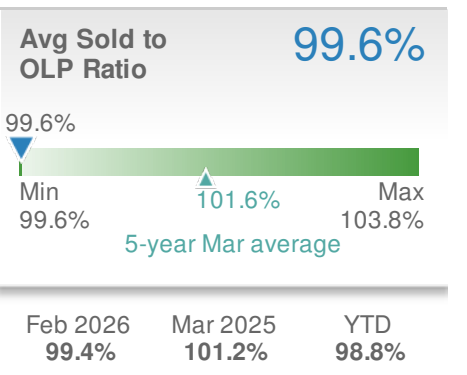
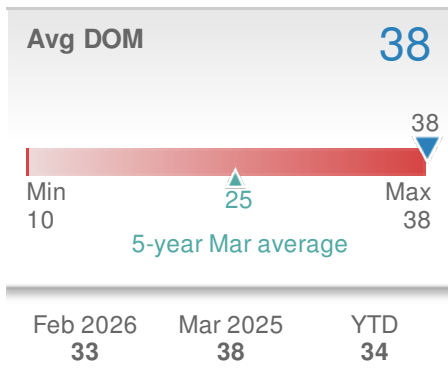
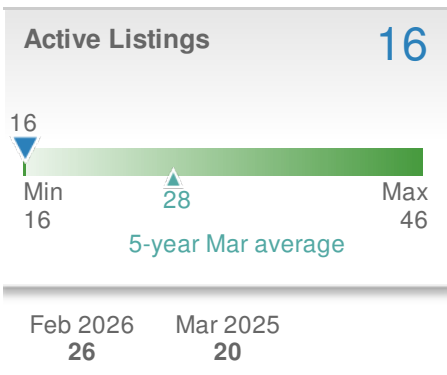
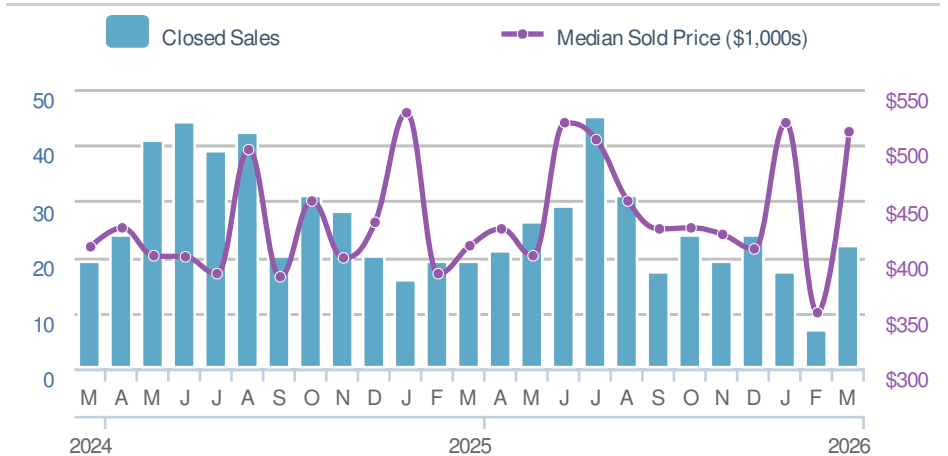
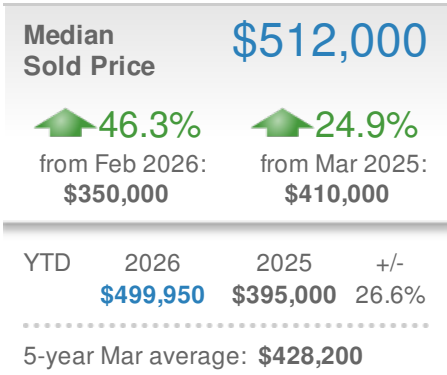
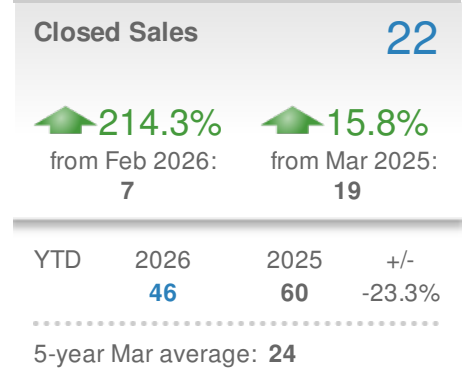
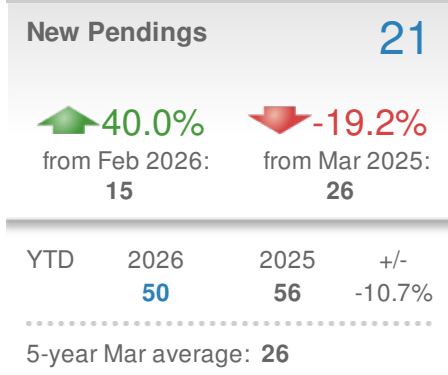
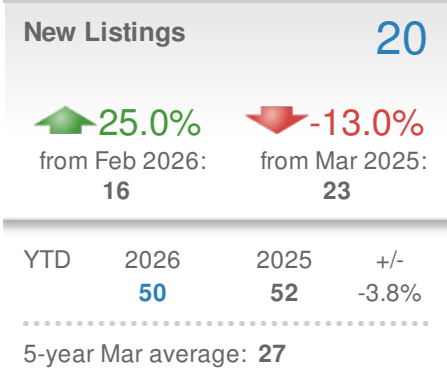
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in February and a decrease from 2.67 in March 2025. The Contract Ratio is 34% lower than the 5-year March average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## March 2026

### Boyertown Area (Montgomery, PA)

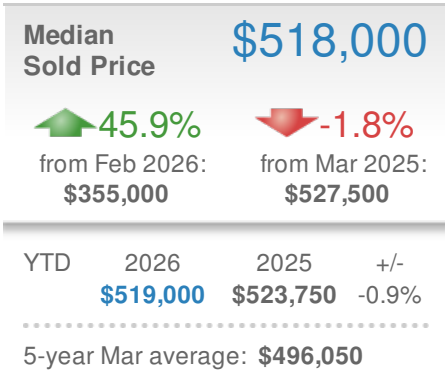
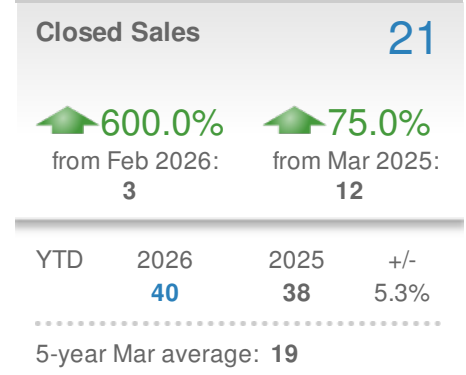
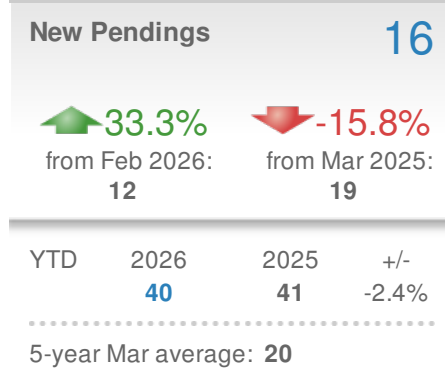
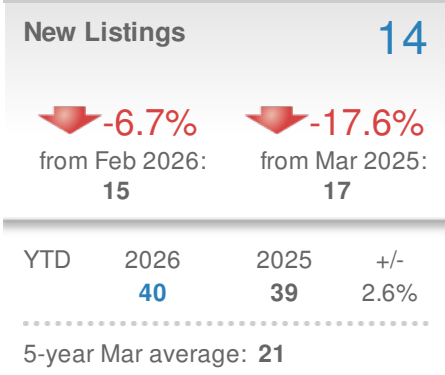
Email: ldavis@tcsr.realtor



**March 2026**

Boyertown Area (Montgomery, PA) - Detached

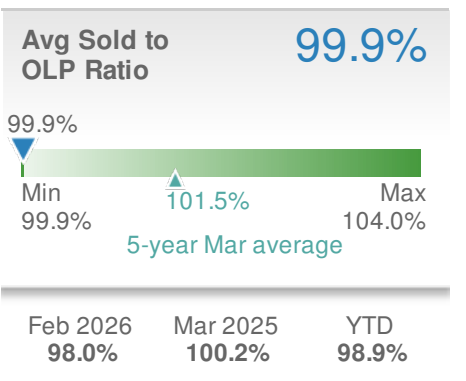
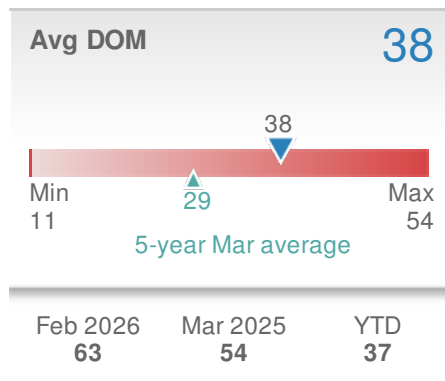
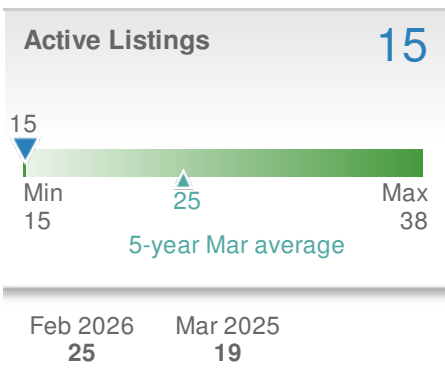
Tri-County Suburban REALTORS  
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**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for March was \$518,000, representing an increase of 45.9% compared to last month and a decrease of 1.8% from Mar 2025. The average days on market for units sold in March was 38 days, 30% above the 5-year March average of 29 days. There was a 33.3% month over month increase in new contract activity with 16 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 16; and a 40% decrease in supply to 15 active units.

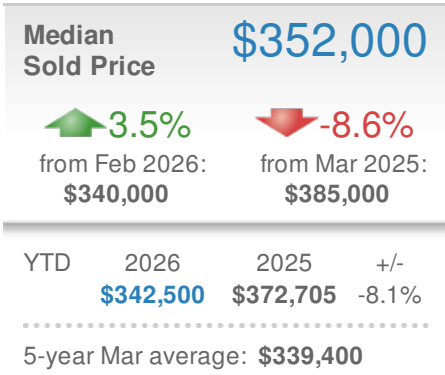
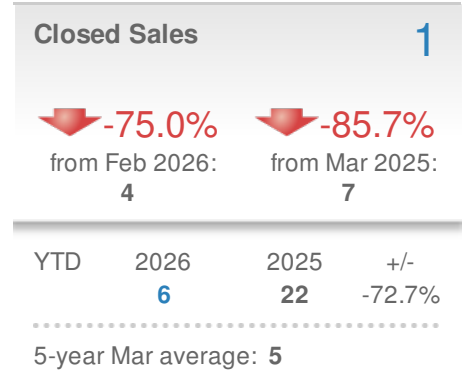
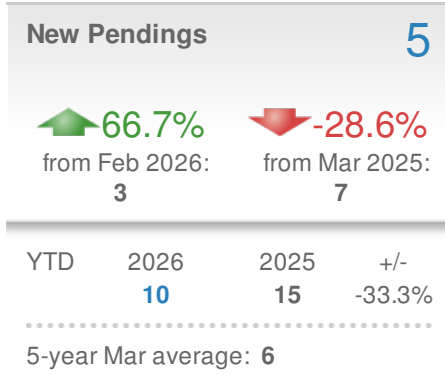
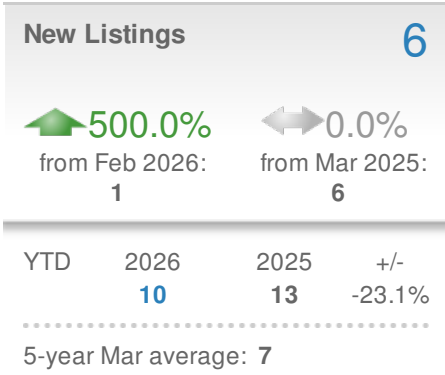
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.80 in February and a decrease from 1.32 in March 2025. The Contract Ratio is 9% lower than the 5-year March average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Boyertown Area (Montgomery, PA) - Attached

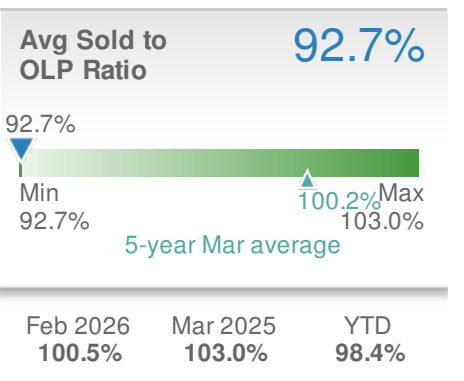
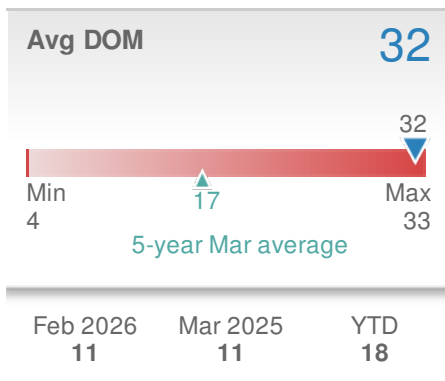
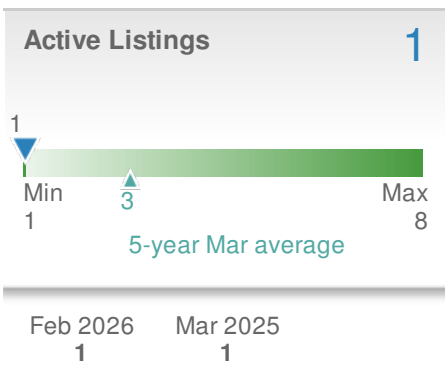
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for March was \$352,000, representing an increase of 3.5% compared to last month and a decrease of 8.6% from Mar 2025. The average days on market for units sold in March was 32 days, 86% above the 5-year March average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 7; and no change in supply with 1 active units.

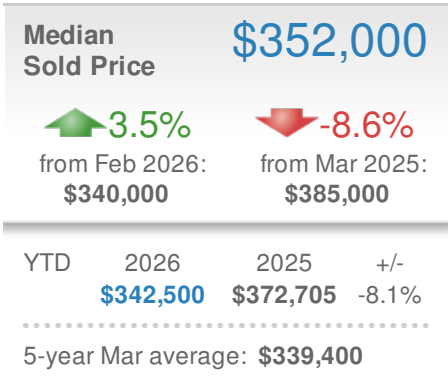
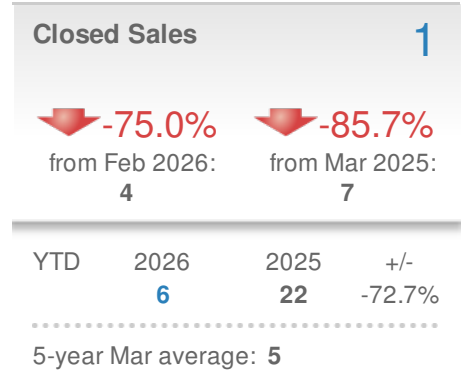
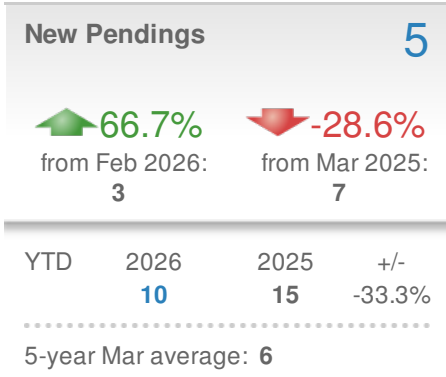
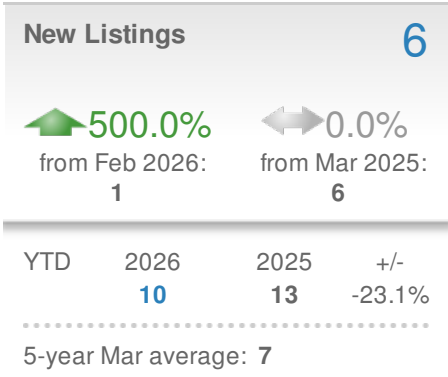
This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 3.00 in February and a decrease from 28.00 in March 2025. The Contract Ratio is 25% lower than the 5-year March average of 9.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Boyertown Area (Montgomery, PA) - Attached/Townhouse

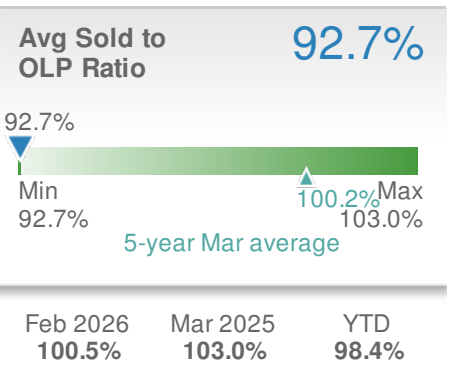
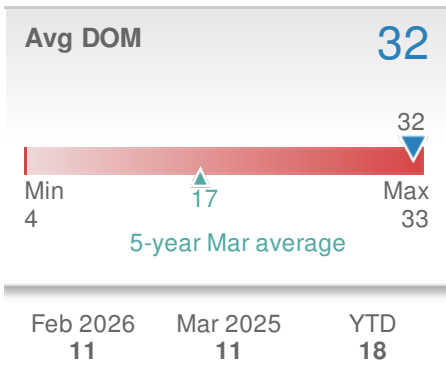
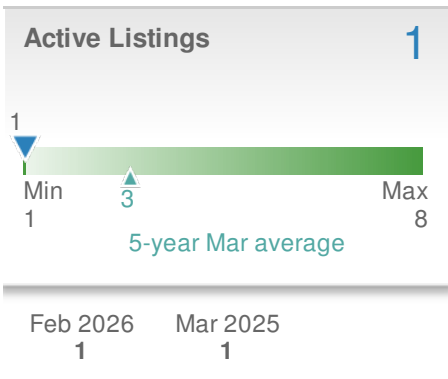
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$352,000, representing an increase of 3.5% compared to last month and a decrease of 8.6% from Mar 2025. The average days on market for units sold in March was 32 days, 86% above the 5-year March average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 7; and no change in supply with 1 active units.

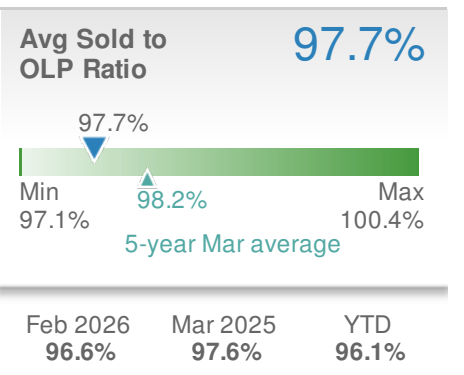
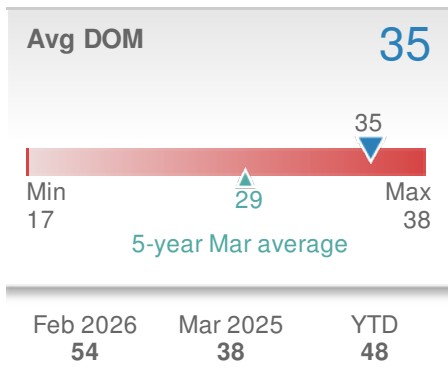
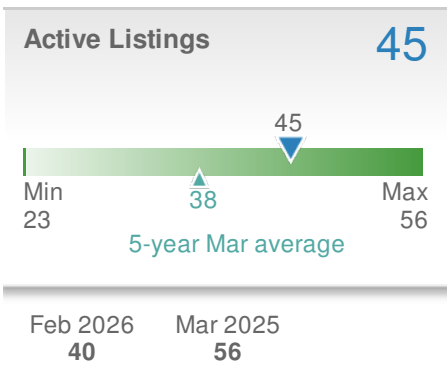
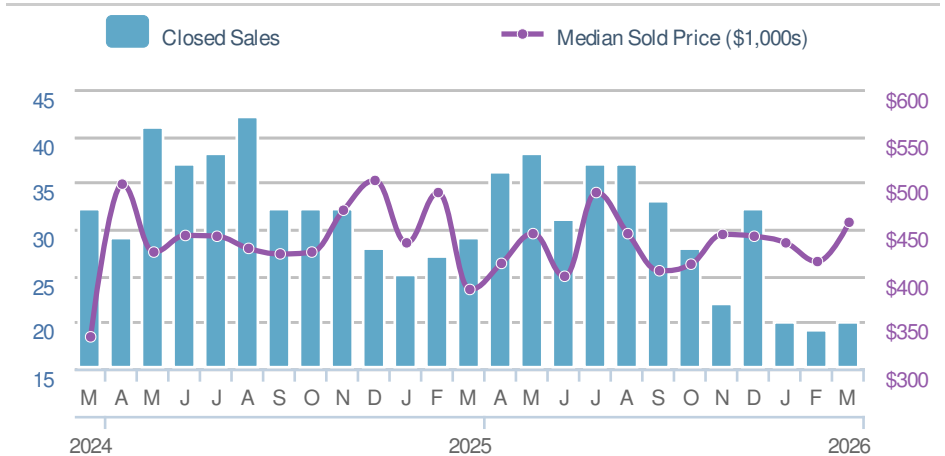
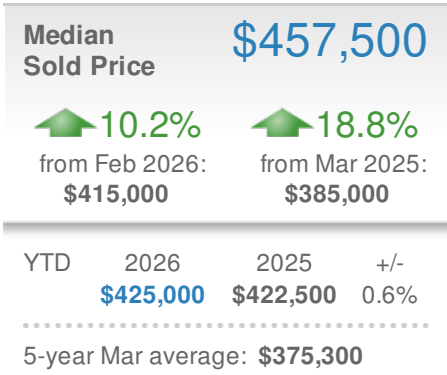
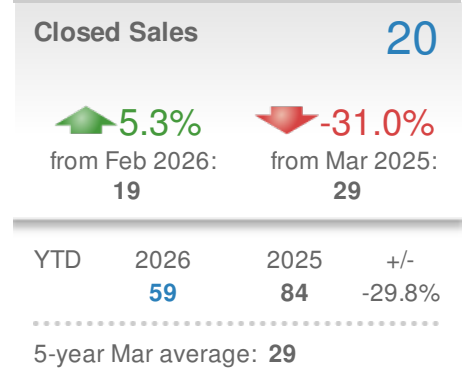
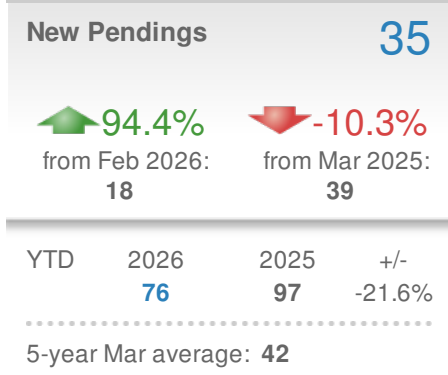
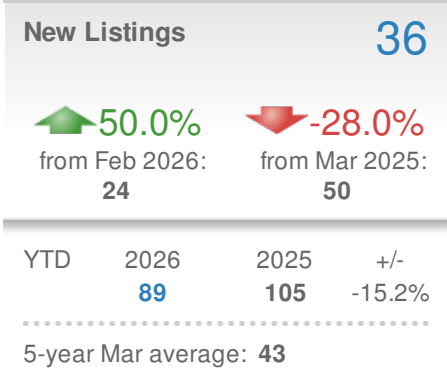
This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 3.00 in February and a decrease from 28.00 in March 2025. The Contract Ratio is 25% lower than the 5-year March average of 9.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## March 2026

Cheltenham (Montgomery, PA)

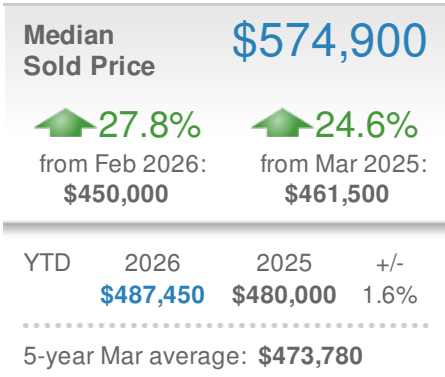
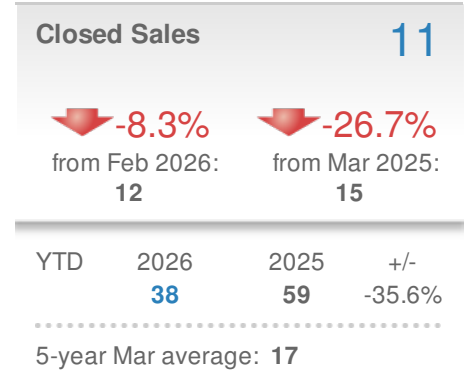
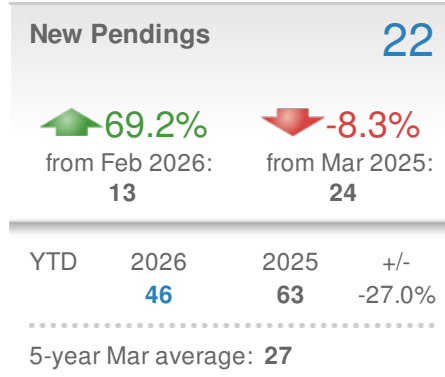
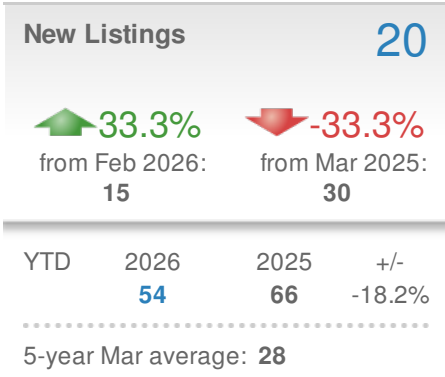
Email: ldavis@tcsr.realtor



**March 2026**

Cheltenham (Montgomery, PA) - Detached

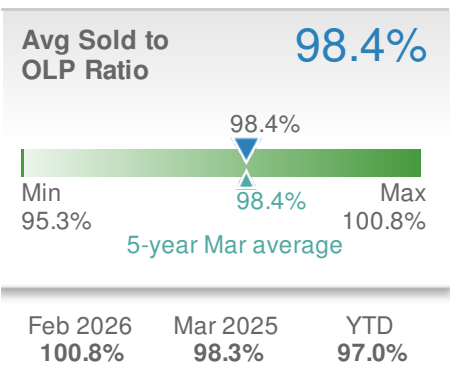
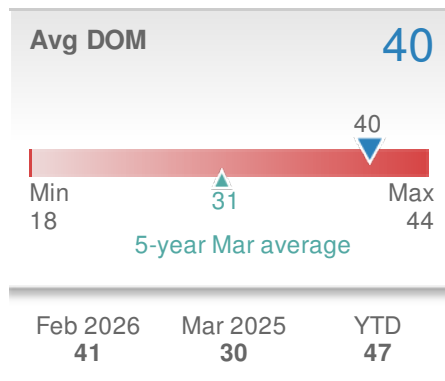
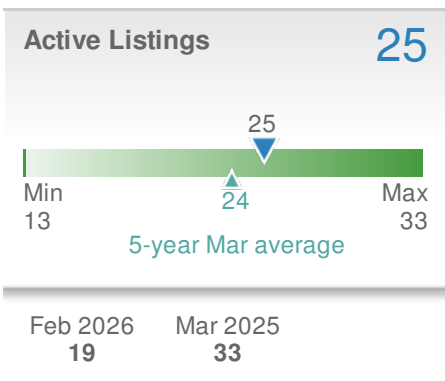
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for March was \$574,900, representing an increase of 27.8% compared to last month and an increase of 24.6% from Mar 2025. The average days on market for units sold in March was 40 days, 30% above the 5-year March average of 31 days. There was a 69.2% month over month increase in new contract activity with 22 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 28; and a 31.6% increase in supply to 25 active units.

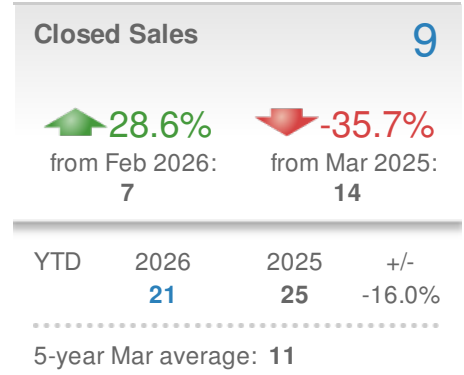
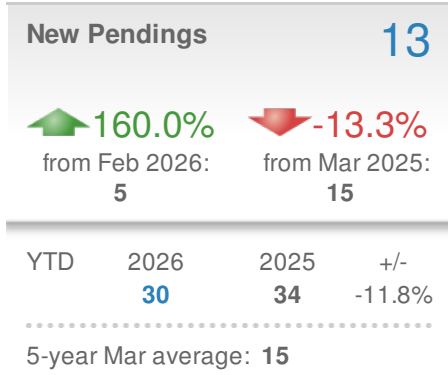
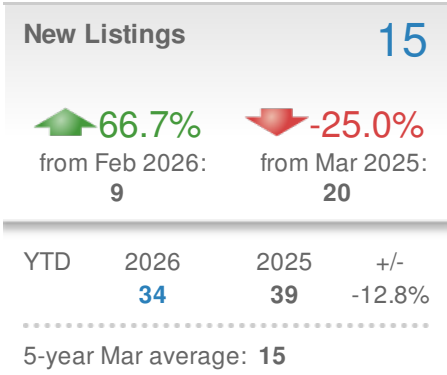
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.95 in February and a decrease from 1.24 in March 2025. The Contract Ratio is 52% lower than the 5-year March average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Cheltenham (Montgomery, PA) - Attached

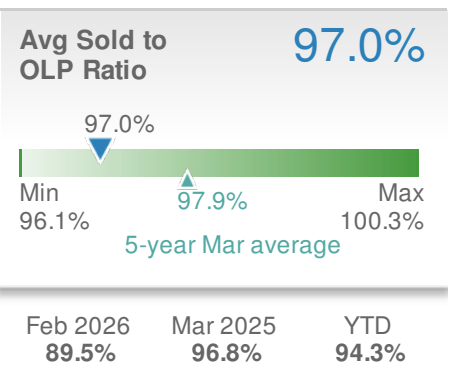
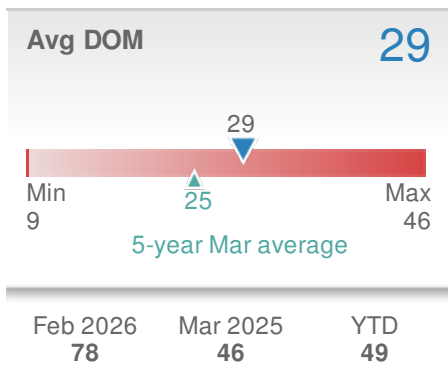
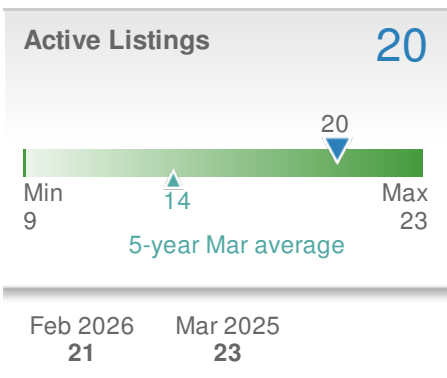
Tri-County Suburban REALTORS  
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**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for March was \$374,000, representing an increase of 187.9% compared to last month and an increase of 28% from Mar 2025. The average days on market for units sold in March was 29 days, 16% above the 5-year March average of 25 days. There was a 160% month over month increase in new contract activity with 13 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and a 4.8% decrease in supply to 20 active units.

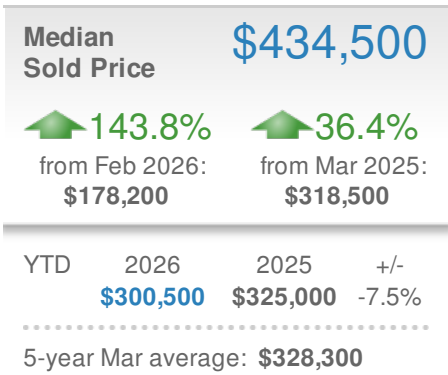
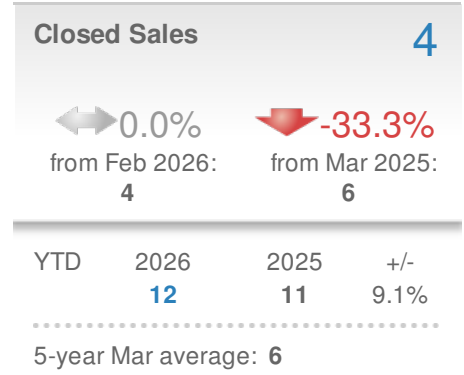
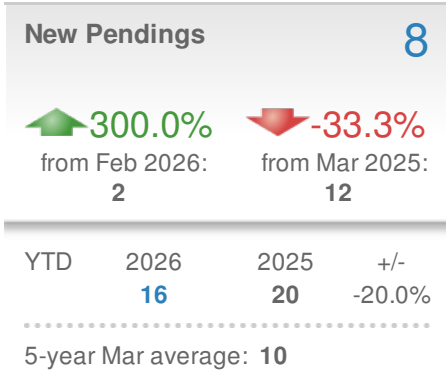
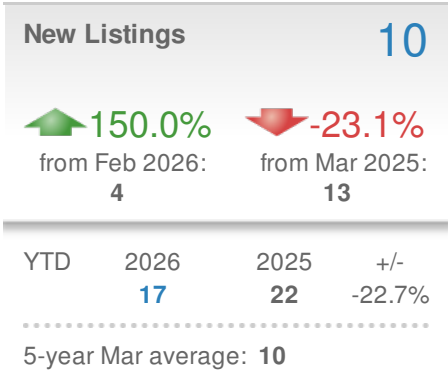
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.48 in February and an increase from 0.74 in March 2025. The Contract Ratio is 70% lower than the 5-year March average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Cheltenham (Montgomery, PA) - Attached/Townhouse

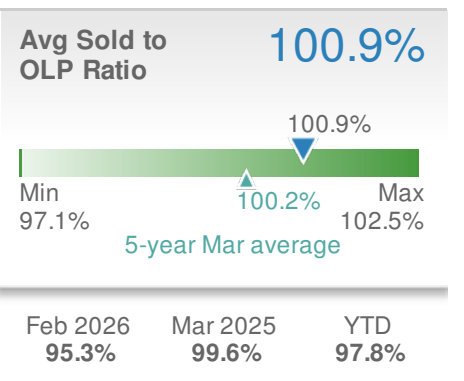
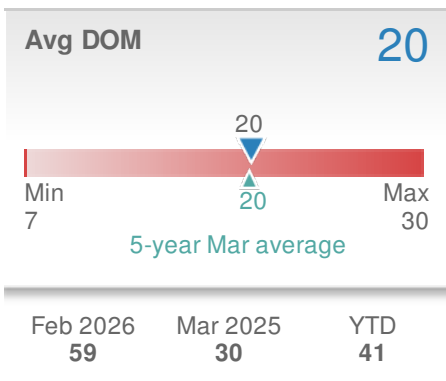
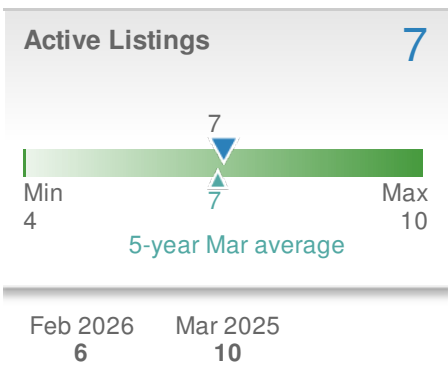
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$434,500, representing an increase of 143.8% compared to last month and an increase of 36.4% from Mar 2025. The average days on market for units sold in March was 20 days, 1% below the 5-year March average of 20 days. There was a 300% month over month increase in new contract activity with 8 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from February) to 9; and a 16.7% increase in supply to 7 active units.

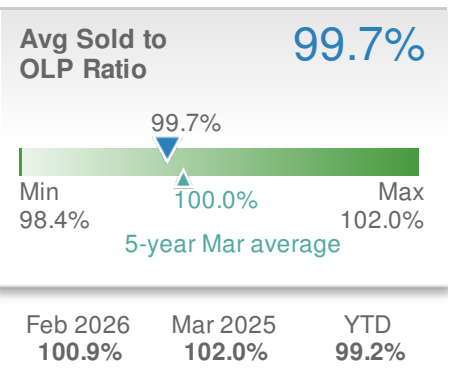
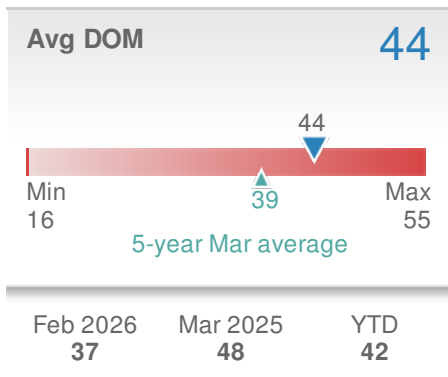
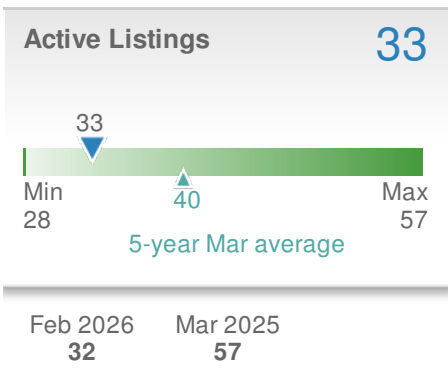
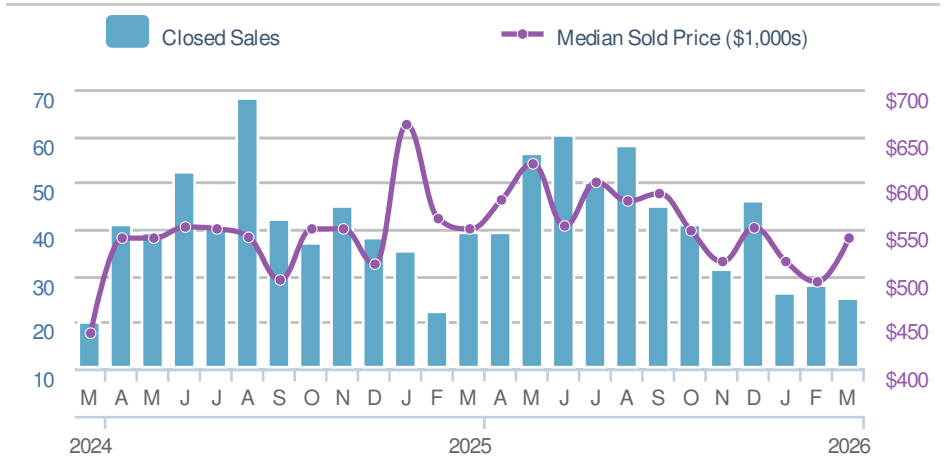
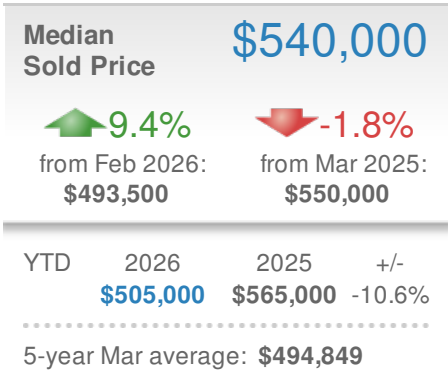
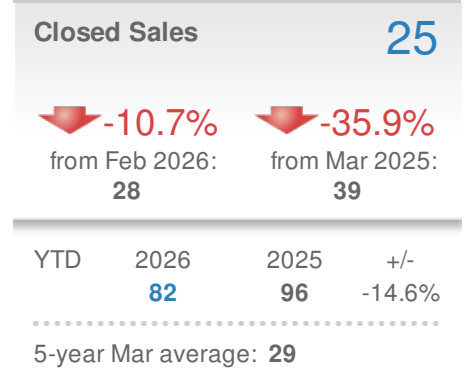
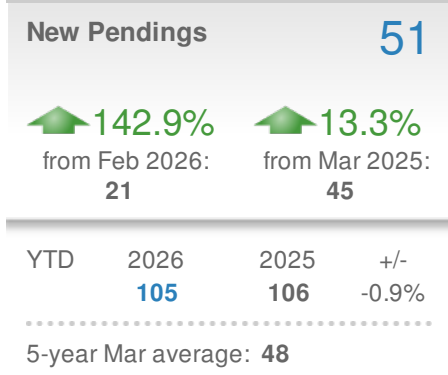
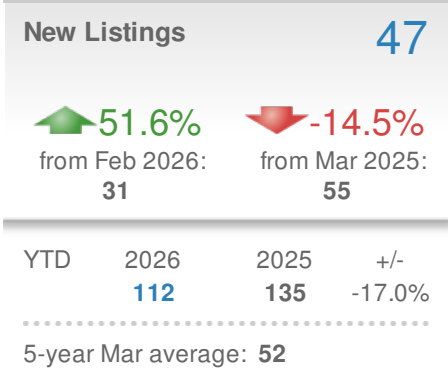
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.83 in February and a decrease from 1.40 in March 2025. The Contract Ratio is 61% lower than the 5-year March average of 3.26. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Colonial (Montgomery, PA)

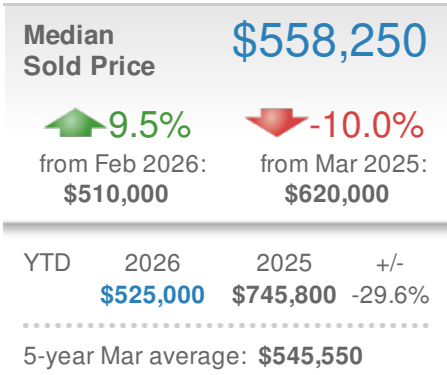
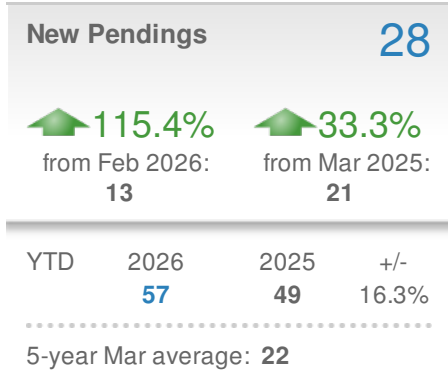
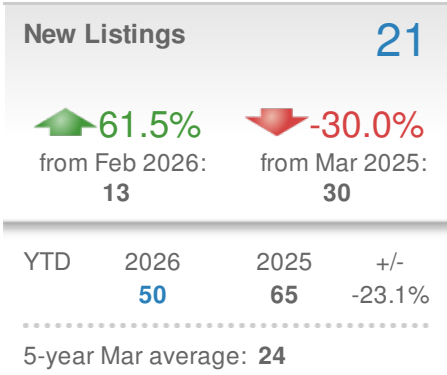
Email: ldavis@tcsr.realtor



**March 2026**

Colonial (Montgomery, PA) - Detached

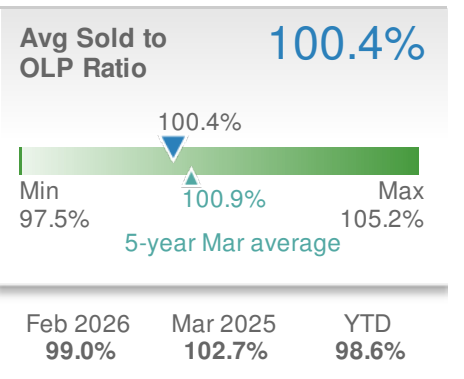
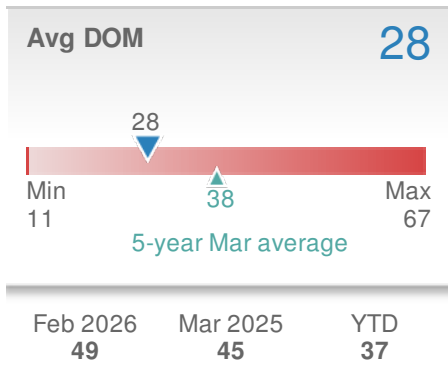
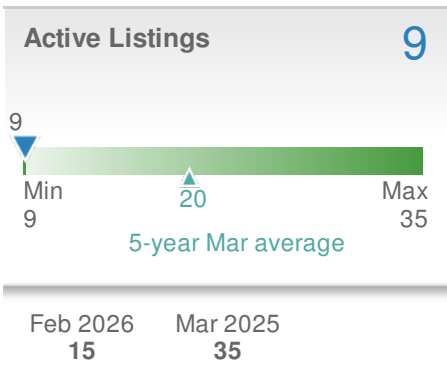
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for March was \$558,250, representing an increase of 9.5% compared to last month and a decrease of 10% from Mar 2025. The average days on market for units sold in March was 28 days, 27% below the 5-year March average of 38 days. There was a 115.4% month over month increase in new contract activity with 28 New Pendings; a 63% MoM increase in All Pendings (new contracts + contracts carried over from February) to 44; and a 40% decrease in supply to 9 active units.

