

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

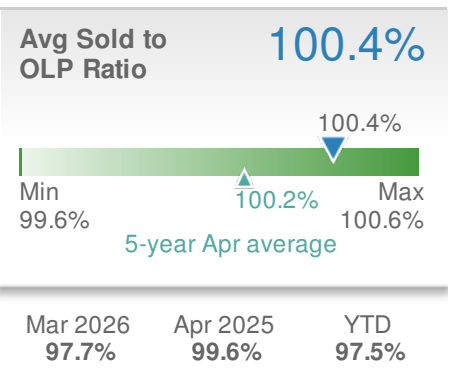
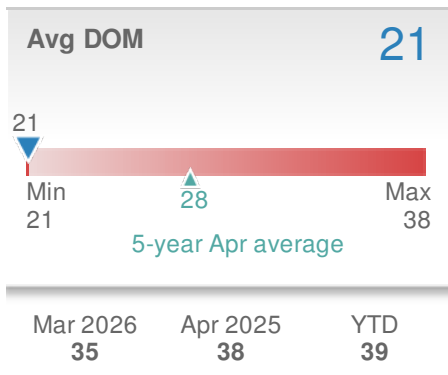
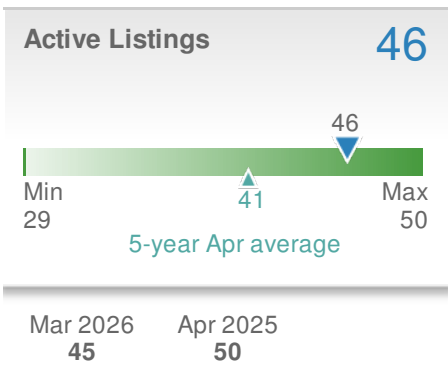
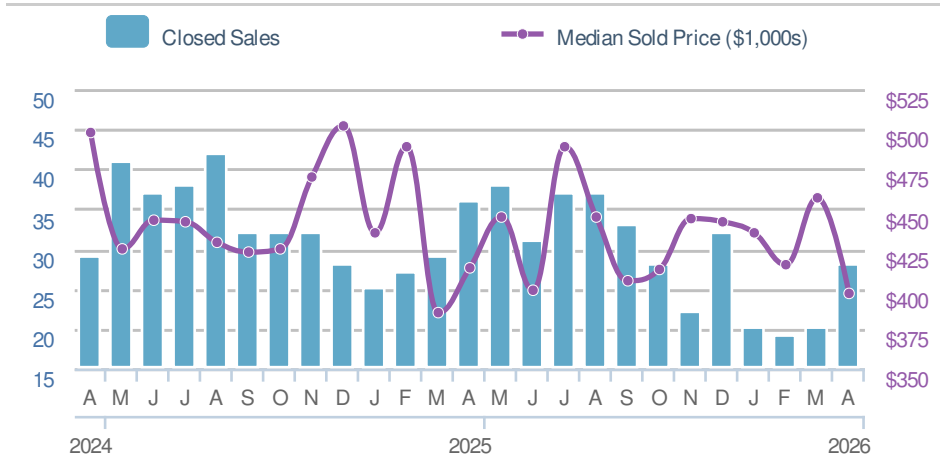
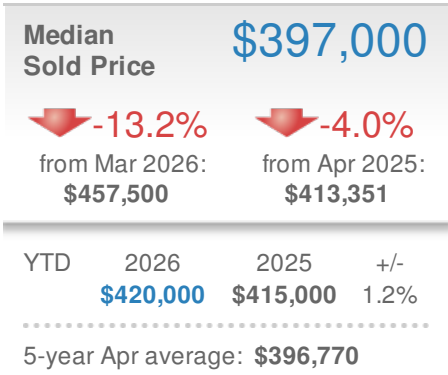
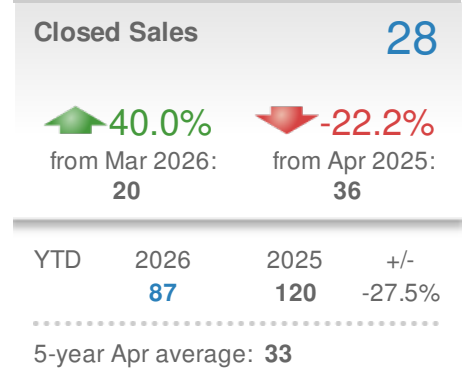
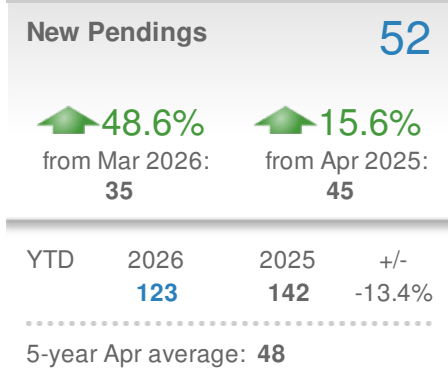
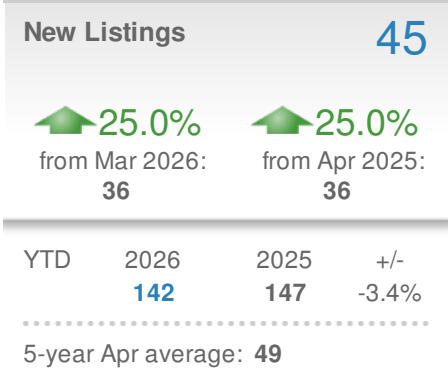
Local Market Insight

