

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

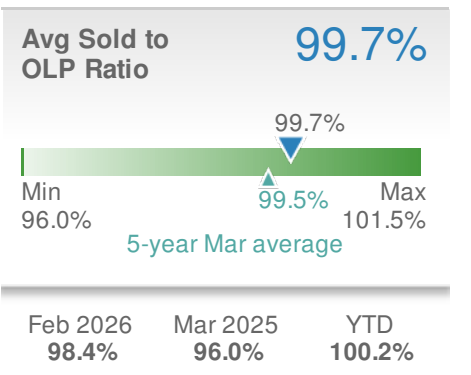
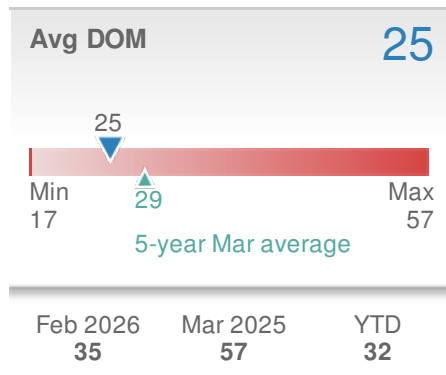
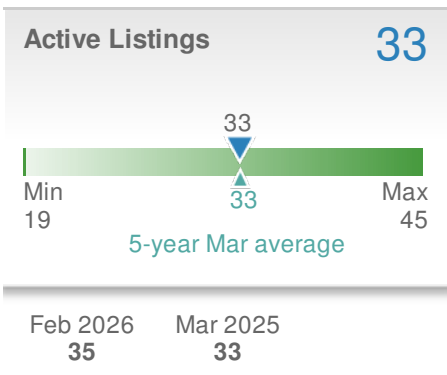
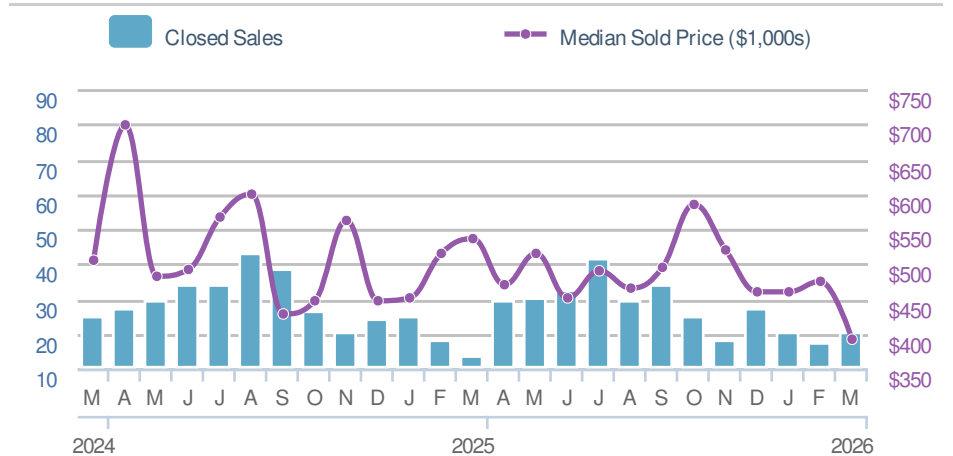
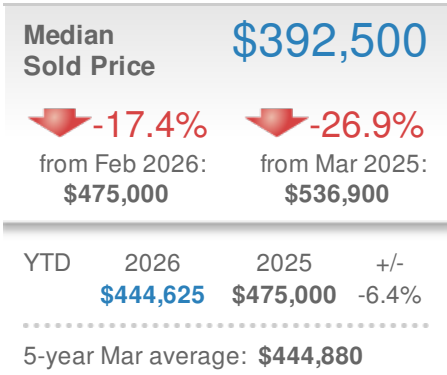
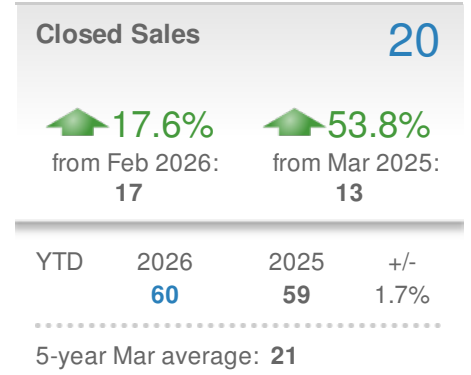
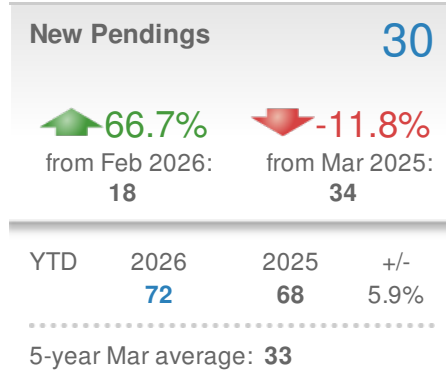
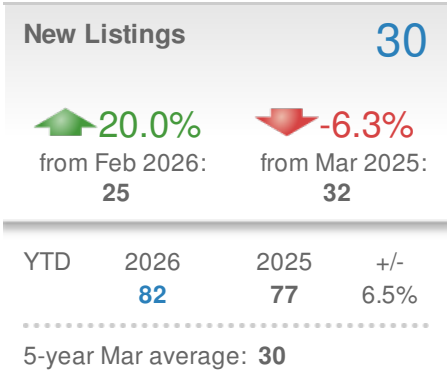
Local Market Insight