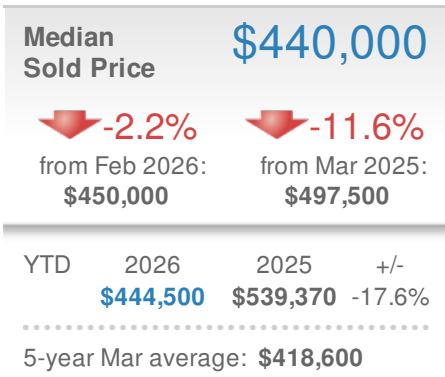
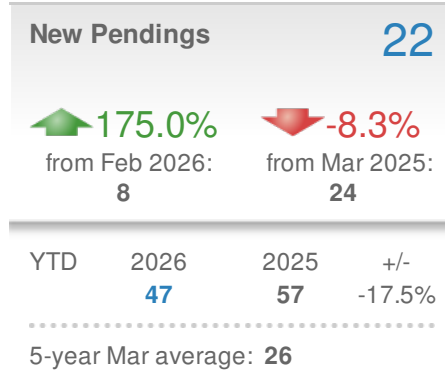
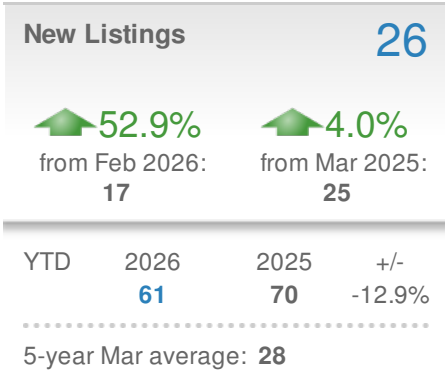
This activity resulted in a Contract Ratio of 4.89 pendings per active listing, up from 1.80 in February and an increase from 1.03 in March 2025. The Contract Ratio is 93% higher than the 5-year March average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Colonial (Montgomery, PA) - Attached

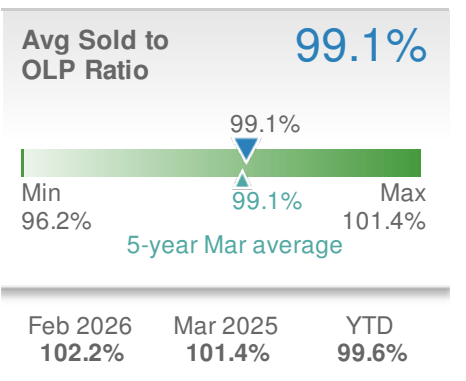
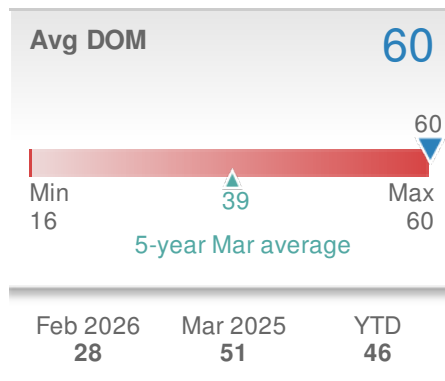
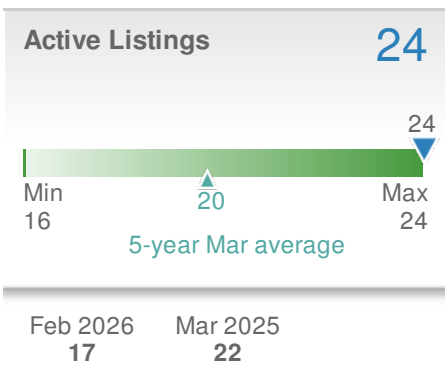
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for March was \$440,000, representing a decrease of 2.2% compared to last month and a decrease of 11.6% from Mar 2025. The average days on market for units sold in March was 60 days, 54% above the 5-year March average of 39 days. There was a 175% month over month increase in new contract activity with 22 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from February) to 28; and a 41.2% increase in supply to 24 active units.

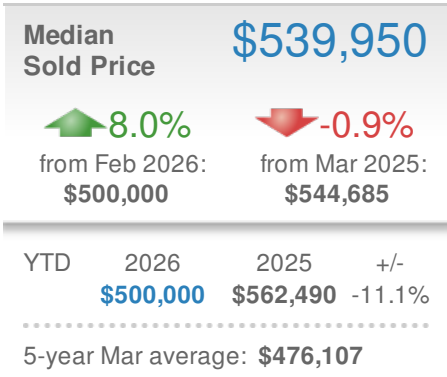
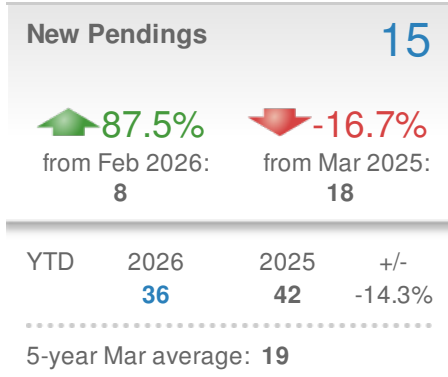
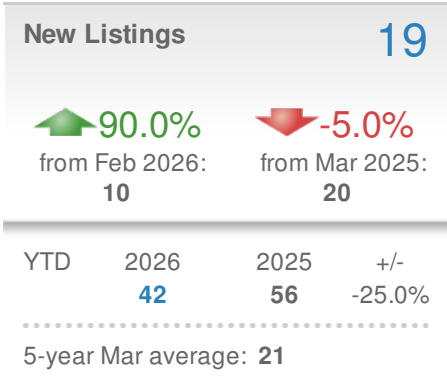
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.18 in February and a decrease from 2.55 in March 2025. The Contract Ratio is 44% lower than the 5-year March average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Colonial (Montgomery, PA) - Attached/Townhouse

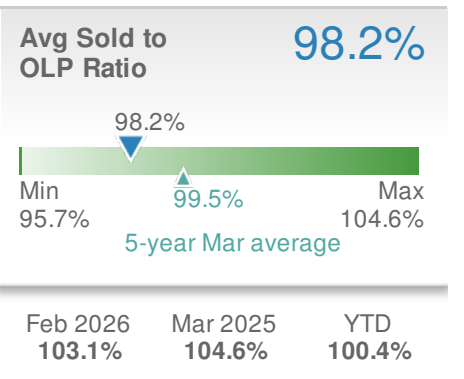
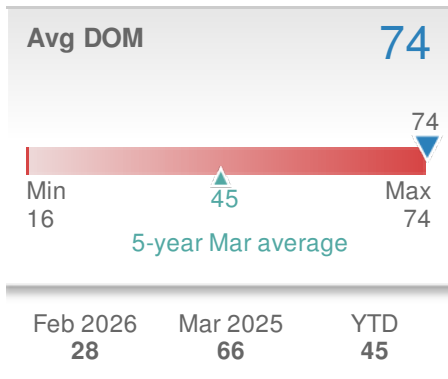
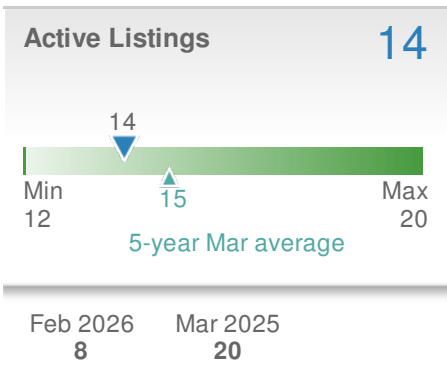
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$539,950, representing an increase of 8% compared to last month and a decrease of 0.9% from Mar 2025. The average days on market for units sold in March was 74 days, 64% above the 5-year March average of 45 days. There was an 87.5% month over month increase in new contract activity with 15 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 75% increase in supply to 14 active units.

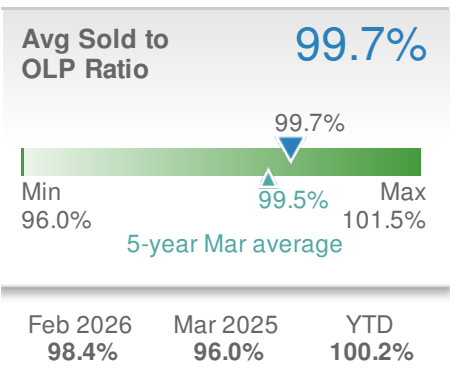
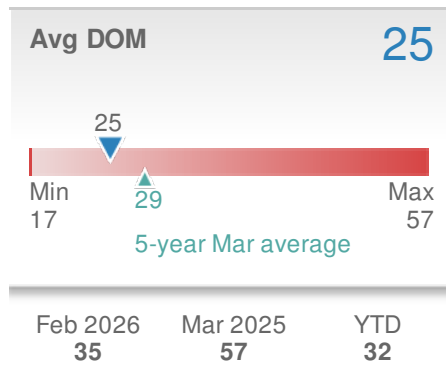
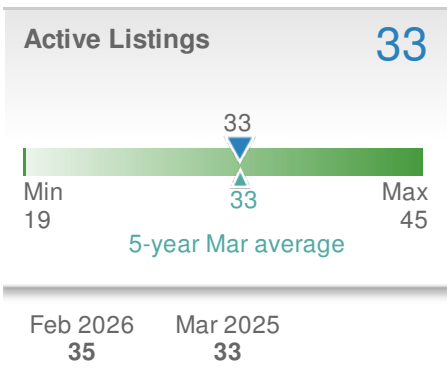
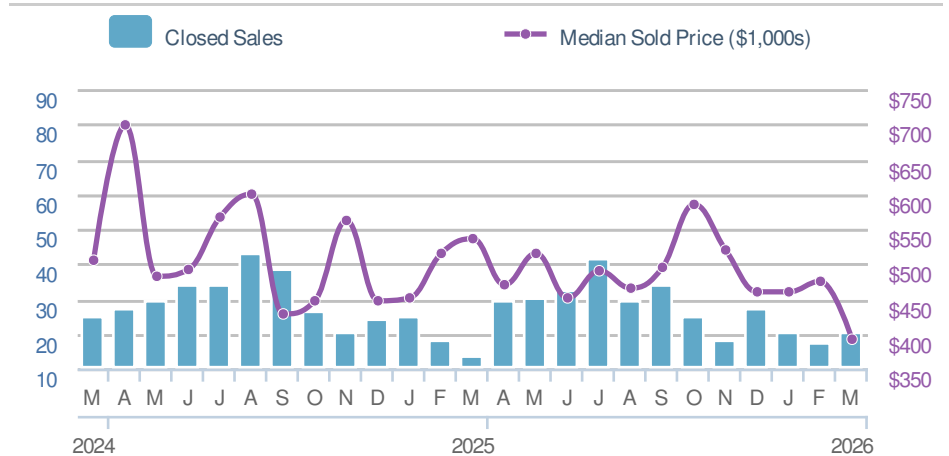
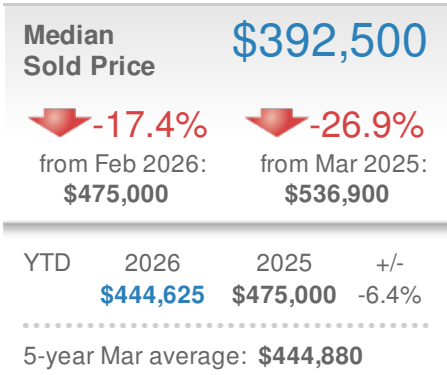
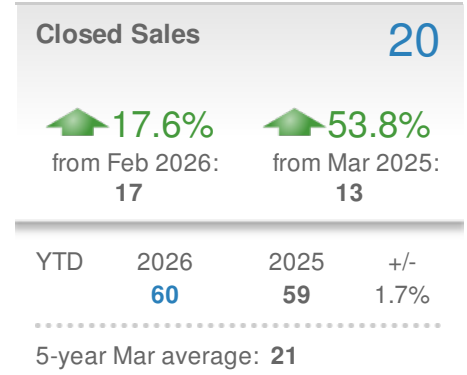
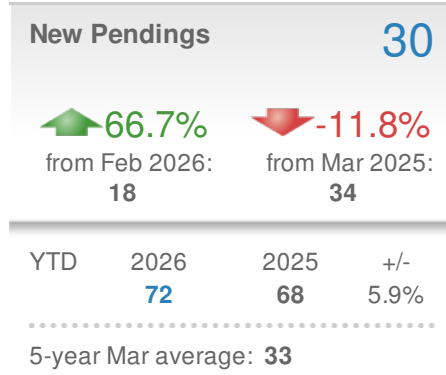
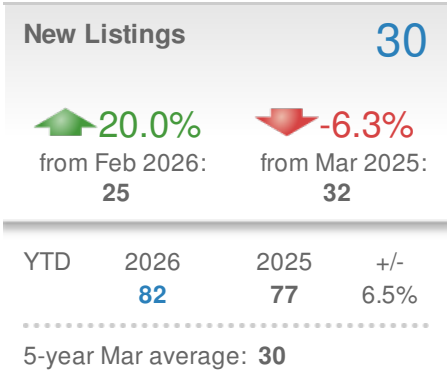
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 2.00 in February and a decrease from 2.45 in March 2025. The Contract Ratio is 38% lower than the 5-year March average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Hatboro-Horsham (Montgomery, PA)

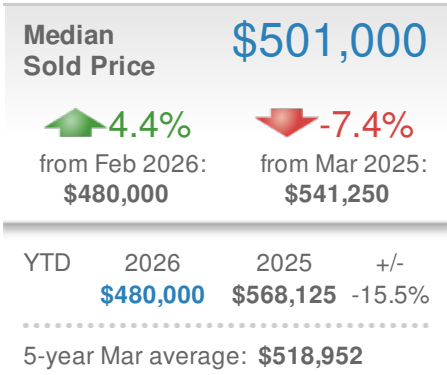
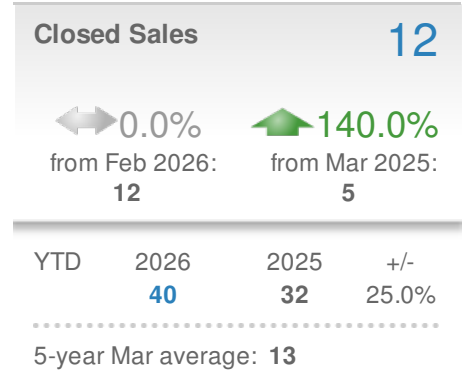
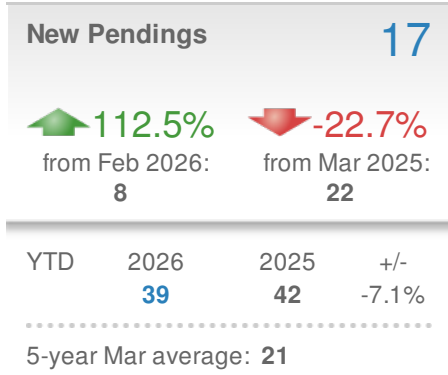
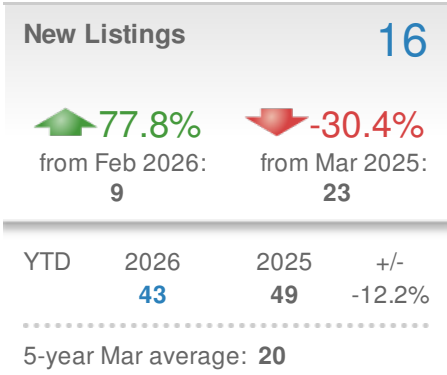
Email: ldavis@tcsr.realtor



**March 2026**

Hatboro-Horsham (Montgomery, PA) - Detached

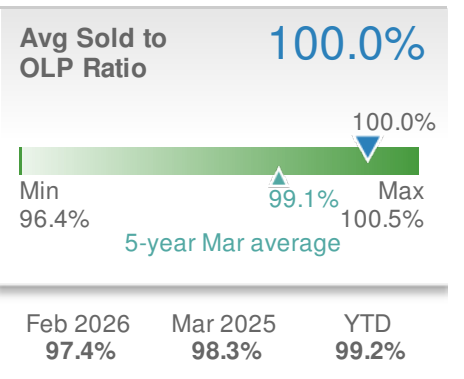
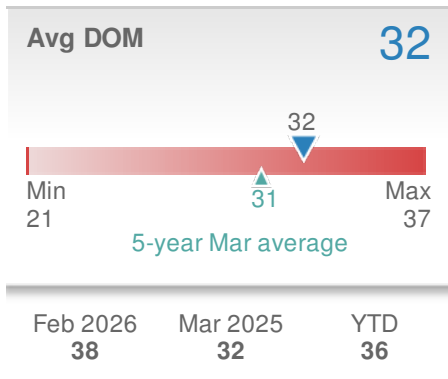
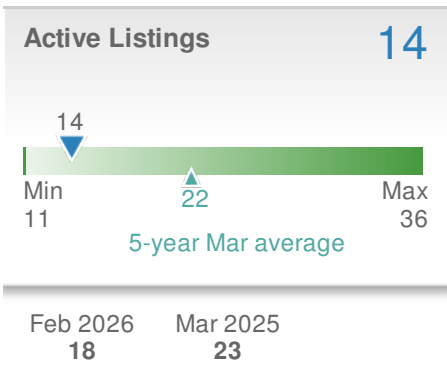
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for March was \$501,000, representing an increase of 4.4% compared to last month and a decrease of 7.4% from Mar 2025. The average days on market for units sold in March was 32 days, 5% above the 5-year March average of 31 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; a 23.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and a 22.2% decrease in supply to 14 active units.

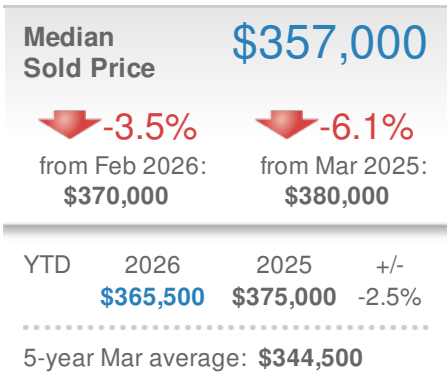
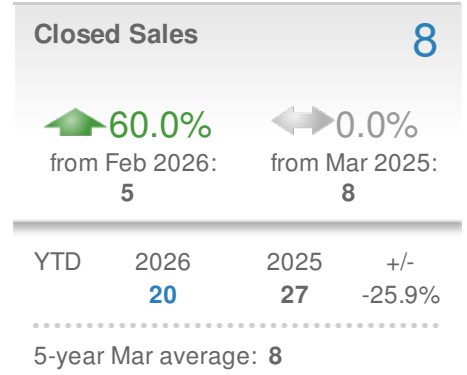
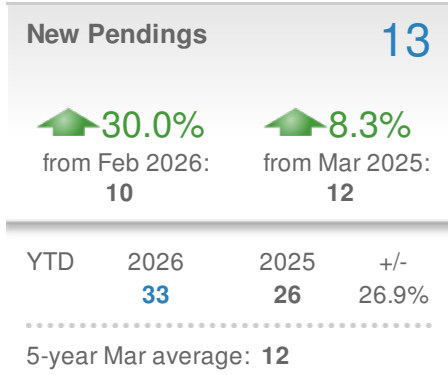
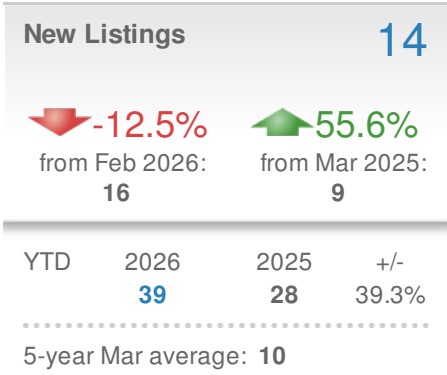
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.94 in February and an increase from 1.22 in March 2025. The Contract Ratio is 7% lower than the 5-year March average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Hatboro-Horsham (Montgomery, PA) - Attached

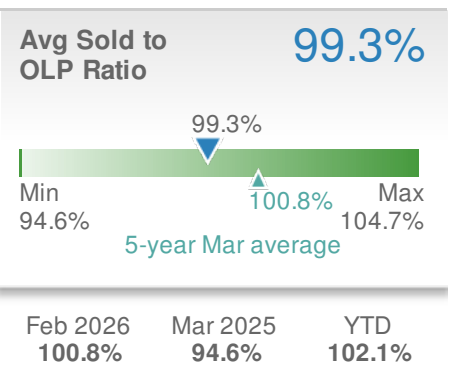
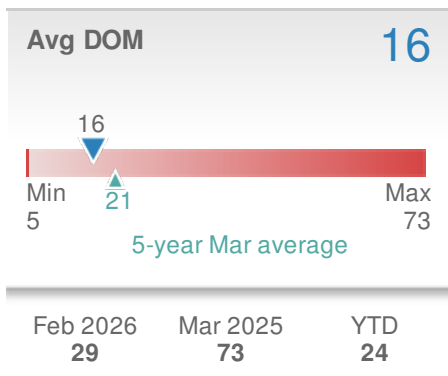
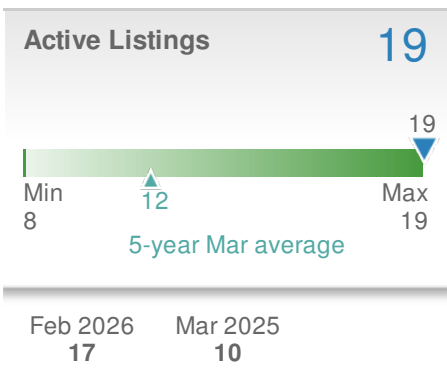
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Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for March was \$357,000, representing a decrease of 3.5% compared to last month and a decrease of 6.1% from Mar 2025. The average days on market for units sold in March was 16 days, 25% below the 5-year March average of 21 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and an 11.8% increase in supply to 19 active units.

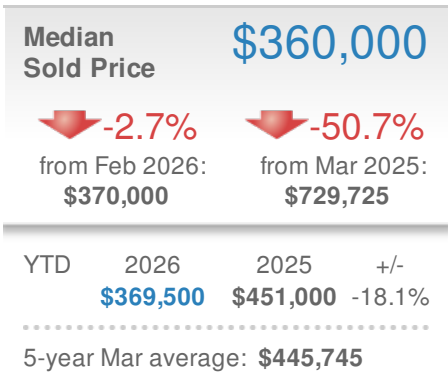
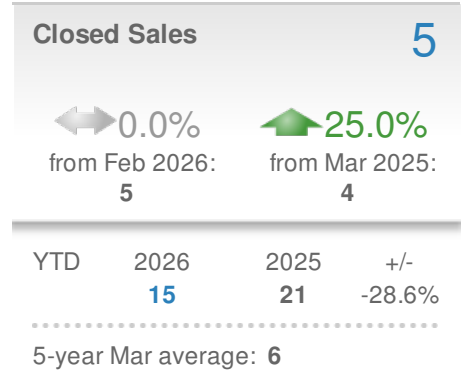
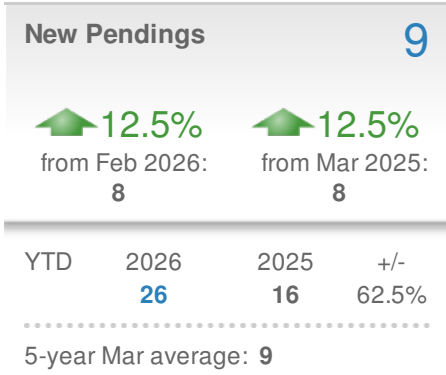
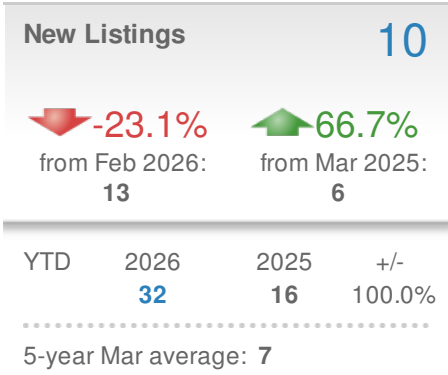
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 1.29 in February and a decrease from 1.60 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

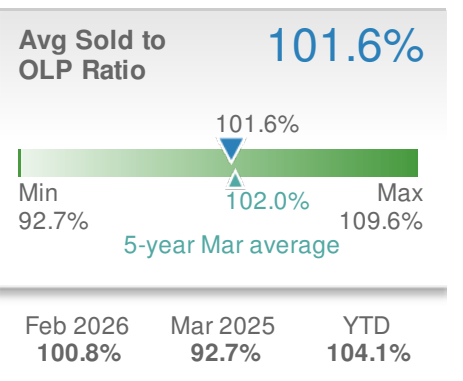
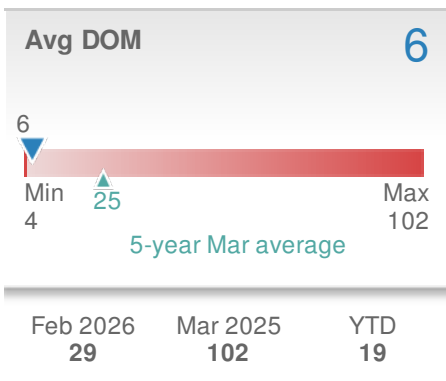
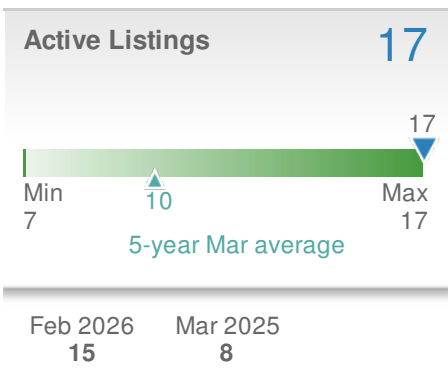
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Email: ldavis@tcsr.realtor



**Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$360,000, representing a decrease of 2.7% compared to last month and a decrease of 50.7% from Mar 2025. The average days on market for units sold in March was 6 days, 76% below the 5-year March average of 25 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 22; and a 13.3% increase in supply to 17 active units.

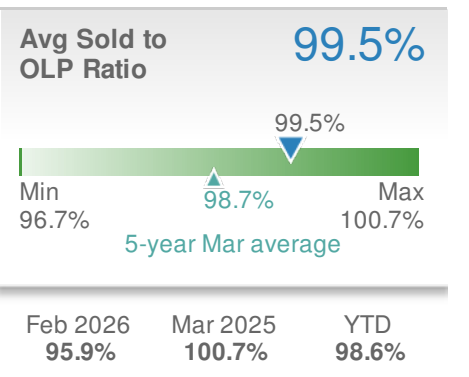
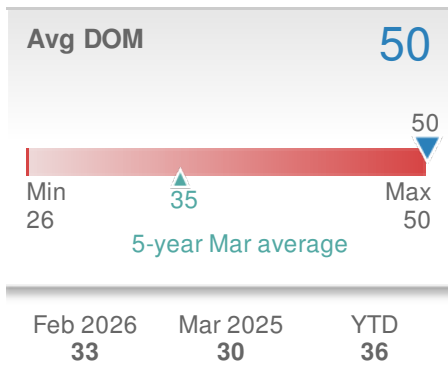
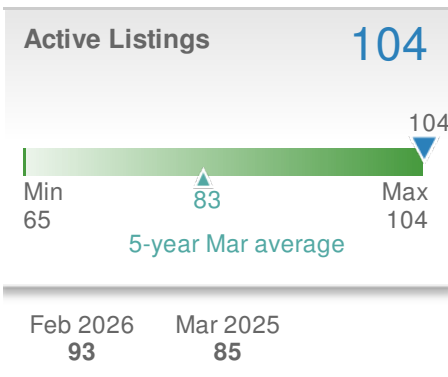
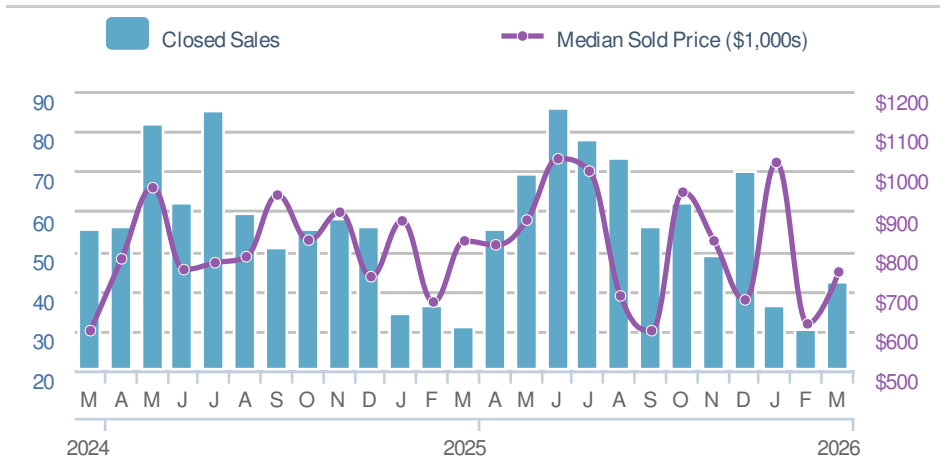
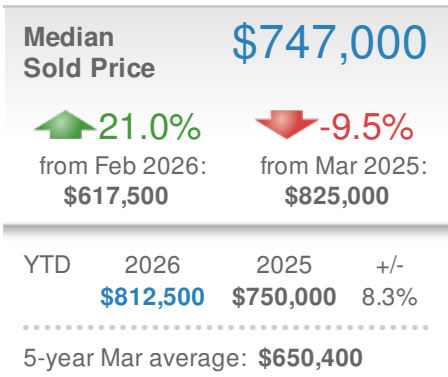
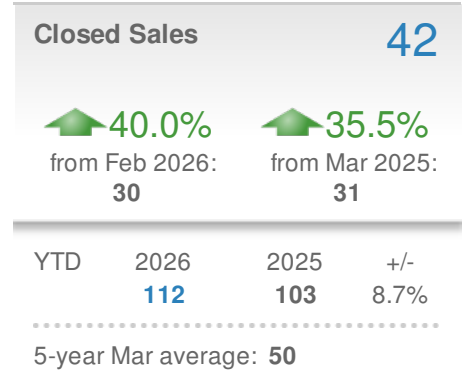
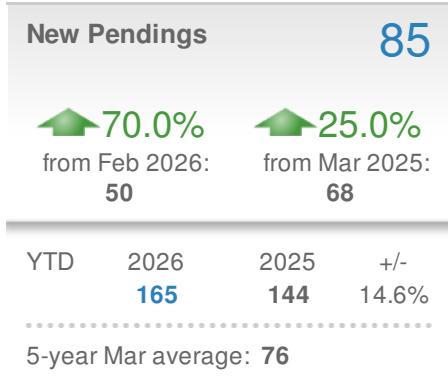
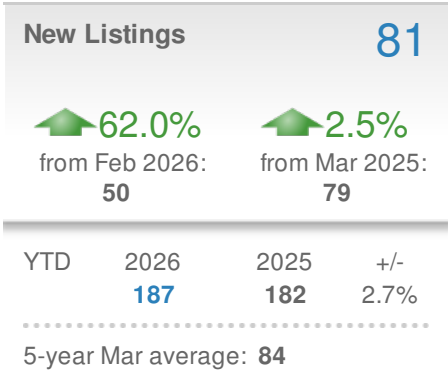
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.20 in February and a decrease from 1.38 in March 2025. The Contract Ratio is 21% lower than the 5-year March average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Lower Merion (Montgomery, PA)

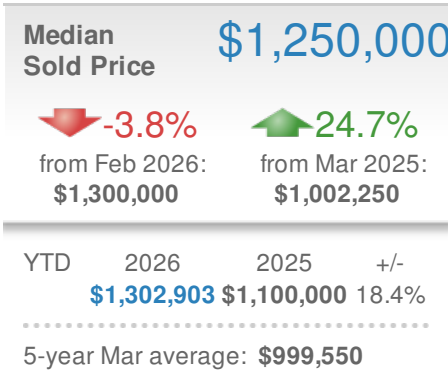
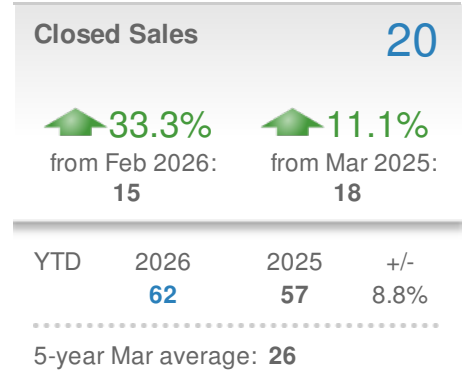
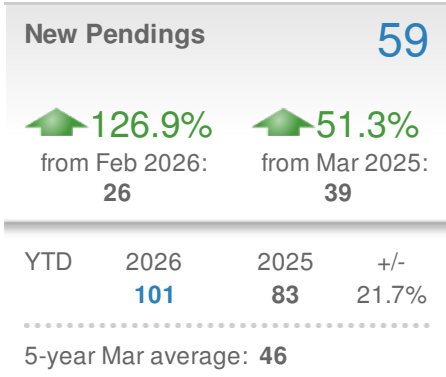
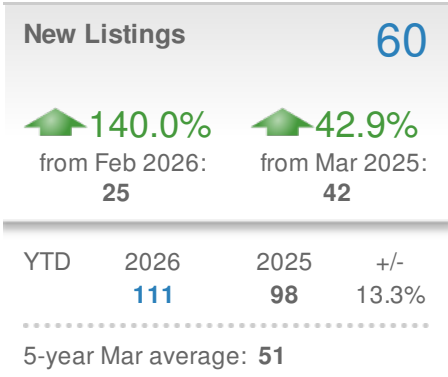
Email: ldavis@tcsr.realtor



**March 2026**

Lower Merion (Montgomery, PA) - Detached

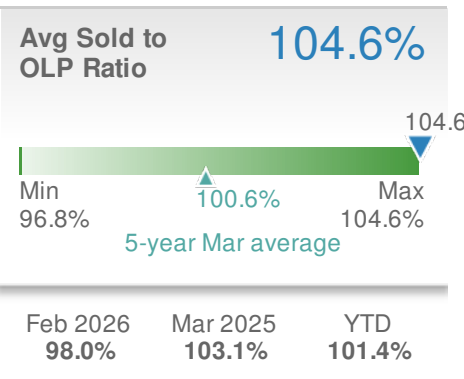
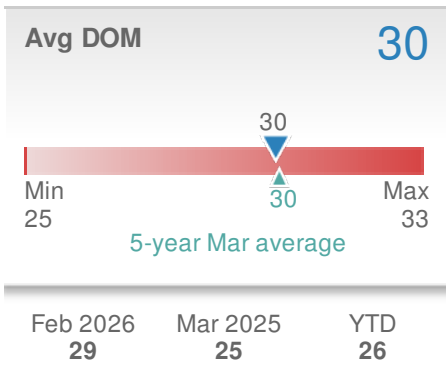
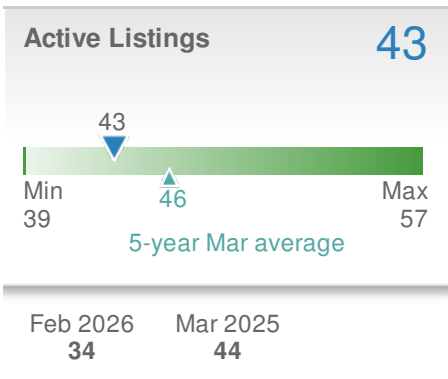
Tri-County Suburban REALTORS  
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**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for March was \$1,250,000, representing a decrease of 3.8% compared to last month and an increase of 24.7% from Mar 2025. The average days on market for units sold in March was 30 days, the same as the 5-year March average of 30 days. There was a 126.9% month over month increase in new contract activity with 59 New Pendings; a 102.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 73; and a 26.5% increase in supply to 43 active units.

