

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

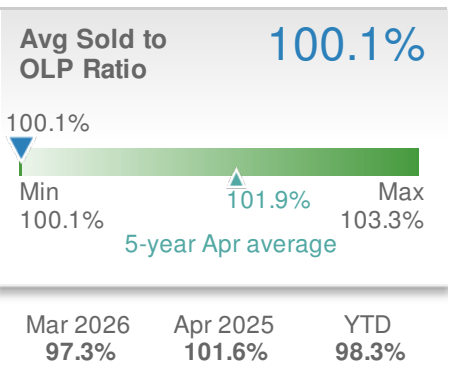
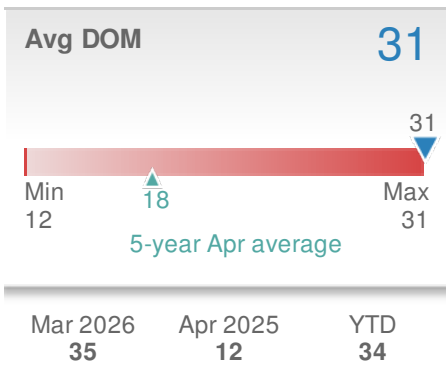
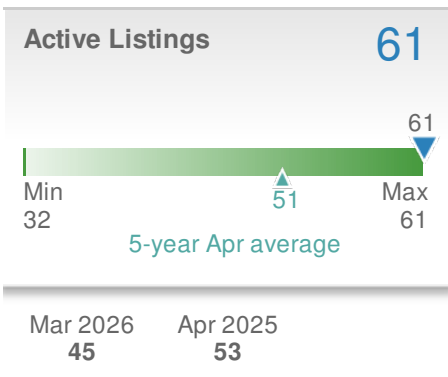
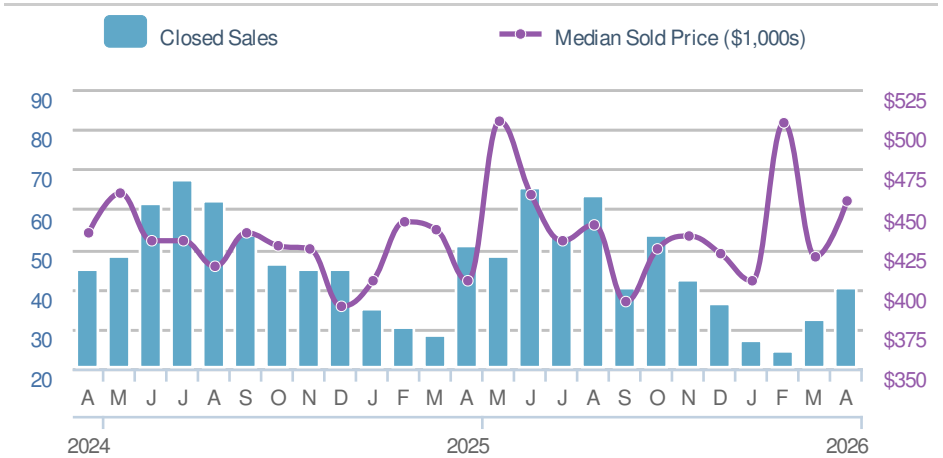
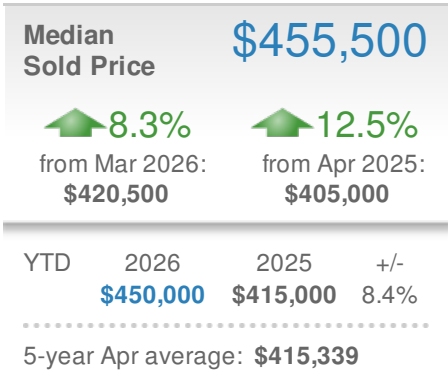
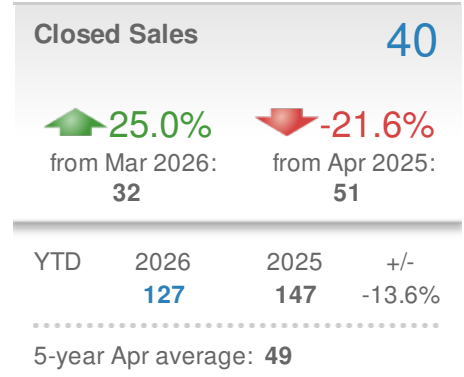
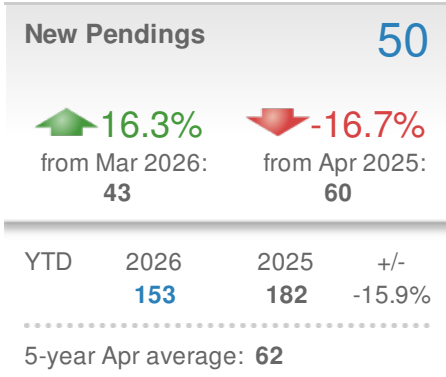
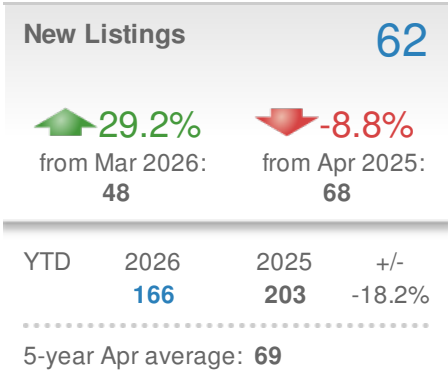
Local Market Insight

