

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

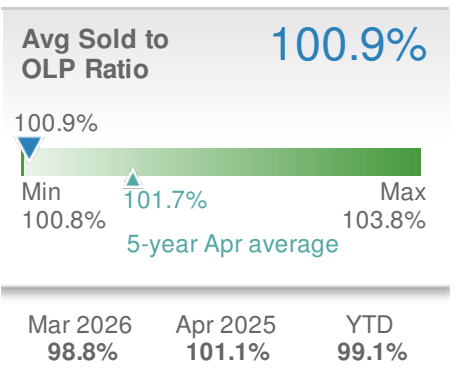
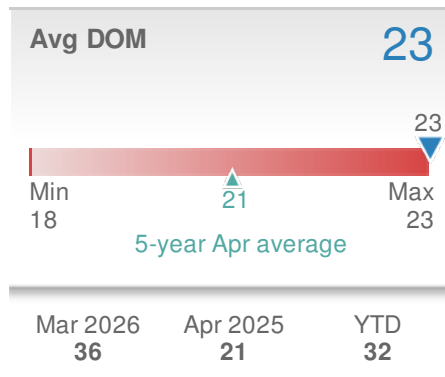
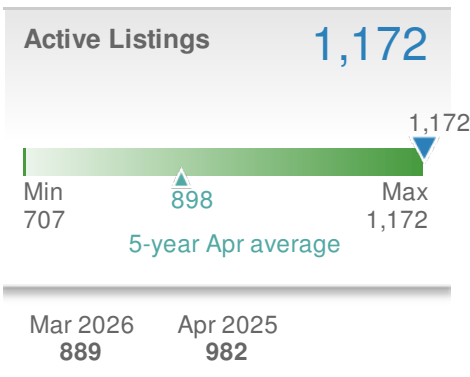
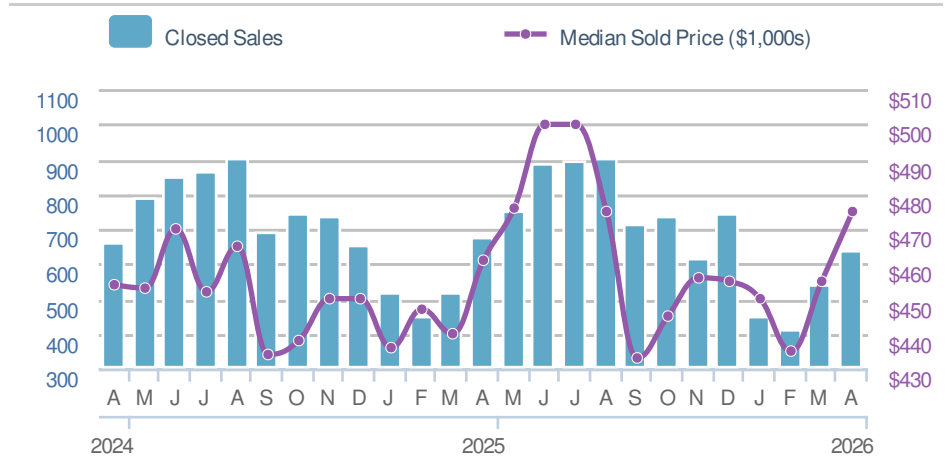
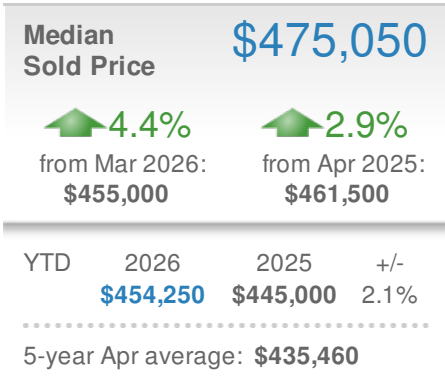
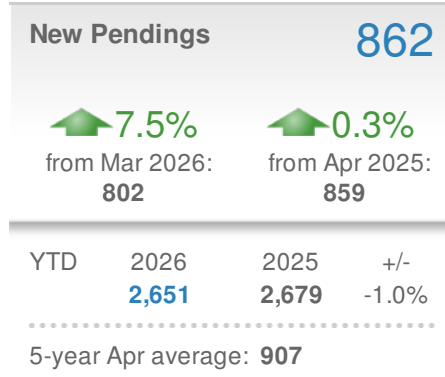
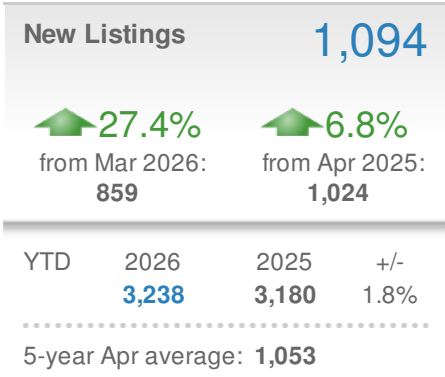
Local Market Insight

Montgomery County, PA

April 2026

Montgomery County, PA

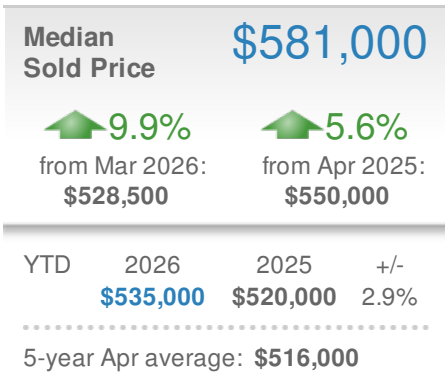
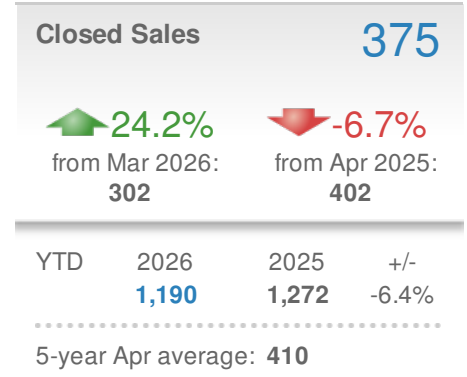
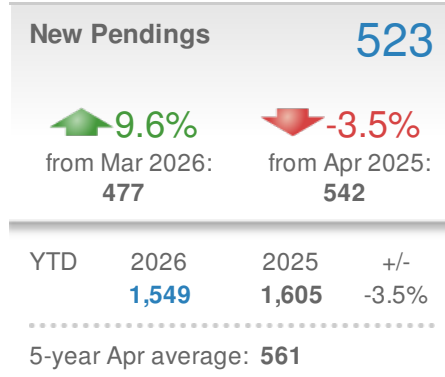
Email: ldavis@tcsr.realtor



April 2026

Montgomery County, PA - Detached

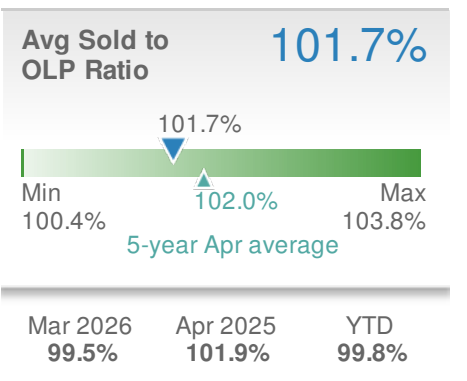
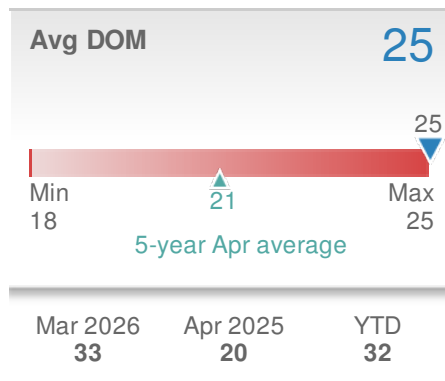
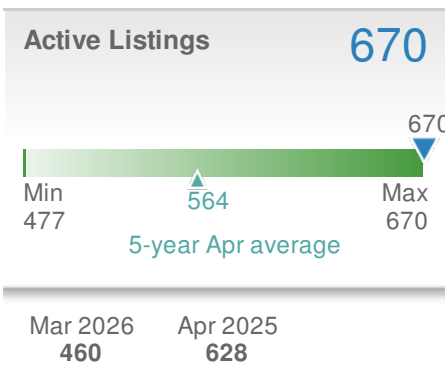
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Montgomery County, PA, the median sold price for Detached properties for April was \$581,000, representing an increase of 9.9% compared to last month and an increase of 5.6% from Apr 2025. The average days on market for units sold in April was 25 days, 17% above the 5-year April average of 21 days. There was a 9.6% month over month increase in new contract activity with 523 New Pendings; a 22.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 745; and a 45.7% increase in supply to 670 active units.

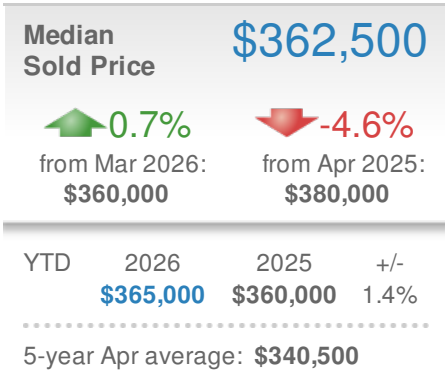
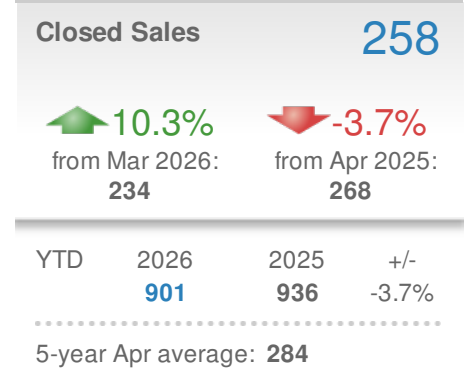
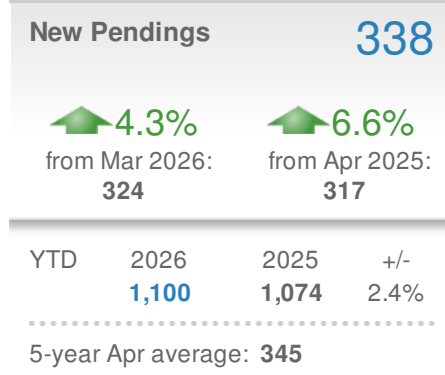
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.32 in March and a decrease from 1.25 in April 2025. The Contract Ratio is 28% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Montgomery County, PA - Attached

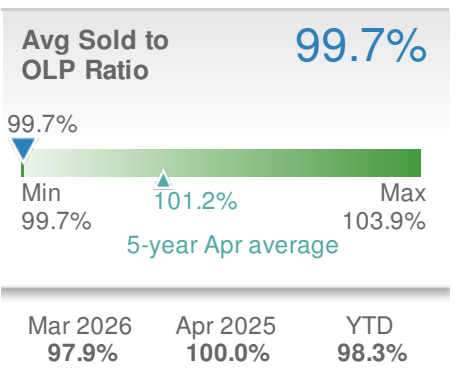
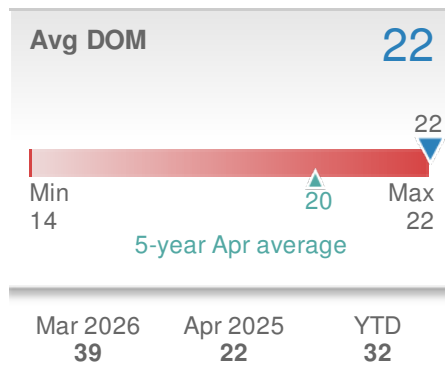
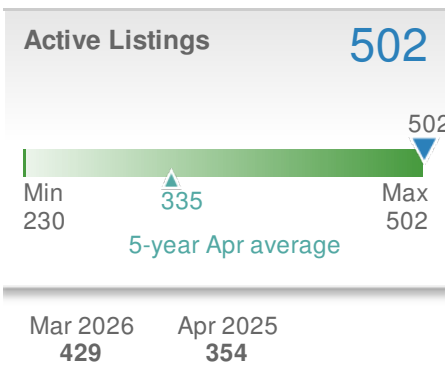
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Montgomery County, PA, the median sold price for Attached properties for April was \$362,500, representing an increase of 0.7% compared to last month and a decrease of 4.6% from Apr 2025. The average days on market for units sold in April was 22 days, 11% above the 5-year April average of 20 days. There was a 4.3% month over month increase in new contract activity with 338 New Pendings; a 15.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 487; and a 17% increase in supply to 502 active units.

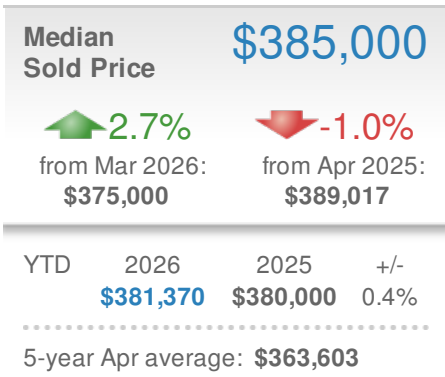
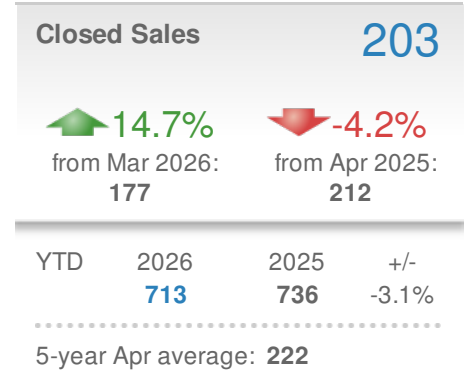
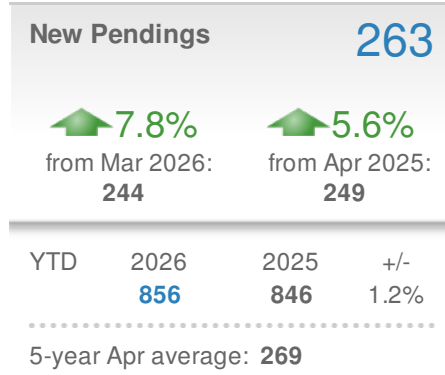
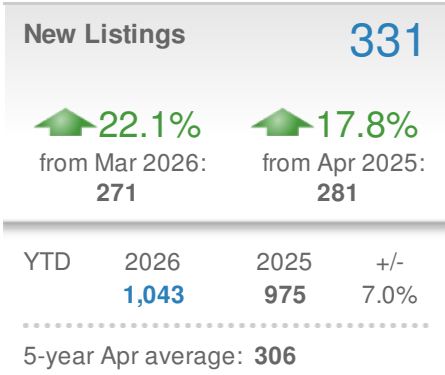
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 0.99 in March and a decrease from 1.43 in April 2025. The Contract Ratio is 45% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Montgomery County, PA - Attached/Townhouse

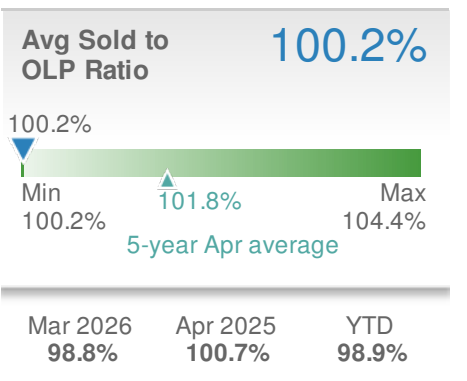
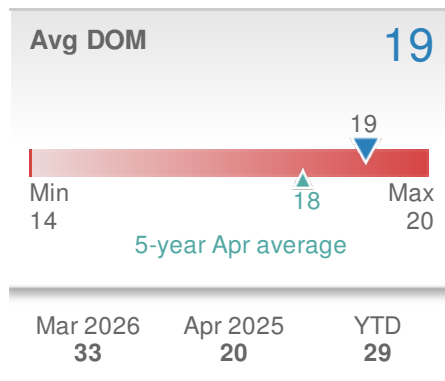
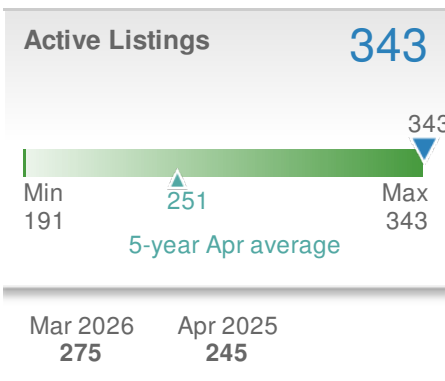
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for April was \$385,000, representing an increase of 2.7% compared to last month and a decrease of 1% from Apr 2025. The average days on market for units sold in April was 19 days, 4% above the 5-year April average of 18 days. There was a 7.8% month over month increase in new contract activity with 263 New Pendings; a 15.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 387; and a 24.7% increase in supply to 343 active units.

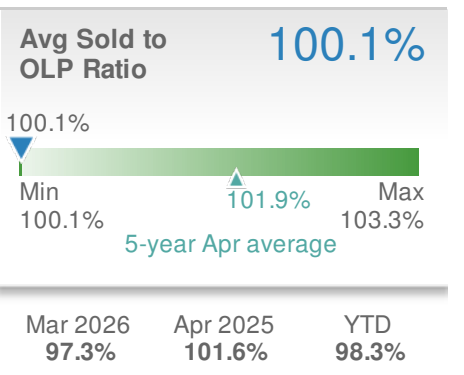
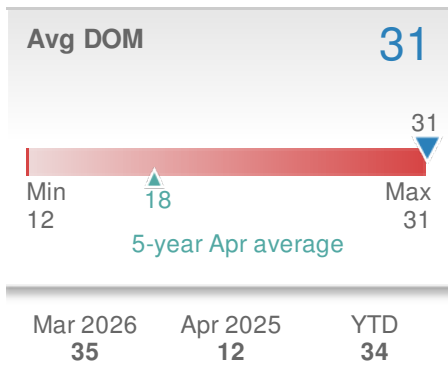
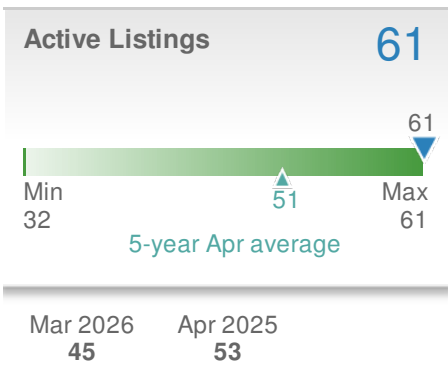
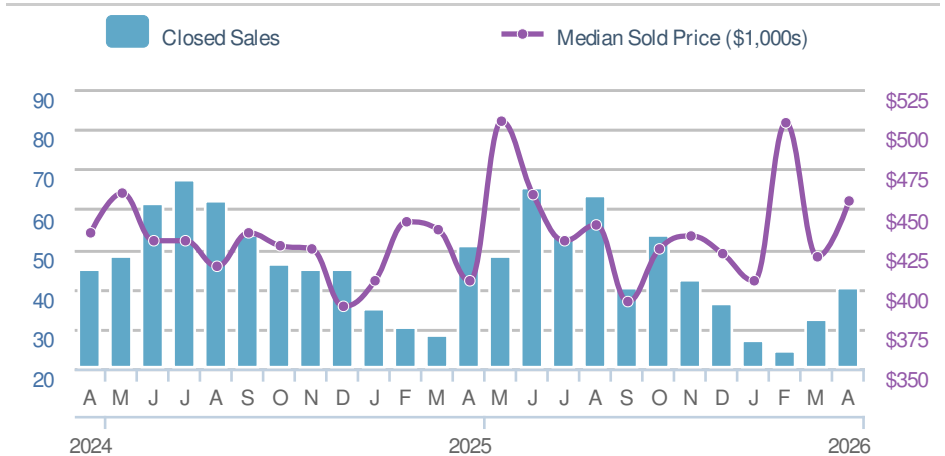
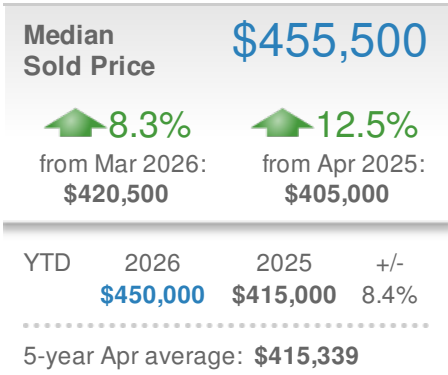
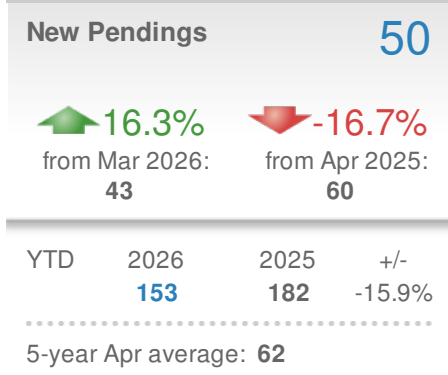
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.21 in March and a decrease from 1.68 in April 2025. The Contract Ratio is 39% lower than the 5-year April average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Abington (Montgomery, PA)

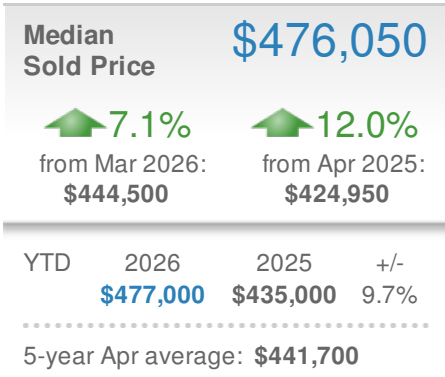
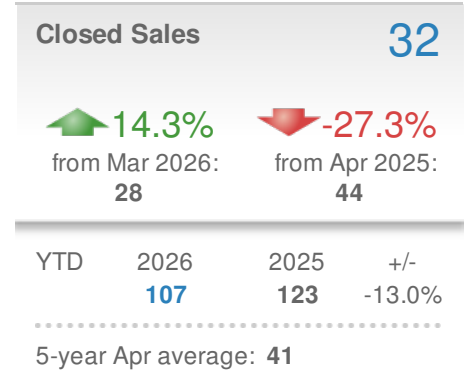
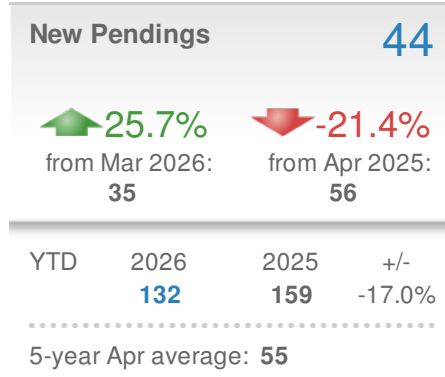
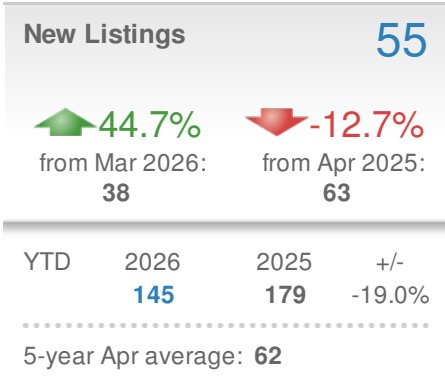
Email: ldavis@tcsr.realtor



April 2026

Abington (Montgomery, PA) - Detached

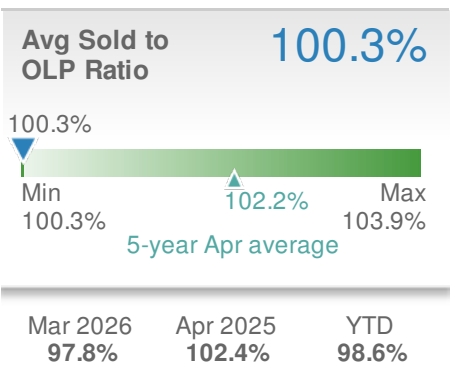
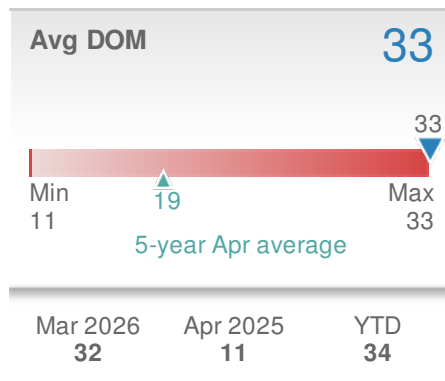
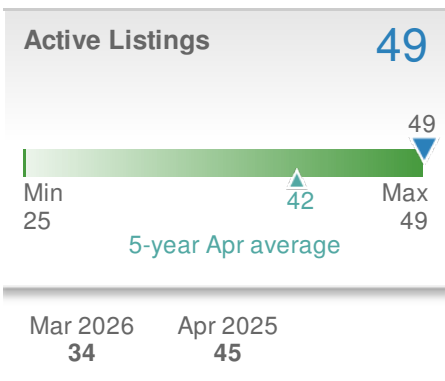
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for April was \$476,050, representing an increase of 7.1% compared to last month and an increase of 12% from Apr 2025. The average days on market for units sold in April was 33 days, 77% above the 5-year April average of 19 days. There was a 25.7% month over month increase in new contract activity with 44 New Pendings; a 17% MoM increase in All Pendings (new contracts + contracts carried over from March) to 55; and a 44.1% increase in supply to 49 active units.

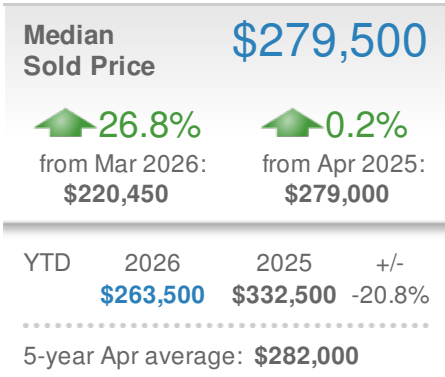
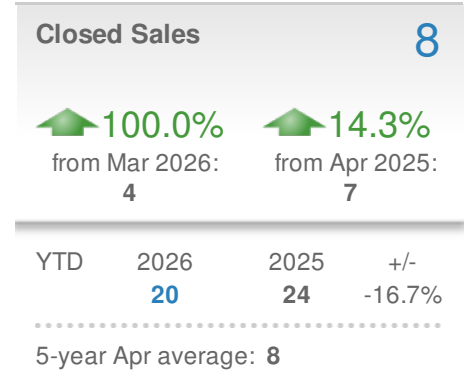
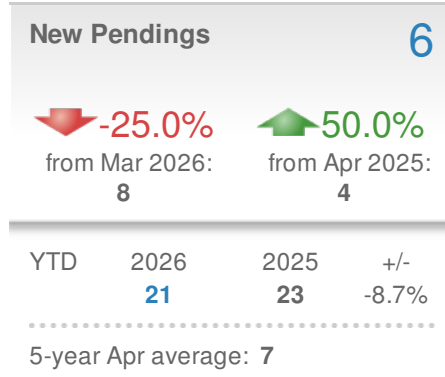
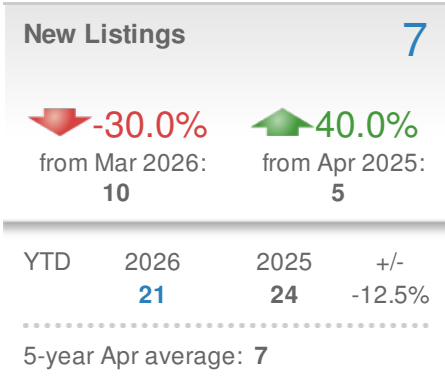
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.38 in March and a decrease from 1.60 in April 2025. The Contract Ratio is 42% lower than the 5-year April average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Abington (Montgomery, PA) - Attached

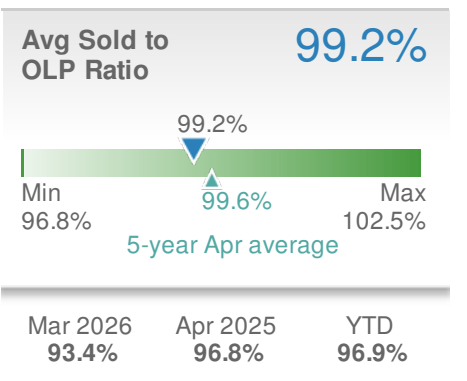
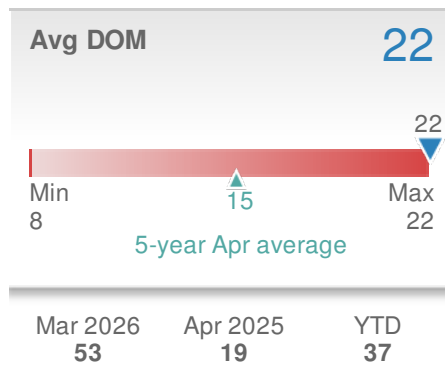
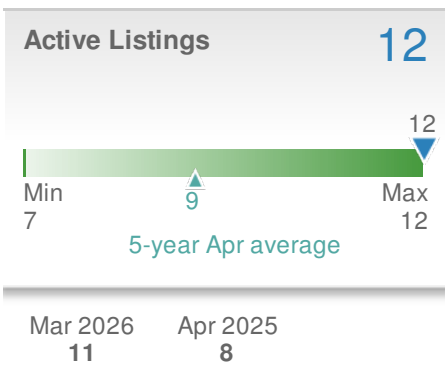
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for April was \$279,500, representing an increase of 26.8% compared to last month and an increase of 0.2% from Apr 2025. The average days on market for units sold in April was 22 days, 43% above the 5-year April average of 15 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 7; and a 9.1% increase in supply to 12 active units.

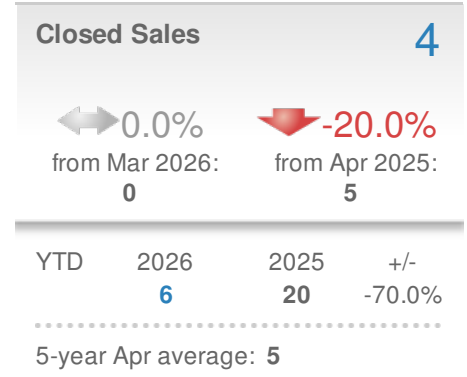
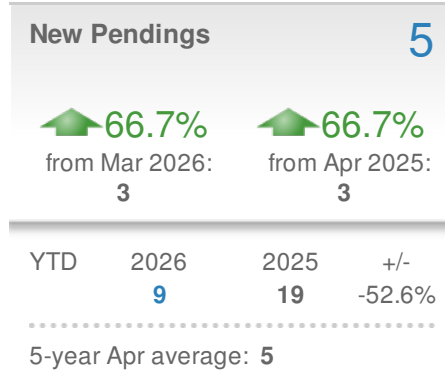
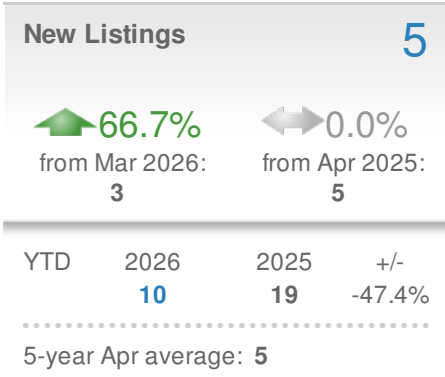
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.73 in March and a decrease from 0.88 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Abington (Montgomery, PA) - Attached/Townhouse

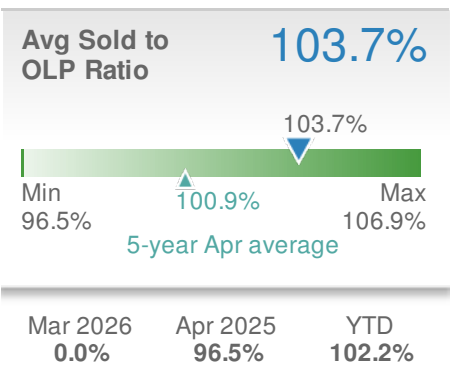
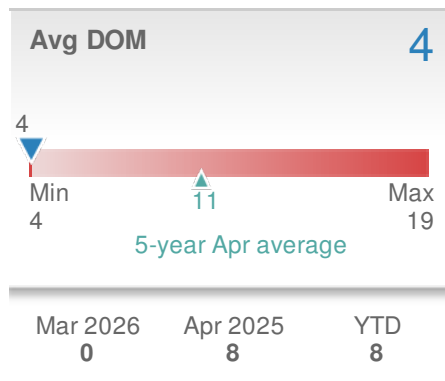
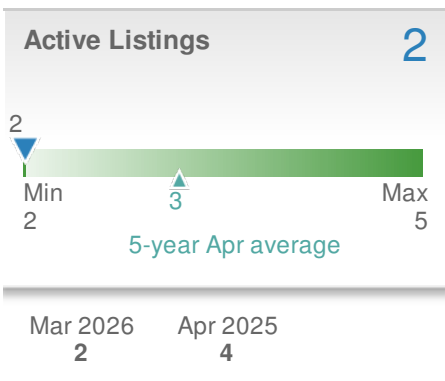
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$359,500, representing an increase of 0% compared to last month and an increase of 19.8% from Apr 2025. The average days on market for units sold in April was 4 days, 62% below the 5-year April average of 11 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 5; and no change in supply with 2 active units.

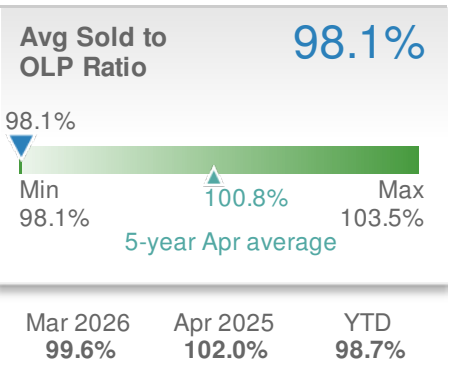
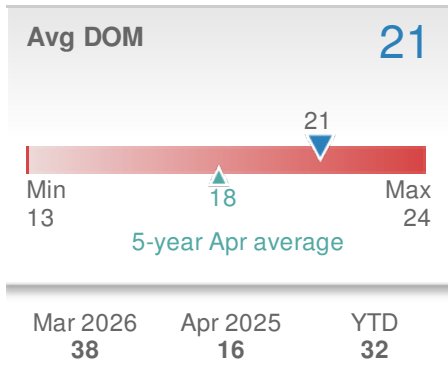
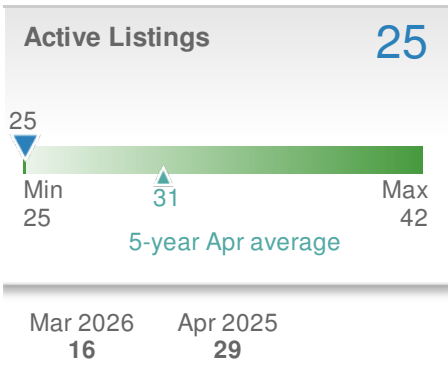
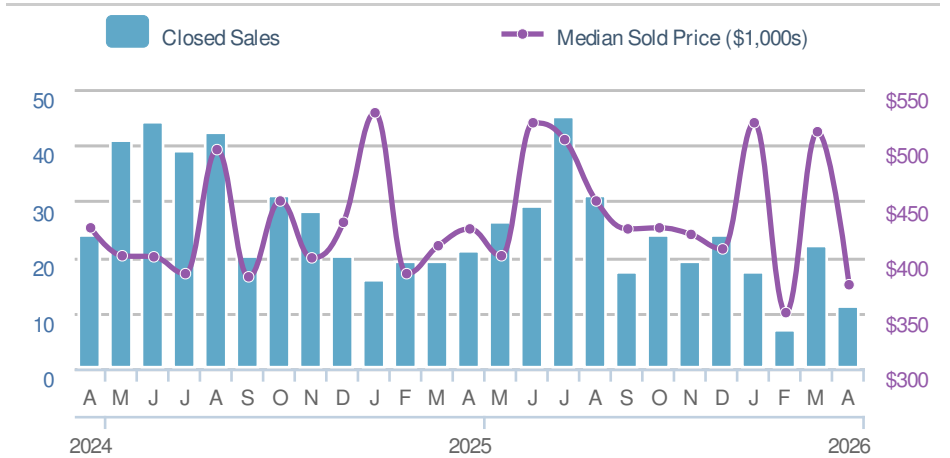
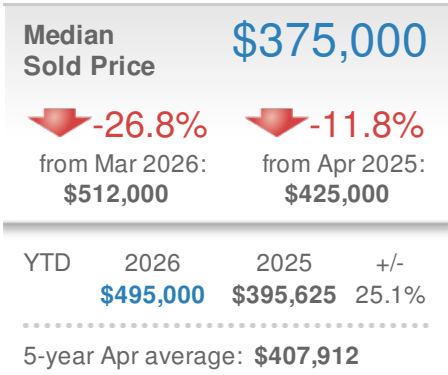
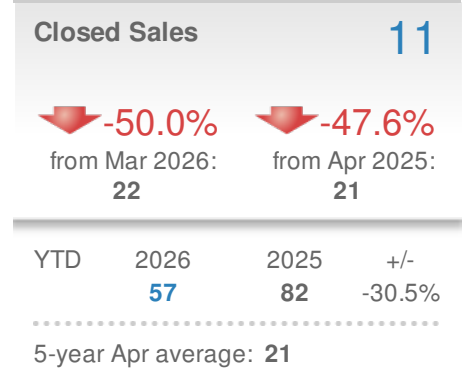
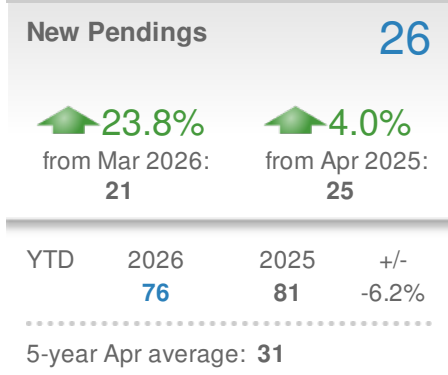
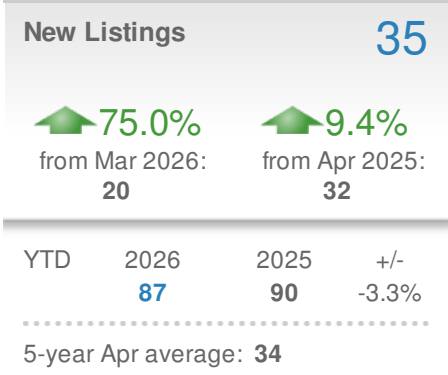
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.50 in March and an increase from 1.50 in April 2025. The Contract Ratio is 7% higher than the 5-year April average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Boyertown Area (Montgomery, PA)

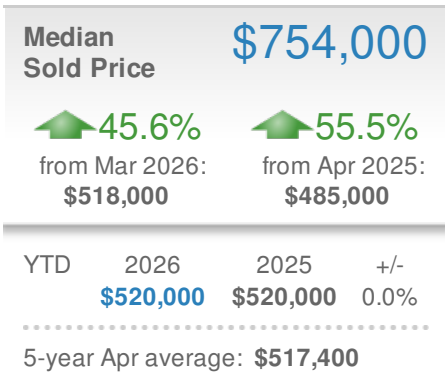
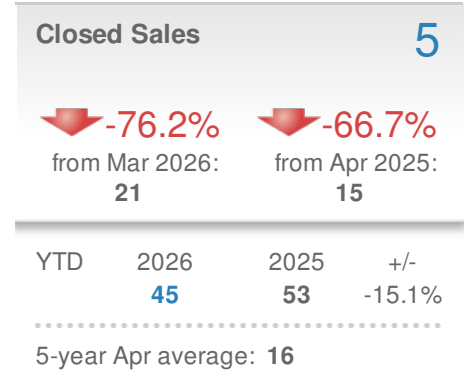
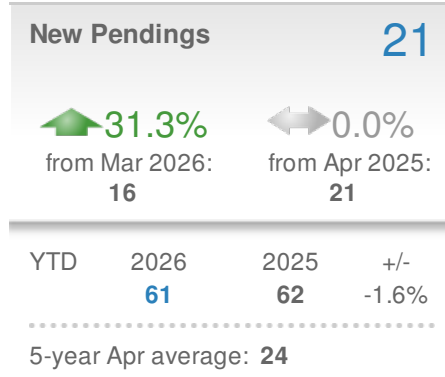
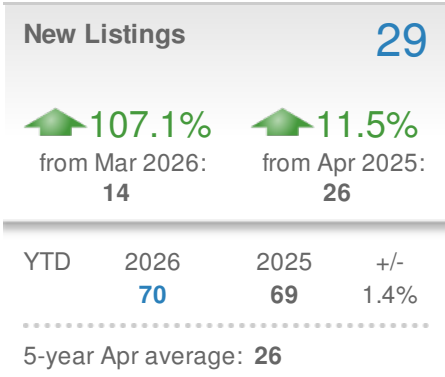
Email: ldavis@tcsr.realtor



April 2026

Boyertown Area (Montgomery, PA) - Detached

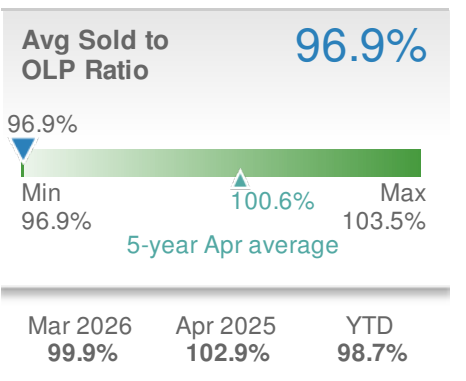
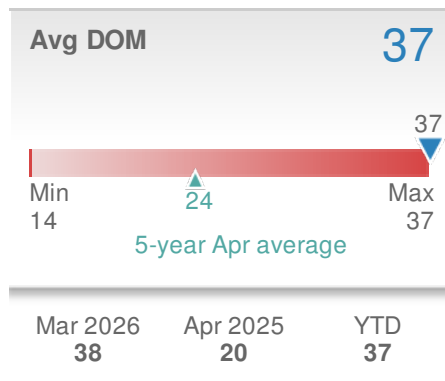
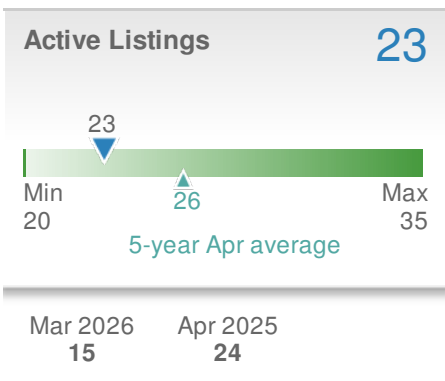
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for April was \$754,000, representing an increase of 45.6% compared to last month and an increase of 55.5% from Apr 2025. The average days on market for units sold in April was 37 days, 56% above the 5-year April average of 24 days. There was a 31.3% month over month increase in new contract activity with 21 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and a 53.3% increase in supply to 23 active units.

