

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

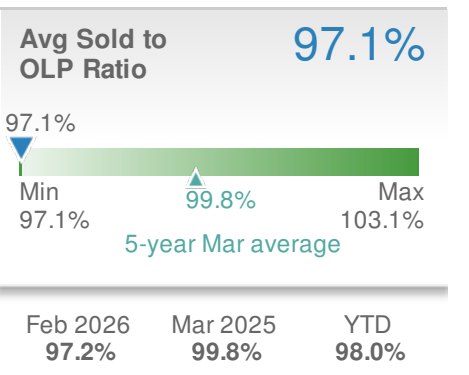
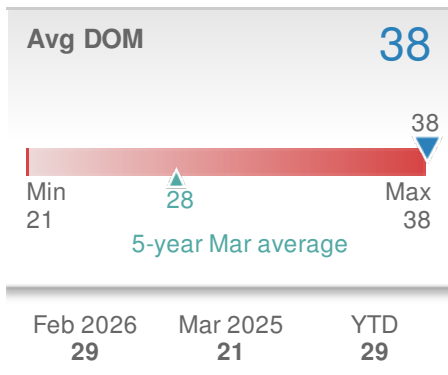
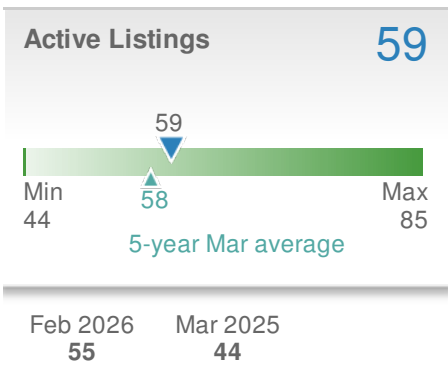
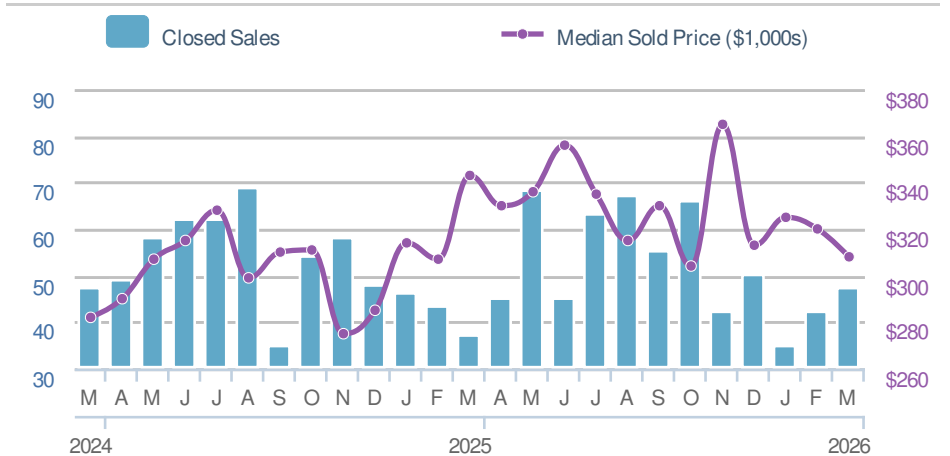
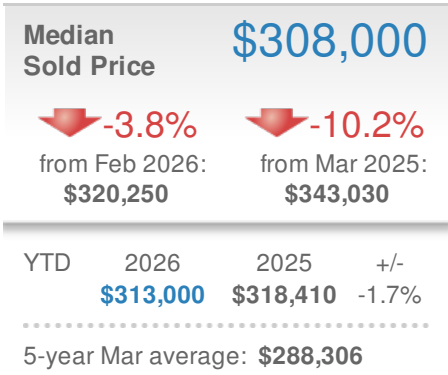
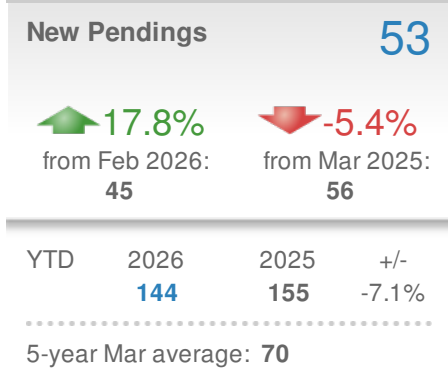
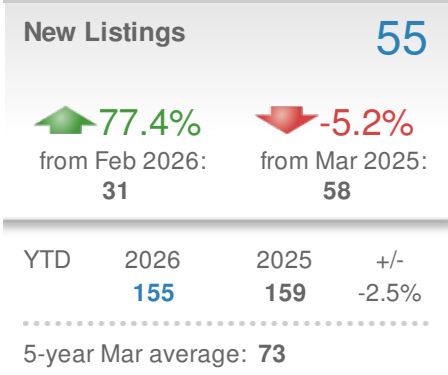
## Local Market Insight

