

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

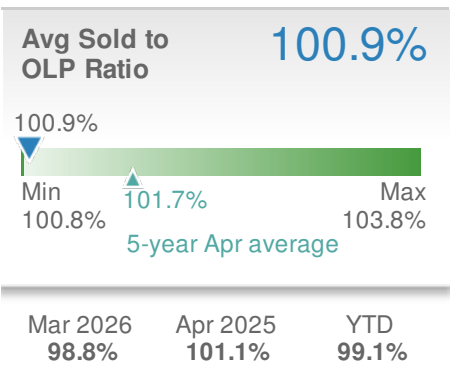
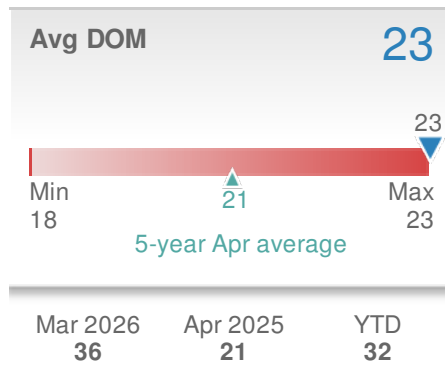
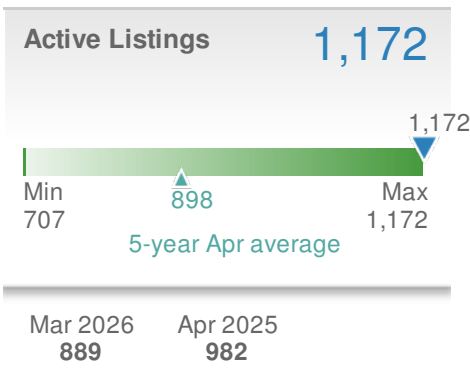
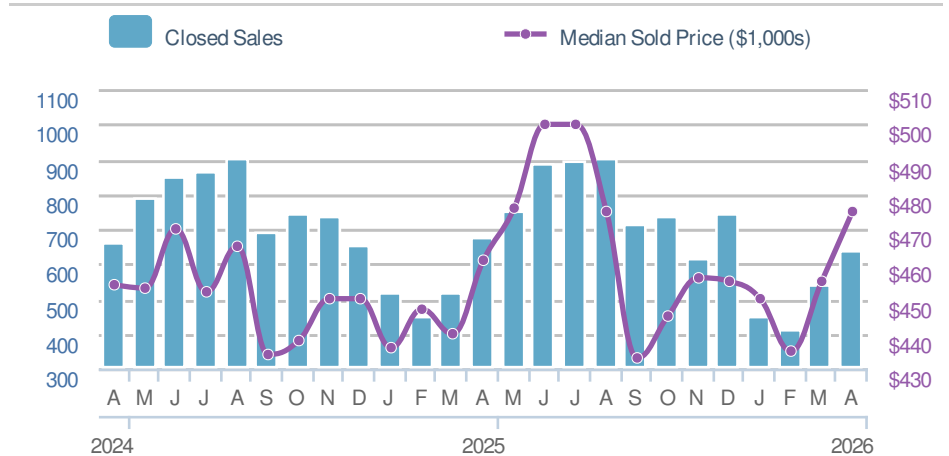
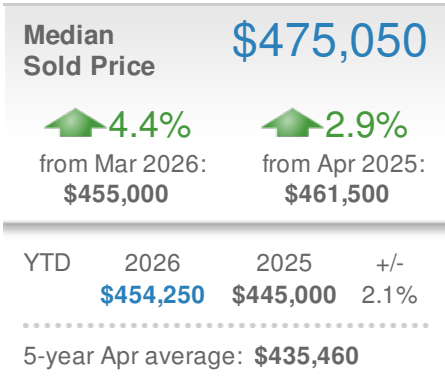
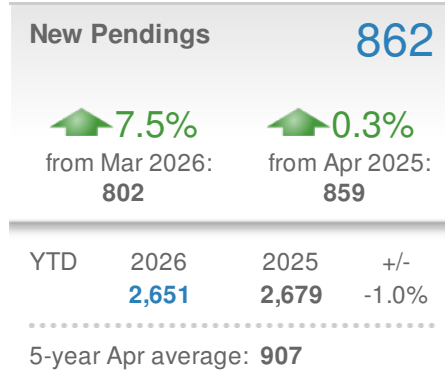
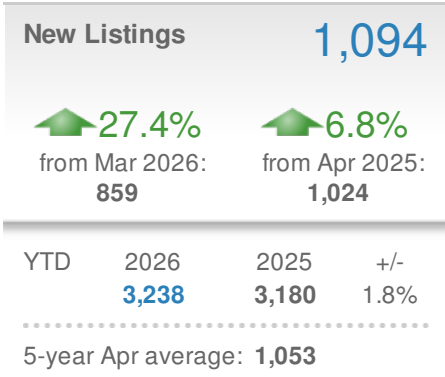
## Local Market Insight

