

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

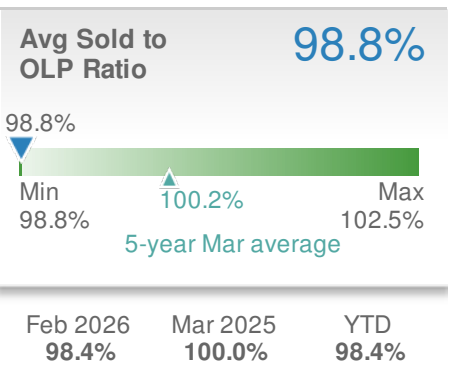
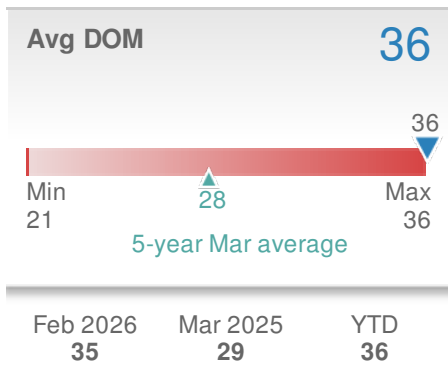
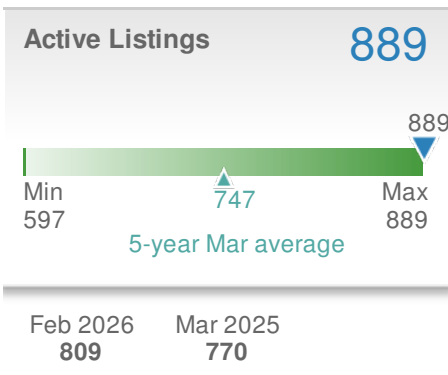
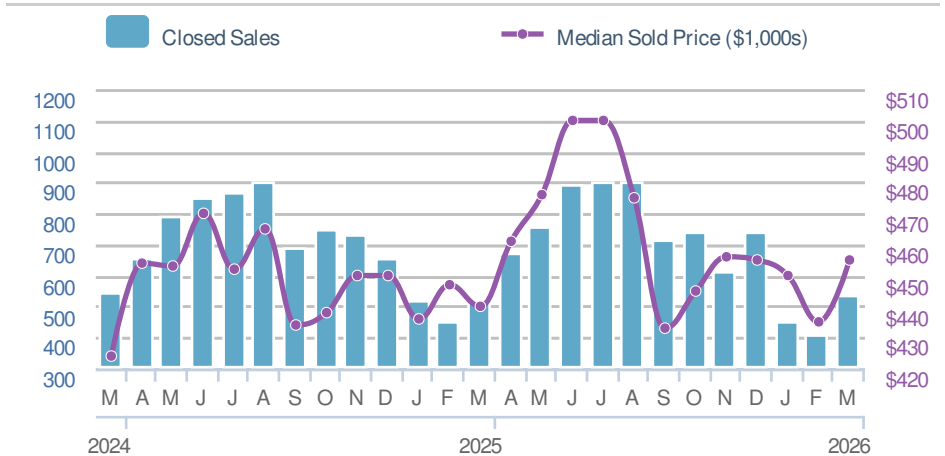
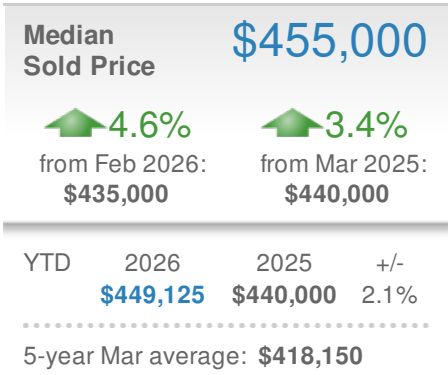
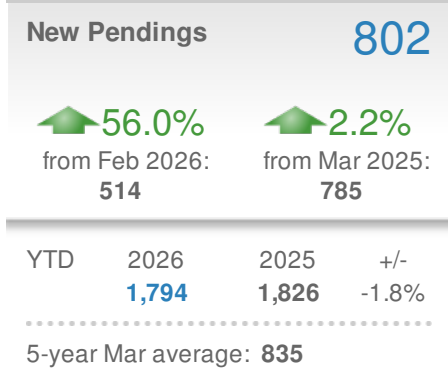
Local Market Insight

