

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

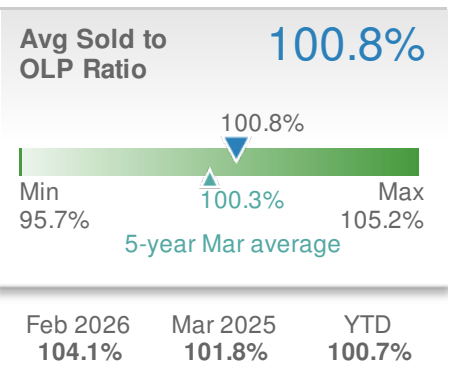
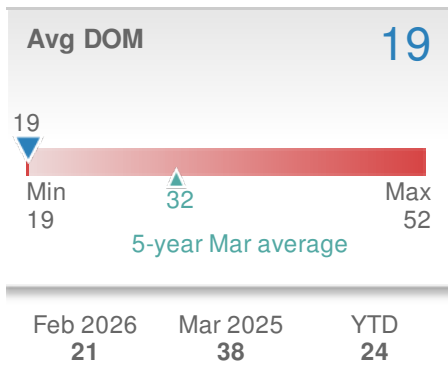
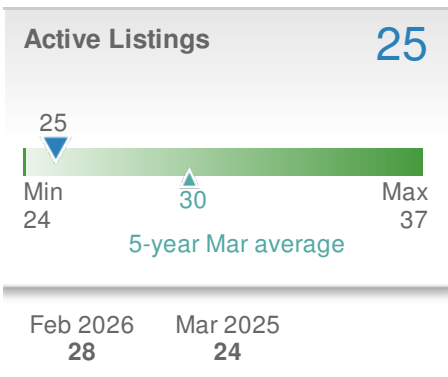
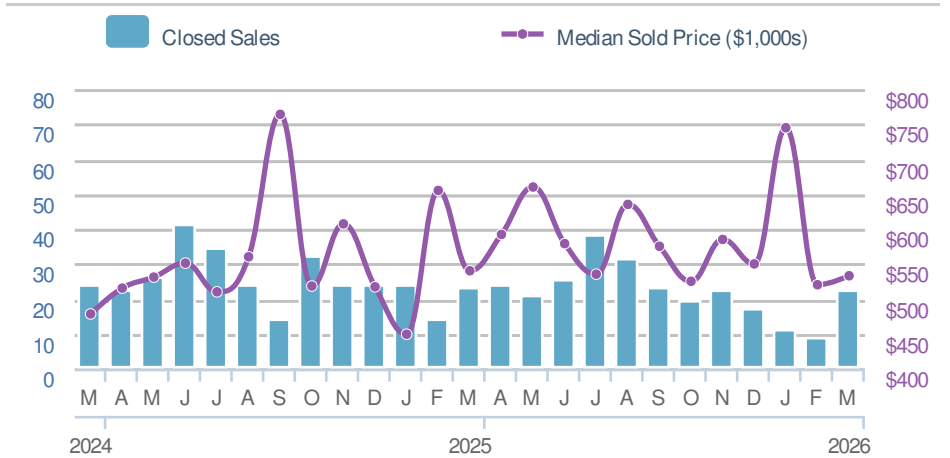
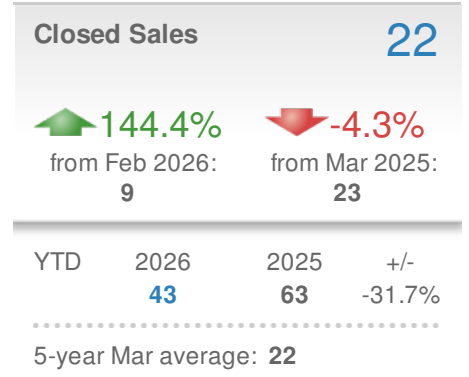
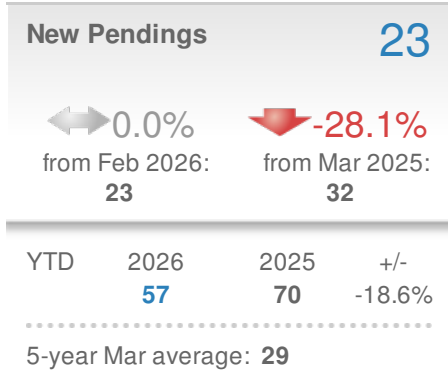
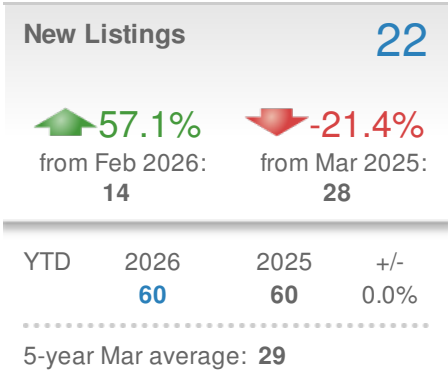
## Local Market Insight

