

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

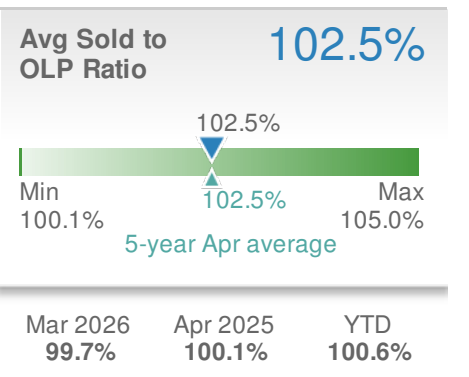
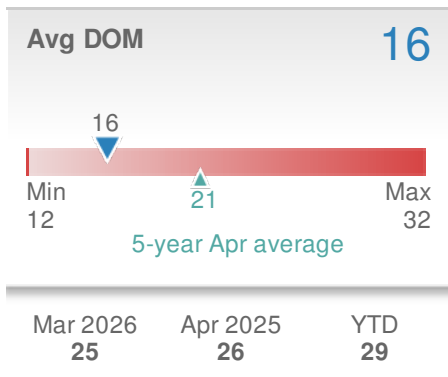
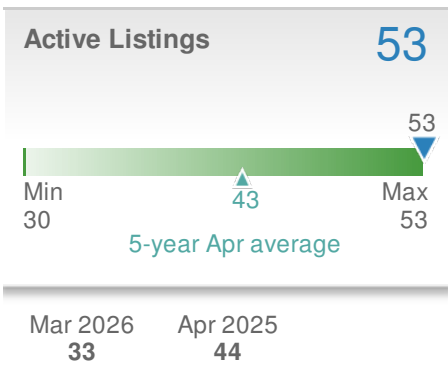
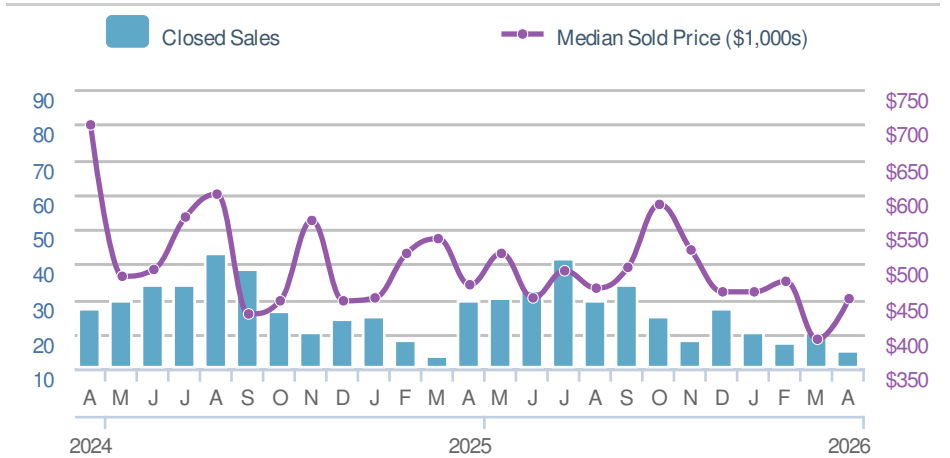
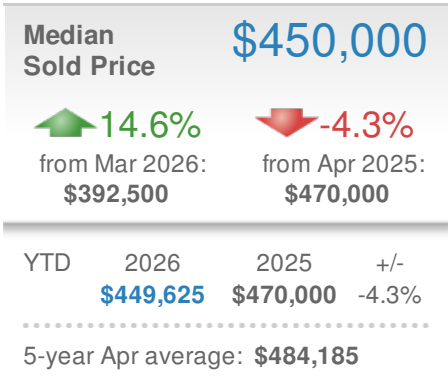
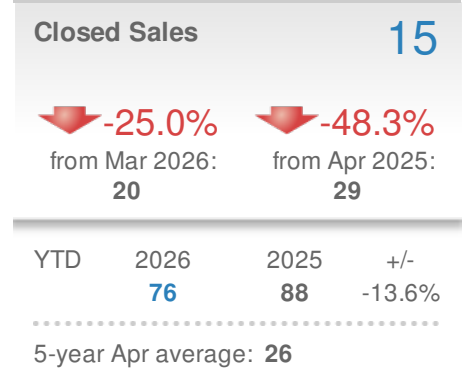
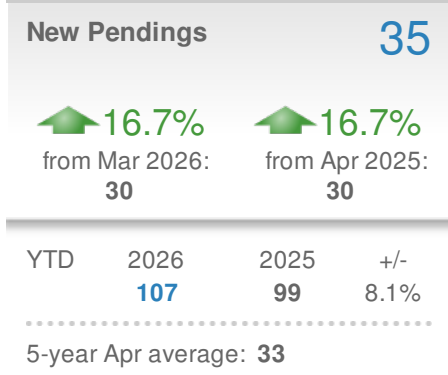
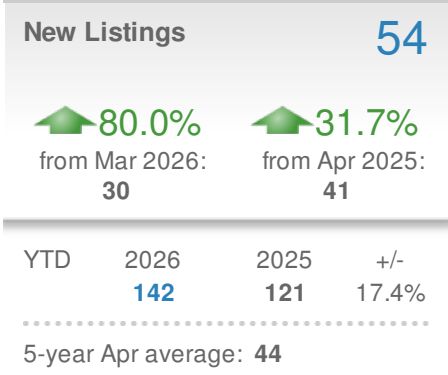
Local Market Insight

