

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

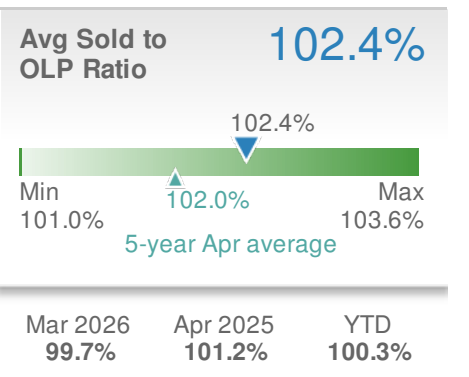
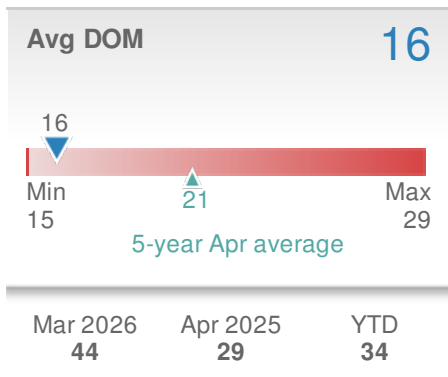
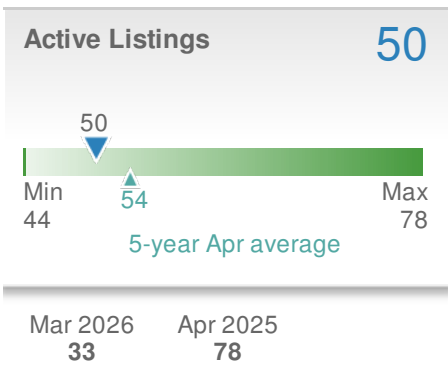
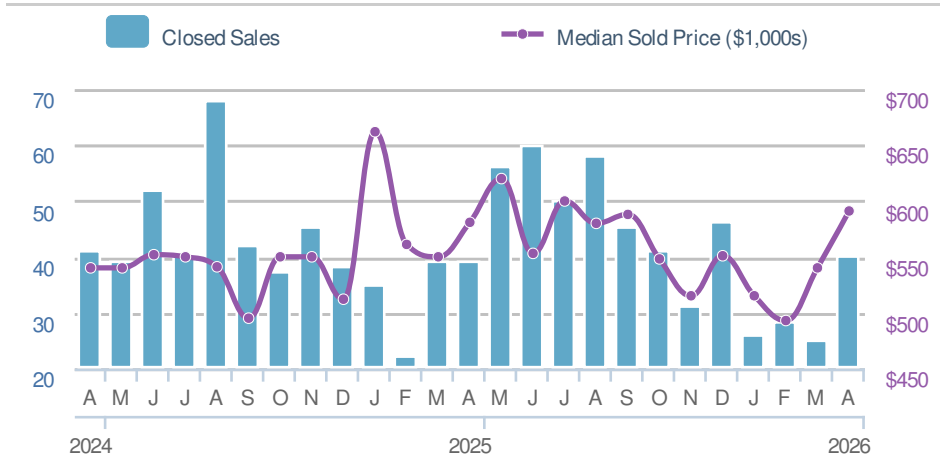
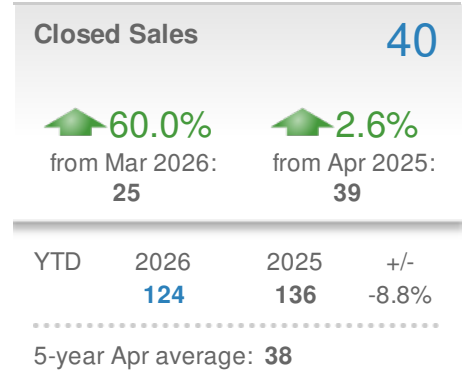
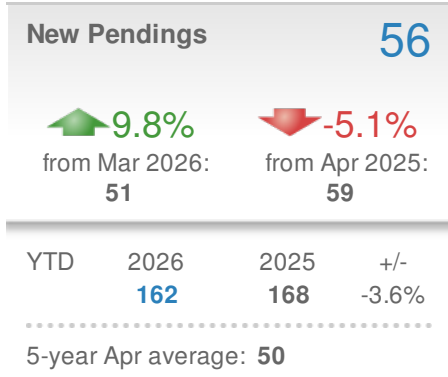
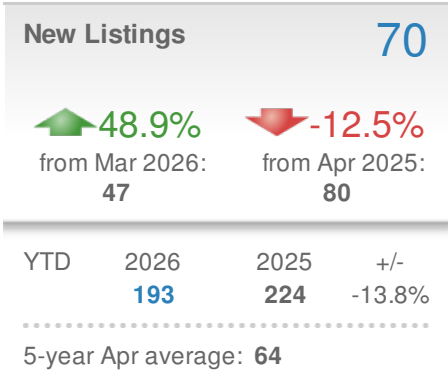
Local Market Insight