### Methacton (Montgomery, PA)

**March 2026**

Methacton (Montgomery, PA)

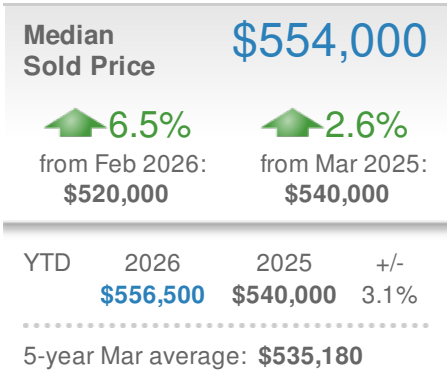
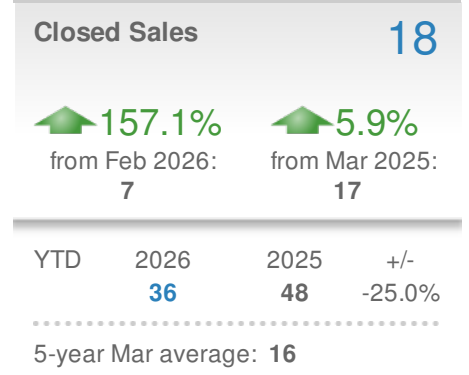
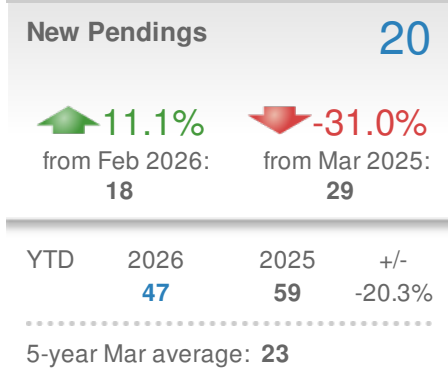
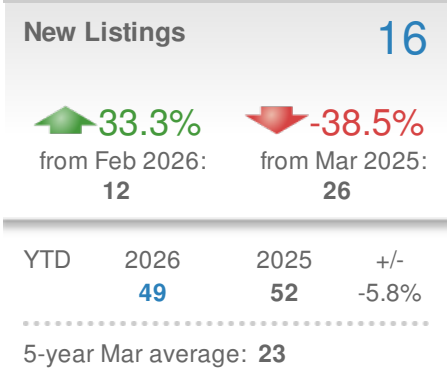
Email: ldavis@tcsr.realtor