Hatboro-Horsham (Montgomery, PA)

April 2026

Hatboro-Horsham (Montgomery, PA)

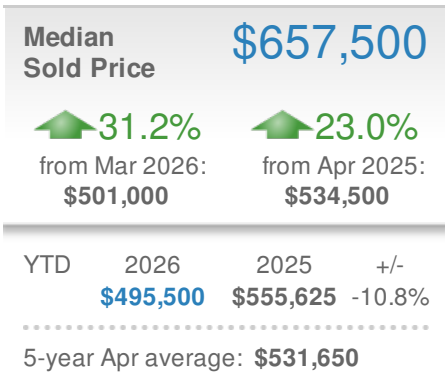
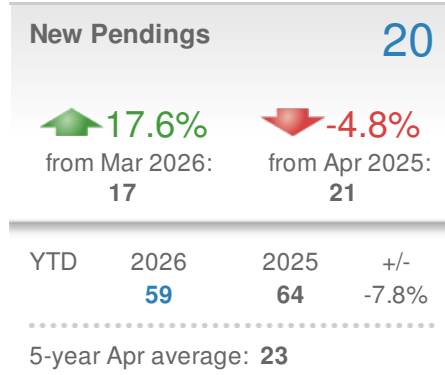
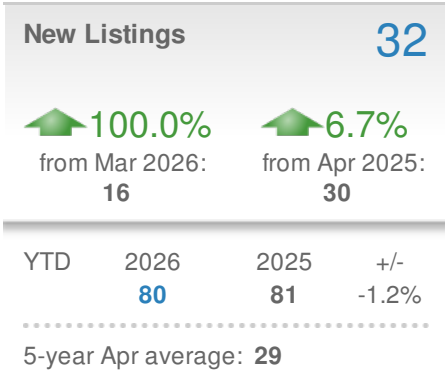
Email: ldavis@tcsr.realtor



