

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

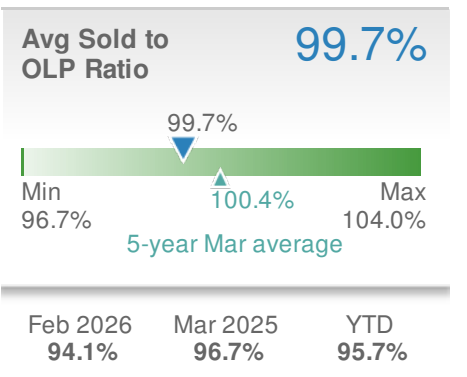
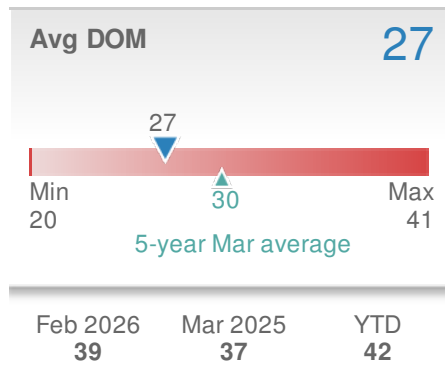
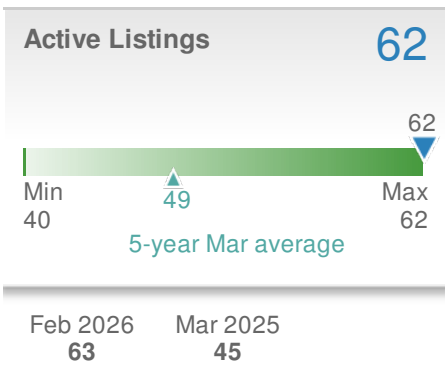
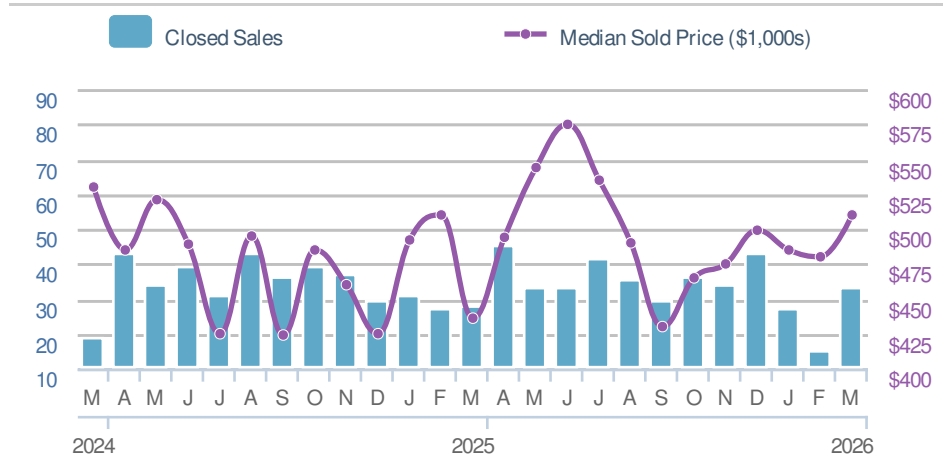
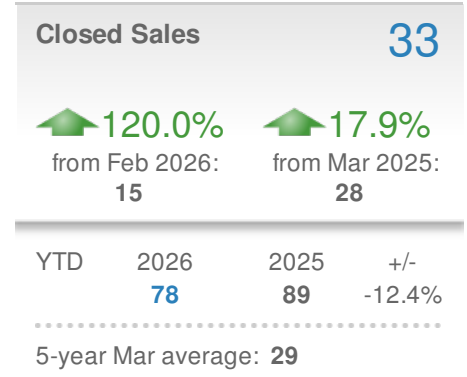
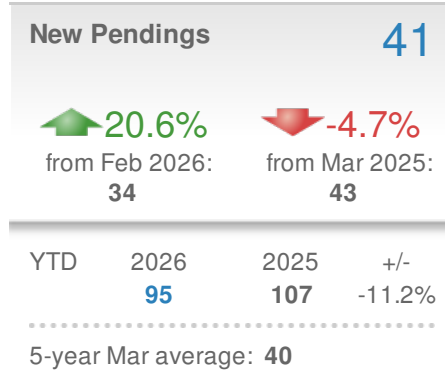
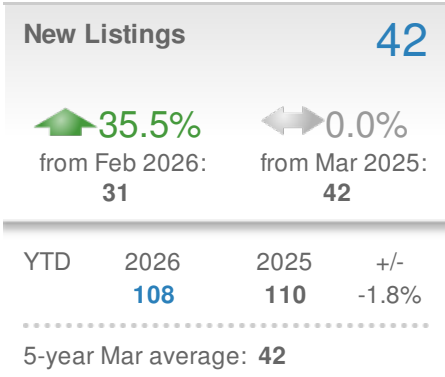
Local Market Insight

Upper Merion Area (Montgomery, PA)

