

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

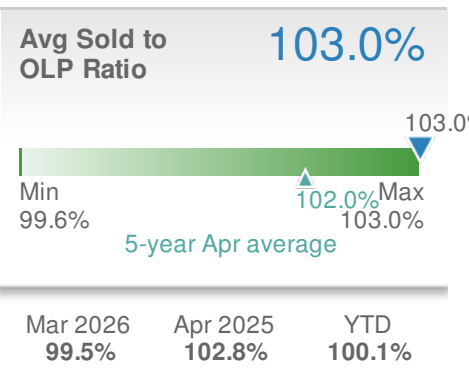
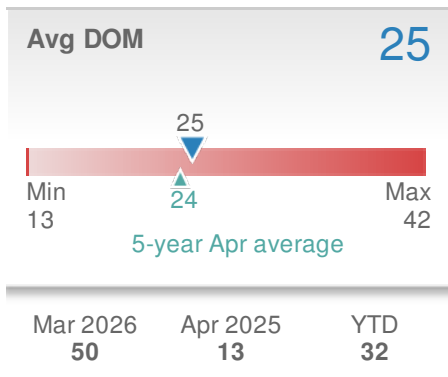
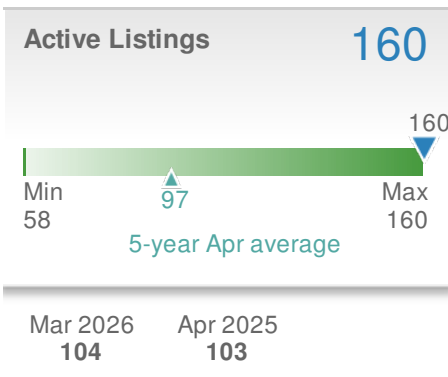
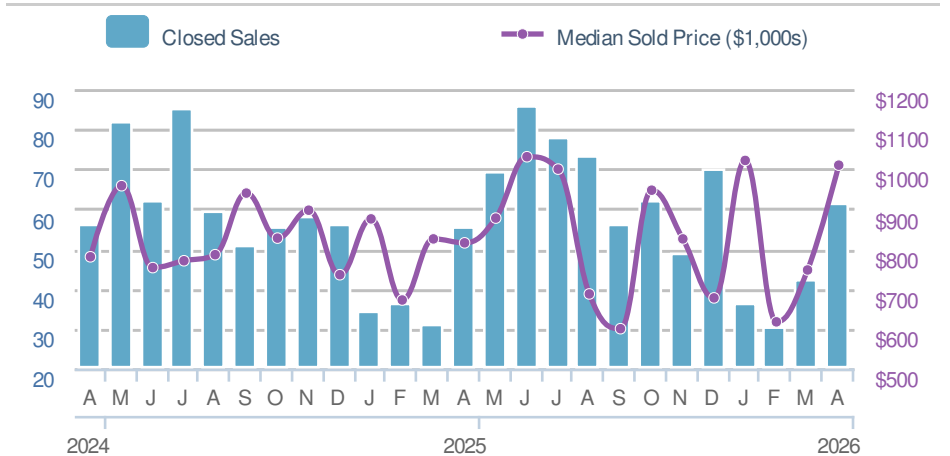
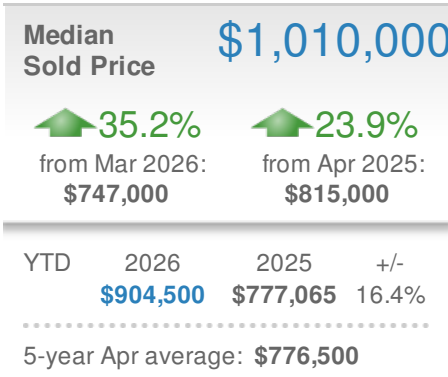
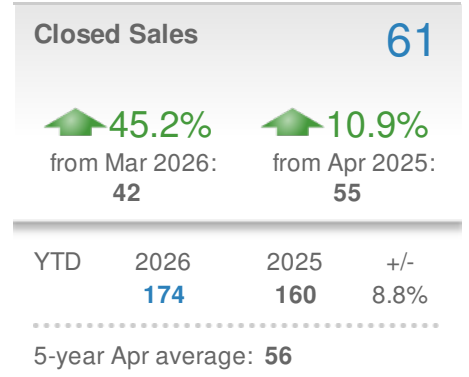
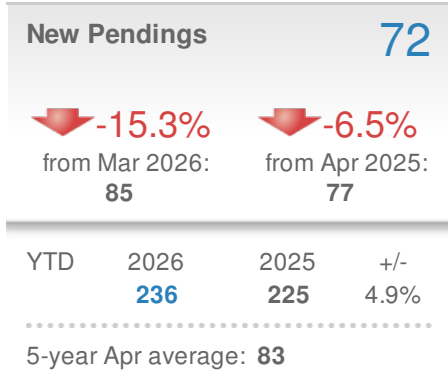
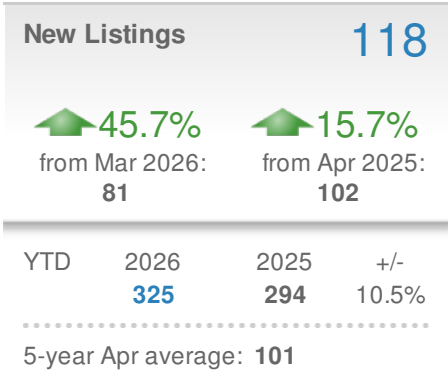
## Local Market Insight