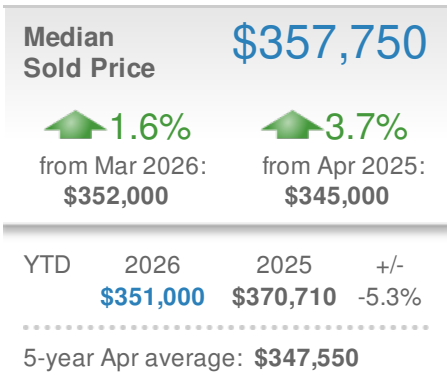
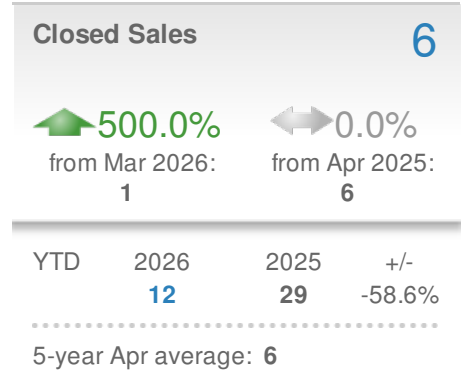
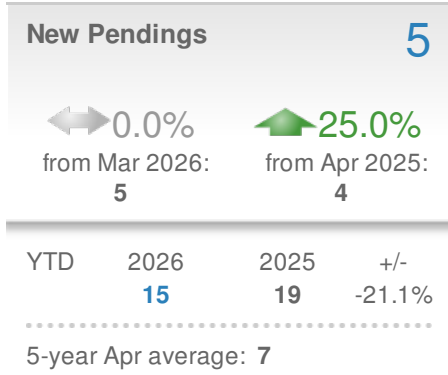
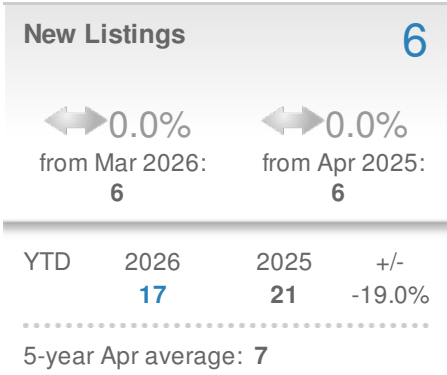
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.07 in March and an increase from 1.33 in April 2025. The Contract Ratio is 6% higher than the 5-year April average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Boyertown Area (Montgomery, PA) - Attached

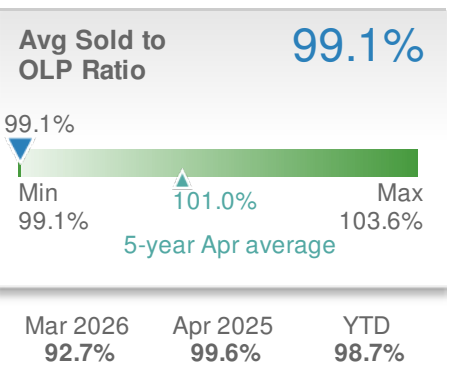
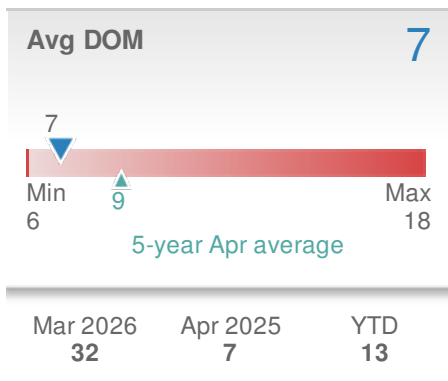
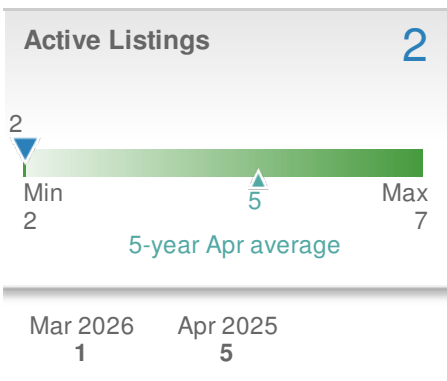
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for April was \$357,750, representing an increase of 1.6% compared to last month and an increase of 3.7% from Apr 2025. The average days on market for units sold in April was 7 days, 22% below the 5-year April average of 9 days. There was no month over month change in new contract activity with 5 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 6; and a 100% increase in supply to 2 active units.

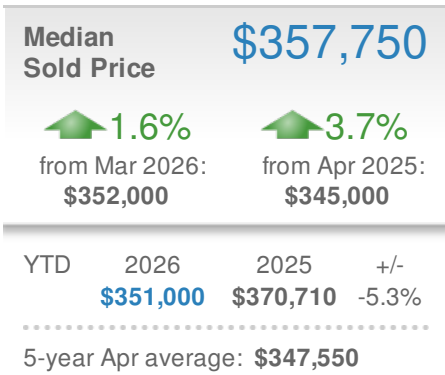
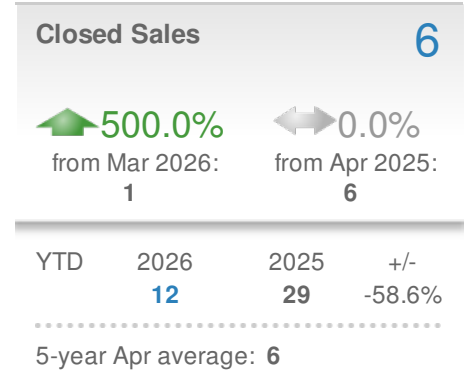
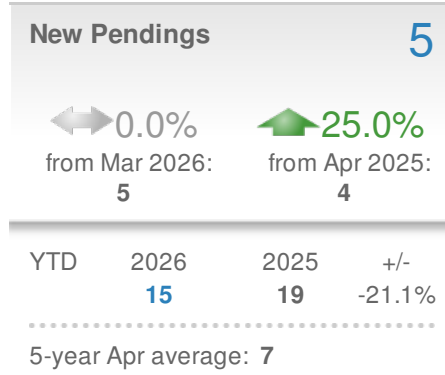
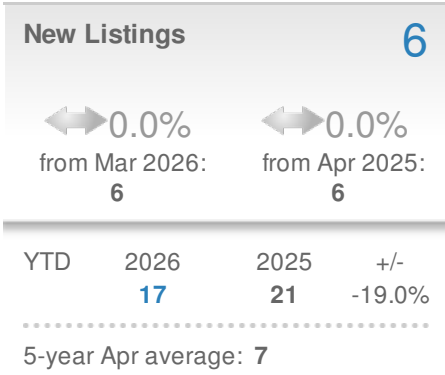
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 7.00 in March and a decrease from 5.00 in April 2025. The Contract Ratio is 21% lower than the 5-year April average of 3.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

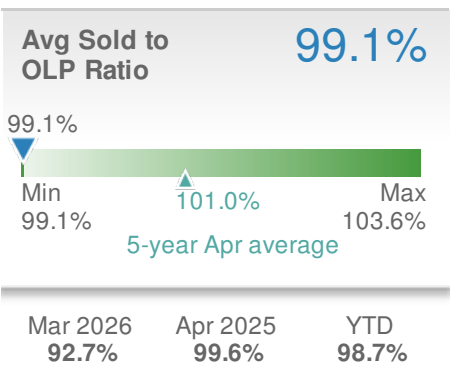
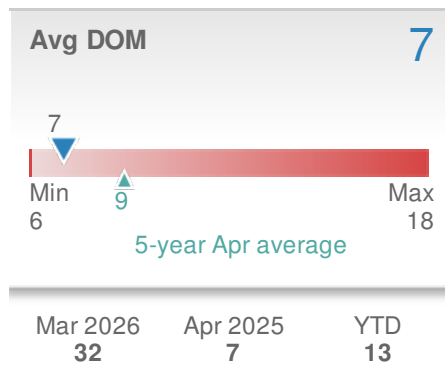
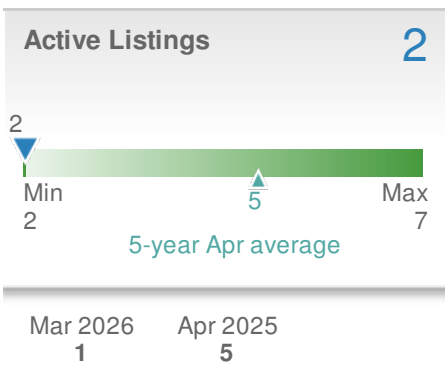
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$357,750, representing an increase of 1.6% compared to last month and an increase of 3.7% from Apr 2025. The average days on market for units sold in April was 7 days, 22% below the 5-year April average of 9 days. There was no month over month change in new contract activity with 5 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 6; and a 100% increase in supply to 2 active units.

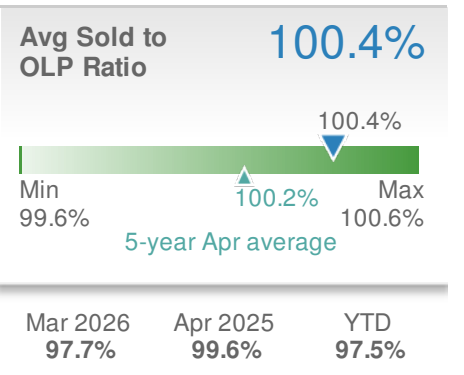
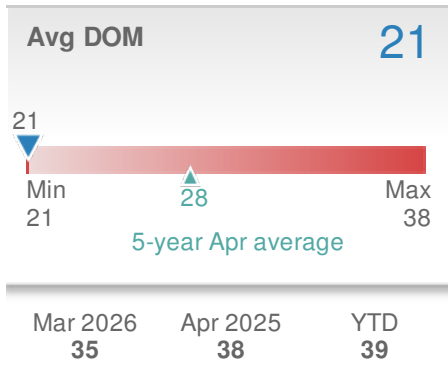
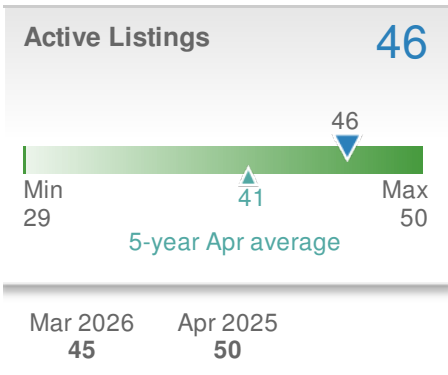
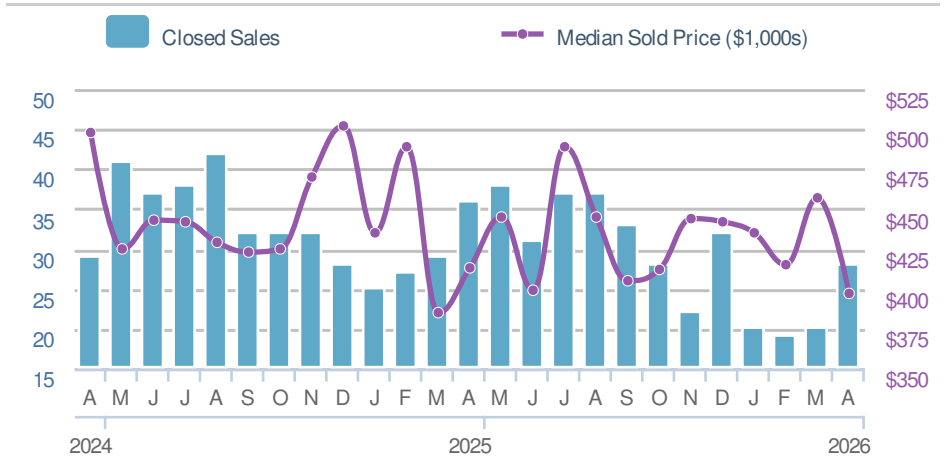
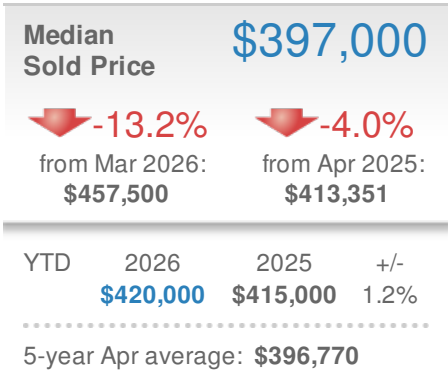
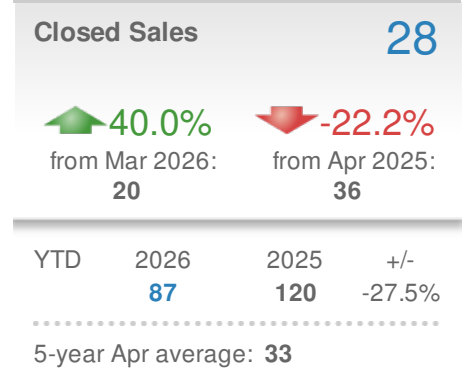
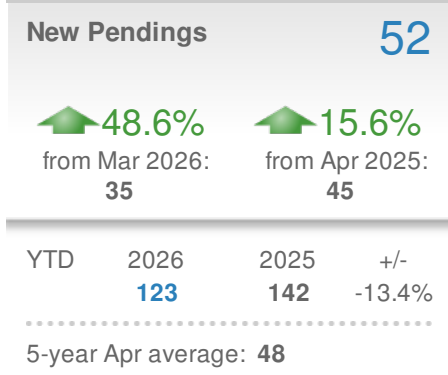
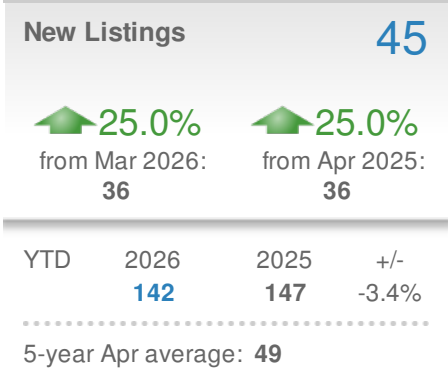
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 7.00 in March and a decrease from 5.00 in April 2025. The Contract Ratio is 21% lower than the 5-year April average of 3.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Cheltenham (Montgomery, PA)

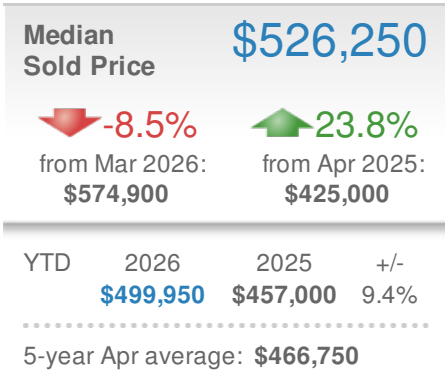
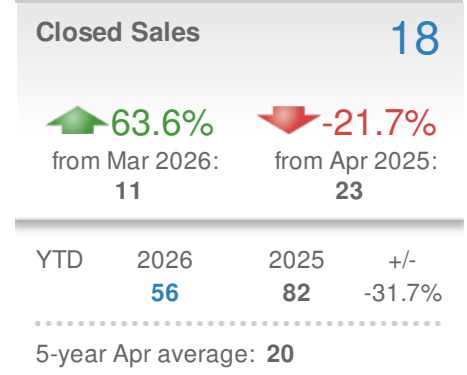
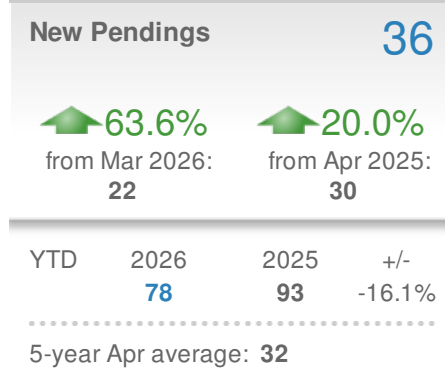
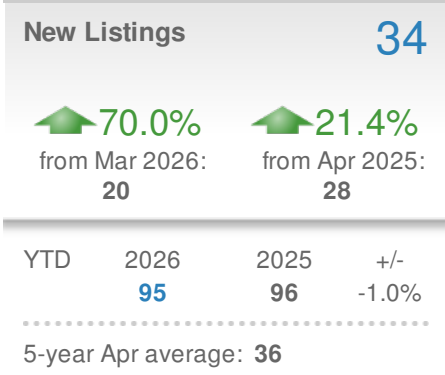
Email: ldavis@tcsr.realtor



April 2026

Cheltenham (Montgomery, PA) - Detached

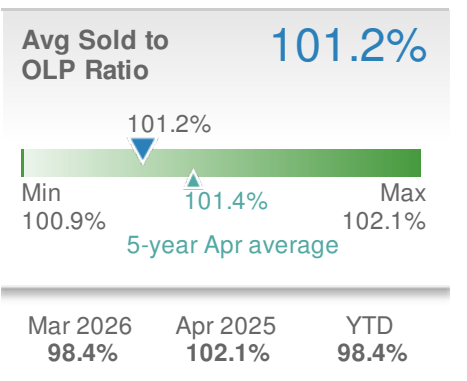
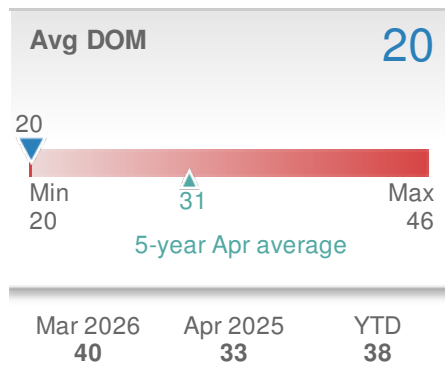
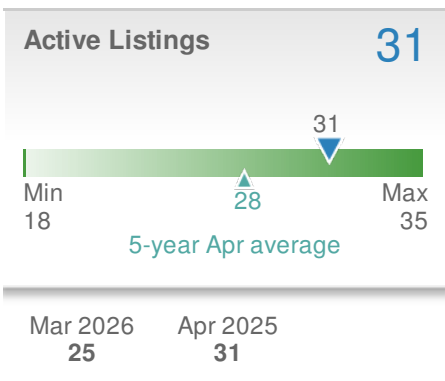
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for April was \$526,250, representing a decrease of 8.5% compared to last month and an increase of 23.8% from Apr 2025. The average days on market for units sold in April was 20 days, 35% below the 5-year April average of 31 days. There was a 63.6% month over month increase in new contract activity with 36 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 42; and a 24% increase in supply to 31 active units.

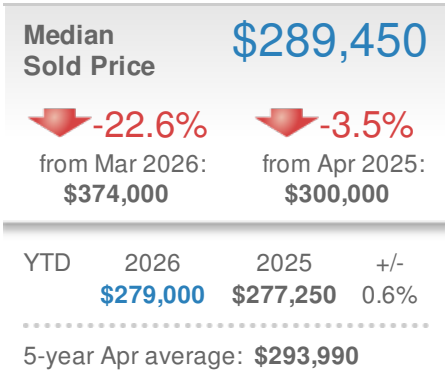
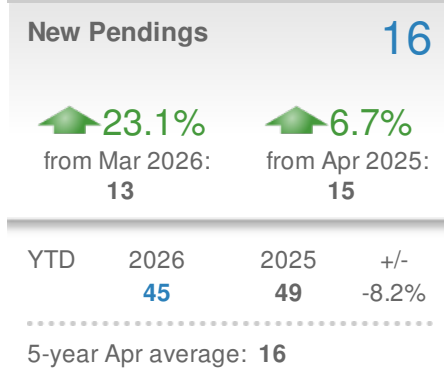
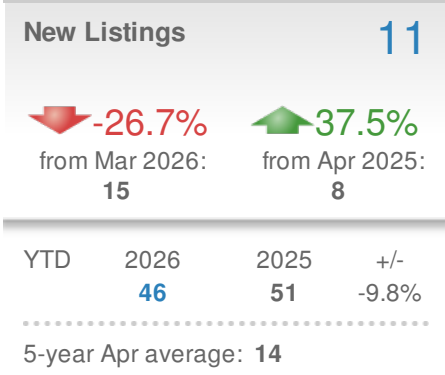
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.12 in March and a decrease from 1.52 in April 2025. The Contract Ratio is 41% lower than the 5-year April average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Cheltenham (Montgomery, PA) - Attached

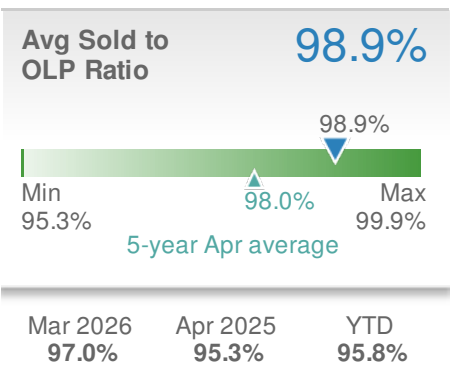
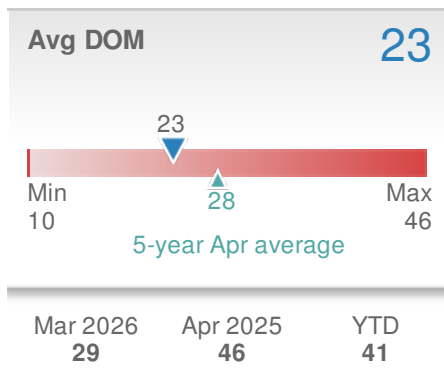
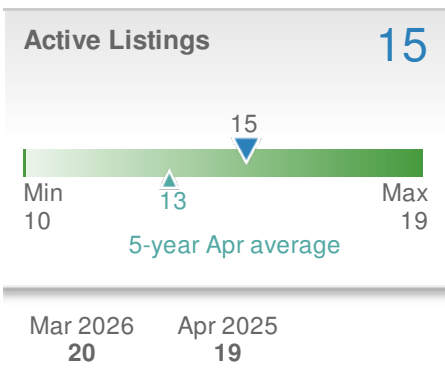
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for April was \$289,450, representing a decrease of 22.6% compared to last month and a decrease of 3.5% from Apr 2025. The average days on market for units sold in April was 23 days, 17% below the 5-year April average of 28 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 20; and a 25% decrease in supply to 15 active units.

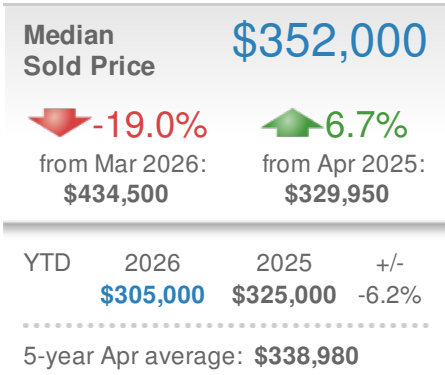
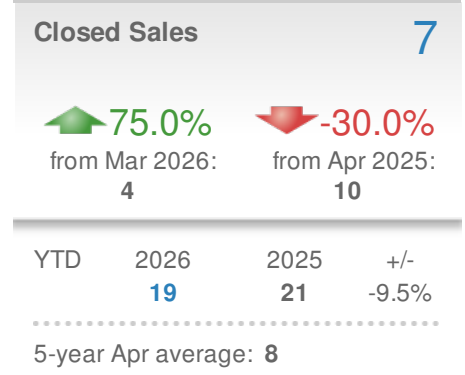
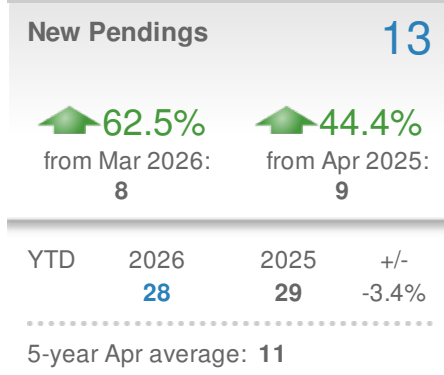
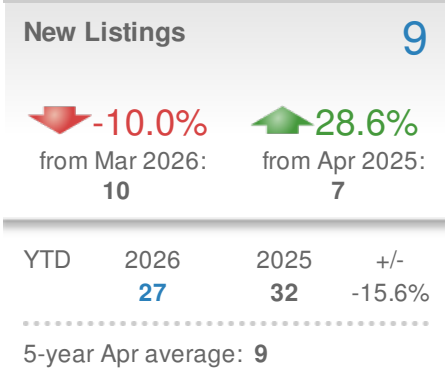
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.75 in March and an increase from 1.00 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

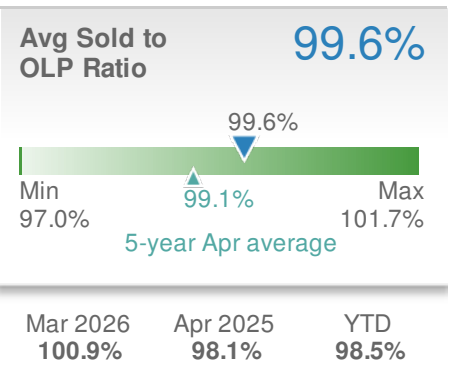
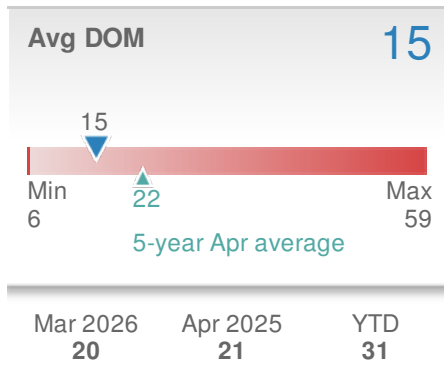
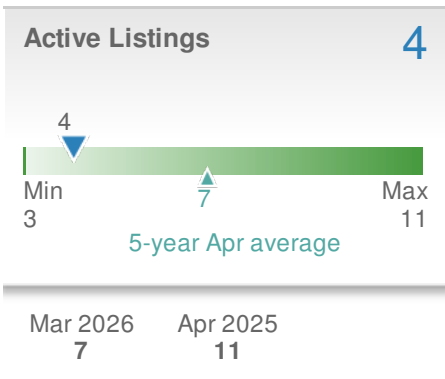
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$352,000, representing a decrease of 19% compared to last month and an increase of 6.7% from Apr 2025. The average days on market for units sold in April was 15 days, 32% below the 5-year April average of 22 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 14; and a 42.9% decrease in supply to 4 active units.

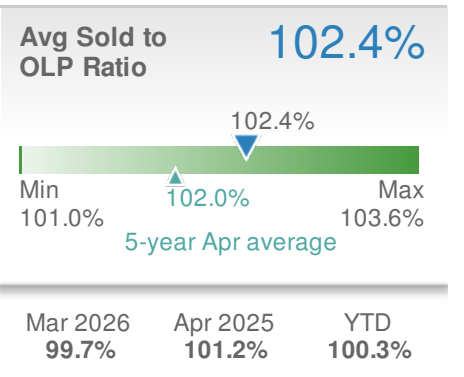
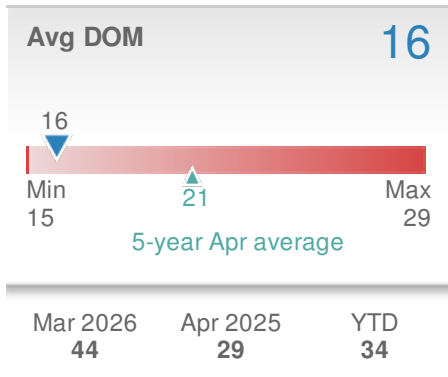
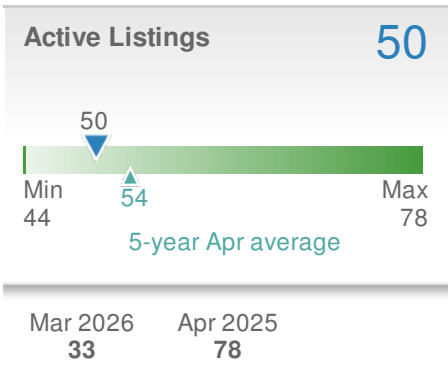
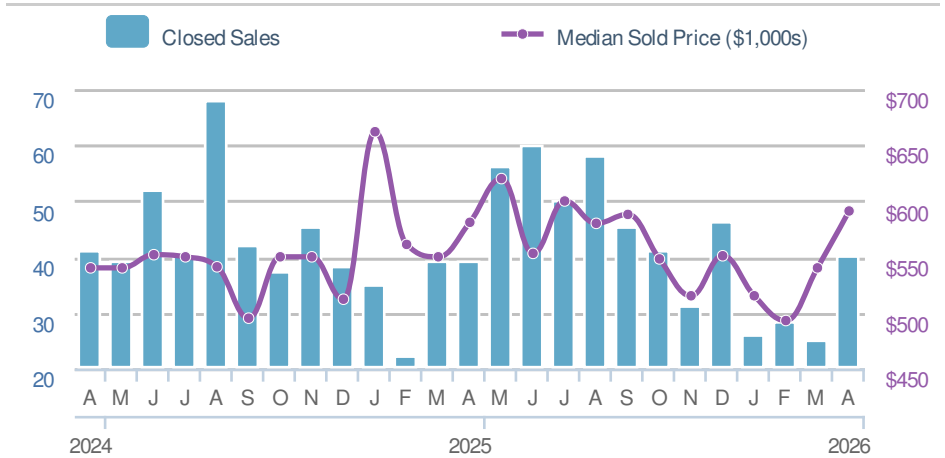
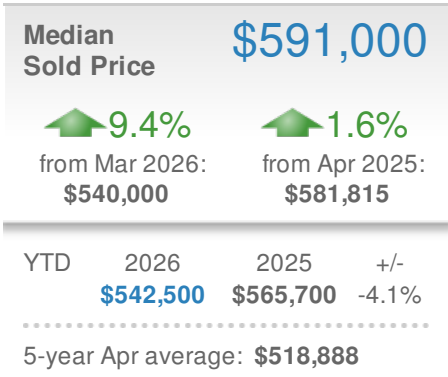
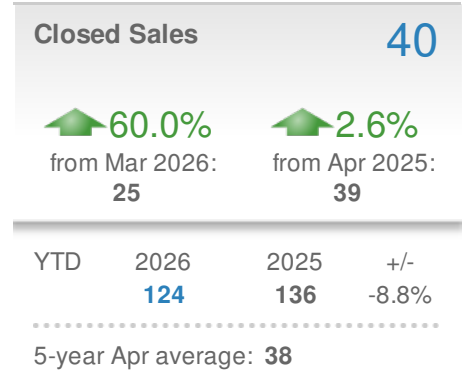
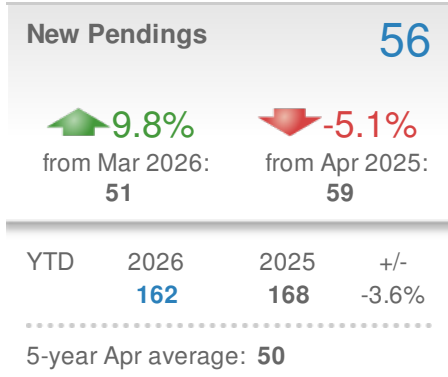
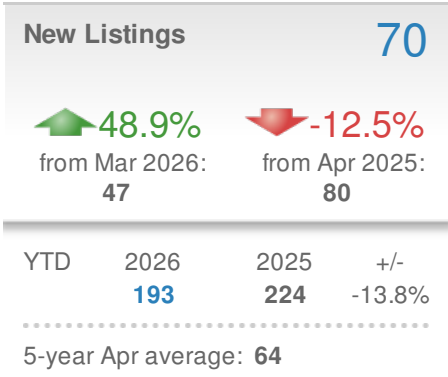
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 1.29 in March and an increase from 1.18 in April 2025. The Contract Ratio is 6% lower than the 5-year April average of 3.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Colonial (Montgomery, PA)

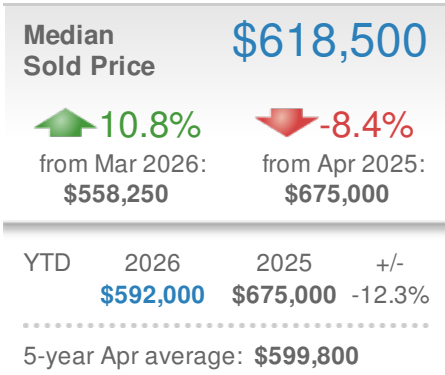
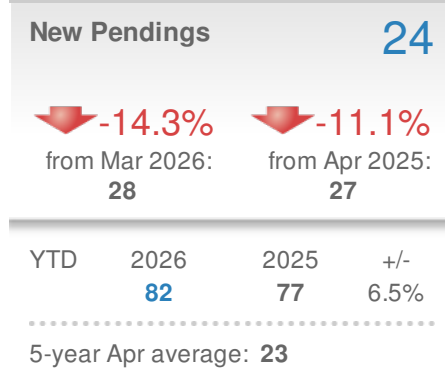
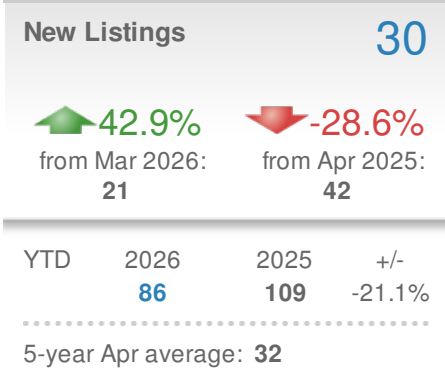
Email: ldavis@tcsr.realtor



April 2026

Colonial (Montgomery, PA) - Detached

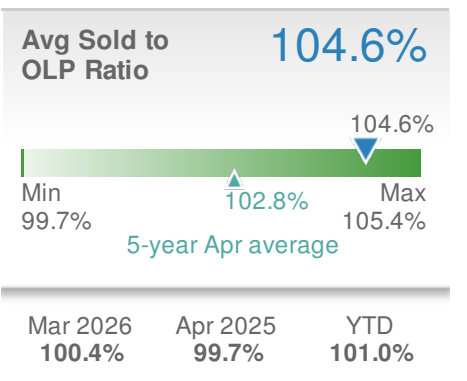
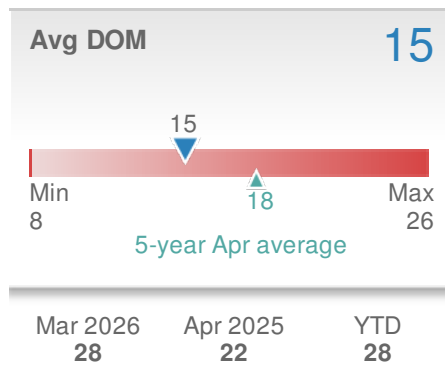
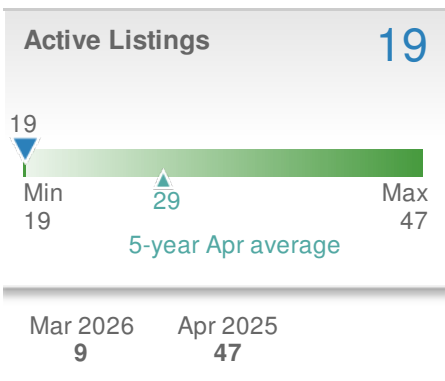
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for April was \$618,500, representing an increase of 10.8% compared to last month and a decrease of 8.4% from Apr 2025. The average days on market for units sold in April was 15 days, 19% below the 5-year April average of 18 days. There was a 14.3% month over month decrease in new contract activity with 24 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 46; and a 111.1% increase in supply to 19 active units.

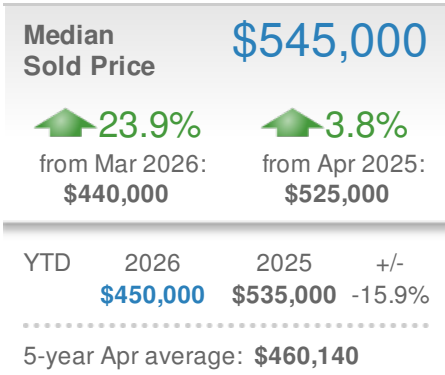
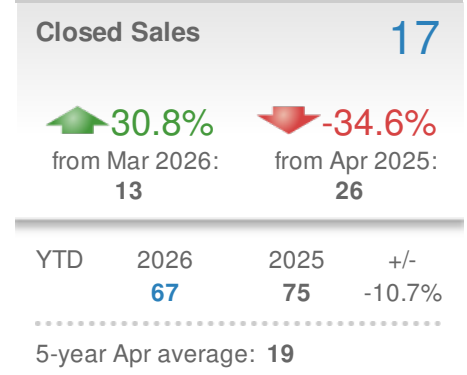
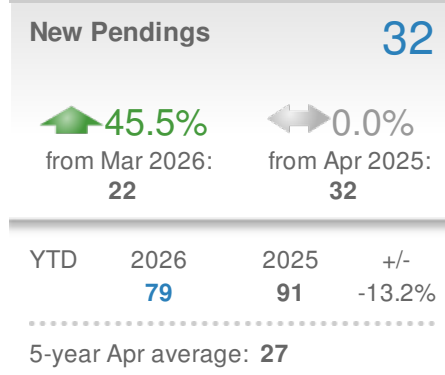
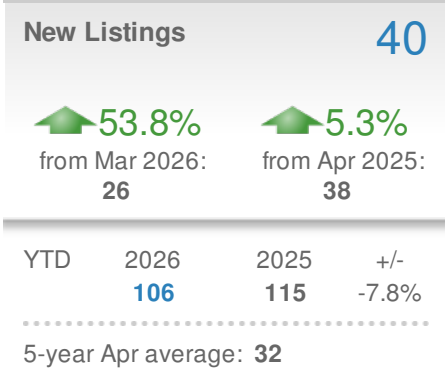
This activity resulted in a Contract Ratio of 2.42 pendings per active listing, down from 4.89 in March and an increase from 1.09 in April 2025. The Contract Ratio is 56% higher than the 5-year April average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



April 2026

Colonial (Montgomery, PA) - Attached

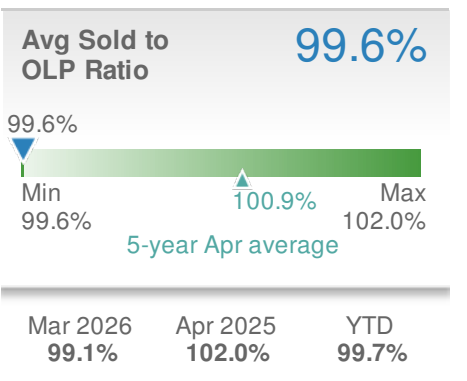
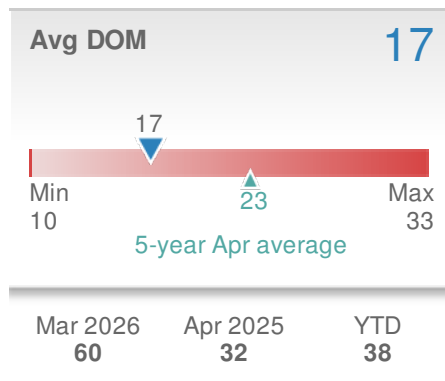
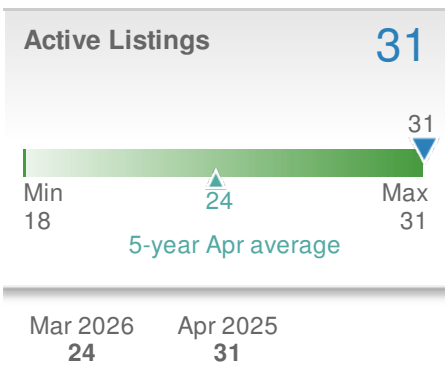
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for April was \$545,000, representing an increase of 23.9% compared to last month and an increase of 3.8% from Apr 2025. The average days on market for units sold in April was 17 days, 26% below the 5-year April average of 23 days. There was a 45.5% month over month increase in new contract activity with 32 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 40; and a 29.2% increase in supply to 31 active units.

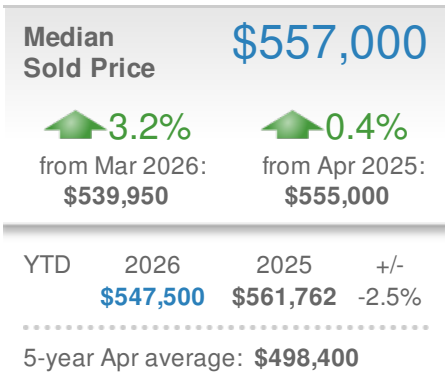
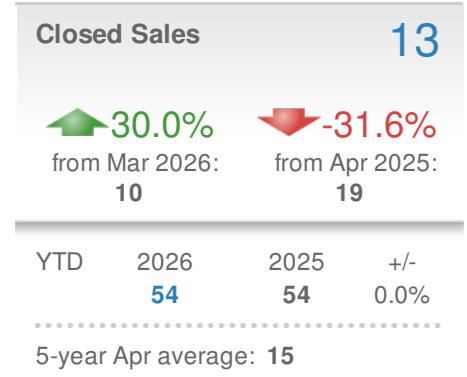
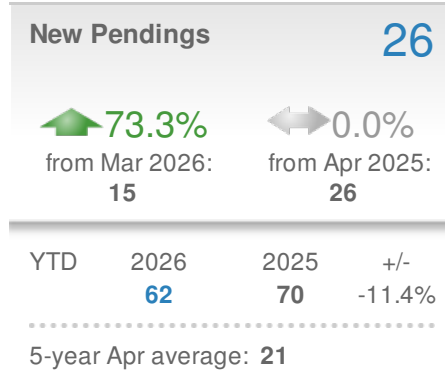
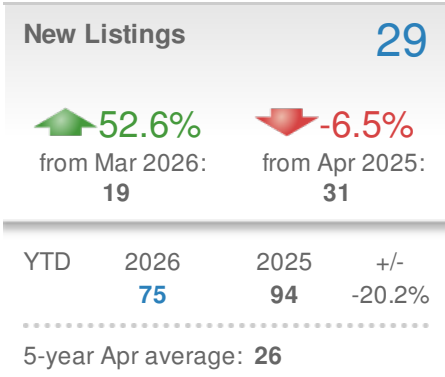
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.17 in March and a decrease from 2.06 in April 2025. The Contract Ratio is 36% lower than the 5-year April average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Colonial (Montgomery, PA) - Attached/Townhouse

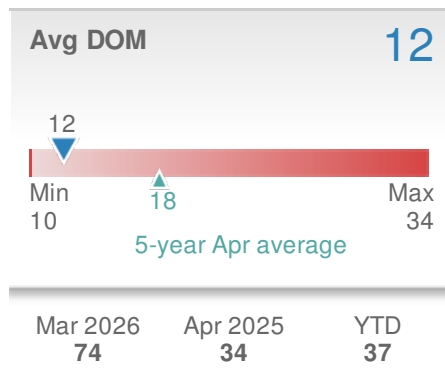
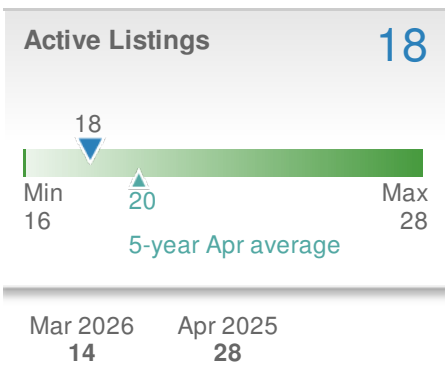
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$557,000, representing an increase of 3.2% compared to last month and an increase of 0.4% from Apr 2025. The average days on market for units sold in April was 12 days, 33% below the 5-year April average of 18 days. There was a 73.3% month over month increase in new contract activity with 26 New Pendings; a 68.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and a 28.6% increase in supply to 18 active units.