March 2026

Upper Merion Area (Montgomery, PA)

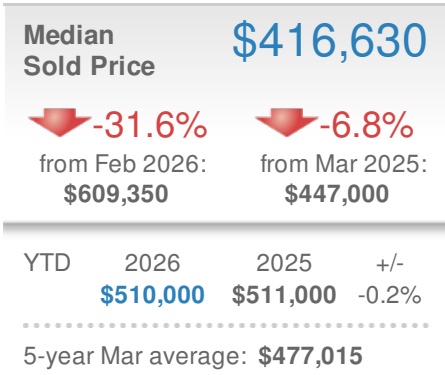
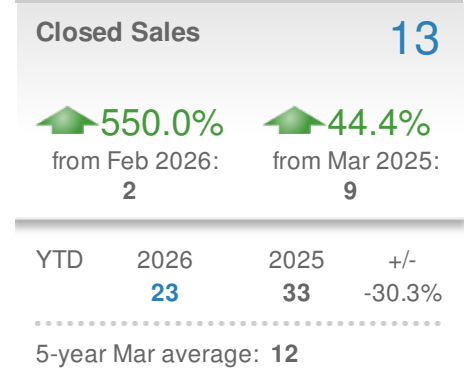
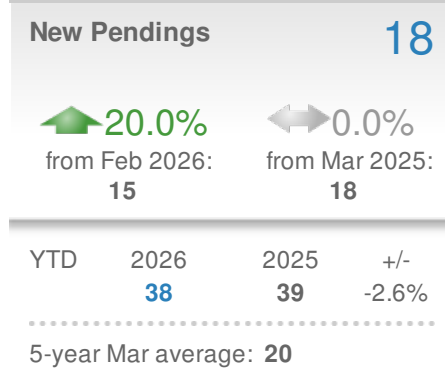
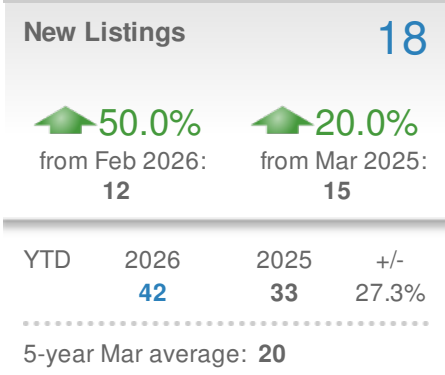
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March 2026

Upper Merion Area (Montgomery, PA) - Detached

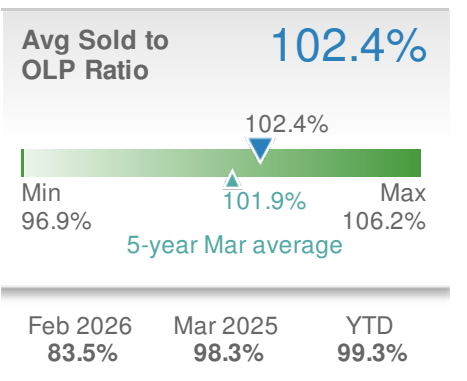
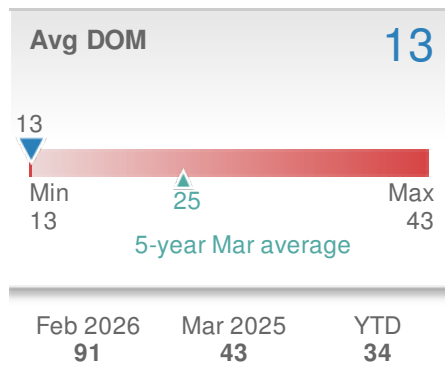
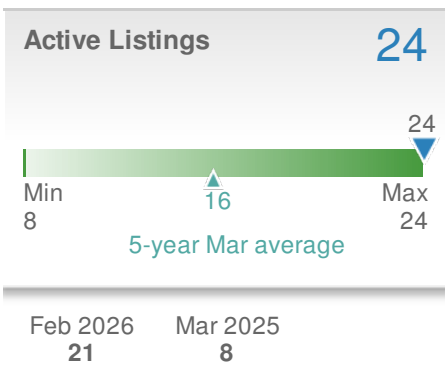
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for March was \$416,630, representing a decrease of 31.6% compared to last month and a decrease of 6.8% from Mar 2025. The average days on market for units sold in March was 13 days, 48% below the 5-year March average of 25 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 14.3% increase in supply to 24 active units.