Colonial (Montgomery, PA)

April 2026

Colonial (Montgomery, PA)

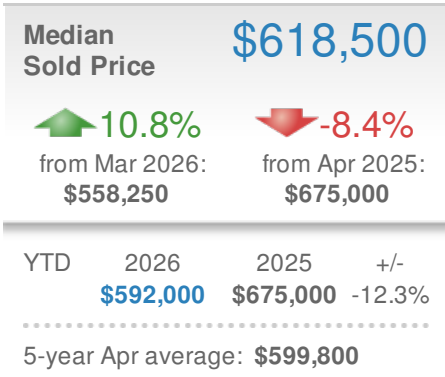
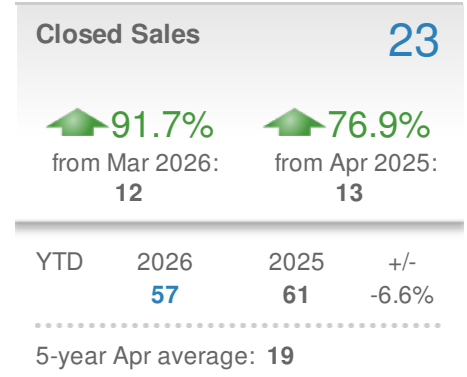
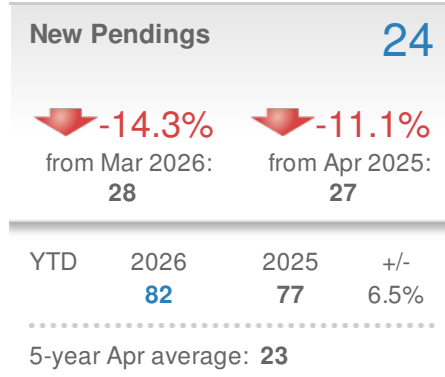
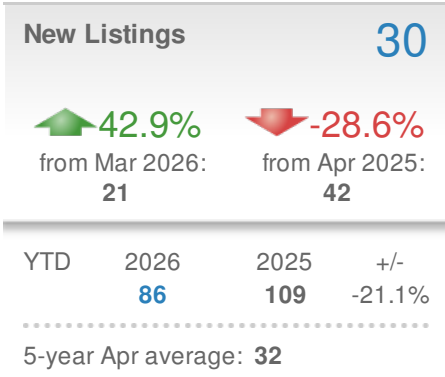
Email: ldavis@tcsr.realtor



