

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

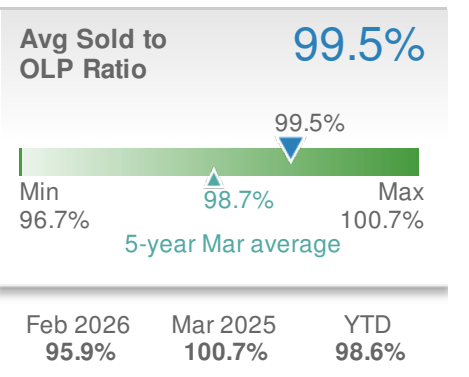
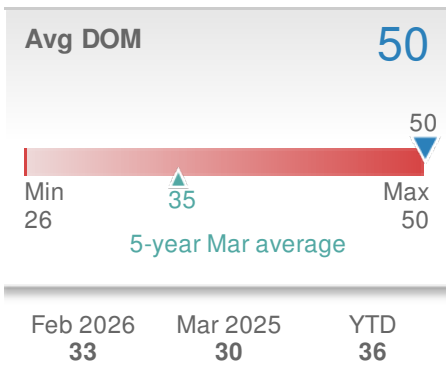
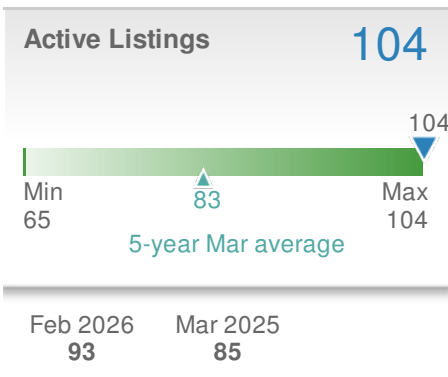
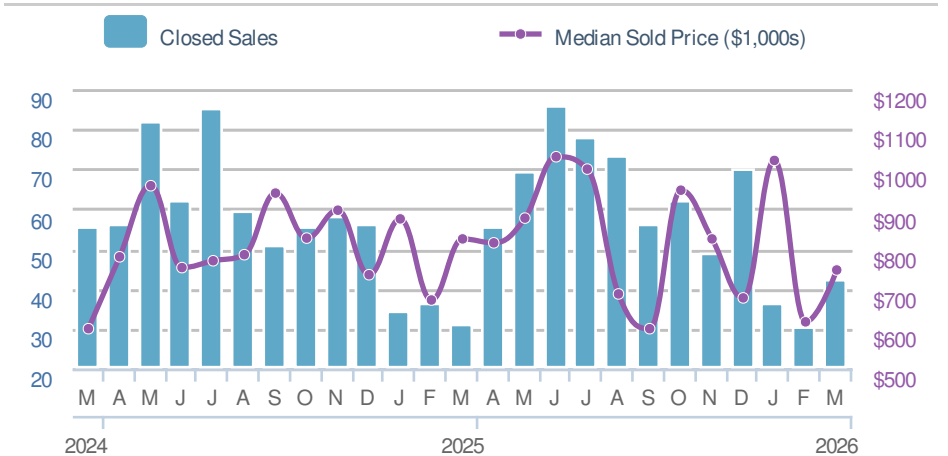
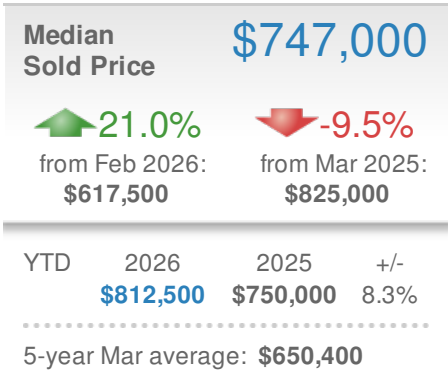
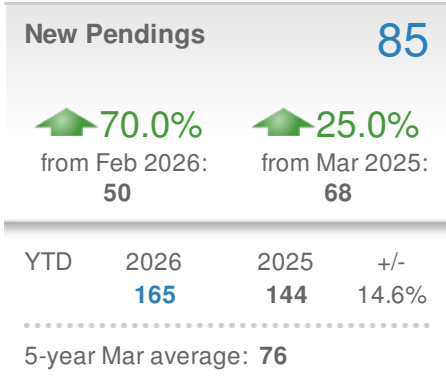
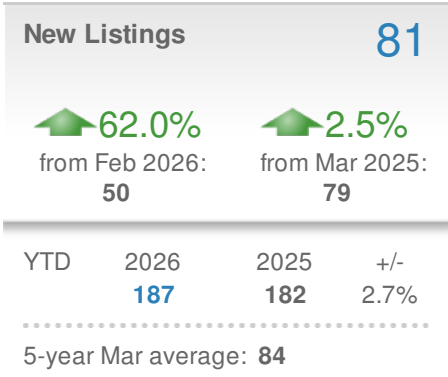
Local Market Insight