Hatboro-Horsham (Montgomery, PA)

March 2026

Hatboro-Horsham (Montgomery, PA)

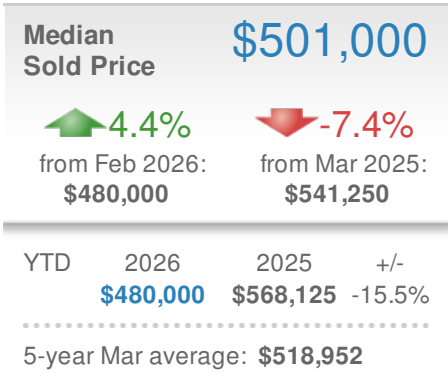
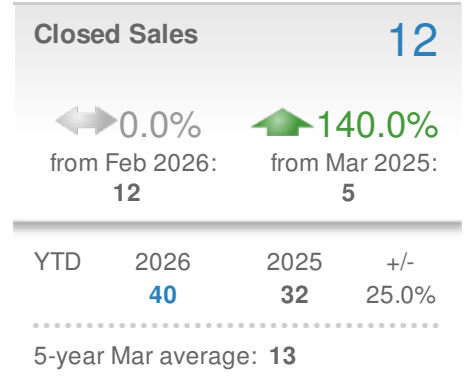
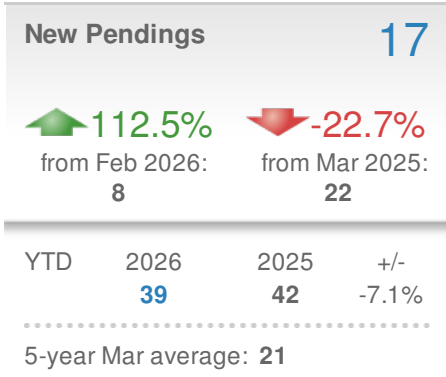
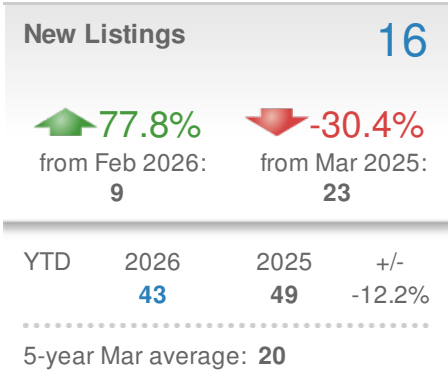
Email: ldavis@tcsr.realtor



