

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

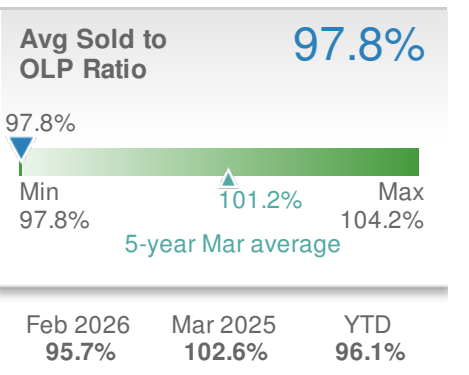
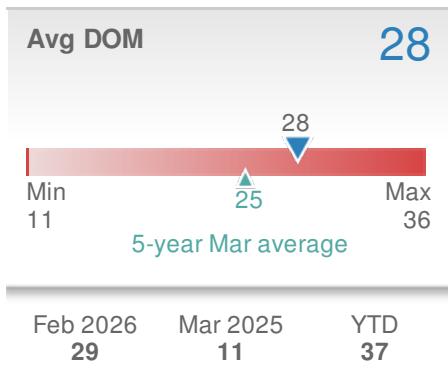
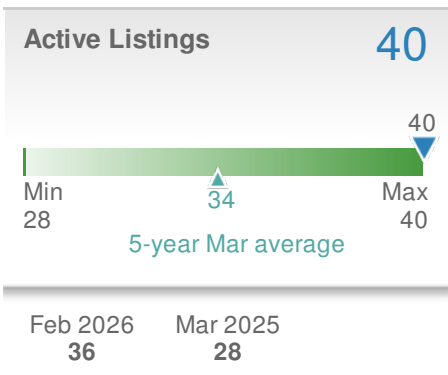
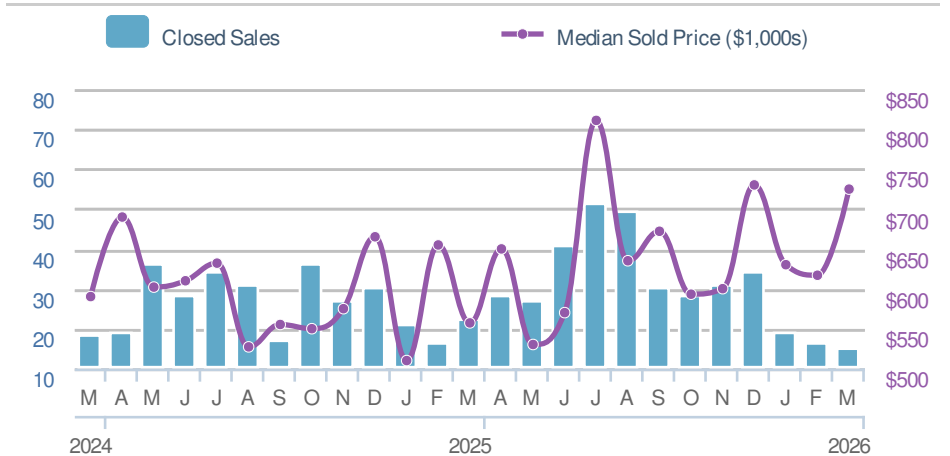
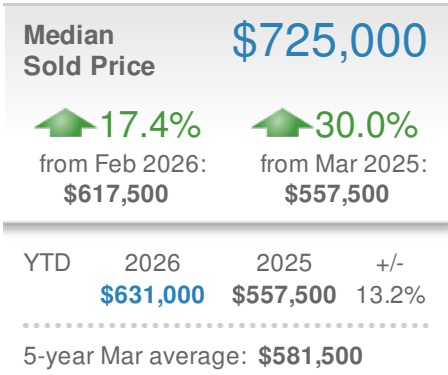
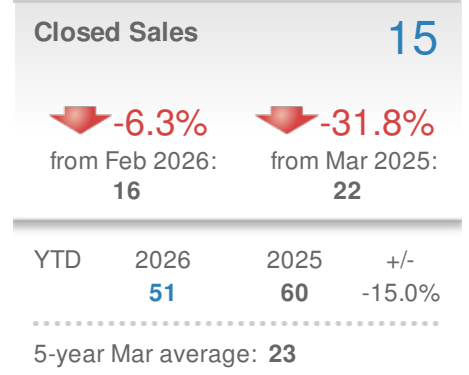
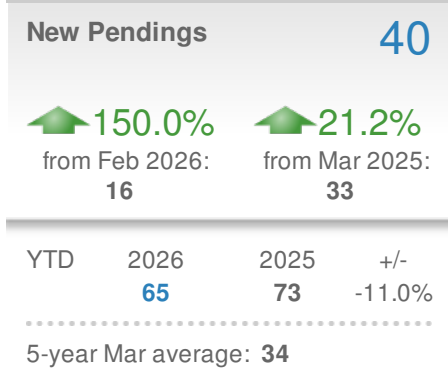
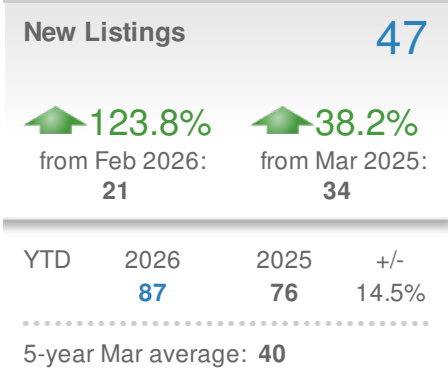
## Local Market Insight

