

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

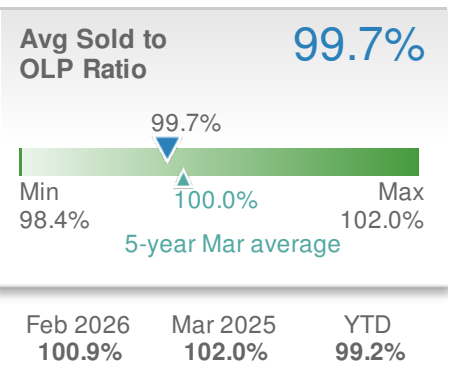
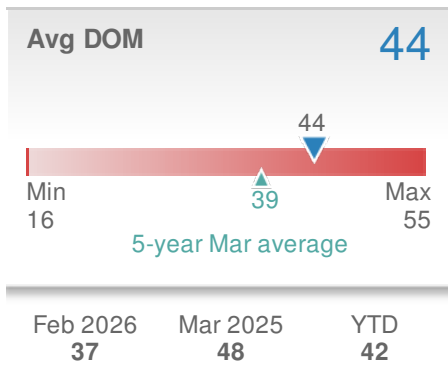
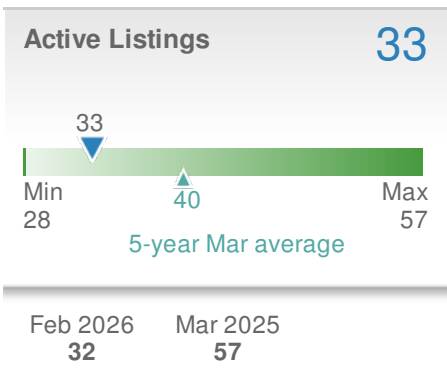
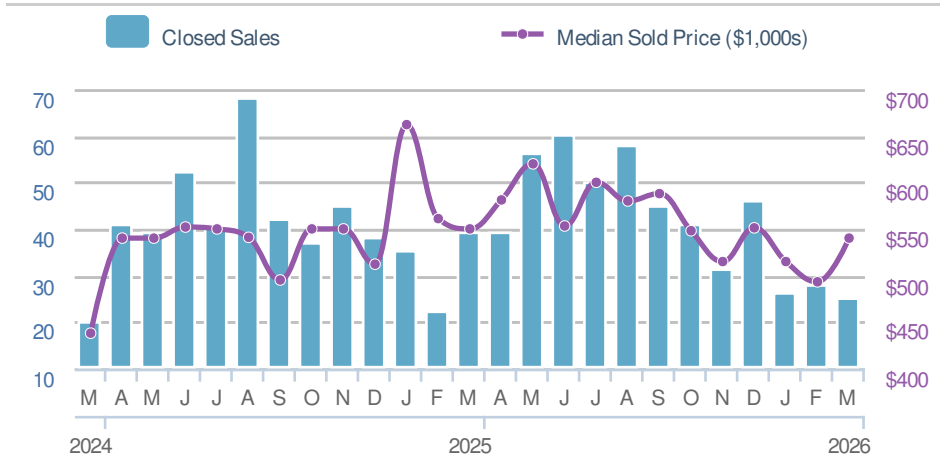
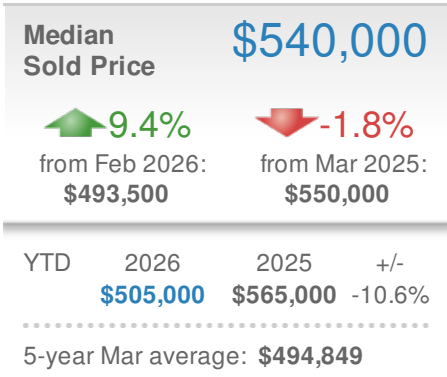
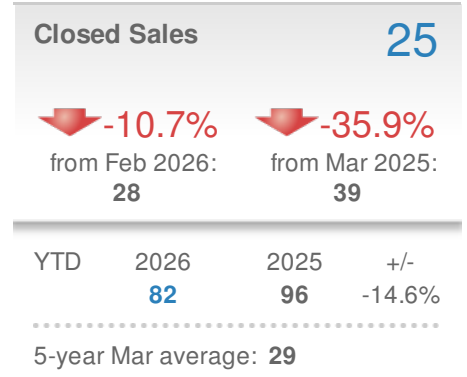
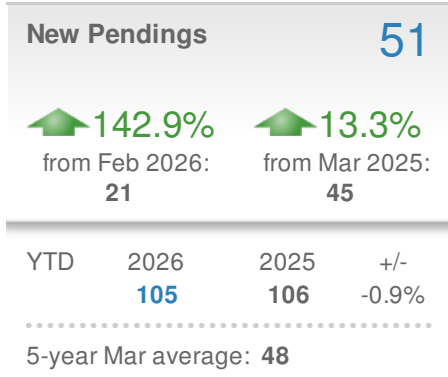
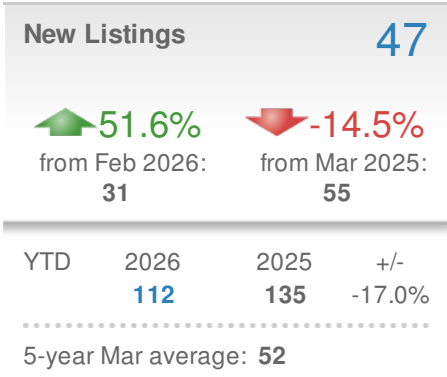
Local Market Insight