April 2026

Hatboro-Horsham (Montgomery, PA) - Detached

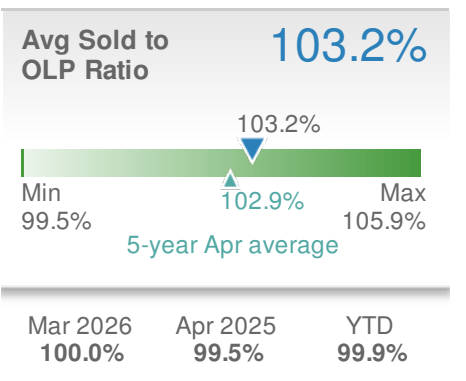
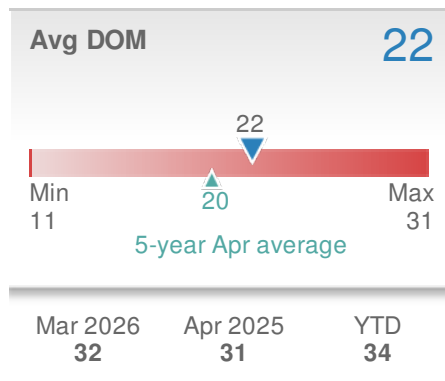
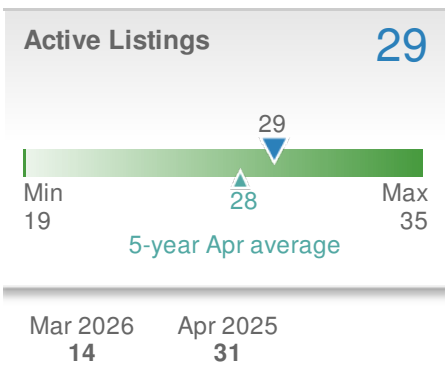
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

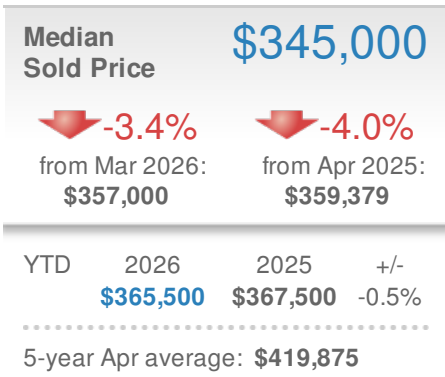
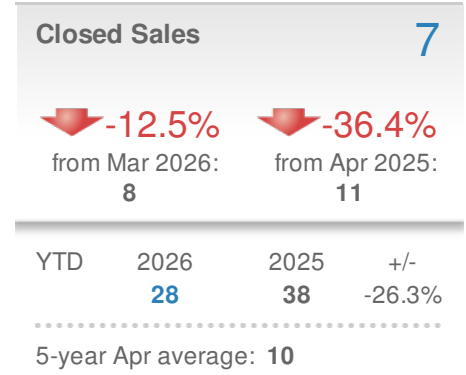
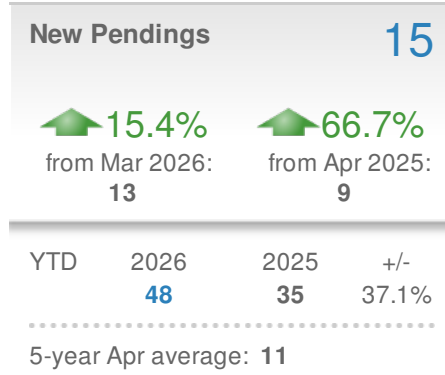
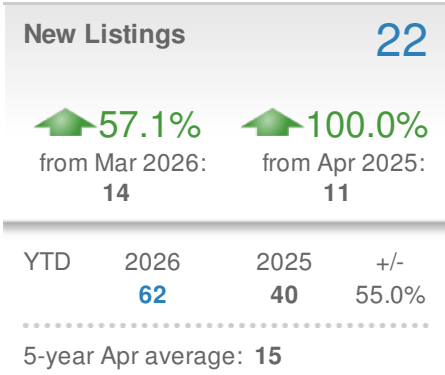
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.50 in March and an increase from 1.03 in April 2025. The Contract Ratio is 15% lower than the 5-year April average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to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