Abington (Montgomery, PA)

April 2026

Abington (Montgomery, PA)

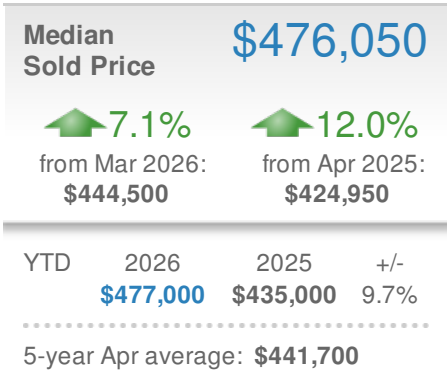
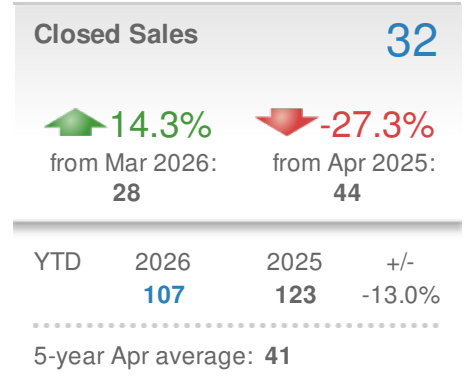
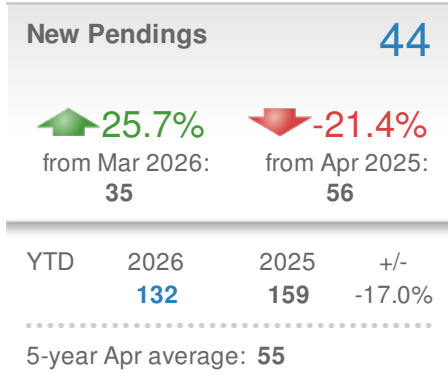
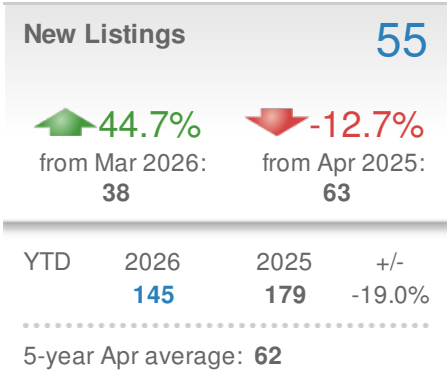
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April 2026