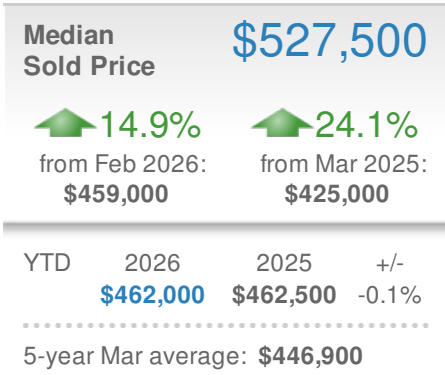
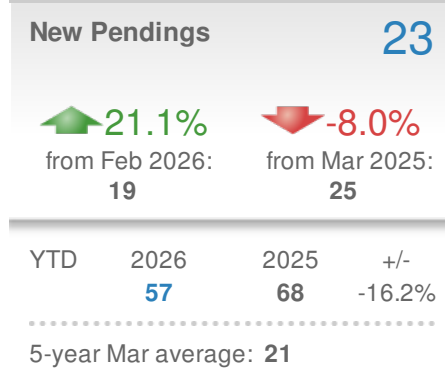
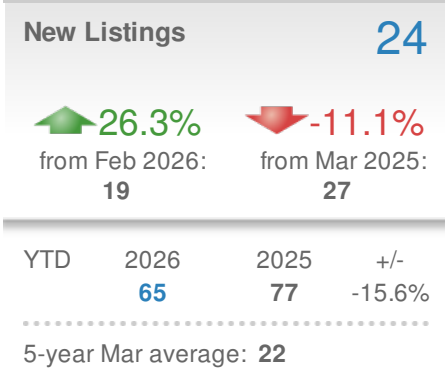
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.90 in February and a decrease from 2.88 in March 2025. The Contract Ratio is 51% lower than the 5-year March average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 Merion Area (Montgomery, PA) - Attached

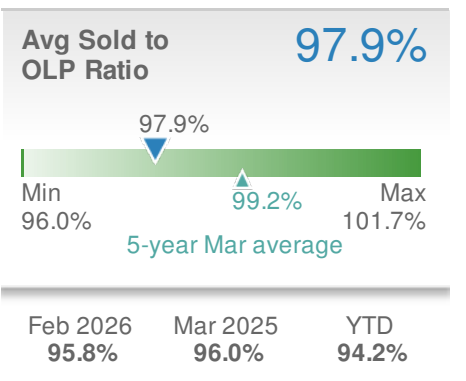
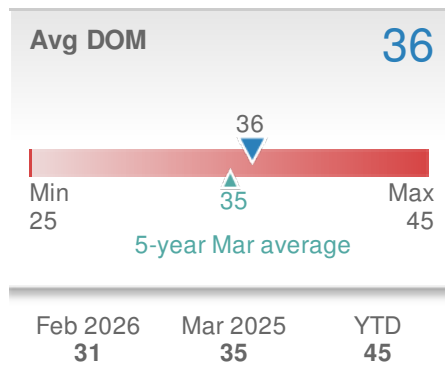
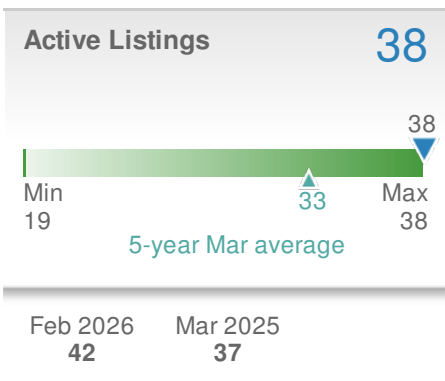
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for March was \$527,500, representing an increase of 14.9% compared to last month and an increase of 24.1% from Mar 2025. The average days on market for units sold in March was 36 days, 2% above the 5-year March average of 35 days. There was a 21.1% month over month increase in new contract activity with 23 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 9.5% decrease in supply to 38 active units.

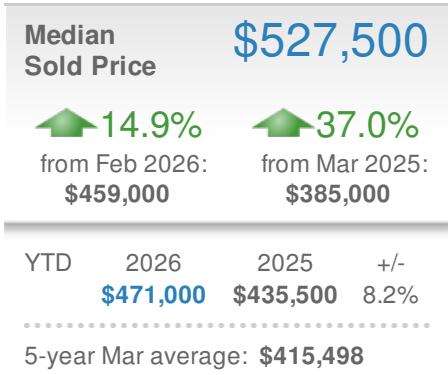
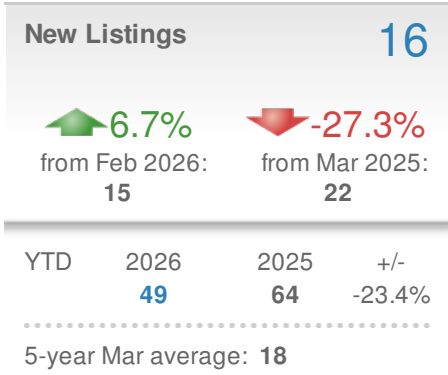
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.55 in February and a decrease from 1.22 in March 2025. The Contract Ratio is 28% lower than the 5-year March average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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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Upper Merion Area (Montgomery, PA) - Attached/Townhouse

Montgomery County Suburban REALTORS
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$527,500, representing an increase of 14.9% compared to last month and an increase of 37% from Mar 2025. The average days on market for units sold in March was 36 days, 19% above the 5-year March average of 30 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 13.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 19; and a 25% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.79 in February and an increase from 0.86 in March 2025. The Contract Ratio is 6% lower than the 5-year March average of 0.96. 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.