### Montgomery County, PA

## April 2026

### Montgomery County, PA

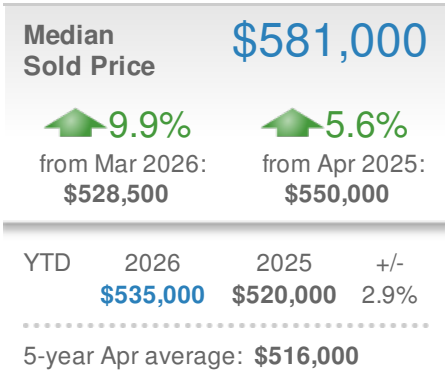
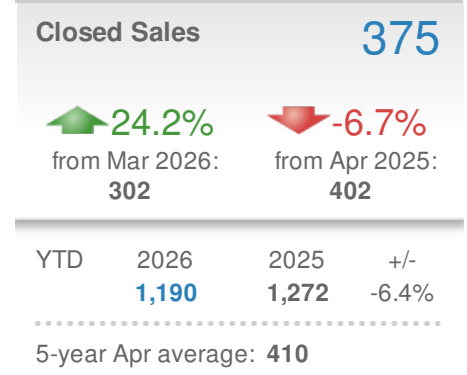
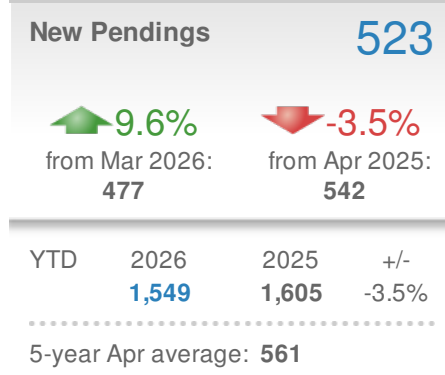
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**April 2026**

Montgomery County, PA - Detached

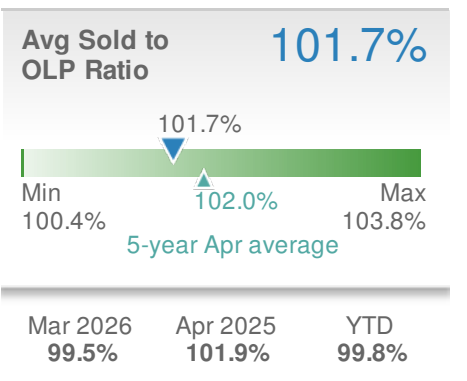
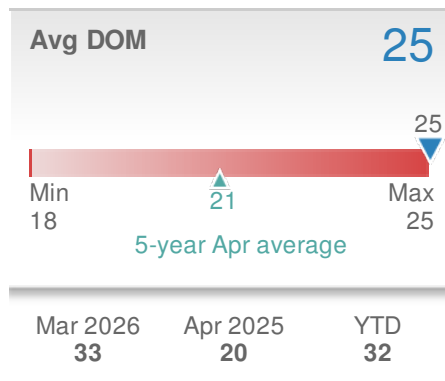
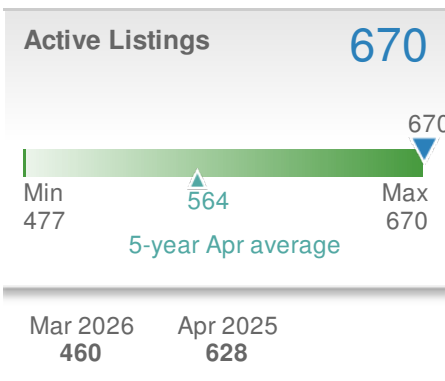
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**Summary**

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.