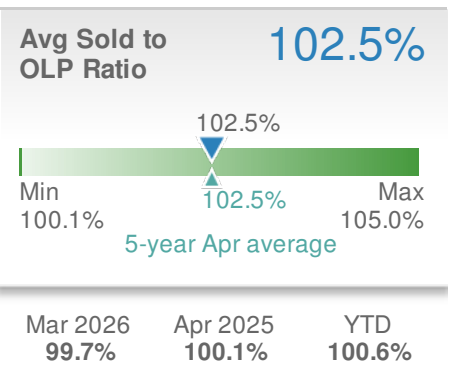
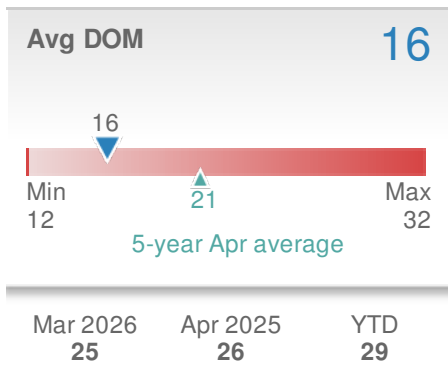
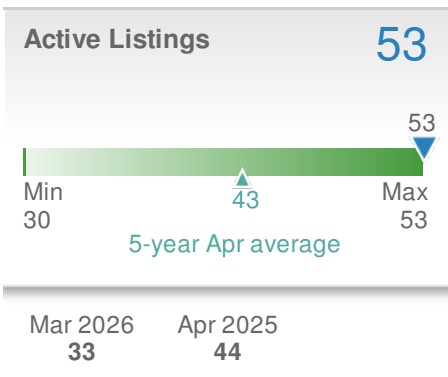
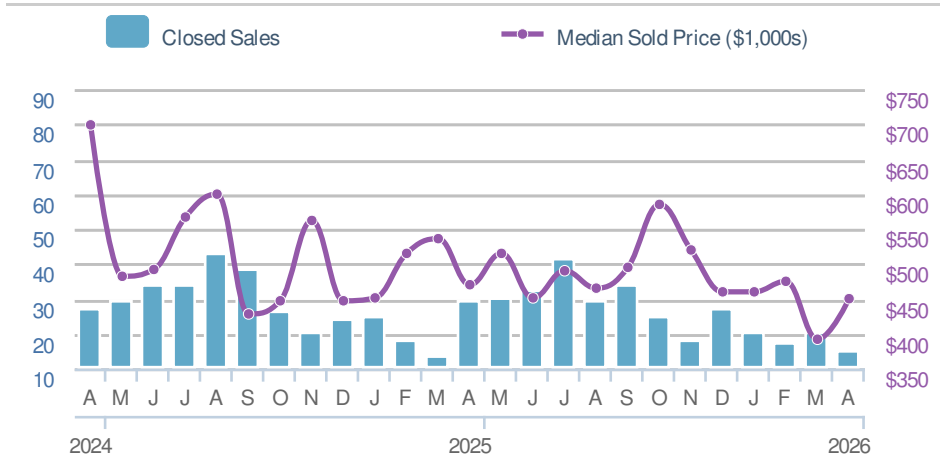
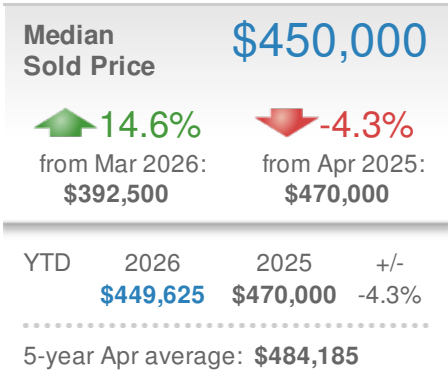
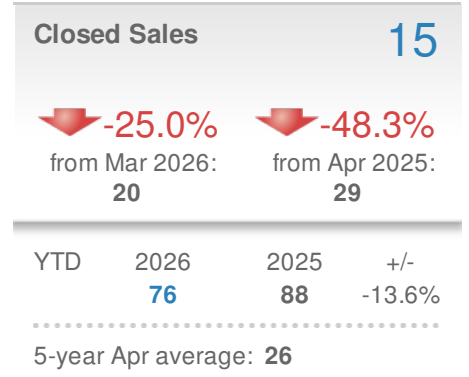
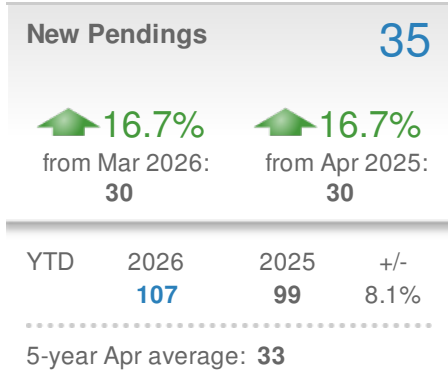
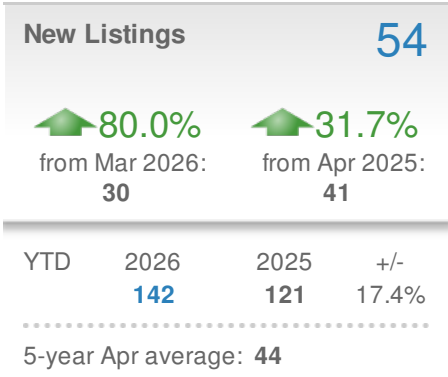
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, up from 1.36 in March and a decrease from 2.07 in April 2025. The Contract Ratio is 11% lower than the 5-year April average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Hatboro-Horsham (Montgomery, PA)

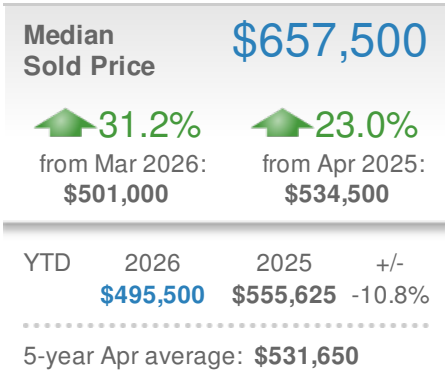
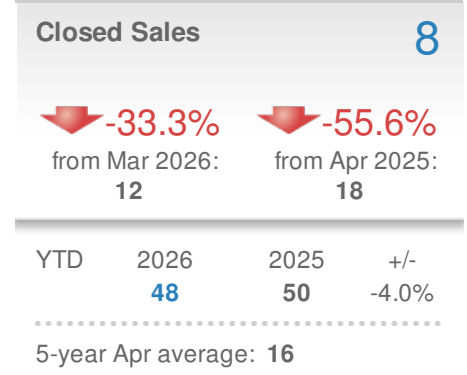
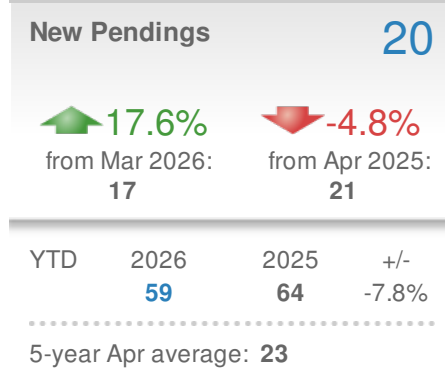
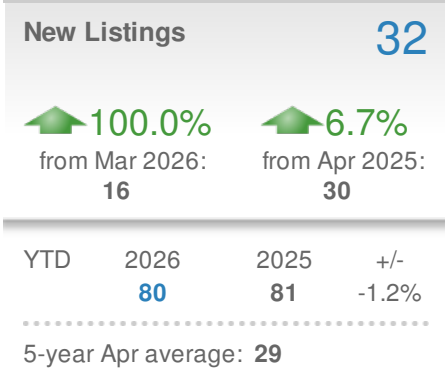
Email: ldavis@tcsr.realtor



April 2026

Hatboro-Horsham (Montgomery, PA) - Detached

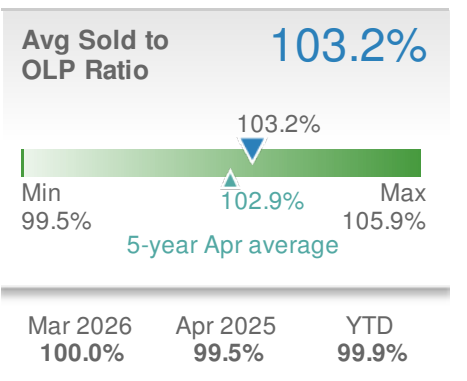
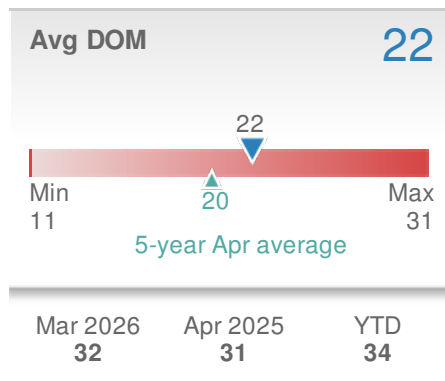
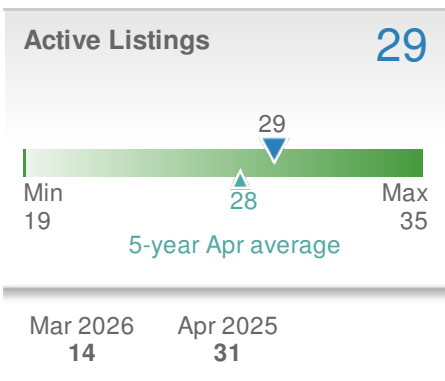
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for April was \$657,500, representing an increase of 31.2% compared to last month and an increase of 23% from Apr 2025. The average days on market for units sold in April was 22 days, 8% above the 5-year April average of 20 days. There was a 17.6% month over month increase in new contract activity with 20 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and a 107.1% increase in supply to 29 active units.

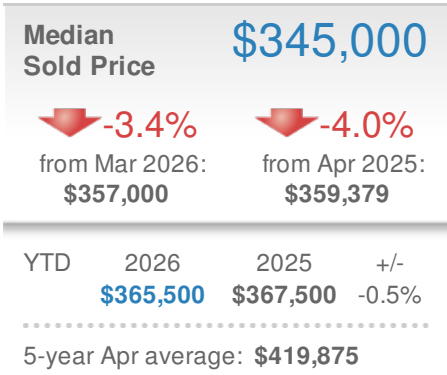
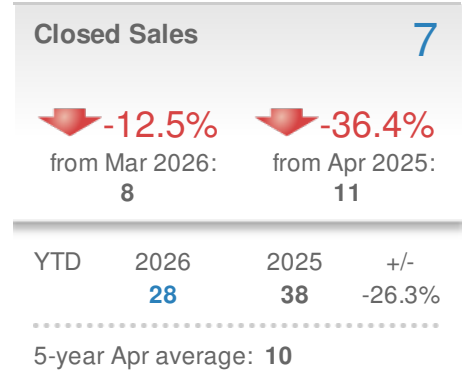
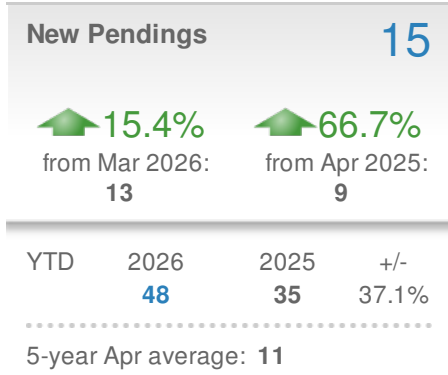
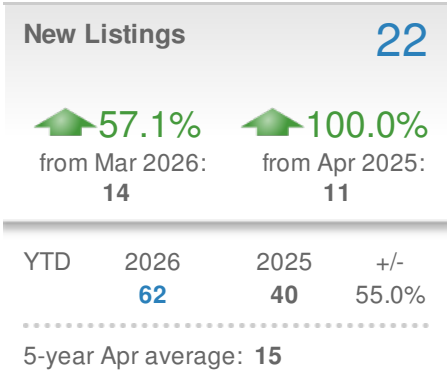
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.50 in March and an increase from 1.03 in April 2025. The Contract Ratio is 15% lower than the 5-year April average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Hatboro-Horsham (Montgomery, PA) - Attached

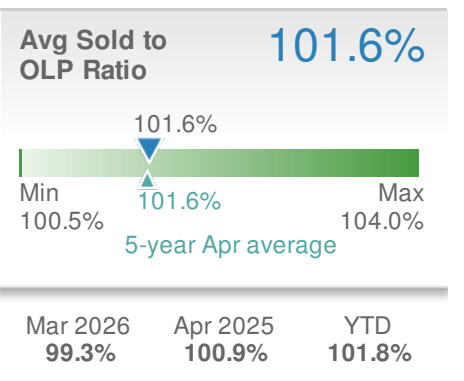
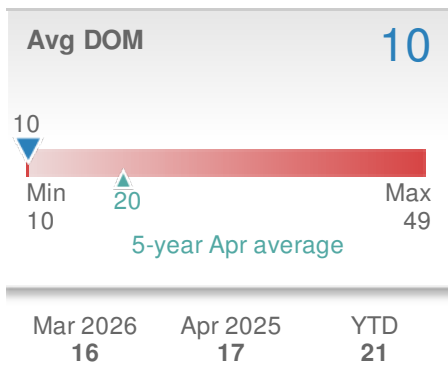
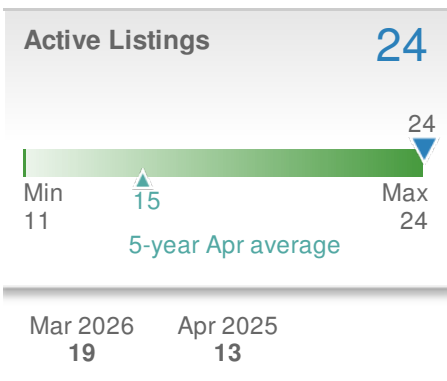
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for April was \$345,000, representing a decrease of 3.4% compared to last month and a decrease of 4% from Apr 2025. The average days on market for units sold in April was 10 days, 50% below the 5-year April average of 20 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 26.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and a 26.3% increase in supply to 24 active units.

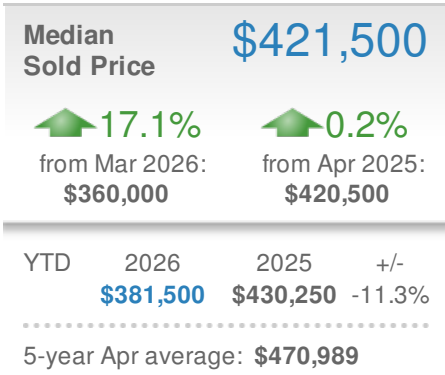
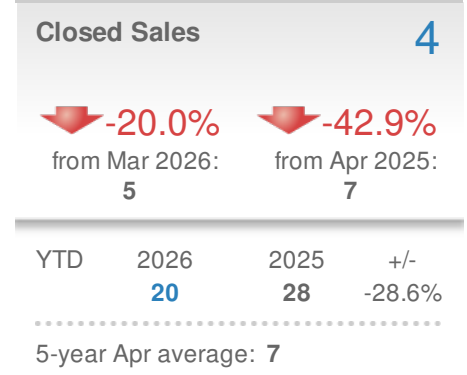
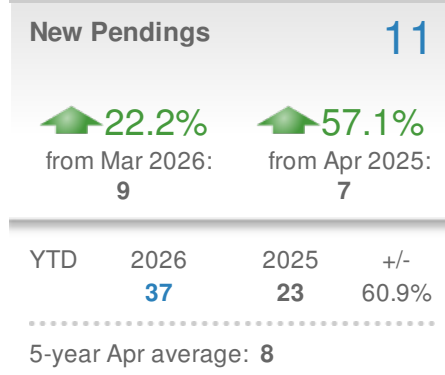
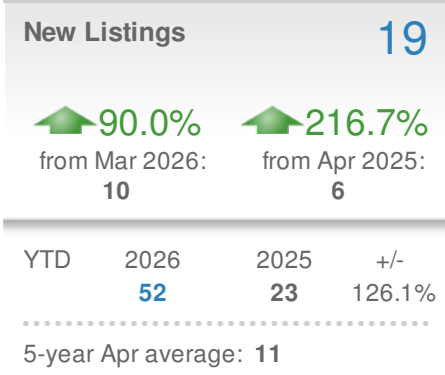
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.37 in March and an increase from 1.08 in April 2025. The Contract Ratio is the same as the 5-year April average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

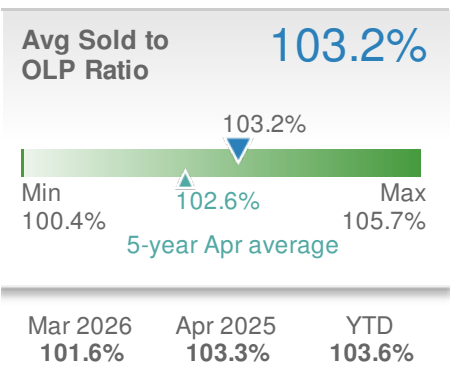
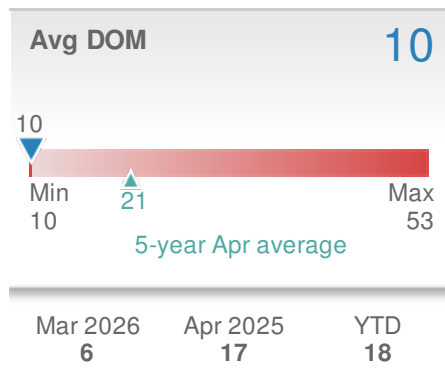
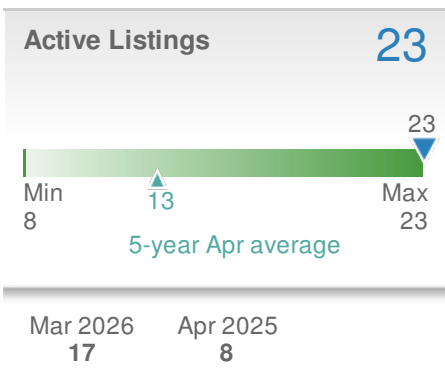
15 County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$421,500, representing an increase of 17.1% compared to last month and an increase of 0.2% from Apr 2025. The average days on market for units sold in April was 10 days, 53% below the 5-year April average of 21 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 28; and a 35.3% increase in supply to 23 active units.

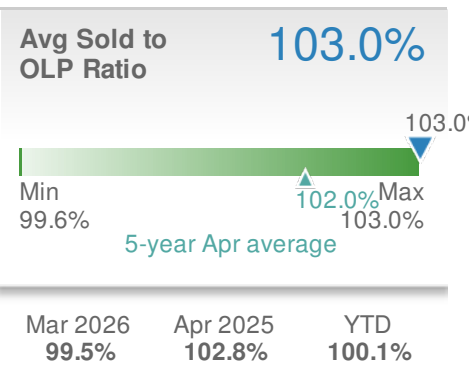
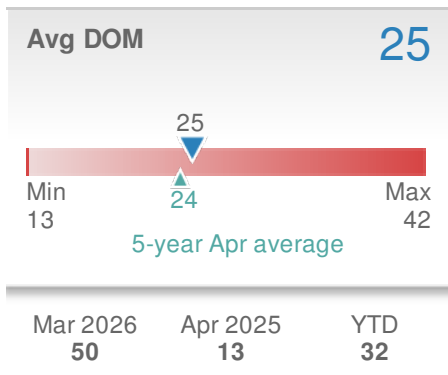
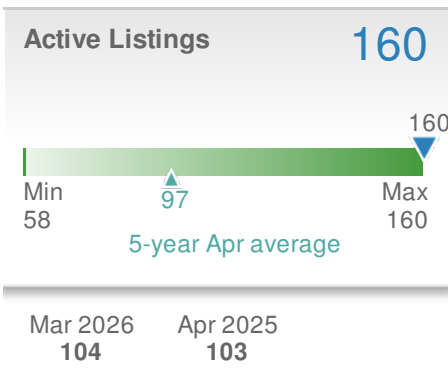
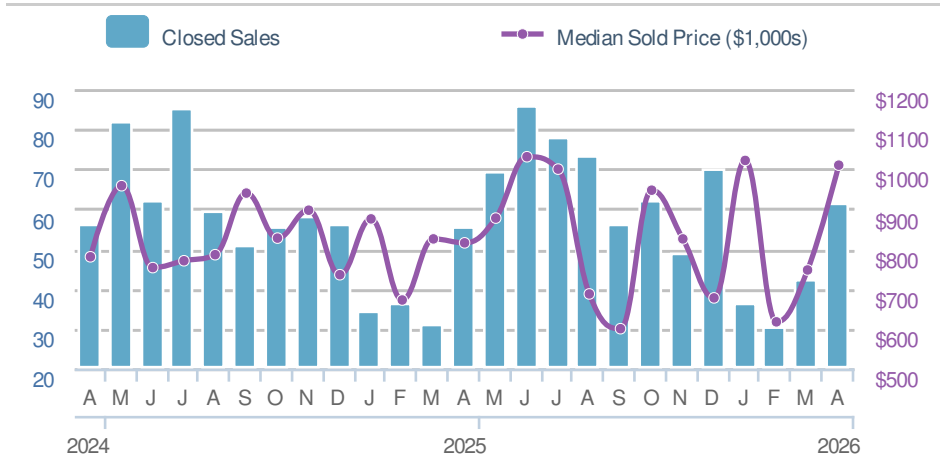
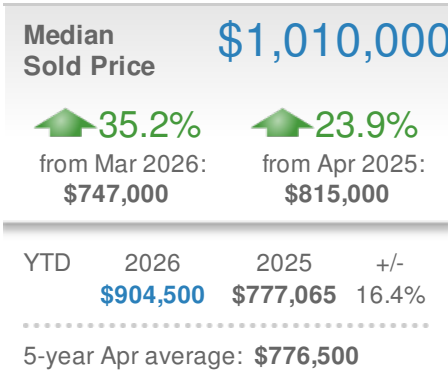
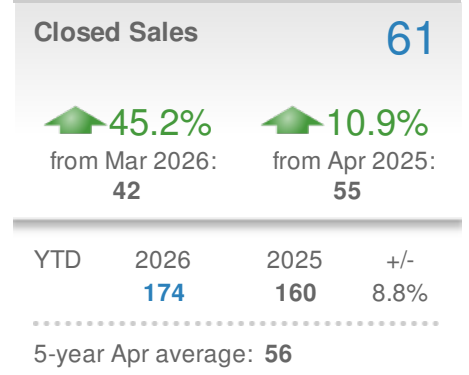
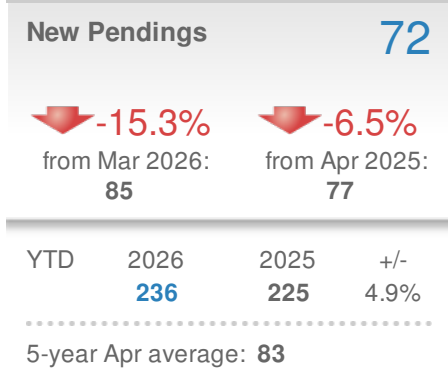
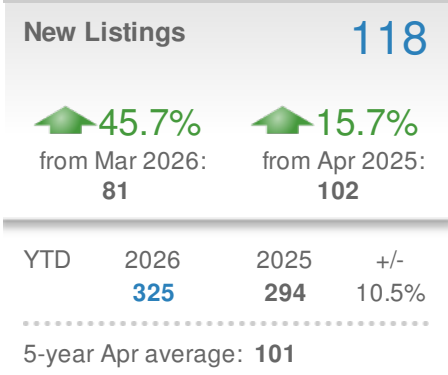
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.29 in March and a decrease from 1.38 in April 2025. The Contract Ratio is 7% lower than the 5-year April average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Lower Merion (Montgomery, PA)

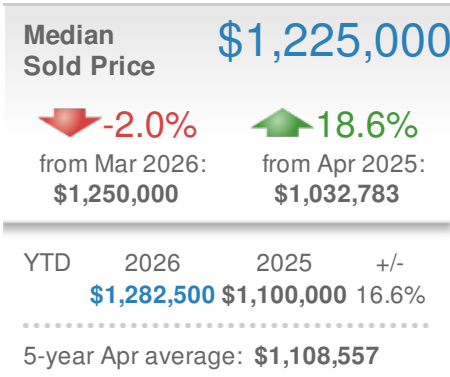
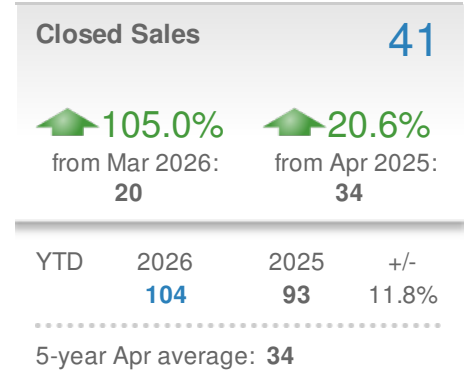
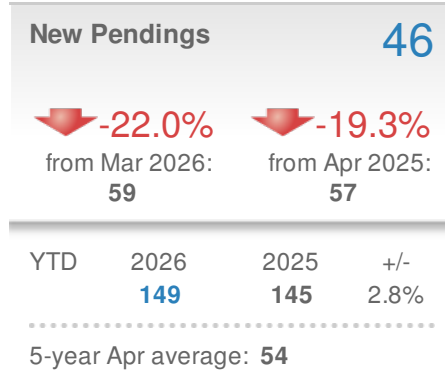
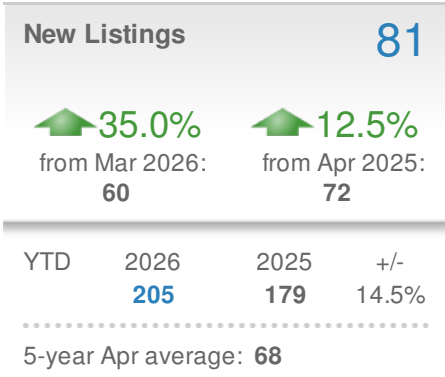
Email: ldavis@tcsr.realtor



April 2026

Lower Merion (Montgomery, PA) - Detached

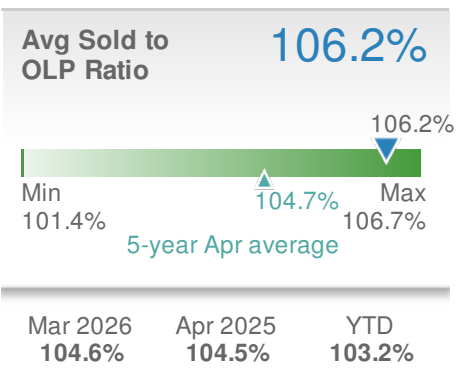
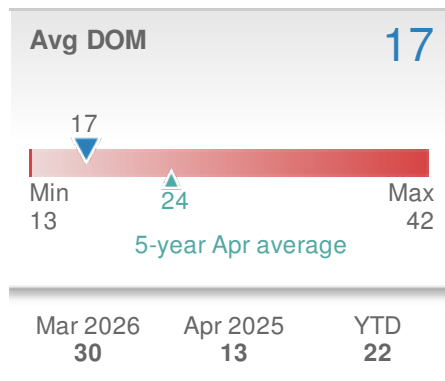
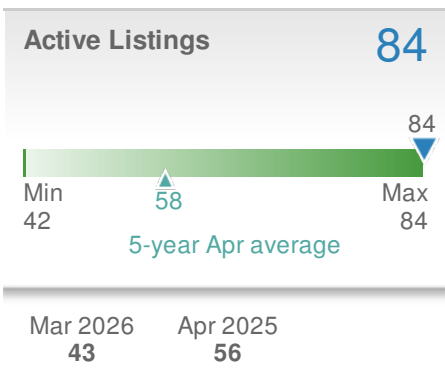
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for April was \$1,225,000, representing a decrease of 2% compared to last month and an increase of 18.6% from Apr 2025. The average days on market for units sold in April was 17 days, 28% below the 5-year April average of 24 days. There was a 22% month over month decrease in new contract activity with 46 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 80; and a 95.3% increase in supply to 84 active units.

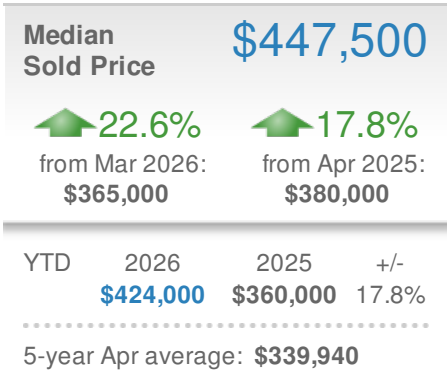
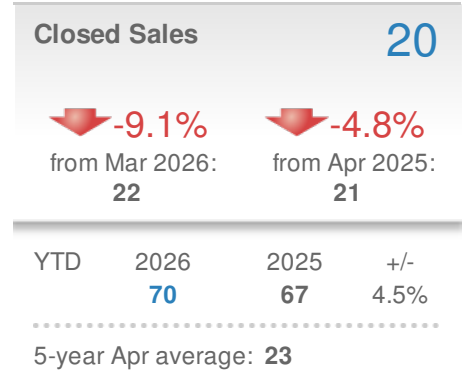
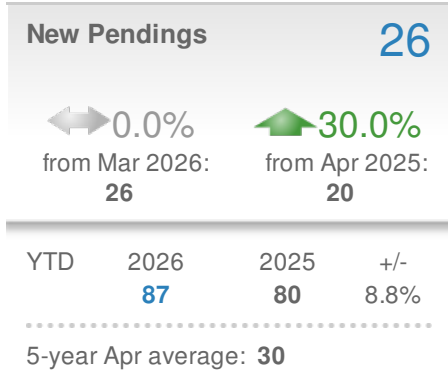
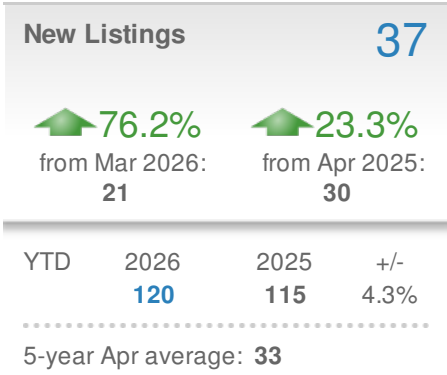
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.70 in March and a decrease from 1.55 in April 2025. The Contract Ratio is 40% lower than the 5-year April average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Lower Merion (Montgomery, PA) - Attached

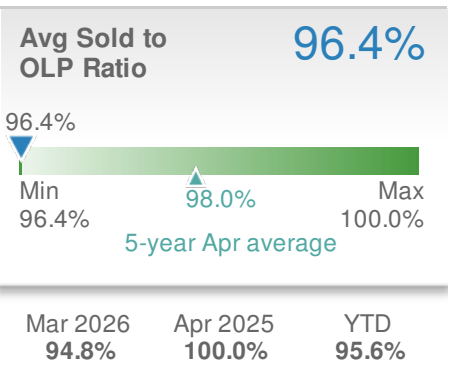
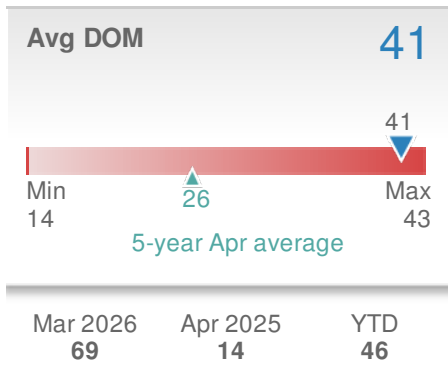
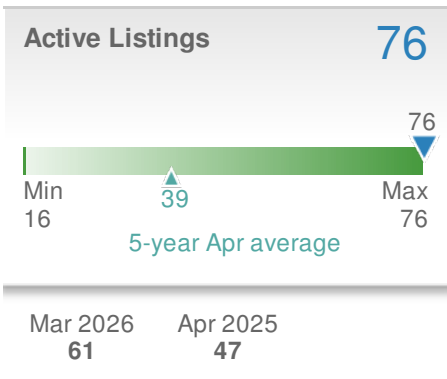
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for April was \$447,500, representing an increase of 22.6% compared to last month and an increase of 17.8% from Apr 2025. The average days on market for units sold in April was 41 days, 55% above the 5-year April average of 26 days. There was no month over month change in new contract activity with 26 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and a 24.6% increase in supply to 76 active units.

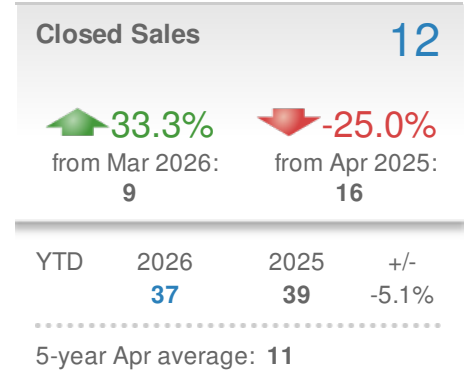
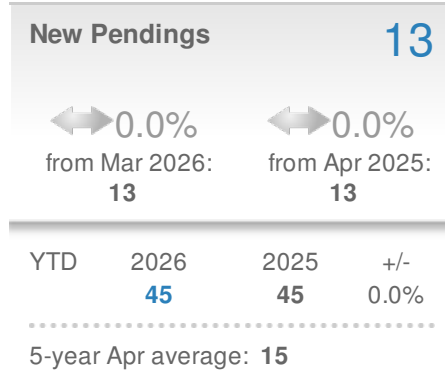
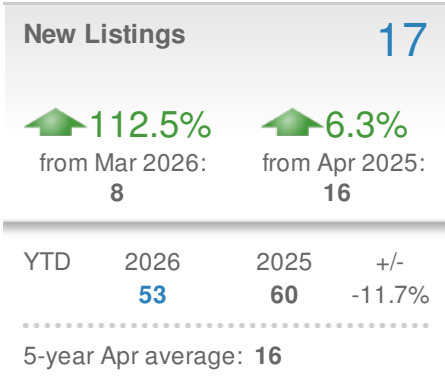
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.48 in March and a decrease from 0.70 in April 2025. The Contract Ratio is 73% lower than the 5-year April average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

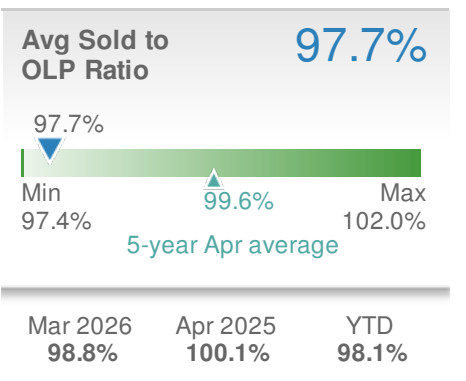
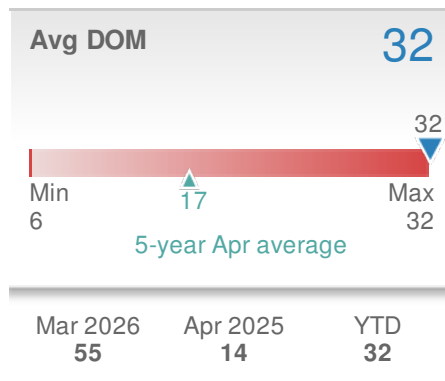
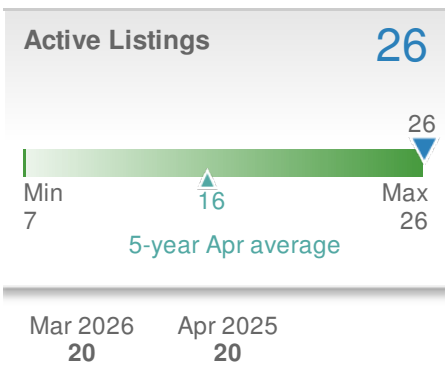
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$580,000, representing no change compared to last month and an increase of 58.7% from Apr 2025. The average days on market for units sold in April was 32 days, 91% above the 5-year April average of 17 days. There was no month over month change in new contract activity with 13 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 30% increase in supply to 26 active units.

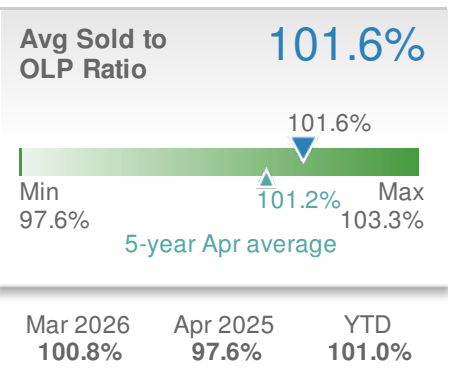
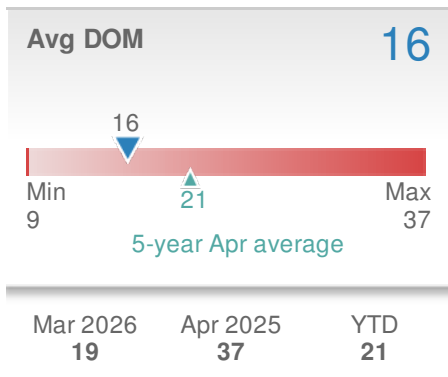
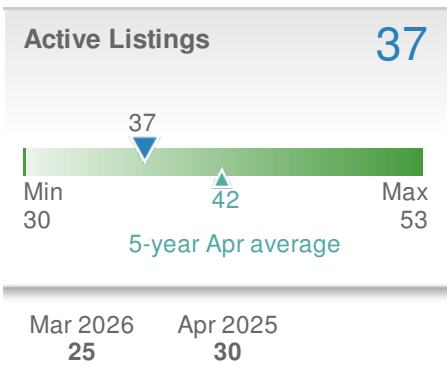
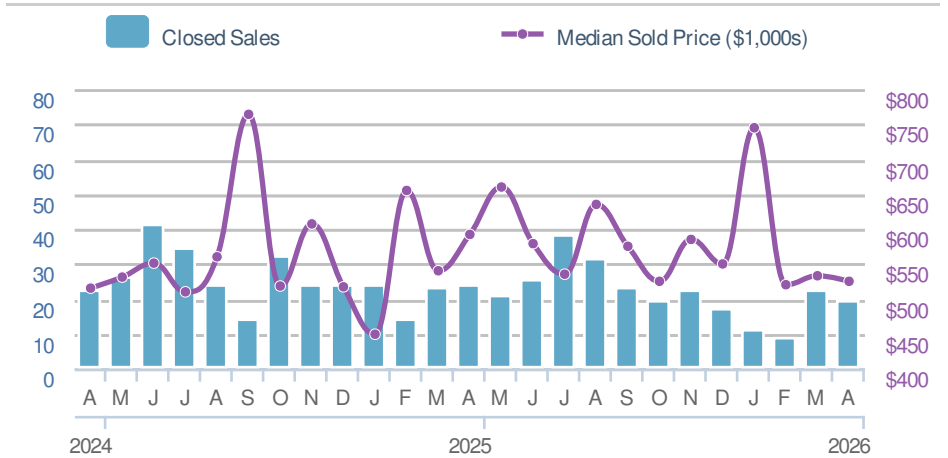
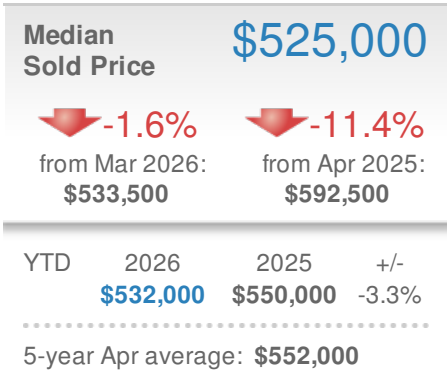
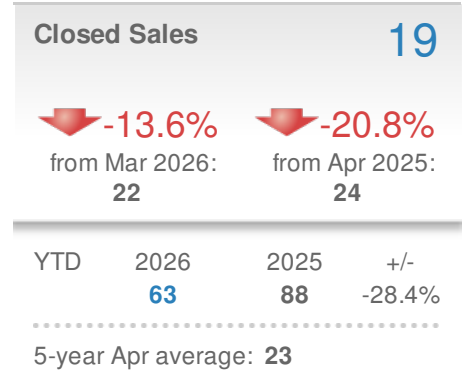
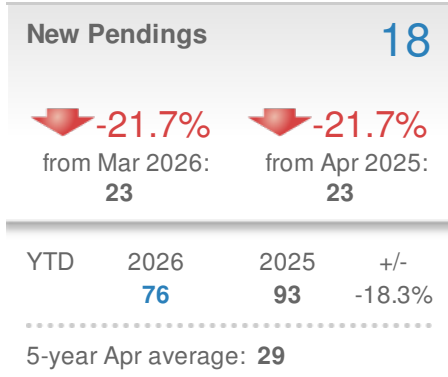
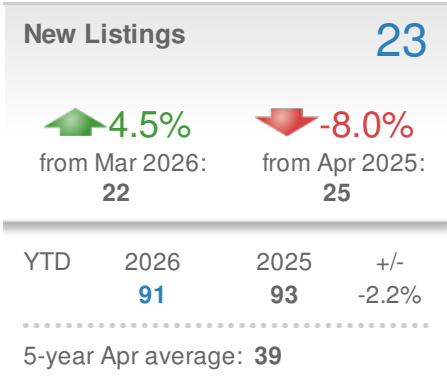
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.75 in March and a decrease from 0.85 in April 2025. The Contract Ratio is 68% lower than the 5-year April average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Methacton (Montgomery, PA)

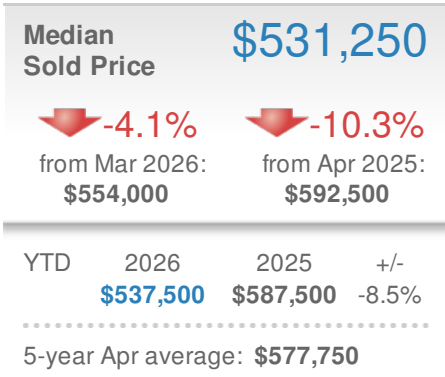
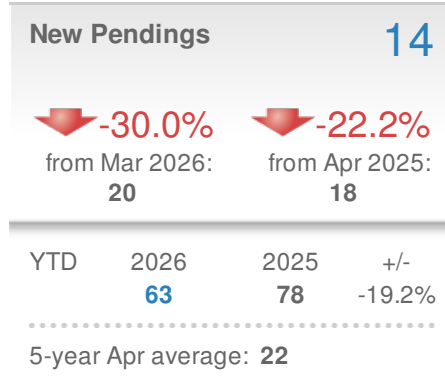
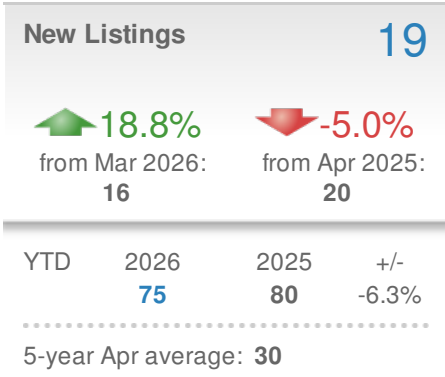
Email: ldavis@tcsr.realtor



April 2026

Methacton (Montgomery, PA) - Detached

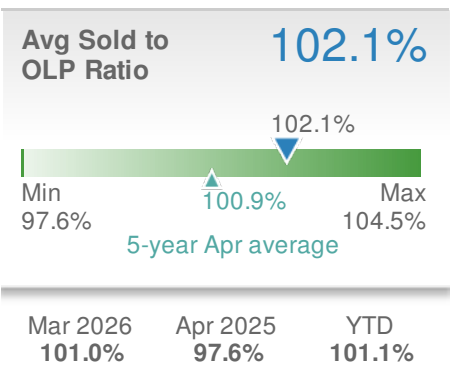
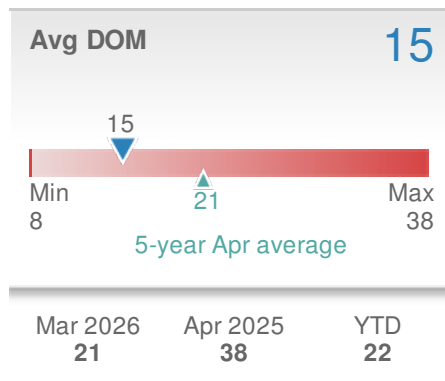
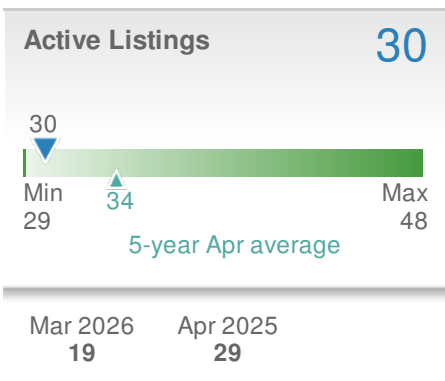
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for April was \$531,250, representing a decrease of 4.1% compared to last month and a decrease of 10.3% from Apr 2025. The average days on market for units sold in April was 15 days, 30% below the 5-year April average of 21 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 23; and a 57.9% increase in supply to 30 active units.

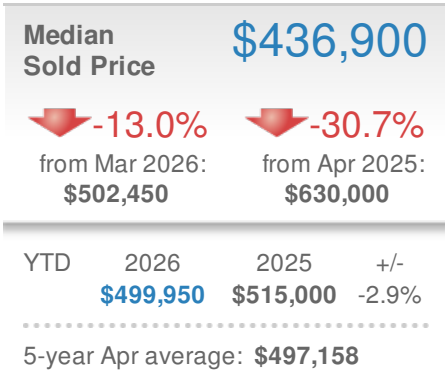
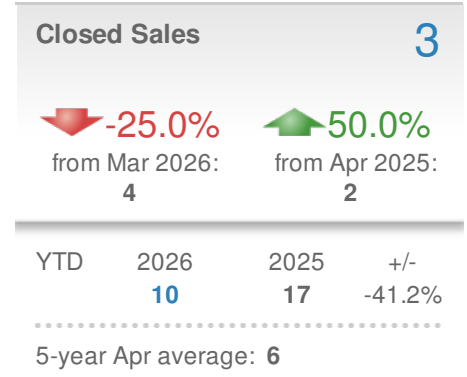
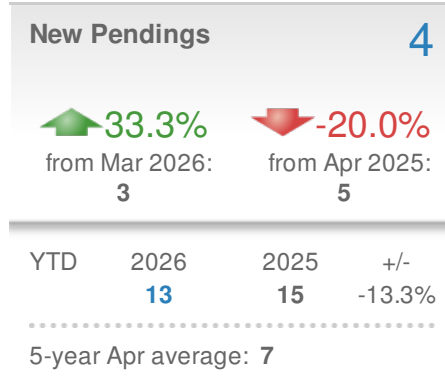
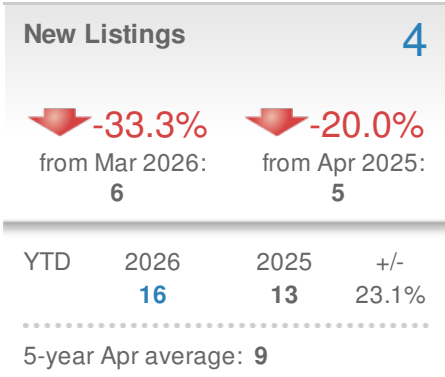
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.26 in March and a decrease from 1.14 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Methacton (Montgomery, PA) - Attached

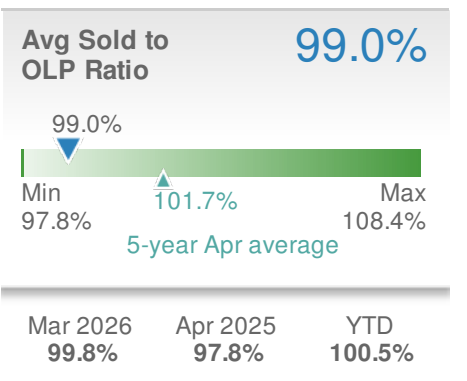
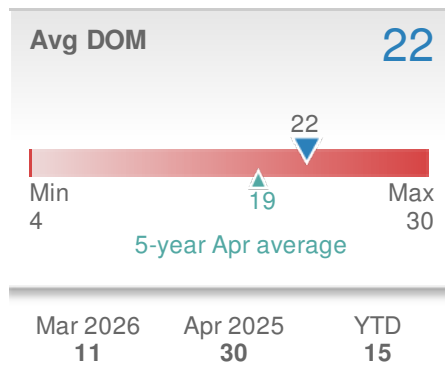
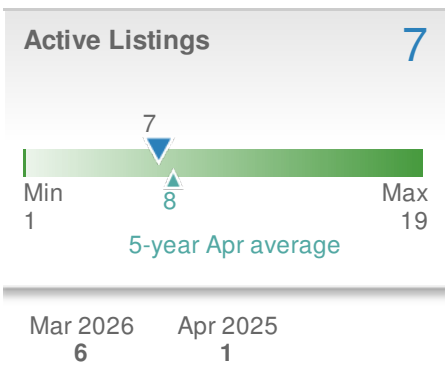
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for April was \$436,900, representing a decrease of 13% compared to last month and a decrease of 30.7% from Apr 2025. The average days on market for units sold in April was 22 days, 15% above the 5-year April average of 19 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 4; and a 16.7% increase in supply to 7 active units.