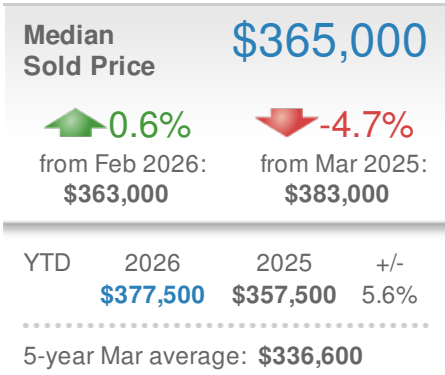
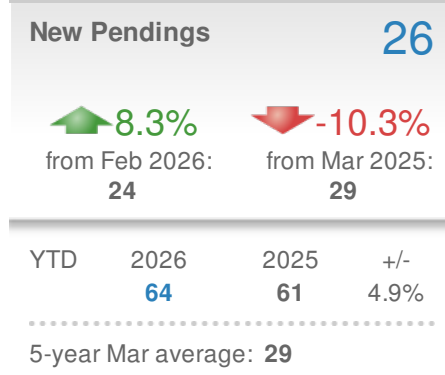
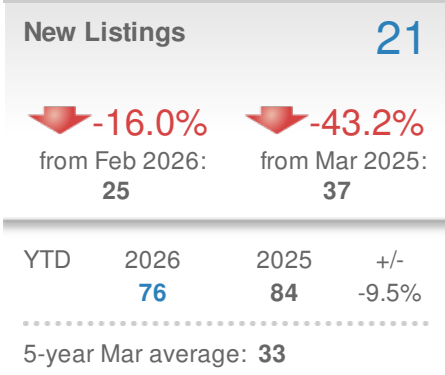
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, up from 1.06 in February and an increase from 1.36 in March 2025. The Contract Ratio is 13% higher than the 5-year March average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Lower Merion (Montgomery, PA) - Attached

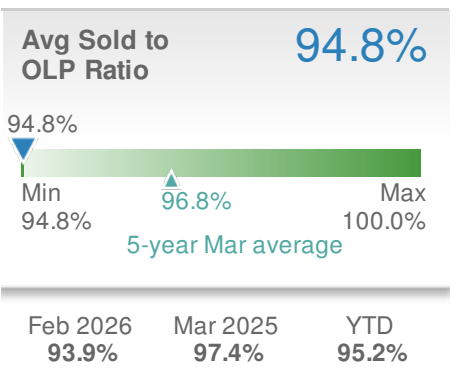
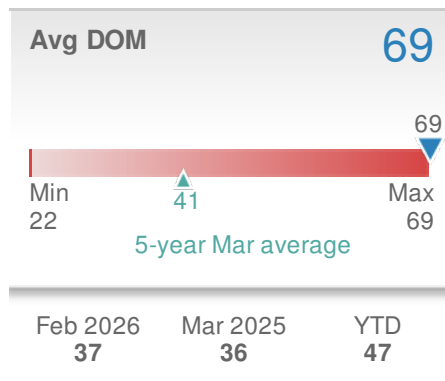
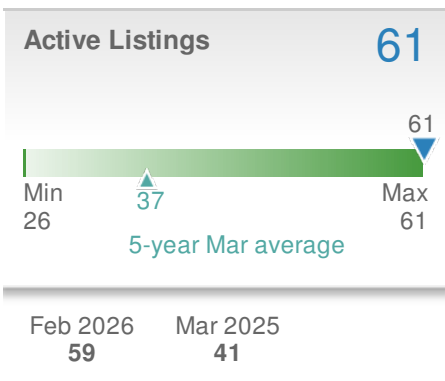
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**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for March was \$365,000, representing an increase of 0.6% compared to last month and a decrease of 4.7% from Mar 2025. The average days on market for units sold in March was 69 days, 70% above the 5-year March average of 41 days. There was an 8.3% month over month increase in new contract activity with 26 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 29; and a 3.4% increase in supply to 61 active units.

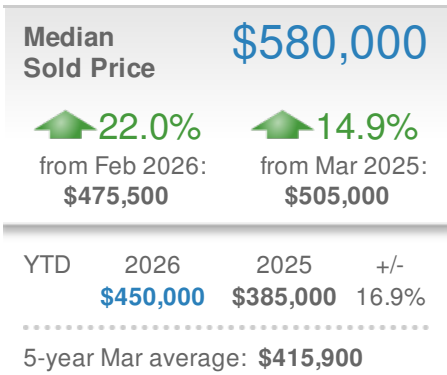
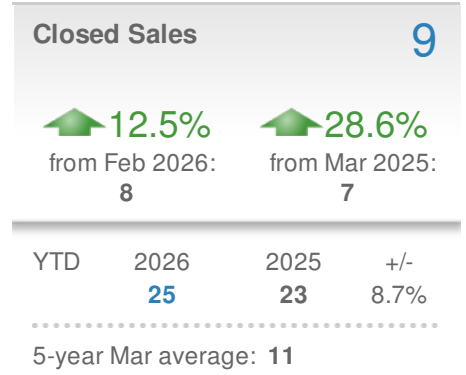
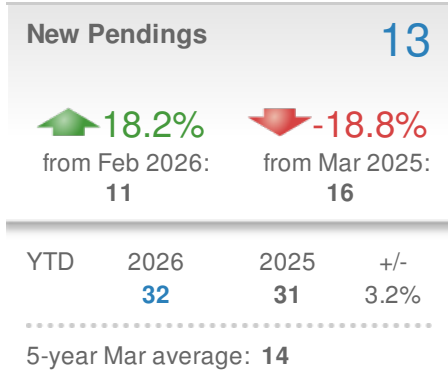
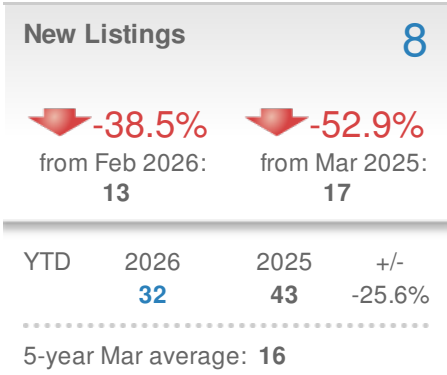
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.46 in February and a decrease from 0.85 in March 2025. The Contract Ratio is 55% lower than the 5-year March average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Lower Merion (Montgomery, PA) - Attached/Townhouse

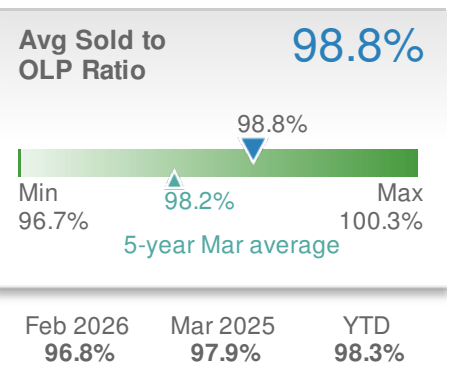
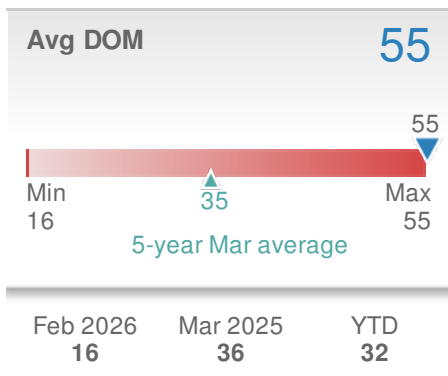
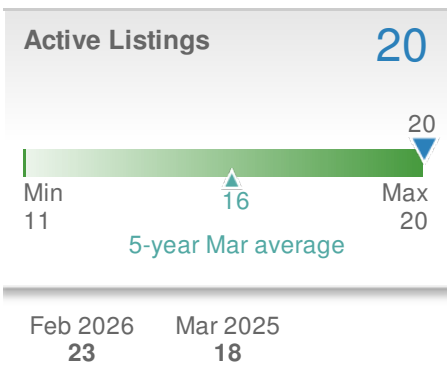
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$580,000, representing an increase of 22% compared to last month and an increase of 14.9% from Mar 2025. The average days on market for units sold in March was 55 days, 59% above the 5-year March average of 35 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and a 13% decrease in supply to 20 active units.

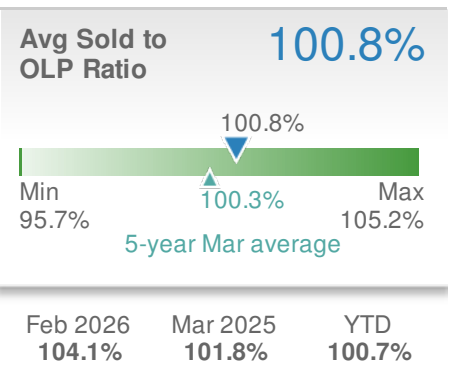
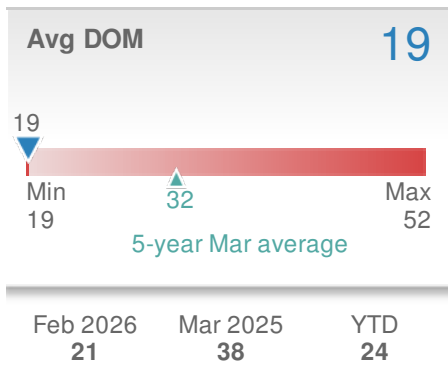
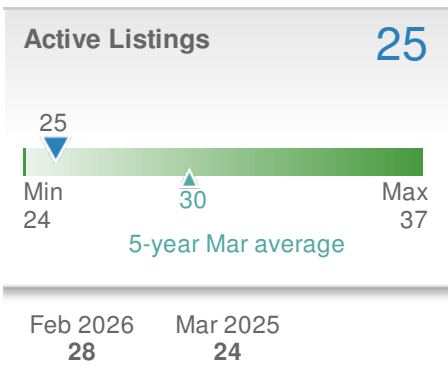
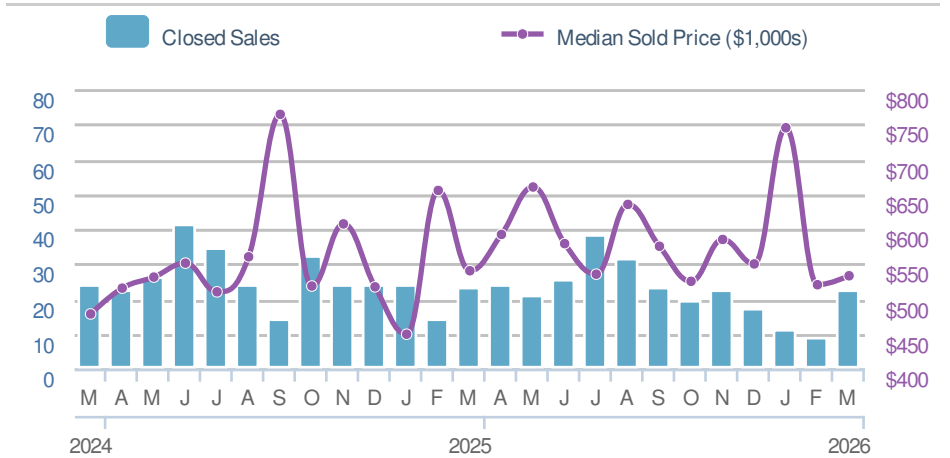
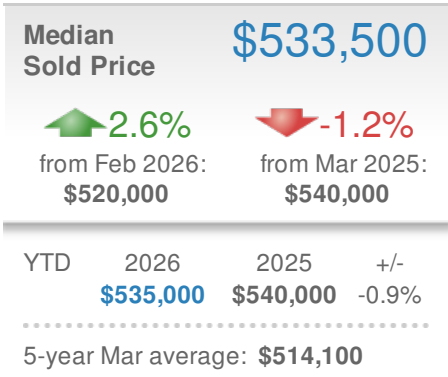
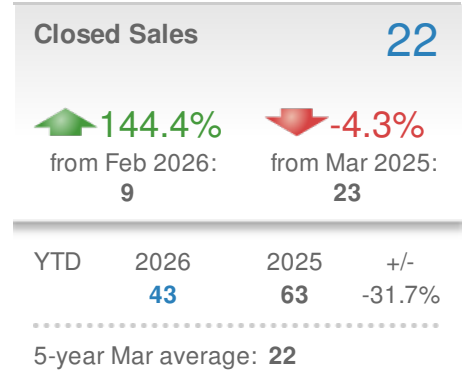
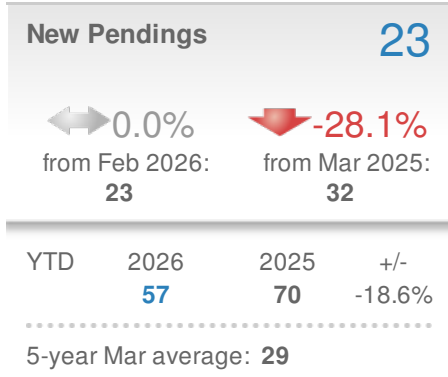
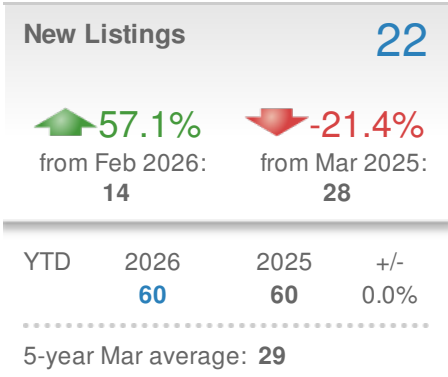
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.57 in February and a decrease from 1.06 in March 2025. The Contract Ratio is 30% lower than the 5-year March average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Methacton (Montgomery, PA)

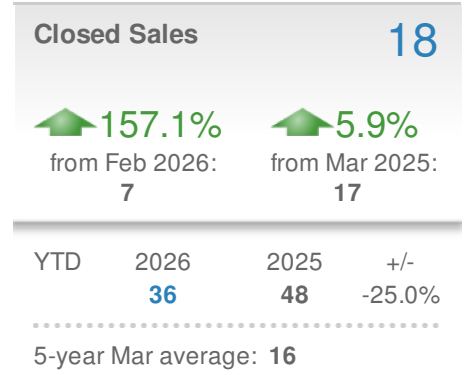
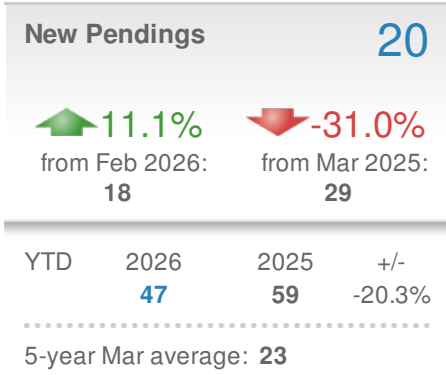
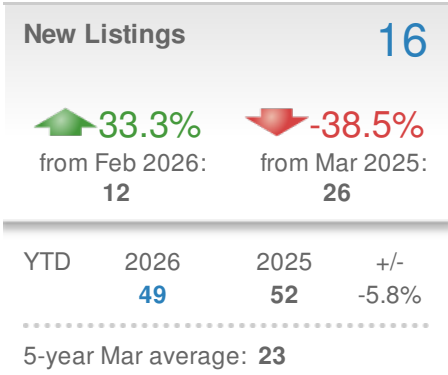
Email: ldavis@tcsr.realtor



**March 2026**

Methacton (Montgomery, PA) - Detached

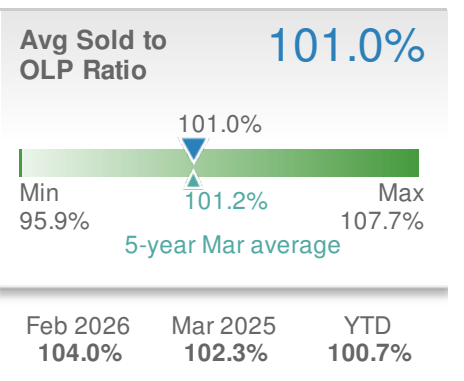
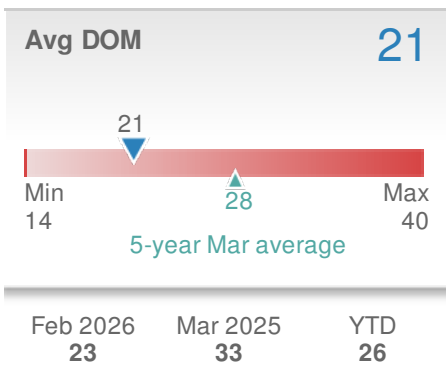
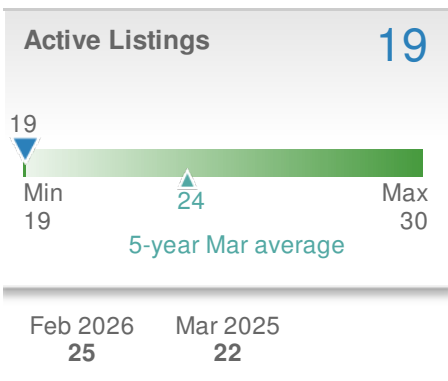
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for March was \$554,000, representing an increase of 6.5% compared to last month and an increase of 2.6% from Mar 2025. The average days on market for units sold in March was 21 days, 25% below the 5-year March average of 28 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 24% decrease in supply to 19 active units.

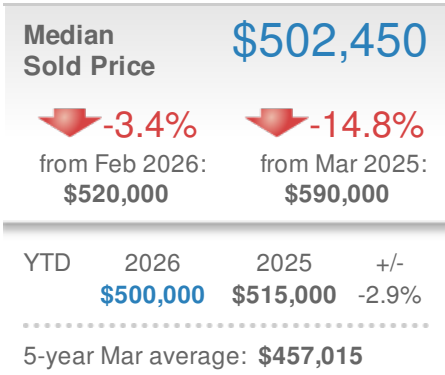
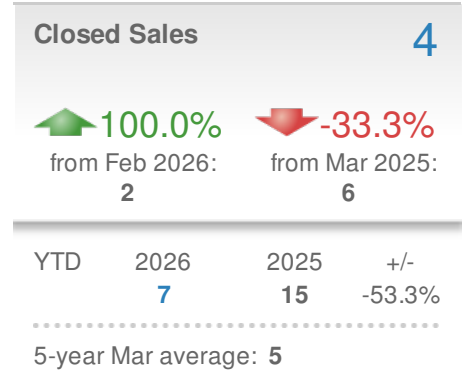
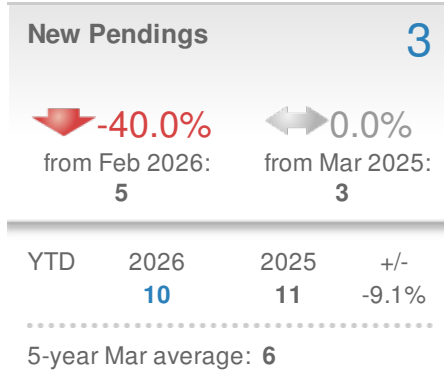
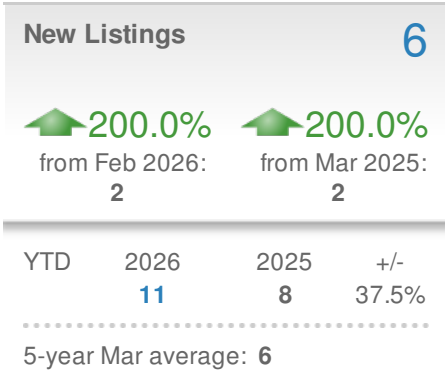
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.92 in February and a decrease from 1.68 in March 2025. The Contract Ratio is 10% lower than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Methacton (Montgomery, PA) - Attached

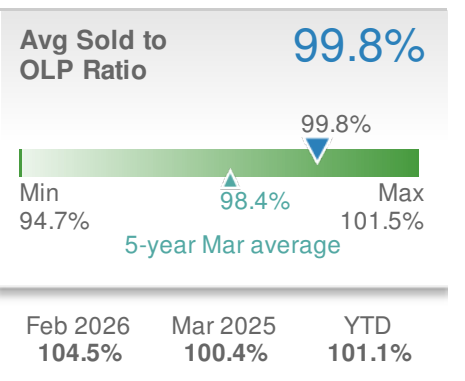
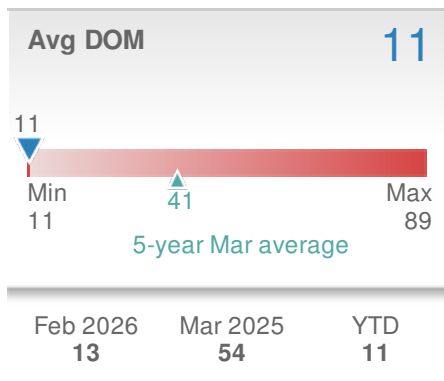
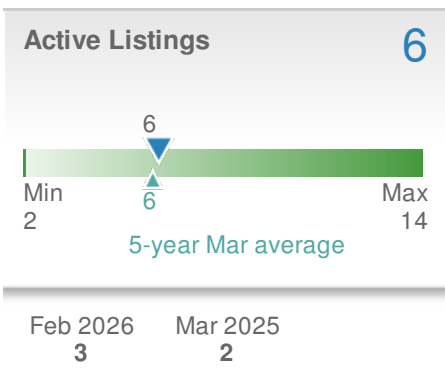
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for March was \$502,450, representing a decrease of 3.4% compared to last month and a decrease of 14.8% from Mar 2025. The average days on market for units sold in March was 11 days, 73% below the 5-year March average of 41 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% increase in supply to 6 active units.

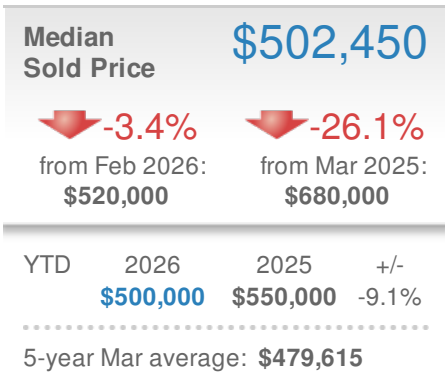
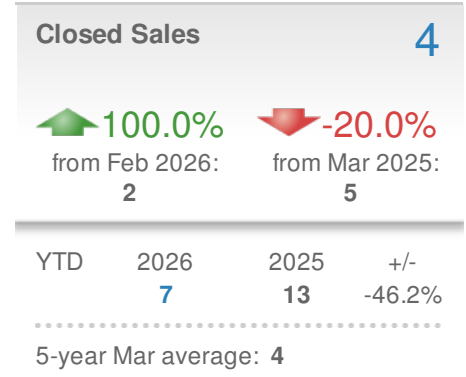
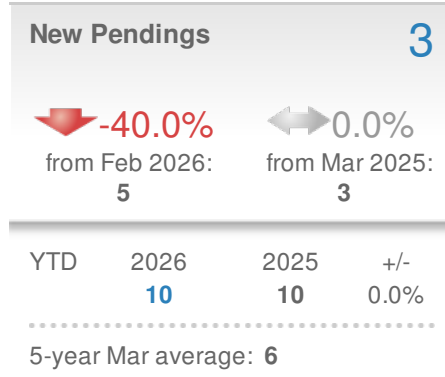
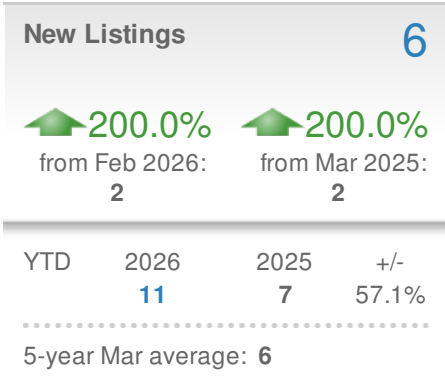
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.67 in February and a decrease from 1.50 in March 2025. The Contract Ratio is 67% lower than the 5-year March average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Methacton (Montgomery, PA) - Attached/Townhouse

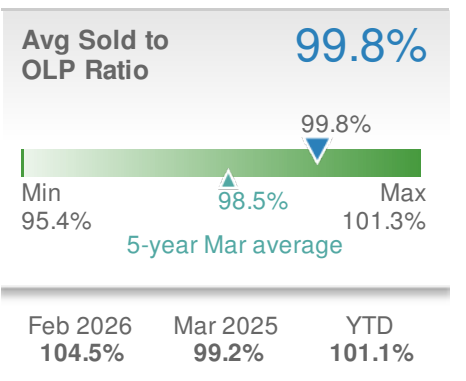
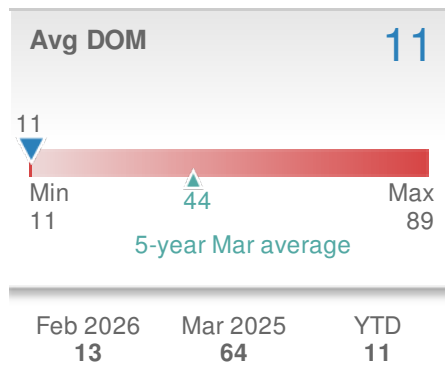
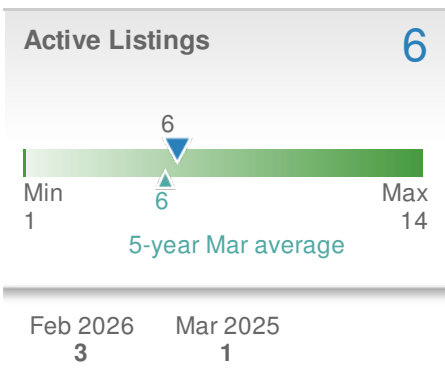
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$502,450, representing a decrease of 3.4% compared to last month and a decrease of 26.1% from Mar 2025. The average days on market for units sold in March was 11 days, 75% below the 5-year March average of 44 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% increase in supply to 6 active units.

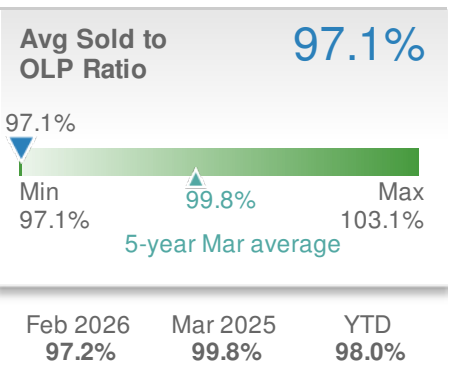
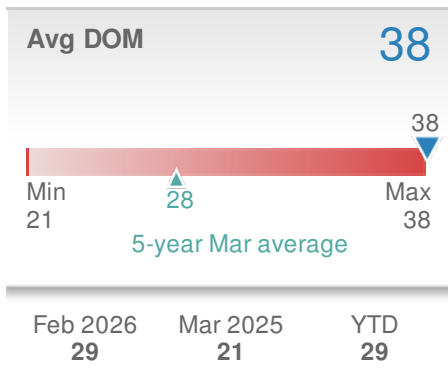
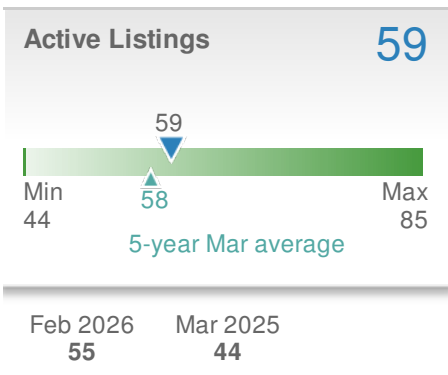
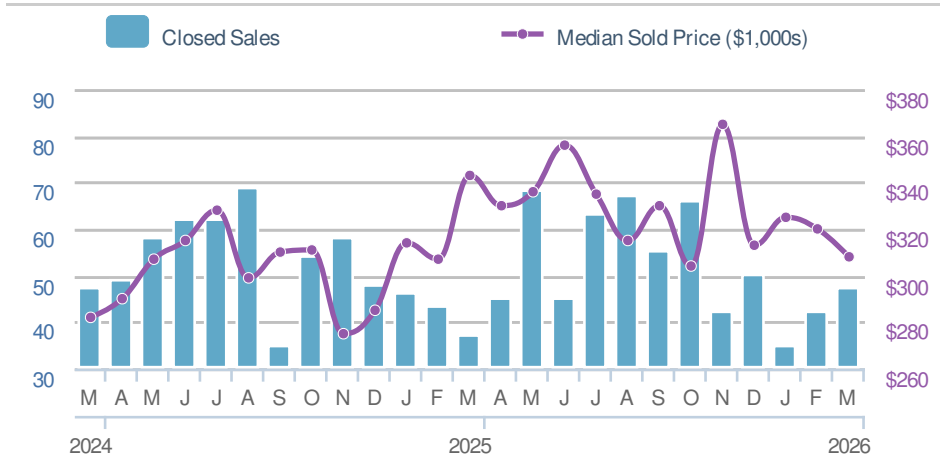
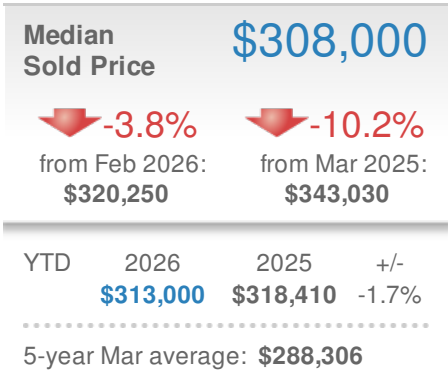
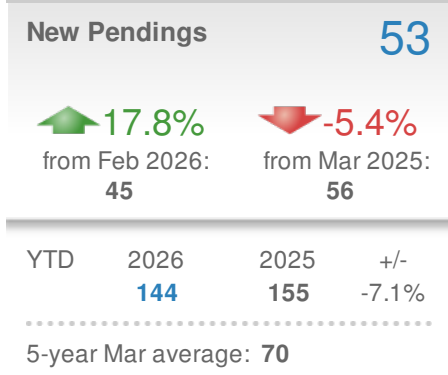
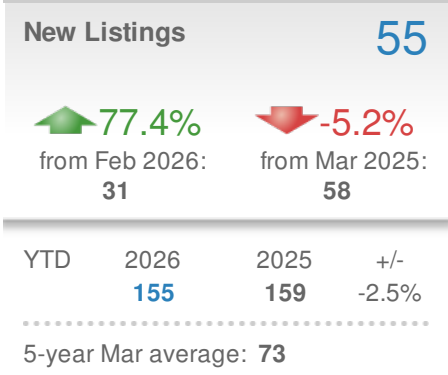
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.67 in February and a decrease from 3.00 in March 2025. The Contract Ratio is 70% lower than the 5-year March average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Norristown Area (Montgomery, PA)

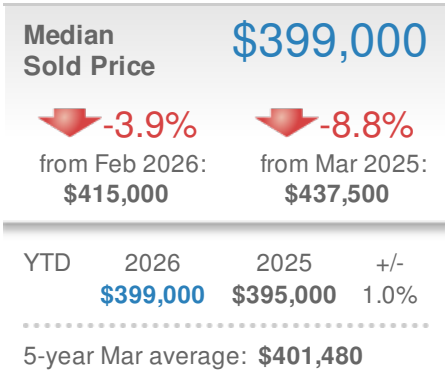
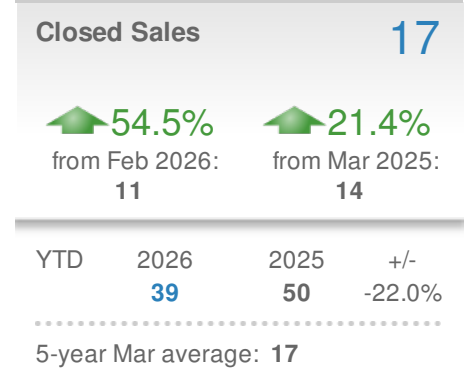
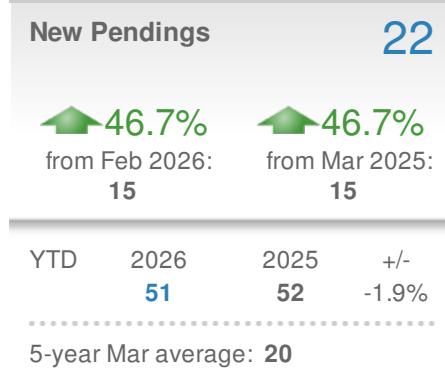
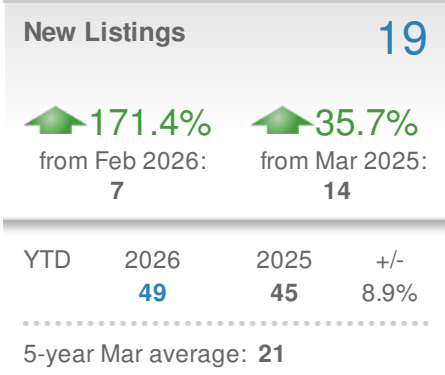
Email: ldavis@tcsr.realtor



**March 2026**

Norristown Area (Montgomery, PA) - Detached

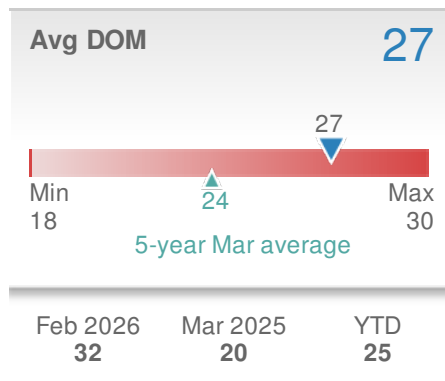
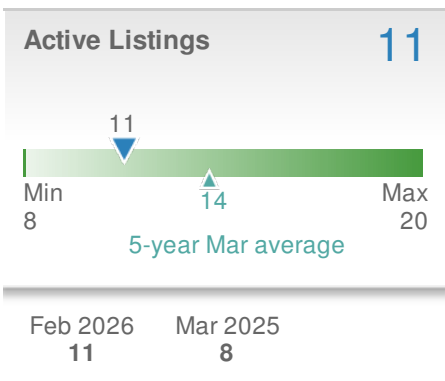
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for March was \$399,000, representing a decrease of 3.9% compared to last month and a decrease of 8.8% from Mar 2025. The average days on market for units sold in March was 27 days, 14% above the 5-year March average of 24 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and no change in supply with 11 active units.

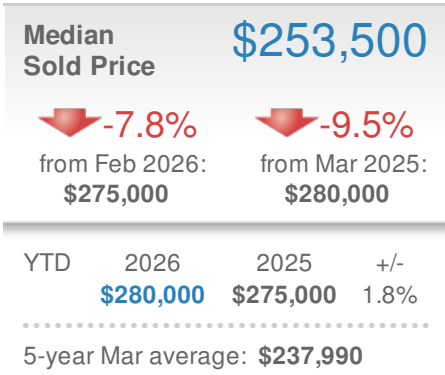
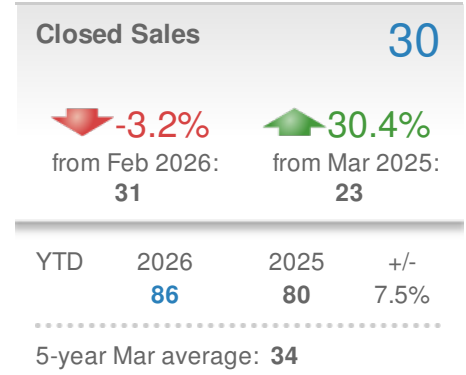
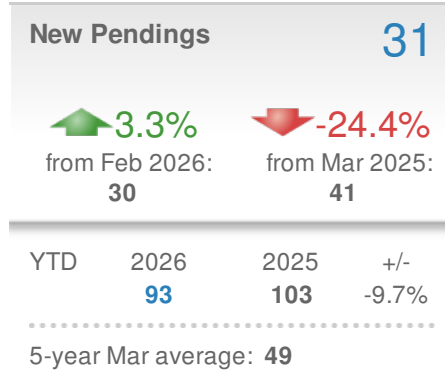
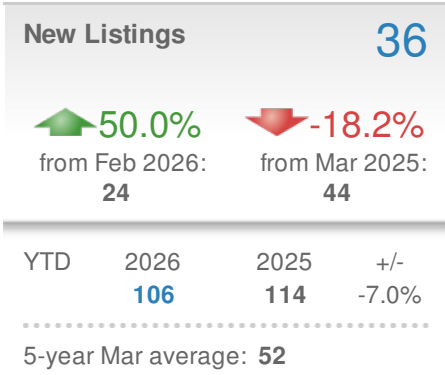
This activity resulted in a Contract Ratio of 2.45 pendings per active listing, up from 1.91 in February and a decrease from 3.25 in March 2025. The Contract Ratio is 10% higher than the 5-year March average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Norristown Area (Montgomery, PA) - Attached

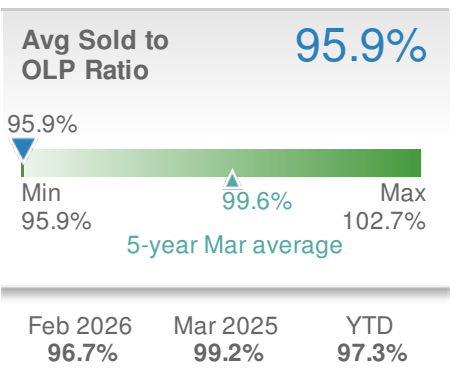
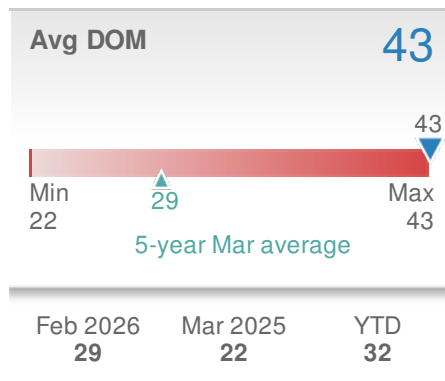
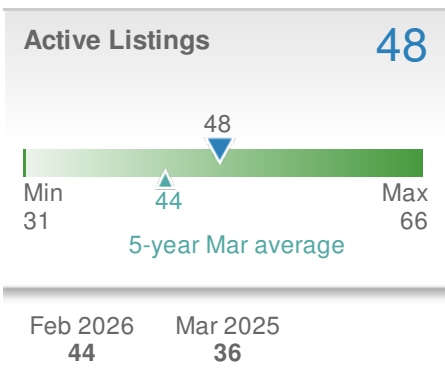
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for March was \$253,500, representing a decrease of 7.8% compared to last month and a decrease of 9.5% from Mar 2025. The average days on market for units sold in March was 43 days, 47% above the 5-year March average of 29 days. There was a 3.3% month over month increase in new contract activity with 31 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 56; and a 9.1% increase in supply to 48 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.27 in February and a decrease from 2.08 in March 2025. The Contract Ratio is 37% lower than the 5-year March average of 1.85. 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.



**March 2026**

Norristown Area (Montgomery, PA) - Attached/Townhouse

McKeesport Area REALTORS  
Email: ldavis@tcsr.realtor

**New Listings** **28**

▲ **27.3%** ▼ **-26.3%**  
 from Feb 2026: **22** from Mar 2025: **38**

YTD	2026	2025	+/-
	<b>89</b>	<b>101</b>	-11.9%

5-year Mar average: **44**

**New Pendings** **21**

▼ **-16.0%** ▼ **-40.0%**  
 from Feb 2026: **25** from Mar 2025: **35**

YTD	2026	2025	+/-
	<b>77</b>	<b>90</b>	-14.4%

5-year Mar average: **41**

**Closed Sales** **22**

▼ **-26.7%** ▲ **10.0%**  
 from Feb 2026: **30** from Mar 2025: **20**

YTD	2026	2025	+/-
	<b>73</b>	<b>67</b>	9.0%

5-year Mar average: **29**

**Median Sold Price** **\$253,500**

▼ **-8.6%** ▼ **-15.2%**  
 from Feb 2026: **\$277,500** from Mar 2025: **\$299,000**

YTD	2026	2025	+/-
	<b>\$280,000</b>	<b>\$280,000</b>	0.0%

5-year Mar average: **\$237,090**

**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$253,500, representing a decrease of 8.6% compared to last month and a decrease of 15.2% from Mar 2025. The average days on market for units sold in March was 39 days, 32% above the 5-year March average of 30 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 4.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 47; and an 18.2% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.48 in February and a decrease from 2.12 in March 2025. The Contract Ratio is 34% lower than the 5-year March average of 1.84. 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.