### Wissahickon (Montgomery, PA)

**March 2026**

Wissahickon (Montgomery, PA)

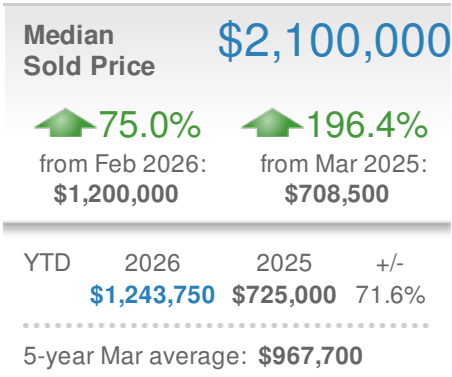
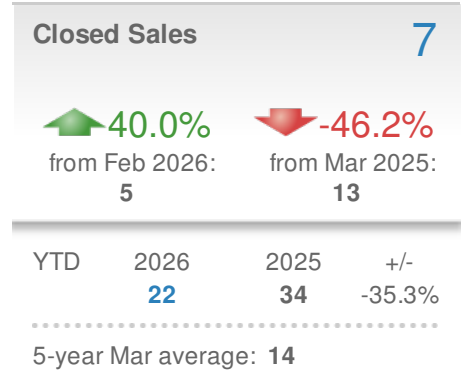
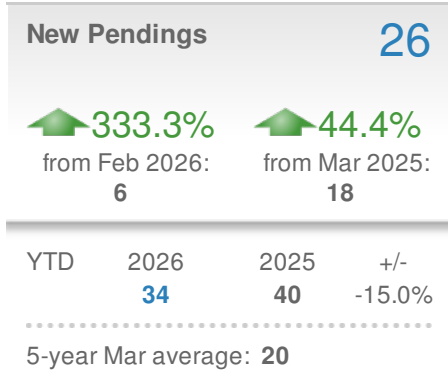
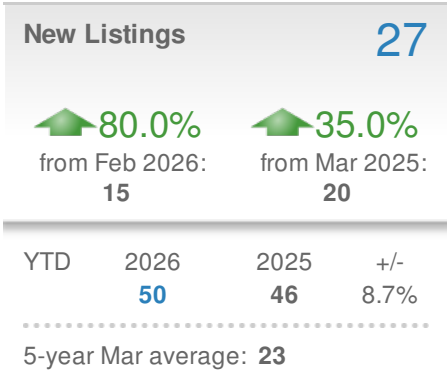
Email: ldavis@tcsr.realtor