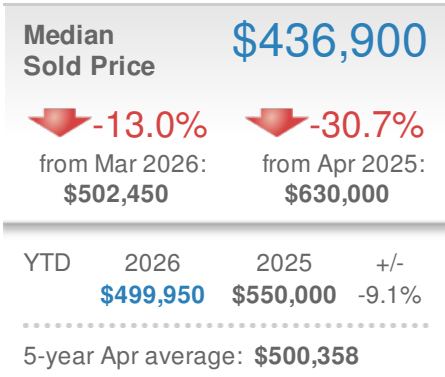
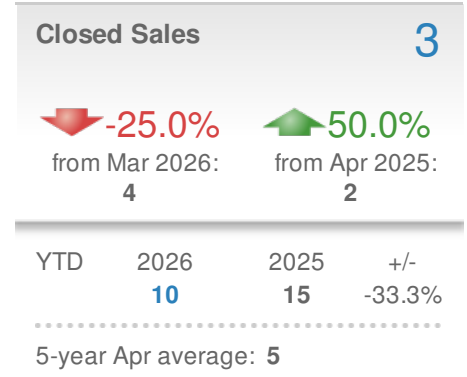
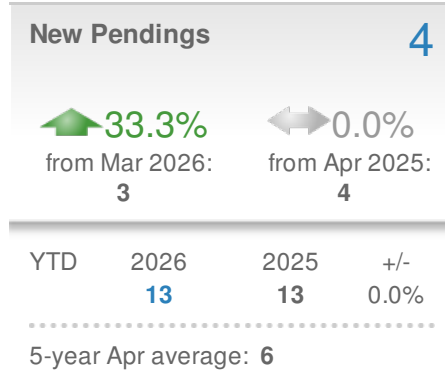
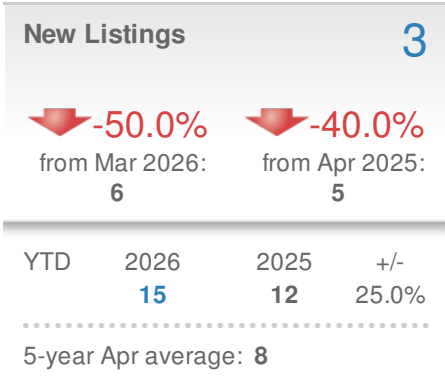
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.67 in March and a decrease from 5.00 in April 2025. The Contract Ratio is 72% lower than the 5-year April average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Methacton (Montgomery, PA) - Attached/Townhouse

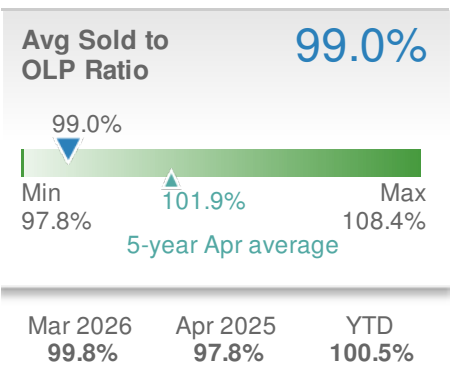
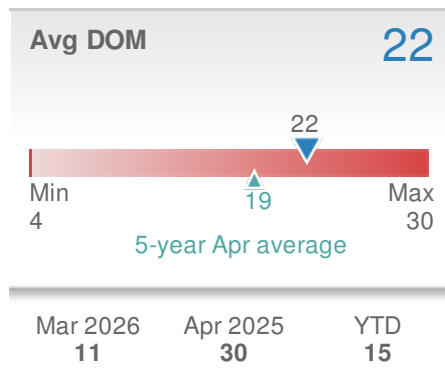
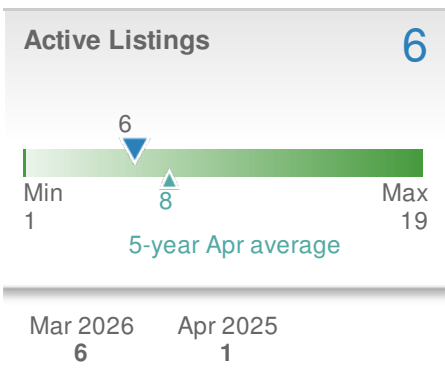
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$436,900, representing a decrease of 13% compared to last month and a decrease of 30.7% from Apr 2025. The average days on market for units sold in April was 22 days, 17% above the 5-year April average of 19 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 4; and no change in supply with 6 active units.

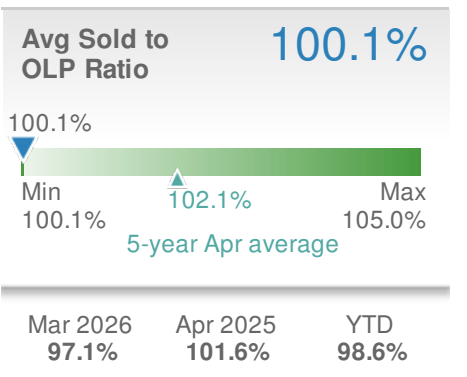
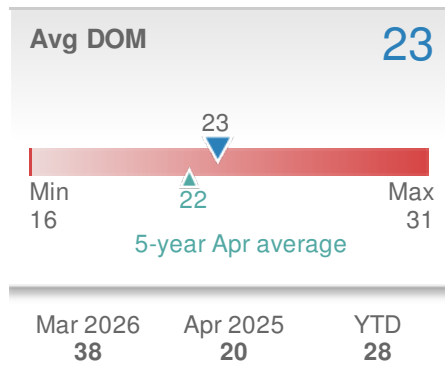
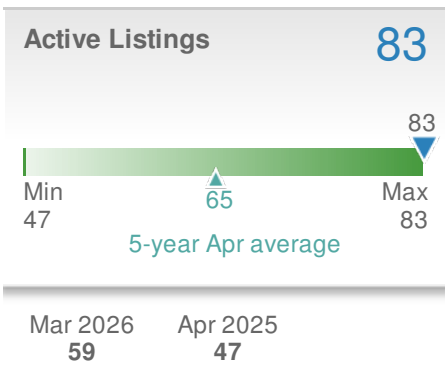
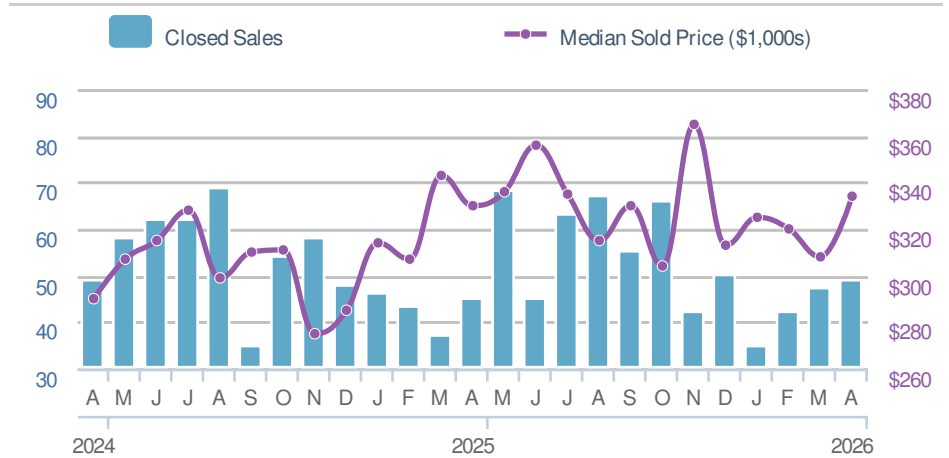
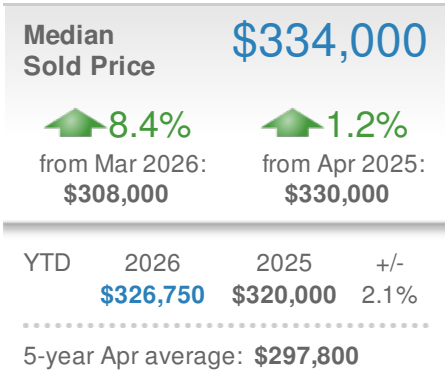
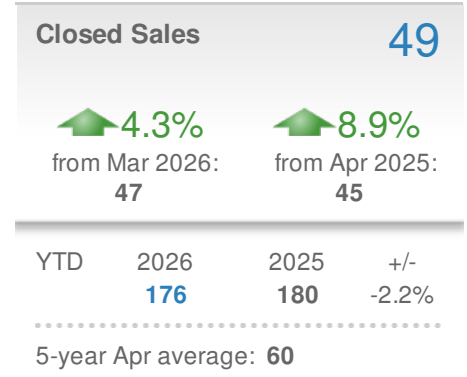
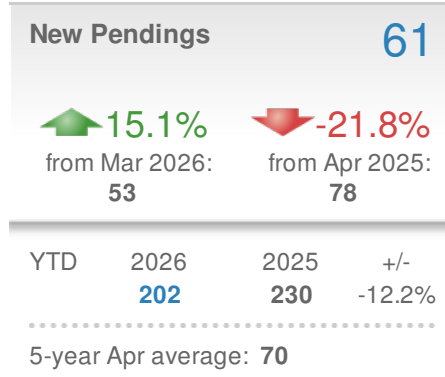
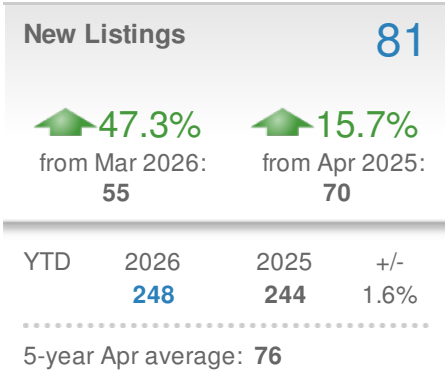
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, no change from March and a decrease from 4.00 in April 2025. The Contract Ratio is 63% lower than the 5-year April average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Norristown Area (Montgomery, PA)

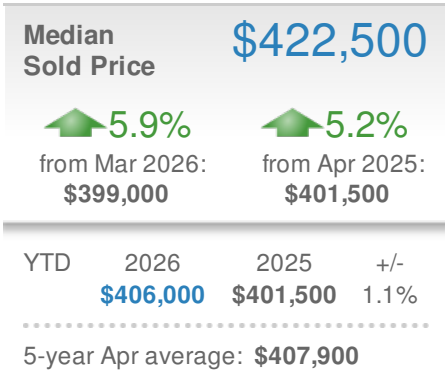
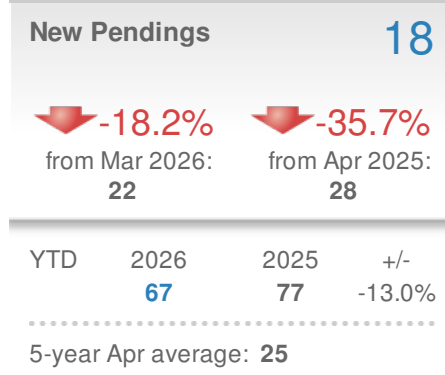
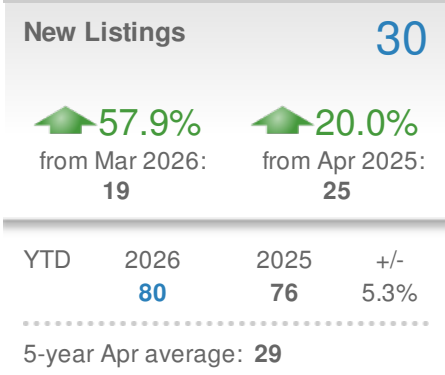
Email: ldavis@tcsr.realtor



April 2026

Norristown Area (Montgomery, PA) - Detached

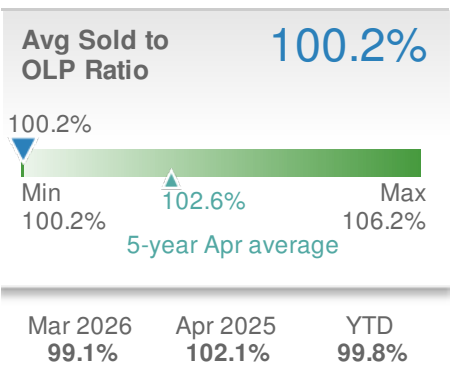
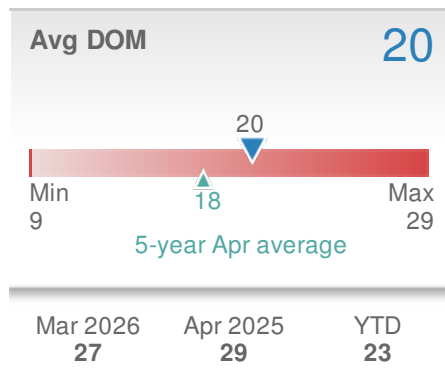
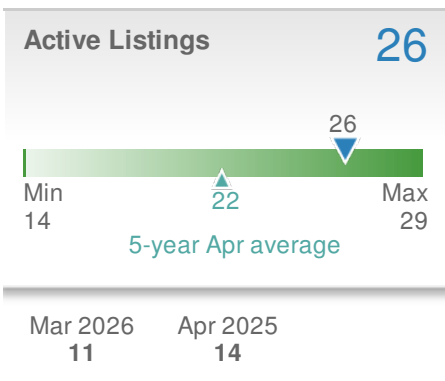
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for April was \$422,500, representing an increase of 5.9% compared to last month and an increase of 5.2% from Apr 2025. The average days on market for units sold in April was 20 days, 11% above the 5-year April average of 18 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 27; and a 136.4% increase in supply to 26 active units.

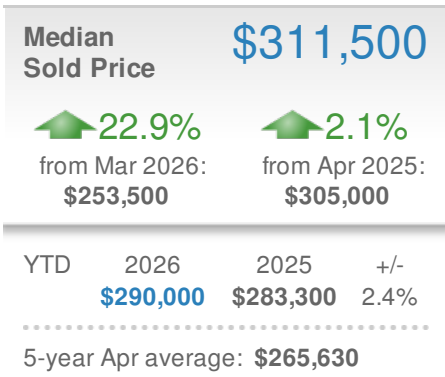
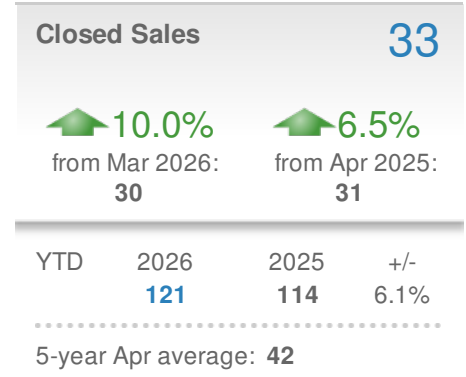
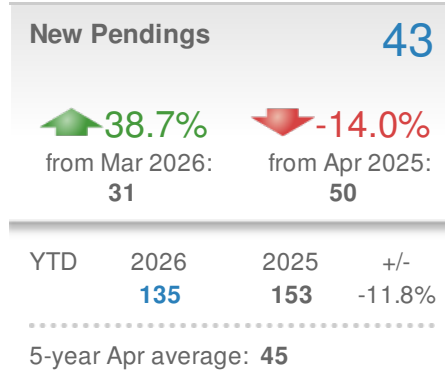
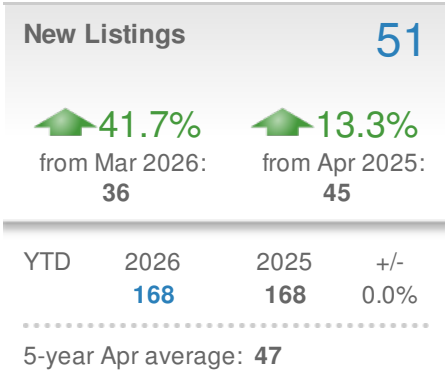
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 2.45 in March and a decrease from 2.43 in April 2025. The Contract Ratio is 37% lower than the 5-year April average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Norristown Area (Montgomery, PA) - Attached

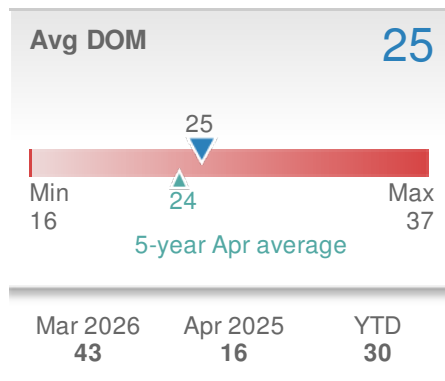
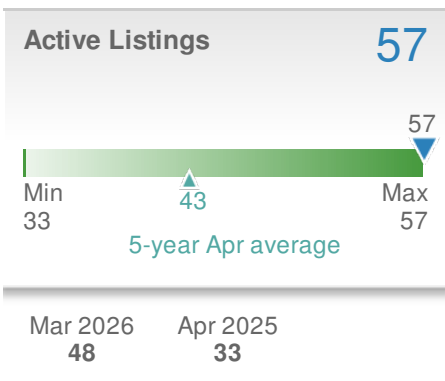
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for April was \$311,500, representing an increase of 22.9% compared to last month and an increase of 2.1% from Apr 2025. The average days on market for units sold in April was 25 days, 3% above the 5-year April average of 24 days. There was a 38.7% month over month increase in new contract activity with 43 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 63; and an 18.8% increase in supply to 57 active units.

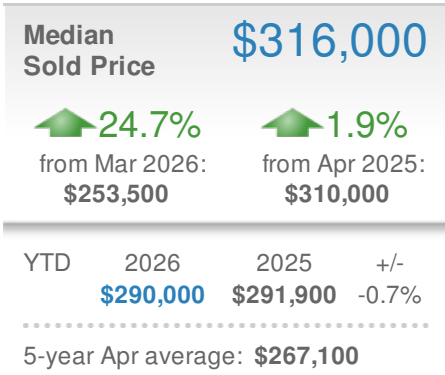
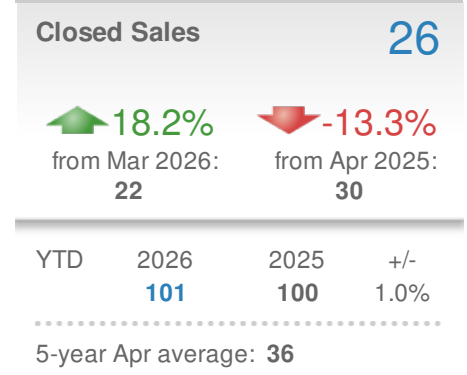
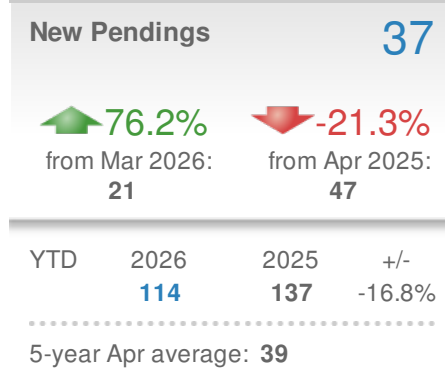
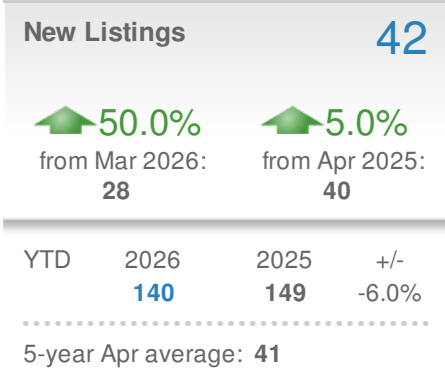
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.17 in March and a decrease from 2.76 in April 2025. The Contract Ratio is 37% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

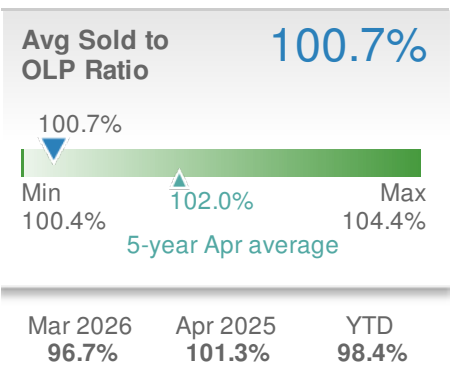
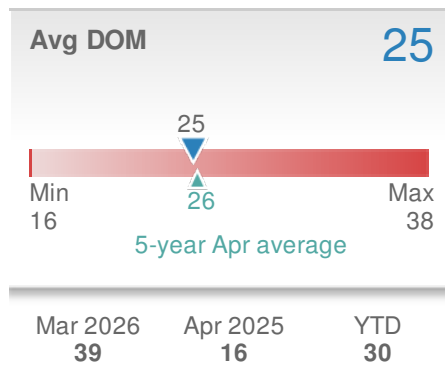
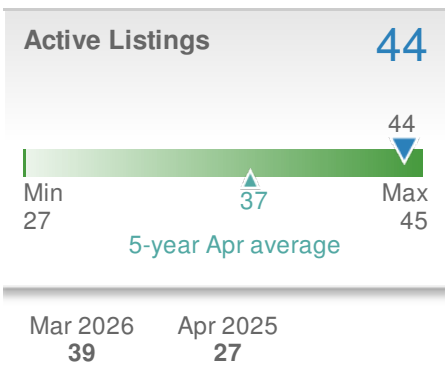
Multi-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$316,000, representing an increase of 24.7% compared to last month and an increase of 1.9% from Apr 2025. The average days on market for units sold in April was 25 days, 2% below the 5-year April average of 26 days. There was a 76.2% month over month increase in new contract activity with 37 New Pendings; a 19.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 56; and a 12.8% increase in supply to 44 active units.

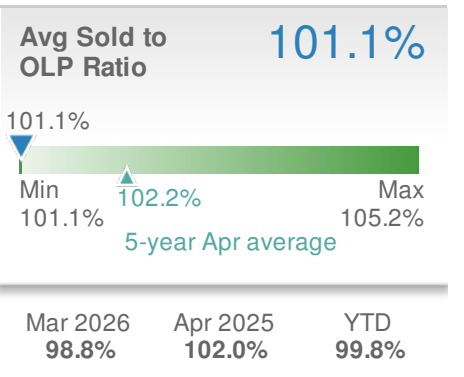
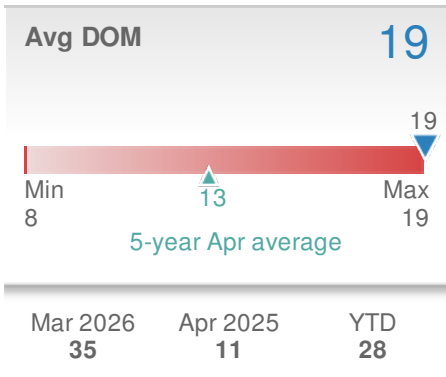
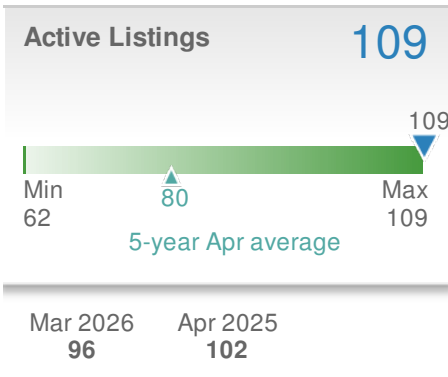
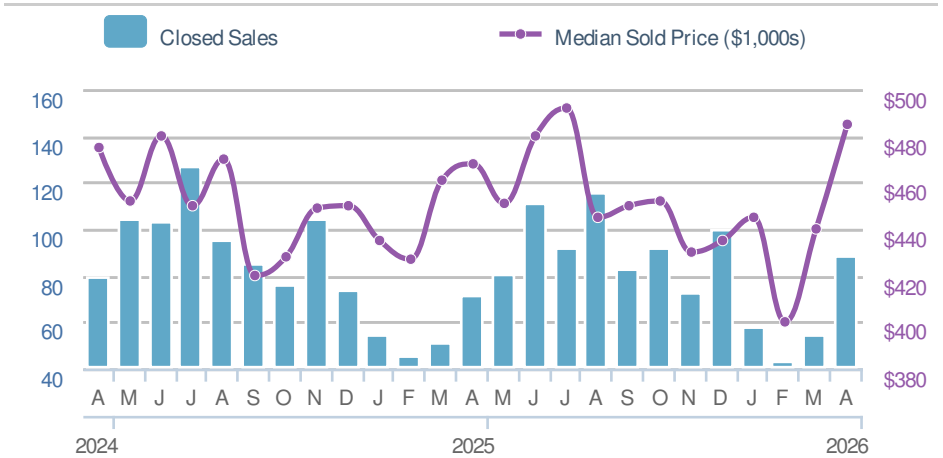
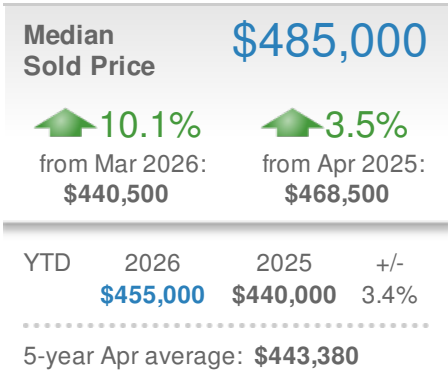
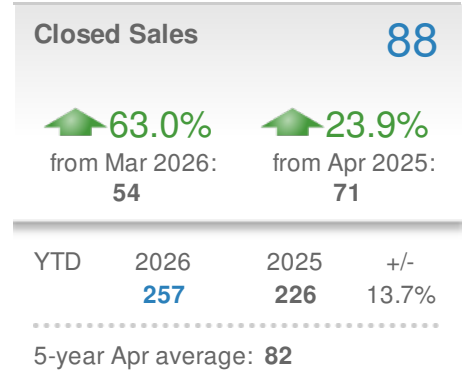
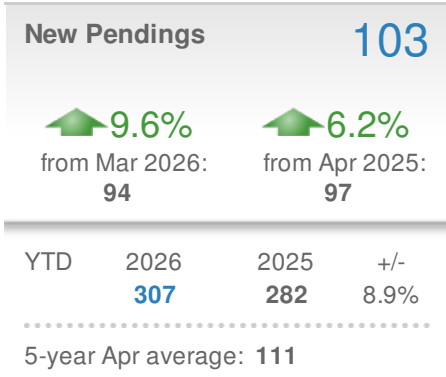
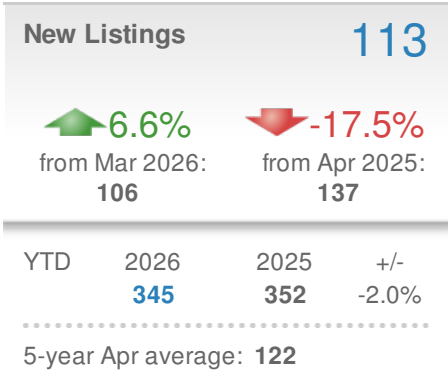
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.21 in March and a decrease from 3.11 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

North Penn (Montgomery, PA)

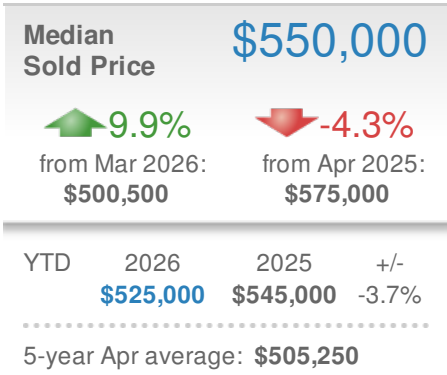
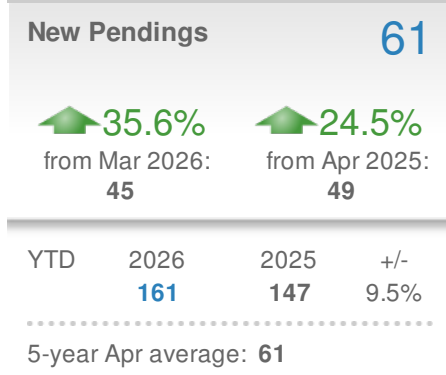
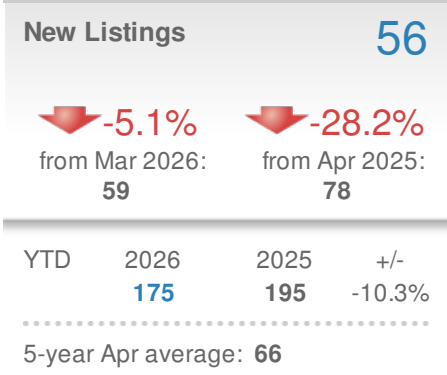
Email: ldavis@tcsr.realtor



April 2026

North Penn (Montgomery, PA) - Detached

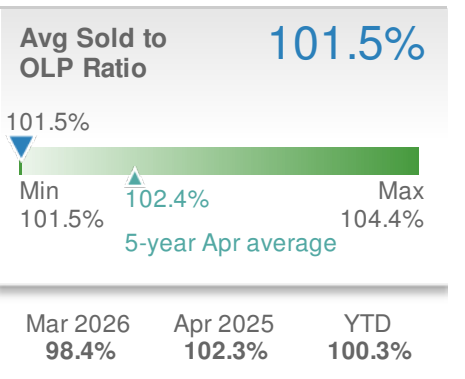
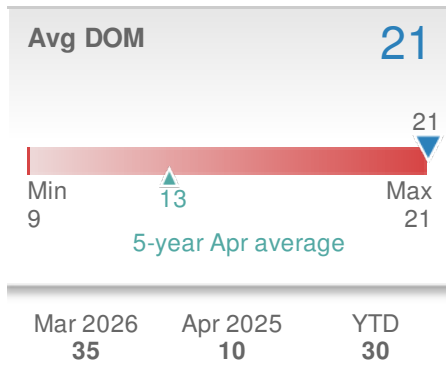
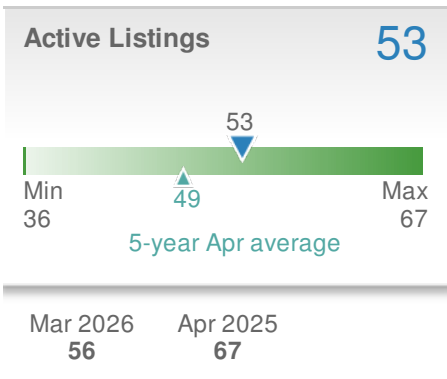
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for April was \$550,000, representing an increase of 9.9% compared to last month and a decrease of 4.3% from Apr 2025. The average days on market for units sold in April was 21 days, 57% above the 5-year April average of 13 days. There was a 35.6% month over month increase in new contract activity with 61 New Pendings; a 20.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 70; and a 5.4% decrease in supply to 53 active units.

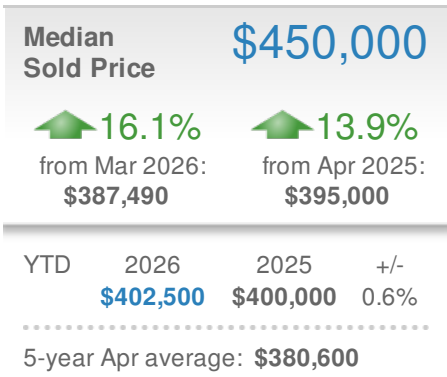
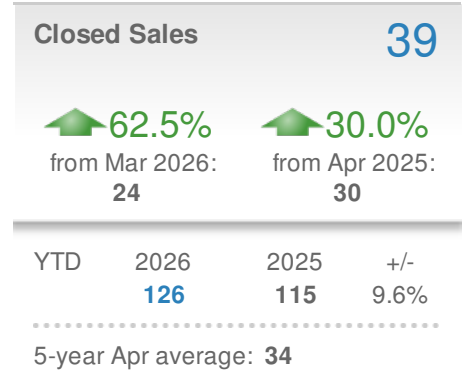
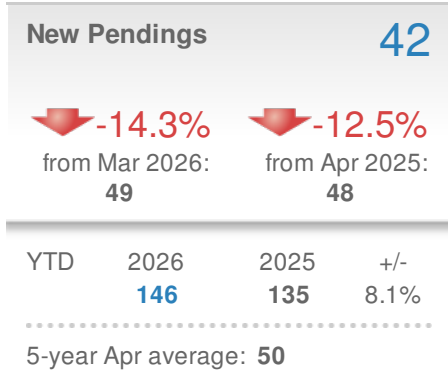
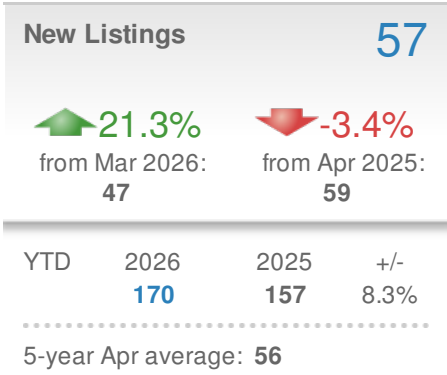
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.04 in March and an increase from 0.97 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

North Penn (Montgomery, PA) - Attached

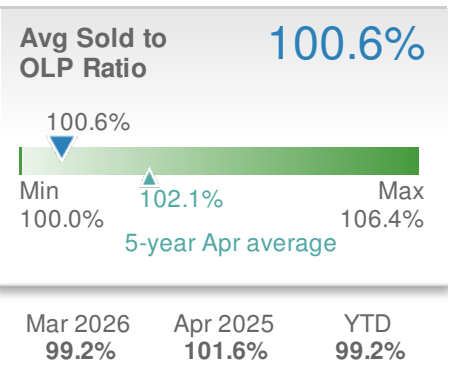
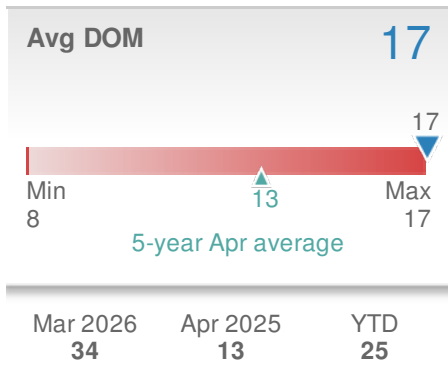
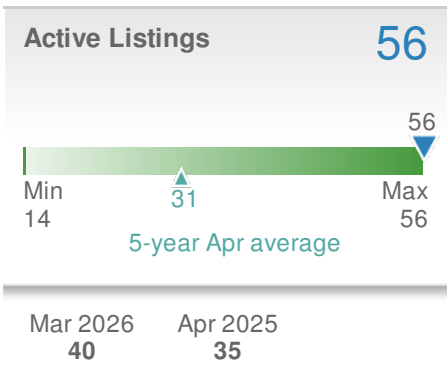
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for April was \$450,000, representing an increase of 16.1% compared to last month and an increase of 13.9% from Apr 2025. The average days on market for units sold in April was 17 days, 27% above the 5-year April average of 13 days. There was a 14.3% month over month decrease in new contract activity with 42 New Pendings; a 6.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 55; and a 40% increase in supply to 56 active units.

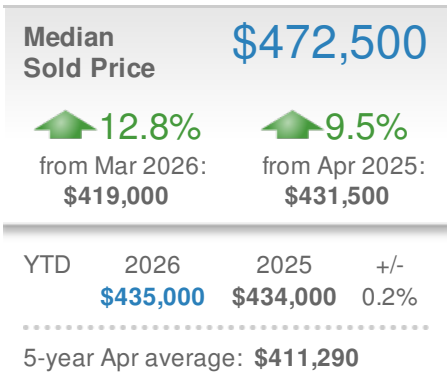
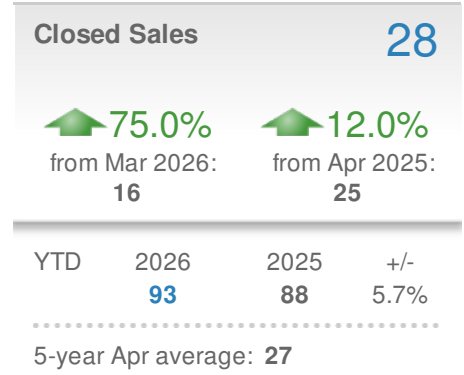
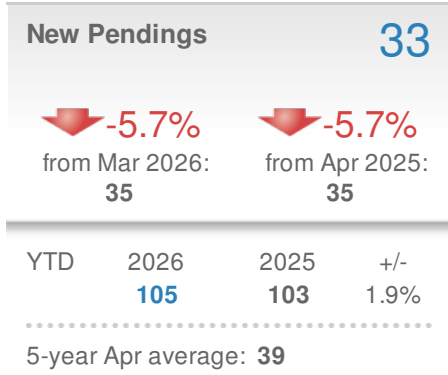
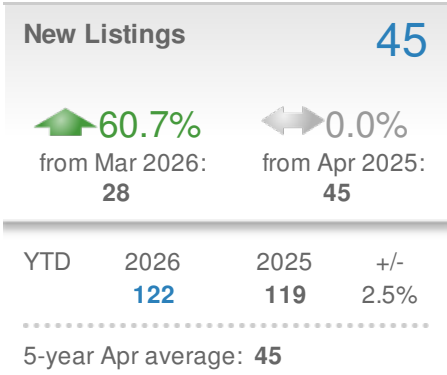
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.48 in March and a decrease from 1.66 in April 2025. The Contract Ratio is 63% lower than the 5-year April average of 2.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

North Penn (Montgomery, PA) - Attached/Townhouse

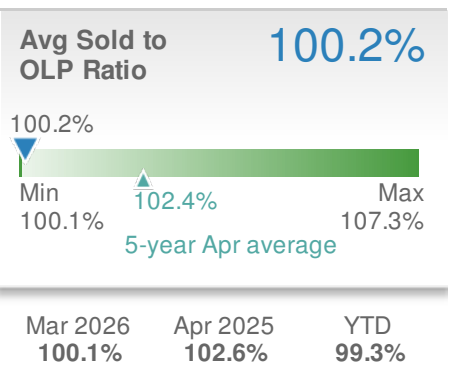
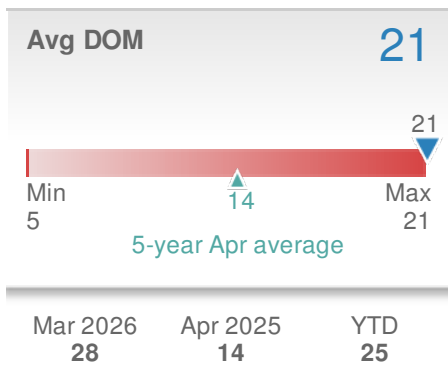
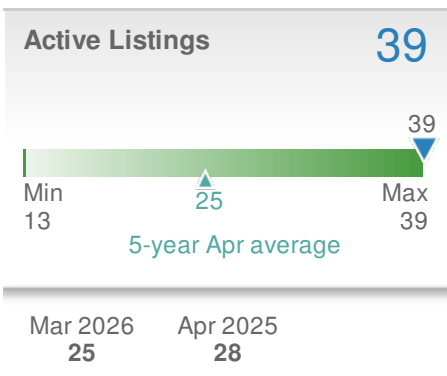
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$472,500, representing an increase of 12.8% compared to last month and an increase of 9.5% from Apr 2025. The average days on market for units sold in April was 21 days, 54% above the 5-year April average of 14 days. There was a 5.7% month over month decrease in new contract activity with 33 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 39; and a 56% increase in supply to 39 active units.

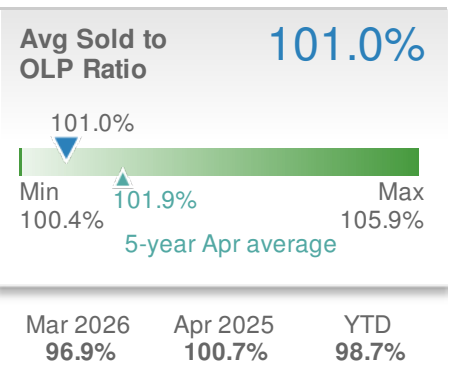
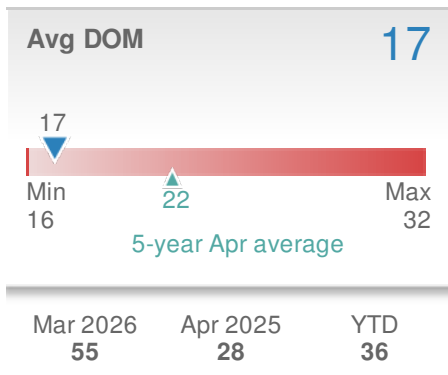
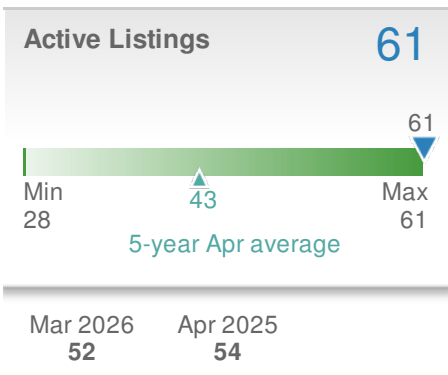
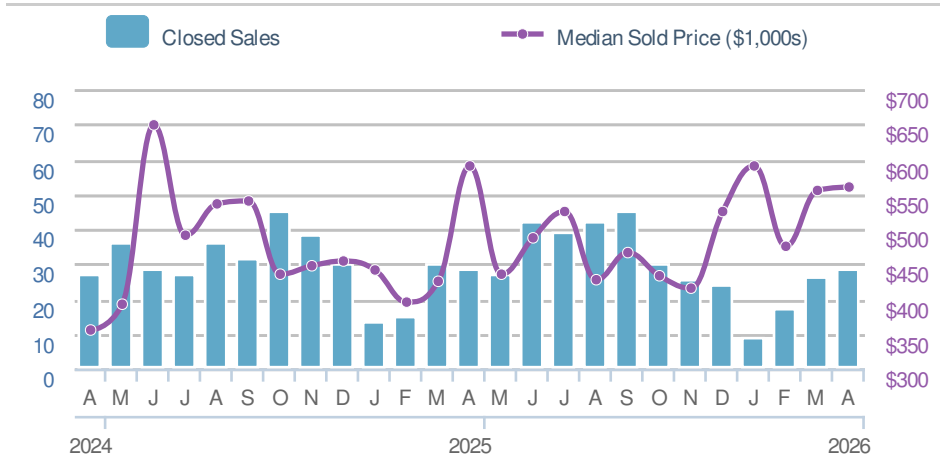
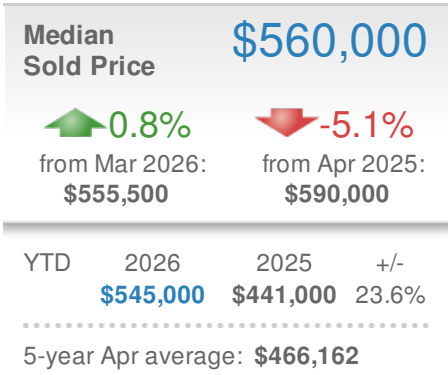
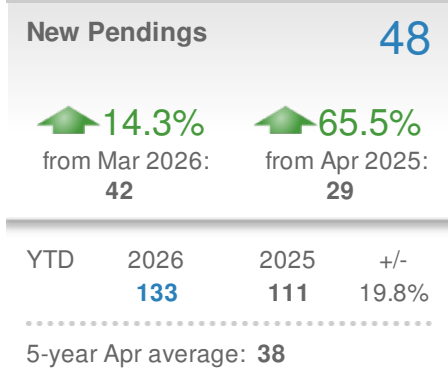
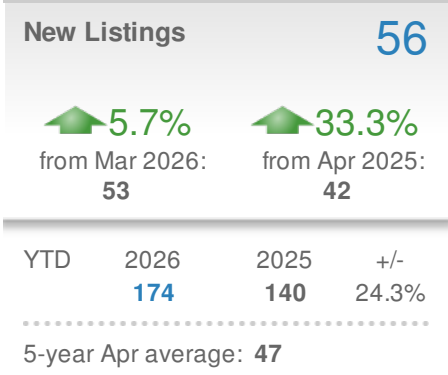
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.56 in March and a decrease from 1.54 in April 2025. The Contract Ratio is 57% lower than the 5-year April average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Perkiomen Valley (Montgomery, PA)

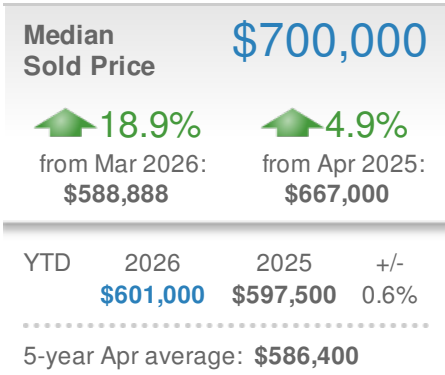
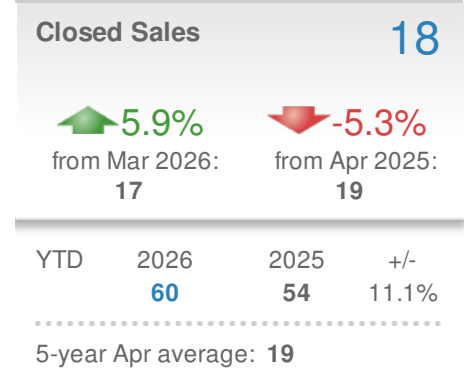
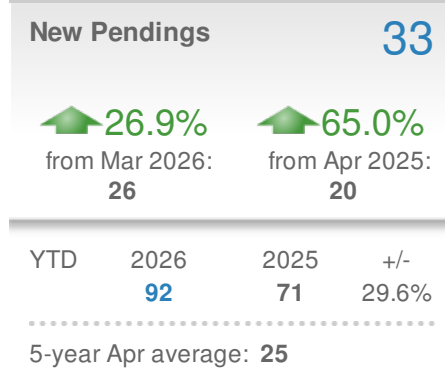
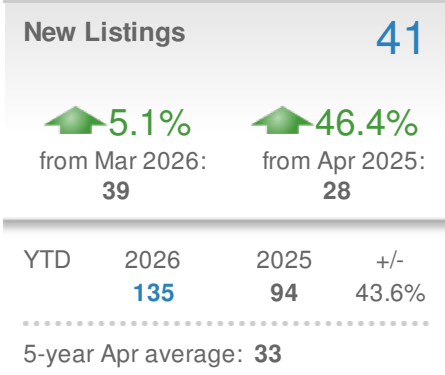
Email: ldavis@tcsr.realtor



April 2026

Perkiomen Valley (Montgomery, PA) - Detached

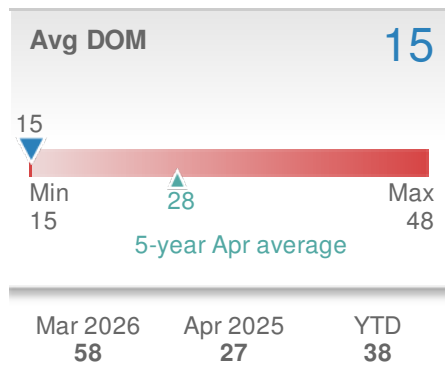
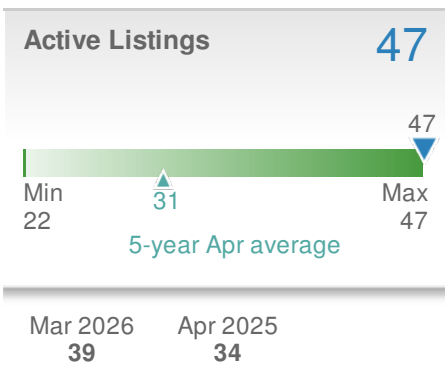
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for April was \$700,000, representing an increase of 18.9% compared to last month and an increase of 4.9% from Apr 2025. The average days on market for units sold in April was 15 days, 46% below the 5-year April average of 28 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 48.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 46; and a 20.5% increase in supply to 47 active units.