Colonial (Montgomery, PA)

March 2026

Colonial (Montgomery, PA)

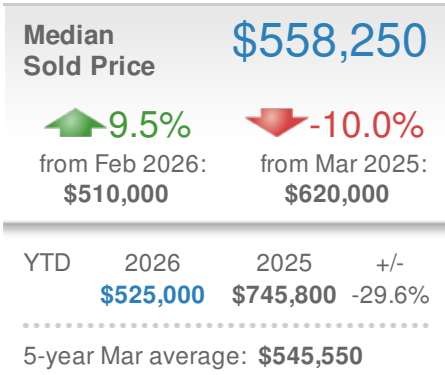
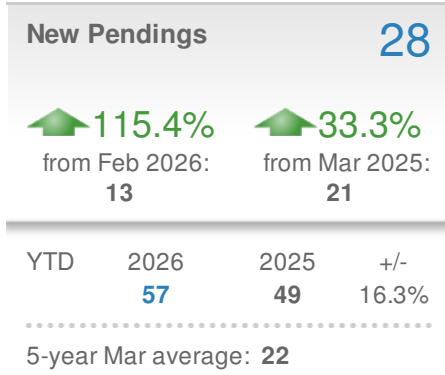
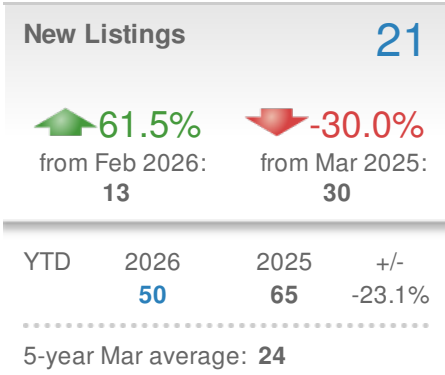
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March 2026

Colonial (Montgomery, PA) - Detached

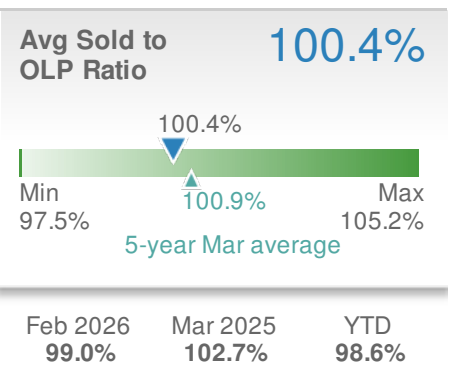
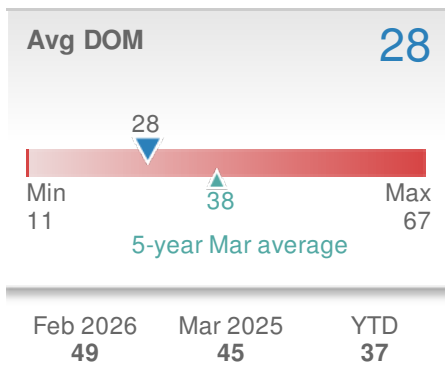
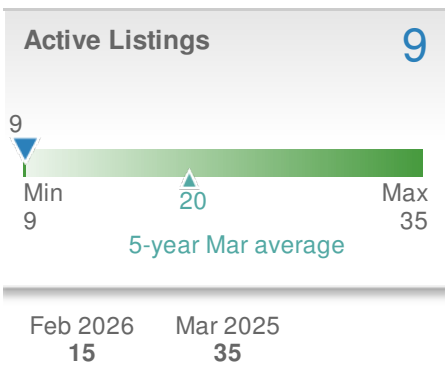
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Summary

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.