Cheltenham (Montgomery, PA)

April 2026

Cheltenham (Montgomery, PA)

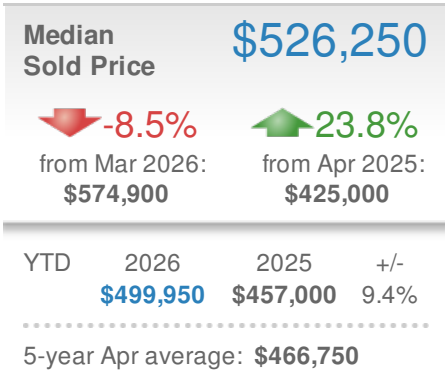
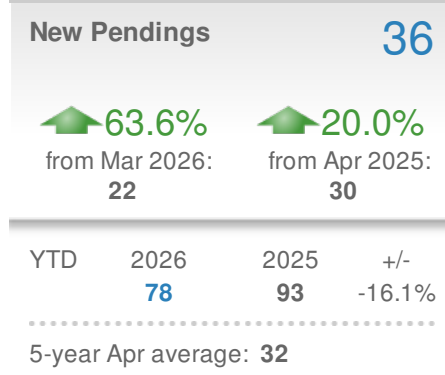
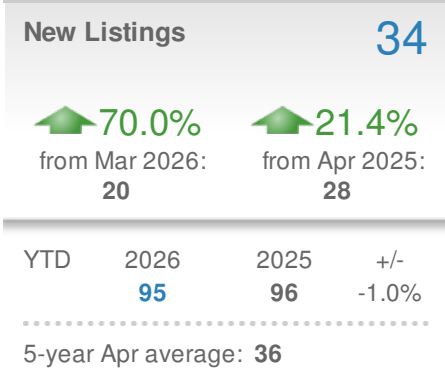
Email: ldavis@tcsr.realtor