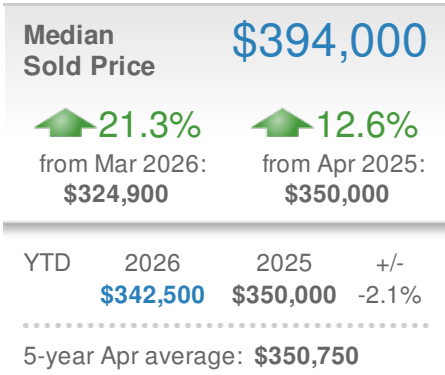
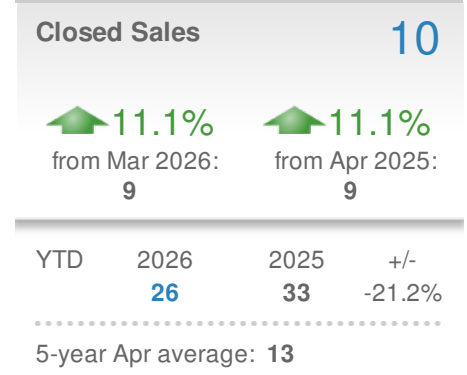
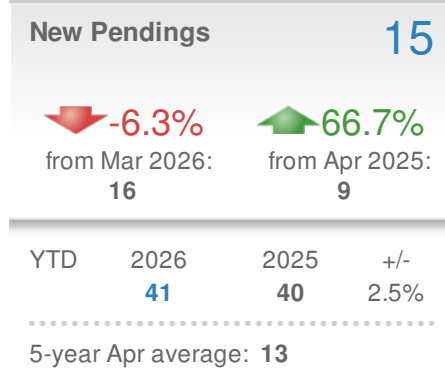
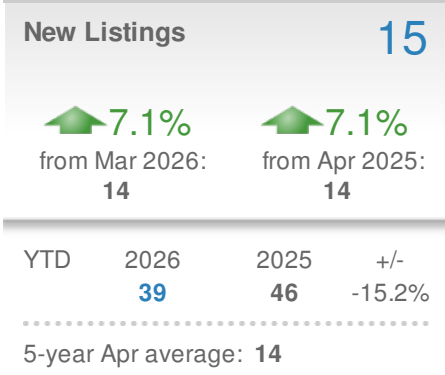
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.79 in March and an increase from 0.91 in April 2025. The Contract Ratio is 26% lower than the 5-year April average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Perkiomen Valley (Montgomery, PA) - Attached

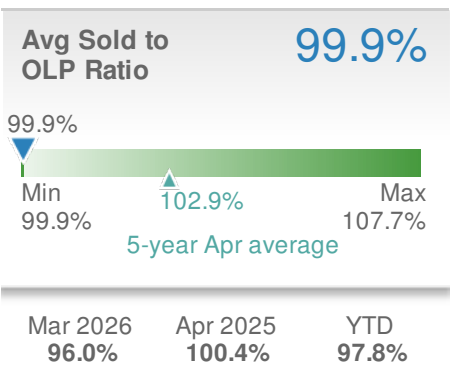
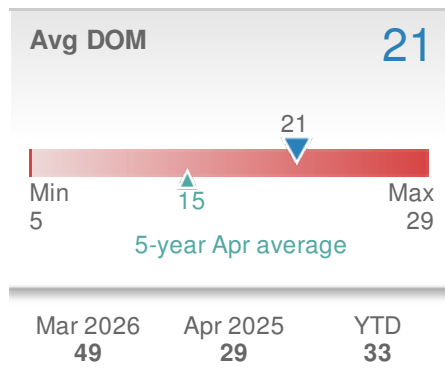
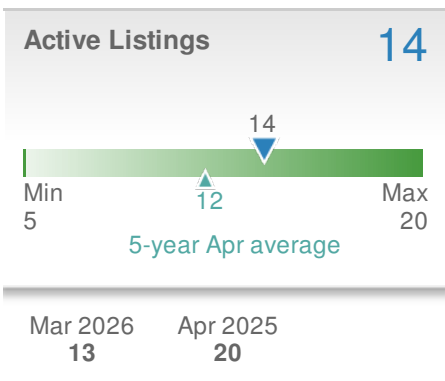
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for April was \$394,000, representing an increase of 21.3% compared to last month and an increase of 12.6% from Apr 2025. The average days on market for units sold in April was 21 days, 42% above the 5-year April average of 15 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and a 7.7% increase in supply to 14 active units.

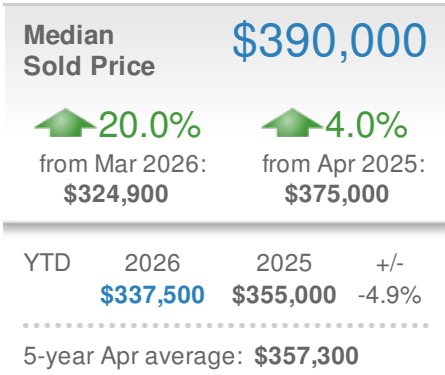
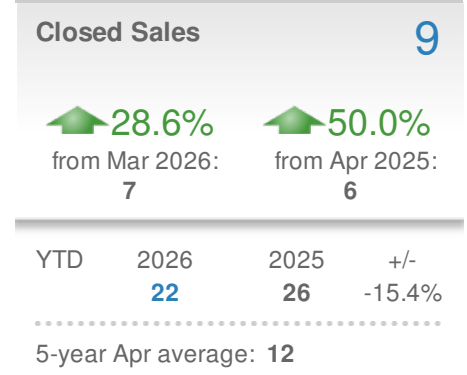
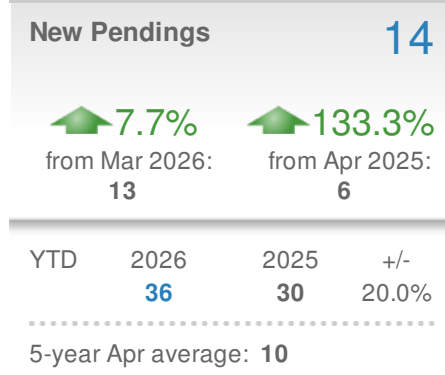
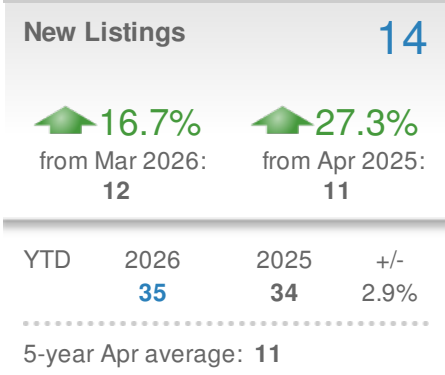
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.08 in March and an increase from 0.60 in April 2025. The Contract Ratio is 25% lower than the 5-year April average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

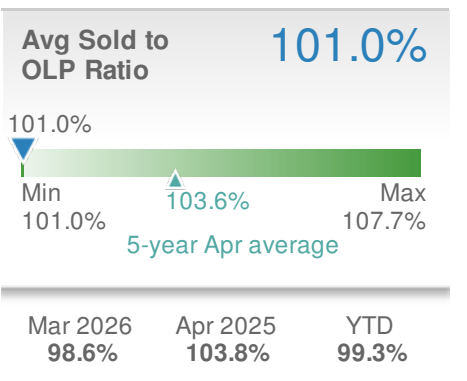
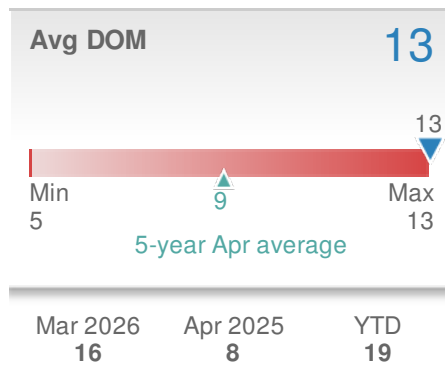
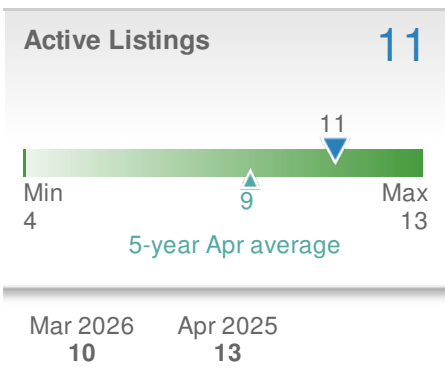
Lehigh Valley County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$390,000, representing an increase of 20% compared to last month and an increase of 4% from Apr 2025. The average days on market for units sold in April was 13 days, 44% above the 5-year April average of 9 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 10% increase in supply to 11 active units.

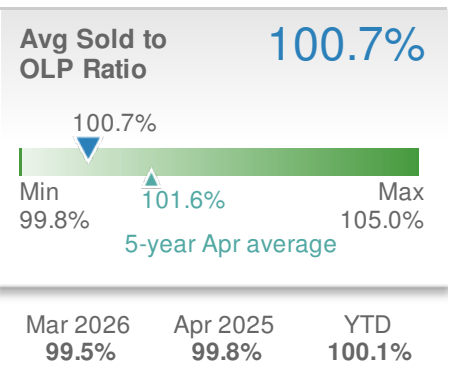
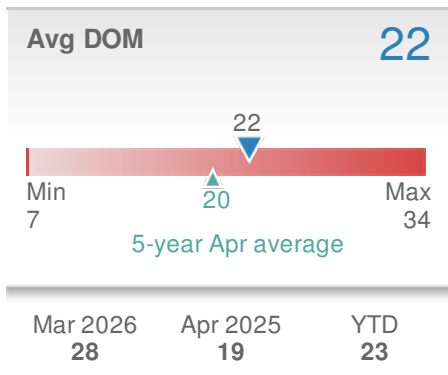
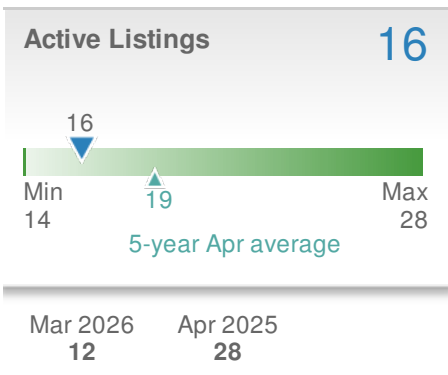
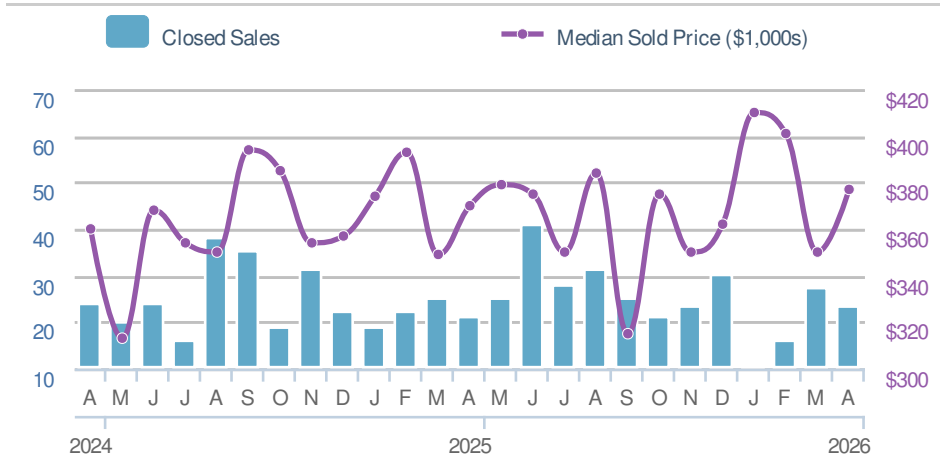
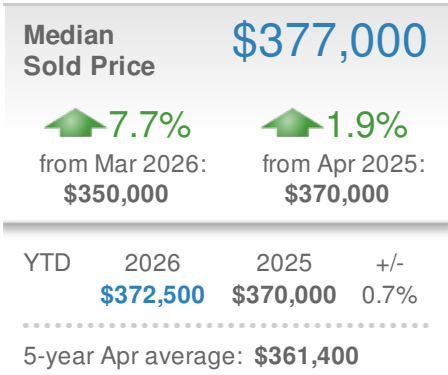
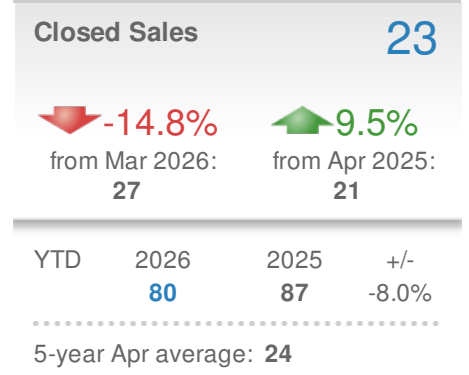
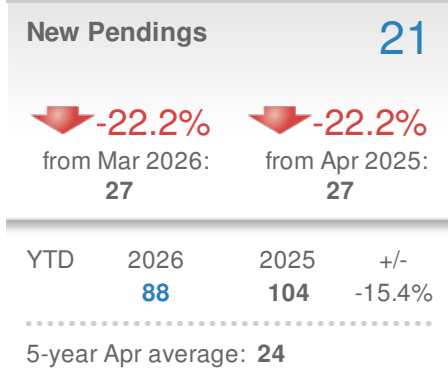
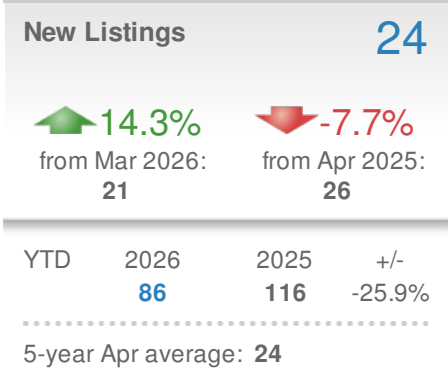
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.20 in March and an increase from 0.69 in April 2025. The Contract Ratio is 19% lower than the 5-year April average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Pottsgrove (Montgomery, PA)

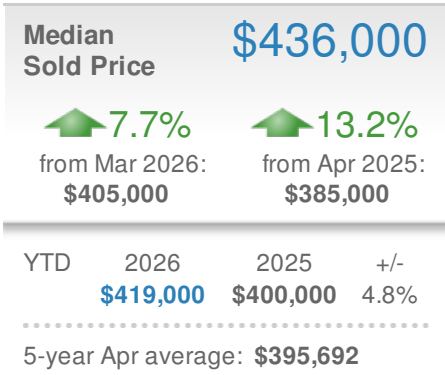
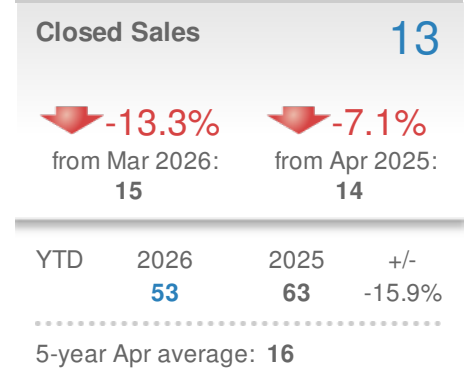
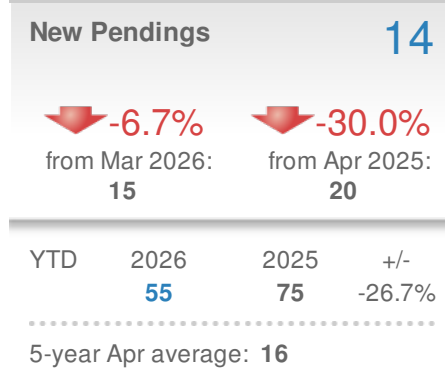
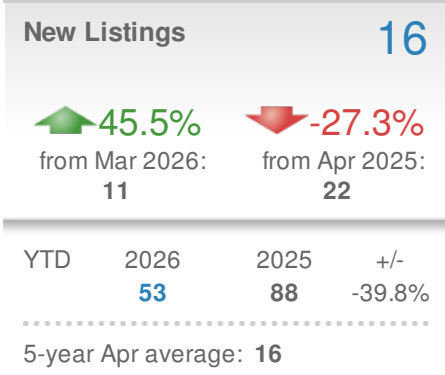
Email: ldavis@tcsr.realtor



April 2026

Pottsgrove (Montgomery, PA) - Detached

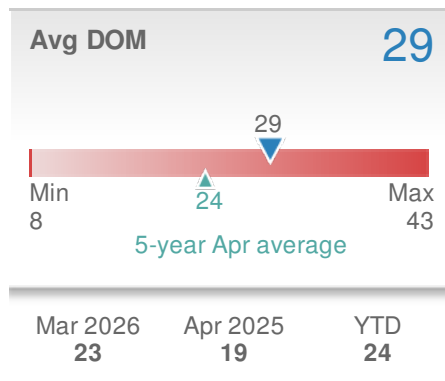
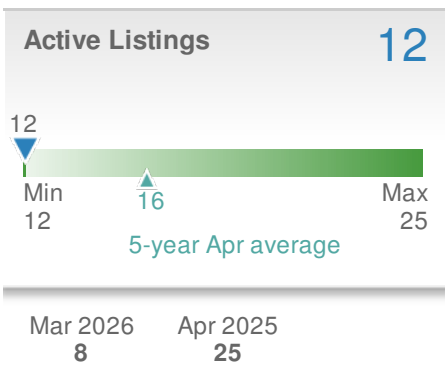
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for April was \$436,000, representing an increase of 7.7% compared to last month and an increase of 13.2% from Apr 2025. The average days on market for units sold in April was 29 days, 21% above the 5-year April average of 24 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 25; and a 50% increase in supply to 12 active units.

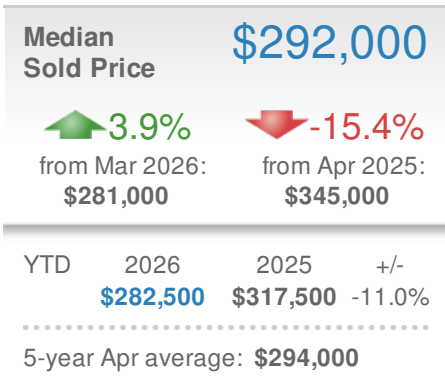
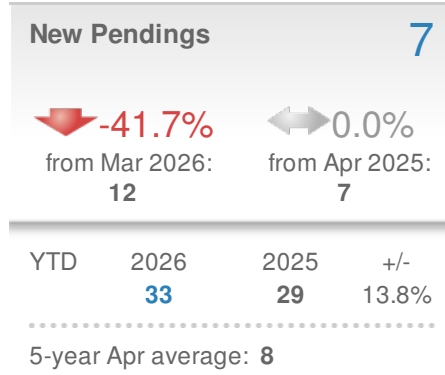
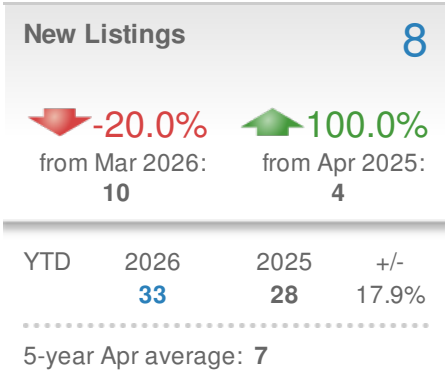
This activity resulted in a Contract Ratio of 2.08 pendings per active listing, down from 3.25 in March and an increase from 1.44 in April 2025. The Contract Ratio is 3% higher than the 5-year April average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Pottsgrove (Montgomery, PA) - Attached

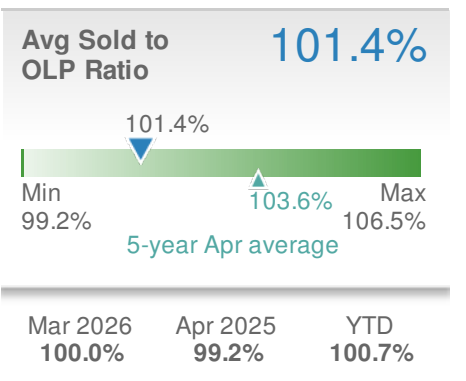
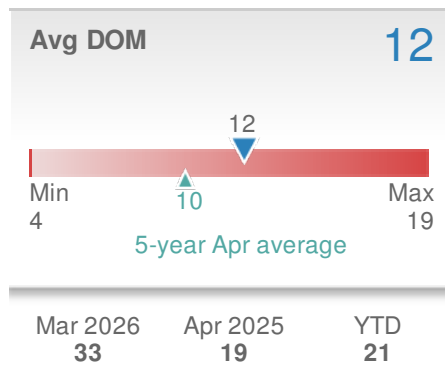
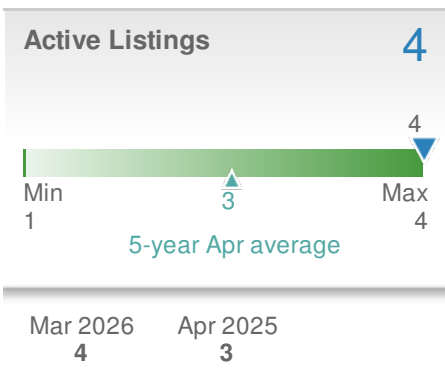
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for April was \$292,000, representing an increase of 3.9% compared to last month and a decrease of 15.4% from Apr 2025. The average days on market for units sold in April was 12 days, 20% above the 5-year April average of 10 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and no change in supply with 4 active units.

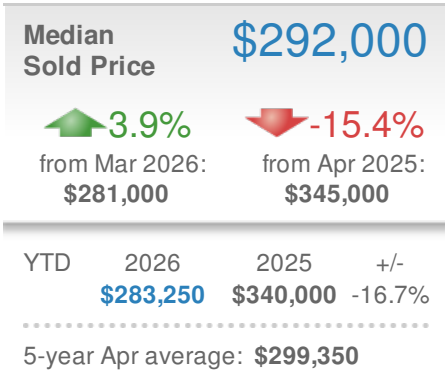
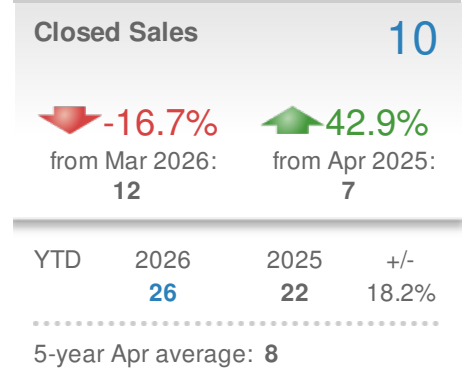
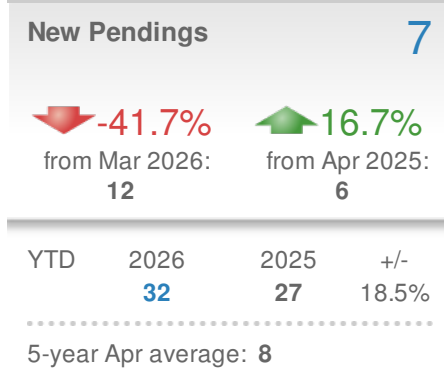
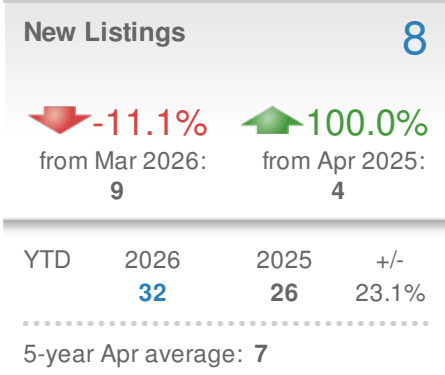
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.25 in March and a decrease from 3.67 in April 2025. The Contract Ratio is 82% lower than the 5-year April average of 13.68. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

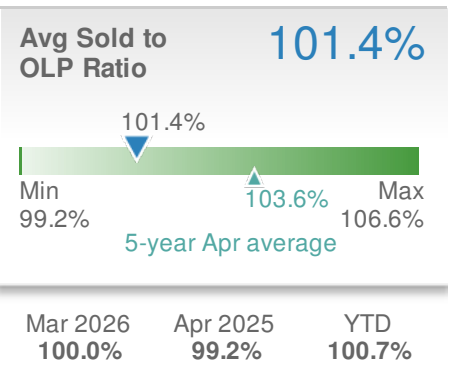
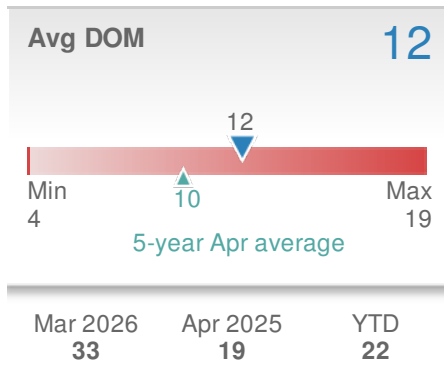
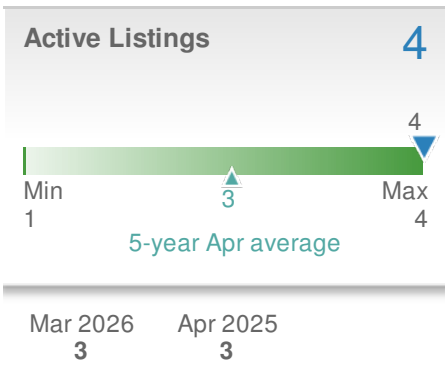
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$292,000, representing an increase of 3.9% compared to last month and a decrease of 15.4% from Apr 2025. The average days on market for units sold in April was 12 days, 20% above the 5-year April average of 10 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and a 33.3% increase in supply to 4 active units.

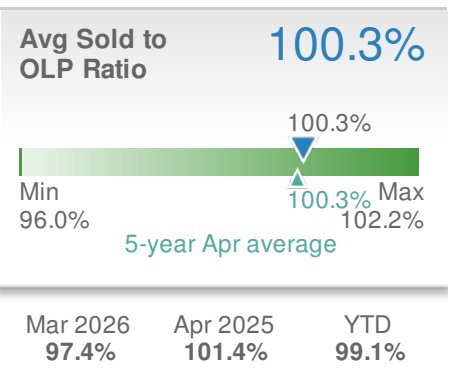
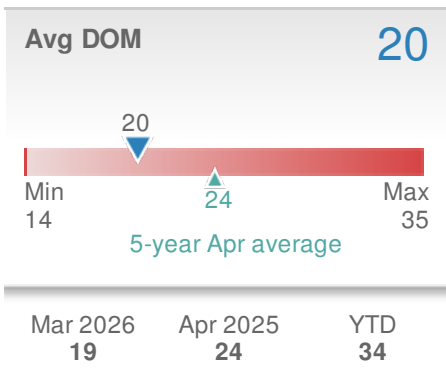
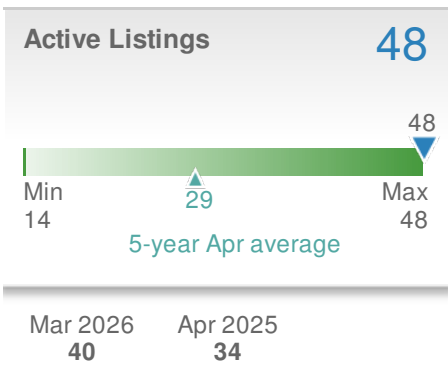
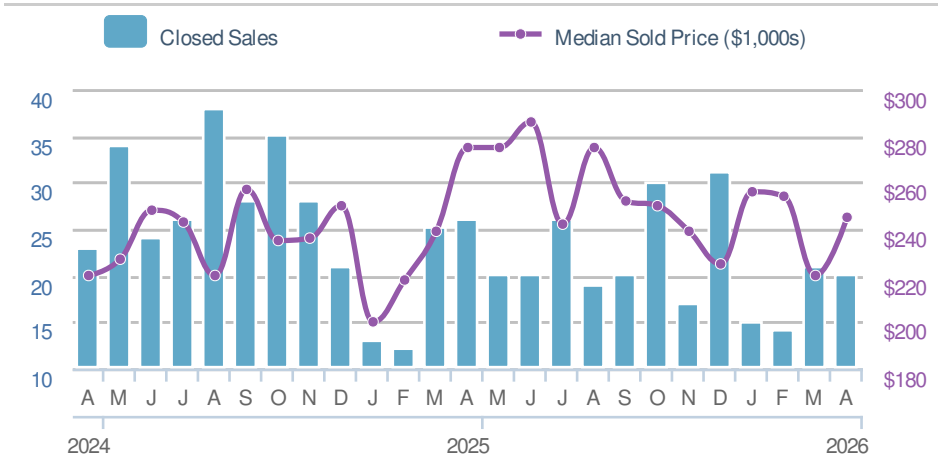
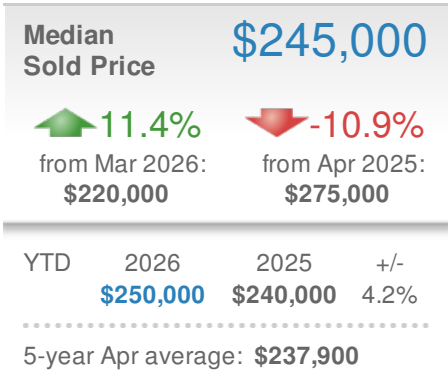
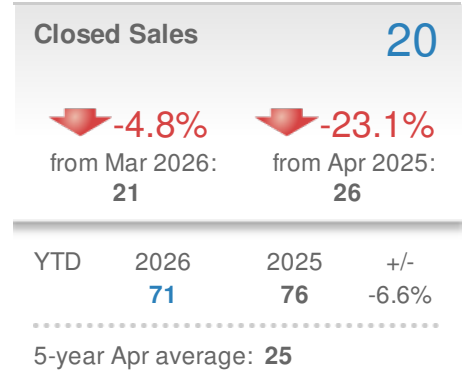
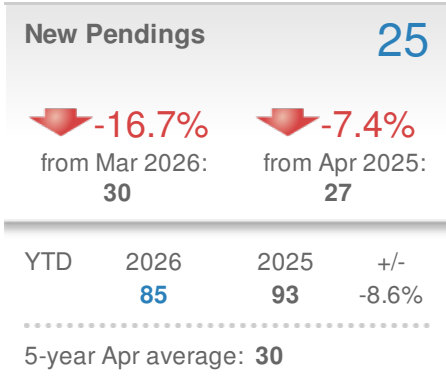
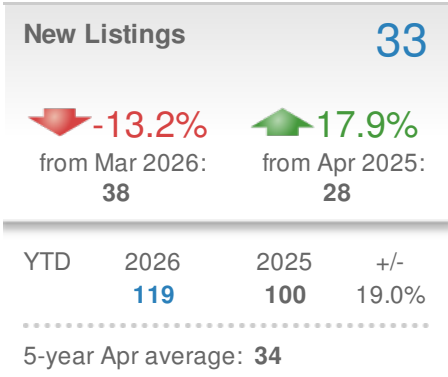
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 4.33 in March and a decrease from 3.33 in April 2025. The Contract Ratio is 81% lower than the 5-year April average of 13.22. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Pottstown (Montgomery, PA)

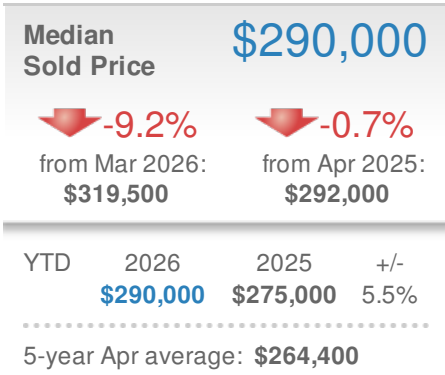
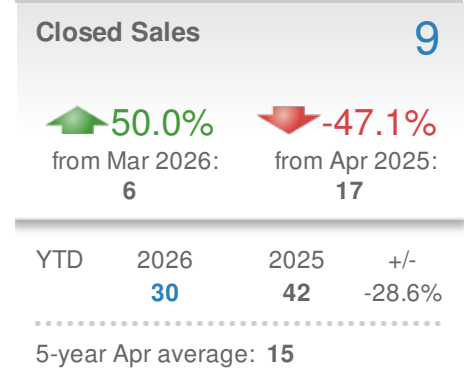
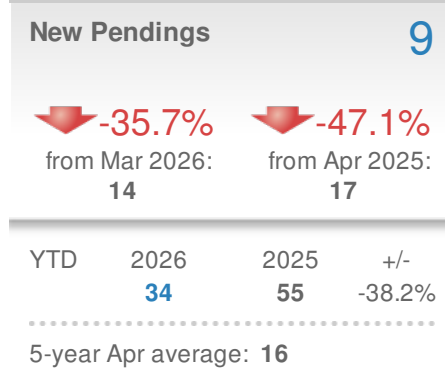
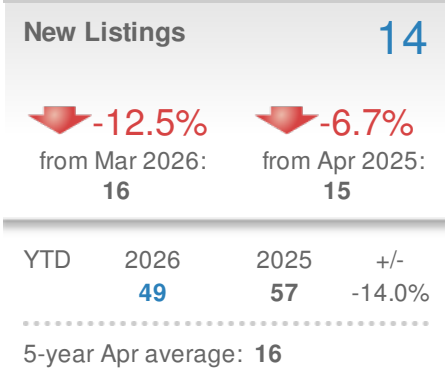
Email: ldavis@tcsr.realtor



April 2026

Pottstown (Montgomery, PA) - Detached

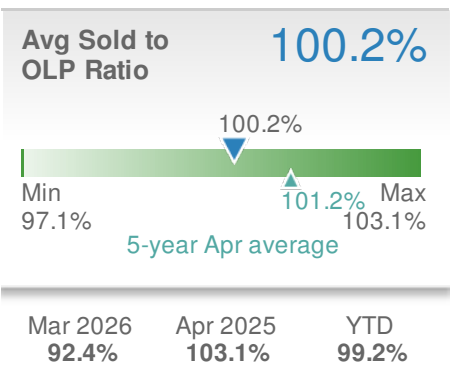
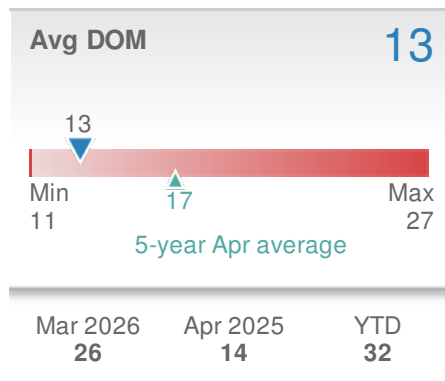
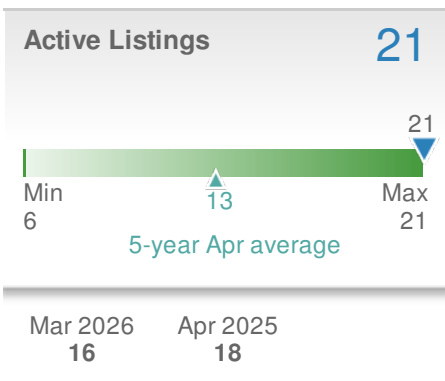
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for April was \$290,000, representing a decrease of 9.2% compared to last month and a decrease of 0.7% from Apr 2025. The average days on market for units sold in April was 13 days, 24% below the 5-year April average of 17 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 16; and a 31.3% increase in supply to 21 active units.

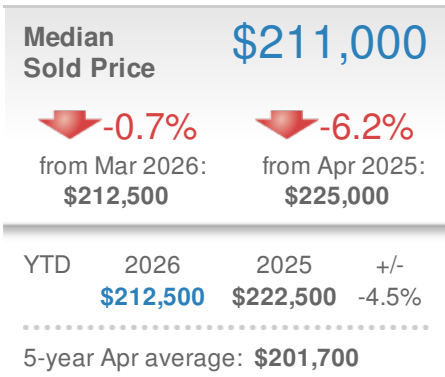
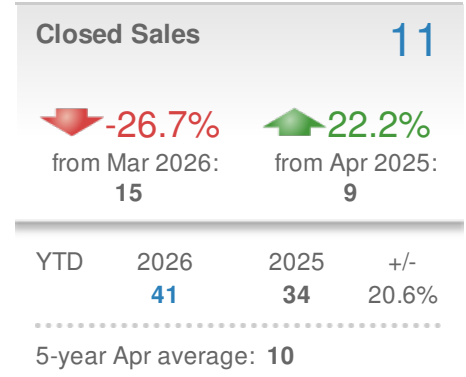
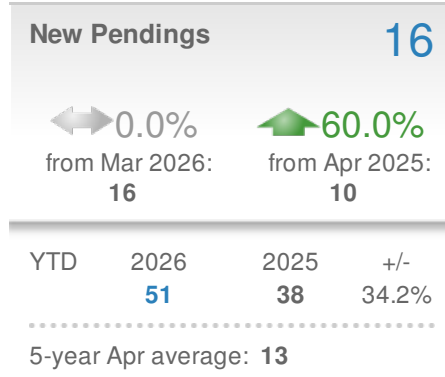
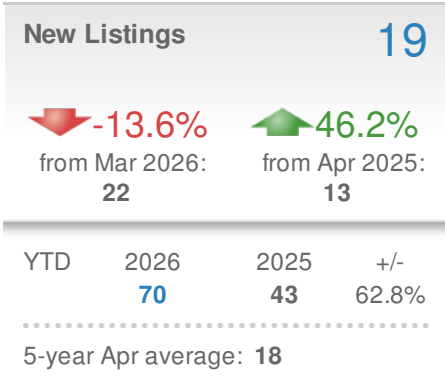
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.00 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 60% lower than the 5-year April average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Pottstown (Montgomery, PA) - Attached

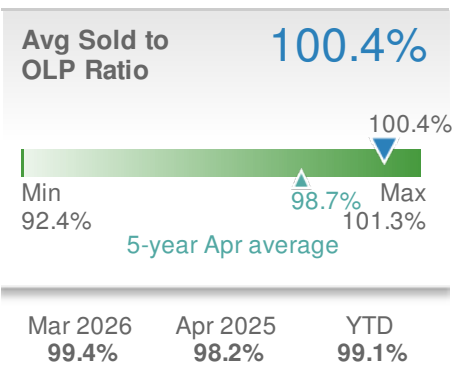
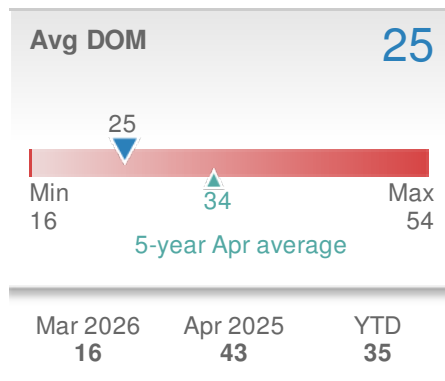
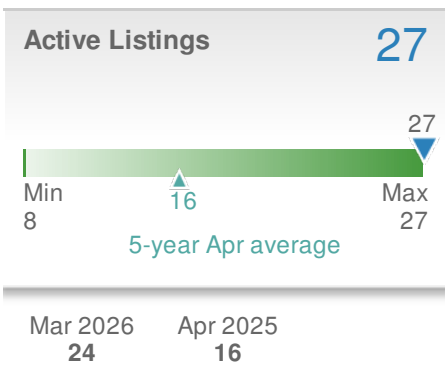
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for April was \$211,000, representing a decrease of 0.7% compared to last month and a decrease of 6.2% from Apr 2025. The average days on market for units sold in April was 25 days, 27% below the 5-year April average of 34 days. There was no month over month change in new contract activity with 16 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 18; and a 12.5% increase in supply to 27 active units.

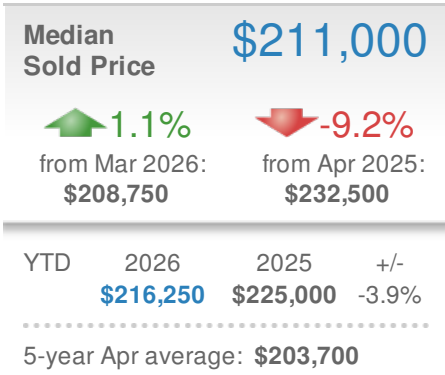
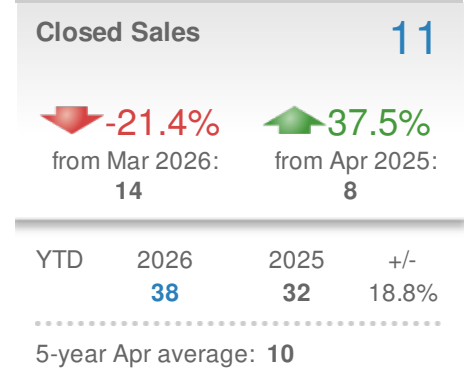
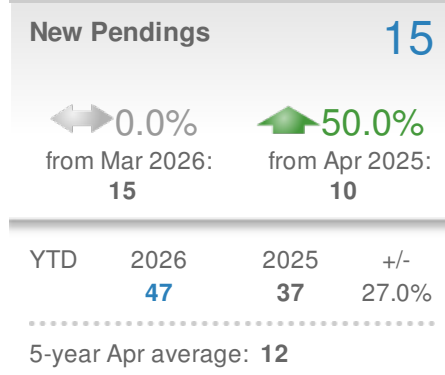
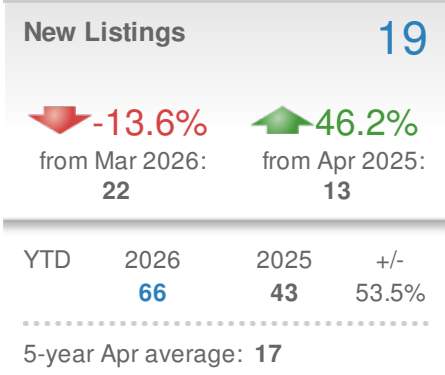
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.54 in March and an increase from 0.63 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

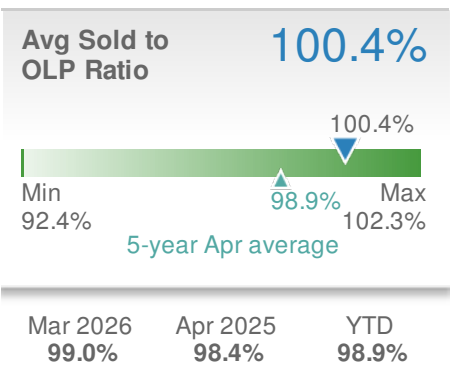
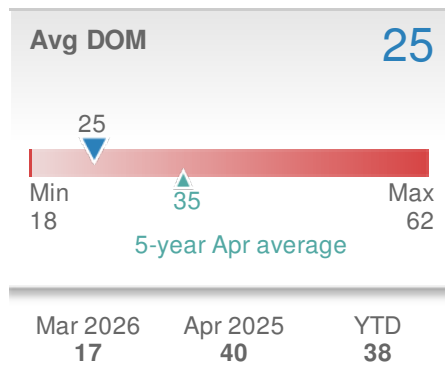
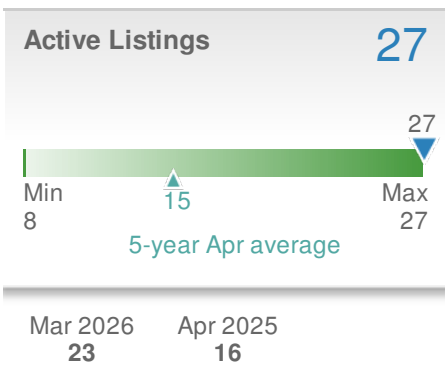
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$211,000, representing an increase of 1.1% compared to last month and a decrease of 9.2% from Apr 2025. The average days on market for units sold in April was 25 days, 29% below the 5-year April average of 35 days. There was no month over month change in new contract activity with 15 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 17.4% increase in supply to 27 active units.