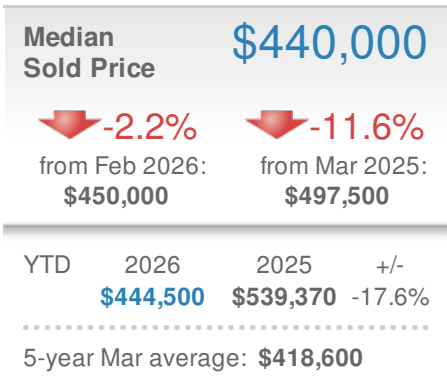
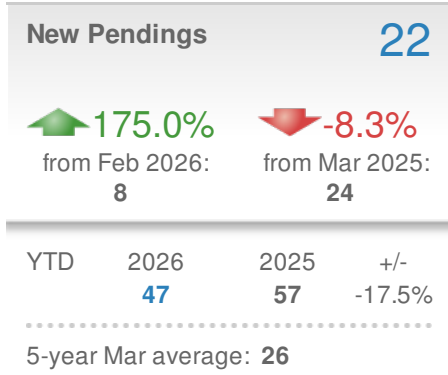
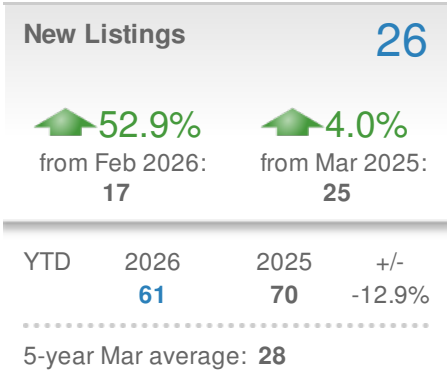
This activity resulted in a Contract Ratio of 4.89 pendings per active listing, up from 1.80 in February and an increase from 1.03 in March 2025. The Contract Ratio is 93% higher than the 5-year March average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared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

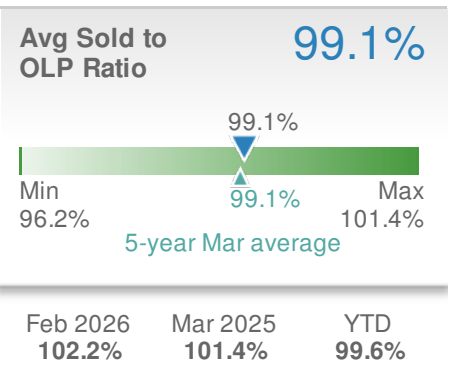
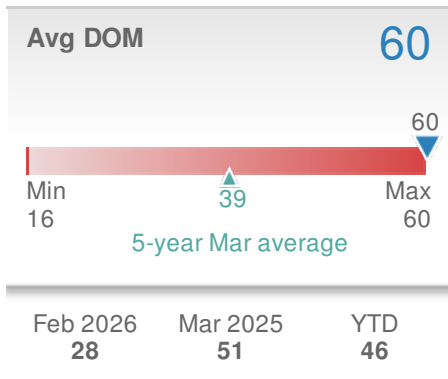
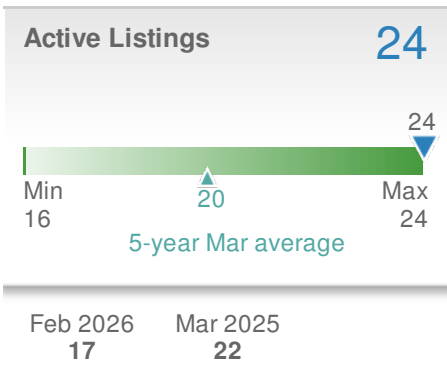
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Summary

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.

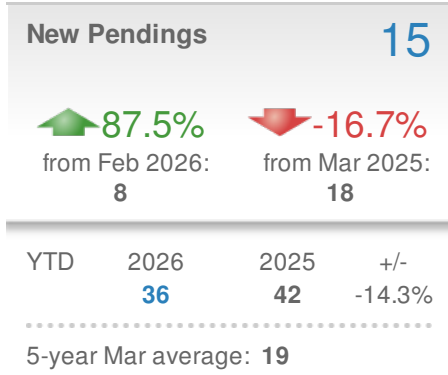
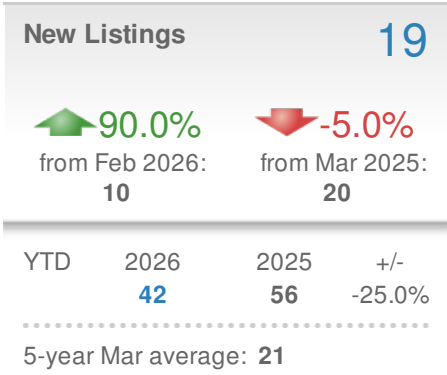
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.18 in February and a decrease from 2.55 in March 2025. The Contract Ratio is 44% lower than the 5-year March average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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.