**Active Listings** **39**

Feb 2026	Mar 2025
<b>33</b>	<b>33</b>

**Avg DOM** **39**

Feb 2026	Mar 2025	YTD
<b>29</b>	<b>24</b>	<b>30</b>

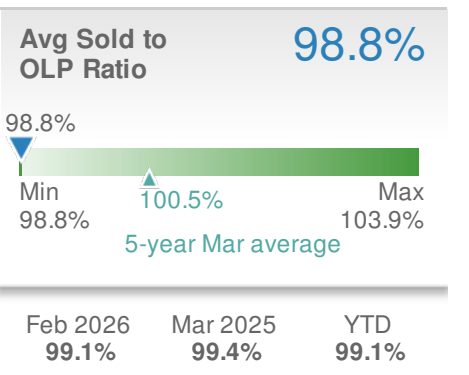
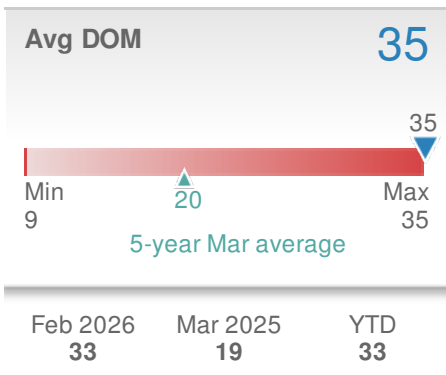
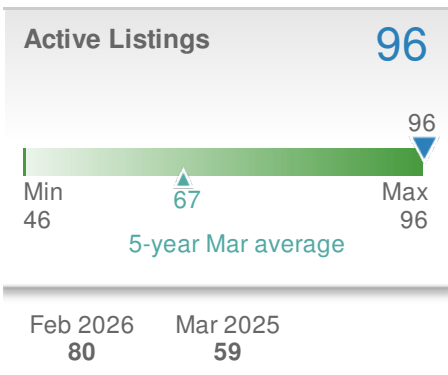
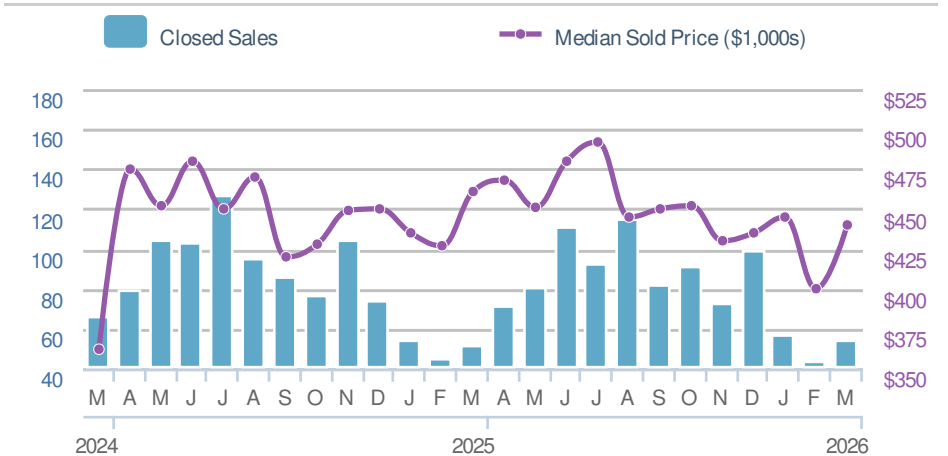
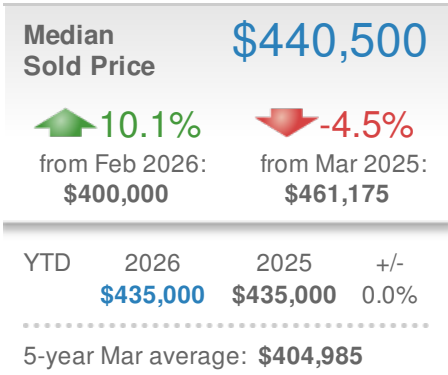
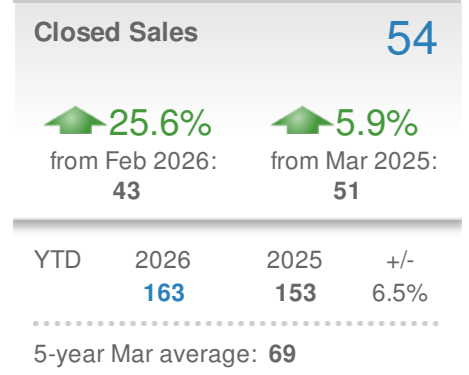
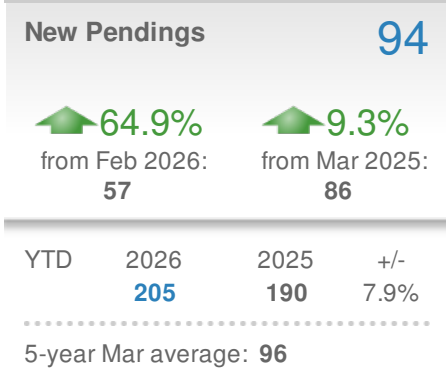
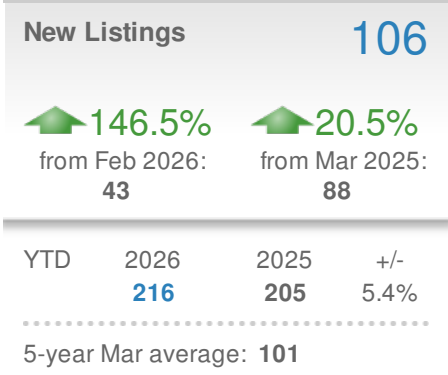
**Avg Sold to OLP Ratio** **96.7%**

Feb 2026	Mar 2025	YTD
<b>96.7%</b>	<b>98.8%</b>	<b>97.7%</b>

**March 2026**

North Penn (Montgomery, PA)

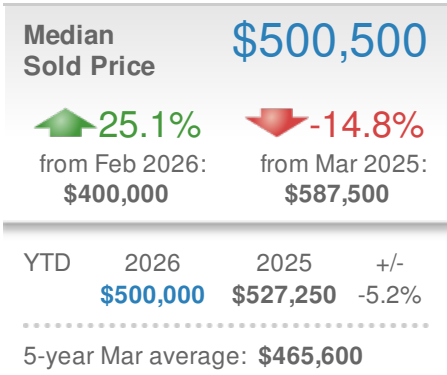
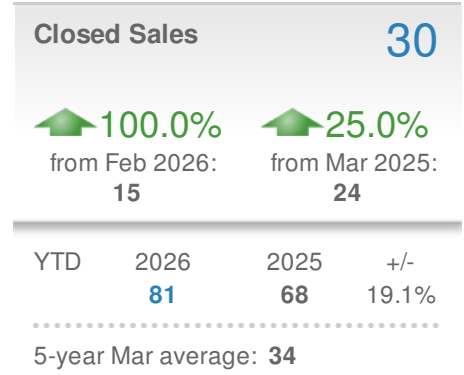
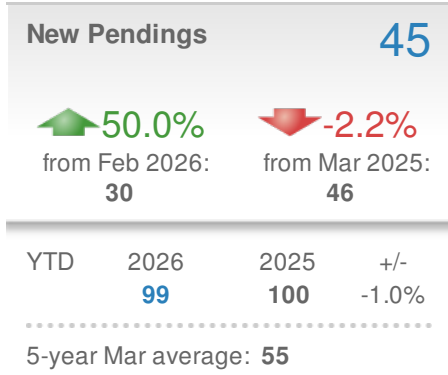
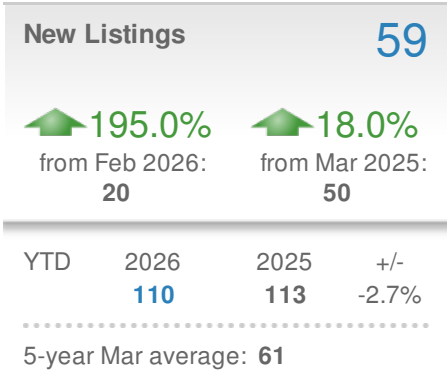
Email: ldavis@tcsr.realtor



**March 2026**

North Penn (Montgomery, PA) - Detached

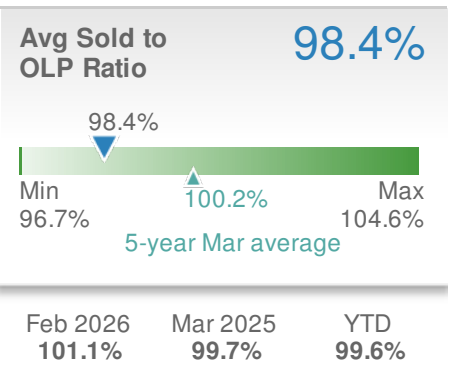
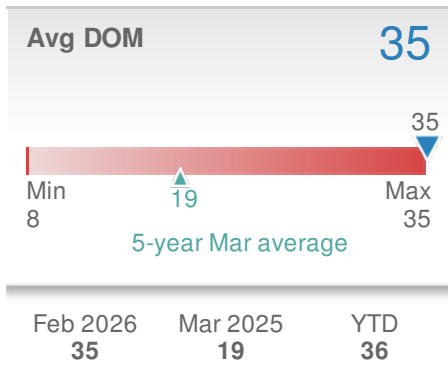
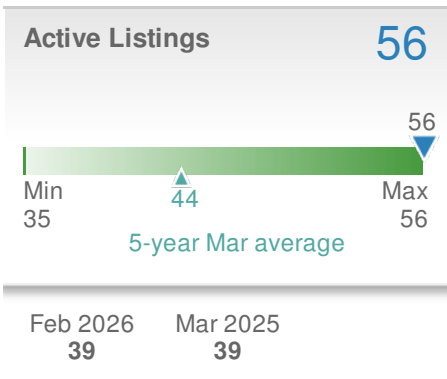
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for March was \$500,500, representing an increase of 25.1% compared to last month and a decrease of 14.8% from Mar 2025. The average days on market for units sold in March was 35 days, 88% above the 5-year March average of 19 days. There was a 50% month over month increase in new contract activity with 45 New Pendings; an 18.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 58; and a 43.6% increase in supply to 56 active units.

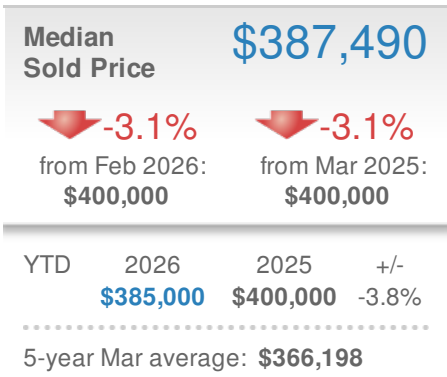
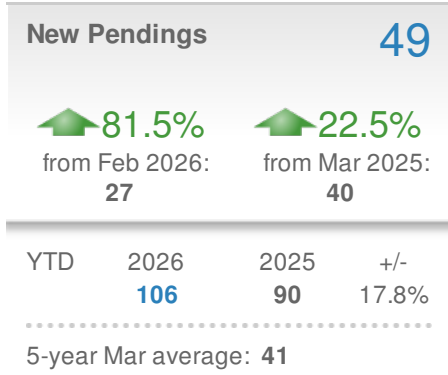
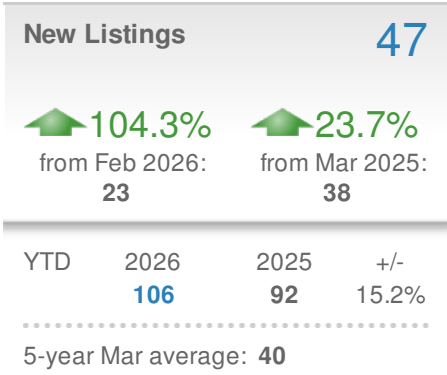
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.26 in February and a decrease from 1.56 in March 2025. The Contract Ratio is 45% lower than the 5-year March average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

North Penn (Montgomery, PA) - Attached

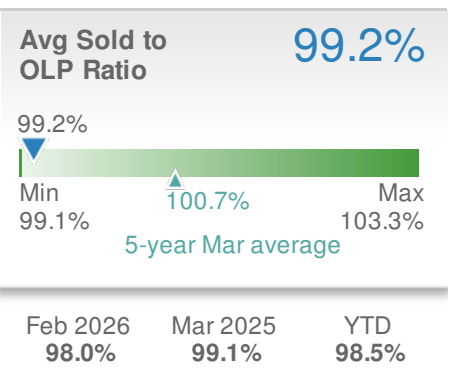
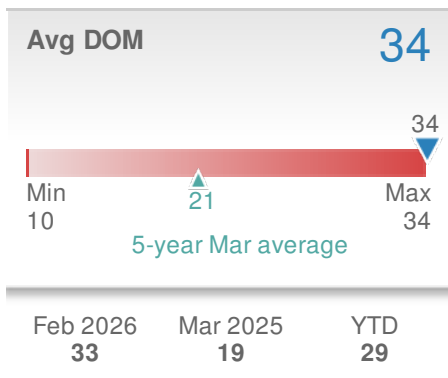
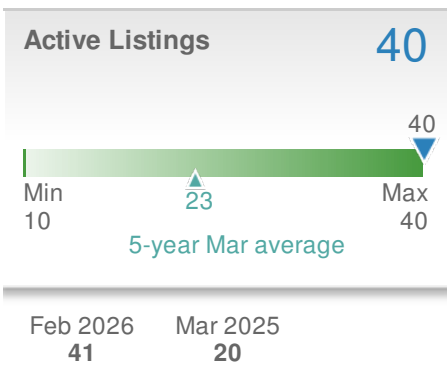
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for March was \$387,490, representing a decrease of 3.1% compared to last month and a decrease of 3.1% from Mar 2025. The average days on market for units sold in March was 34 days, 65% above the 5-year March average of 21 days. There was an 81.5% month over month increase in new contract activity with 49 New Pendings; a 59.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 59; and a 2.4% decrease in supply to 40 active units.

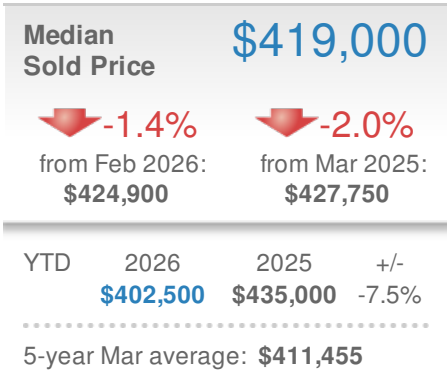
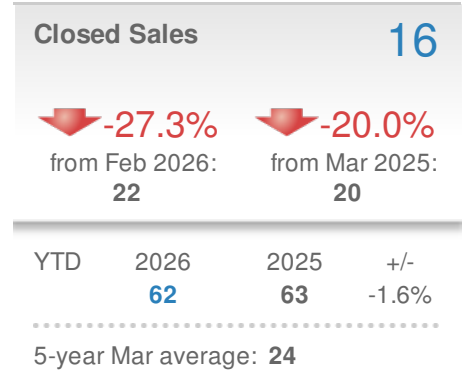
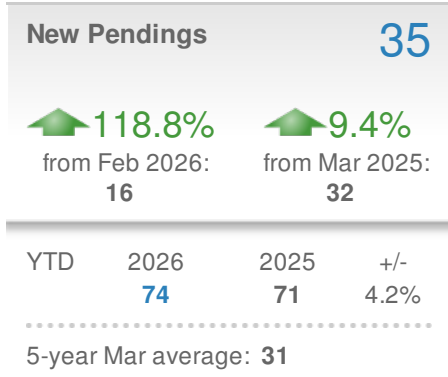
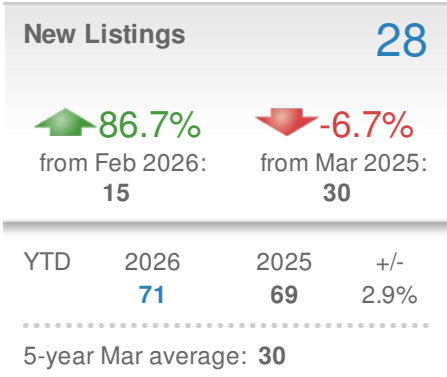
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 0.90 in February and a decrease from 2.15 in March 2025. The Contract Ratio is 47% lower than the 5-year March average of 2.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

North Penn (Montgomery, PA) - Attached/Townhouse

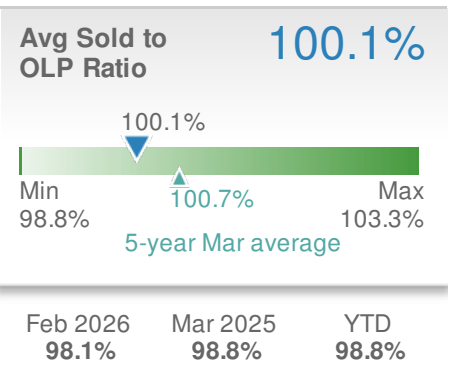
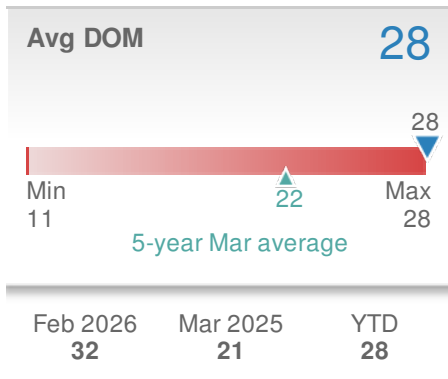
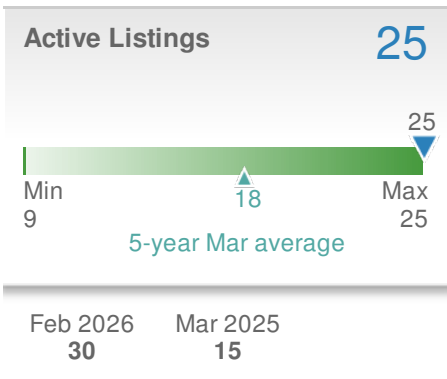
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$419,000, representing a decrease of 1.4% compared to last month and a decrease of 2% from Mar 2025. The average days on market for units sold in March was 28 days, 26% above the 5-year March average of 22 days. There was a 118.8% month over month increase in new contract activity with 35 New Pendings; a 77.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 39; and a 16.7% decrease in supply to 25 active units.

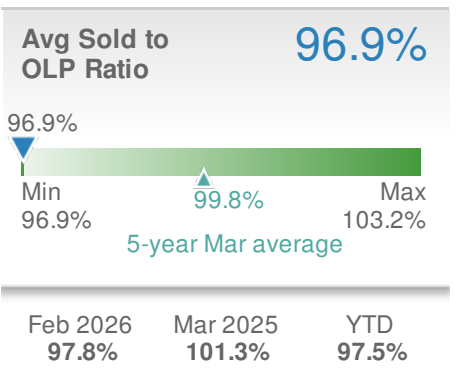
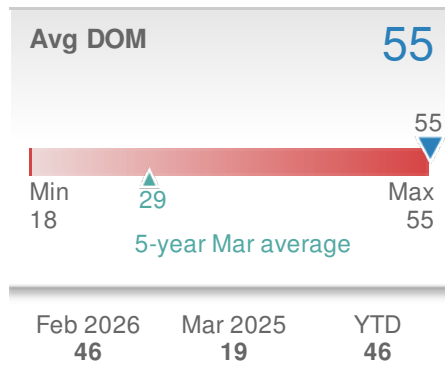
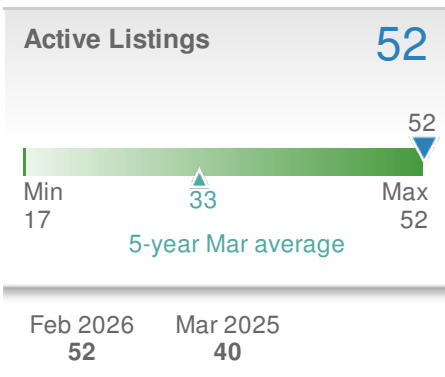
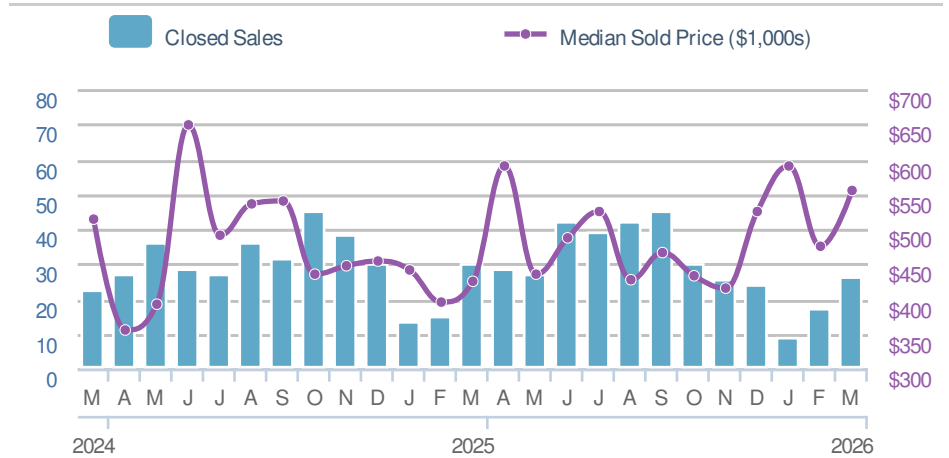
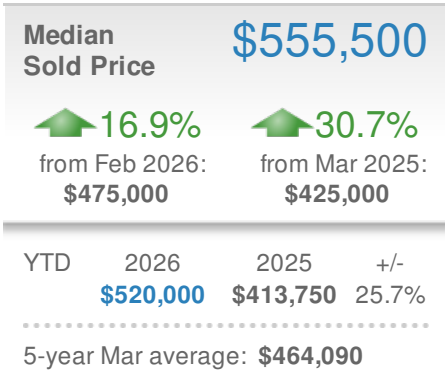
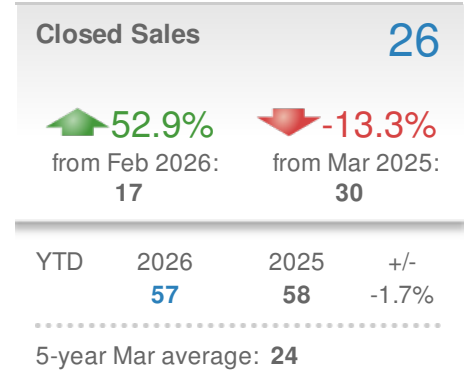
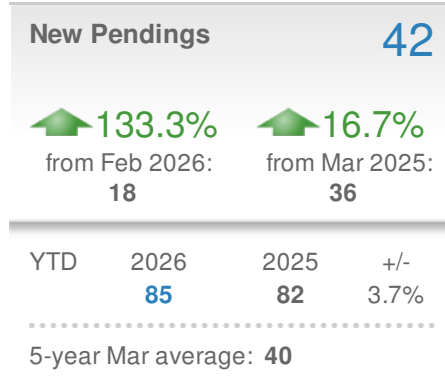
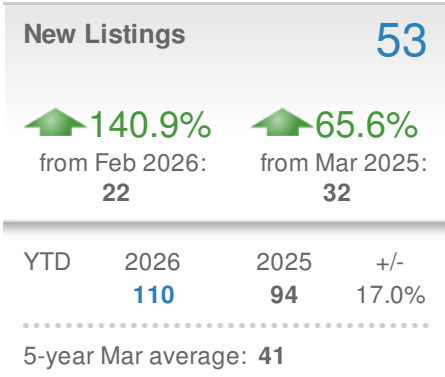
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.73 in February and a decrease from 2.40 in March 2025. The Contract Ratio is 39% lower than the 5-year March average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Perkiomen Valley (Montgomery, PA)

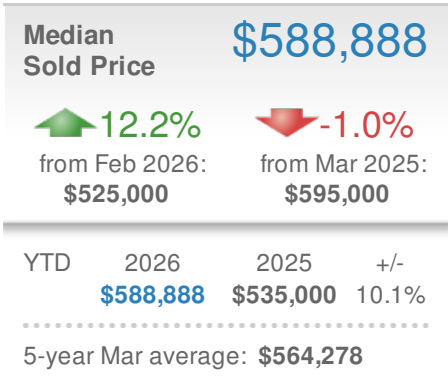
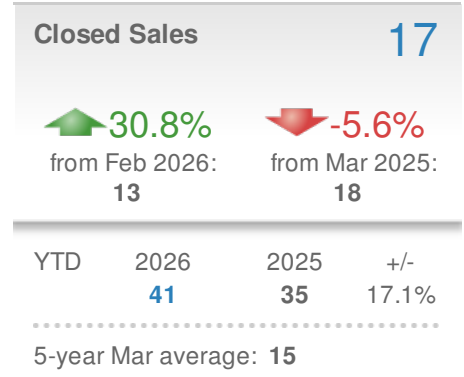
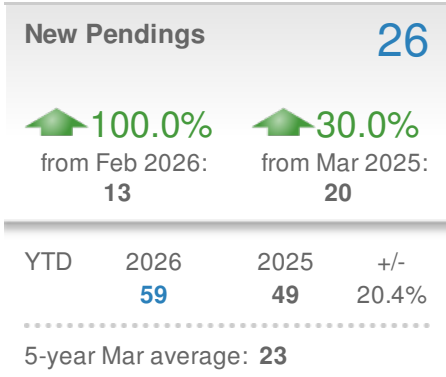
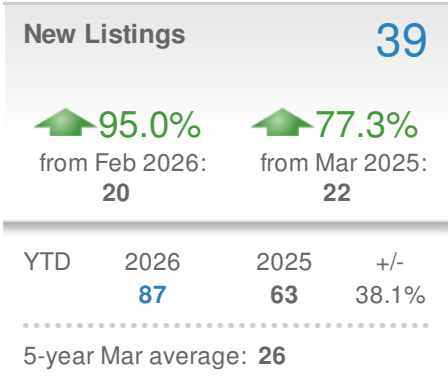
Email: ldavis@tcsr.realtor



**March 2026**

Perkiomen Valley (Montgomery, PA) - Detached

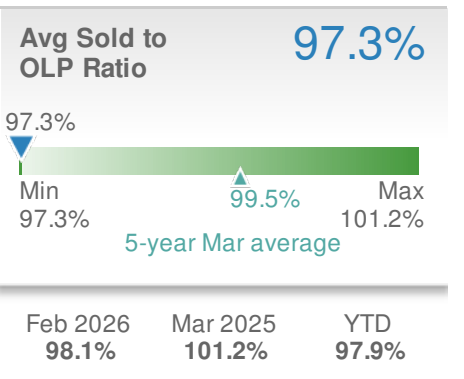
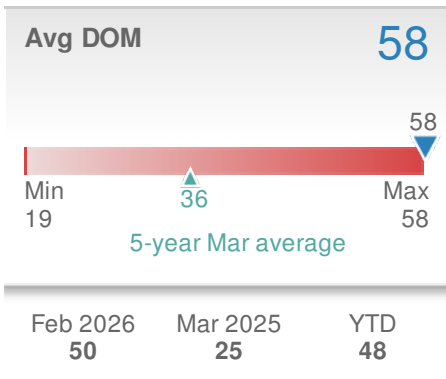
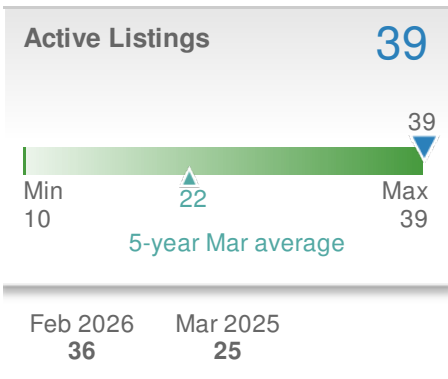
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Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for March was \$588,888, representing an increase of 12.2% compared to last month and a decrease of 1% from Mar 2025. The average days on market for units sold in March was 58 days, 62% above the 5-year March average of 36 days. There was a 100% month over month increase in new contract activity with 26 New Pendings; a 19.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 31; and an 8.3% increase in supply to 39 active units.

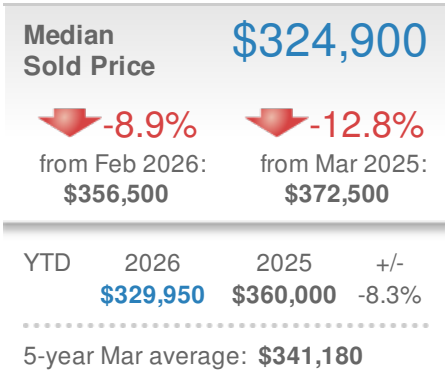
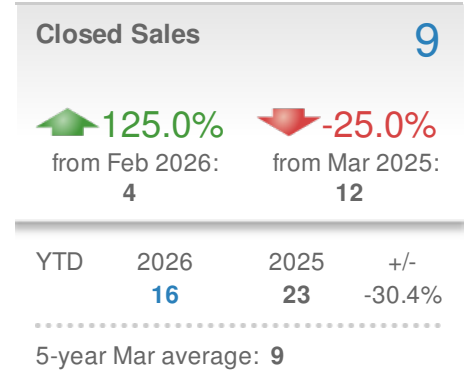
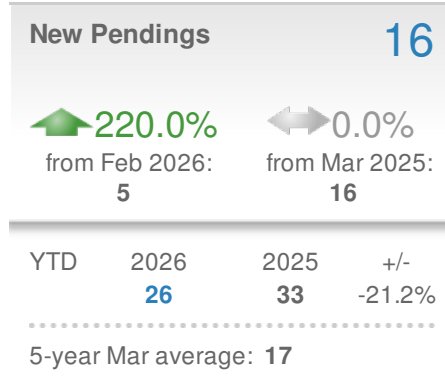
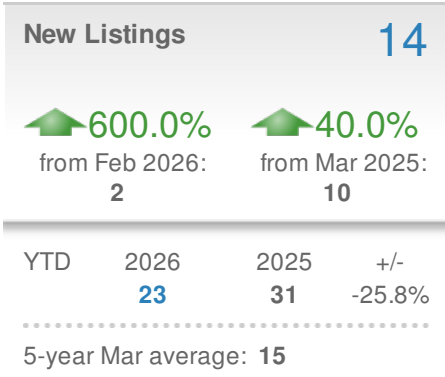
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.72 in February and a decrease from 1.12 in March 2025. The Contract Ratio is 56% lower than the 5-year March average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Perkiomen Valley (Montgomery, PA) - Attached

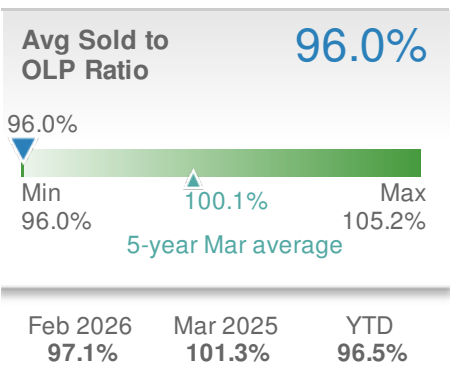
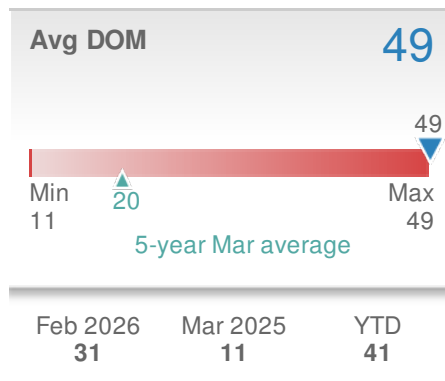
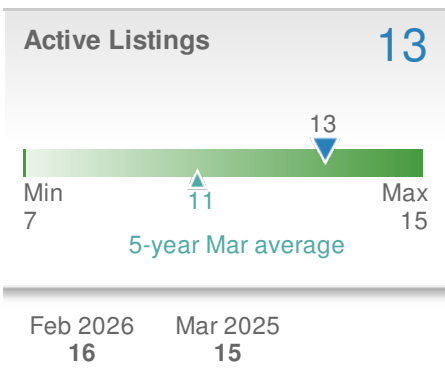
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for March was \$324,900, representing a decrease of 8.9% compared to last month and a decrease of 12.8% from Mar 2025. The average days on market for units sold in March was 49 days, 143% above the 5-year March average of 20 days. There was a 220% month over month increase in new contract activity with 16 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 14; and an 18.8% decrease in supply to 13 active units.

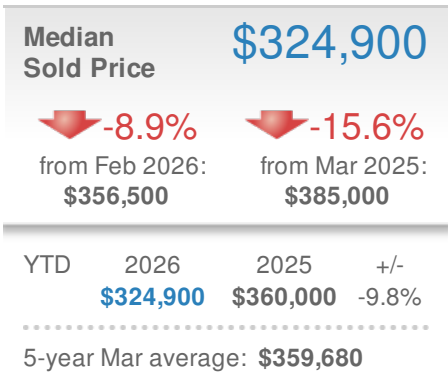
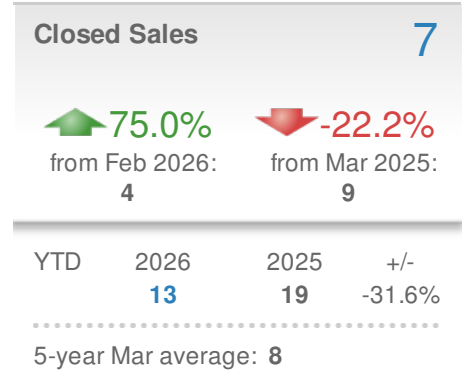
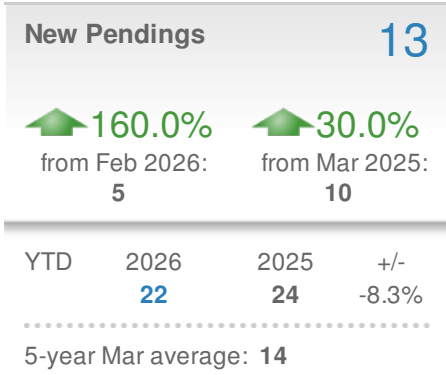
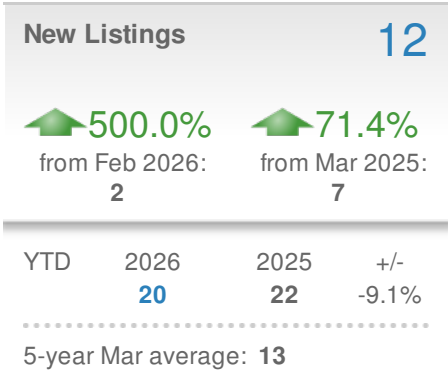
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.44 in February and an increase from 1.07 in March 2025. The Contract Ratio is 47% lower than the 5-year March average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

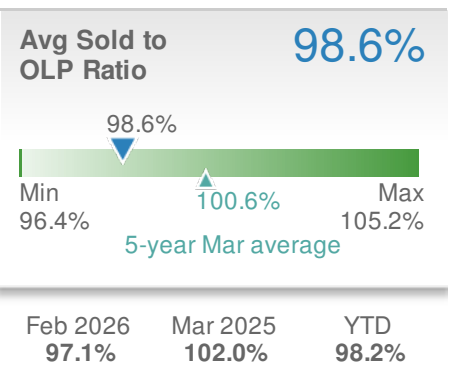
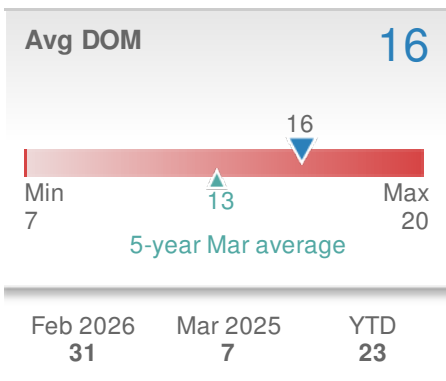
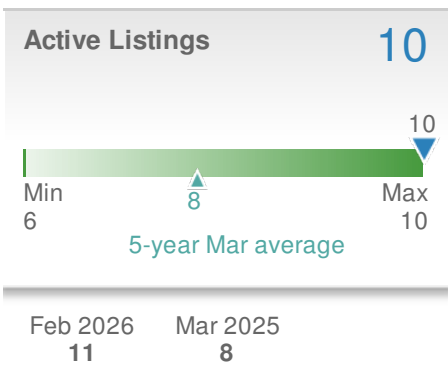
Montgomery County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$324,900, representing a decrease of 8.9% compared to last month and a decrease of 15.6% from Mar 2025. The average days on market for units sold in March was 16 days, 19% above the 5-year March average of 13 days. There was a 160% month over month increase in new contract activity with 13 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 12; and a 9.1% decrease in supply to 10 active units.

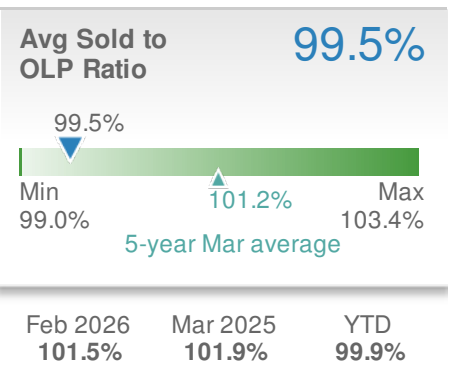
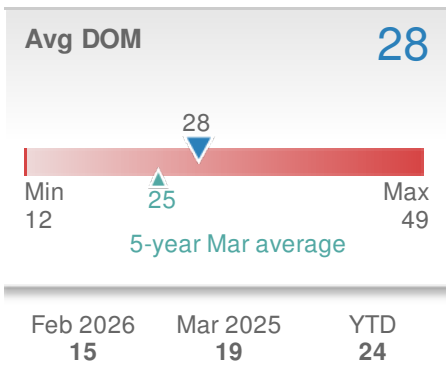
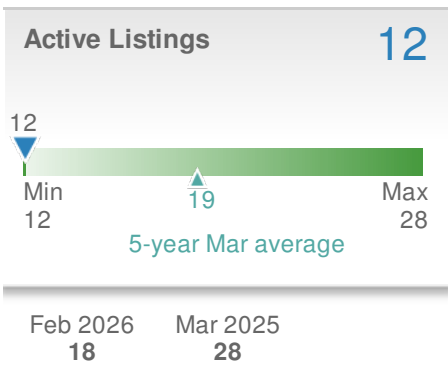
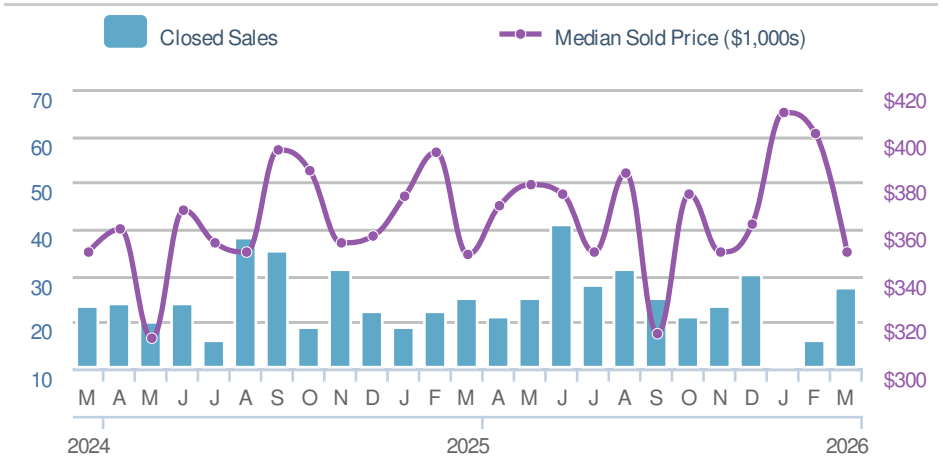
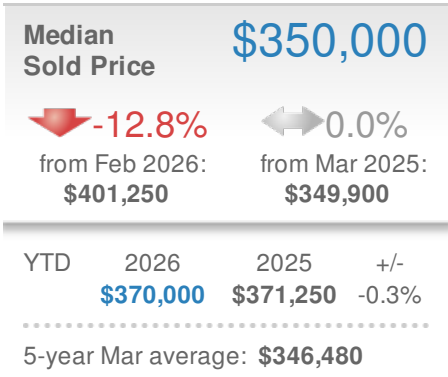
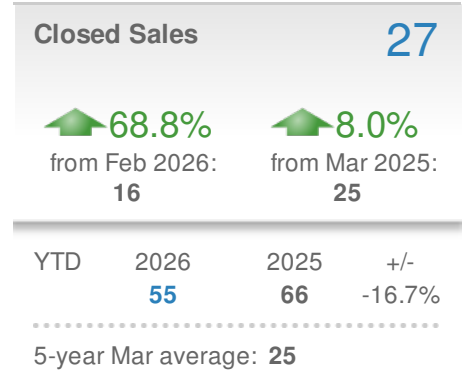
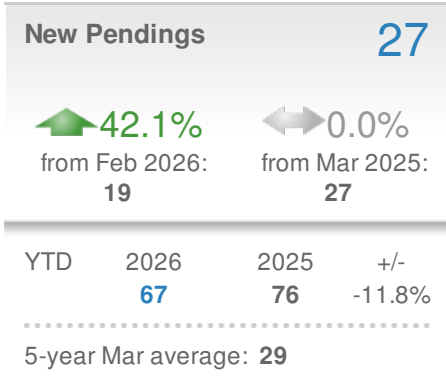
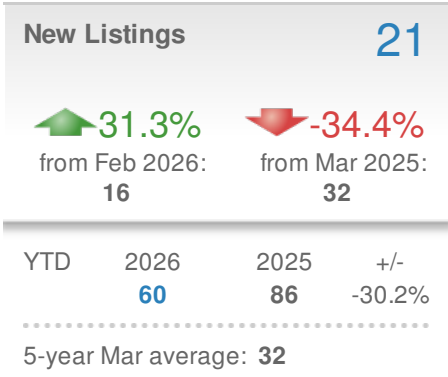
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.55 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Pottsgrove (Montgomery, PA)

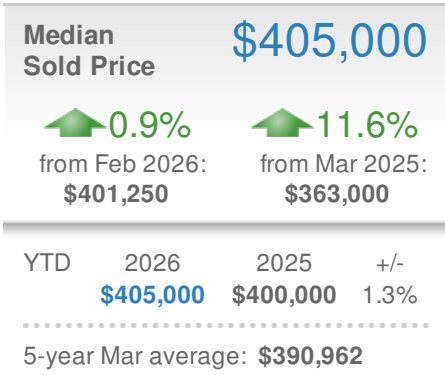
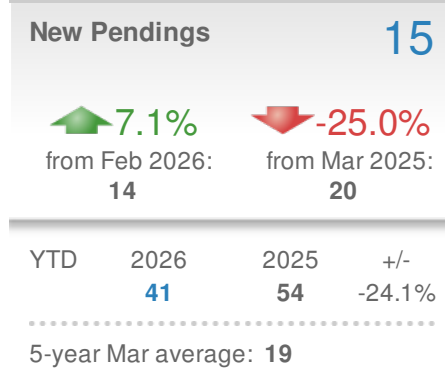
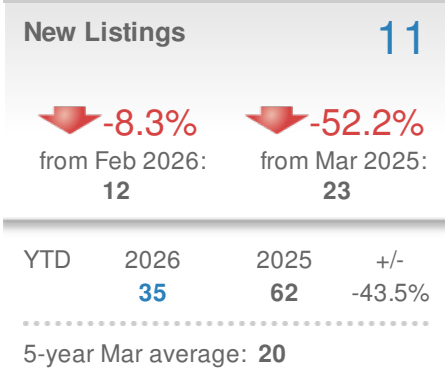
Email: ldavis@tcsr.realtor



**March 2026**

Pottsgrove (Montgomery, PA) - Detached

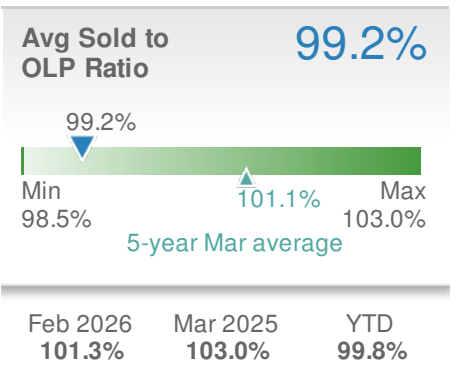
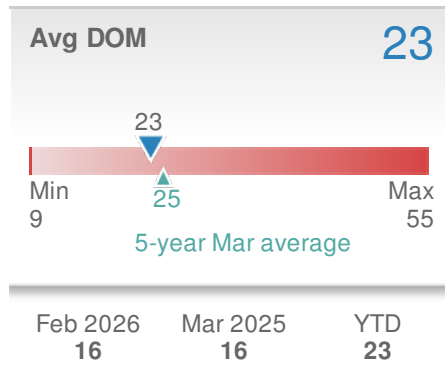
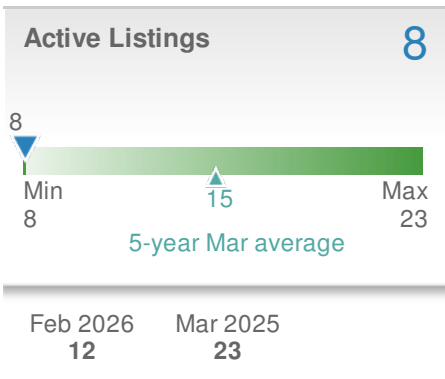
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for March was \$405,000, representing an increase of 0.9% compared to last month and an increase of 11.6% from Mar 2025. The average days on market for units sold in March was 23 days, 8% below the 5-year March average of 25 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 26; and a 33.3% decrease in supply to 8 active units.

