

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

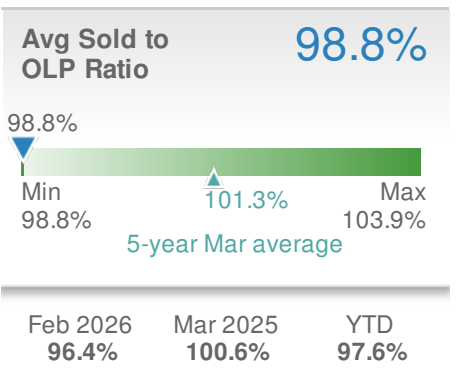
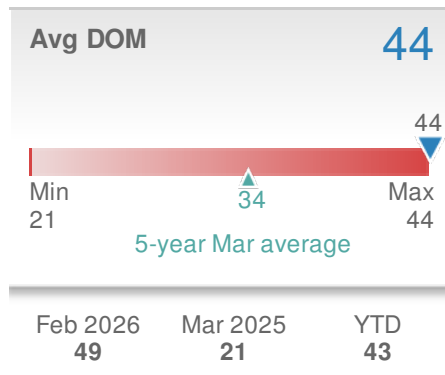
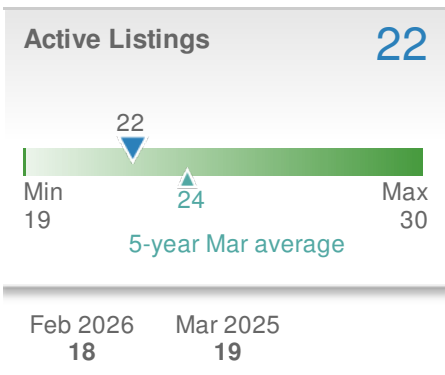
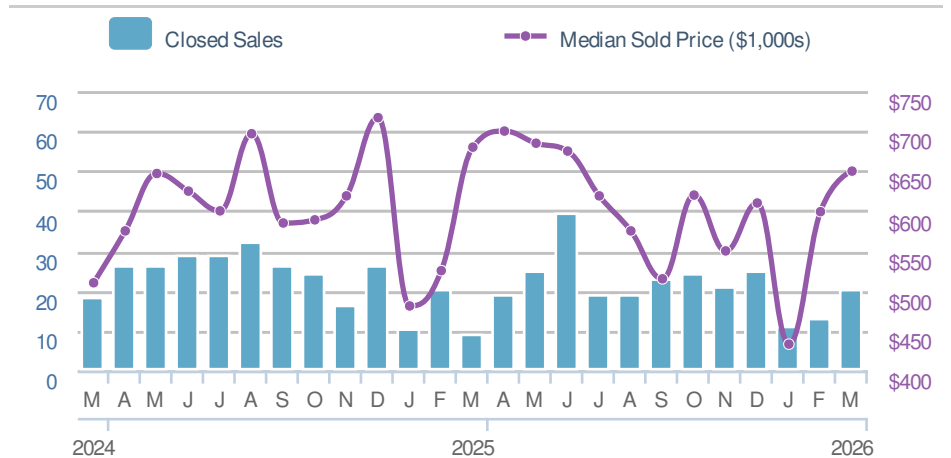
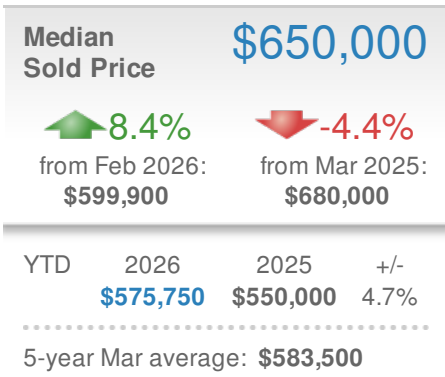
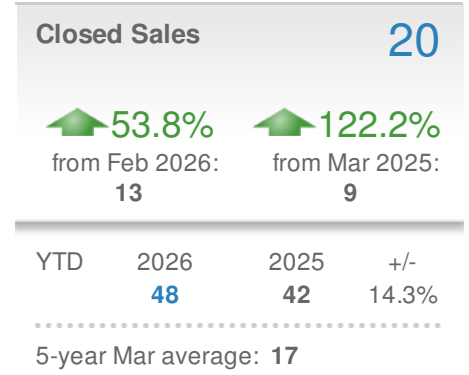
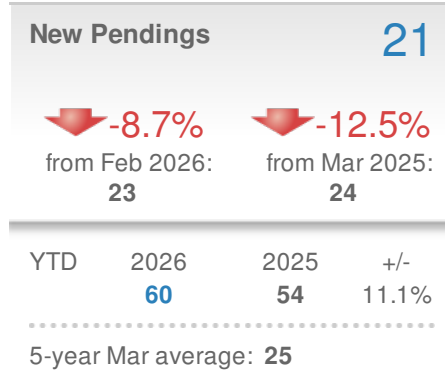
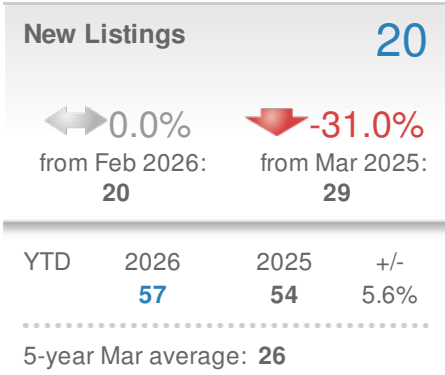
## Local Market Insight