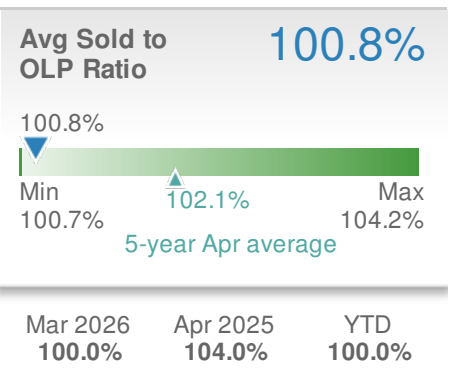
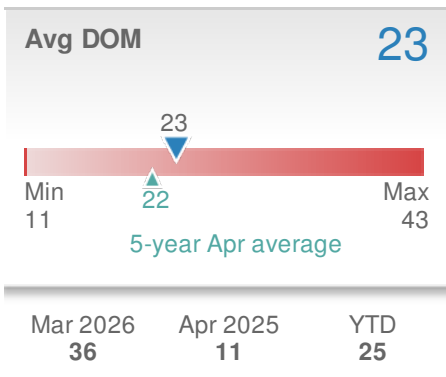
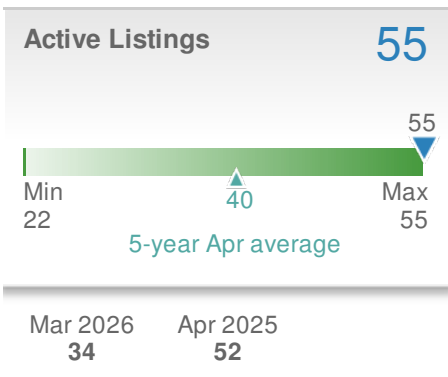
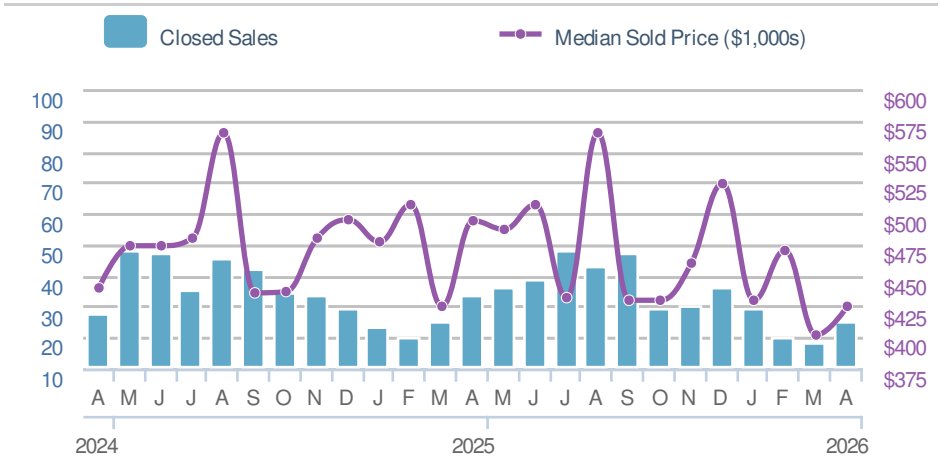
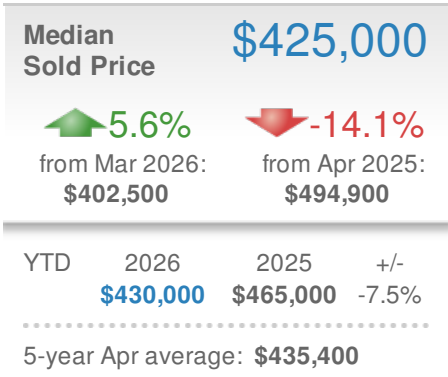
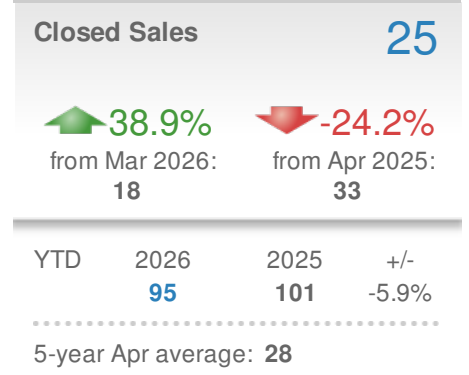
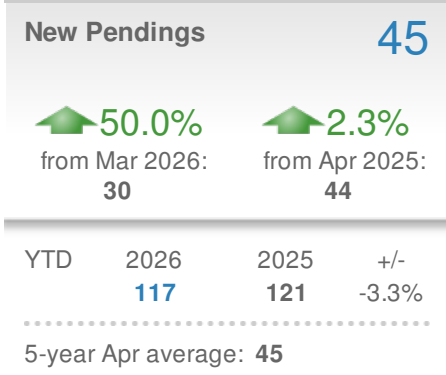
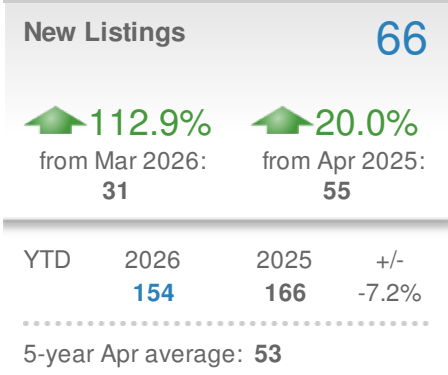
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, up from 0.52 in March and a decrease from 0.63 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Souderton Area (Montgomery, PA)

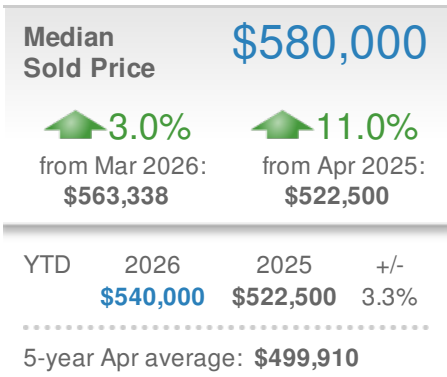
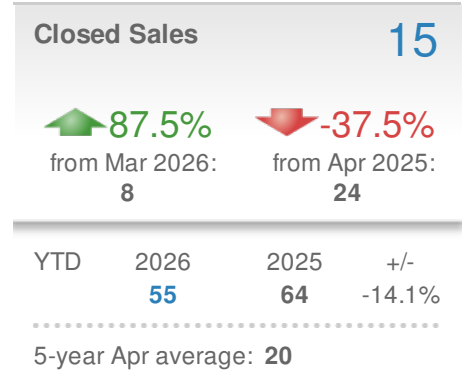
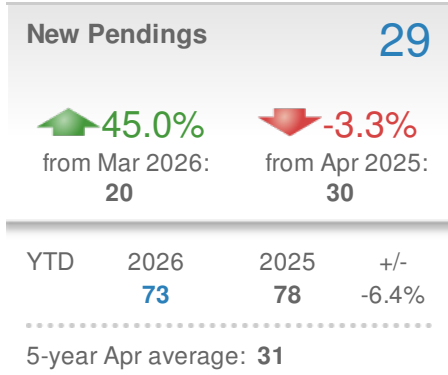
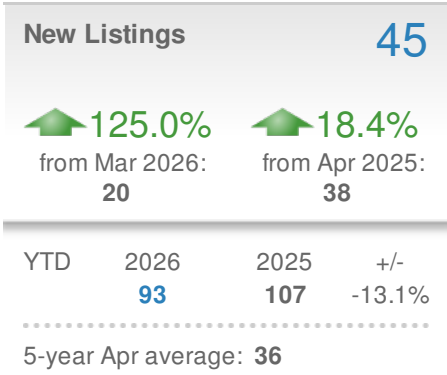
Email: ldavis@tcsr.realtor



April 2026

Souderton Area (Montgomery, PA) - Detached

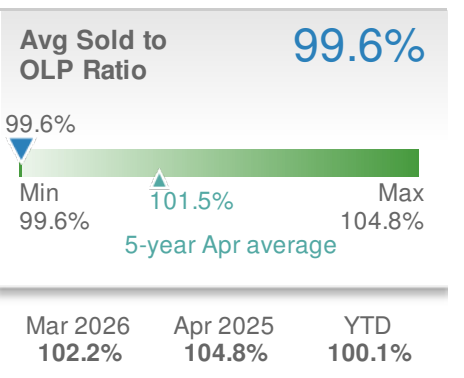
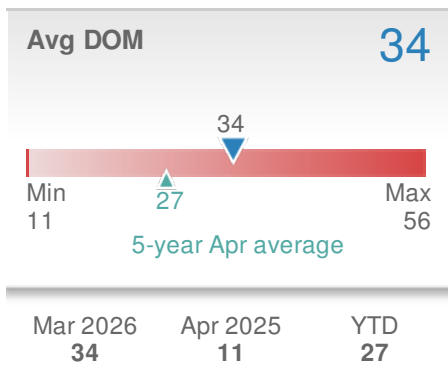
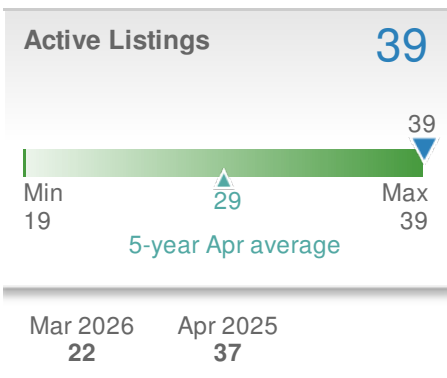
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for April was \$580,000, representing an increase of 3% compared to last month and an increase of 11% from Apr 2025. The average days on market for units sold in April was 34 days, 24% above the 5-year April average of 27 days. There was a 45% month over month increase in new contract activity with 29 New Pendings; a 54.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 77.3% increase in supply to 39 active units.

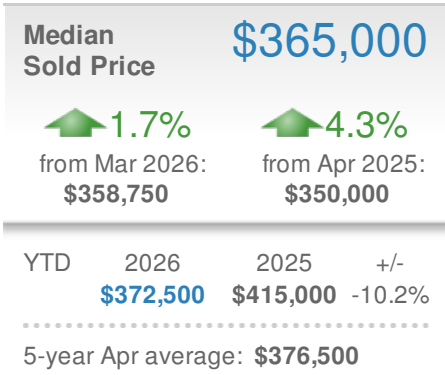
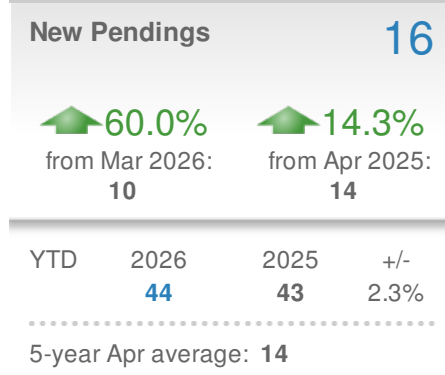
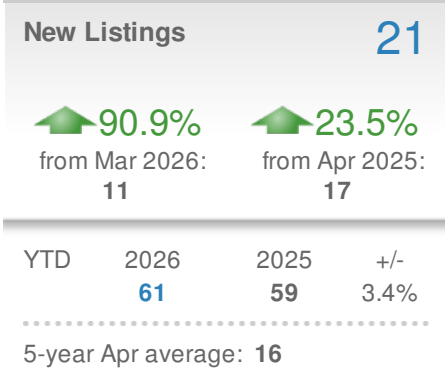
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.09 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Souderton Area (Montgomery, PA) - Attached

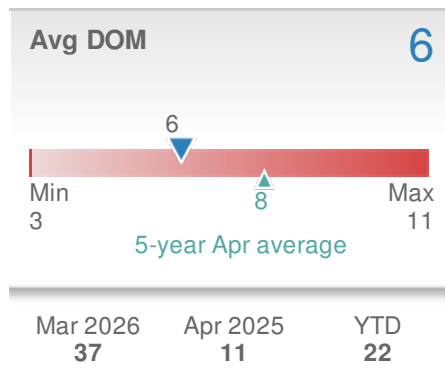
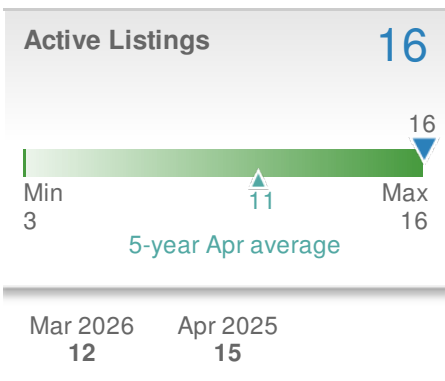
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for April was \$365,000, representing an increase of 1.7% compared to last month and an increase of 4.3% from Apr 2025. The average days on market for units sold in April was 6 days, 23% below the 5-year April average of 8 days. There was a 60% month over month increase in new contract activity with 16 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 18; and a 33.3% increase in supply to 16 active units.

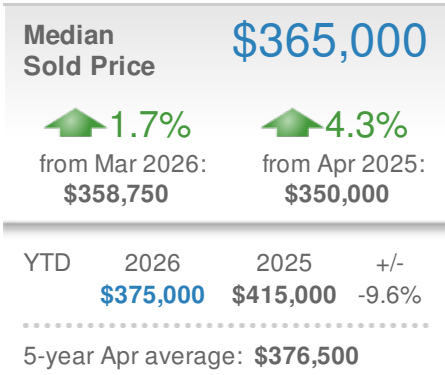
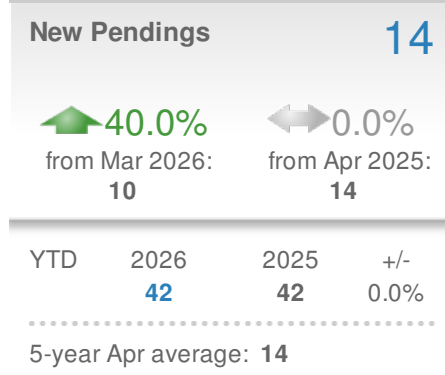
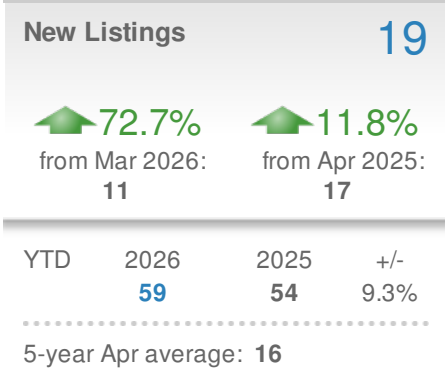
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.08 in March and a decrease from 1.33 in April 2025. The Contract Ratio is 59% lower than the 5-year April average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

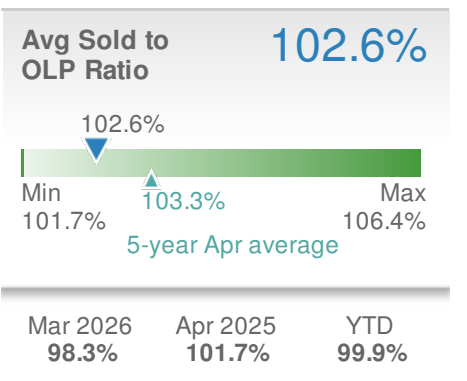
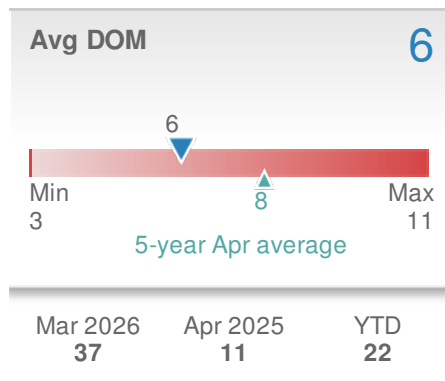
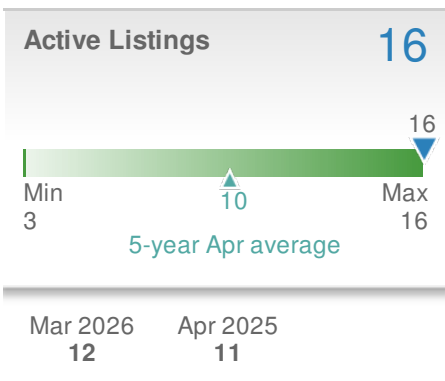
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$365,000, representing an increase of 1.7% compared to last month and an increase of 4.3% from Apr 2025. The average days on market for units sold in April was 6 days, 23% below the 5-year April average of 8 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 33.3% increase in supply to 16 active units.

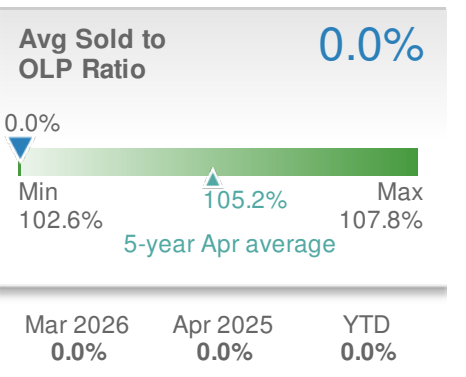
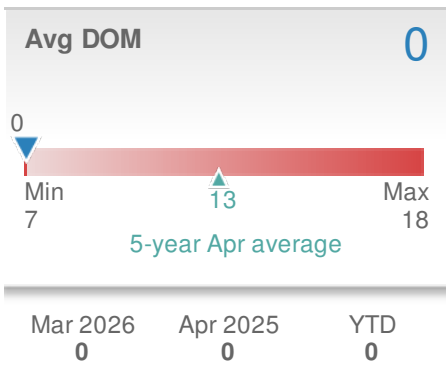
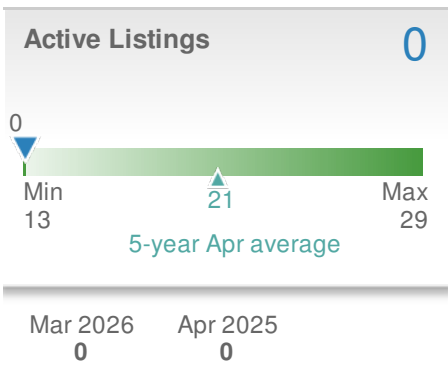
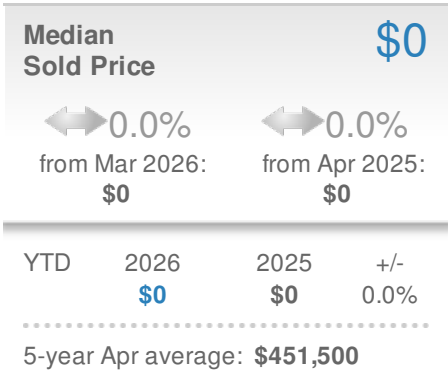
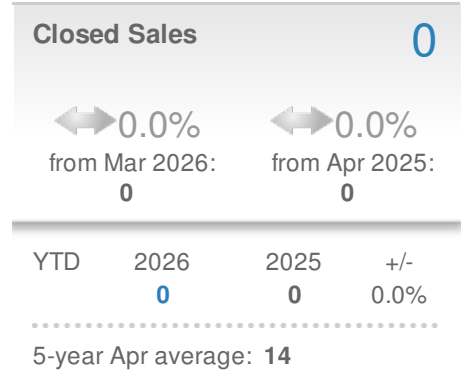
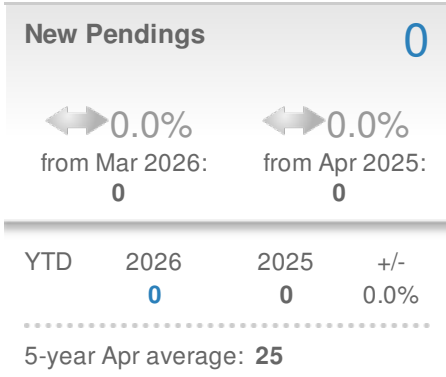
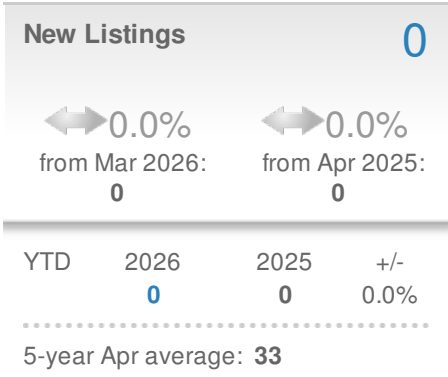
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.08 in March and a decrease from 1.82 in April 2025. The Contract Ratio is 65% lower than the 5-year April average of 2.86. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Springfield (Montgomery, PA)

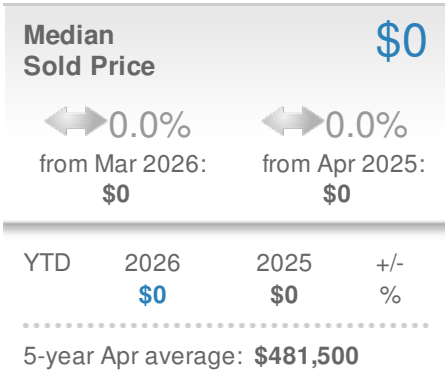
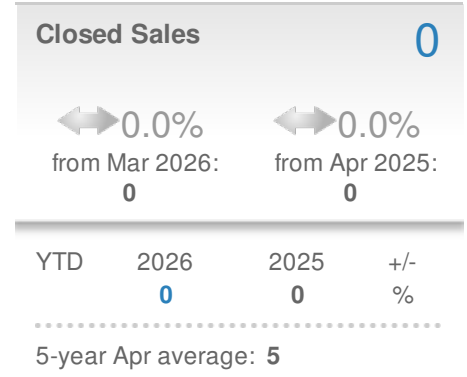
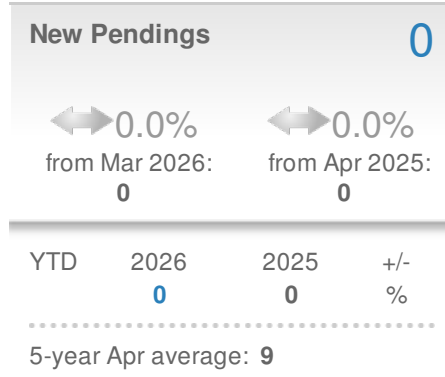
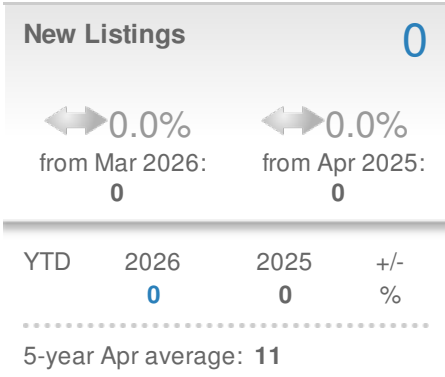
Email: ldavis@tcsr.realtor



April 2026

Springfield (Montgomery, PA) - Detached

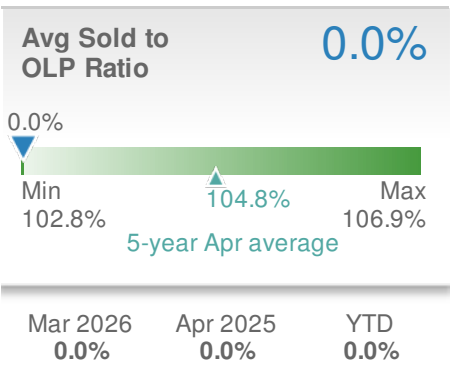
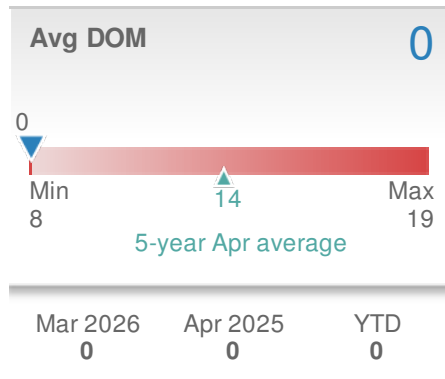
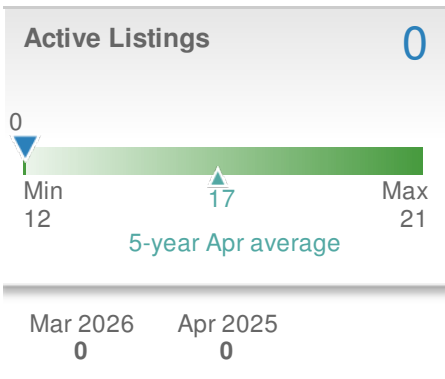
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for April was \$0, representing no change compared to last month and no change from April 2025. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 14 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and no change in supply with 0 active units.

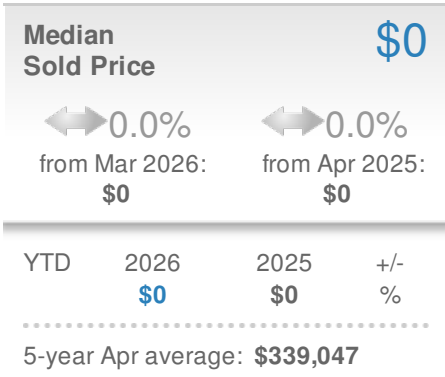
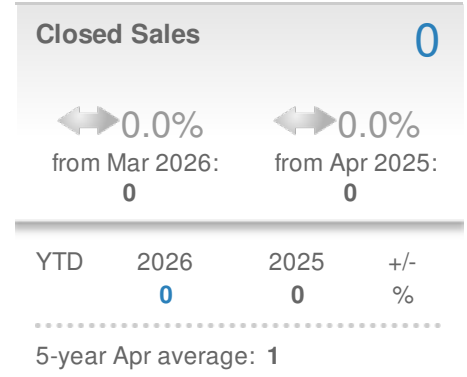
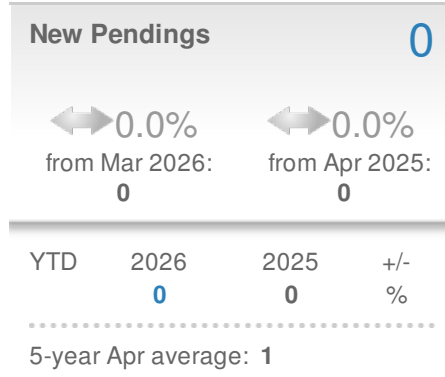
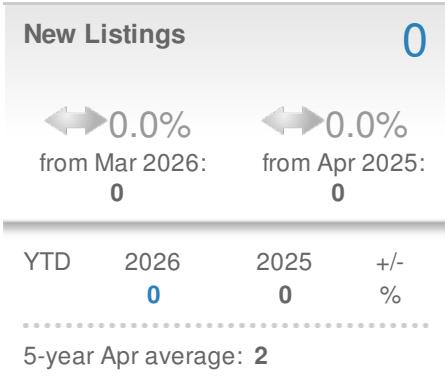
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is 100% lower than the 5-year April average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



April 2026

Springfield (Montgomery, PA) - Attached

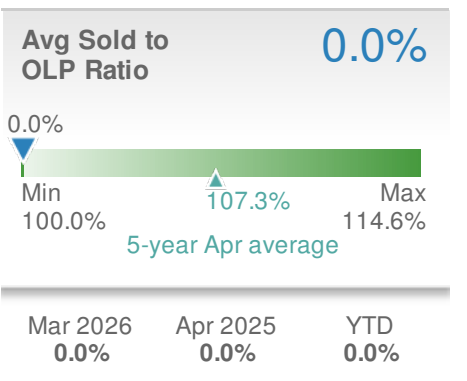
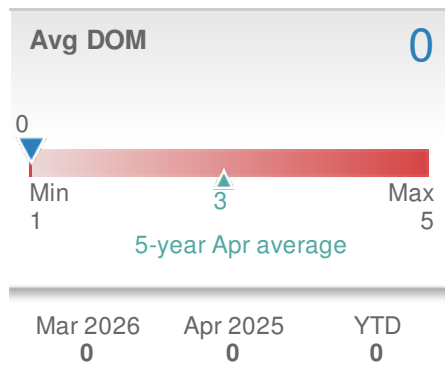
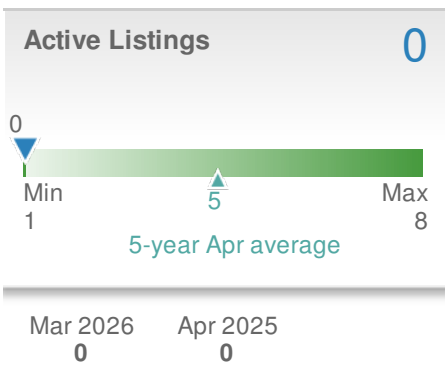
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 3 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and no change in supply with 0 active units.

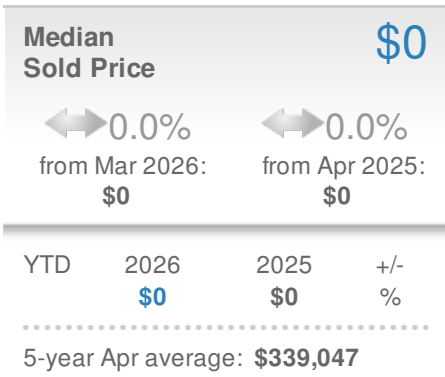
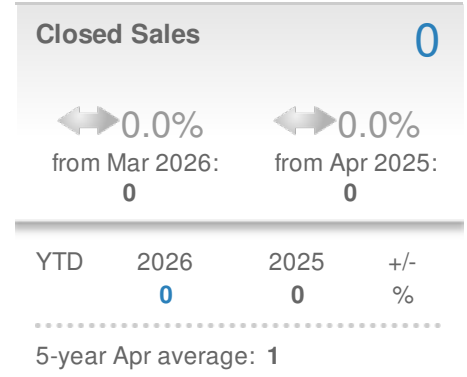
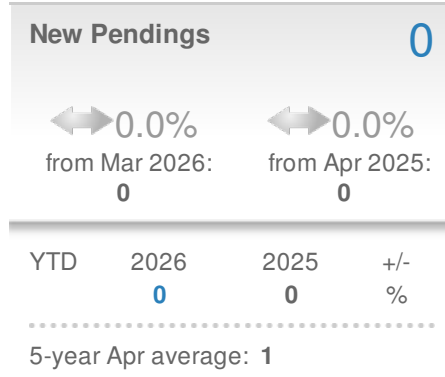
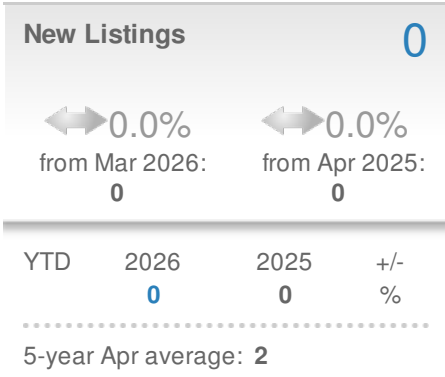
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is 100% lower than the 5-year April average of 3.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



April 2026

Springfield (Montgomery, PA) - Attached/Townhouse

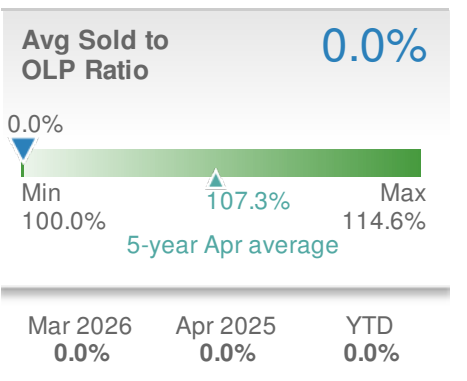
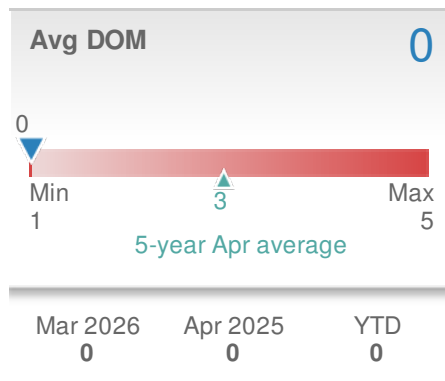
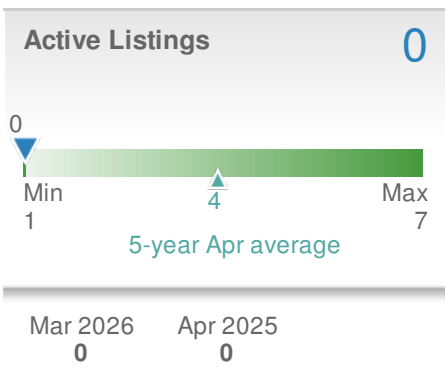
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$0, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 3 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and no change in supply with 0 active units.

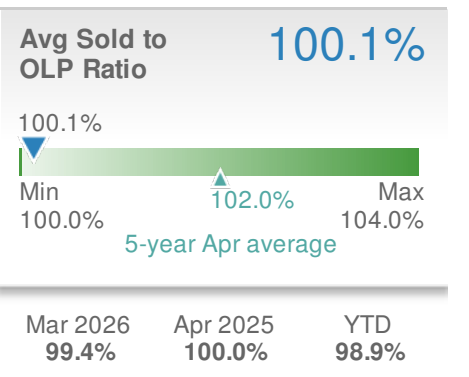
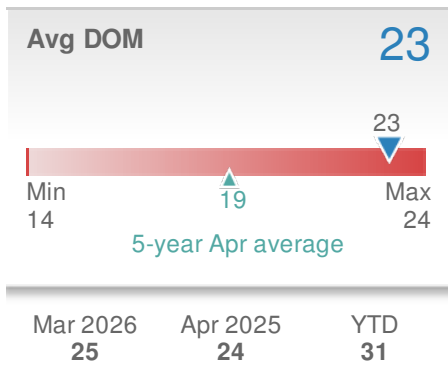
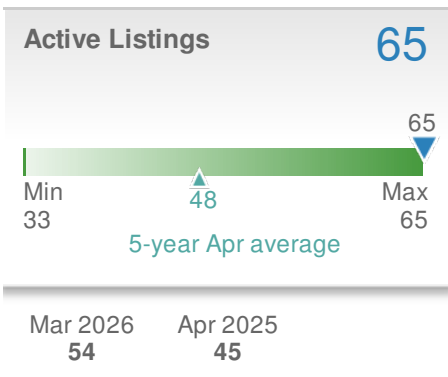
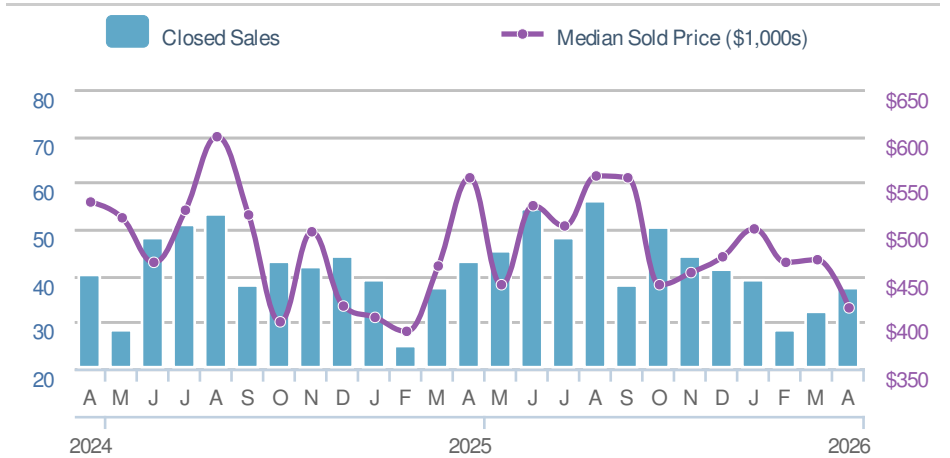
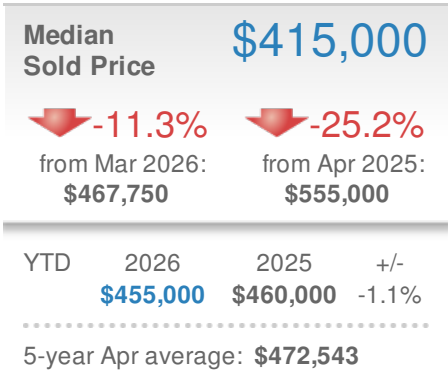
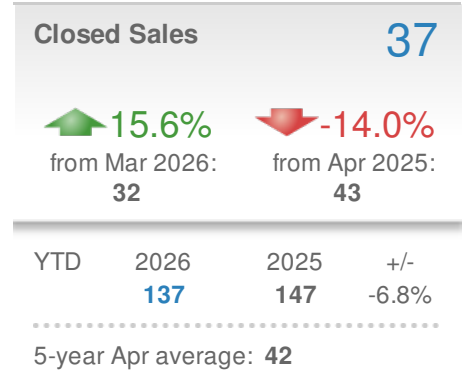
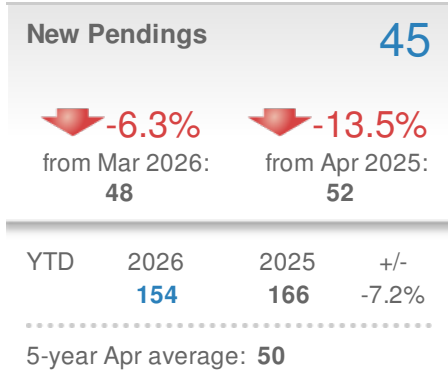
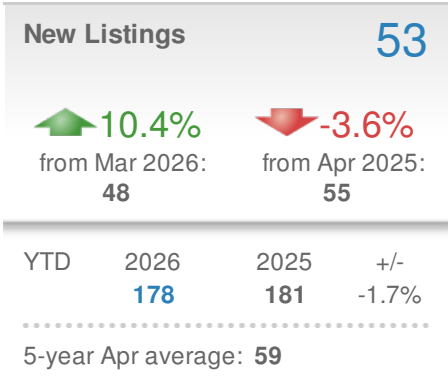
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is 100% lower than the 5-year April average of 3.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



April 2026

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor



April 2026

Spring-Ford Area (Montgomery, PA) - Detached

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

New Listings **26**

▲ 30.0% ▼ -3.7%
 from Mar 2026: 20 from Apr 2025: 27

YTD	2026	2025	+/-
	82	89	-7.9%

5-year Apr average: 31

New Pendings **24**

▲ 33.3% ▼ -11.1%
 from Mar 2026: 18 from Apr 2025: 27

YTD	2026	2025	+/-
	69	78	-11.5%

5-year Apr average: 26

Closed Sales **15**

▼ -11.8% ▼ -25.0%
 from Mar 2026: 17 from Apr 2025: 20

YTD	2026	2025	+/-
	64	66	-3.0%

5-year Apr average: 18

Median Sold Price **\$555,000**

▲ 5.7% ▼ -36.6%
 from Mar 2026: \$524,995 from Apr 2025: \$875,750

YTD	2026	2025	+/-
	\$548,625	\$652,739	-16.0%

5-year Apr average: \$638,150

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for April was \$555,000, representing an increase of 5.7% compared to last month and a decrease of 36.6% from Apr 2025. The average days on market for units sold in April was 37 days, 64% above the 5-year April average of 23 days. There was a 33.3% month over month increase in new contract activity with 24 New Pendings; a 29.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and a 19.4% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.77 in March and a decrease from 1.23 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 1.49. 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 **37**

Mar 2026	Apr 2025
31	30

Avg DOM **37**

Mar 2026	Apr 2025	YTD
32	17	38

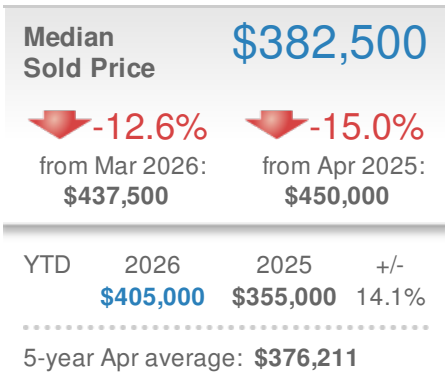
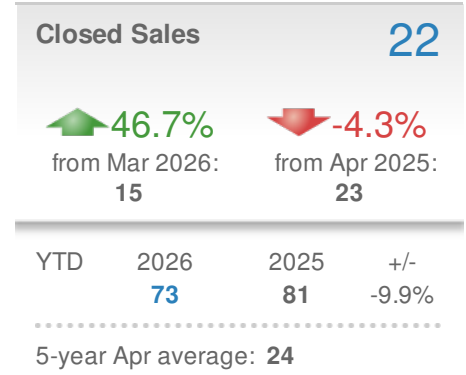
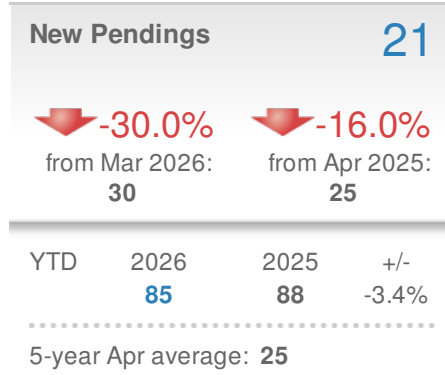
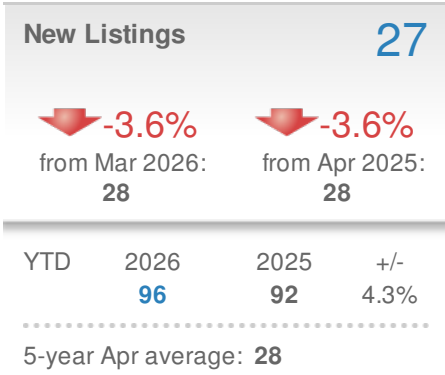
Avg Sold to OLP Ratio **99.7%**

Mar 2026	Apr 2025	YTD
98.5%	101.0%	98.1%

April 2026

Spring-Ford Area (Montgomery, PA) - Attached

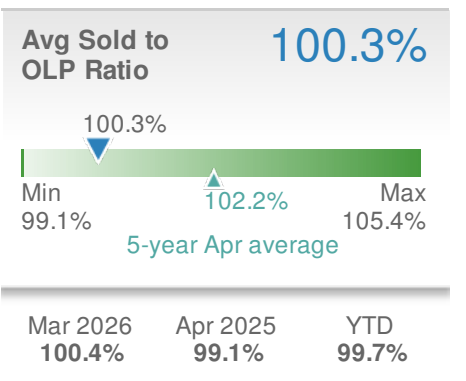
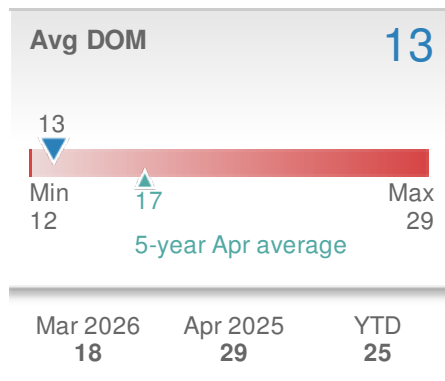
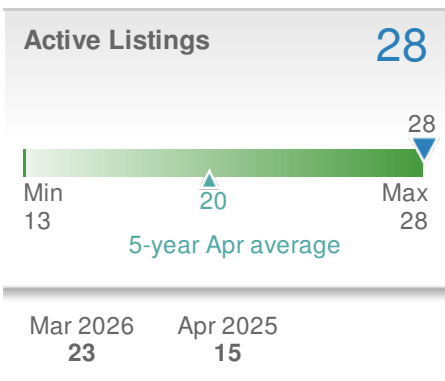
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for April was \$382,500, representing a decrease of 12.6% compared to last month and a decrease of 15% from Apr 2025. The average days on market for units sold in April was 13 days, 24% below the 5-year April average of 17 days. There was a 30% month over month decrease in new contract activity with 21 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 35; and a 21.7% increase in supply to 28 active units.