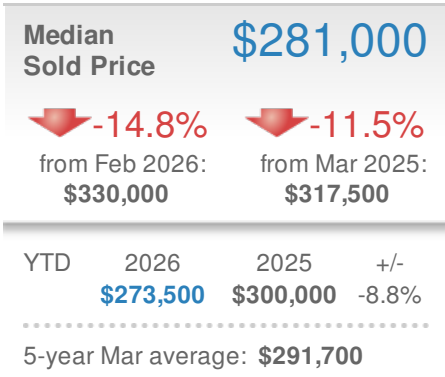
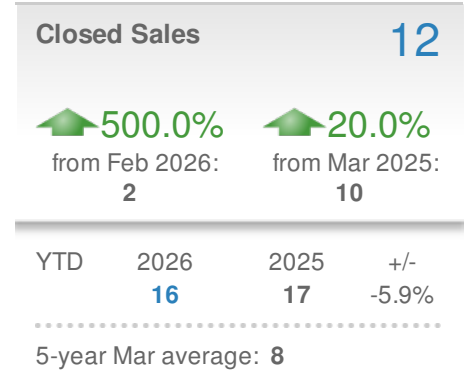
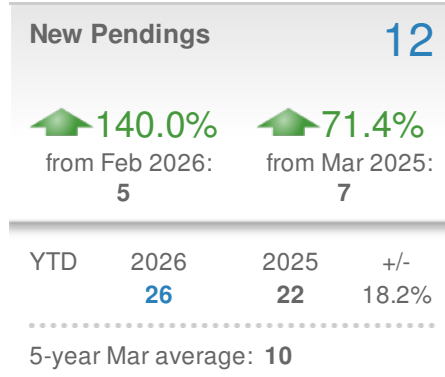
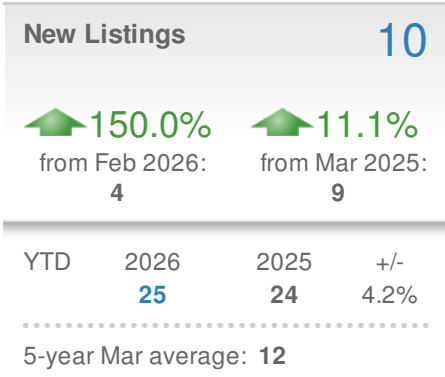
This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 2.17 in February and an increase from 1.26 in March 2025. The Contract Ratio is 37% higher than the 5-year March average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Pottsgrove (Montgomery, PA) - Attached

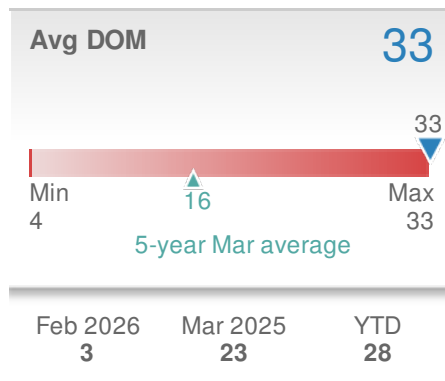
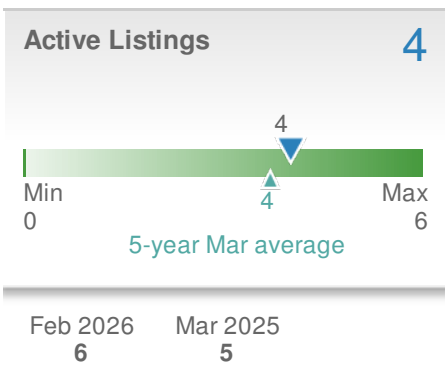
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for March was \$281,000, representing a decrease of 14.8% compared to last month and a decrease of 11.5% from Mar 2025. The average days on market for units sold in March was 33 days, 104% above the 5-year March average of 16 days. There was a 140% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 13; and a 33.3% decrease in supply to 4 active units.

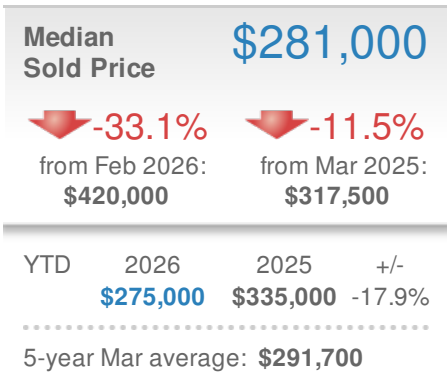
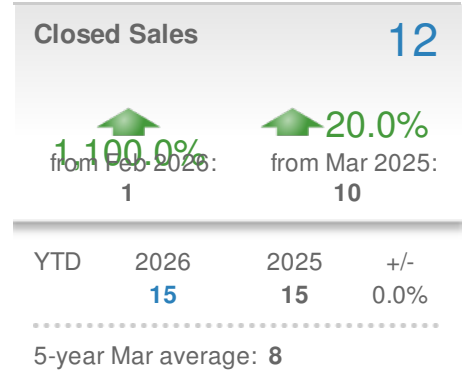
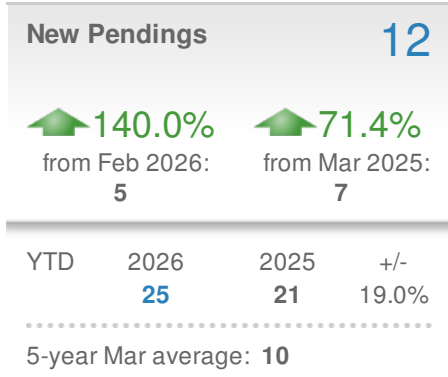
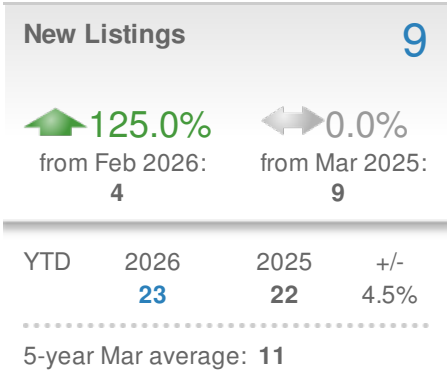
This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 2.17 in February and an increase from 2.20 in March 2025. The Contract Ratio is 11% lower than the 5-year March average of 3.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Pottsgrove (Montgomery, PA) - Attached/Townhouse

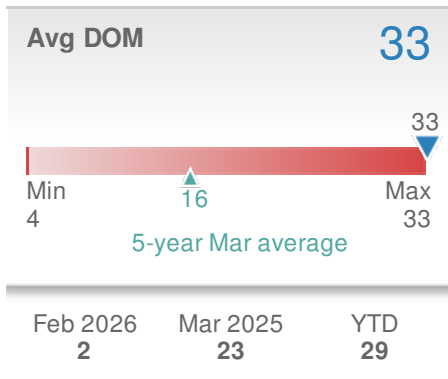
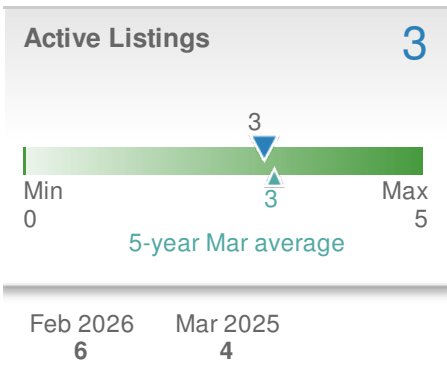
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$281,000, representing a decrease of 33.1% compared to last month and a decrease of 11.5% from Mar 2025. The average days on market for units sold in March was 33 days, 104% above the 5-year March average of 16 days. There was a 140% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 13; and a 50% decrease in supply to 3 active units.

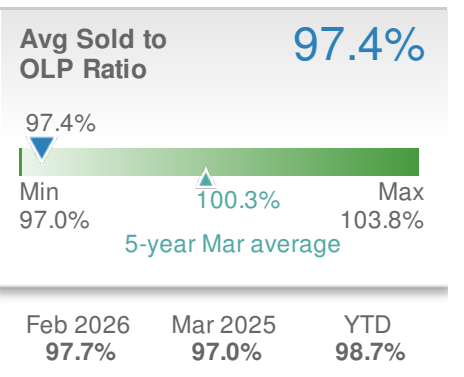
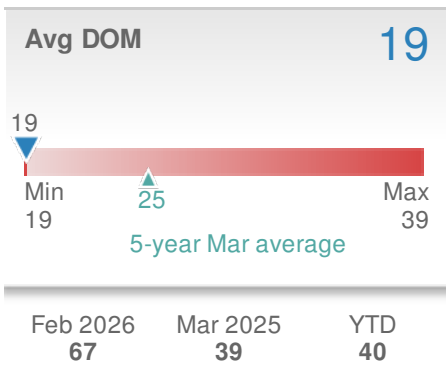
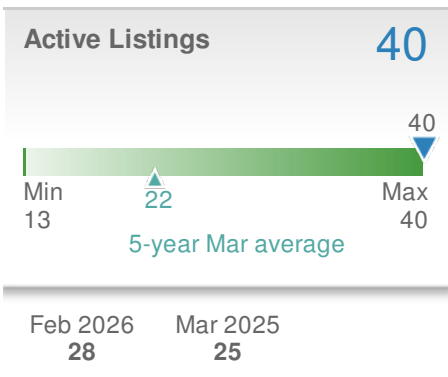
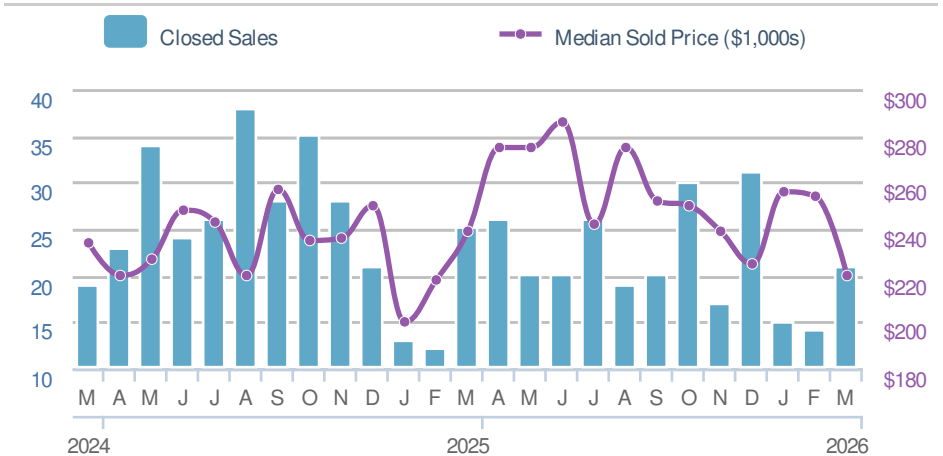
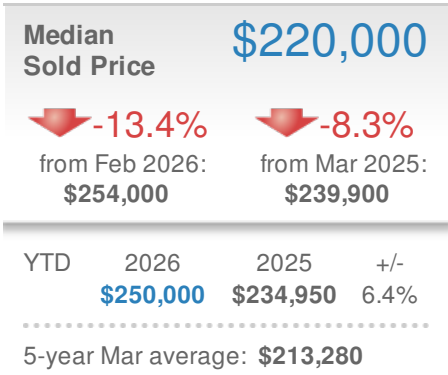
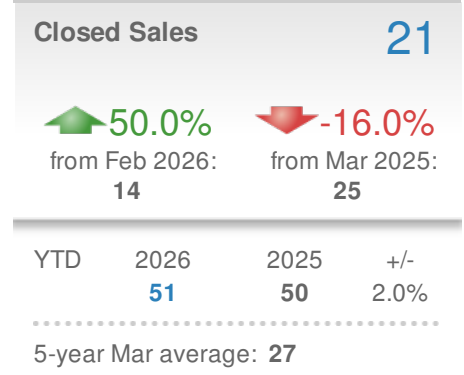
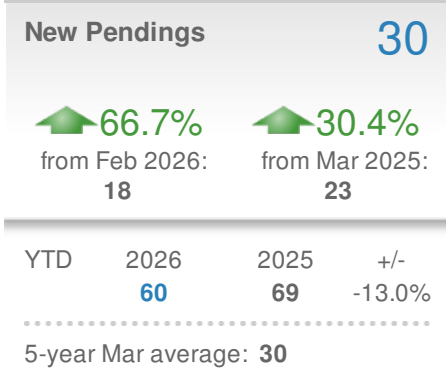
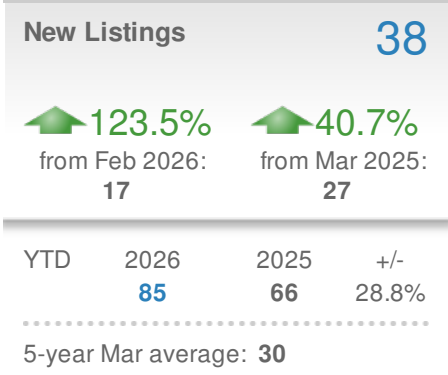
This activity resulted in a Contract Ratio of 4.33 pendings per active listing, up from 2.17 in February and an increase from 2.75 in March 2025. The Contract Ratio is 8% higher than the 5-year March average of 4.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Pottstown (Montgomery, PA)

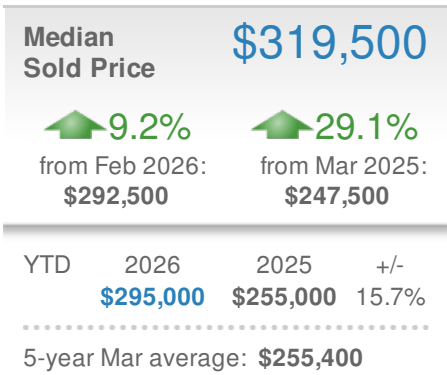
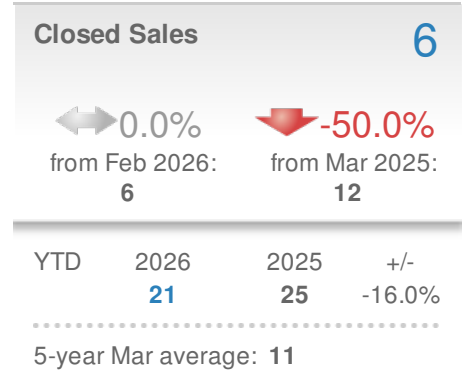
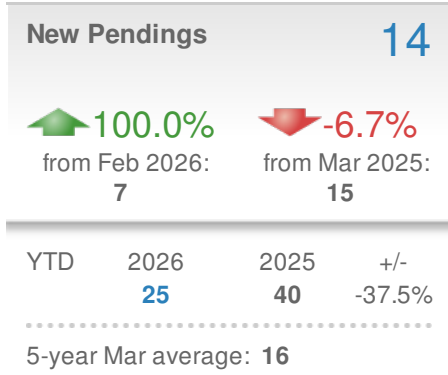
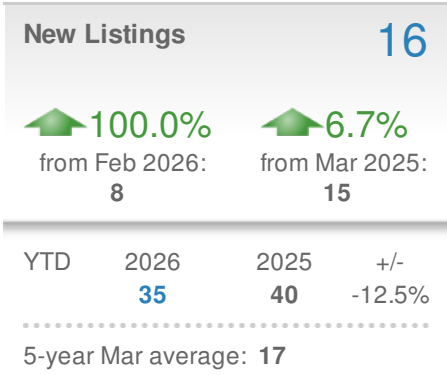
Email: ldavis@tcsr.realtor



**March 2026**

Pottstown (Montgomery, PA) - Detached

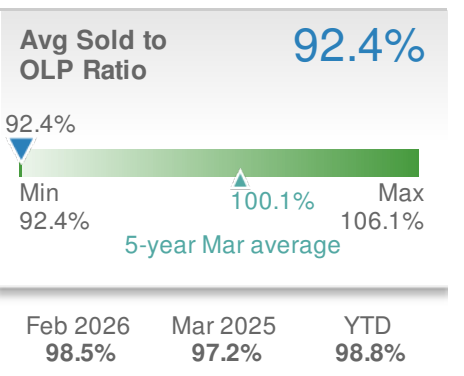
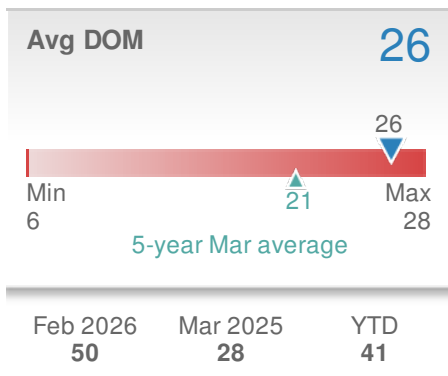
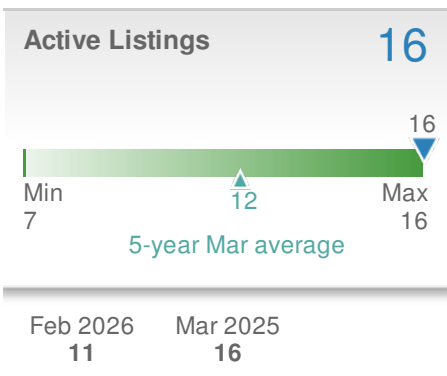
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for March was \$319,500, representing an increase of 9.2% compared to last month and an increase of 29.1% from Mar 2025. The average days on market for units sold in March was 26 days, 24% above the 5-year March average of 21 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 77.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 45.5% increase in supply to 16 active units.

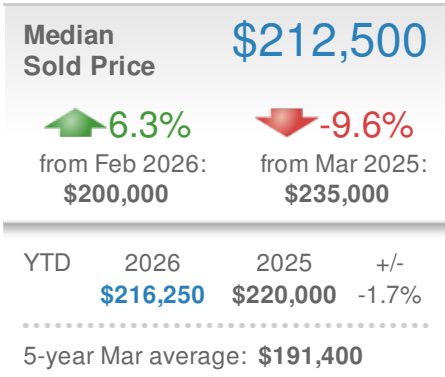
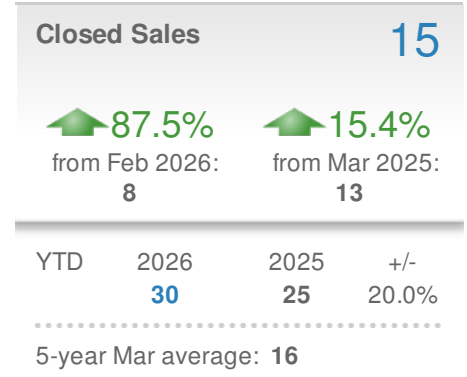
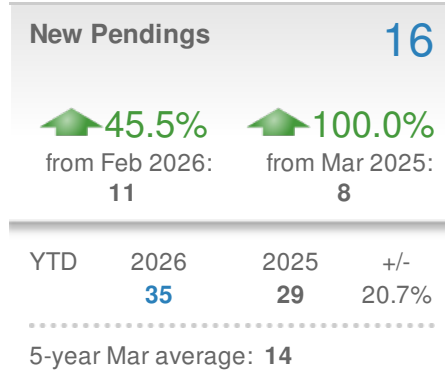
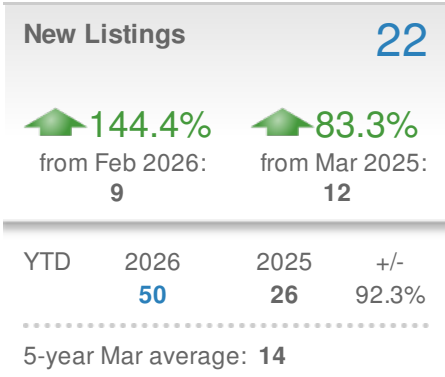
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.82 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Pottstown (Montgomery, PA) - Attached

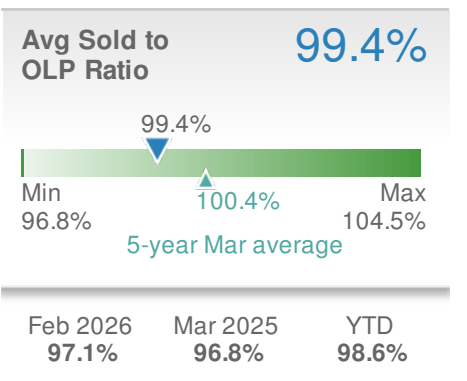
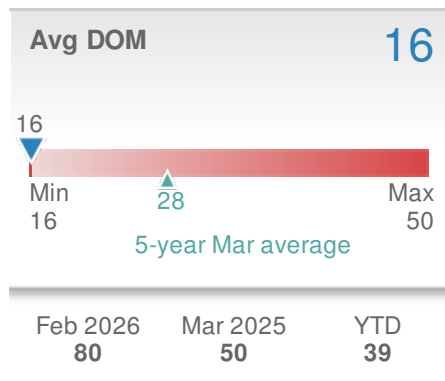
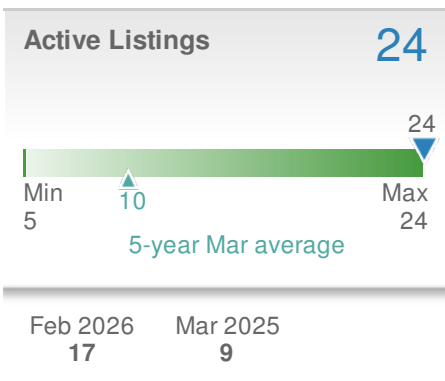
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for March was \$212,500, representing an increase of 6.3% compared to last month and a decrease of 9.6% from Mar 2025. The average days on market for units sold in March was 16 days, 43% below the 5-year March average of 28 days. There was a 45.5% month over month increase in new contract activity with 16 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 13; and a 41.2% increase in supply to 24 active units.

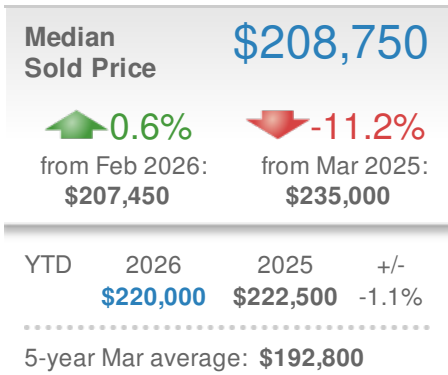
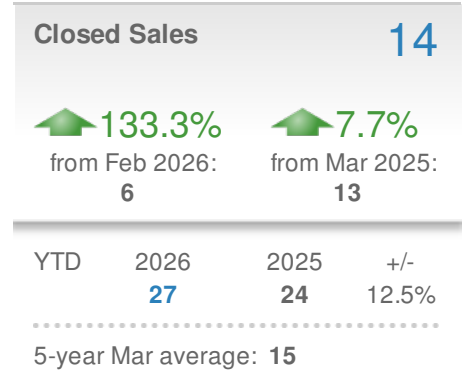
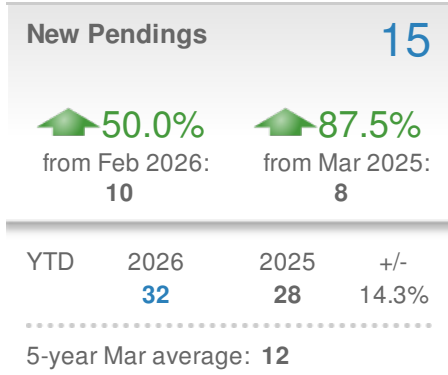
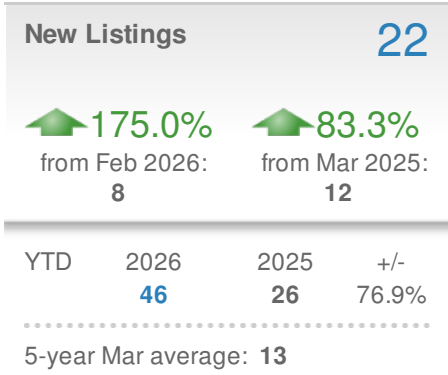
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.71 in February and a decrease from 1.11 in March 2025. The Contract Ratio is 74% lower than the 5-year March average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Pottstown (Montgomery, PA) - Attached/Townhouse

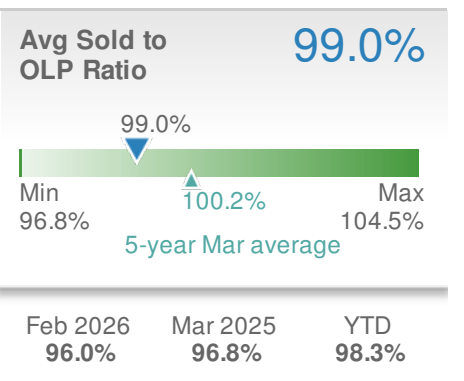
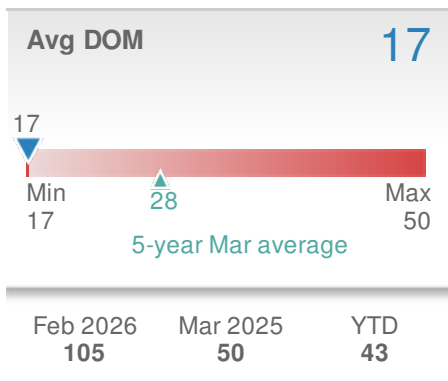
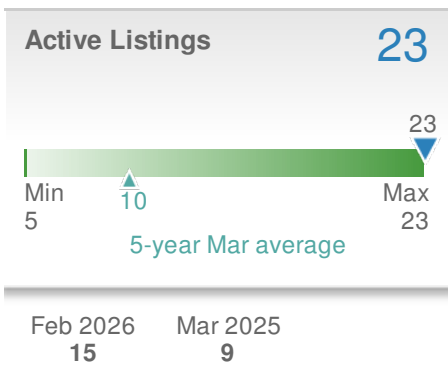
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$208,750, representing an increase of 0.6% compared to last month and a decrease of 11.2% from Mar 2025. The average days on market for units sold in March was 17 days, 40% below the 5-year March average of 28 days. There was a 50% month over month increase in new contract activity with 15 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 12; and a 53.3% increase in supply to 23 active units.

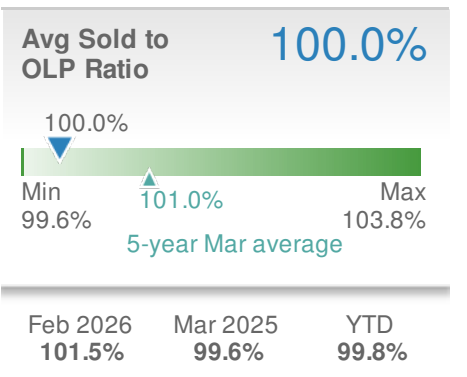
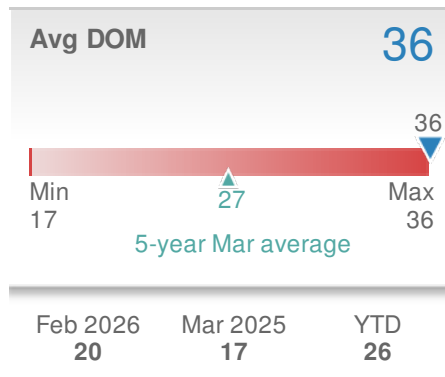
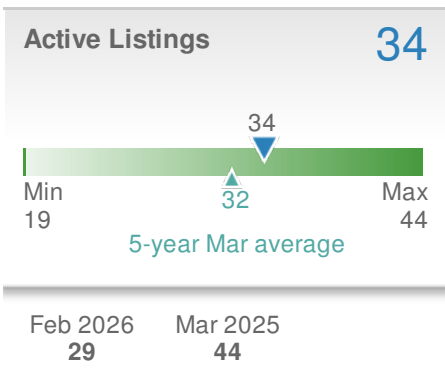
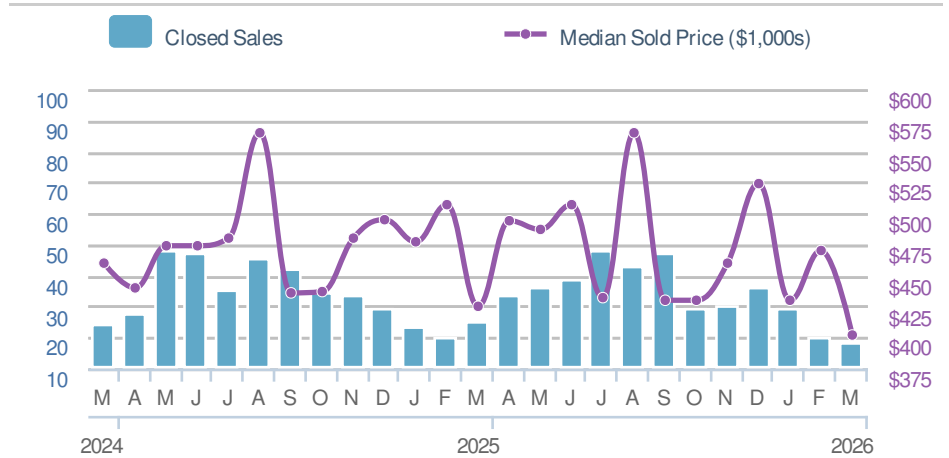
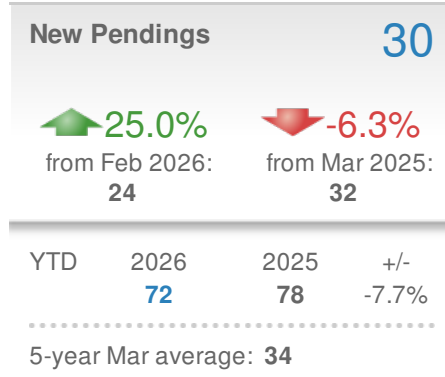
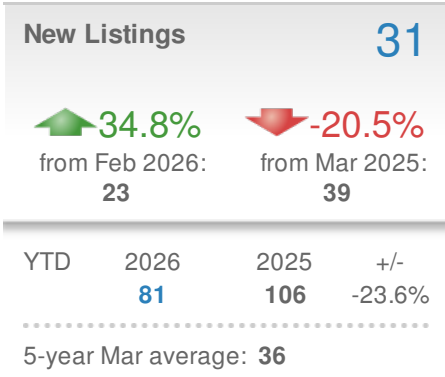
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.73 in February and a decrease from 1.00 in March 2025. The Contract Ratio is 71% lower than the 5-year March average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Souderton Area (Montgomery, PA)

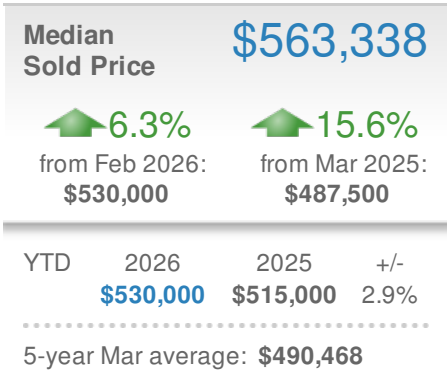
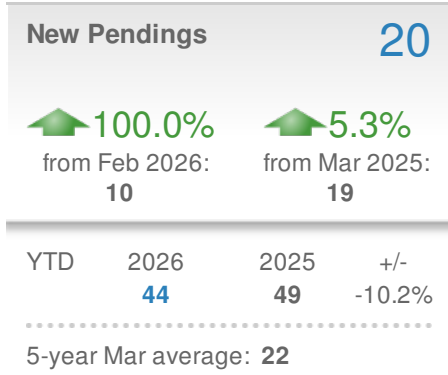
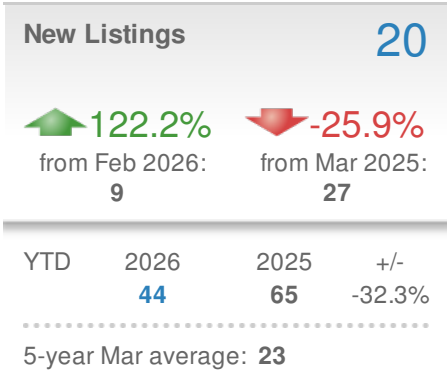
Email: ldavis@tcsr.realtor



**March 2026**

Souderton Area (Montgomery, PA) - Detached

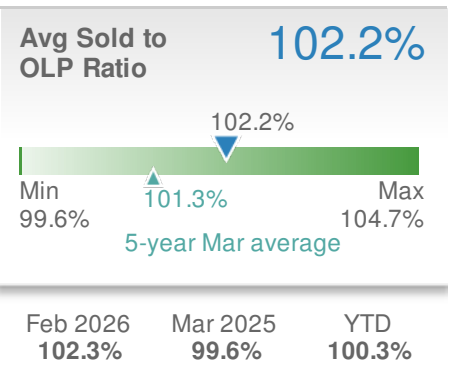
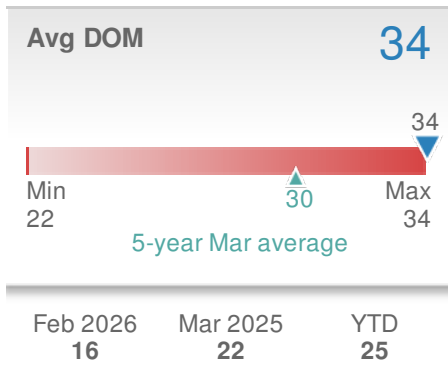
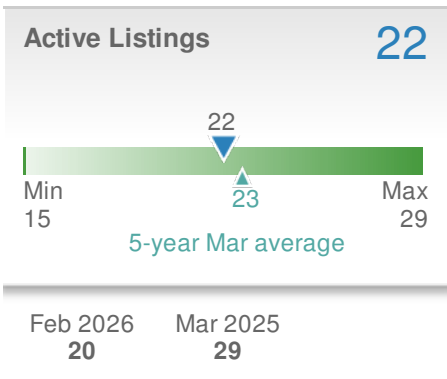
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**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for March was \$563,338, representing an increase of 6.3% compared to last month and an increase of 15.6% from Mar 2025. The average days on market for units sold in March was 34 days, 13% above the 5-year March average of 30 days. There was a 100% month over month increase in new contract activity with 20 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 10% increase in supply to 22 active units.

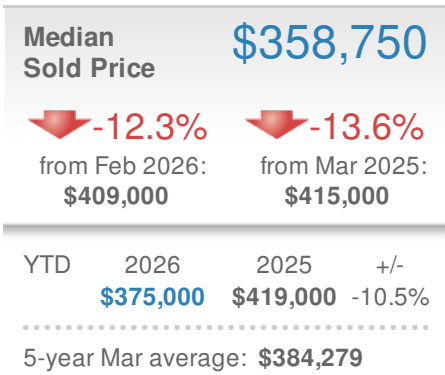
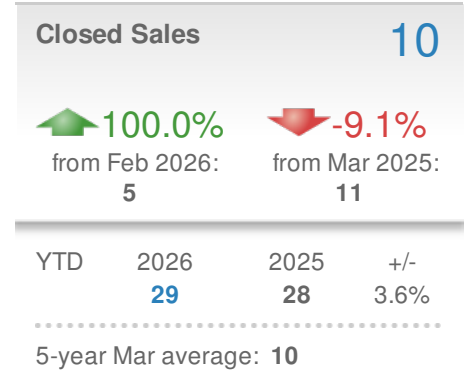
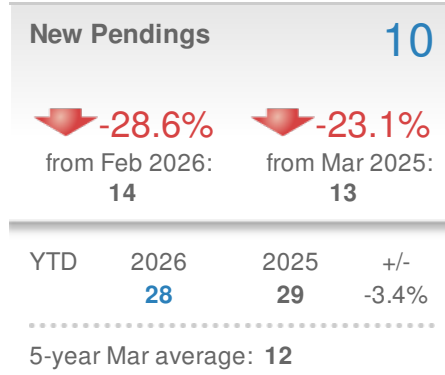
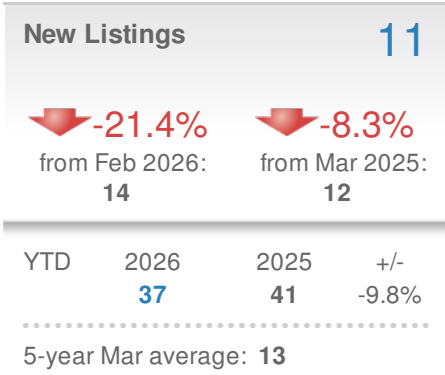
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.60 in February and an increase from 1.07 in March 2025. The Contract Ratio is 36% lower than the 5-year March average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Souderton Area (Montgomery, PA) - Attached

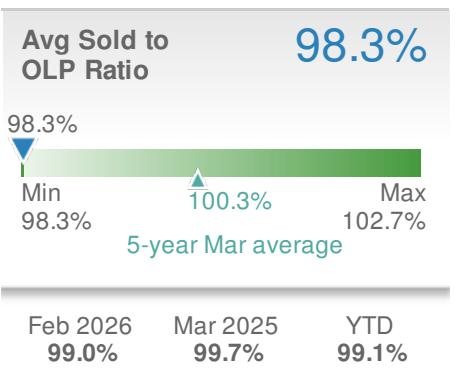
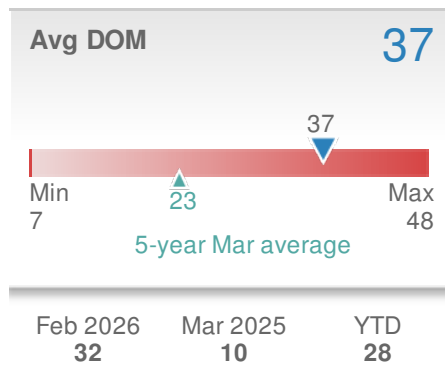
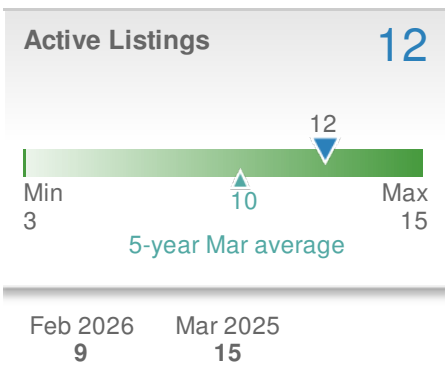
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for March was \$358,750, representing a decrease of 12.3% compared to last month and a decrease of 13.6% from Mar 2025. The average days on market for units sold in March was 37 days, 61% above the 5-year March average of 23 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 13; and a 33.3% increase in supply to 12 active units.