Montgomery County, PA

March 2026

Montgomery County, PA

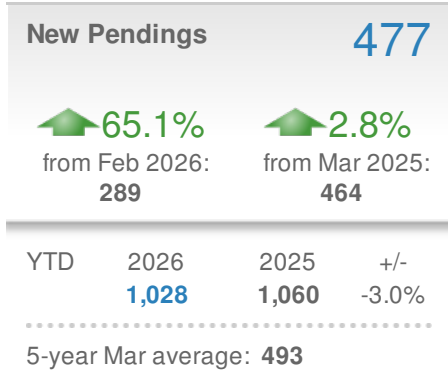
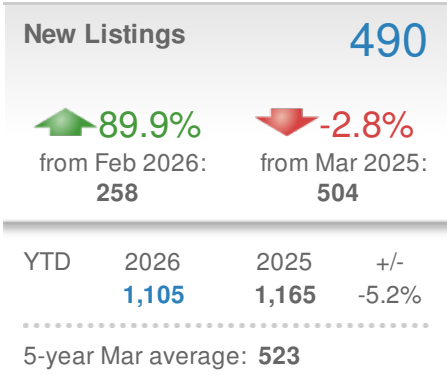
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Montgomery County, PA - Detached

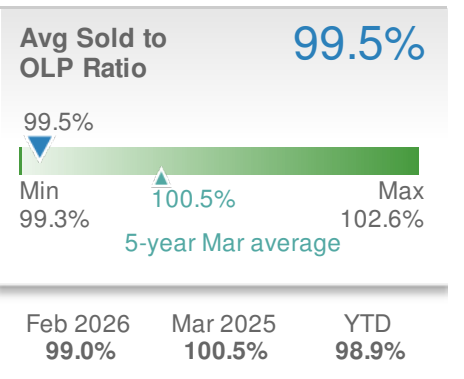
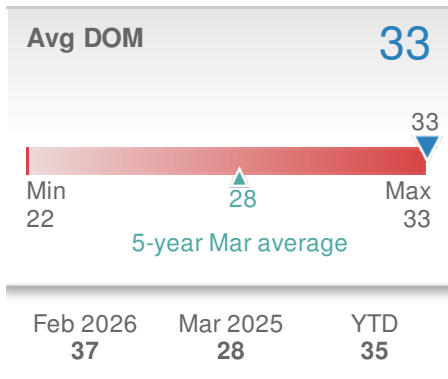
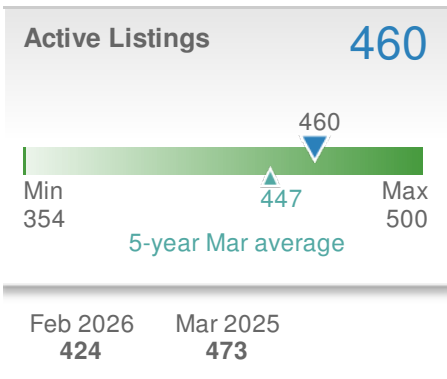
Tri-County Suburban REALTORS
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Summary

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.

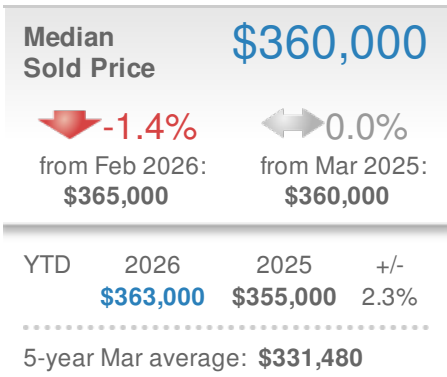
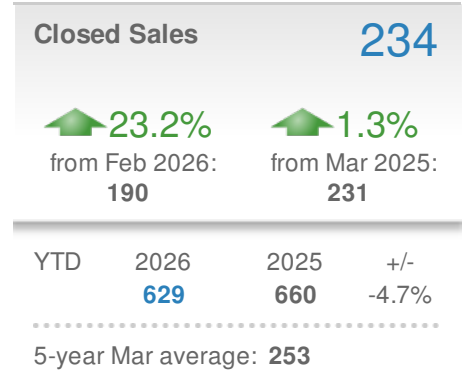
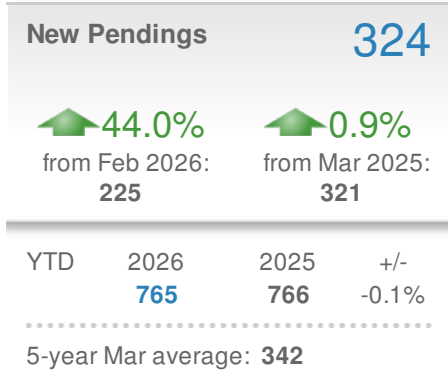
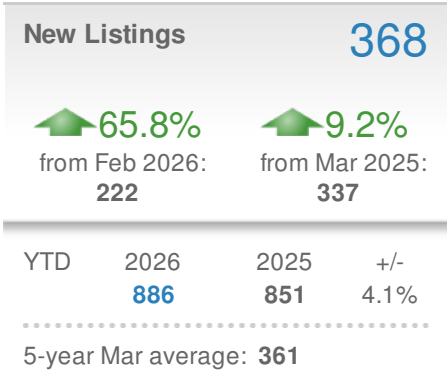
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.08 in February and a decrease from 1.37 in March 2025. The Contract Ratio is 20% lower than the 5-year March average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to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