March 2026

Hatboro-Horsham (Montgomery, PA) - Detached

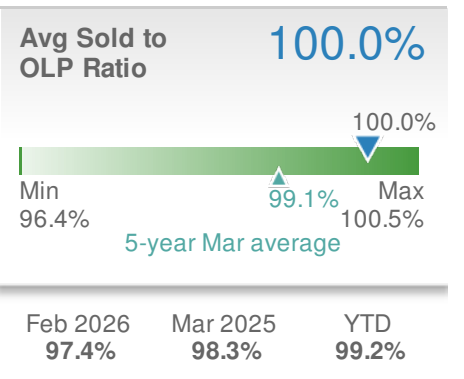
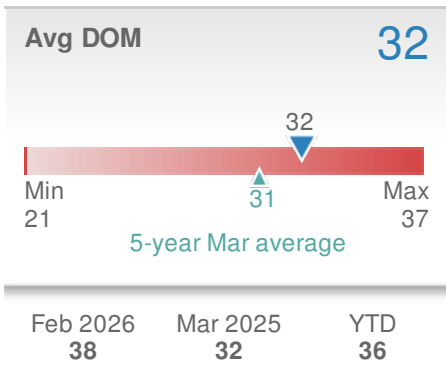
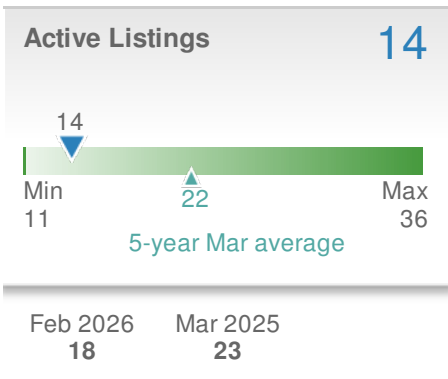
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

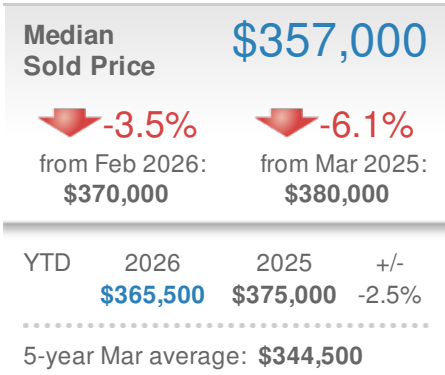
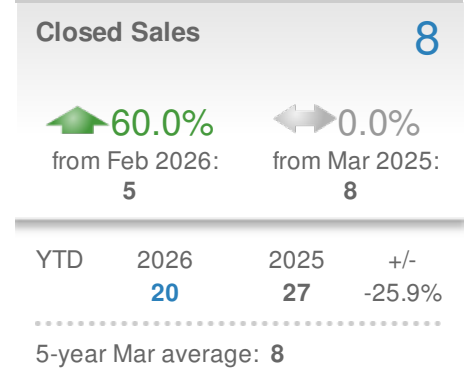
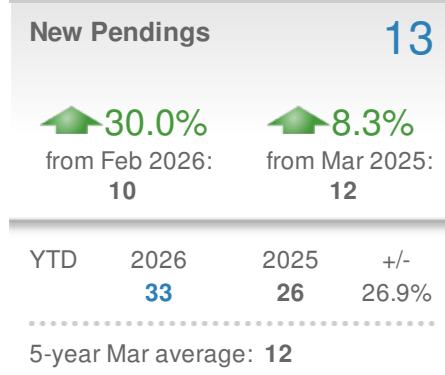
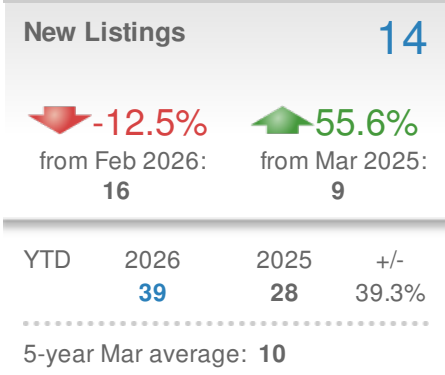
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.94 in February and an increase from 1.22 in March 2025. The Contract Ratio is 7% lower than the 5-year March average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to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