### Upper Dublin (Montgomery, PA)

## March 2026

Upper Dublin (Montgomery, PA)

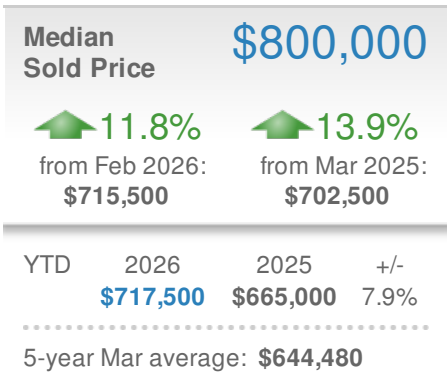
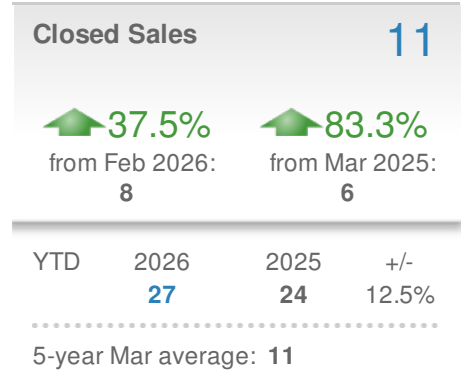
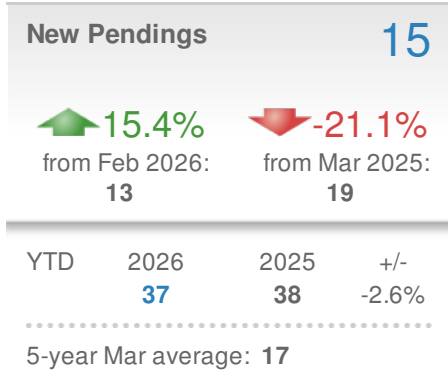
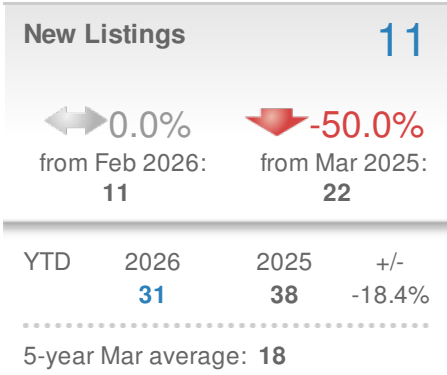
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**March 2026**