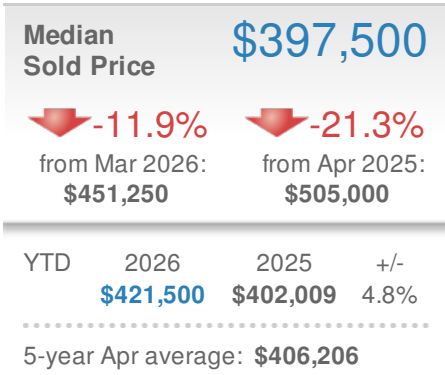
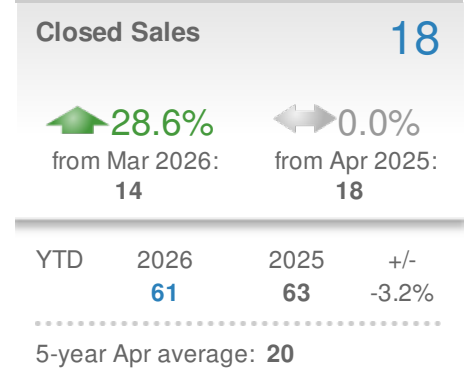
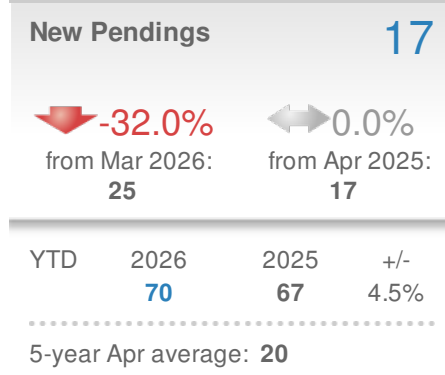
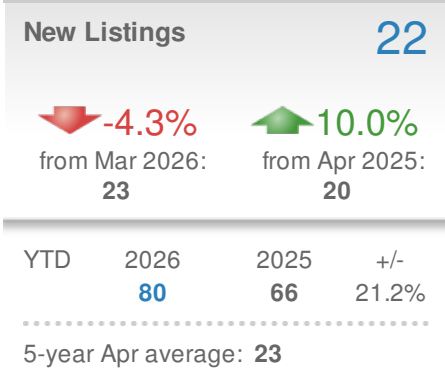
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.57 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 36% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

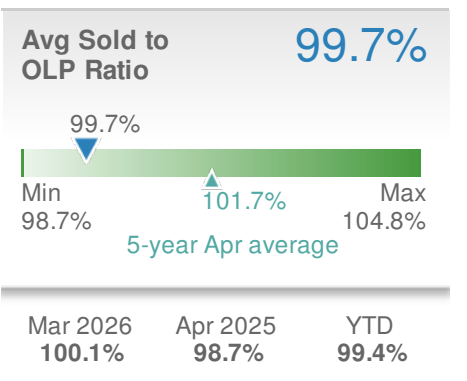
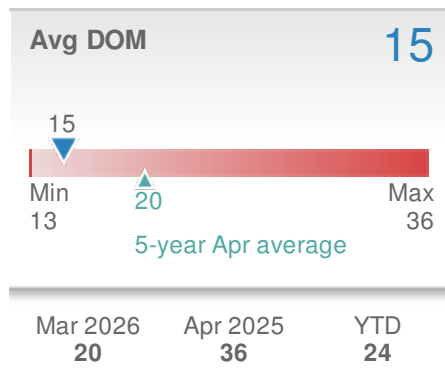
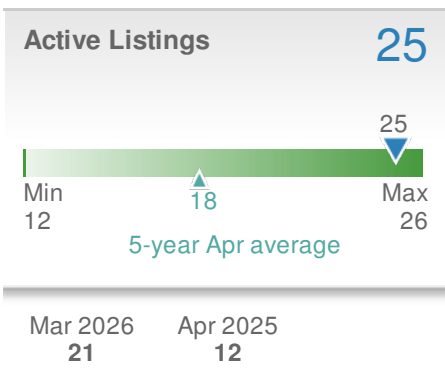
SE County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$397,500, representing a decrease of 11.9% compared to last month and a decrease of 21.3% from Apr 2025. The average days on market for units sold in April was 15 days, 25% below the 5-year April average of 20 days. There was a 32% month over month decrease in new contract activity with 17 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 30; and a 19% increase in supply to 25 active units.

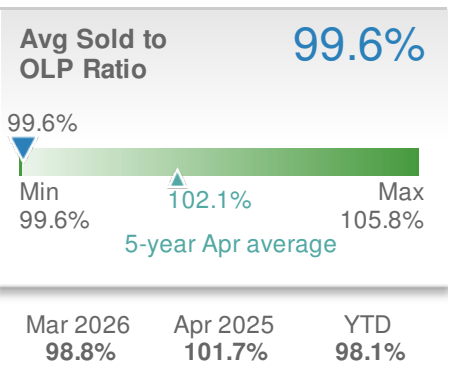
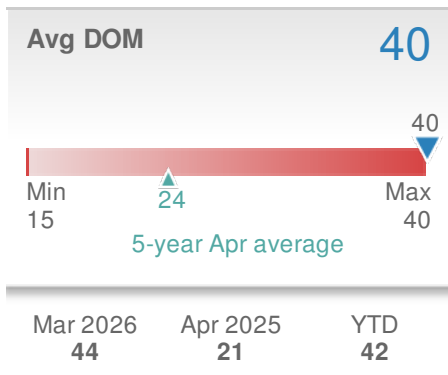
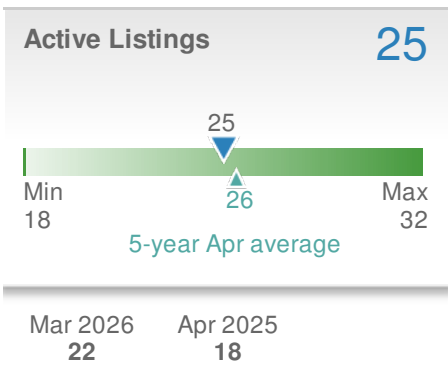
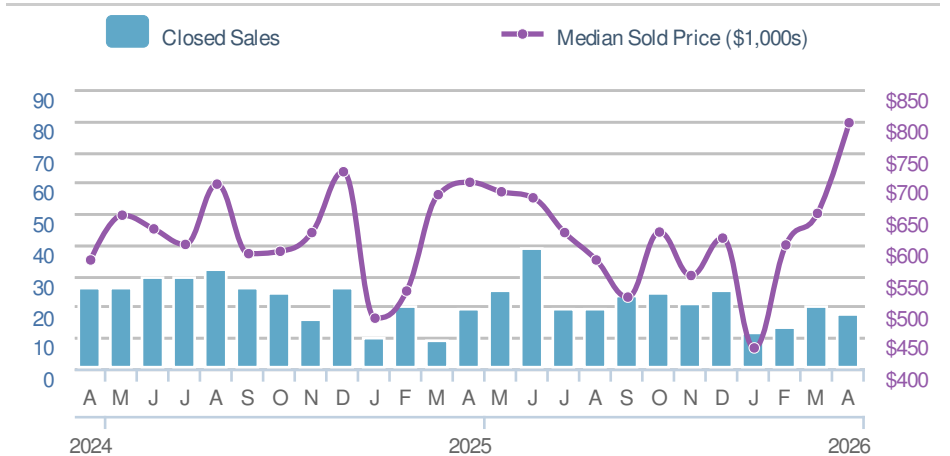
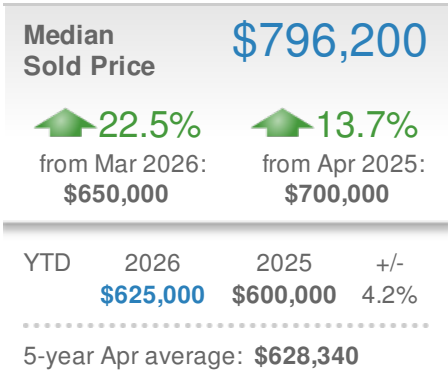
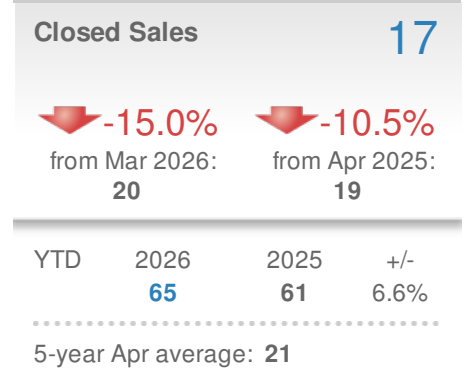
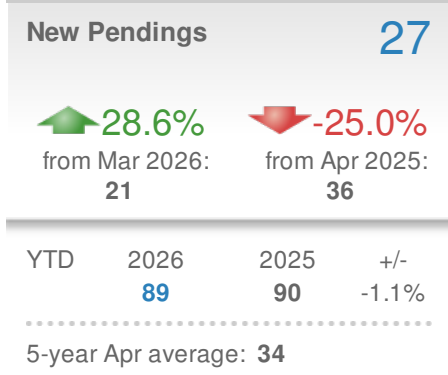
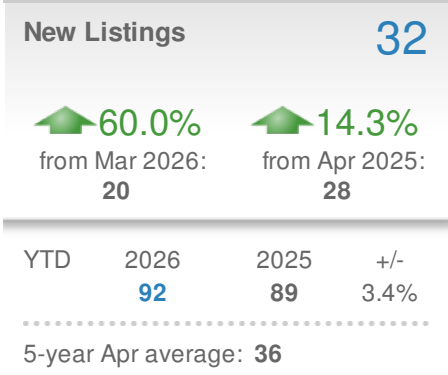
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.48 in March and a decrease from 1.67 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Dublin (Montgomery, PA)

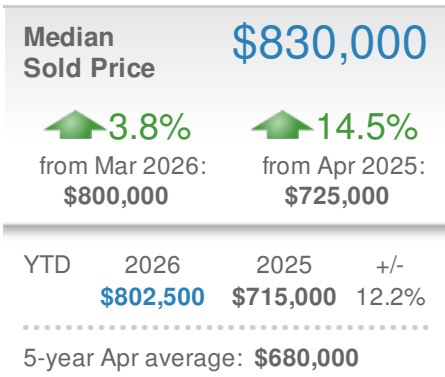
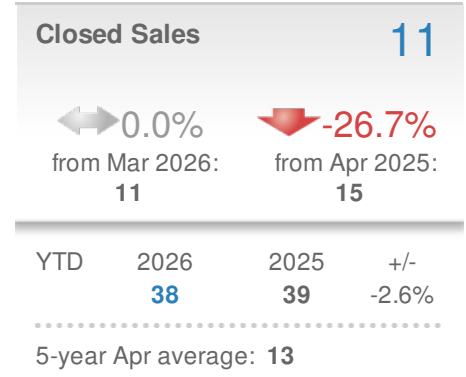
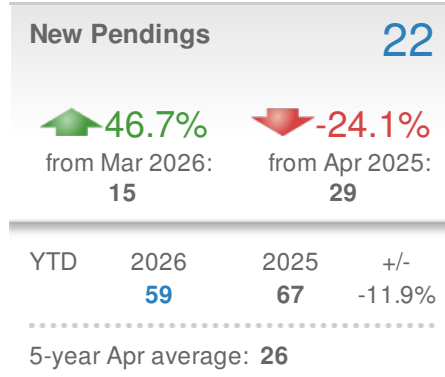
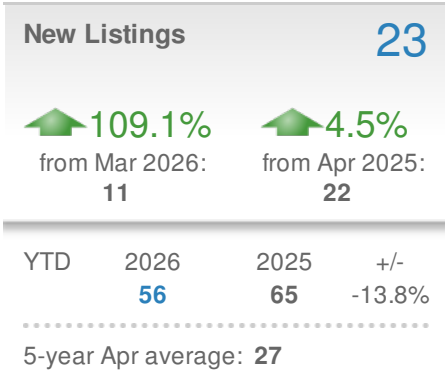
Email: ldavis@tcsr.realtor



April 2026

Upper Dublin (Montgomery, PA) - Detached

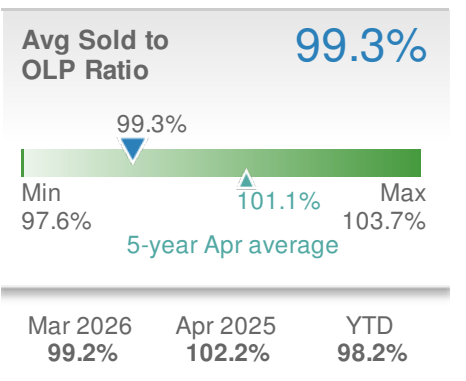
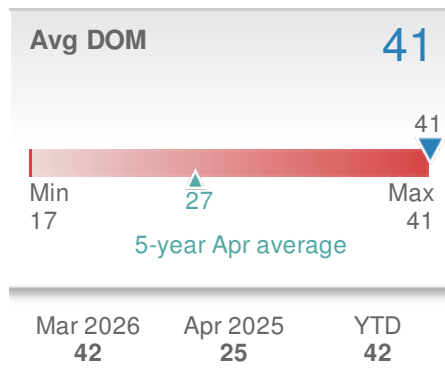
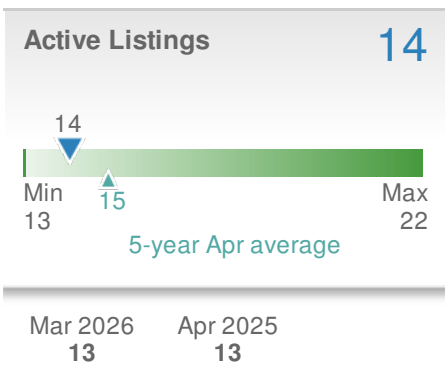
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for April was \$830,000, representing an increase of 3.8% compared to last month and an increase of 14.5% from Apr 2025. The average days on market for units sold in April was 41 days, 51% above the 5-year April average of 27 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 47.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and a 7.7% increase in supply to 14 active units.

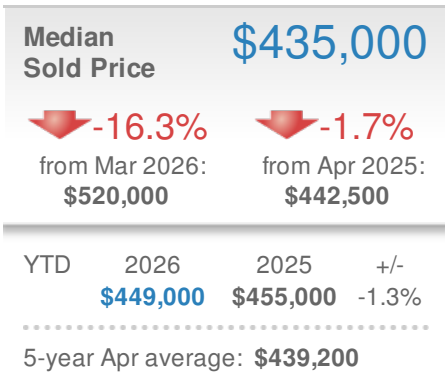
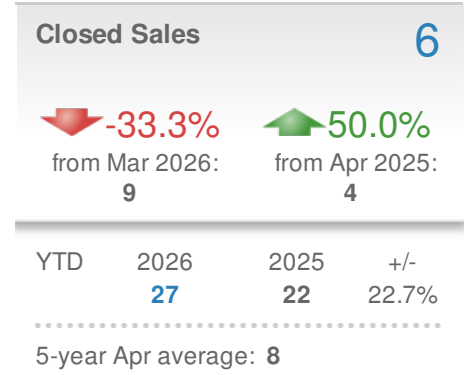
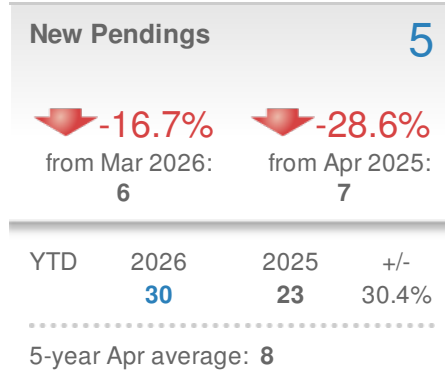
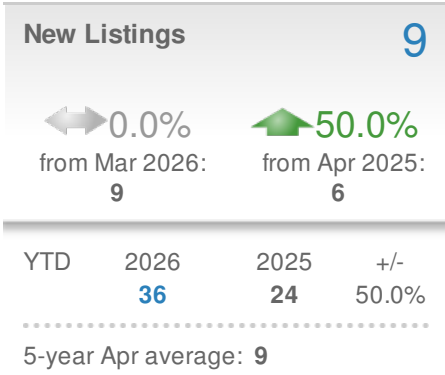
This activity resulted in a Contract Ratio of 2.21 pendings per active listing, up from 1.62 in March and a decrease from 2.92 in April 2025. The Contract Ratio is 11% lower than the 5-year April average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Upper Dublin (Montgomery, PA) - Attached

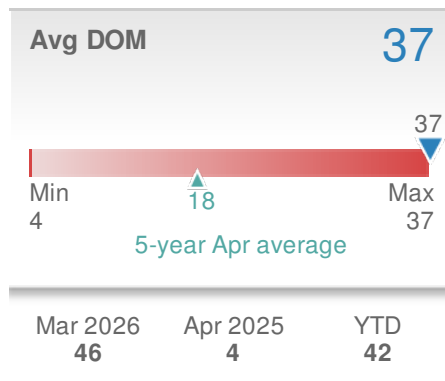
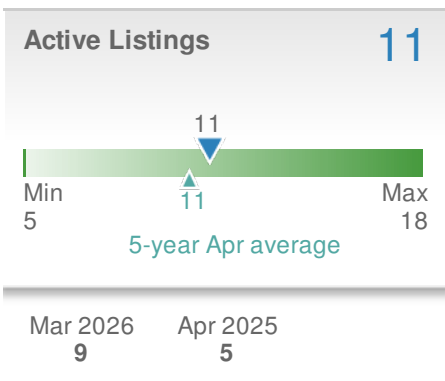
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for April was \$435,000, representing a decrease of 16.3% compared to last month and a decrease of 1.7% from Apr 2025. The average days on market for units sold in April was 37 days, 101% above the 5-year April average of 18 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 10; and a 22.2% increase in supply to 11 active units.

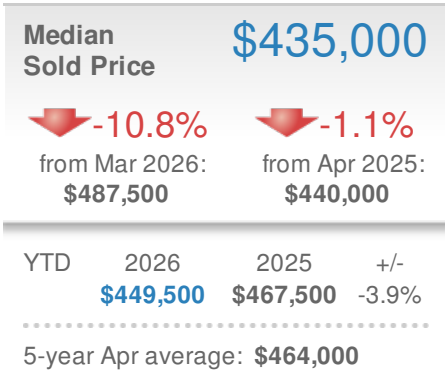
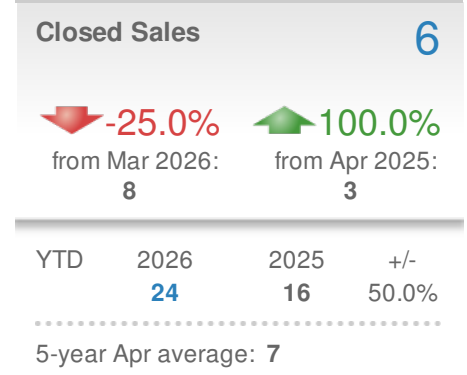
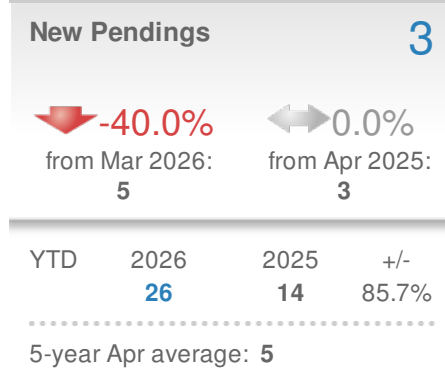
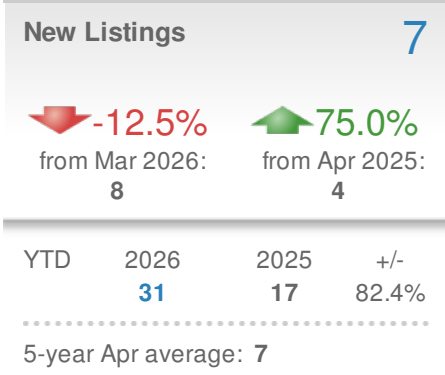
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.00 in March and a decrease from 1.80 in April 2025. The Contract Ratio is 53% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

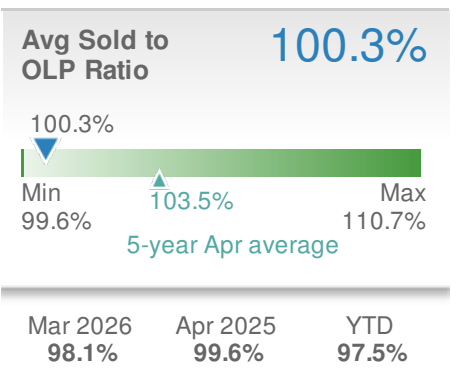
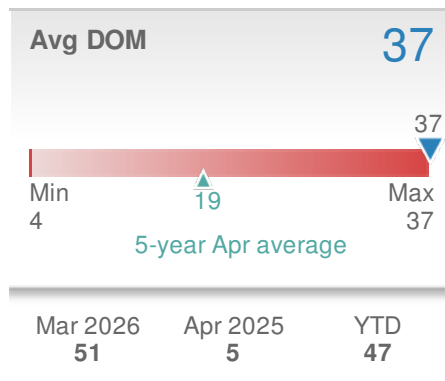
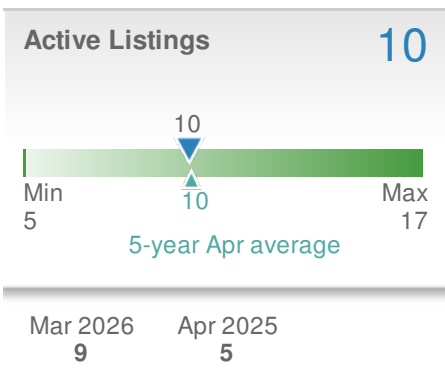
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$435,000, representing a decrease of 10.8% compared to last month and a decrease of 1.1% from Apr 2025. The average days on market for units sold in April was 37 days, 97% above the 5-year April average of 19 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 7; and an 11.1% increase in supply to 10 active units.

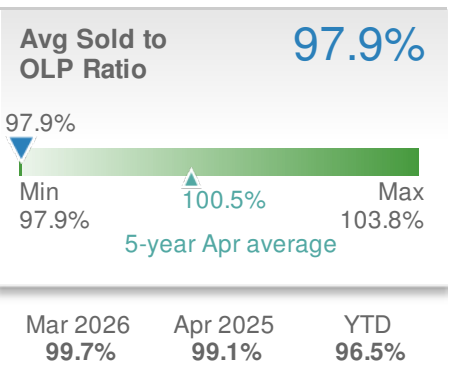
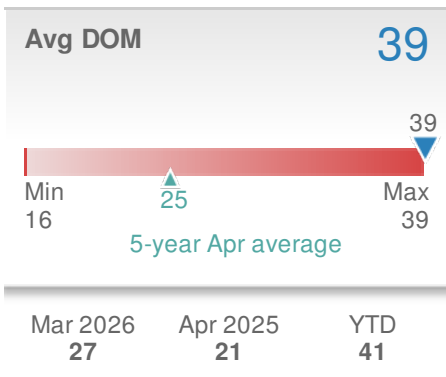
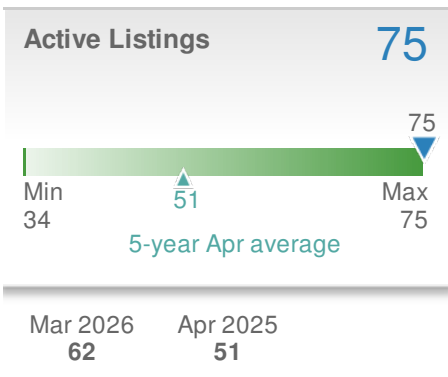
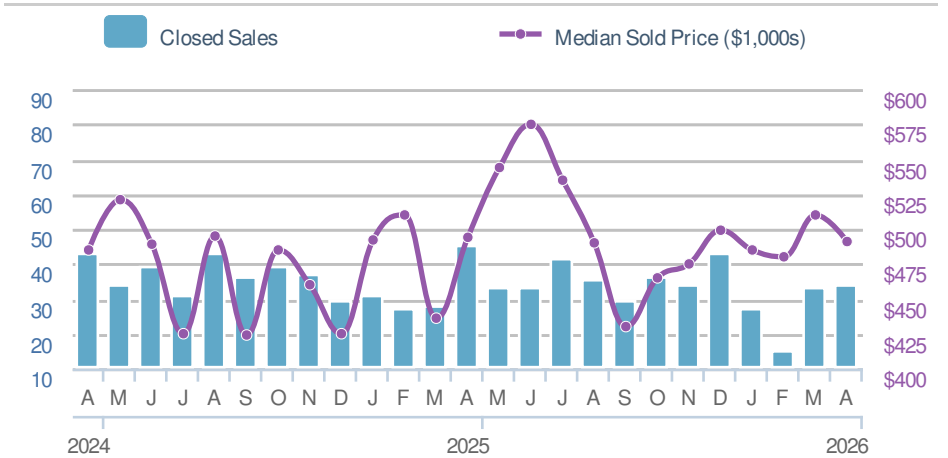
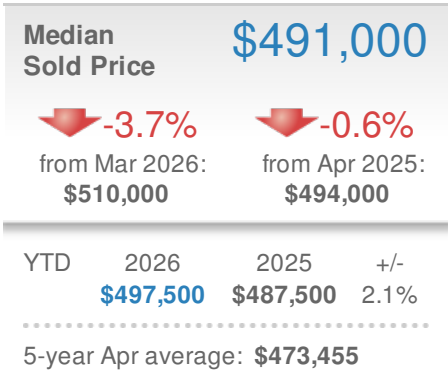
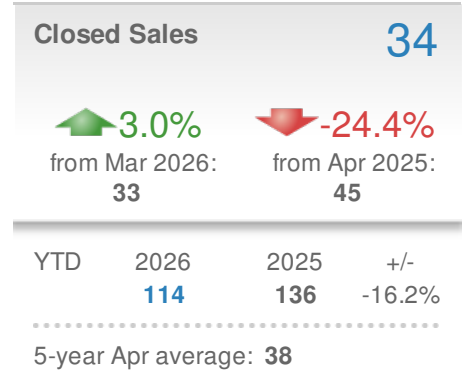
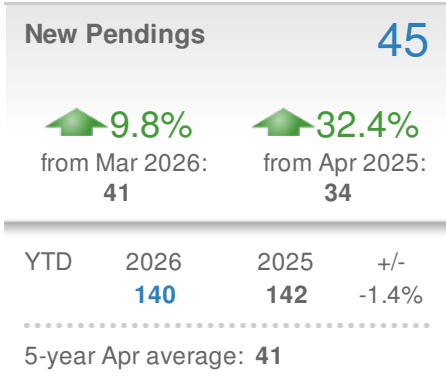
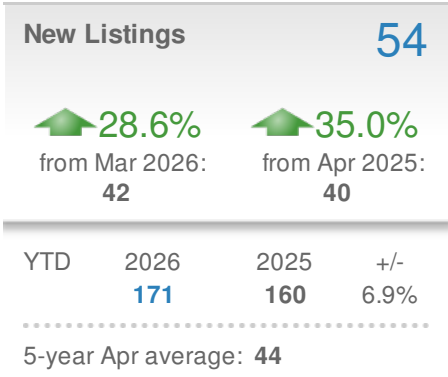
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.89 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 57% lower than the 5-year April average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Merion Area (Montgomery, PA)

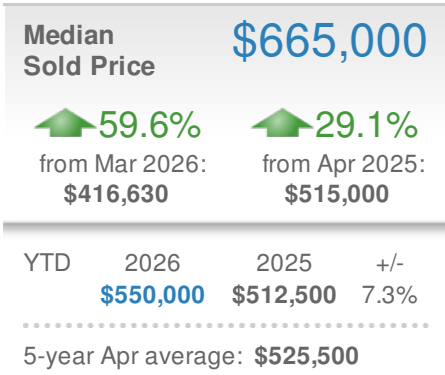
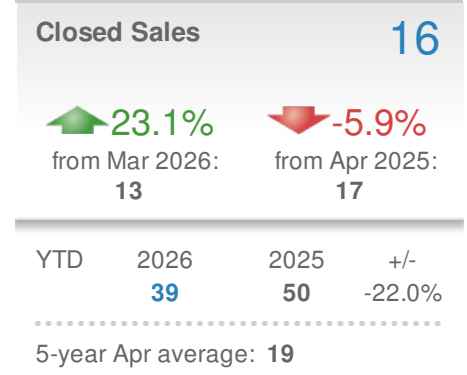
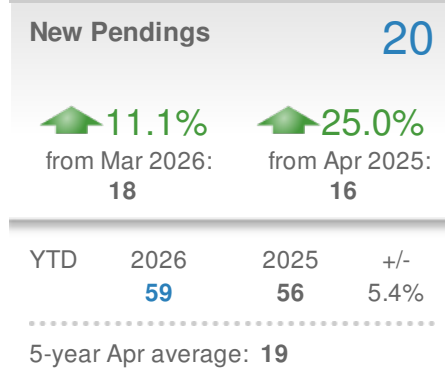
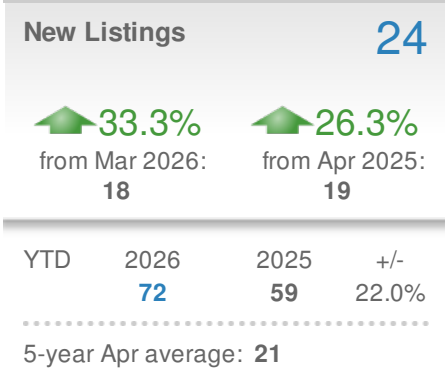
Email: ldavis@tcsr.realtor



April 2026

Upper Merion Area (Montgomery, PA) - Detached

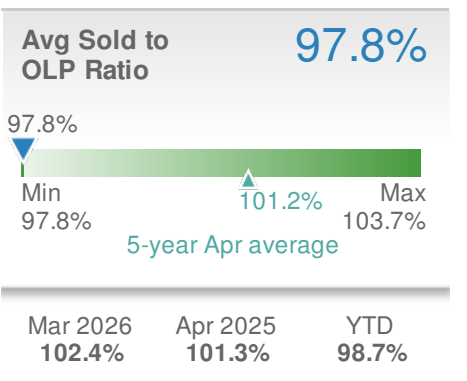
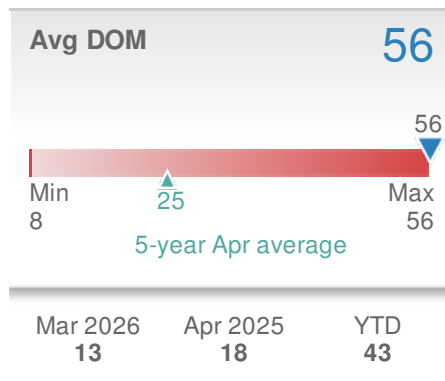
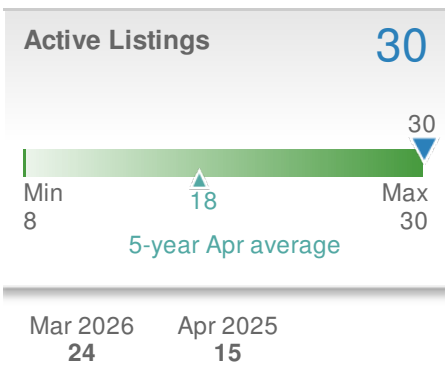
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for April was \$665,000, representing an increase of 59.6% compared to last month and an increase of 29.1% from Apr 2025. The average days on market for units sold in April was 56 days, 124% above the 5-year April average of 25 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 28; and a 25% increase in supply to 30 active units.

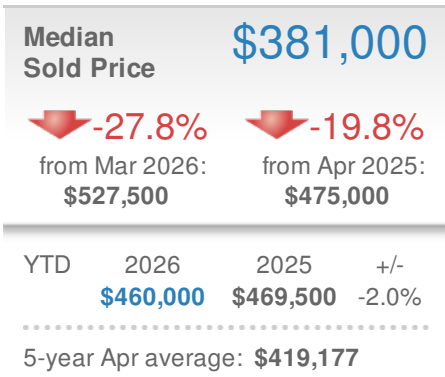
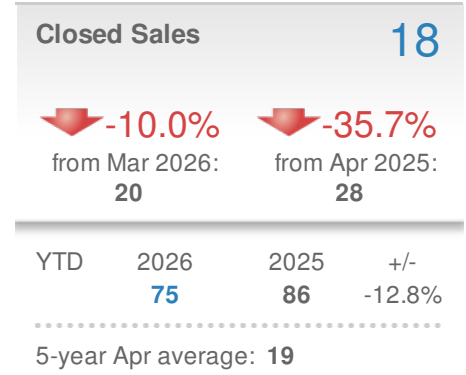
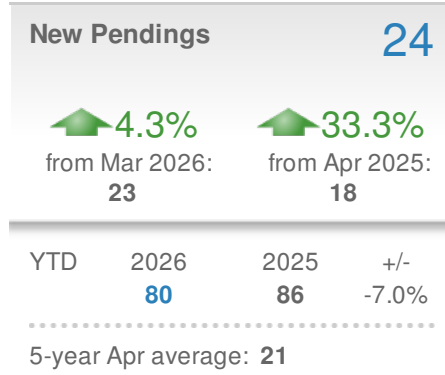
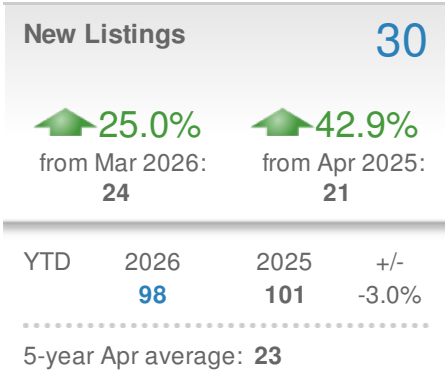
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.00 in March and a decrease from 1.53 in April 2025. The Contract Ratio is 45% lower than the 5-year April average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Merion Area (Montgomery, PA) - Attached

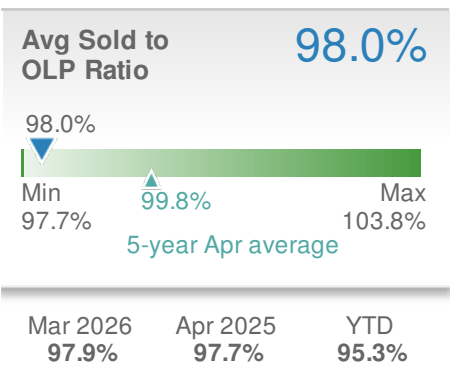
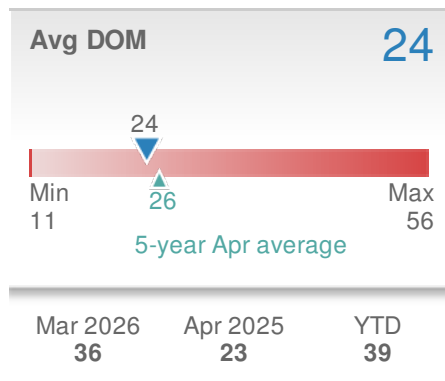
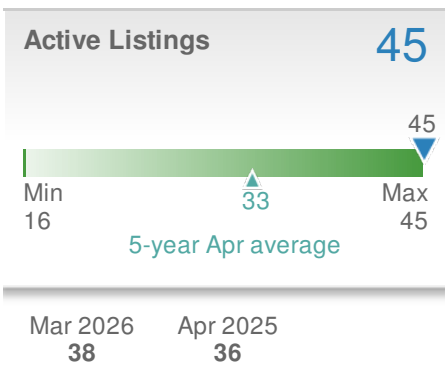
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for April was \$381,000, representing a decrease of 27.8% compared to last month and a decrease of 19.8% from Apr 2025. The average days on market for units sold in April was 24 days, 8% below the 5-year April average of 26 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and an 18.4% increase in supply to 45 active units.

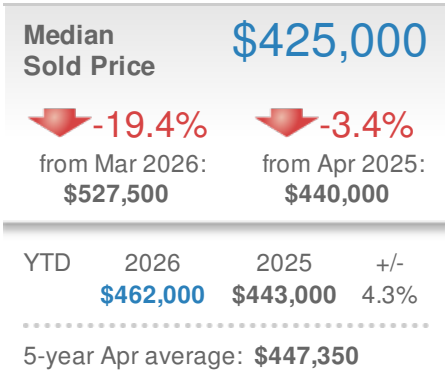
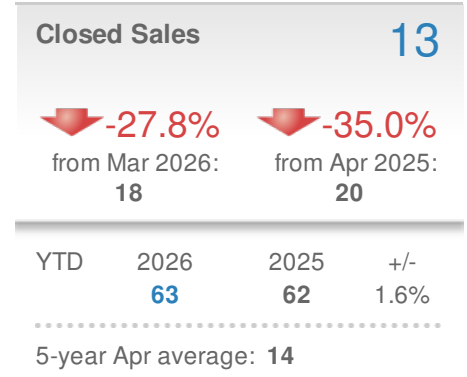
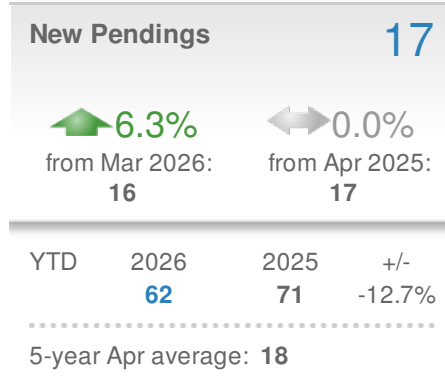
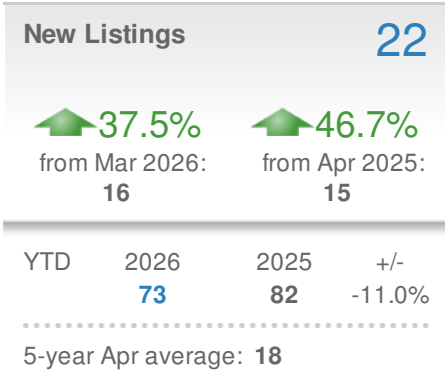
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.66 in March and a decrease from 0.92 in April 2025. The Contract Ratio is 38% lower than the 5-year April average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

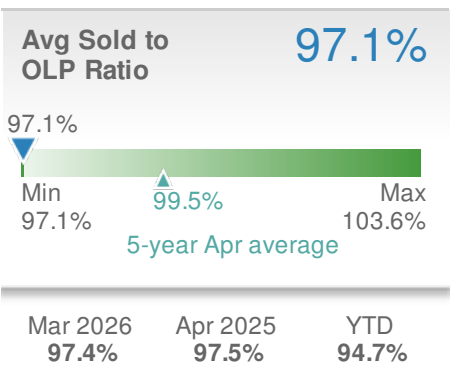
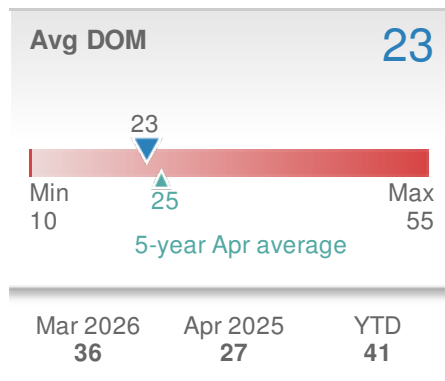
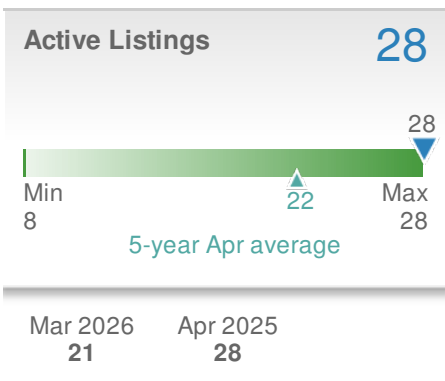
Montgomery County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$425,000, representing a decrease of 19.4% compared to last month and a decrease of 3.4% from Apr 2025. The average days on market for units sold in April was 23 days, 9% below the 5-year April average of 25 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 33.3% increase in supply to 28 active units.

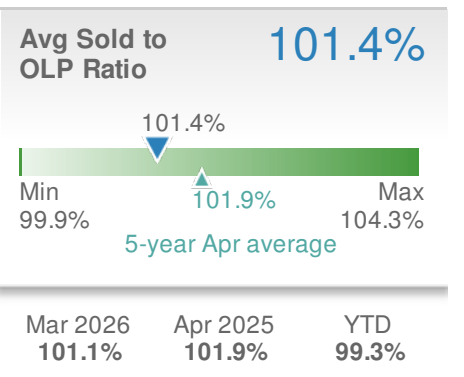
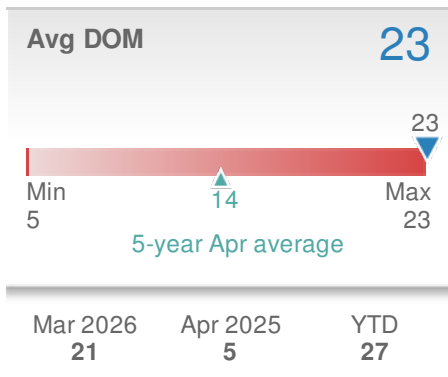
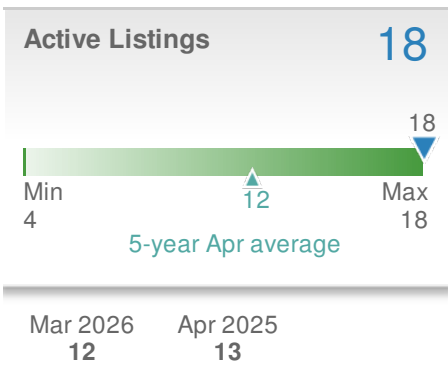
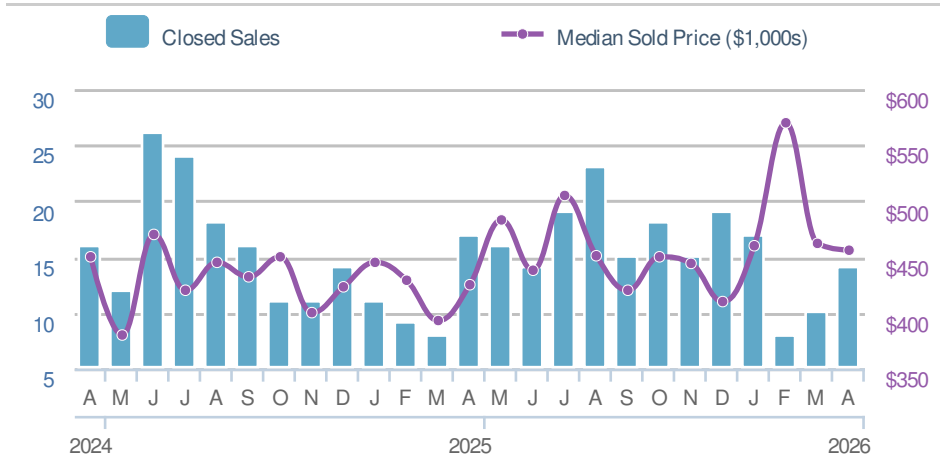
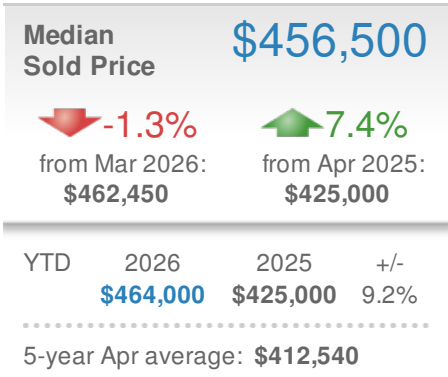
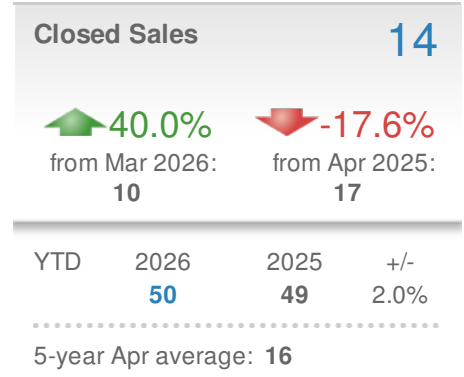
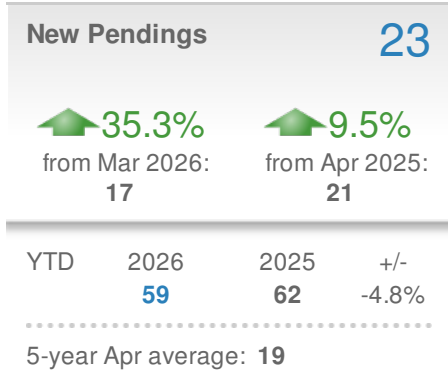
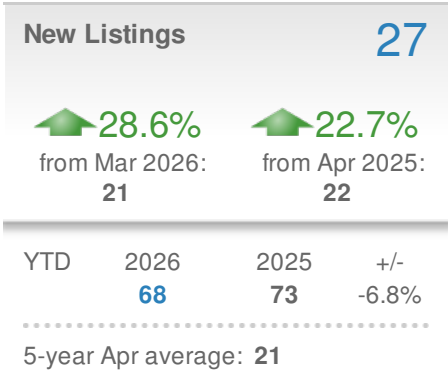
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.90 in March and a decrease from 0.89 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Moreland (Montgomery, PA)

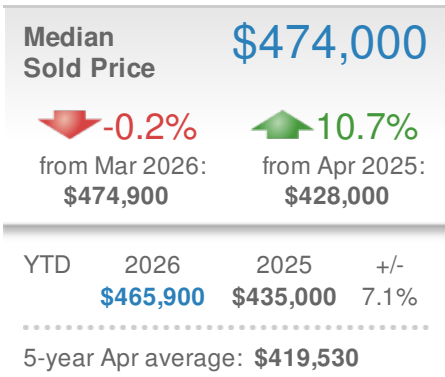
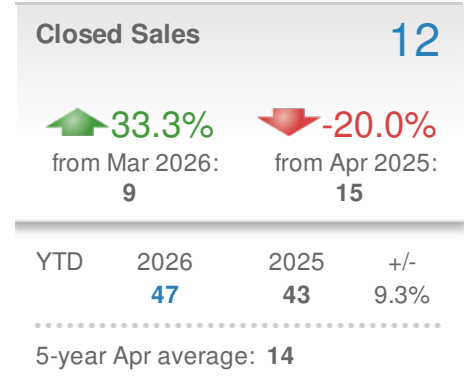
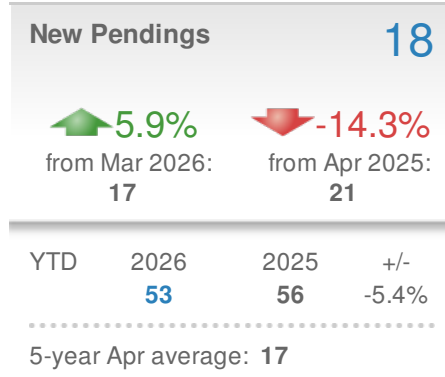
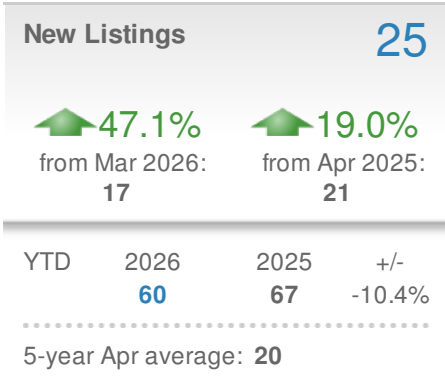
Email: ldavis@tcsr.realtor



April 2026

Upper Moreland (Montgomery, PA) - Detached

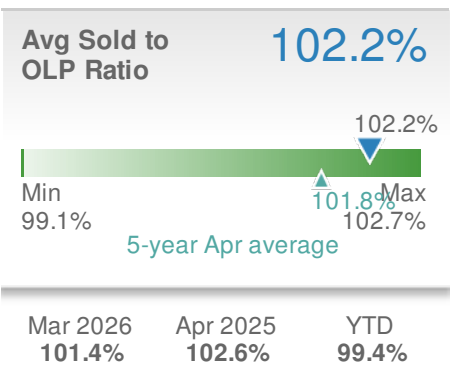
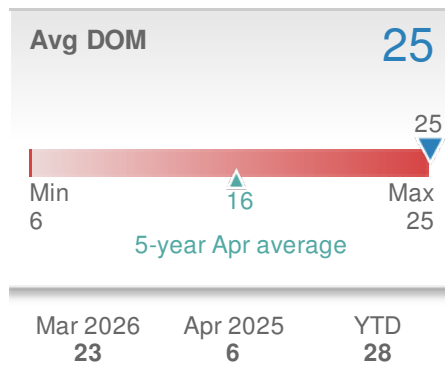
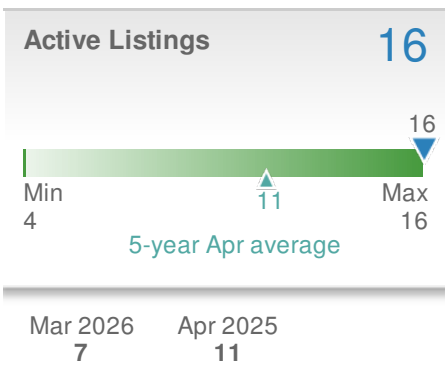
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for April was \$474,000, representing a decrease of 0.2% compared to last month and an increase of 10.7% from Apr 2025. The average days on market for units sold in April was 25 days, 56% above the 5-year April average of 16 days. There was a 5.9% month over month increase in new contract activity with 18 New Pendings; a 31.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 25; and a 128.6% increase in supply to 16 active units.