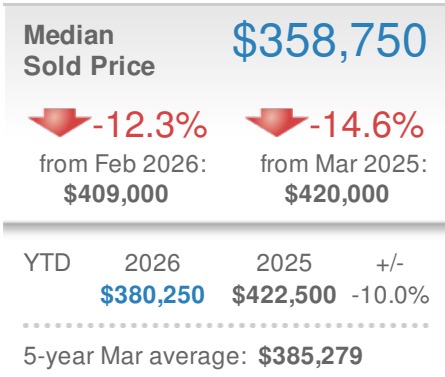
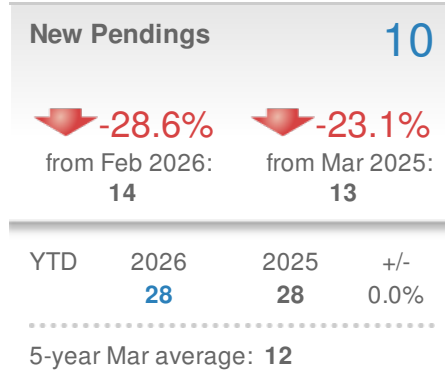
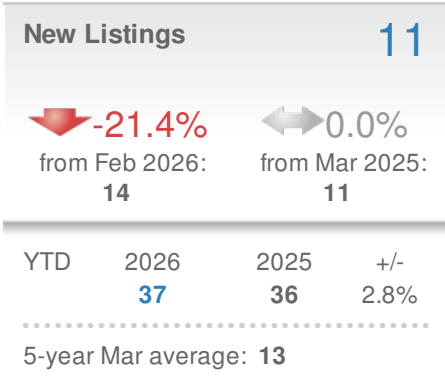
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.56 in February and an increase from 1.00 in March 2025. The Contract Ratio is 55% lower than the 5-year March average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Souderton Area (Montgomery, PA) - Attached/Townhouse

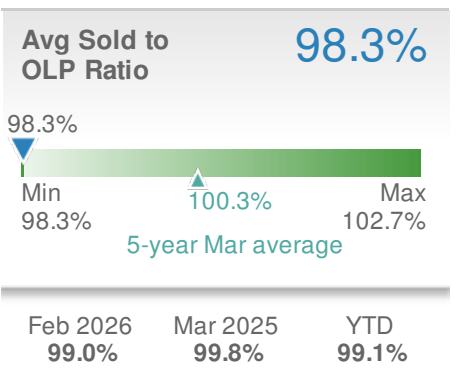
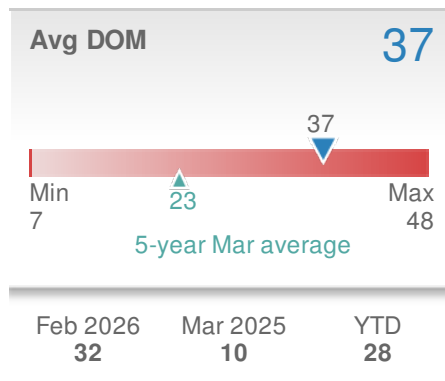
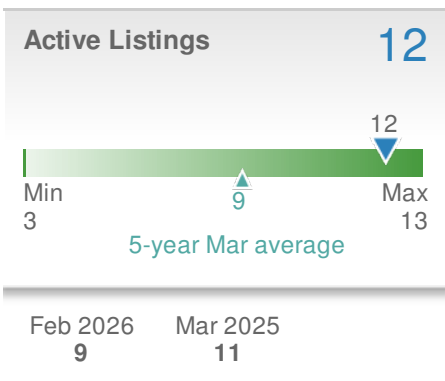
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$358,750, representing a decrease of 12.3% compared to last month and a decrease of 14.6% from Mar 2025. The average days on market for units sold in March was 37 days, 61% above the 5-year March average of 23 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 13; and a 33.3% increase in supply to 12 active units.

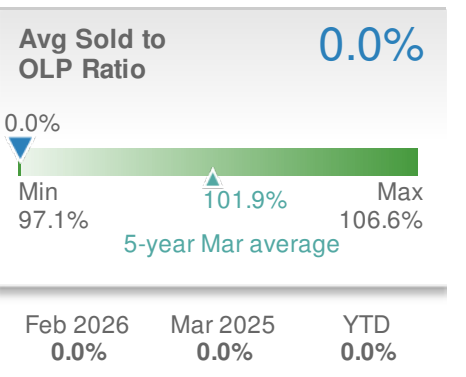
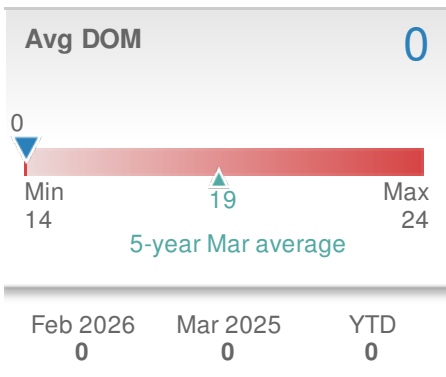
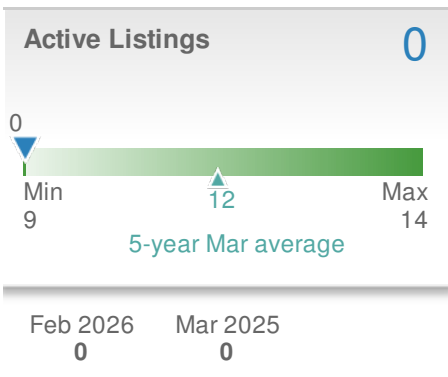
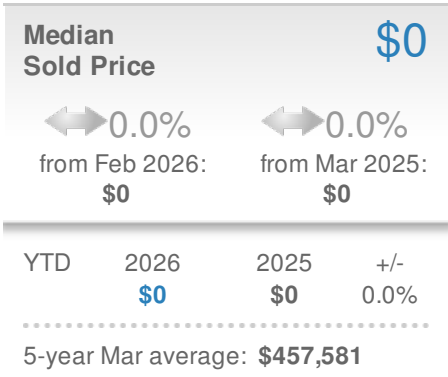
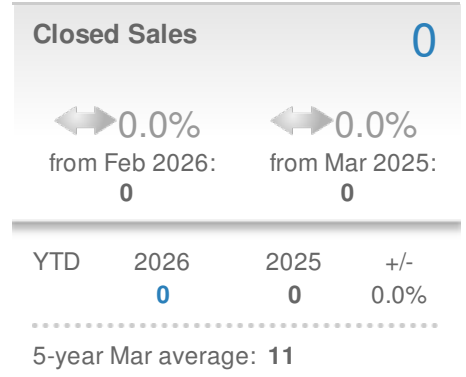
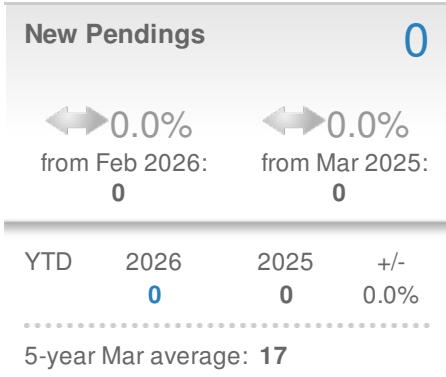
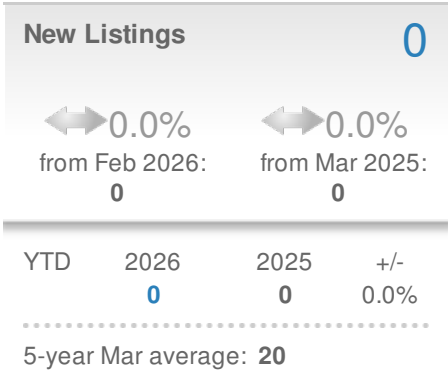
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.56 in February and a decrease from 1.36 in March 2025. The Contract Ratio is 57% lower than the 5-year March average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Springfield (Montgomery, PA)

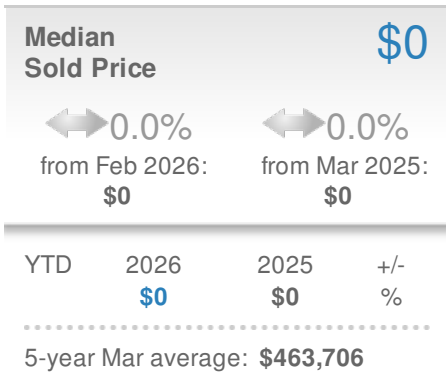
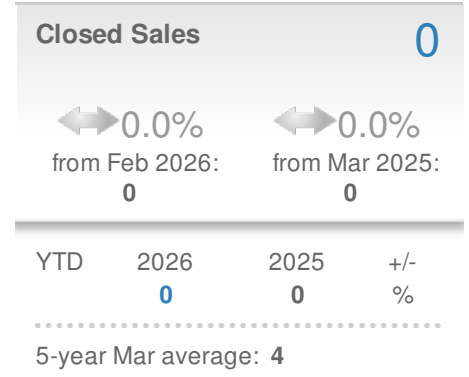
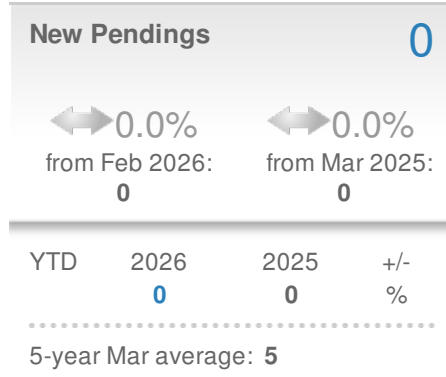
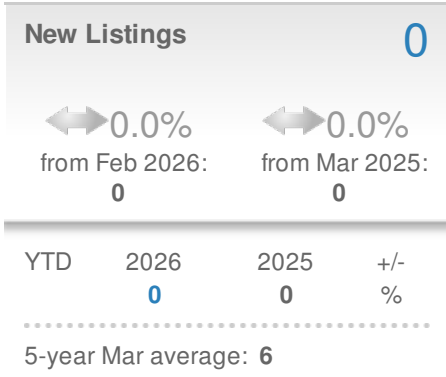
Email: ldavis@tcsr.realtor



**March 2026**

Springfield (Montgomery, PA) - Detached

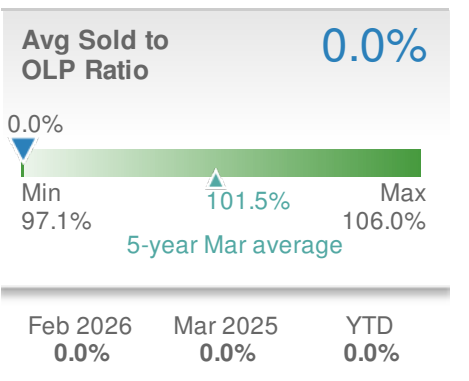
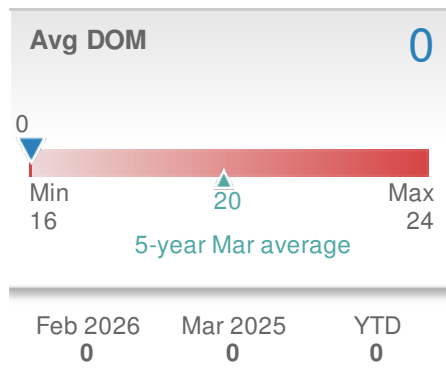
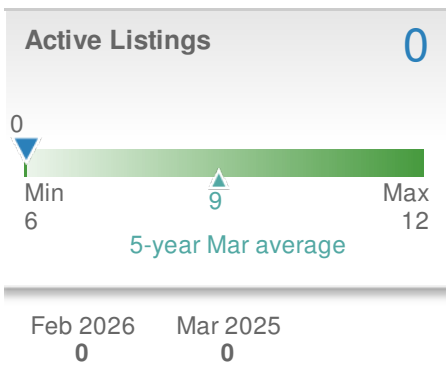
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**Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for March was \$0, representing no change compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 20 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 February) with 0; and no change in supply with 0 active units.

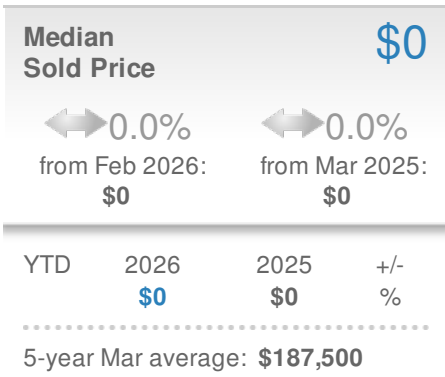
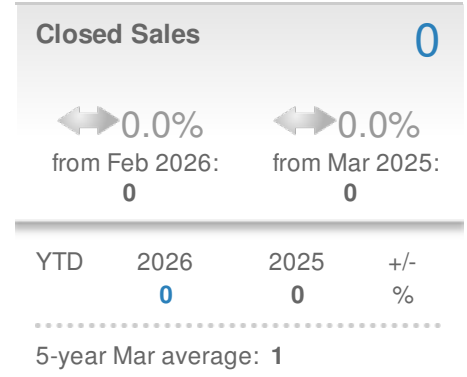
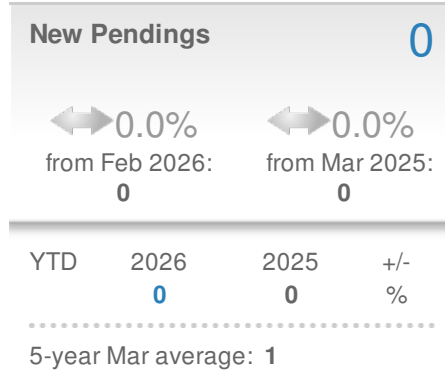
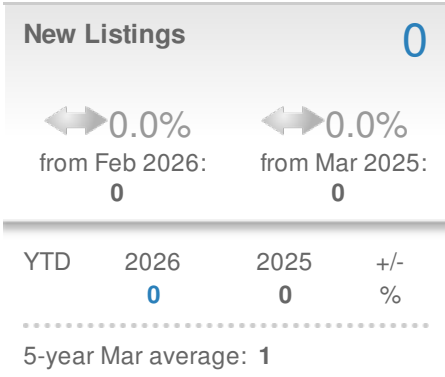
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**March 2026**

Springfield (Montgomery, PA) - Attached

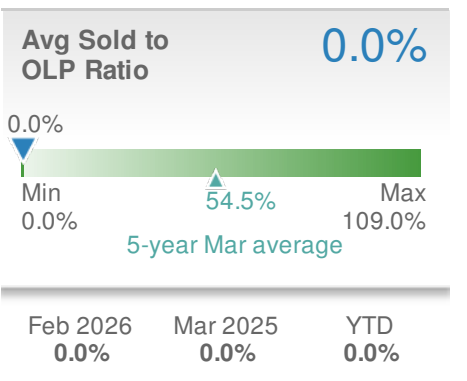
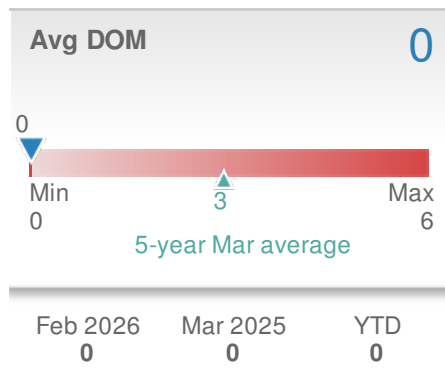
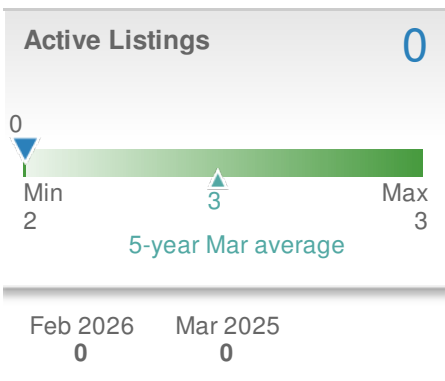
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 3 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 February) with 0; and no change in supply with 0 active units.

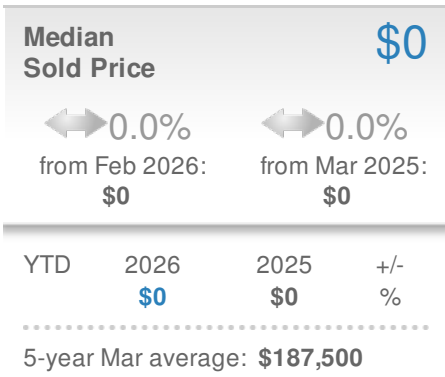
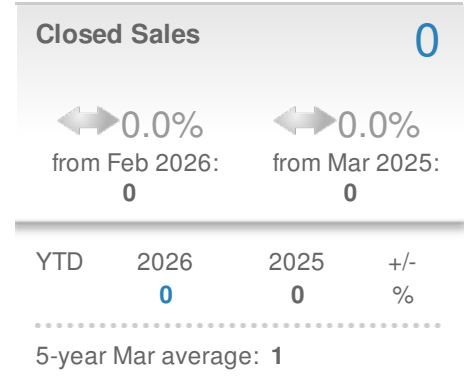
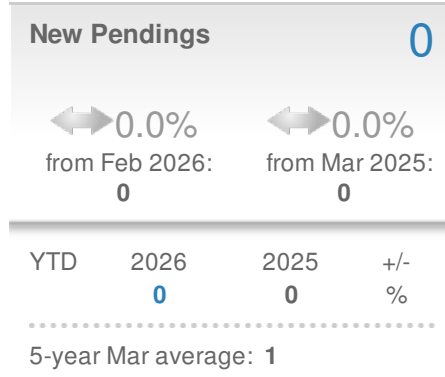
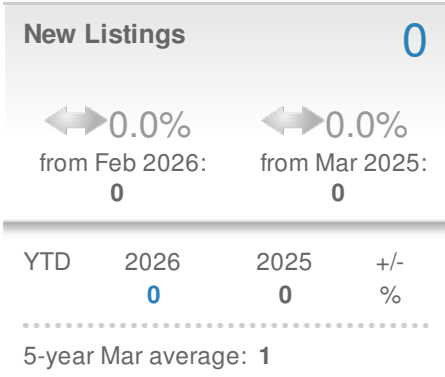
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**March 2026**

Springfield (Montgomery, PA) - Attached/Townhouse

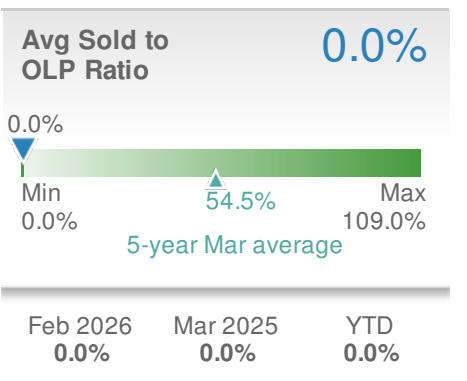
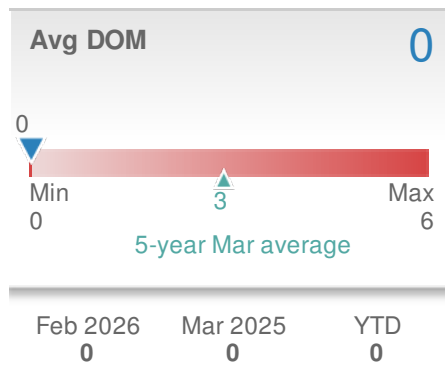
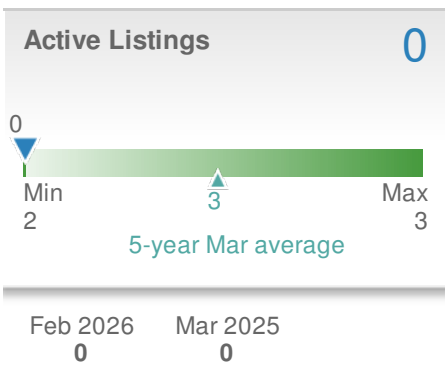
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$0, representing no change compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 3 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 February) with 0; and no change in supply with 0 active units.

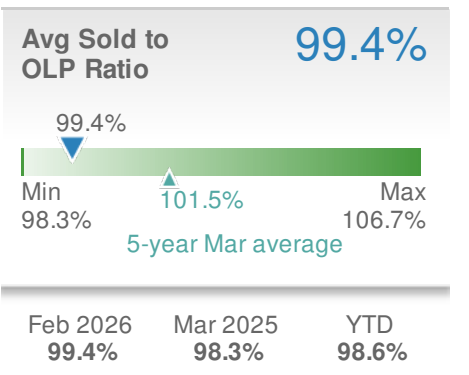
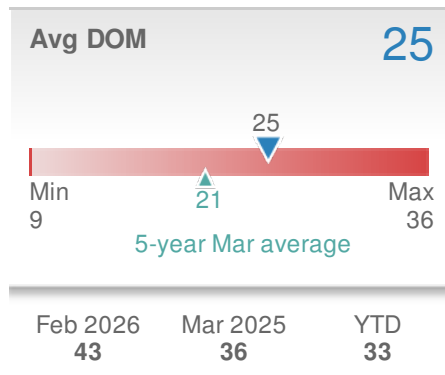
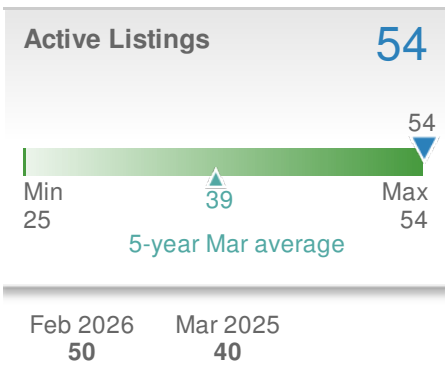
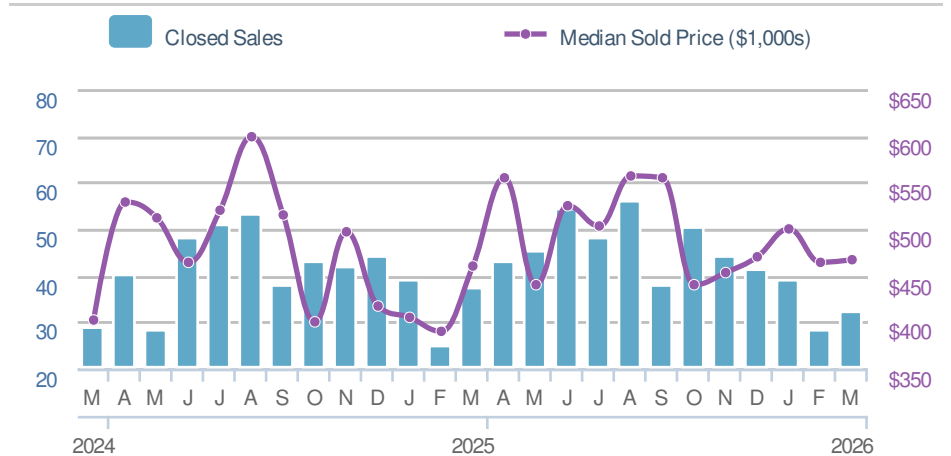
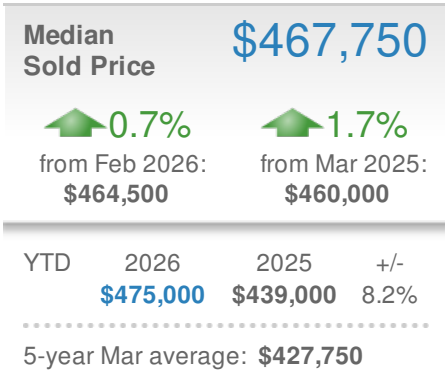
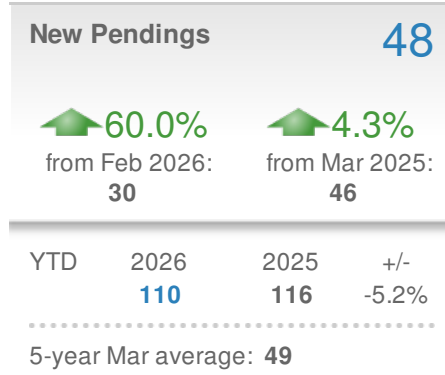
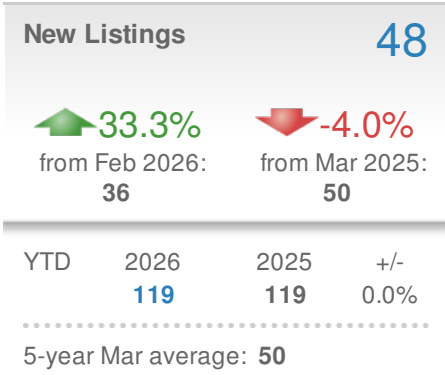
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**March 2026**

Spring-Ford Area (Montgomery, PA)

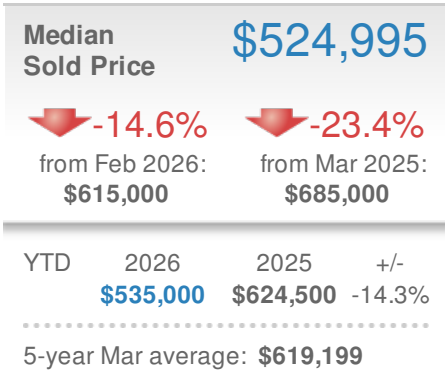
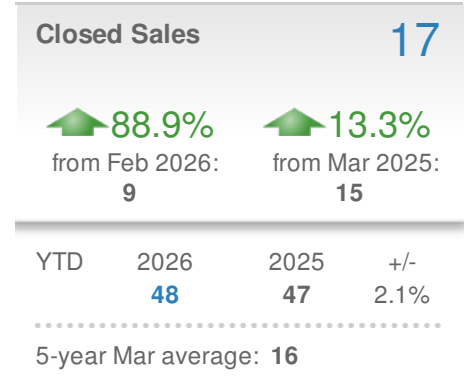
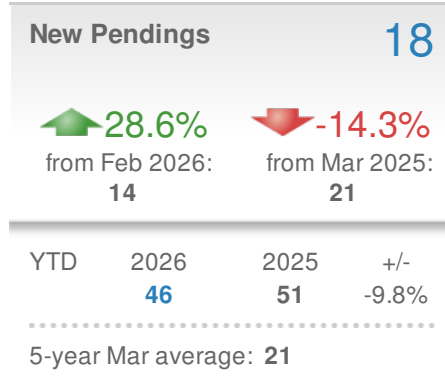
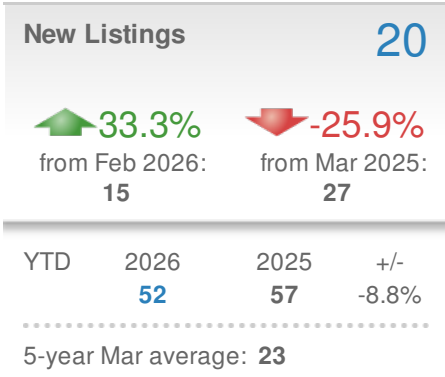
Email: ldavis@tcsr.realtor



**March 2026**

Spring-Ford Area (Montgomery, PA) - Detached

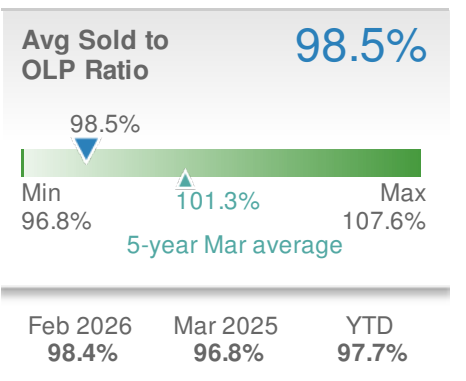
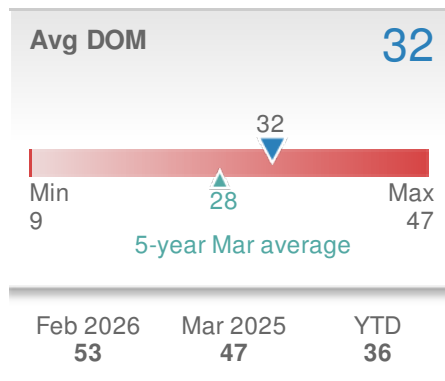
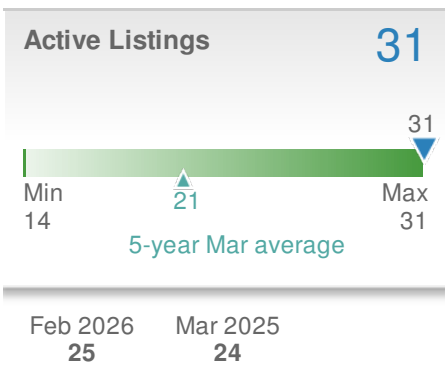
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for March was \$524,995, representing a decrease of 14.6% compared to last month and a decrease of 23.4% from Mar 2025. The average days on market for units sold in March was 32 days, 16% above the 5-year March average of 28 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 24% increase in supply to 31 active units.

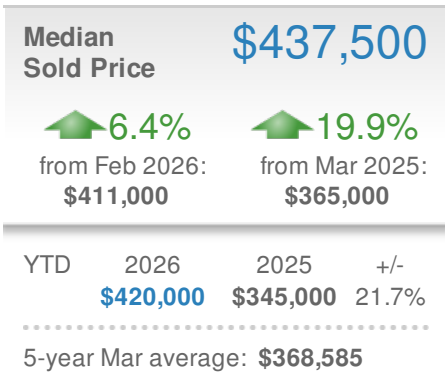
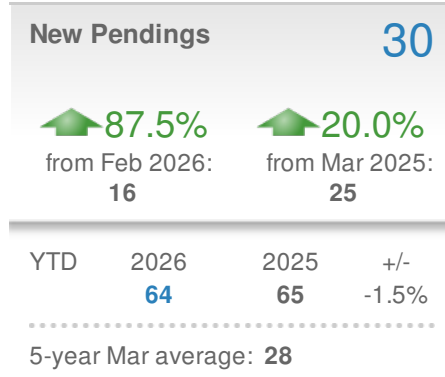
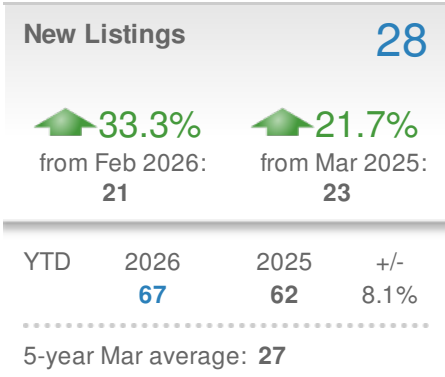
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.88 in February and a decrease from 1.21 in March 2025. The Contract Ratio is 53% lower than the 5-year March average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Spring-Ford Area (Montgomery, PA) - Attached

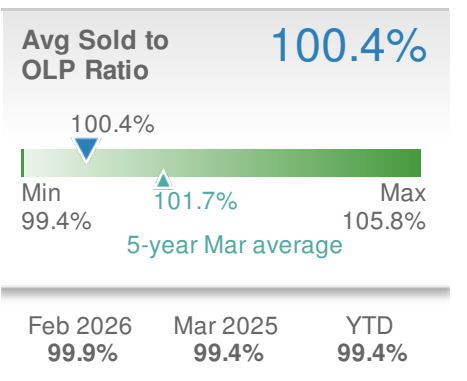
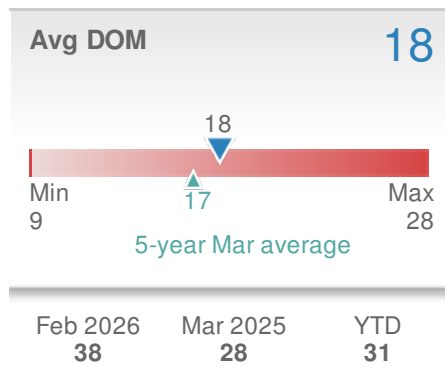
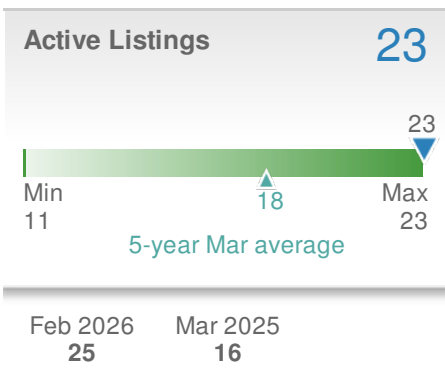
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Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for March was \$437,500, representing an increase of 6.4% compared to last month and an increase of 19.9% from Mar 2025. The average days on market for units sold in March was 18 days, 6% above the 5-year March average of 17 days. There was an 87.5% month over month increase in new contract activity with 30 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 36; and an 8% decrease in supply to 23 active units.

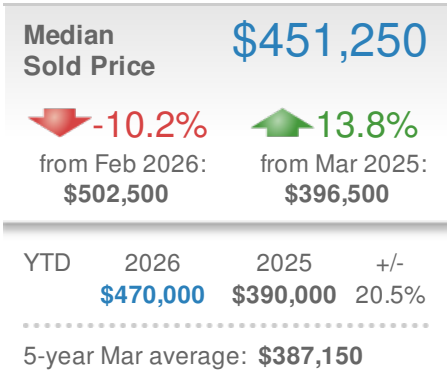
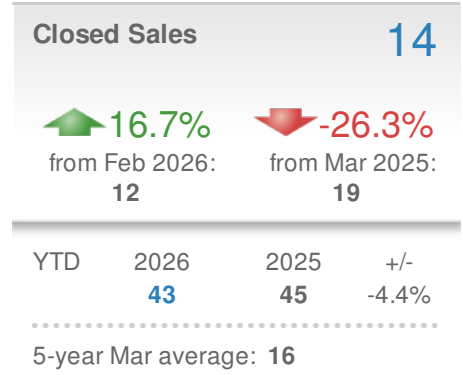
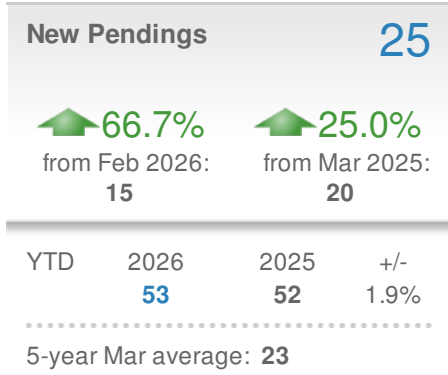
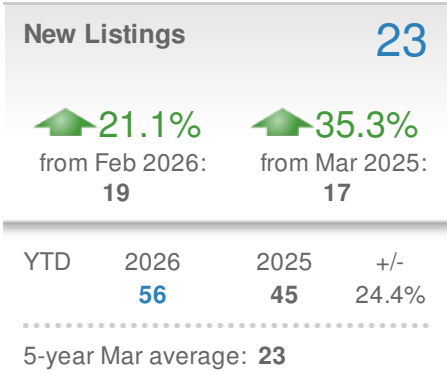
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 0.84 in February and a decrease from 1.94 in March 2025. The Contract Ratio is 24% lower than the 5-year March average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

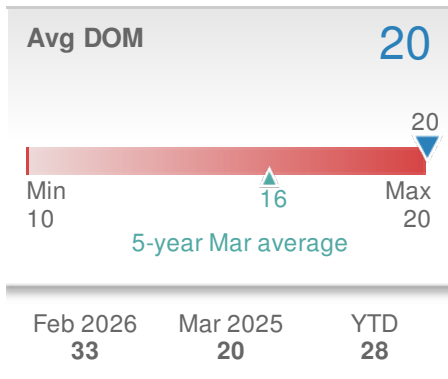
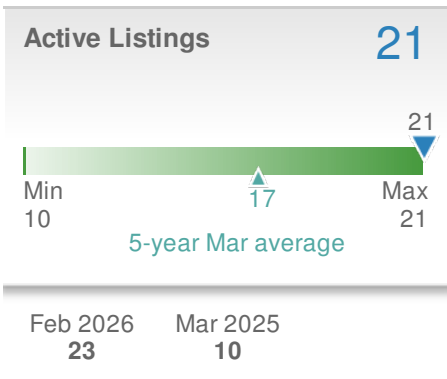
SE County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$451,250, representing a decrease of 10.2% compared to last month and an increase of 13.8% from Mar 2025. The average days on market for units sold in March was 20 days, 24% above the 5-year March average of 16 days. There was a 66.7% month over month increase in new contract activity with 25 New Pendings; a 55% MoM increase in All Pendings (new contracts + contracts carried over from February) to 31; and an 8.7% decrease in supply to 21 active units.

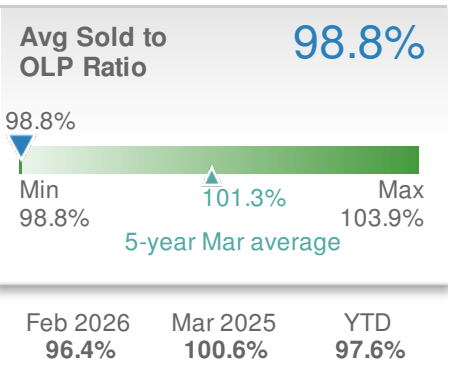
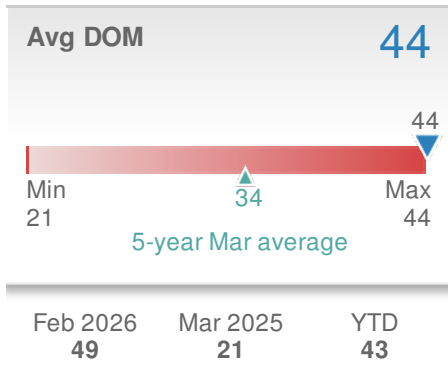
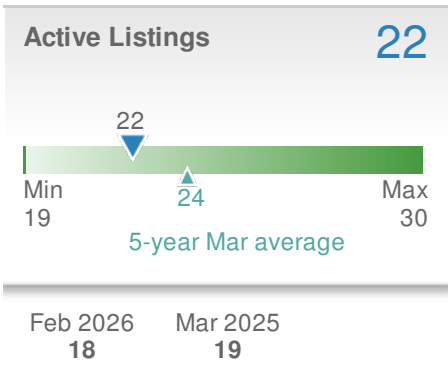
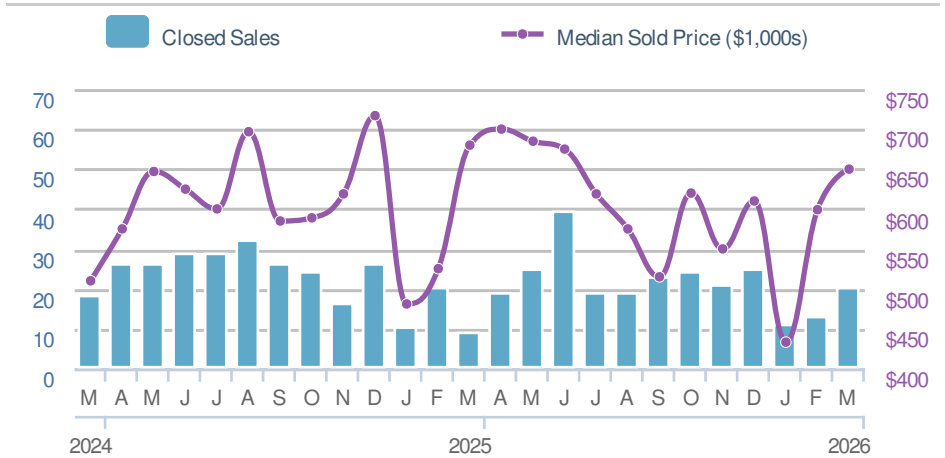
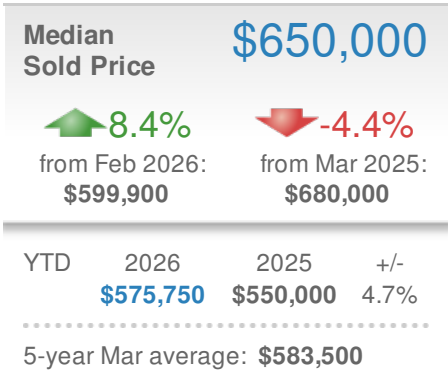
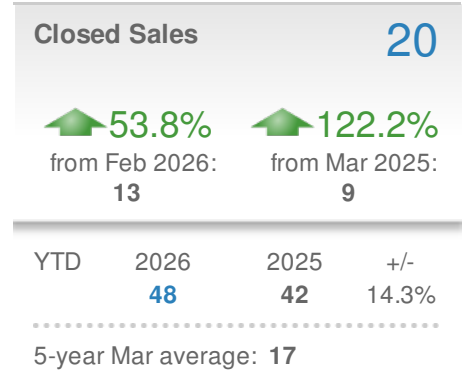
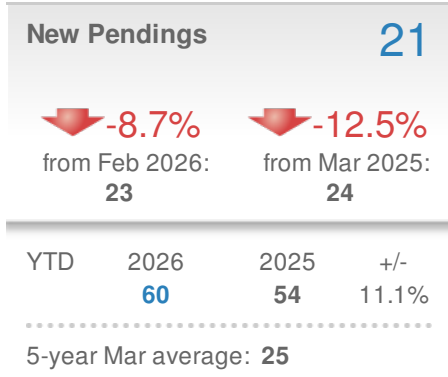
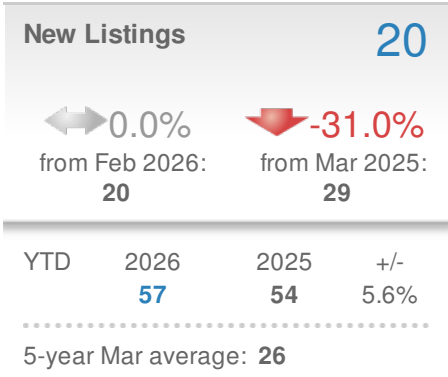
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 0.87 in February and a decrease from 2.30 in March 2025. The Contract Ratio is 24% lower than the 5-year March average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Upper Dublin (Montgomery, PA)

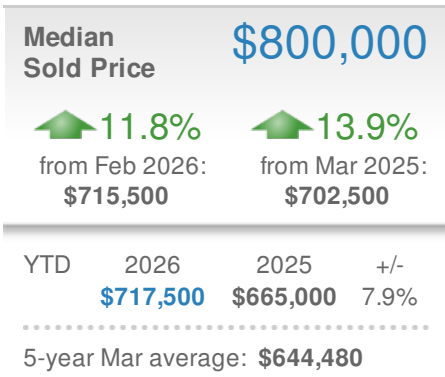
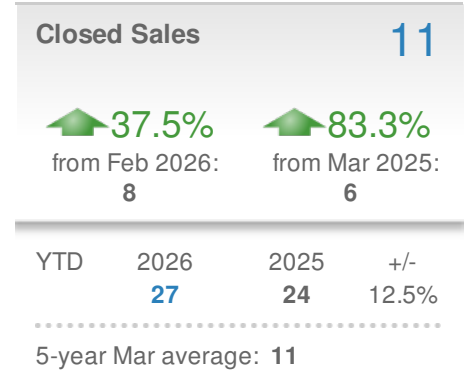
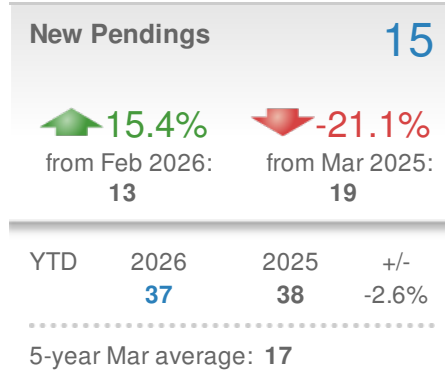
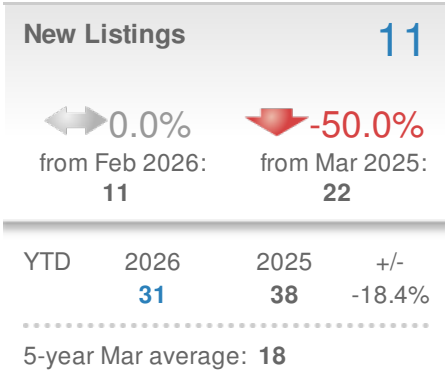
Email: ldavis@tcsr.realtor



**March 2026**

Upper Dublin (Montgomery, PA) - Detached

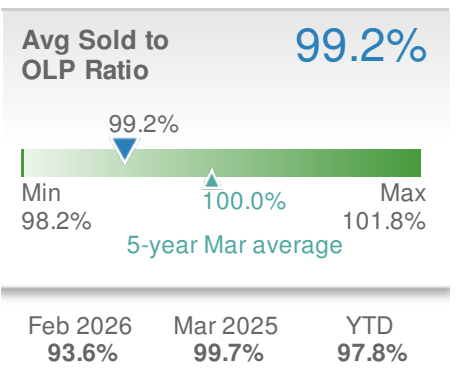
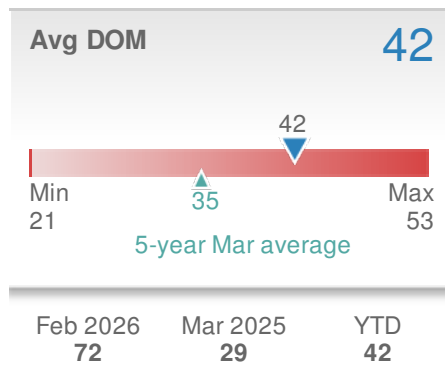
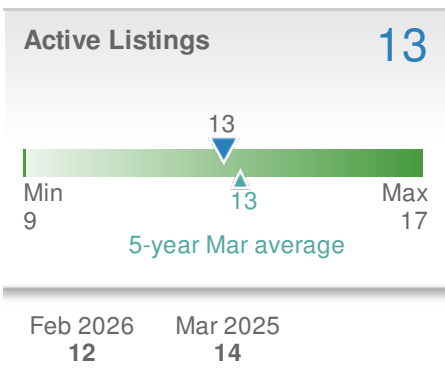
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for March was \$800,000, representing an increase of 11.8% compared to last month and an increase of 13.9% from Mar 2025. The average days on market for units sold in March was 42 days, 19% above the 5-year March average of 35 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 21; and an 8.3% increase in supply to 13 active units.