Upper Dublin (Montgomery, PA) - Detached

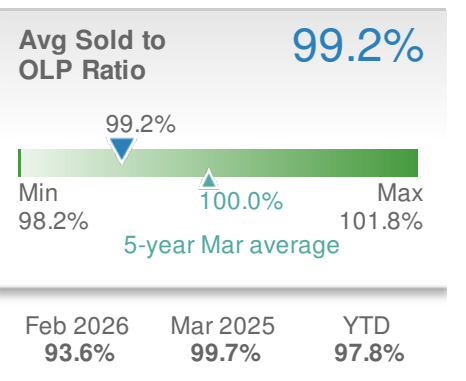
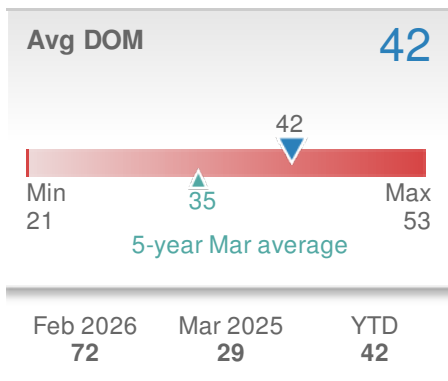
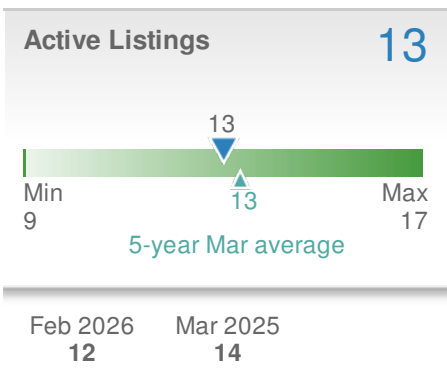
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**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for March was \$800,000, representing an increase of 11.8% compared to last month and an increase of 13.9% from Mar 2025. The average days on market for units sold in March was 42 days, 19% above the 5-year March average of 35 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 21; and an 8.3% increase in supply to 13 active units.

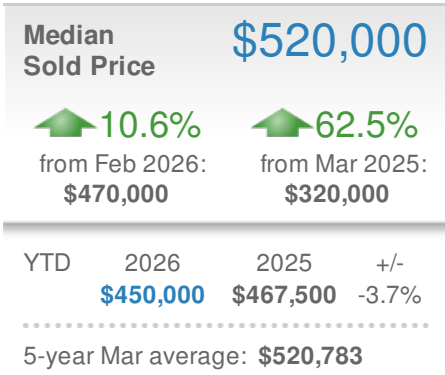
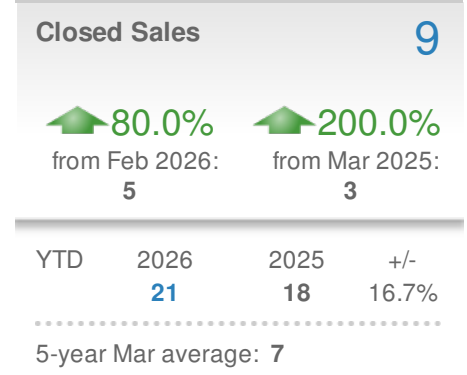
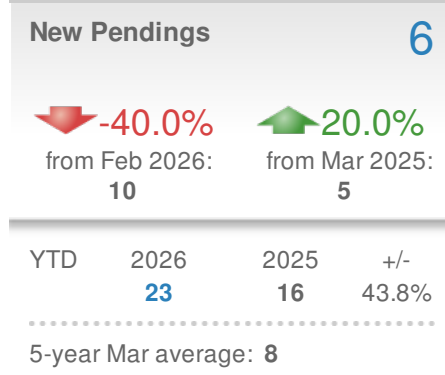
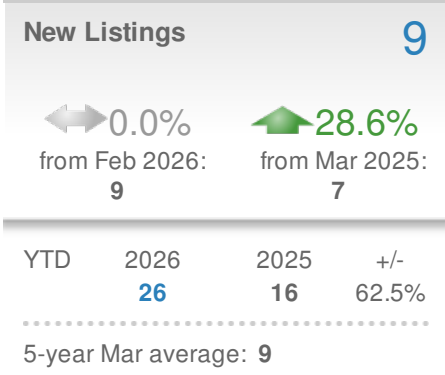
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, down from 1.83 in February and a decrease from 1.64 in March 2025. The Contract Ratio is 12% lower than the 5-year March average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Upper Dublin (Montgomery, PA) - Attached