April 2026

Cheltenham (Montgomery, PA) - Detached

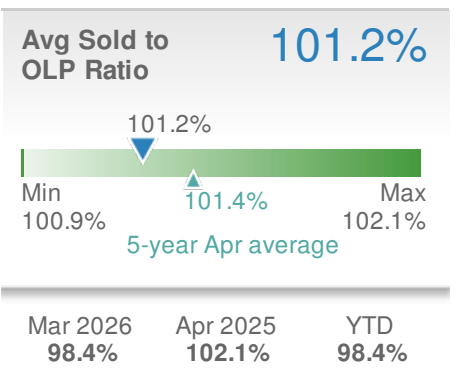
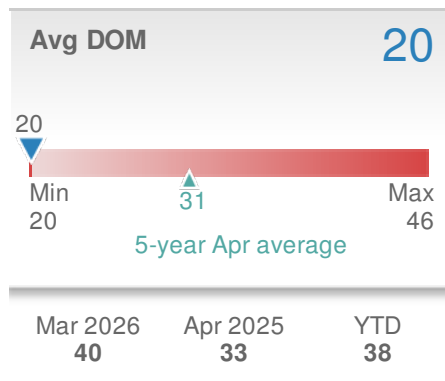
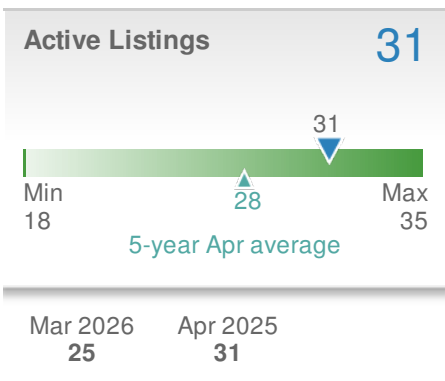
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

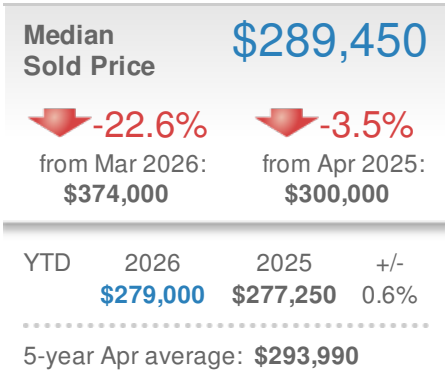
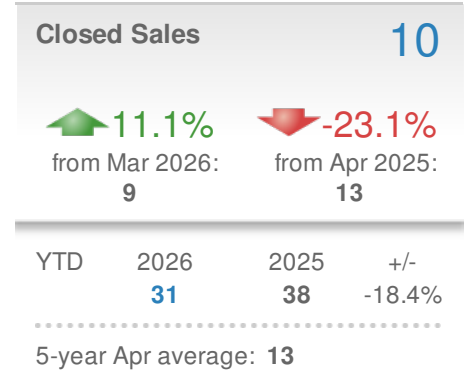
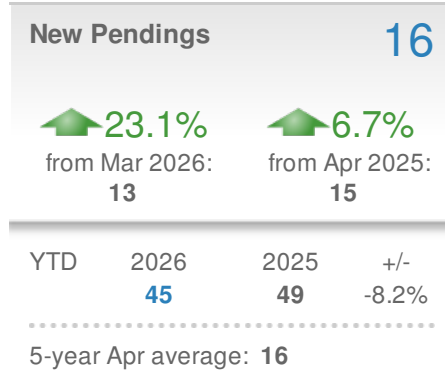
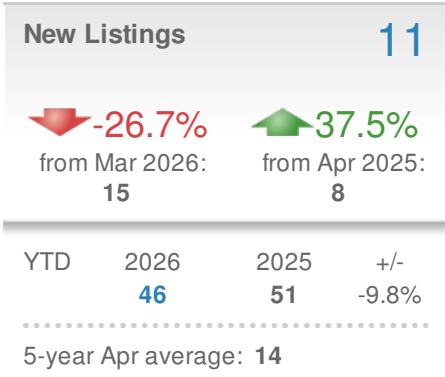
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.12 in March and a decrease from 1.52 in April 2025. The Contract Ratio is 41% lower than the 5-year April average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