April 2026

Colonial (Montgomery, PA) - Detached

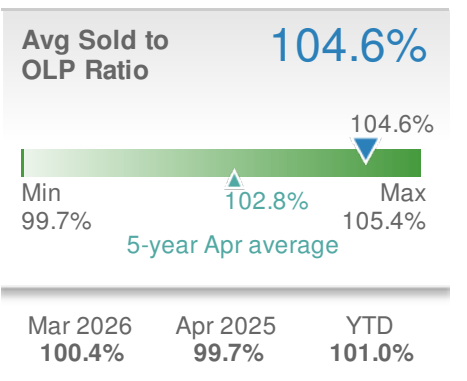
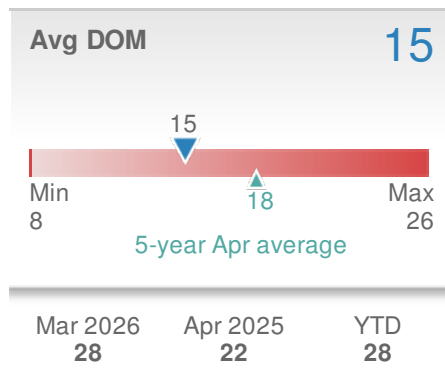
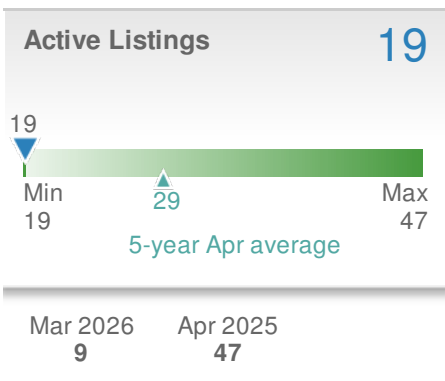
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

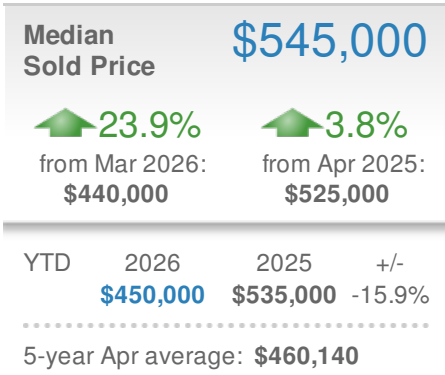
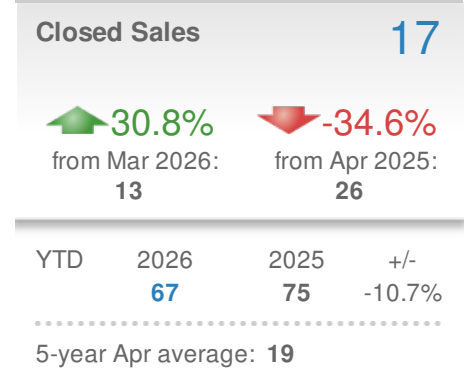
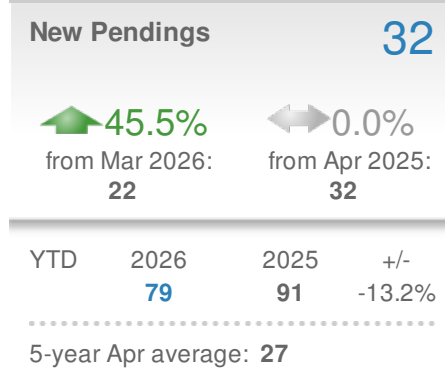
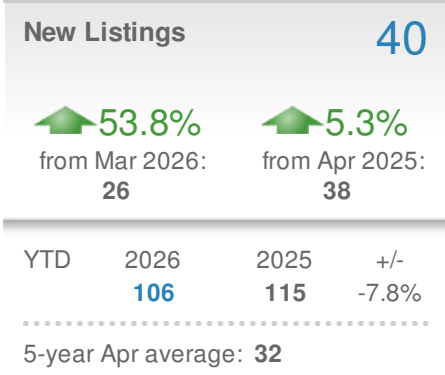
This activity resulted in a Contract Ratio of 2.42 pendings per active listing, down from 4.89 in March and an increase from 1.09 in April 2025. The Contract Ratio is 56% higher than the 5-year April average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared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