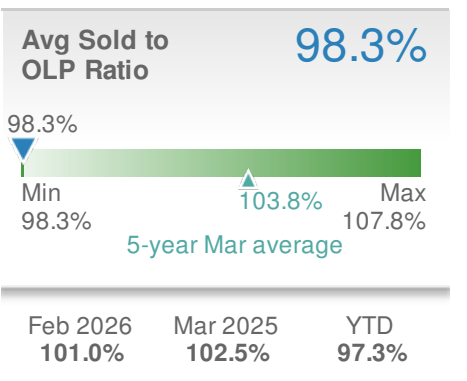
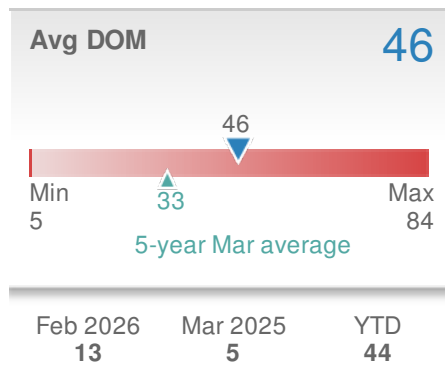
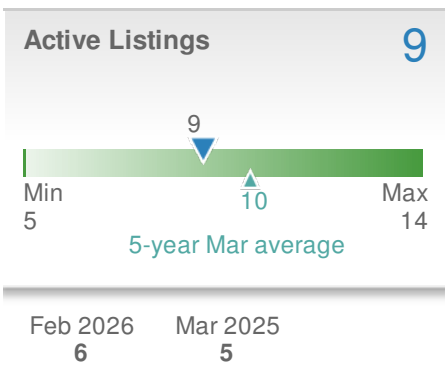
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**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for March was \$520,000, representing an increase of 10.6% compared to last month and an increase of 62.5% from Mar 2025. The average days on market for units sold in March was 46 days, 39% above the 5-year March average of 33 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 9; and a 50% increase in supply to 9 active units.

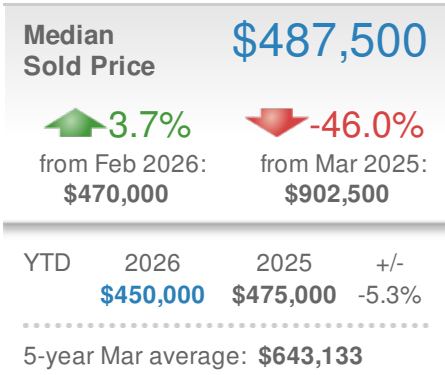
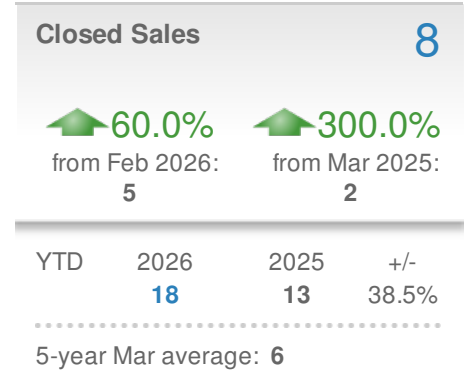
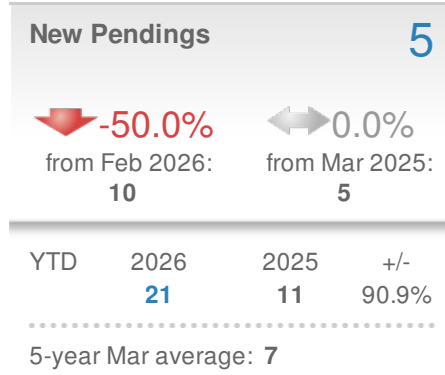
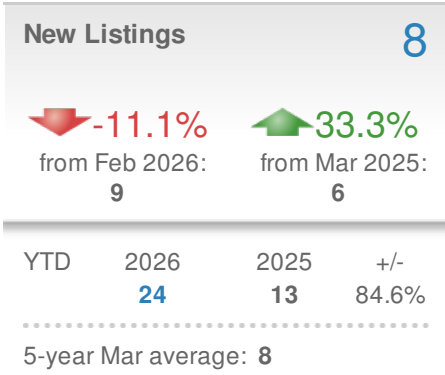
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.17 in February and a decrease from 1.20 in March 2025. The Contract Ratio is 42% lower than the 5-year March average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Upper Dublin (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$487,500, representing an increase of 3.7% compared to last month and a decrease of 46% from Mar 2025. The average days on market for units sold in March was 51 days, 45% above the 5-year March average of 35 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 8; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 2.00 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 1.71. 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.