**March 2026**

Methacton (Montgomery, PA) - Detached

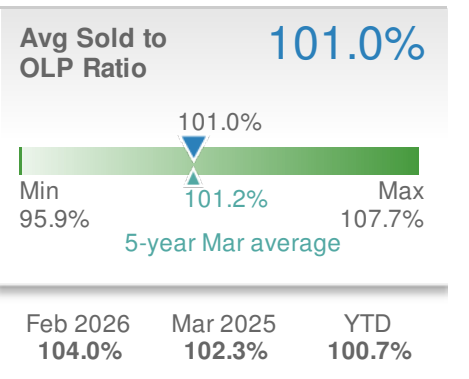
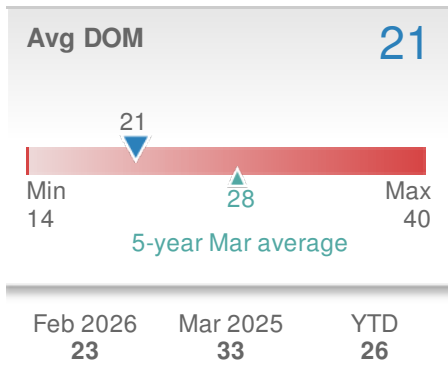
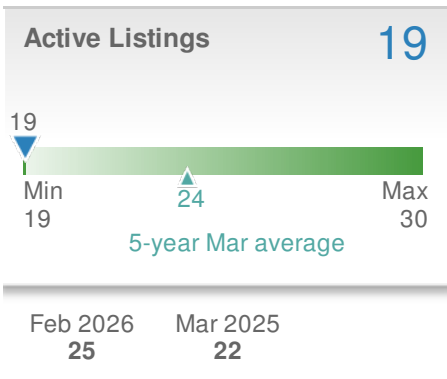
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

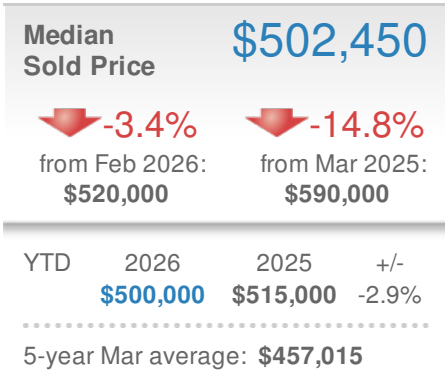
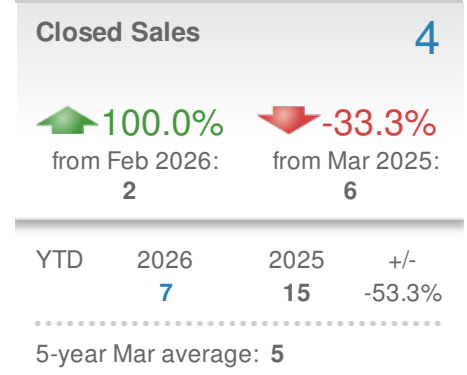
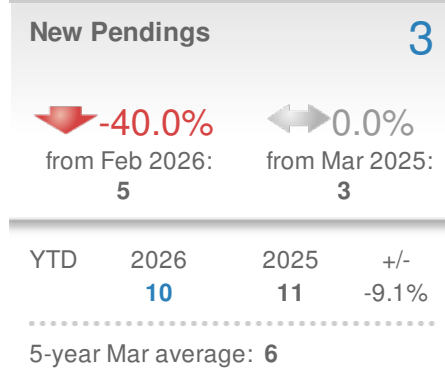
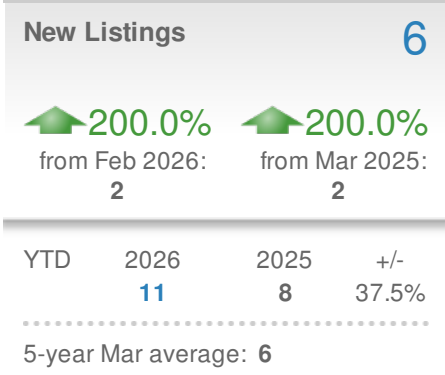
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.92 in February and a decrease from 1.68 in March 2025. The Contract Ratio is 10% lower than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to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