Lower Merion (Montgomery, PA)

March 2026

Lower Merion (Montgomery, PA)

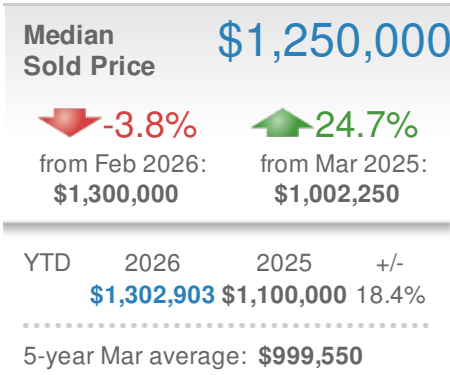
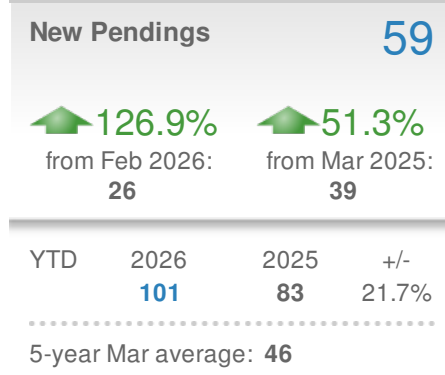
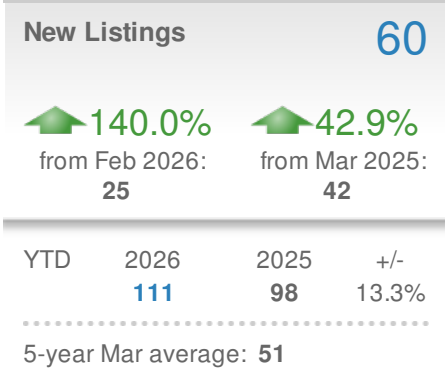
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March 2026

Lower Merion (Montgomery, PA) - Detached

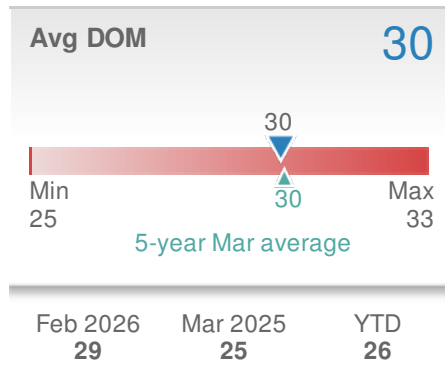
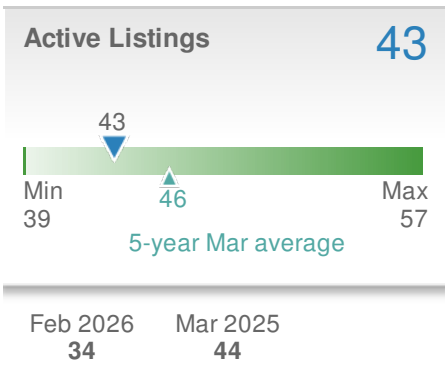
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Summary

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.

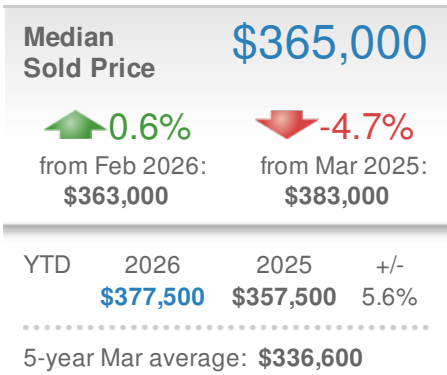
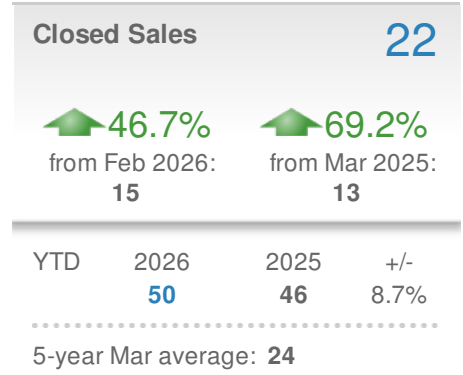
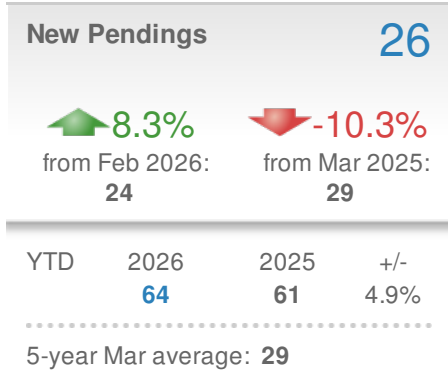
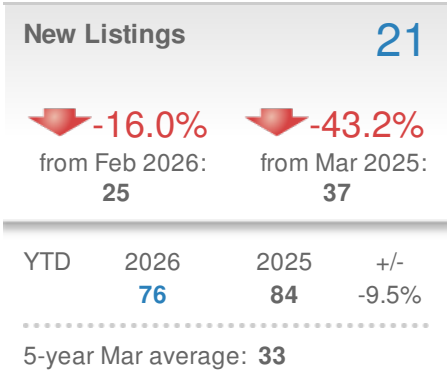
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, up from 1.06 in February and an increase from 1.36 in March 2025. The Contract Ratio is 13% higher than the 5-year March average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared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