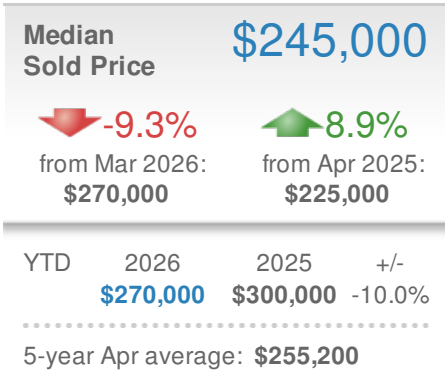
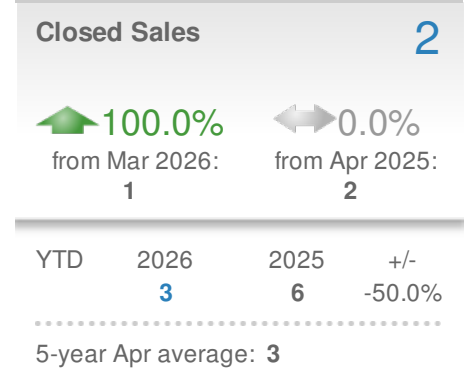
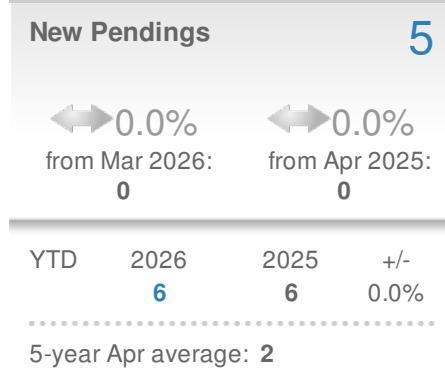
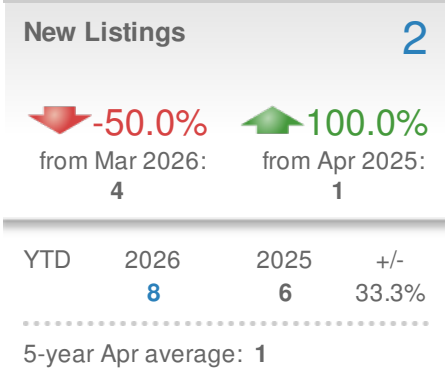
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, down from 2.71 in March and a decrease from 2.36 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Moreland (Montgomery, PA) - Attached

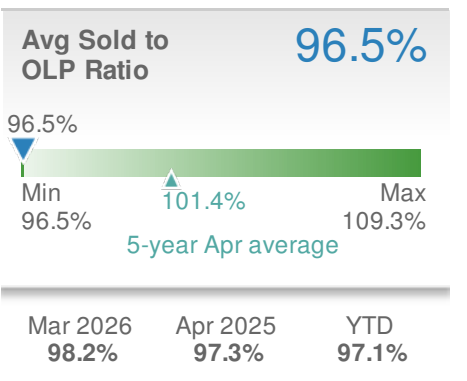
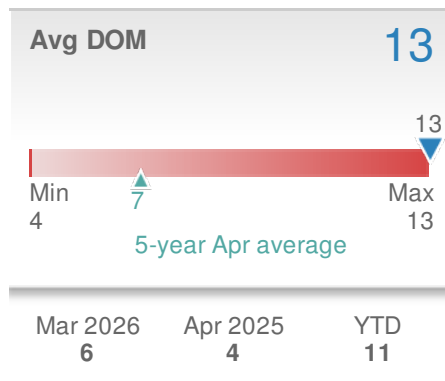
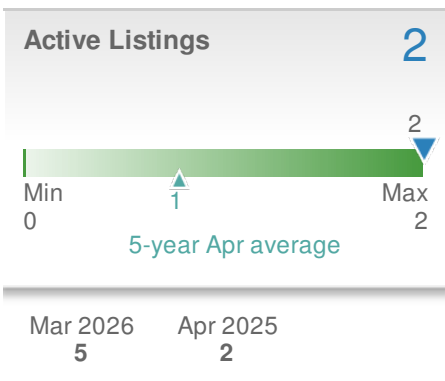
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for April was \$245,000, representing a decrease of 9.3% compared to last month and an increase of 8.9% from Apr 2025. The average days on market for units sold in April was 13 days, 97% above the 5-year April average of 7 days. There was a 0% month over month increase in new contract activity with 5 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 3; and a 60% decrease in supply to 2 active units.

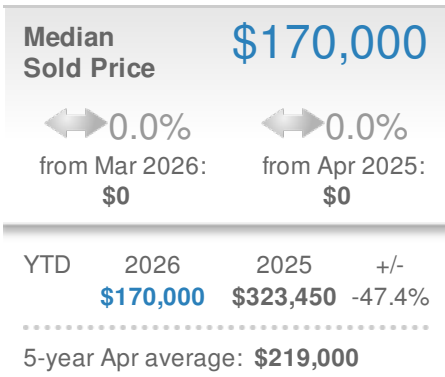
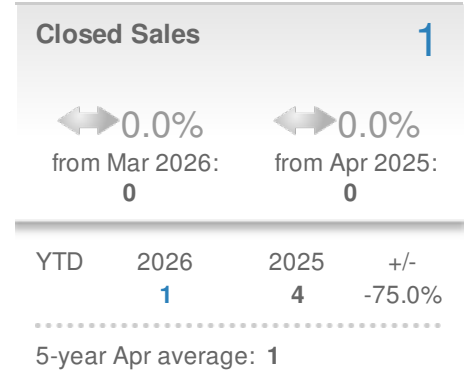
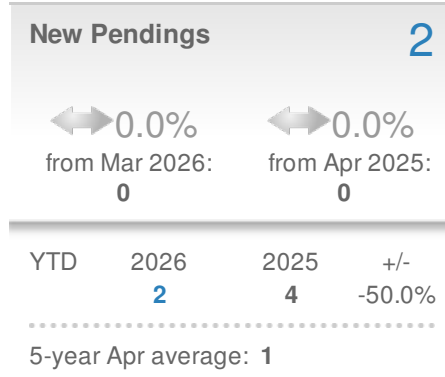
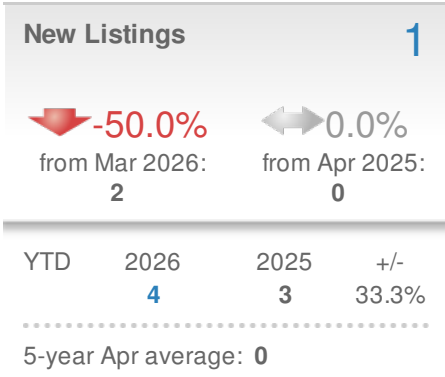
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2025. The Contract Ratio is 400% higher than the 5-year April average of 0.30. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

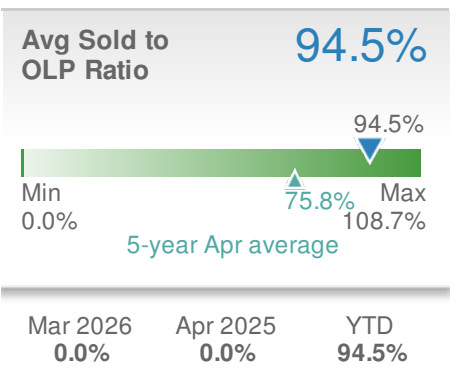
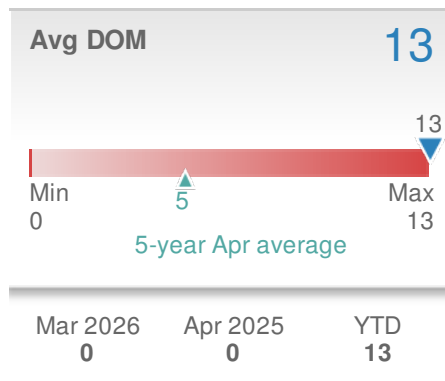
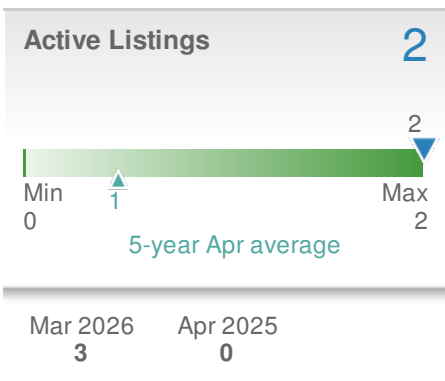
Montgomery County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$170,000, representing an increase of 0% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 13 days, 148% above the 5-year April average of 5 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 1; and a 33.3% decrease in supply to 2 active units.

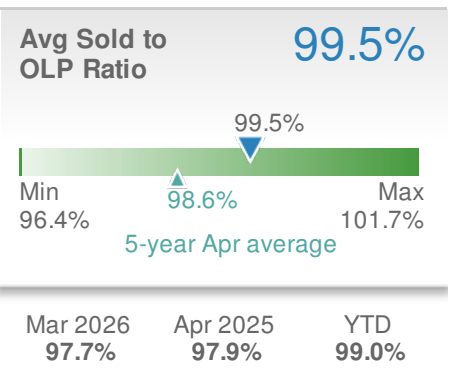
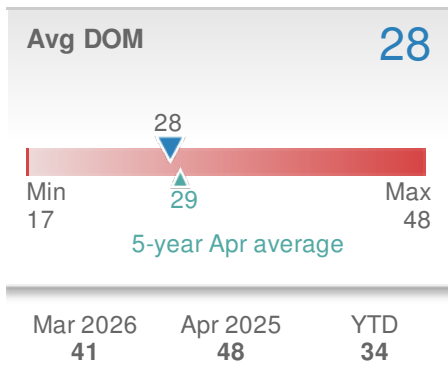
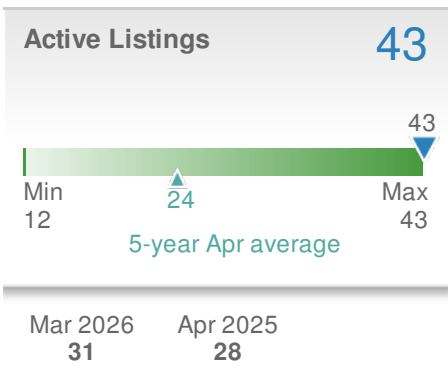
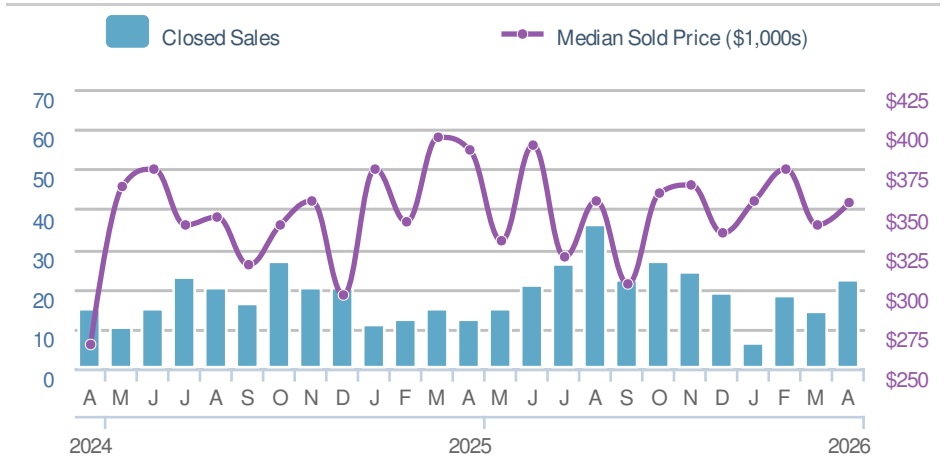
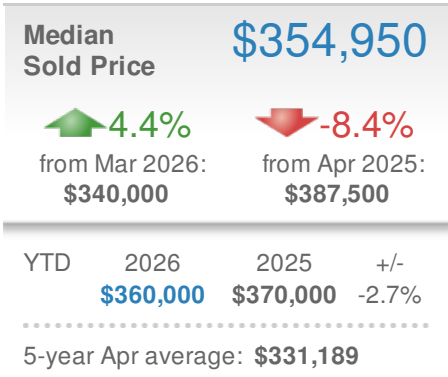
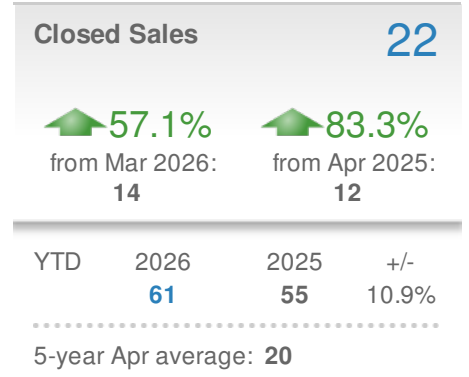
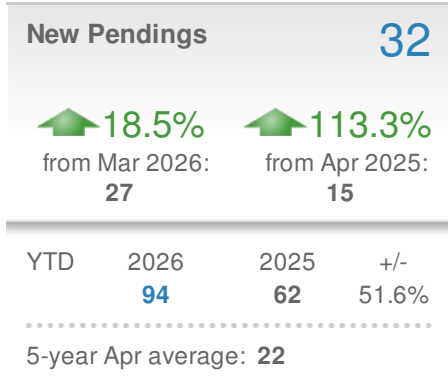
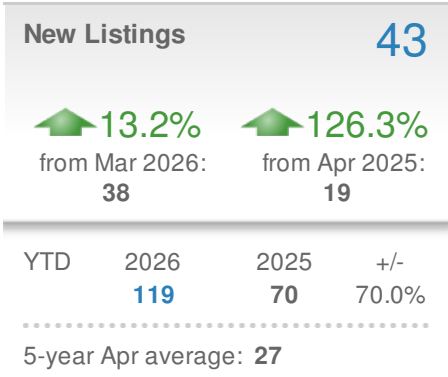
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2025. The Contract Ratio is 300% higher than the 5-year April average of 0.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Perkiomen (Montgomery, PA)

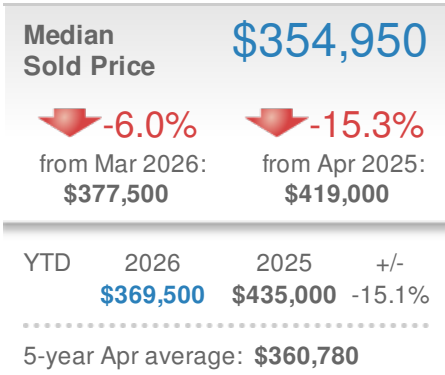
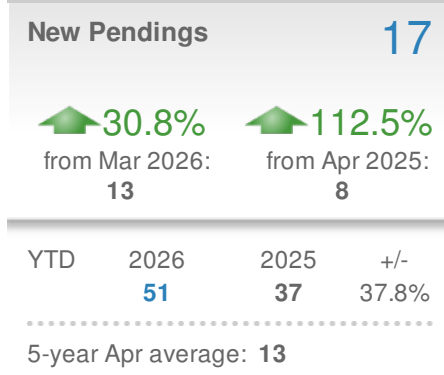
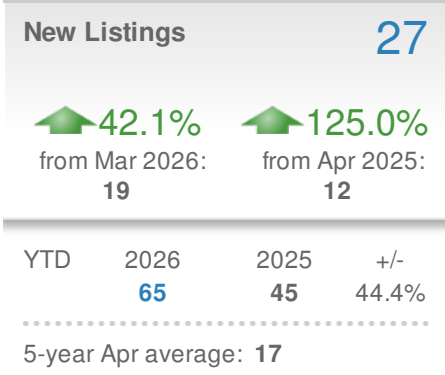
Email: ldavis@tcsr.realtor



April 2026

Upper Perkiomen (Montgomery, PA) - Detached

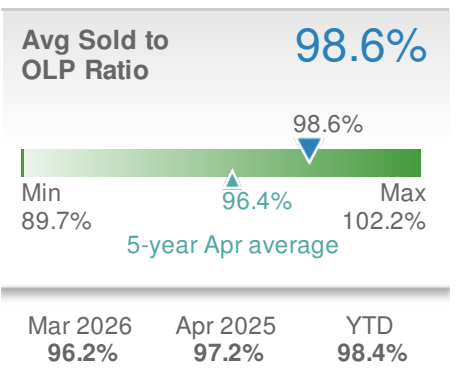
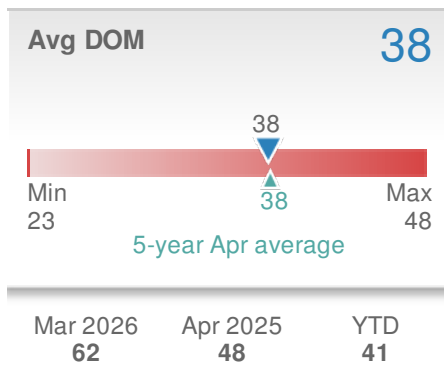
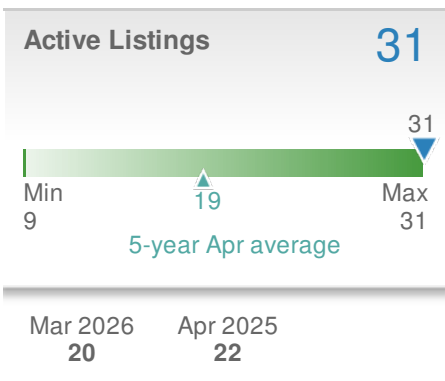
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for April was \$354,950, representing a decrease of 6% compared to last month and a decrease of 15.3% from Apr 2025. The average days on market for units sold in April was 38 days, 1% below the 5-year April average of 38 days. There was a 30.8% month over month increase in new contract activity with 17 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 55% increase in supply to 31 active units.

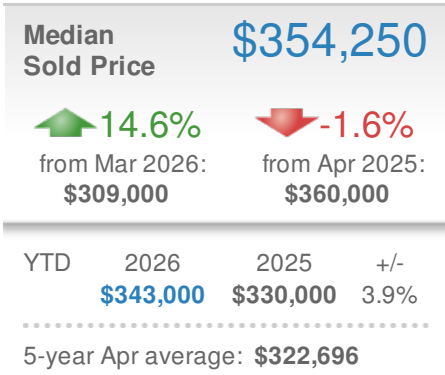
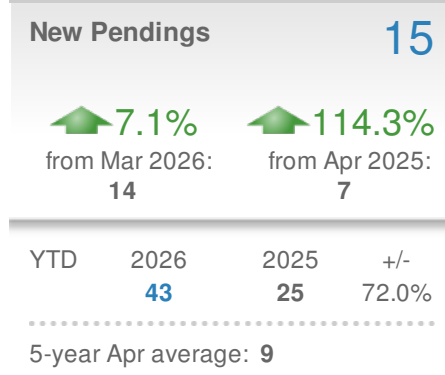
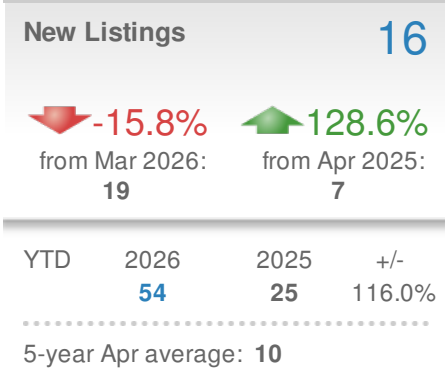
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.80 in March and an increase from 0.68 in April 2025. The Contract Ratio is 42% lower than the 5-year April average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Perkiomen (Montgomery, PA) - Attached

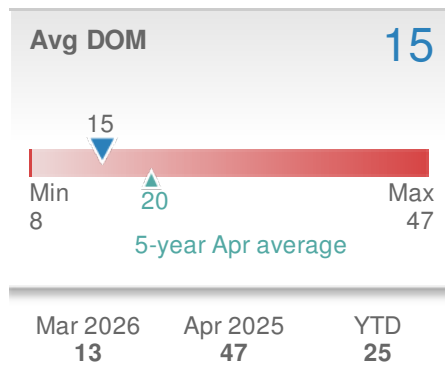
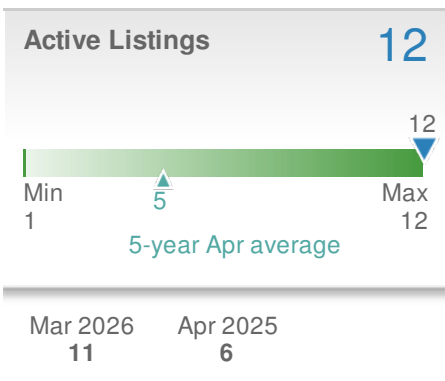
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for April was \$354,250, representing an increase of 14.6% compared to last month and a decrease of 1.6% from Apr 2025. The average days on market for units sold in April was 15 days, 26% below the 5-year April average of 20 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 9.1% increase in supply to 12 active units.

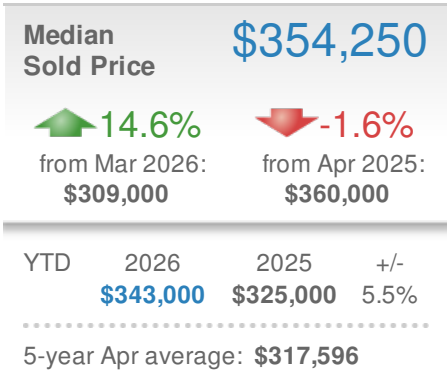
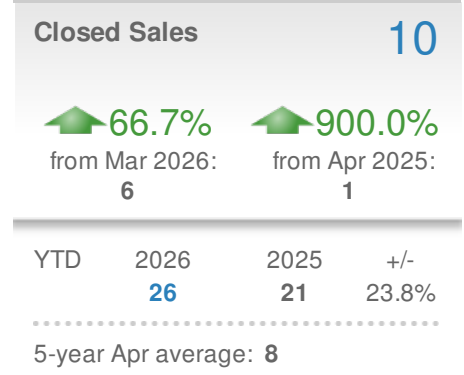
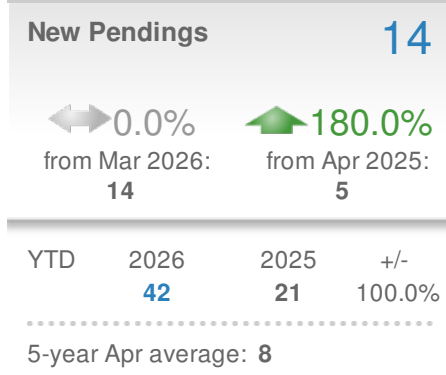
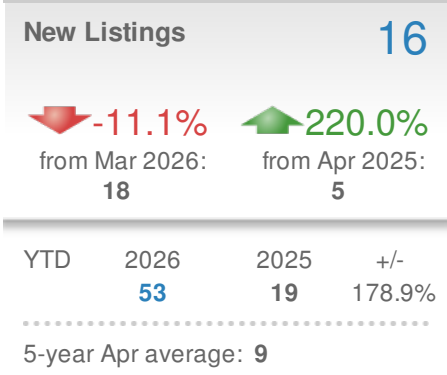
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.64 in March and an increase from 1.33 in April 2025. The Contract Ratio is 43% lower than the 5-year April average of 3.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

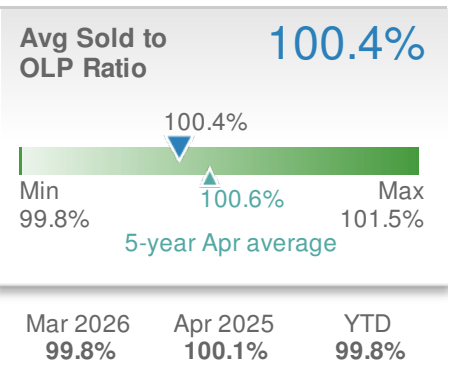
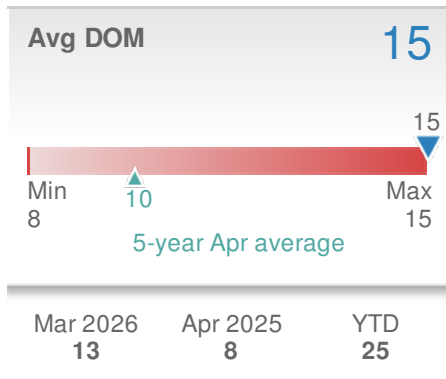
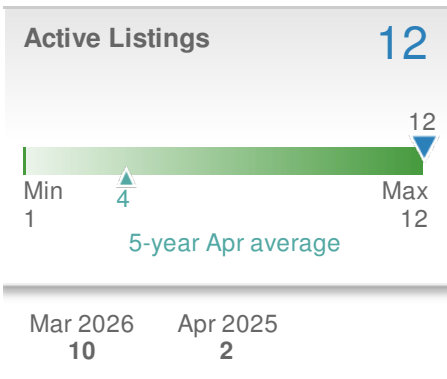
Lehigh Valley County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$354,250, representing an increase of 14.6% compared to last month and a decrease of 1.6% from Apr 2025. The average days on market for units sold in April was 15 days, 50% above the 5-year April average of 10 days. There was no month over month change in new contract activity with 14 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 20% increase in supply to 12 active units.

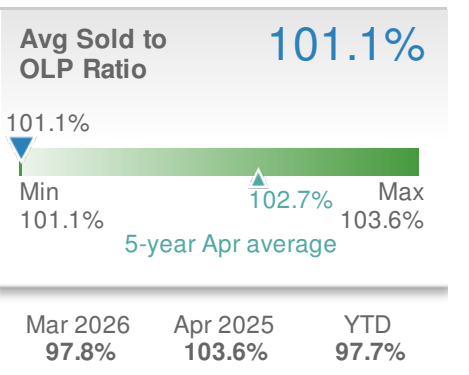
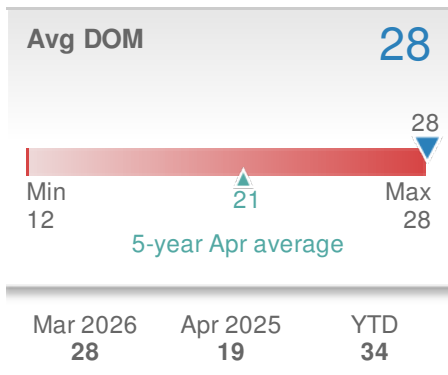
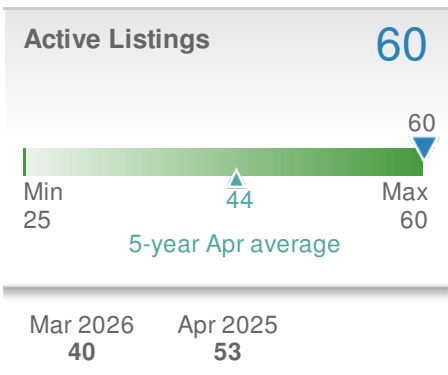
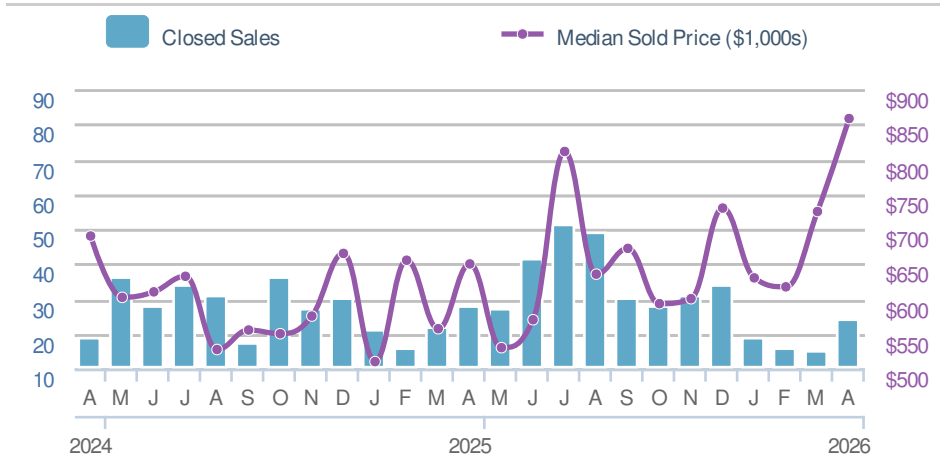
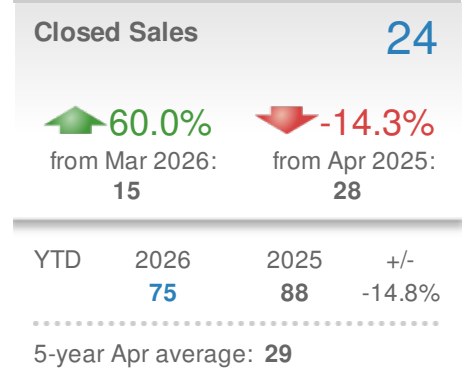
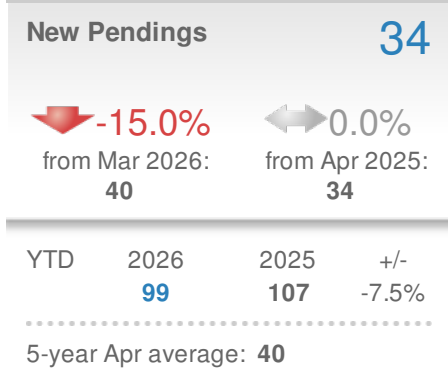
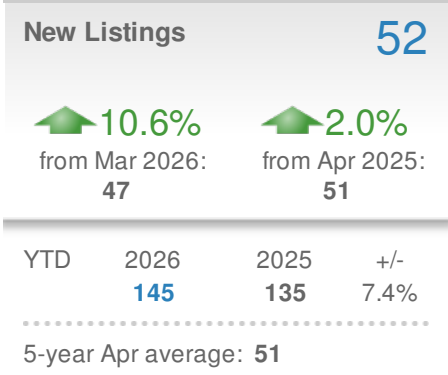
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 1.80 in March and a decrease from 3.00 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 3.52. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Wissahickon (Montgomery, PA)

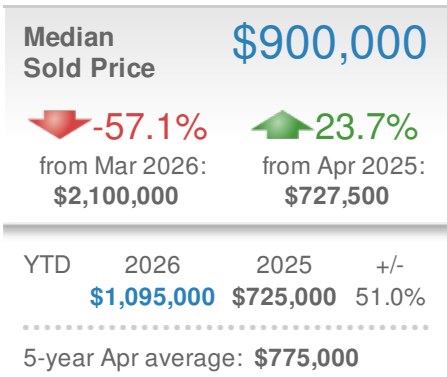
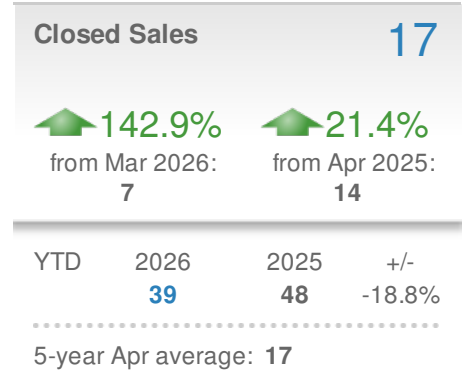
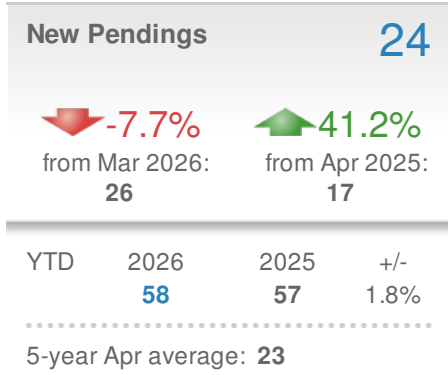
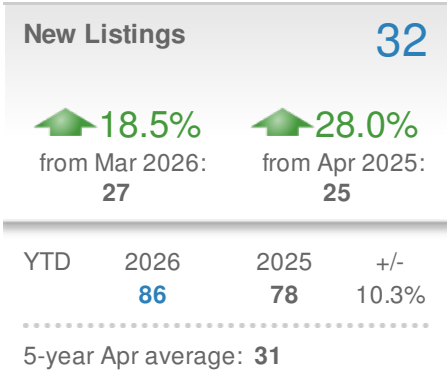
Email: ldavis@tcsr.realtor



April 2026

Wissahickon (Montgomery, PA) - Detached

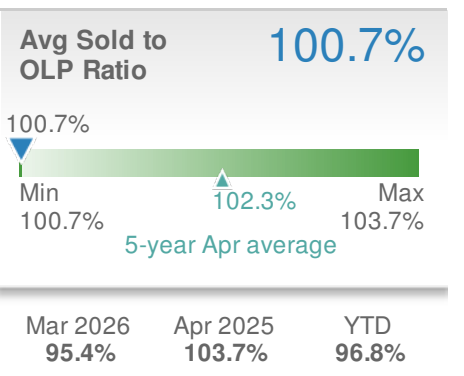
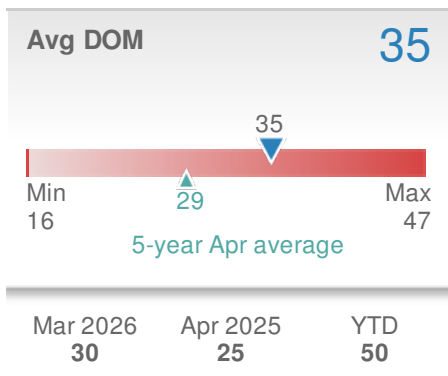
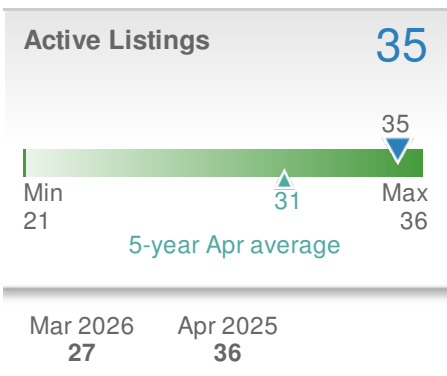
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for April was \$900,000, representing a decrease of 57.1% compared to last month and an increase of 23.7% from Apr 2025. The average days on market for units sold in April was 35 days, 22% above the 5-year April average of 29 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and a 29.6% increase in supply to 35 active units.

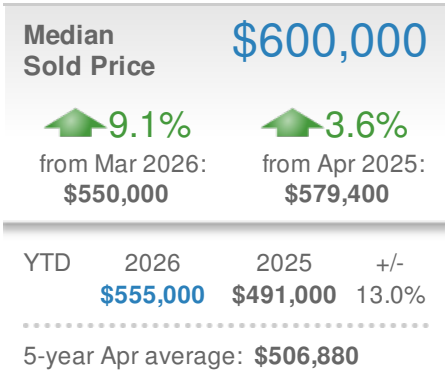
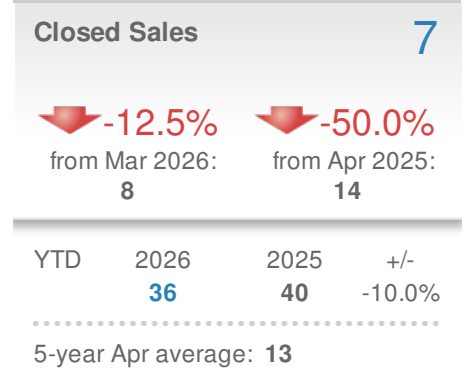
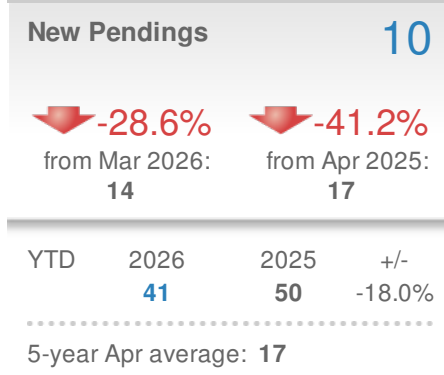
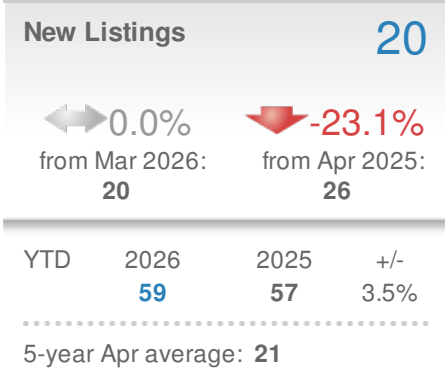
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.19 in March and an increase from 0.78 in April 2025. The Contract Ratio is 10% lower than the 5-year April average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Wissahickon (Montgomery, PA) - Attached

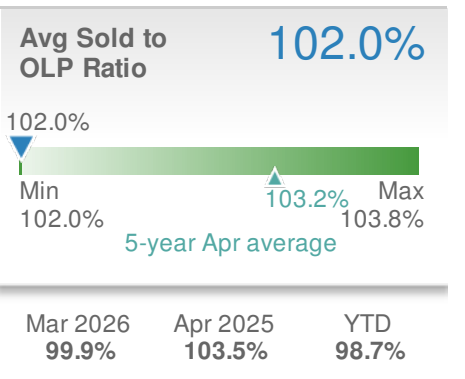
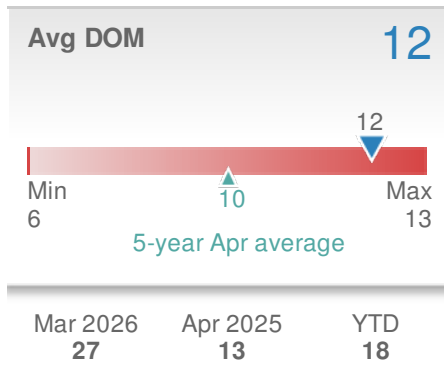
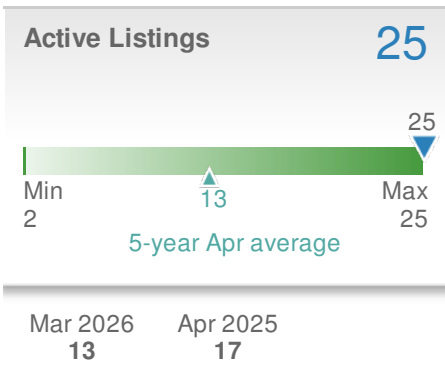
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for April was \$600,000, representing an increase of 9.1% compared to last month and an increase of 3.6% from Apr 2025. The average days on market for units sold in April was 12 days, 25% above the 5-year April average of 10 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and a 92.3% increase in supply to 25 active units.

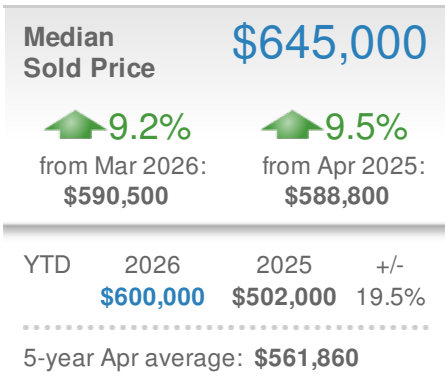
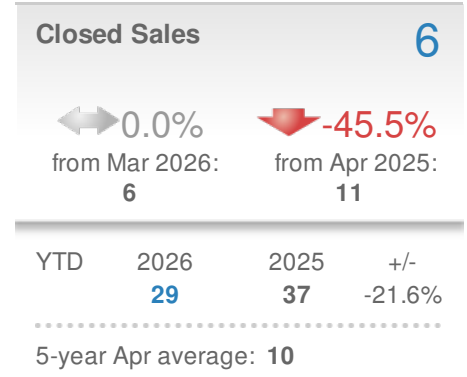
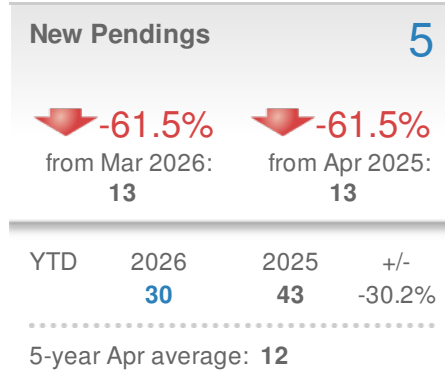
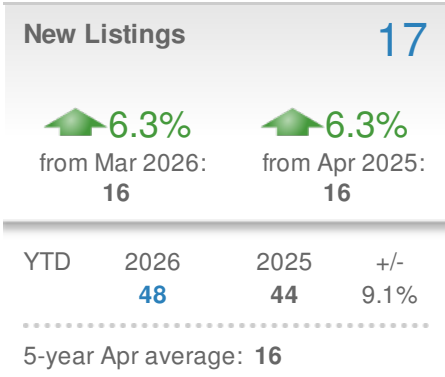
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.23 in March and a decrease from 1.18 in April 2025. The Contract Ratio is 81% lower than the 5-year April average of 4.09. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 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 April was \$645,000, representing an increase of 9.2% compared to last month and an increase of 9.5% from Apr 2025. The average days on market for units sold in April was 12 days, 54% above the 5-year April average of 8 days. There was a 61.5% month over month decrease in new contract activity with 5 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 14; and a 130% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 1.50 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 88% lower than the 5-year April average of 5.15. 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.