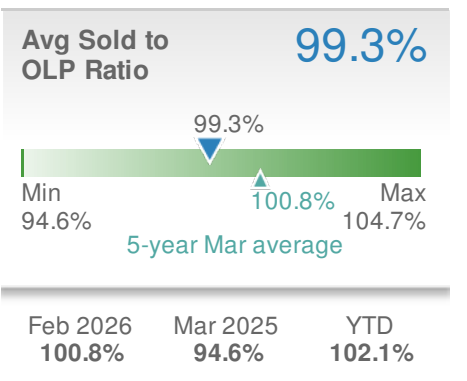
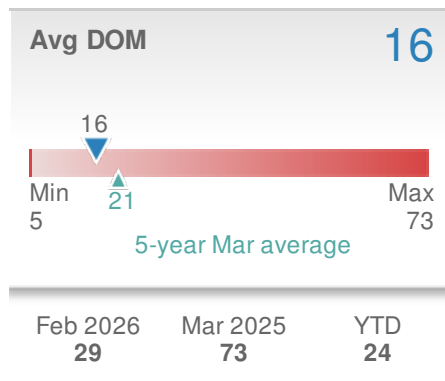
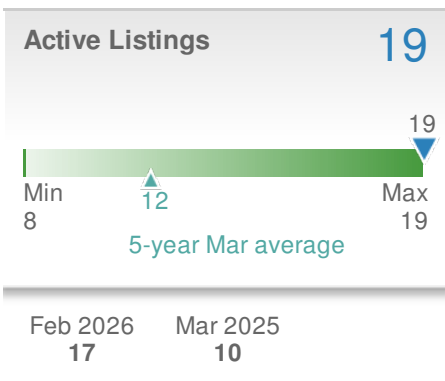
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

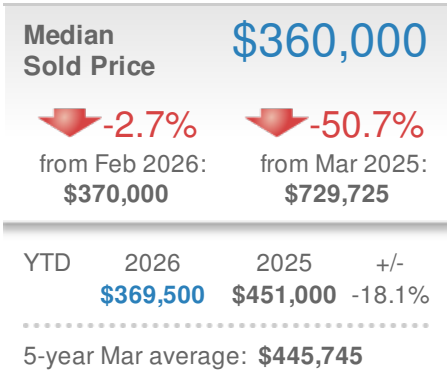
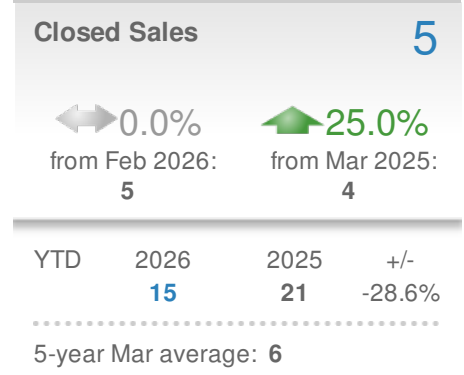
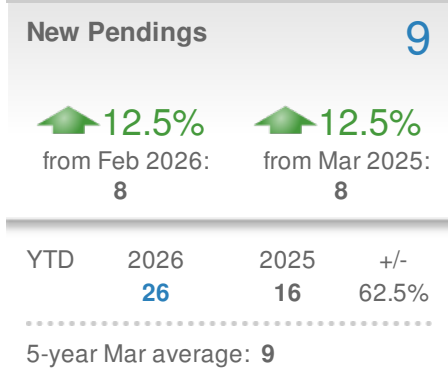
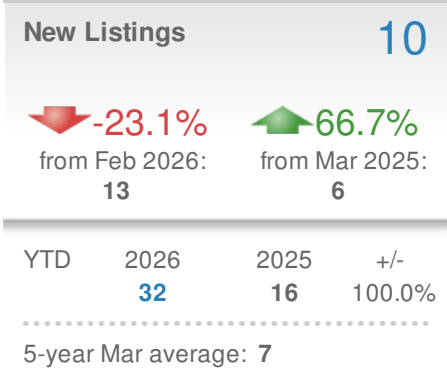
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 1.29 in February and a decrease from 1.60 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to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

15 County Suburban REALTORS
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.