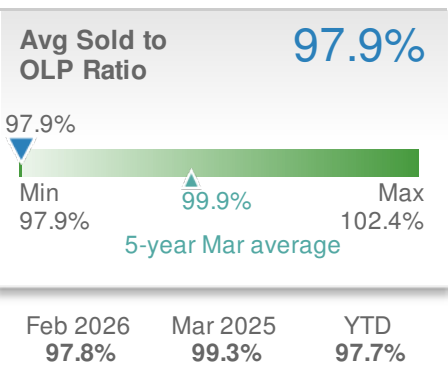
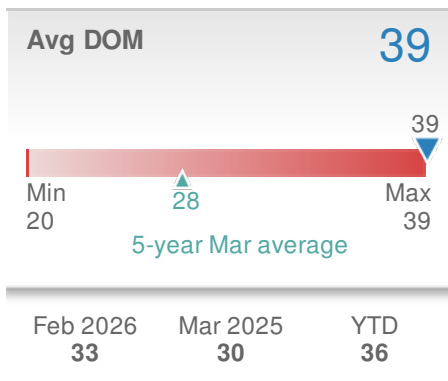
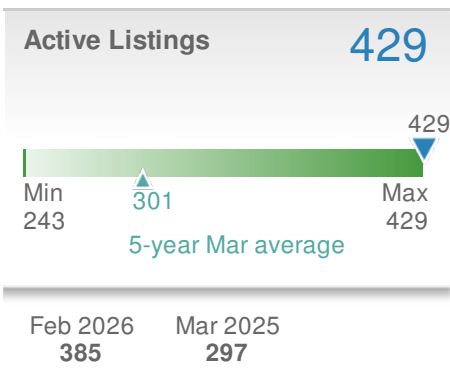
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Summary

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.

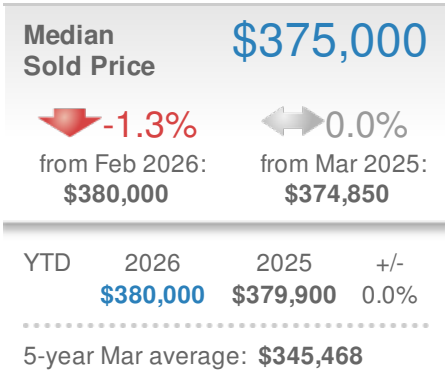
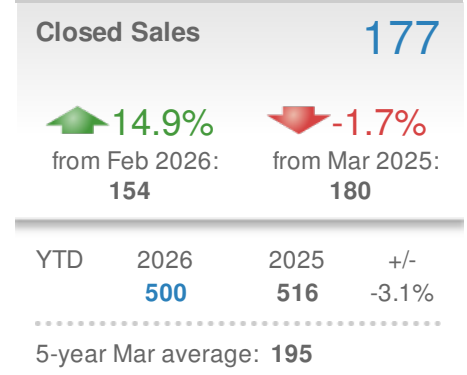
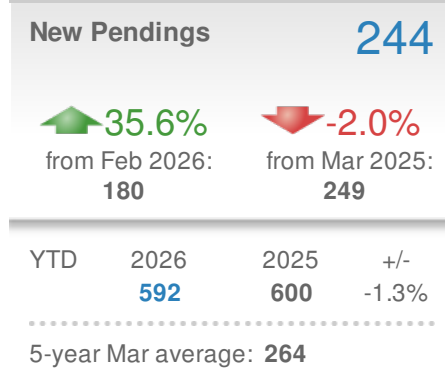
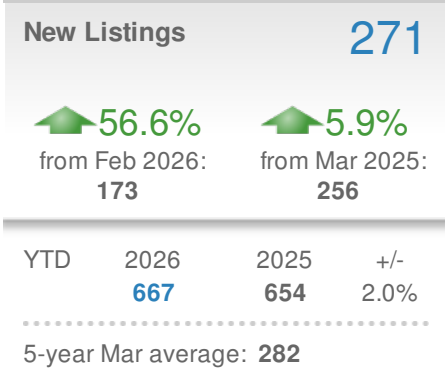
This activity resulted in a Contract Ratio of 0.99 pendings per active listing, up from 0.90 in February and a decrease from 1.61 in March 2025. The Contract Ratio is 45% lower than the 5-year March average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to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