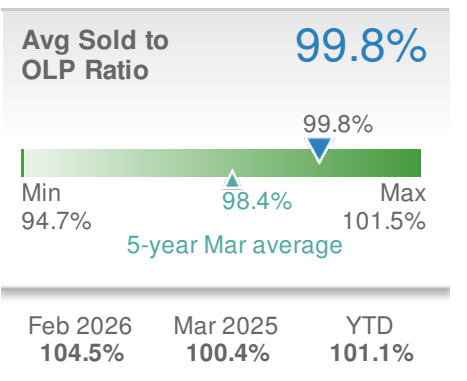
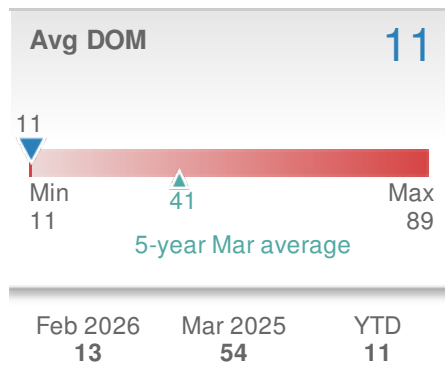
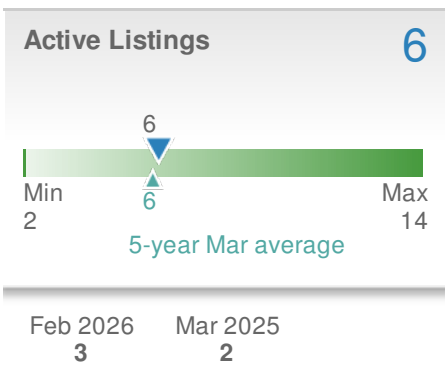
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

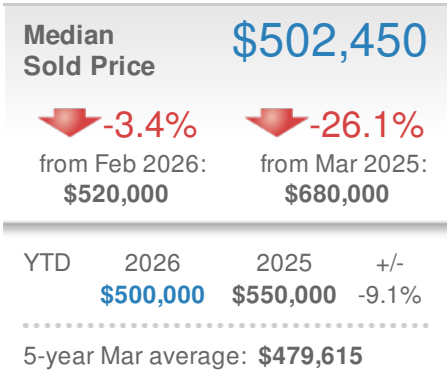
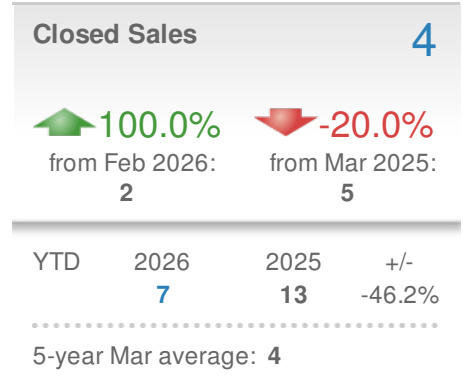
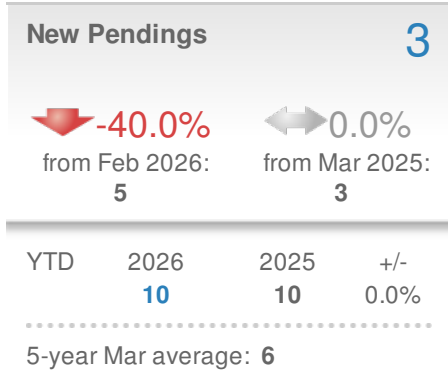
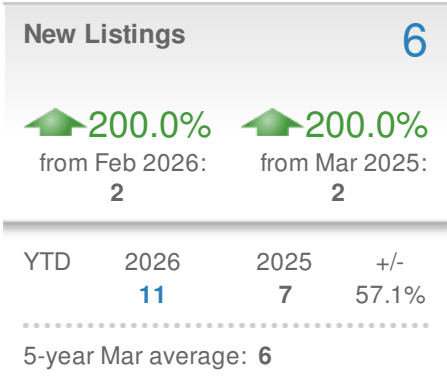
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.67 in February and a decrease from 1.50 in March 2025. The Contract Ratio is 67% lower than the 5-year March average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared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