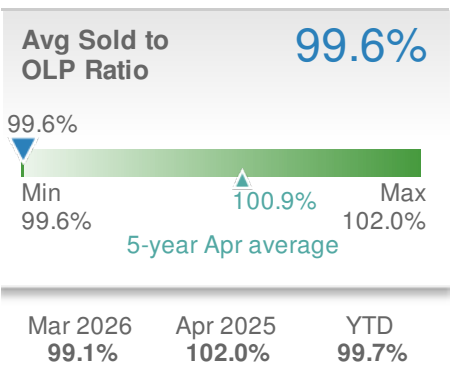
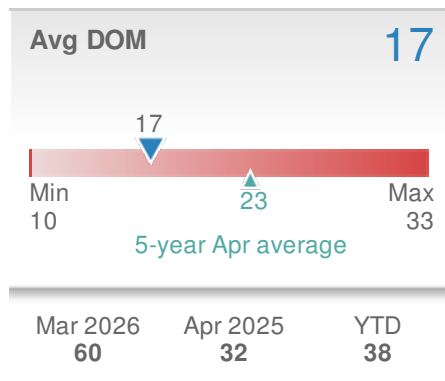
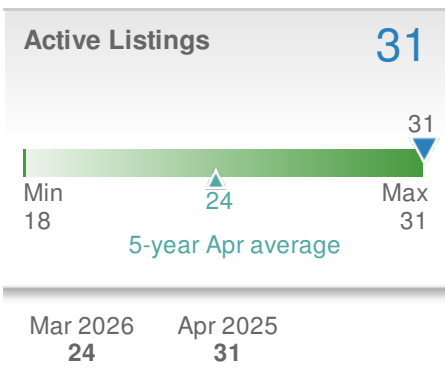
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

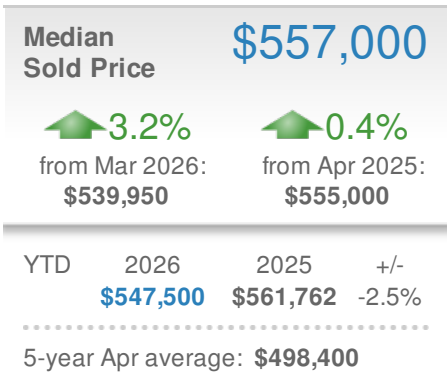
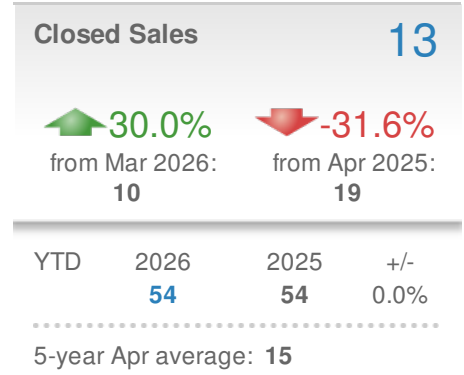
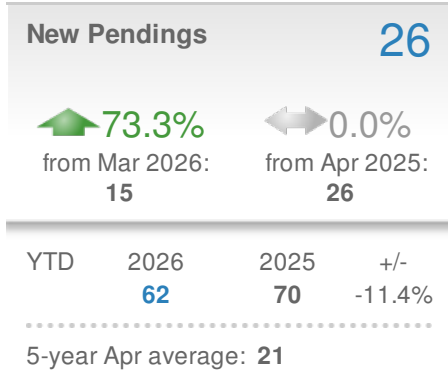
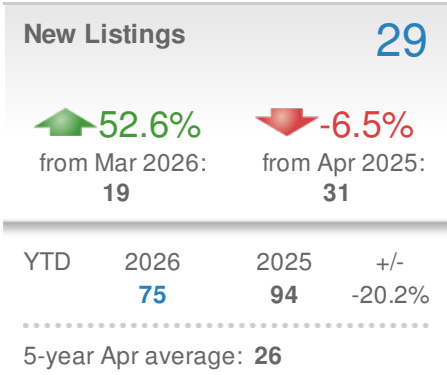
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.17 in March and a decrease from 2.06 in April 2025. The Contract Ratio is 36% lower than the 5-year April average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