**March 2026**

Wissahickon (Montgomery, PA) - Detached

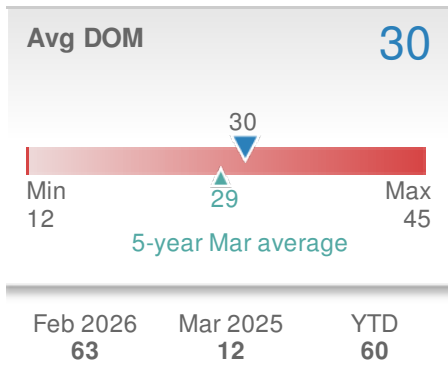
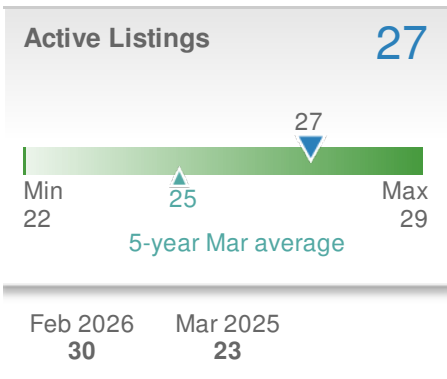
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for March was \$2,100,000, representing an increase of 75% compared to last month and an increase of 196.4% from Mar 2025. The average days on market for units sold in March was 30 days, 5% above the 5-year March average of 29 days. There was a 333.3% month over month increase in new contract activity with 26 New Pendings; a 128.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 32; and a 10% decrease in supply to 27 active units.

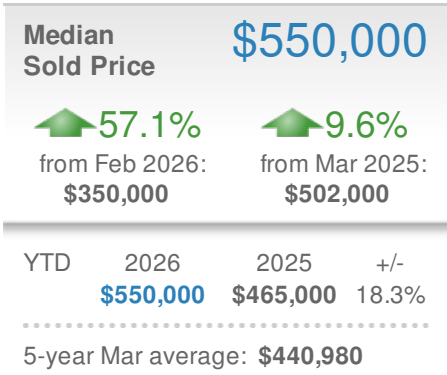
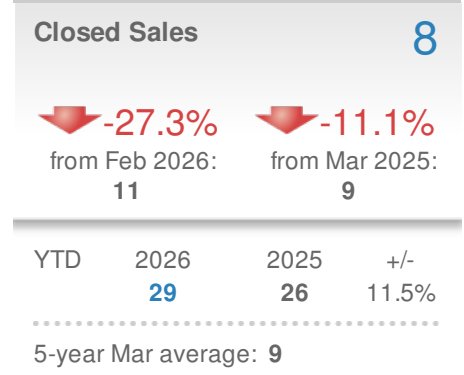
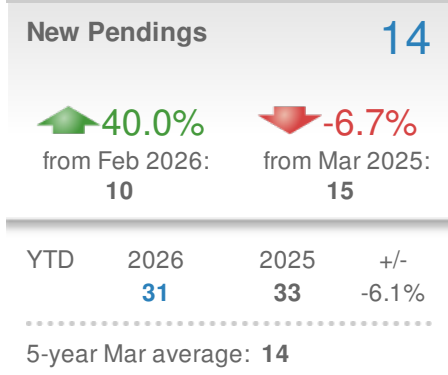
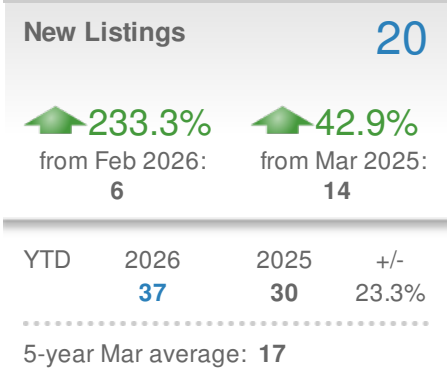
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 0.47 in February and an increase from 1.09 in March 2025. The Contract Ratio is 3% lower than the 5-year March average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Wissahickon (Montgomery, PA) - Attached