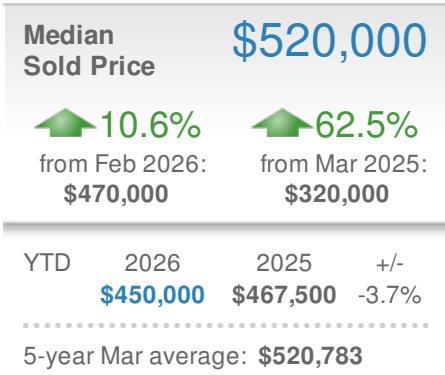
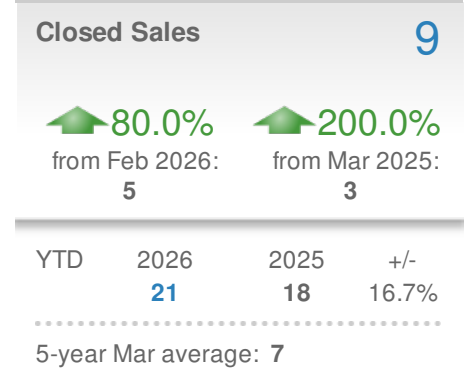
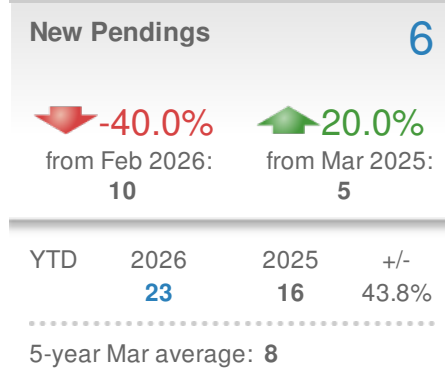
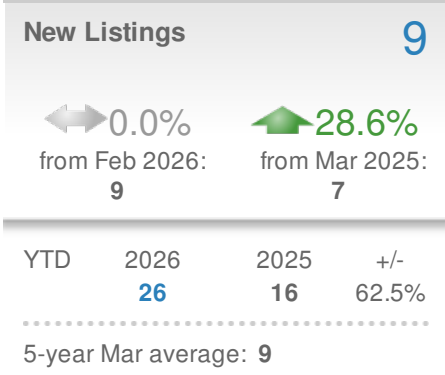
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, down from 1.83 in February and a decrease from 1.64 in March 2025. The Contract Ratio is 12% lower than the 5-year March average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Dublin (Montgomery, PA) - Attached

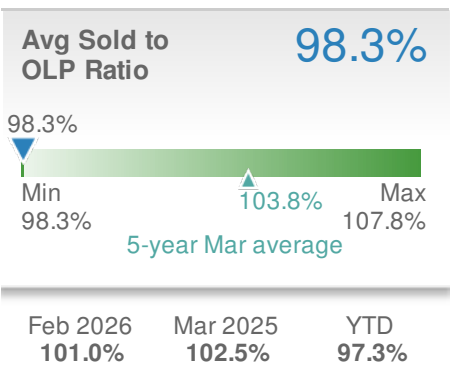
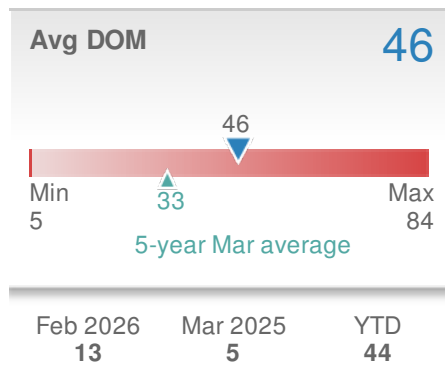
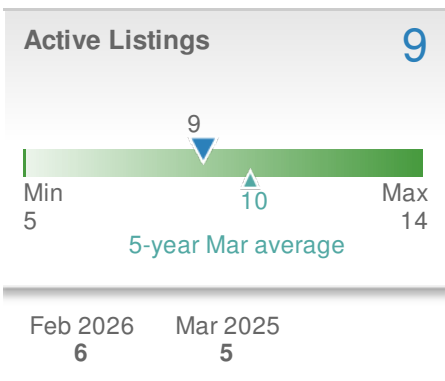
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for March was \$520,000, representing an increase of 10.6% compared to last month and an increase of 62.5% from Mar 2025. The average days on market for units sold in March was 46 days, 39% above the 5-year March average of 33 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 9; and a 50% increase in supply to 9 active units.

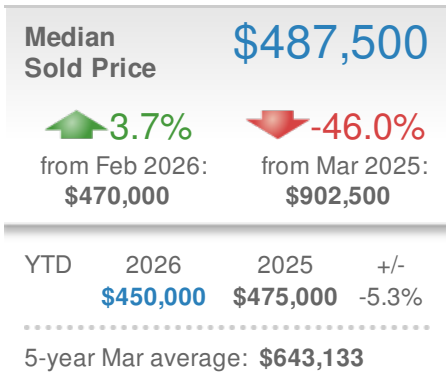
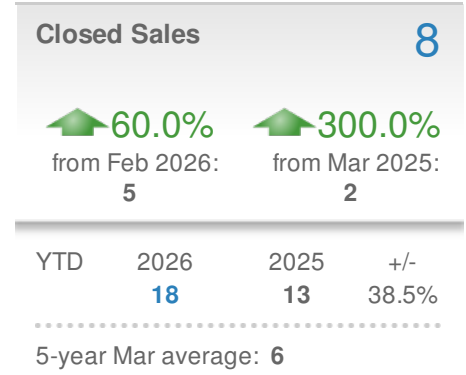
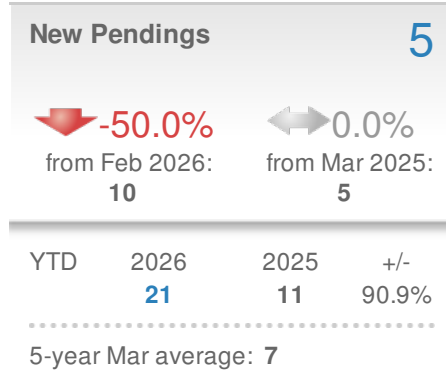
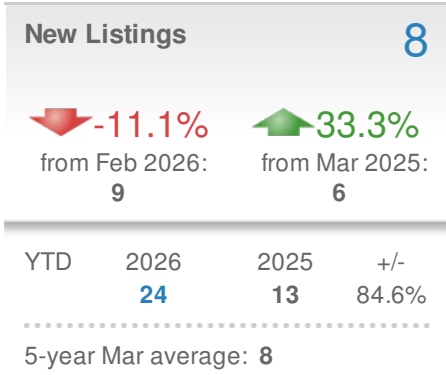
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.17 in February and a decrease from 1.20 in March 2025. The Contract Ratio is 42% lower than the 5-year March average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Dublin (Montgomery, PA) - Attached/Townhouse

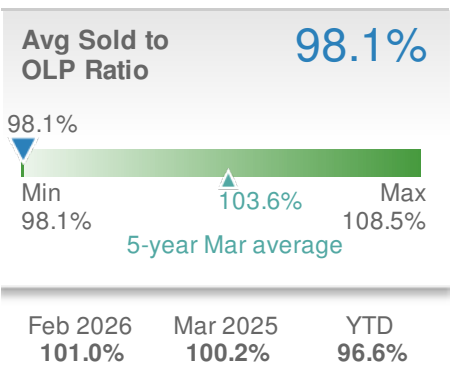
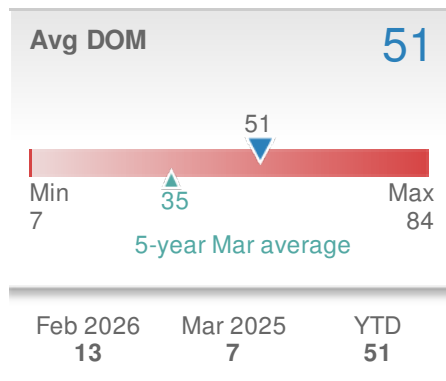
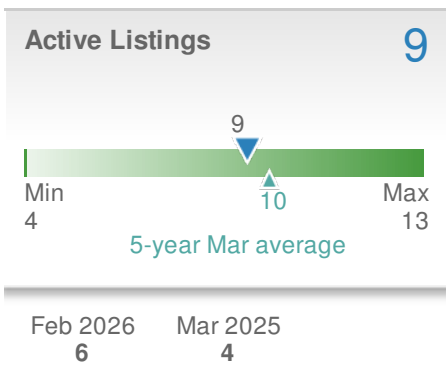
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$487,500, representing an increase of 3.7% compared to last month and a decrease of 46% from Mar 2025. The average days on market for units sold in March was 51 days, 45% above the 5-year March average of 35 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 8; and a 50% increase in supply to 9 active units.

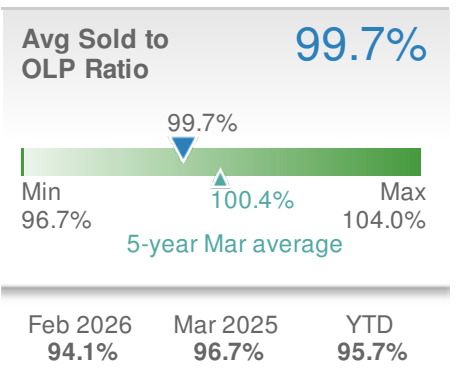
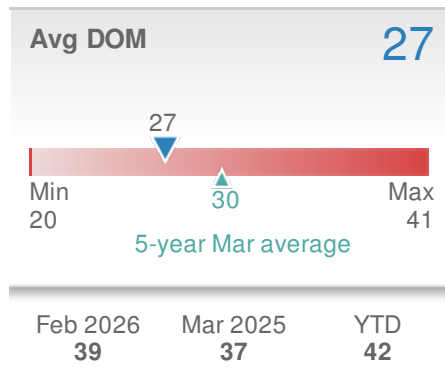
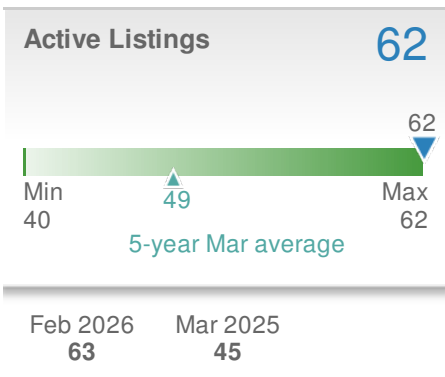
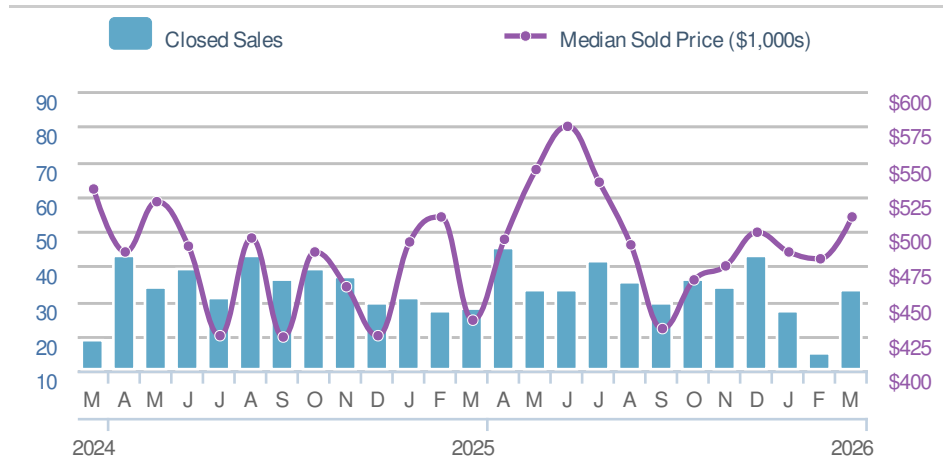
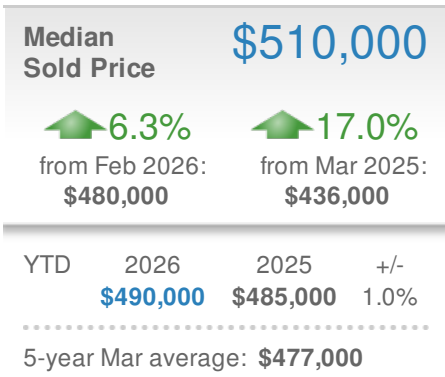
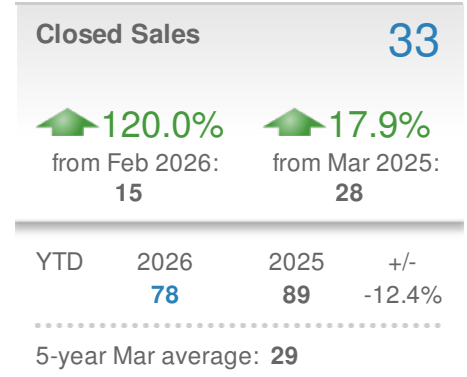
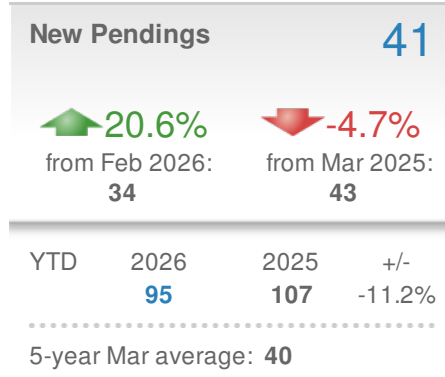
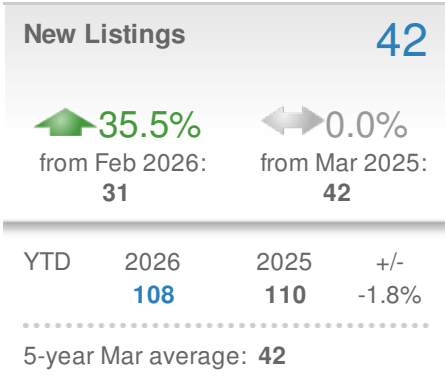
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 2.00 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Merion Area (Montgomery, PA)

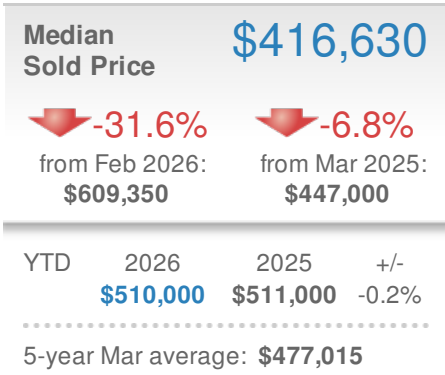
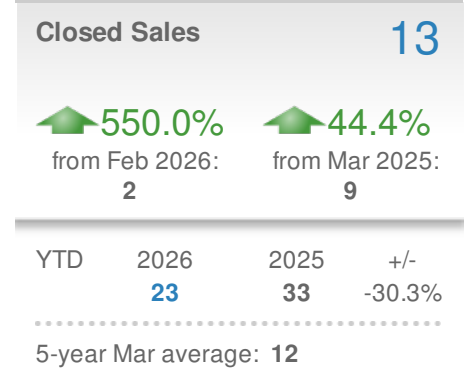
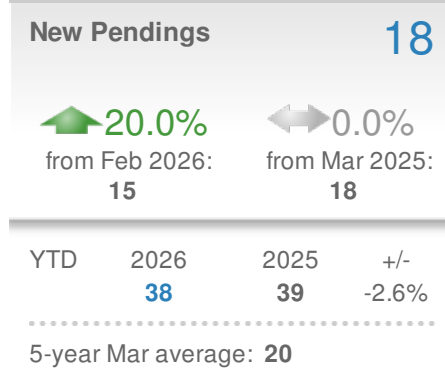
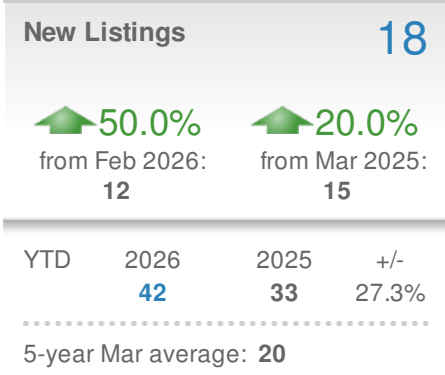
Email: ldavis@tcsr.realtor



**March 2026**

Upper Merion Area (Montgomery, PA) - Detached

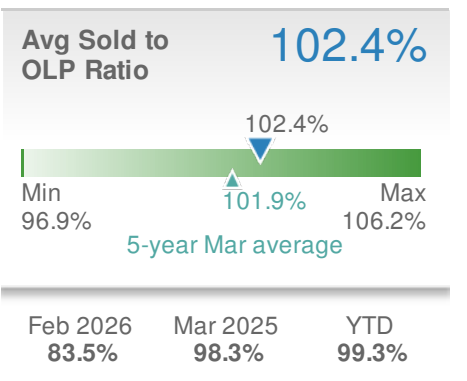
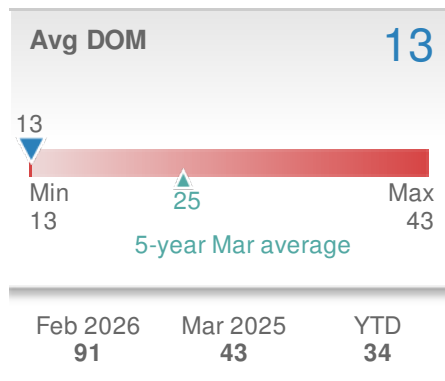
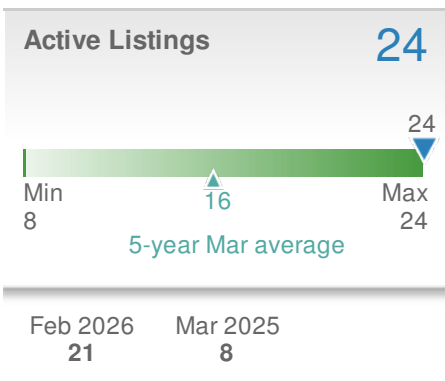
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for March was \$416,630, representing a decrease of 31.6% compared to last month and a decrease of 6.8% from Mar 2025. The average days on market for units sold in March was 13 days, 48% below the 5-year March average of 25 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 14.3% increase in supply to 24 active units.

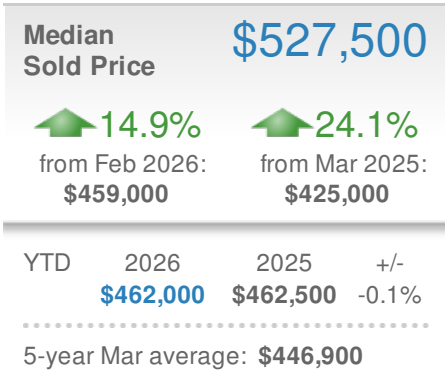
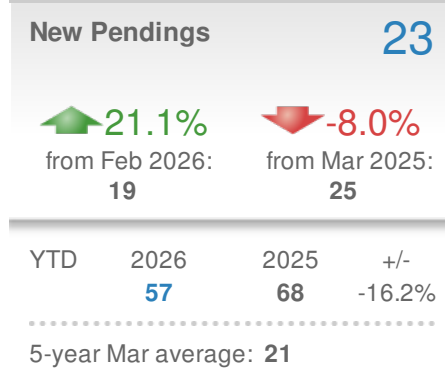
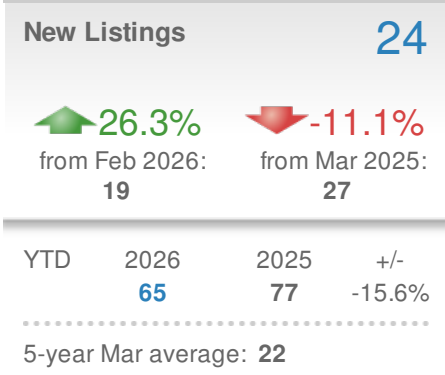
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.90 in February and a decrease from 2.88 in March 2025. The Contract Ratio is 51% lower than the 5-year March average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Upper Merion Area (Montgomery, PA) - Attached

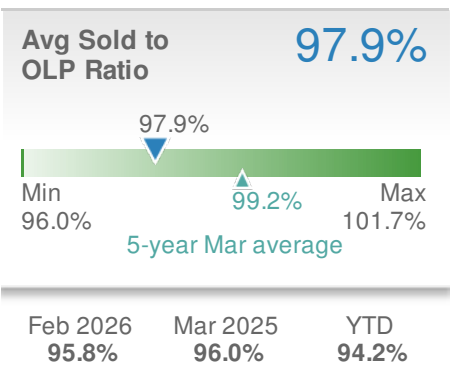
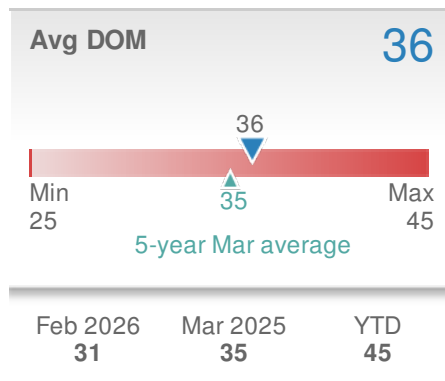
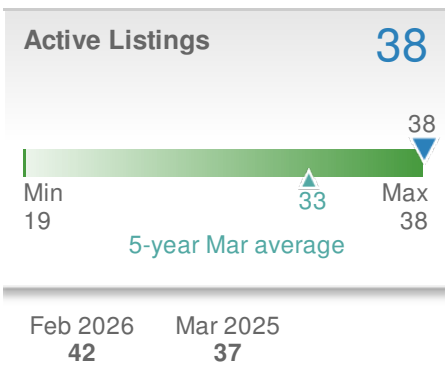
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for March was \$527,500, representing an increase of 14.9% compared to last month and an increase of 24.1% from Mar 2025. The average days on market for units sold in March was 36 days, 2% above the 5-year March average of 35 days. There was a 21.1% month over month increase in new contract activity with 23 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 9.5% decrease in supply to 38 active units.

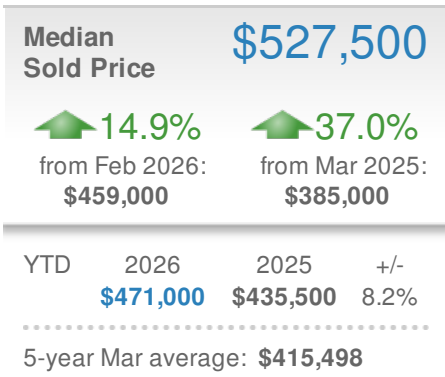
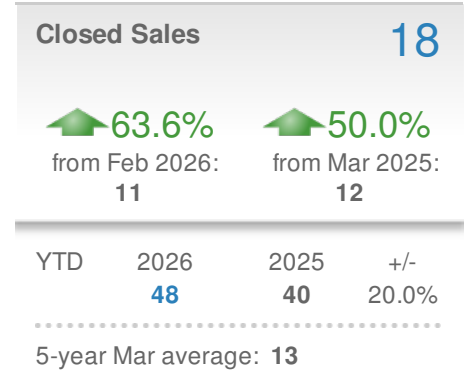
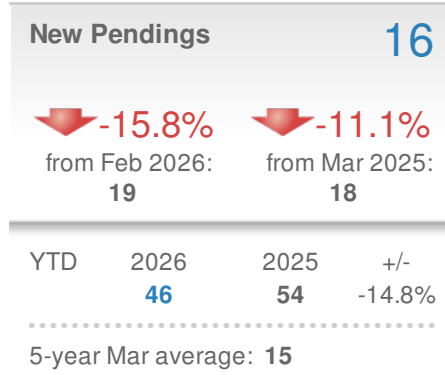
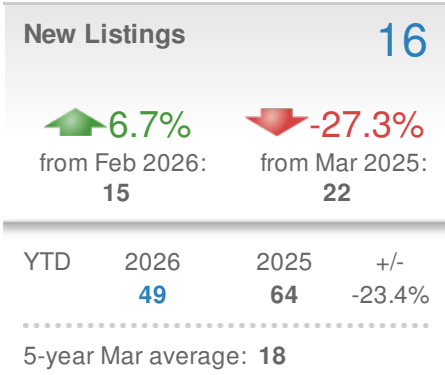
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.55 in February and a decrease from 1.22 in March 2025. The Contract Ratio is 28% lower than the 5-year March average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

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

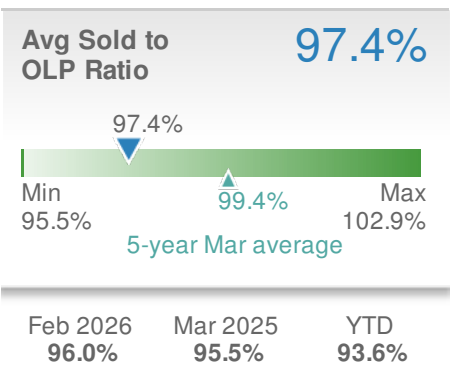
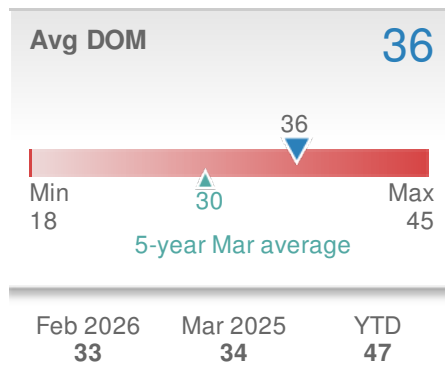
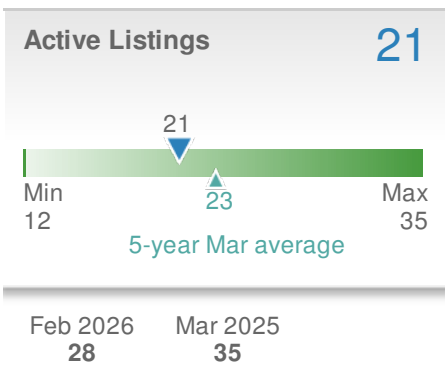
Montgomery County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$527,500, representing an increase of 14.9% compared to last month and an increase of 37% from Mar 2025. The average days on market for units sold in March was 36 days, 19% above the 5-year March average of 30 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 13.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 19; and a 25% decrease in supply to 21 active units.

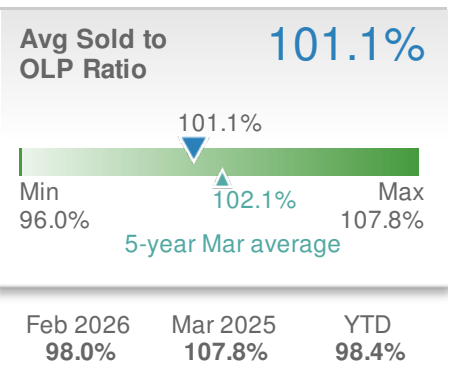
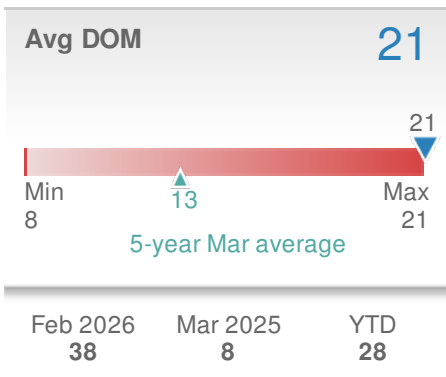
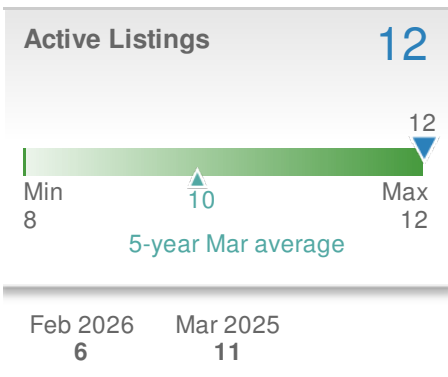
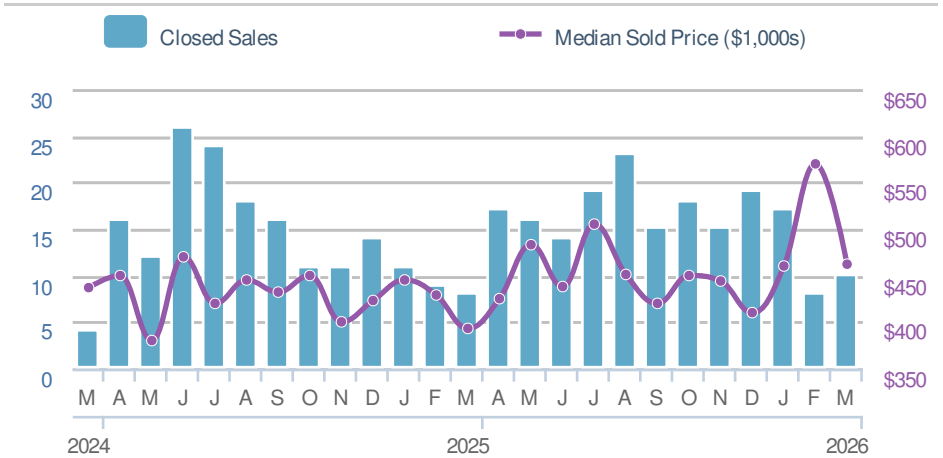
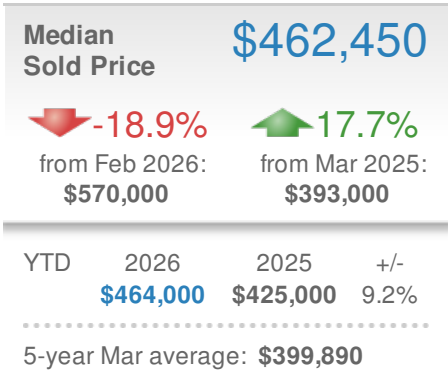
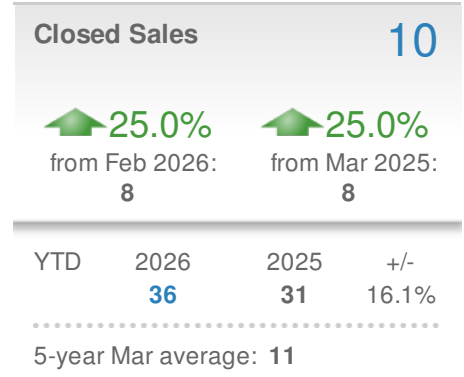
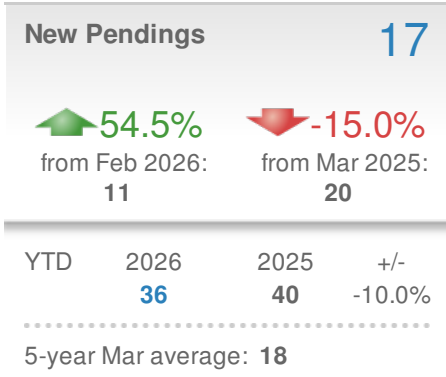
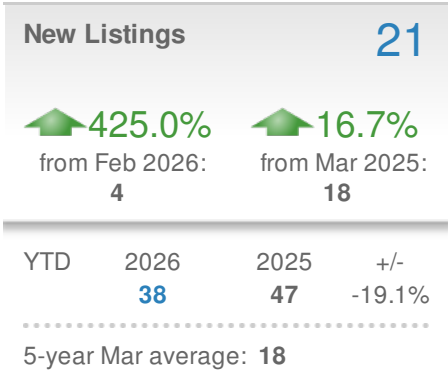
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.79 in February and an increase from 0.86 in March 2025. The Contract Ratio is 6% lower than the 5-year March average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Upper Moreland (Montgomery, PA)

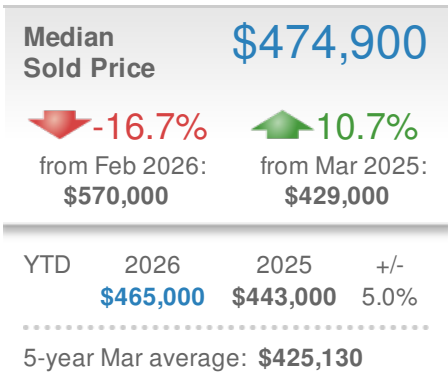
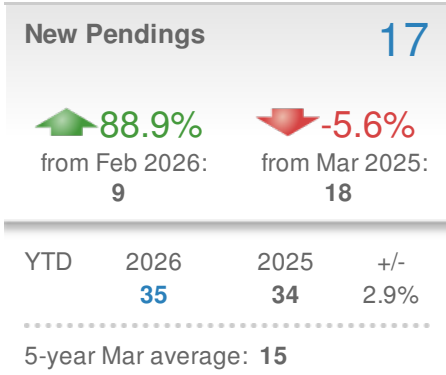
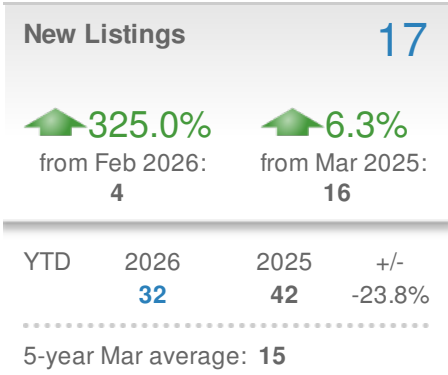
Email: ldavis@tcsr.realtor



**March 2026**

Upper Moreland (Montgomery, PA) - Detached

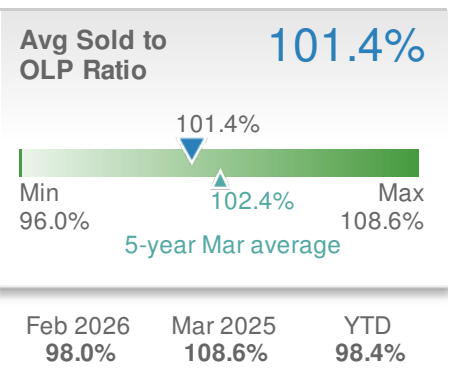
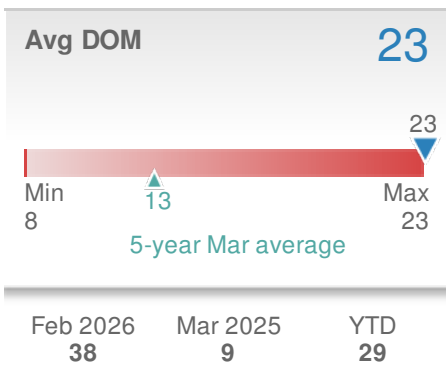
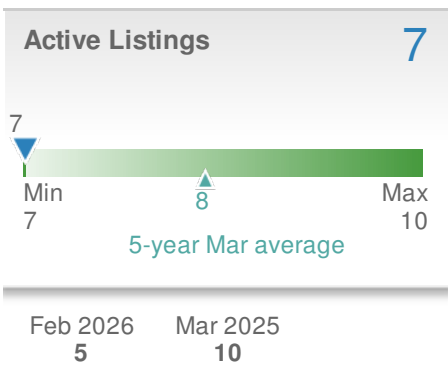
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for March was \$474,900, representing a decrease of 16.7% compared to last month and an increase of 10.7% from Mar 2025. The average days on market for units sold in March was 23 days, 77% above the 5-year March average of 13 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; a 72.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 40% increase in supply to 7 active units.