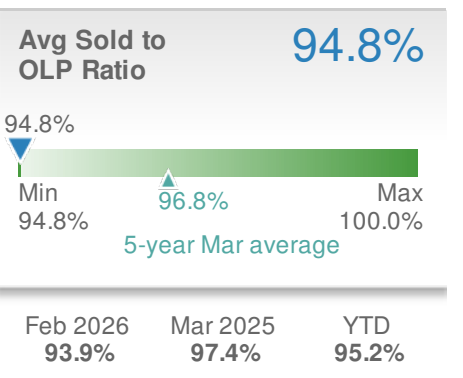
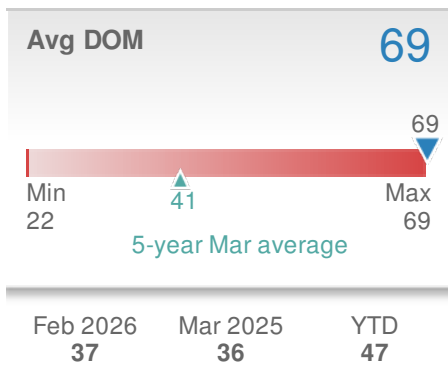
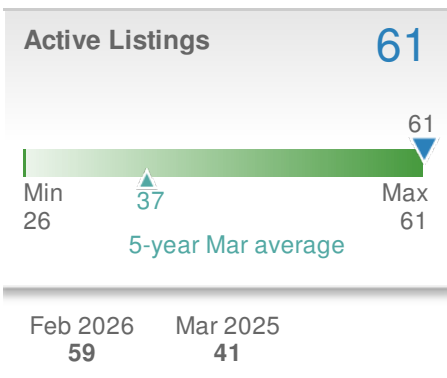
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Summary

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.

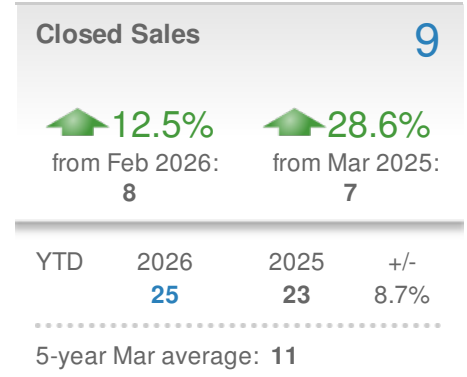
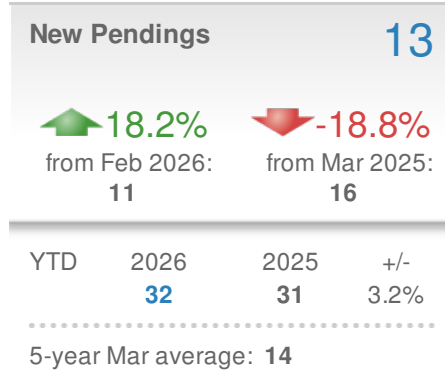
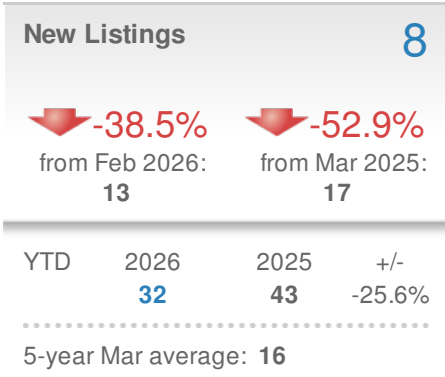
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.46 in February and a decrease from 0.85 in March 2025. The Contract Ratio is 55% lower than the 5-year March average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to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



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Lower Merion (Montgomery, PA) - Attached/Townhouse

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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.