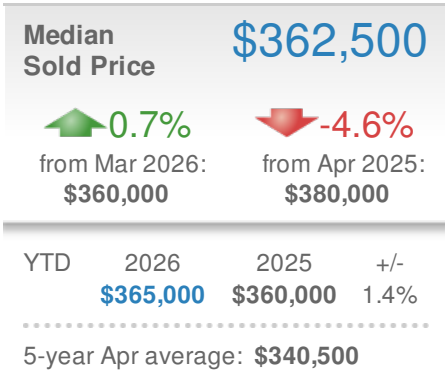
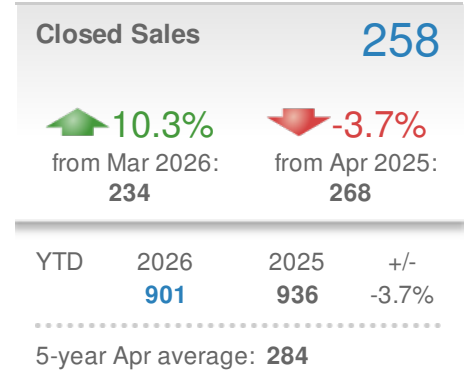
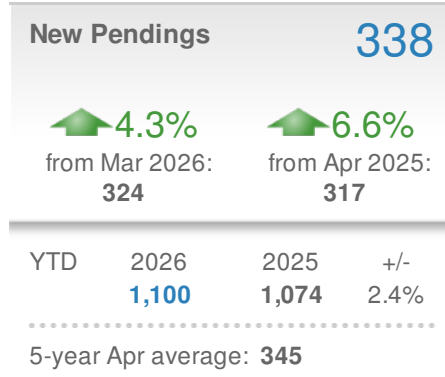
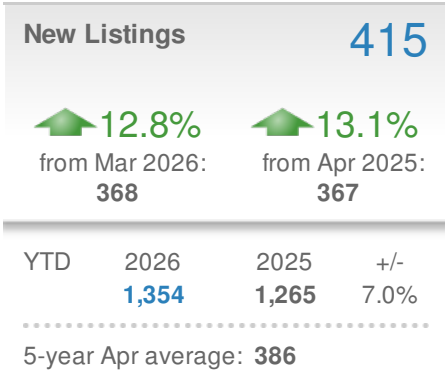
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.32 in March and a decrease from 1.25 in April 2025. The Contract Ratio is 28% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to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

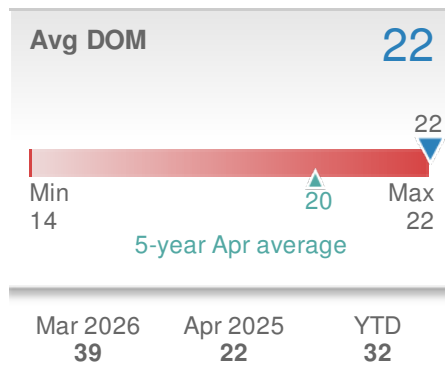
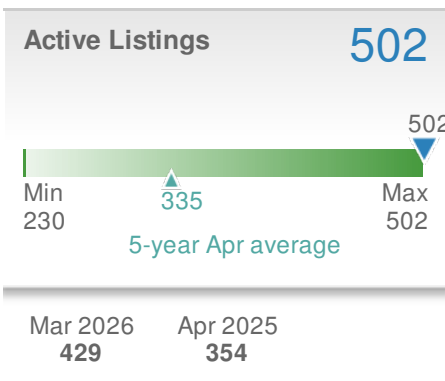
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**Summary**

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.

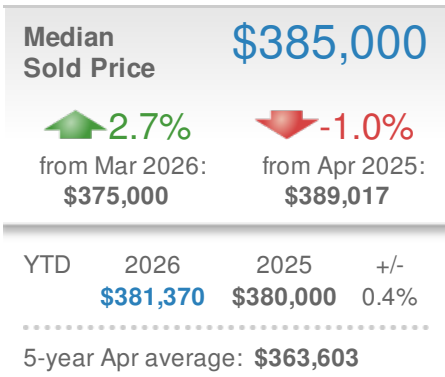
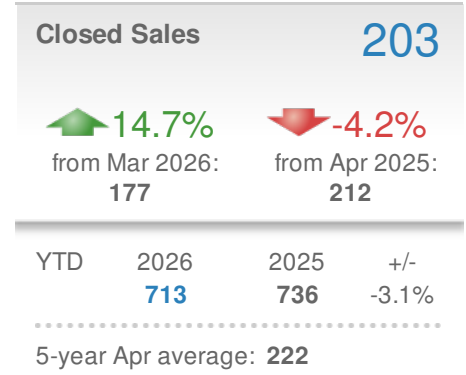
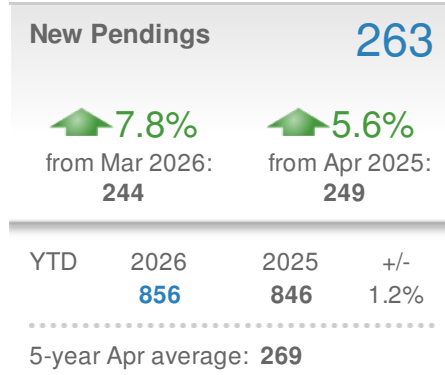
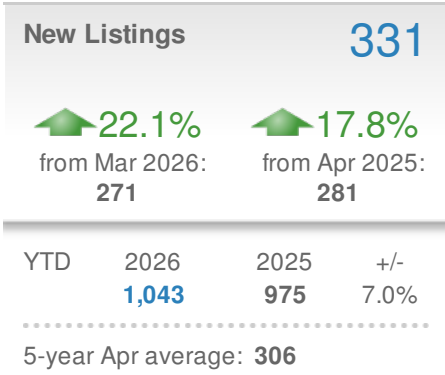
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 0.99 in March and a decrease from 1.43 in April 2025. The Contract Ratio is 45% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to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

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**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.