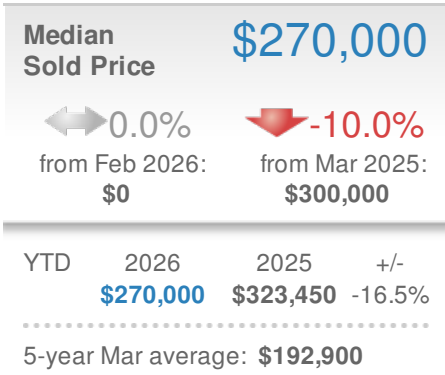
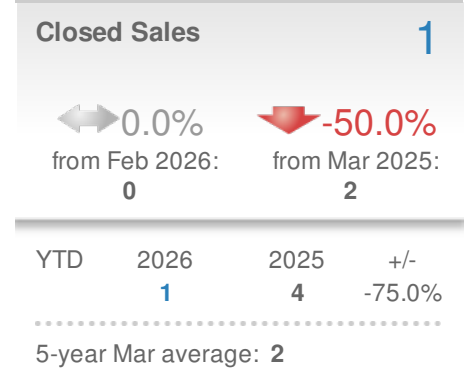
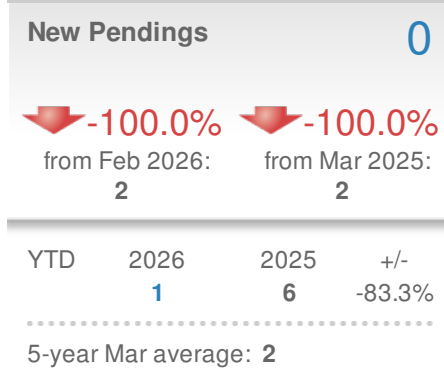
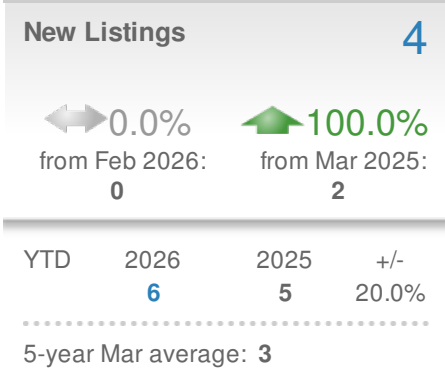
This activity resulted in a Contract Ratio of 2.71 pendings per active listing, up from 2.20 in February and an increase from 2.00 in March 2025. The Contract Ratio is 12% higher than the 5-year March average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Moreland (Montgomery, PA) - Attached

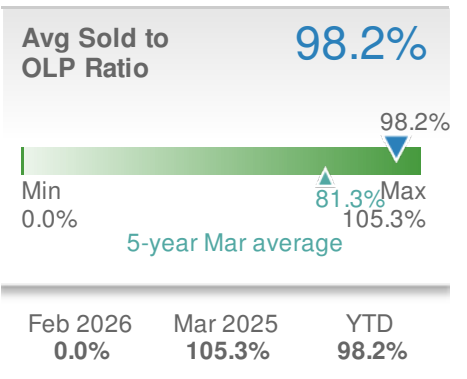
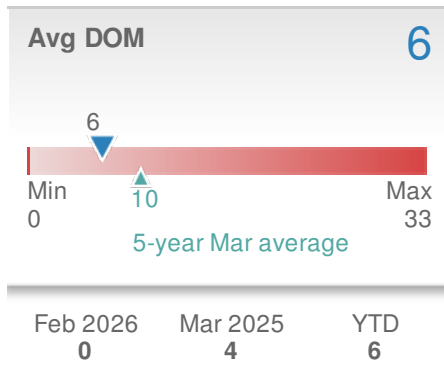
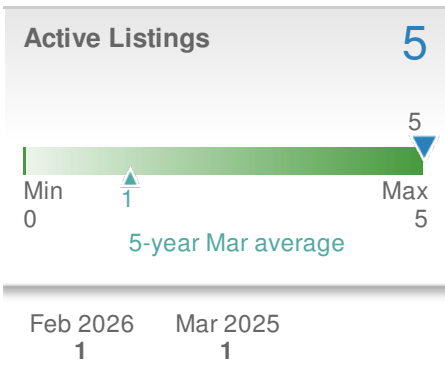
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for March was \$270,000, representing an increase of 0% compared to last month and a decrease of 10% from Mar 2025. The average days on market for units sold in March was 6 days, 39% below the 5-year March average of 10 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 0; and a 400% increase in supply to 5 active units.

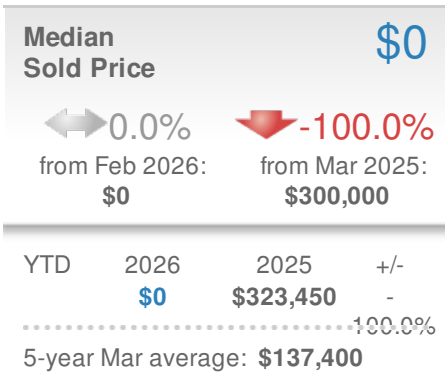
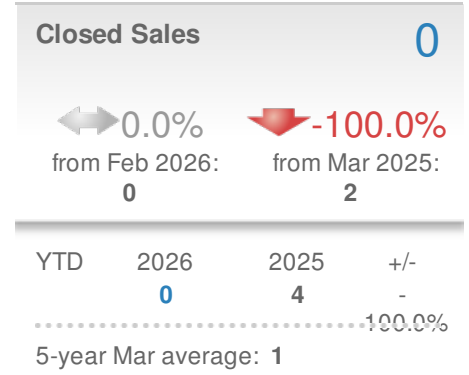
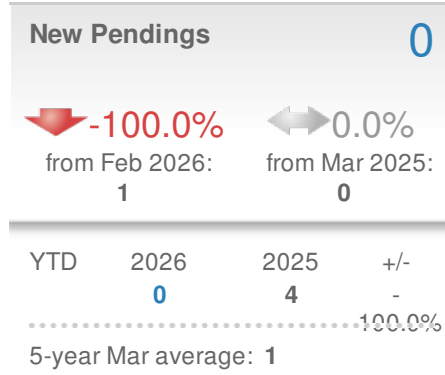
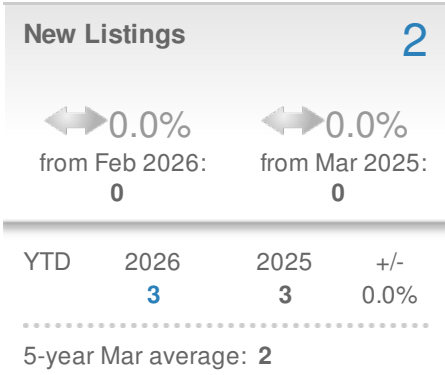
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in February and a decrease from 2.00 in March 2025. The Contract Ratio is 100% lower than the 5-year March average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Moreland (Montgomery, PA) - Attached/Townhouse **McCounty Suburban REALTORS**

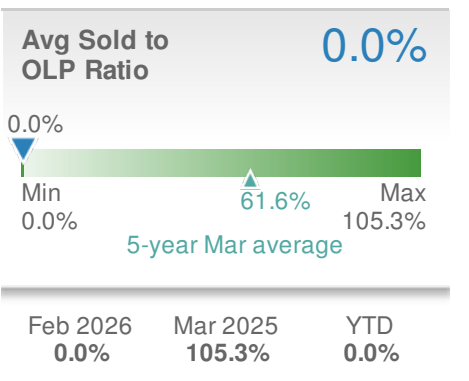
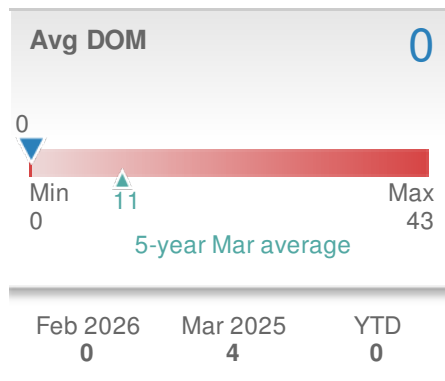
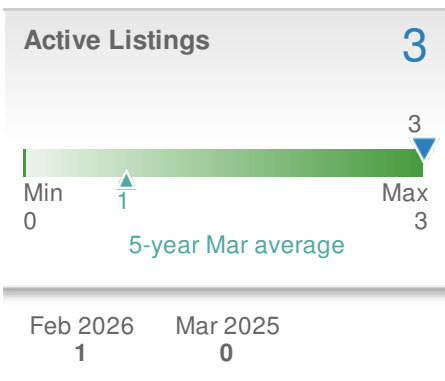
Email: ldavis@tcsr.realtor



### Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 11 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 0; and a 200% increase in supply to 3 active units.

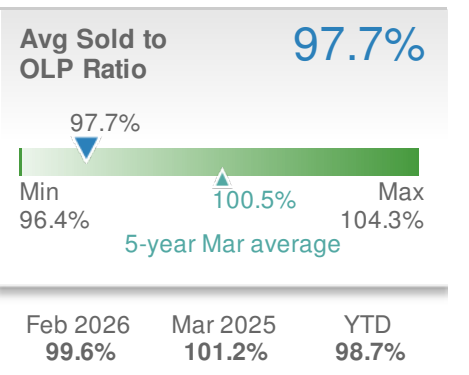
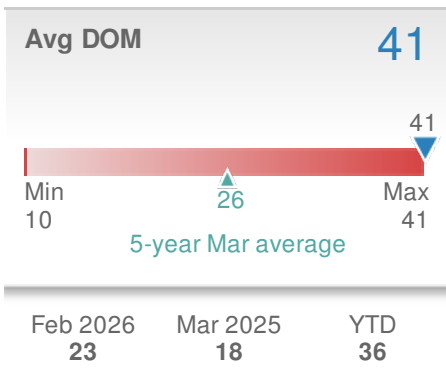
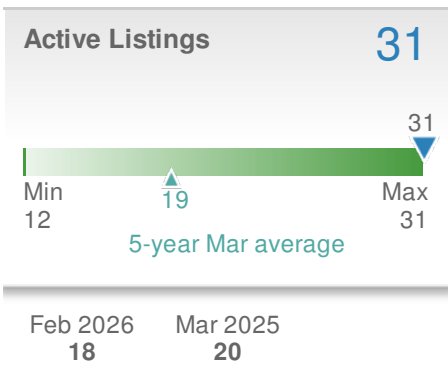
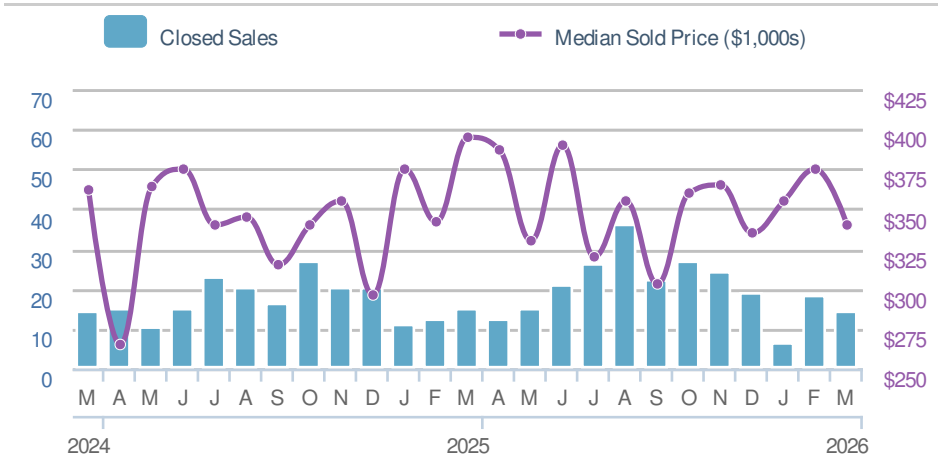
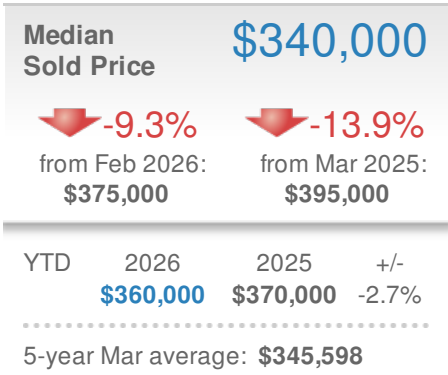
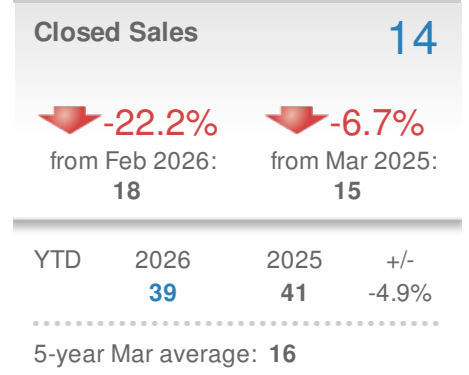
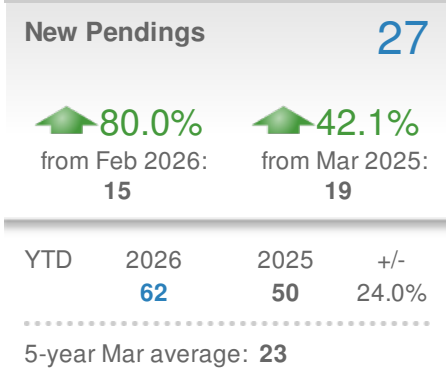
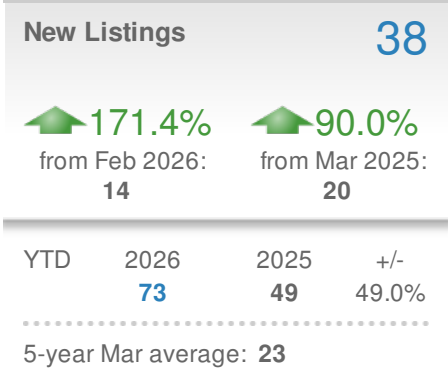
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**March 2026**

Upper Perkiomen (Montgomery, PA)

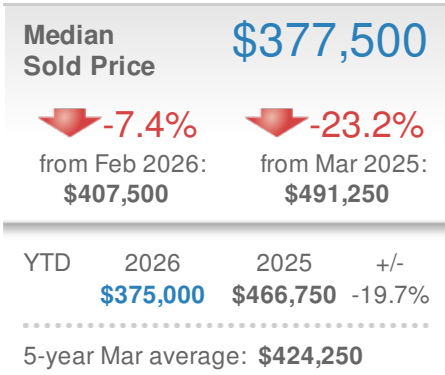
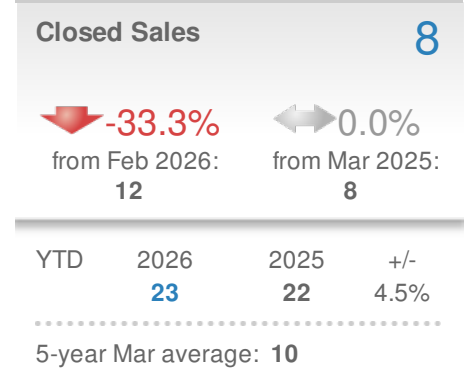
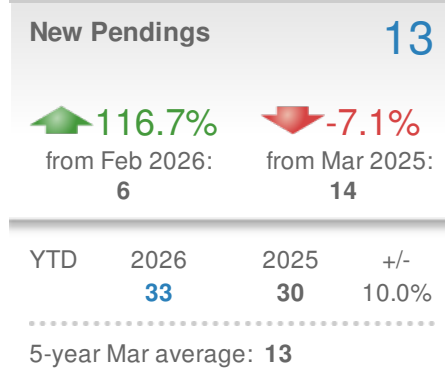
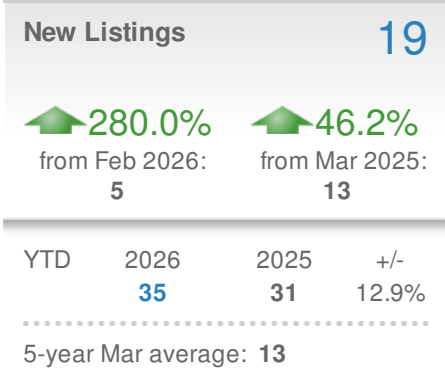
Email: ldavis@tcsr.realtor



**March 2026**

Upper Perkiomen (Montgomery, PA) - Detached

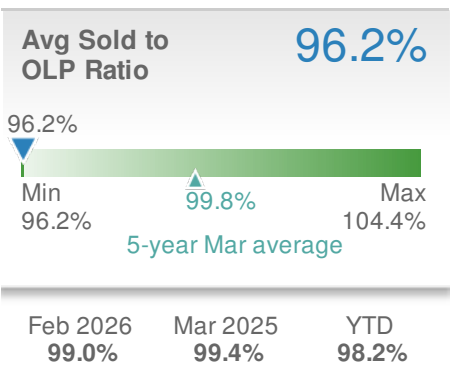
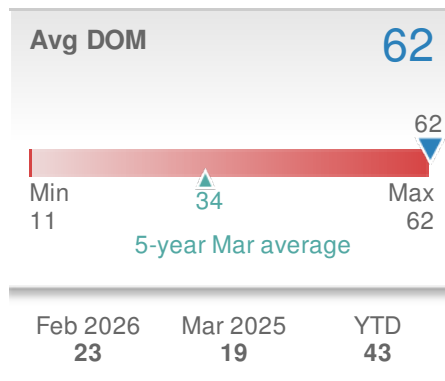
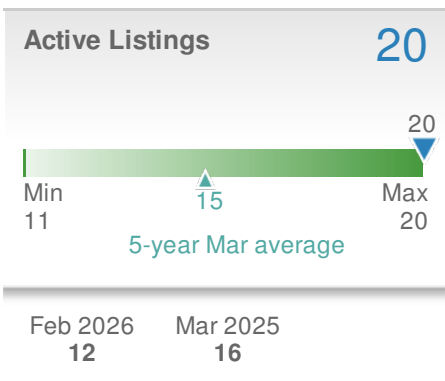
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for March was \$377,500, representing a decrease of 7.4% compared to last month and a decrease of 23.2% from Mar 2025. The average days on market for units sold in March was 62 days, 82% above the 5-year March average of 34 days. There was a 116.7% month over month increase in new contract activity with 13 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 66.7% increase in supply to 20 active units.

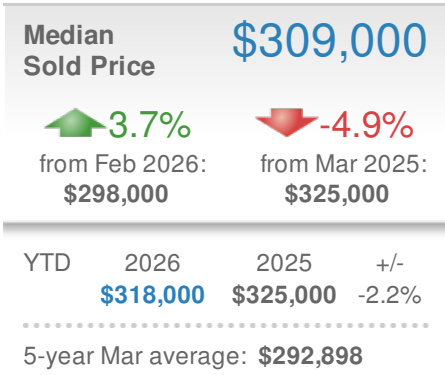
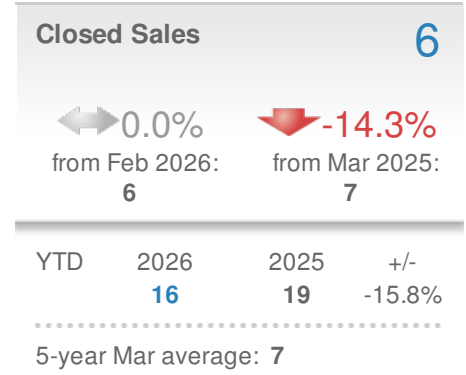
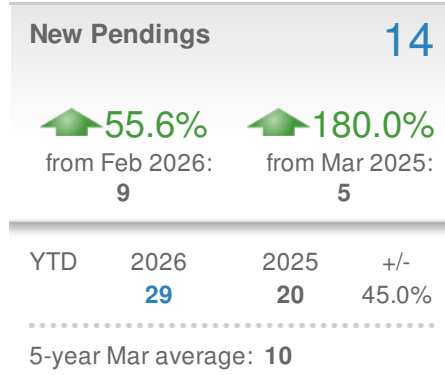
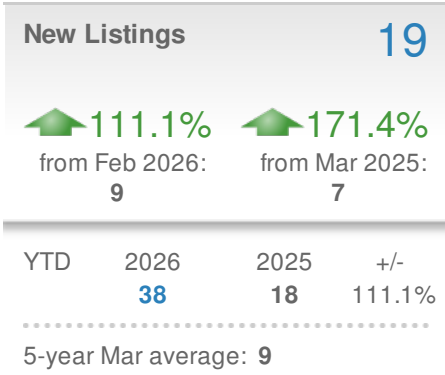
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.00 in February and a decrease from 1.13 in March 2025. The Contract Ratio is 38% lower than the 5-year March average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Perkiomen (Montgomery, PA) - Attached

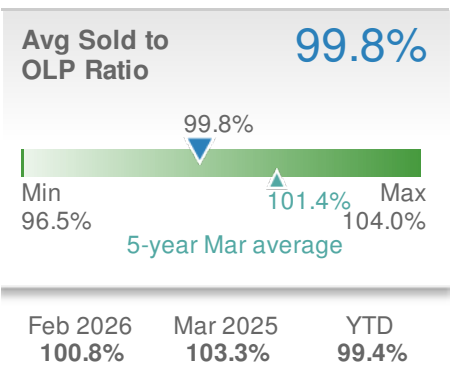
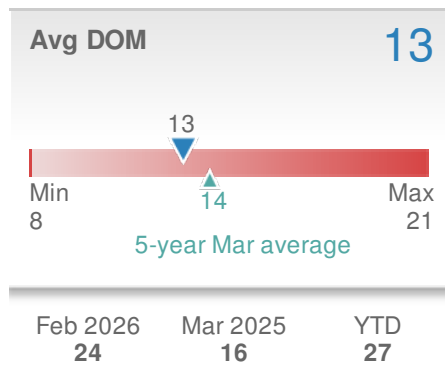
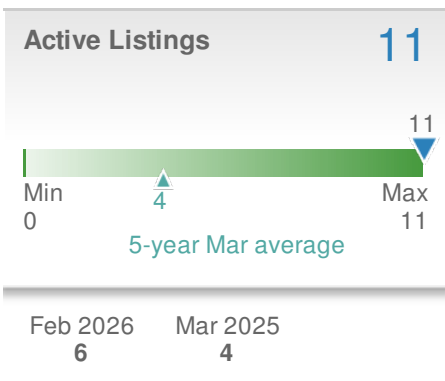
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for March was \$309,000, representing an increase of 3.7% compared to last month and a decrease of 4.9% from Mar 2025. The average days on market for units sold in March was 13 days, 7% below the 5-year March average of 14 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and an 83.3% increase in supply to 11 active units.

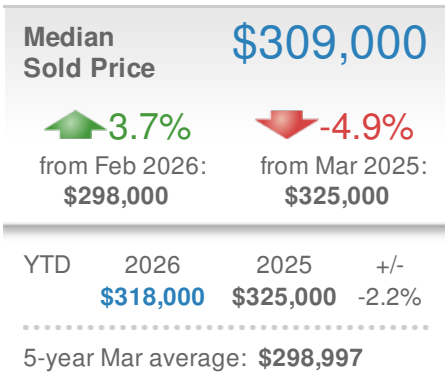
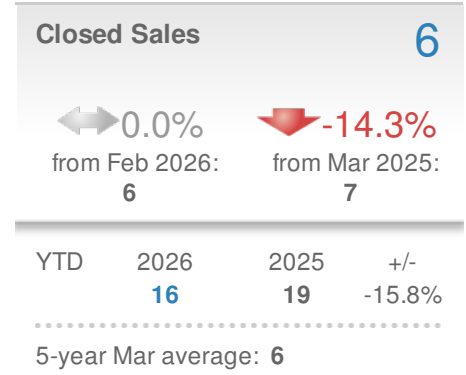
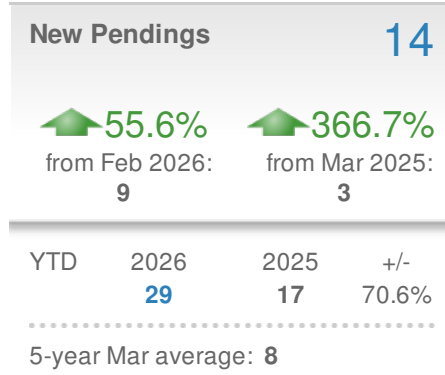
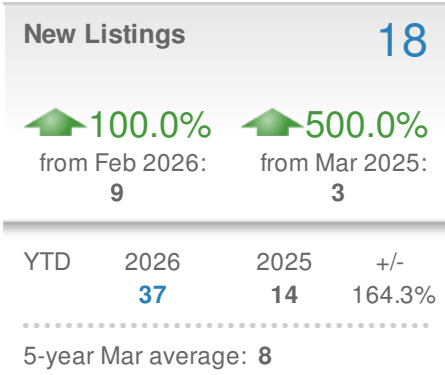
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 1.83 in February and a decrease from 1.75 in March 2025. The Contract Ratio is 67% lower than the 5-year March average of 5.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

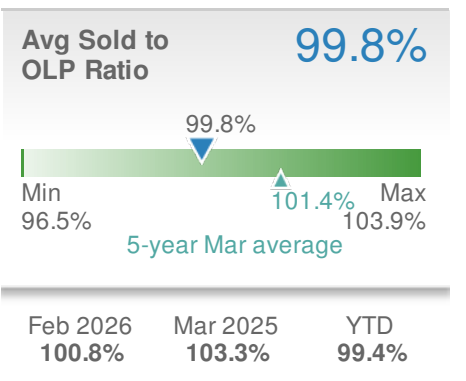
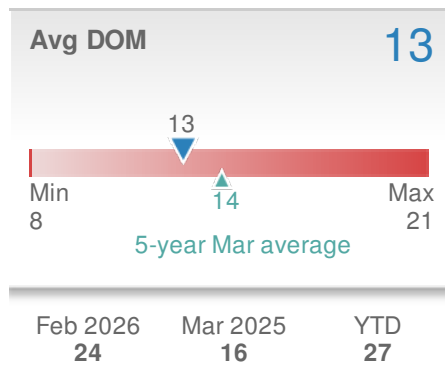
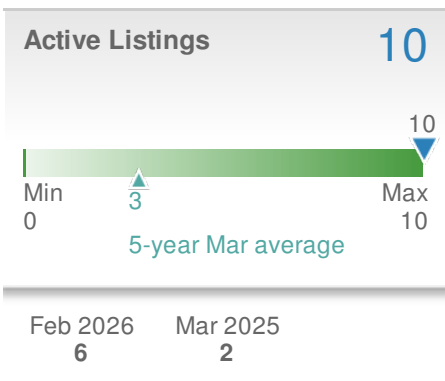
Lehigh Valley County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$309,000, representing an increase of 3.7% compared to last month and a decrease of 4.9% from Mar 2025. The average days on market for units sold in March was 13 days, 10% below the 5-year March average of 14 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 66.7% increase in supply to 10 active units.

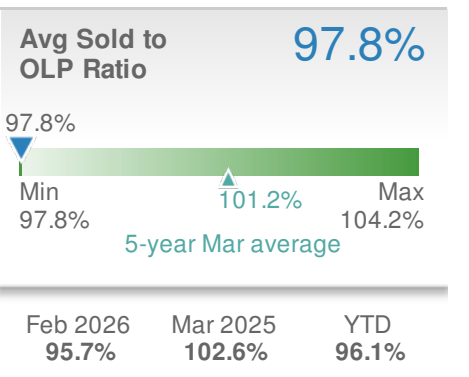
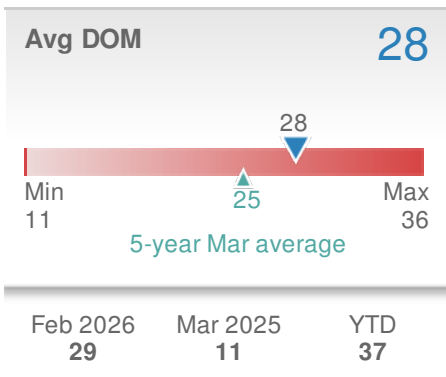
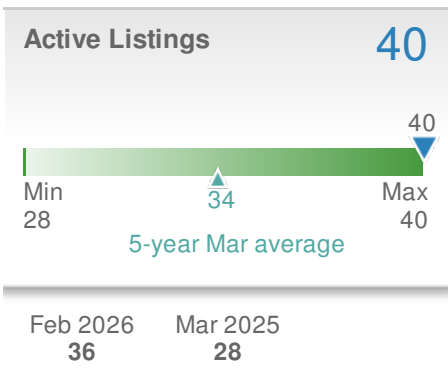
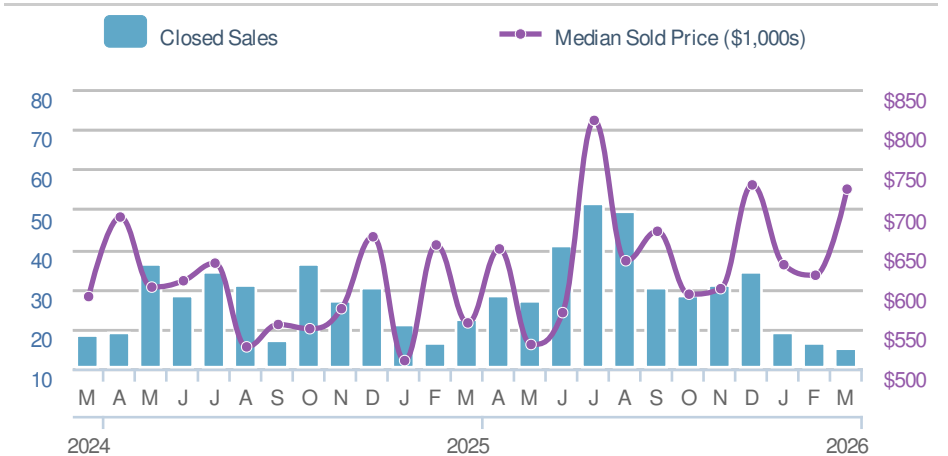
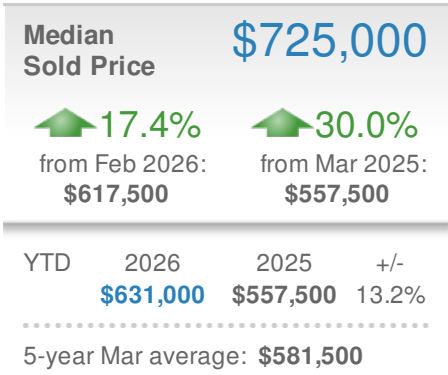
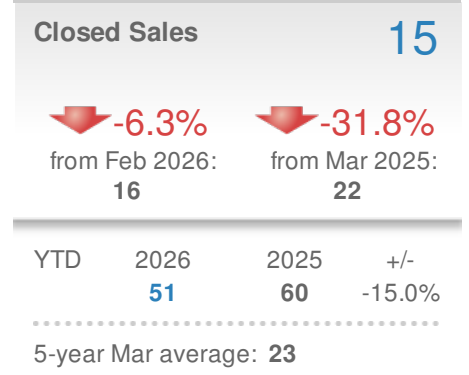
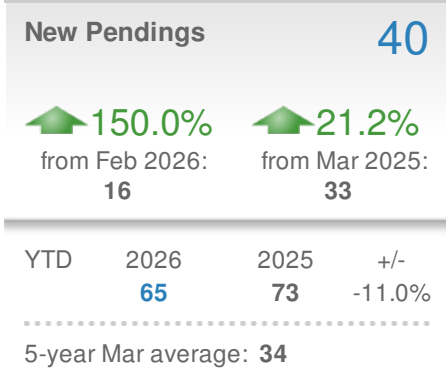
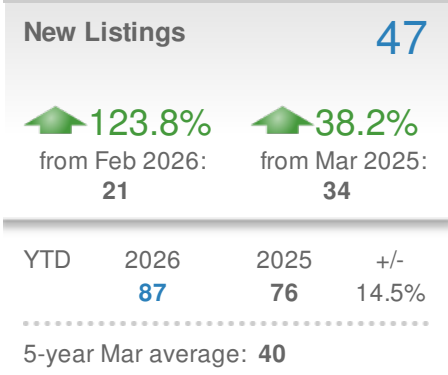
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 1.83 in February and a decrease from 2.00 in March 2025. The Contract Ratio is 66% lower than the 5-year March average of 5.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Wissahickon (Montgomery, PA)

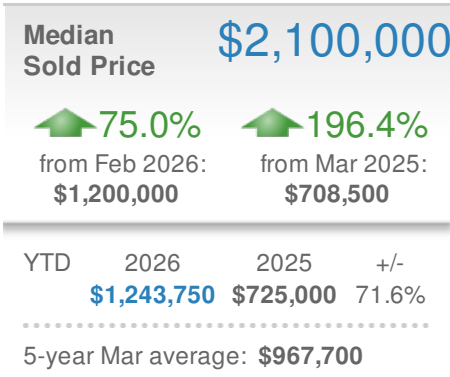
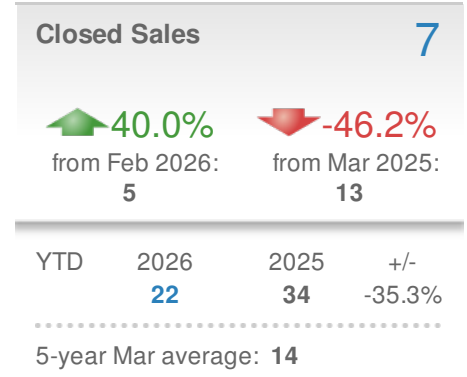
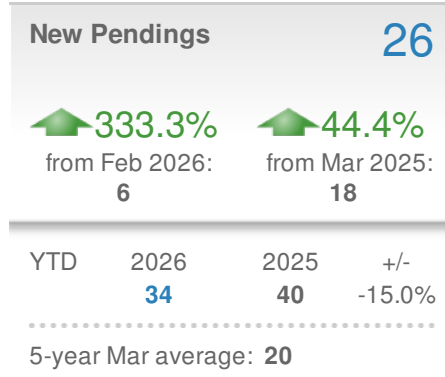
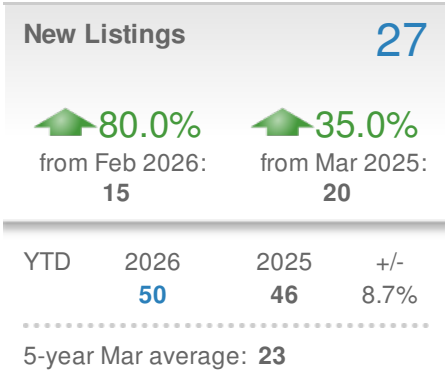
Email: ldavis@tcsr.realtor



**March 2026**

Wissahickon (Montgomery, PA) - Detached

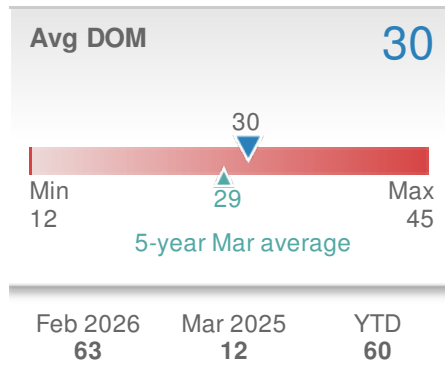
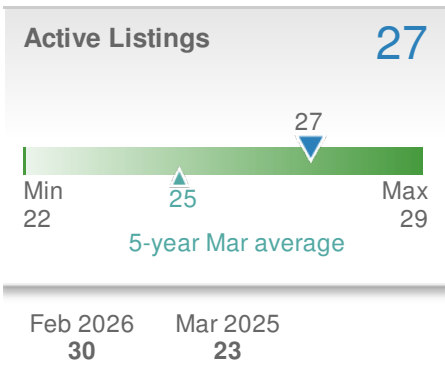
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for March was \$2,100,000, representing an increase of 75% compared to last month and an increase of 196.4% from Mar 2025. The average days on market for units sold in March was 30 days, 5% above the 5-year March average of 29 days. There was a 333.3% month over month increase in new contract activity with 26 New Pendings; a 128.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 32; and a 10% decrease in supply to 27 active units.

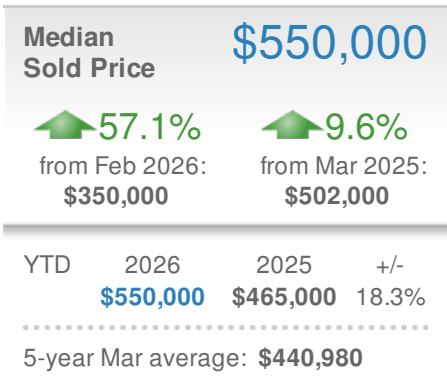
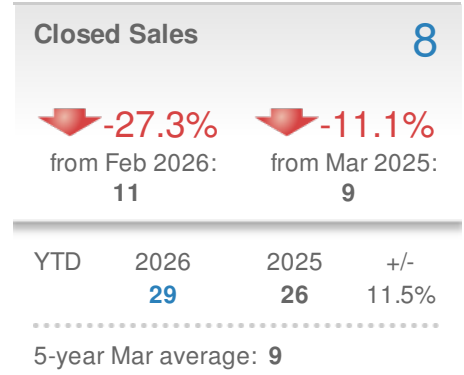
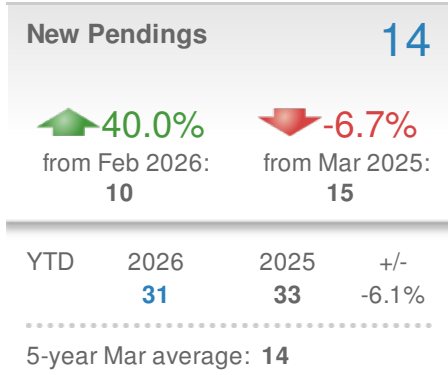
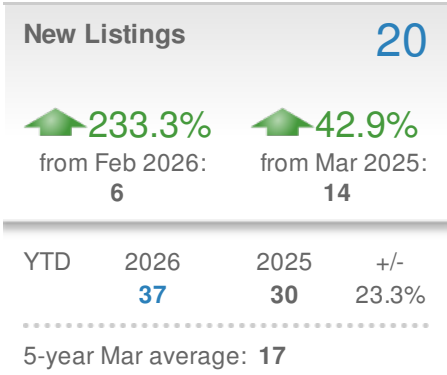
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 0.47 in February and an increase from 1.09 in March 2025. The Contract Ratio is 3% lower than the 5-year March average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Wissahickon (Montgomery, PA) - Attached

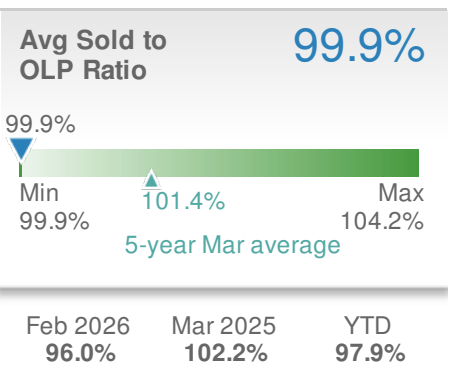
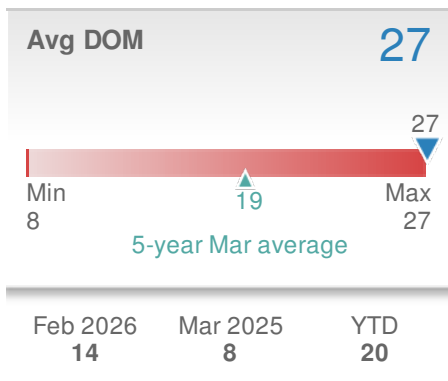
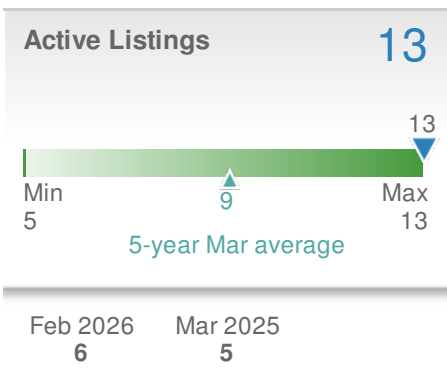
Tri-County Suburban REALTORS  
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**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for March was \$550,000, representing an increase of 57.1% compared to last month and an increase of 9.6% from Mar 2025. The average days on market for units sold in March was 27 days, 45% above the 5-year March average of 19 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 116.7% increase in supply to 13 active units.

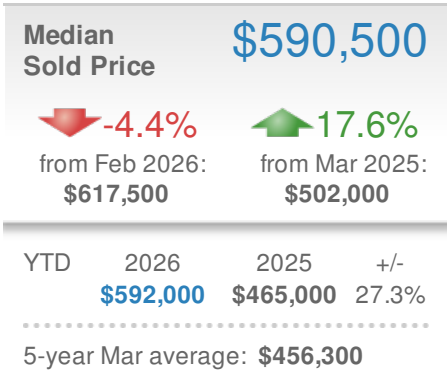
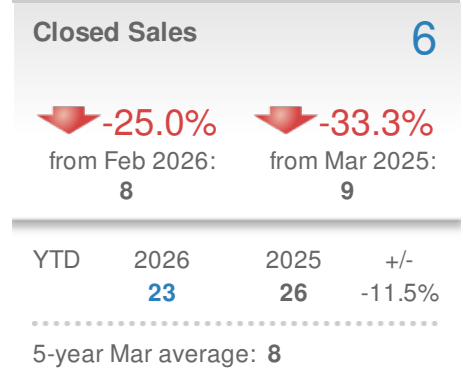
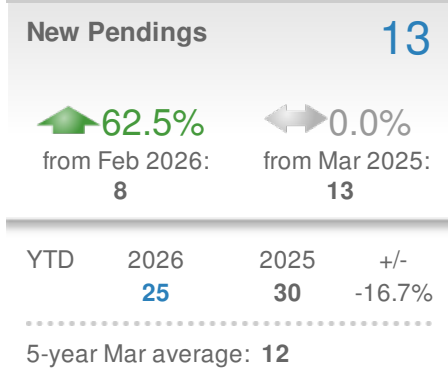
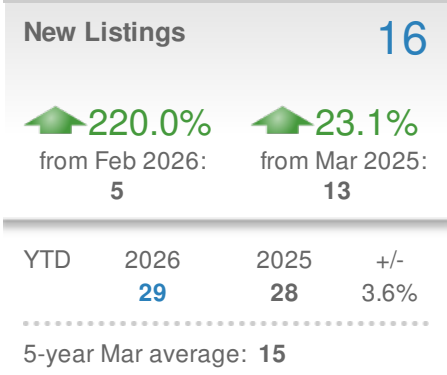
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.83 in February and a decrease from 3.40 in March 2025. The Contract Ratio is 41% lower than the 5-year March average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Wissahickon (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS  
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**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$590,500, representing a decrease of 4.4% compared to last month and an increase of 17.6% from Mar 2025. The average days on market for units sold in March was 33 days, 46% above the 5-year March average of 23 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and a 66.7% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from February and a decrease from 2.80 in March 2025. The Contract Ratio is 31% lower than the 5-year March average of 2.18. 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.