### Norristown Area (Montgomery, PA)

**March 2026**

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor



**March 2026**

Norristown Area (Montgomery, PA) - Detached

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

**New Listings** **19**

▲ **171.4%** ▲ **35.7%**  
 from Feb 2026: **7** from Mar 2025: **14**

YTD	2026	2025	+/-
	<b>49</b>	<b>45</b>	<b>8.9%</b>

5-year Mar average: **21**

**New Pendings** **22**

▲ **46.7%** ▲ **46.7%**  
 from Feb 2026: **15** from Mar 2025: **15**

YTD	2026	2025	+/-
	<b>51</b>	<b>52</b>	<b>-1.9%</b>

5-year Mar average: **20**

**Closed Sales** **17**

▲ **54.5%** ▲ **21.4%**  
 from Feb 2026: **11** from Mar 2025: **14**

YTD	2026	2025	+/-
	<b>39</b>	<b>50</b>	<b>-22.0%</b>

5-year Mar average: **17**

**Median Sold Price** **\$399,000**

▼ **-3.9%** ▼ **-8.8%**  
 from Feb 2026: **\$415,000** from Mar 2025: **\$437,500**

YTD	2026	2025	+/-
	<b>\$399,000</b>	<b>\$395,000</b>	<b>1.0%</b>

5-year Mar average: **\$401,480**

**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for March was \$399,000, representing a decrease of 3.9% compared to last month and a decrease of 8.8% from Mar 2025. The average days on market for units sold in March was 27 days, 14% above the 5-year March average of 24 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 2.45 pendings per active listing, up from 1.91 in February and a decrease from 3.25 in March 2025. The Contract Ratio is 10% higher than the 5-year March average of 2.23. 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.

**Active Listings** **11**

Feb 2026	Mar 2025
<b>11</b>	<b>8</b>

**Avg DOM** **27**

Feb 2026	Mar 2025	YTD
<b>32</b>	<b>20</b>	<b>25</b>

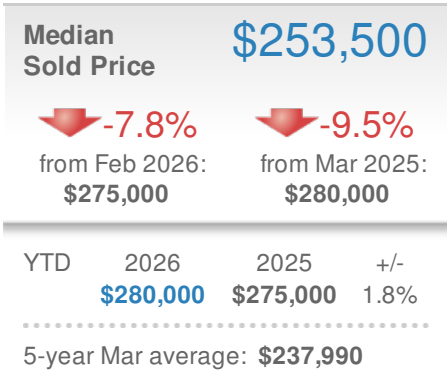
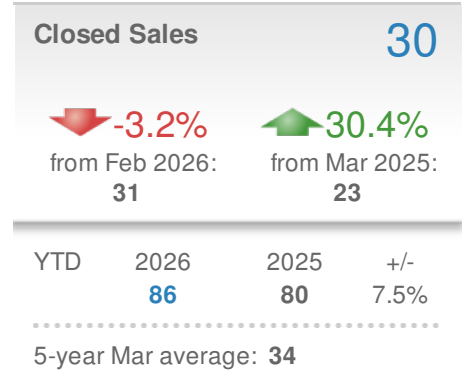
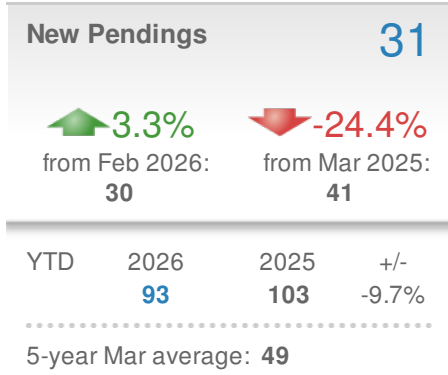
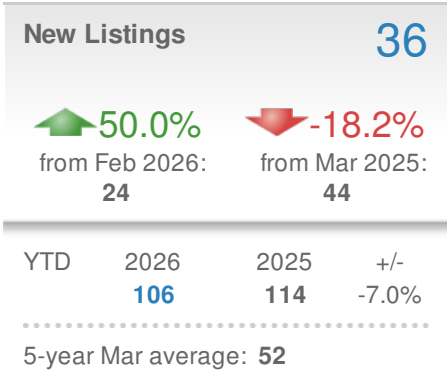
**Avg Sold to OLP Ratio** **99.1%**