Abington (Montgomery, PA) - Detached

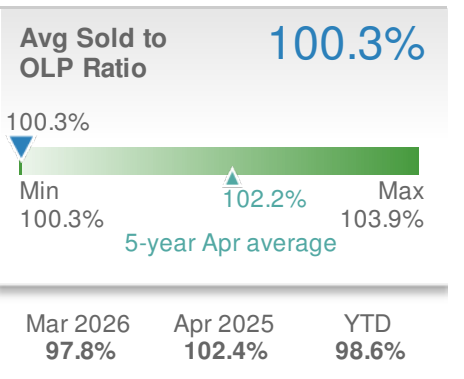
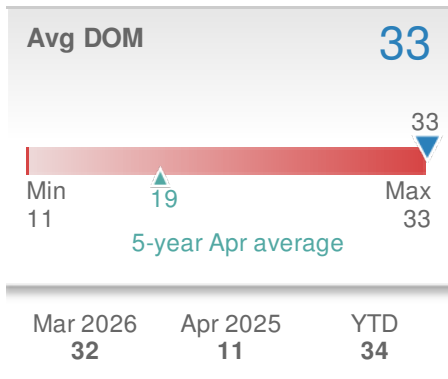
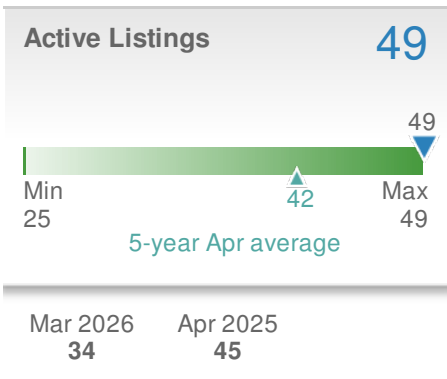
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Summary

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.

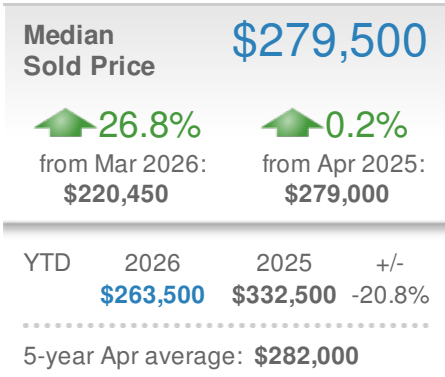
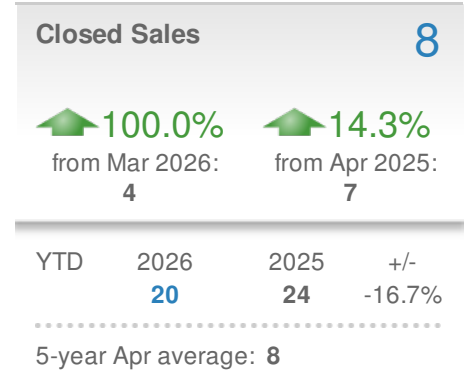
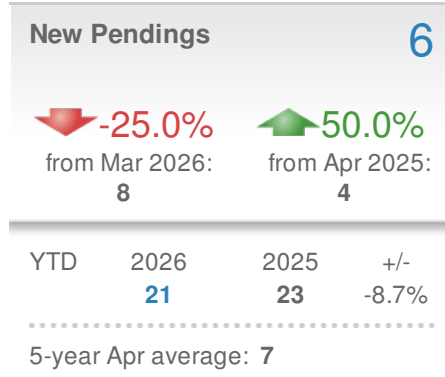
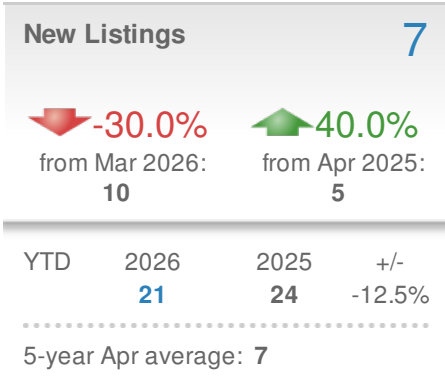
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.38 in March and a decrease from 1.60 in April 2025. The Contract Ratio is 42% lower than the 5-year April average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to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