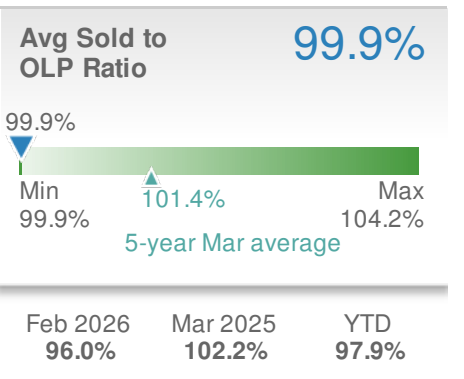
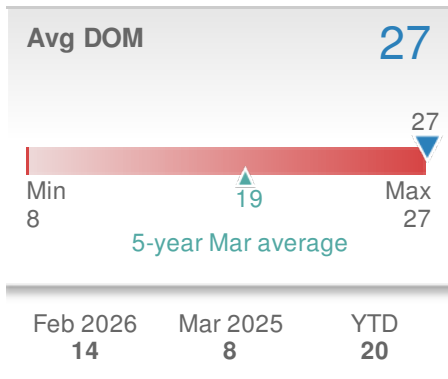
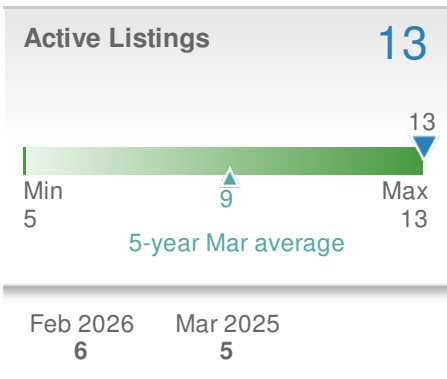
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for March was \$550,000, representing an increase of 57.1% compared to last month and an increase of 9.6% from Mar 2025. The average days on market for units sold in March was 27 days, 45% above the 5-year March average of 19 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 116.7% increase in supply to 13 active units.

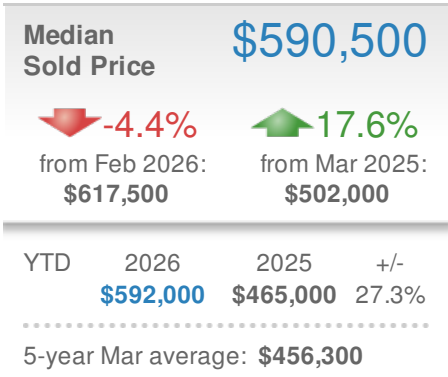
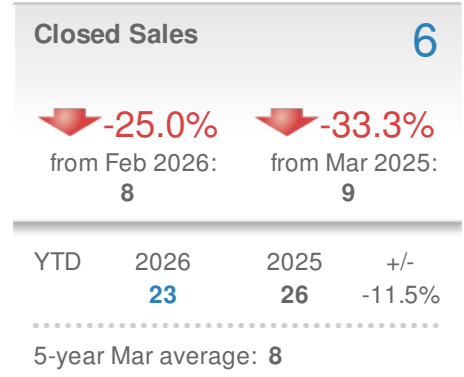
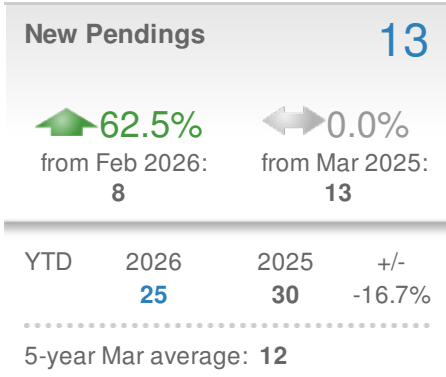
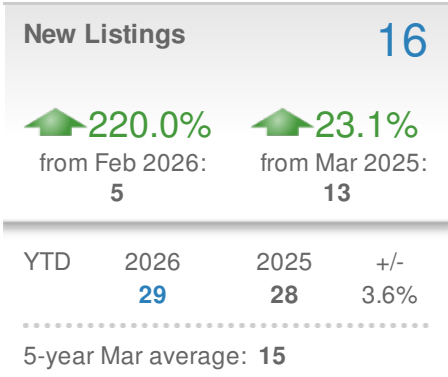
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.83 in February and a decrease from 3.40 in March 2025. The Contract Ratio is 41% lower than the 5-year March average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Wissahickon (Montgomery, PA) - Attached/Townhouse

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



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$590,500, representing a decrease of 4.4% compared to last month and an increase of 17.6% from Mar 2025. The average days on market for units sold in March was 33 days, 46% above the 5-year March average of 23 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and a 66.7% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from February and a decrease from 2.80 in March 2025. The Contract Ratio is 31% lower than the 5-year March average of 2.18. 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.