Feb 2026	Mar 2025	YTD
<b>98.9%</b>	<b>100.8%</b>	<b>99.6%</b>

**March 2026**

Norristown Area (Montgomery, PA) - Attached

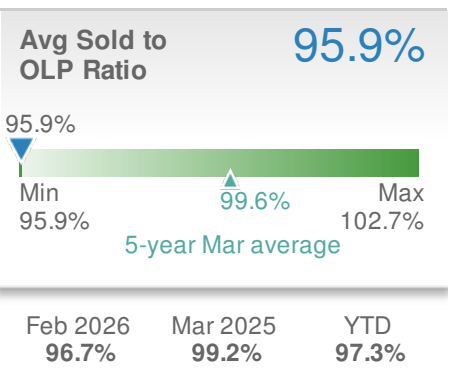
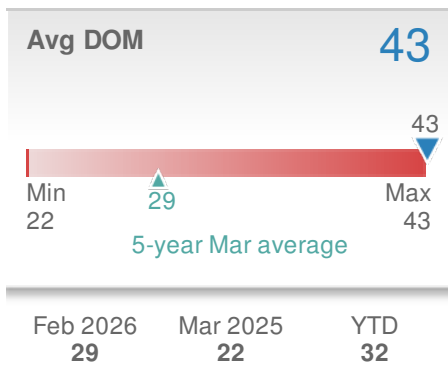
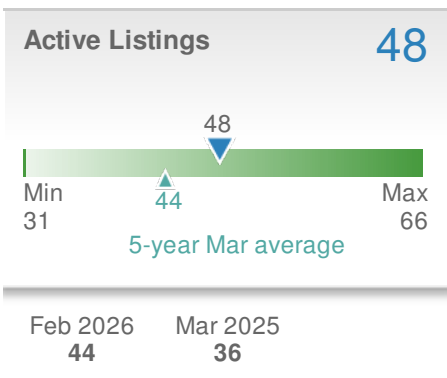
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for March was \$253,500, representing a decrease of 7.8% compared to last month and a decrease of 9.5% from Mar 2025. The average days on market for units sold in March was 43 days, 47% above the 5-year March average of 29 days. There was a 3.3% month over month increase in new contract activity with 31 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 56; and a 9.1% increase in supply to 48 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.27 in February and a decrease from 2.08 in March 2025. The Contract Ratio is 37% lower than the 5-year March average of 1.85. 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.

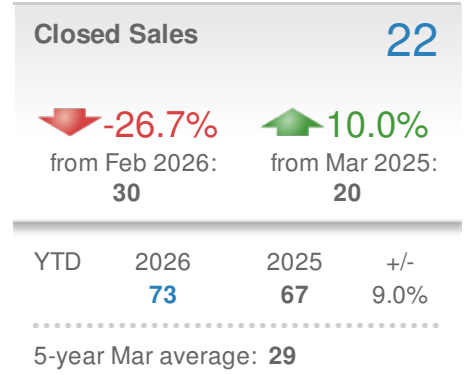
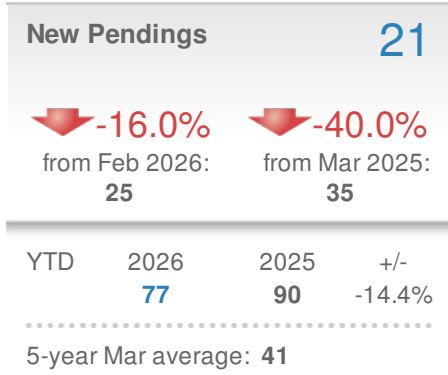
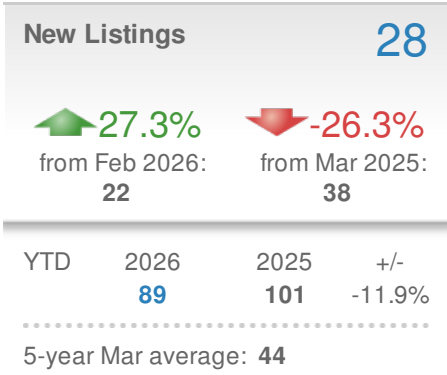


**March 2026**

Norristown Area (Montgomery, PA) - Attached/Townhouse

McCounty Suburban REALTORS

Email: ldavis@tcsr.realtor



**Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$253,500, representing a decrease of 8.6% compared to last month and a decrease of 15.2% from Mar 2025. The average days on market for units sold in March was 39 days, 32% above the 5-year March average of 30 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 4.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 47; and an 18.2% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.48 in February and a decrease from 2.12 in March 2025. The Contract Ratio is 34% lower than the 5-year March average of 1.84. 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.