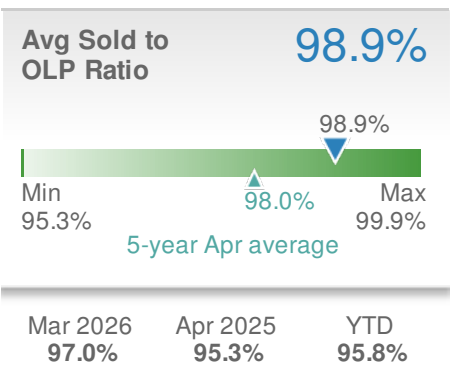
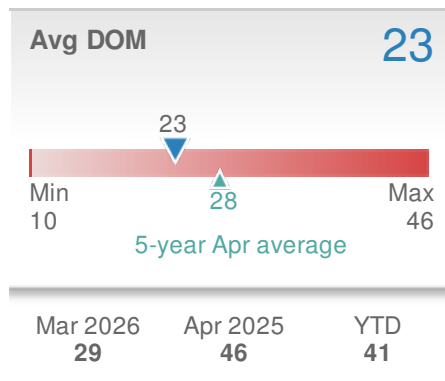
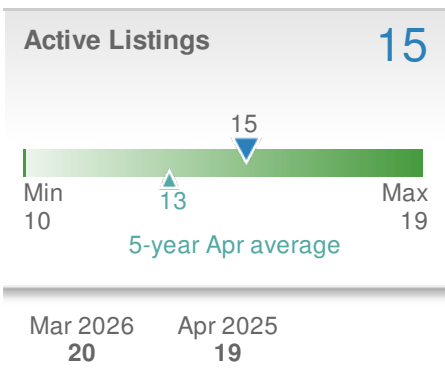
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

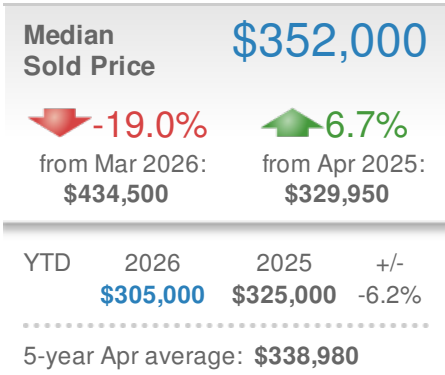
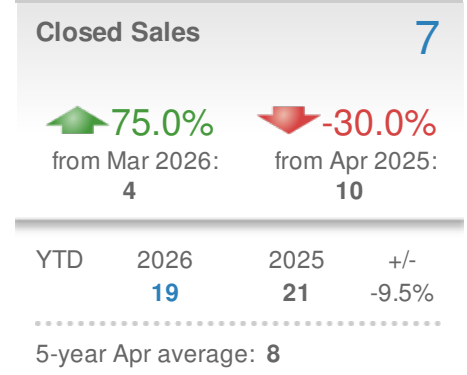
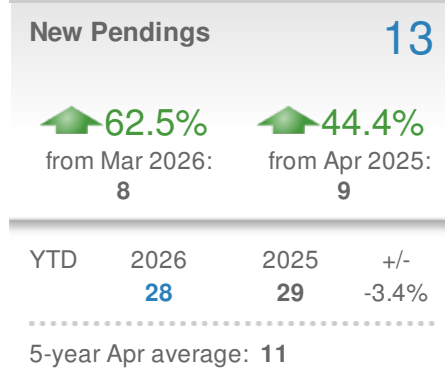
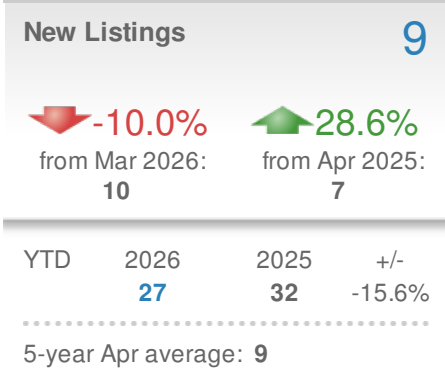
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.75 in March and an increase from 1.00 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to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