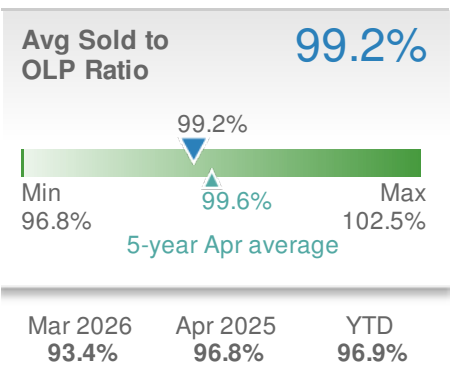
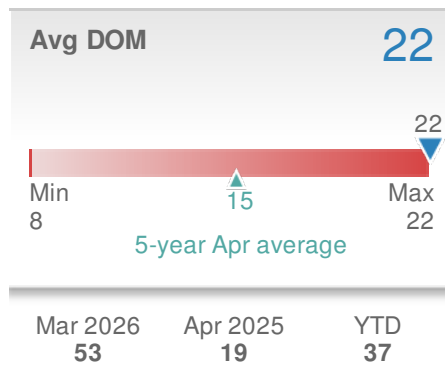
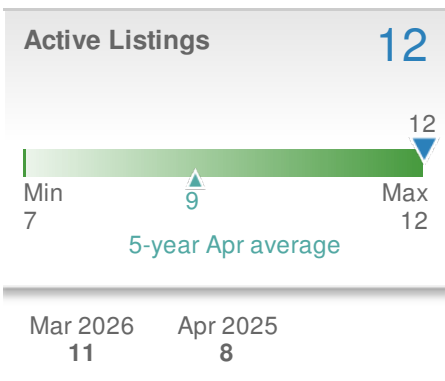
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Summary

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.

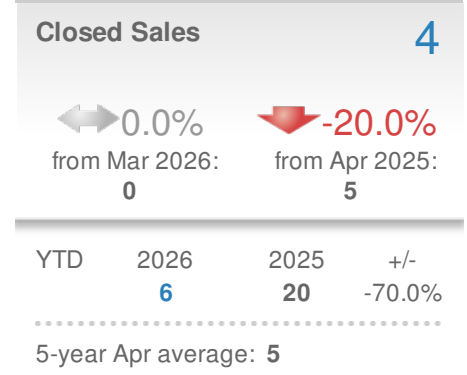
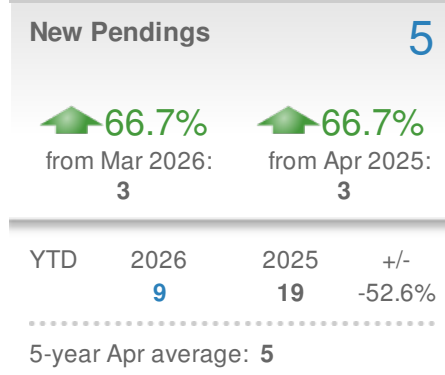
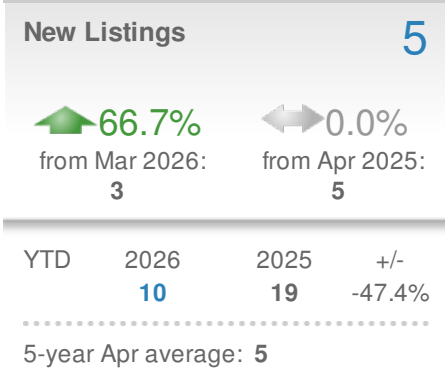
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.73 in March and a decrease from 0.88 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to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

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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.