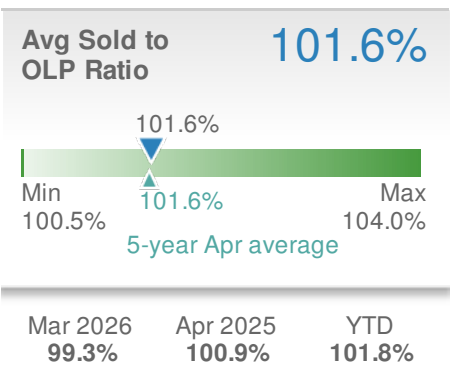
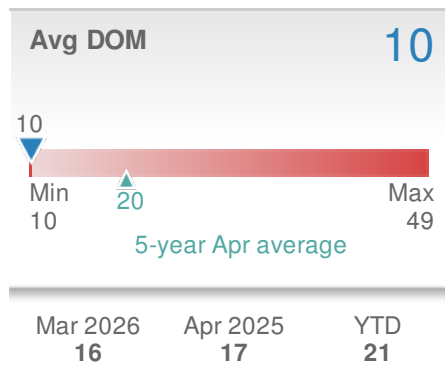
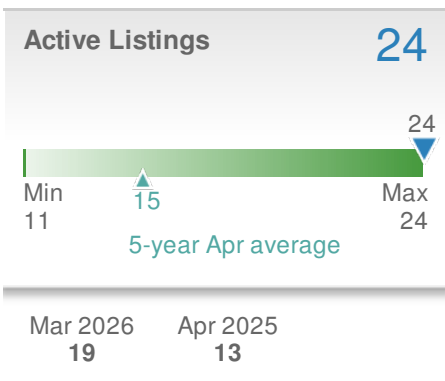
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

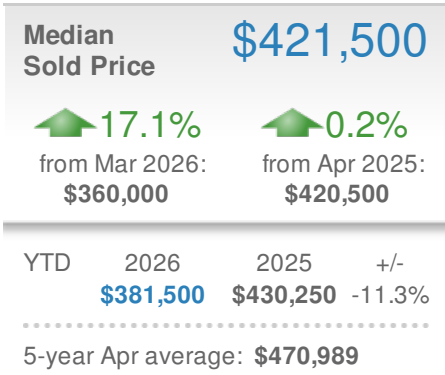
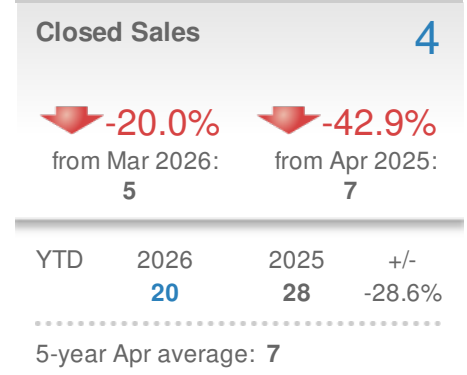
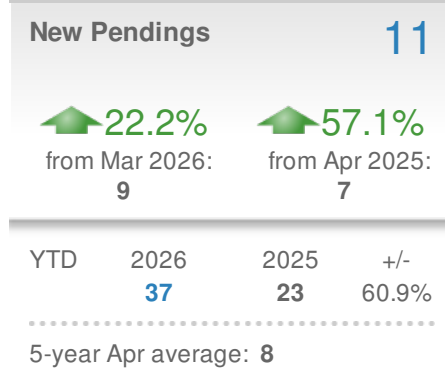
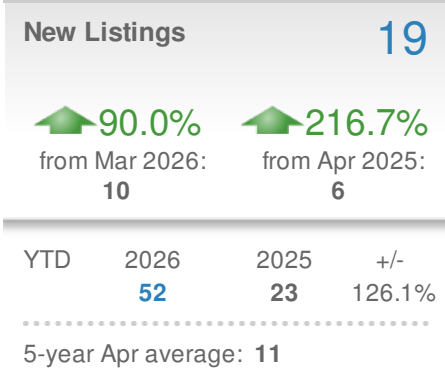
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.37 in March and an increase from 1.08 in April 2025. The Contract Ratio is the same as the 5-year April average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