### Lower Merion (Montgomery, PA)

## April 2026

### Lower Merion (Montgomery, PA)

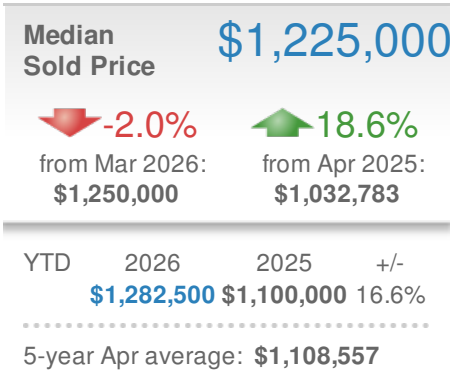
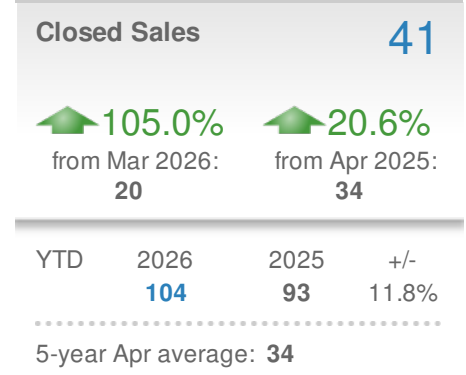
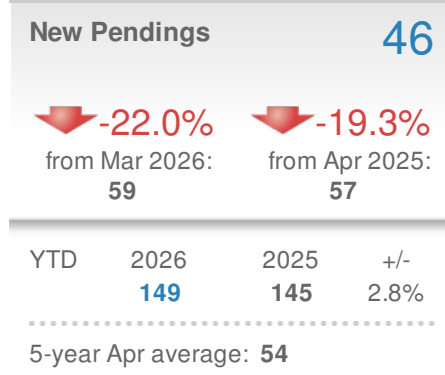
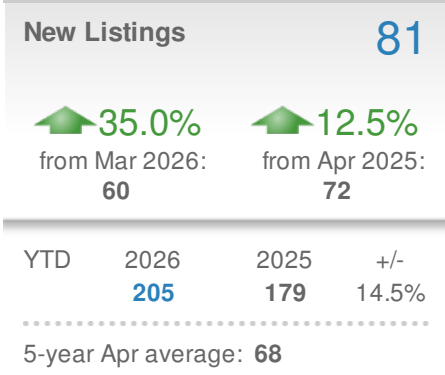
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**April 2026**

Lower Merion (Montgomery, PA) - Detached

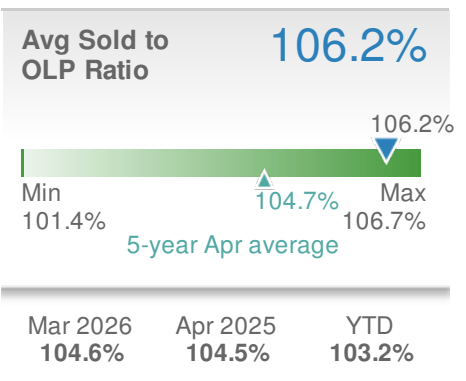
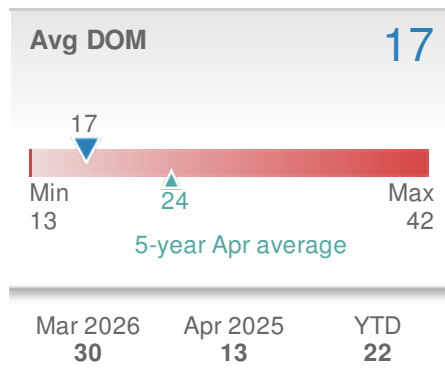
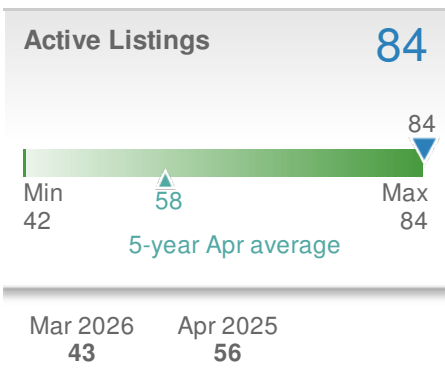
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**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for April was \$1,225,000, representing a decrease of 2% compared to last month and an increase of 18.6% from Apr 2025. The average days on market for units sold in April was 17 days, 28% below the 5-year April average of 24 days. There was a 22% month over month decrease in new contract activity with 46 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 80; and a 95.3% increase in supply to 84 active units.

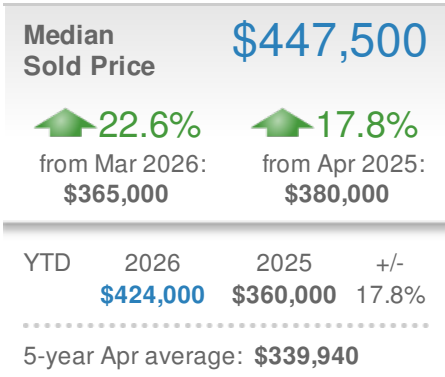
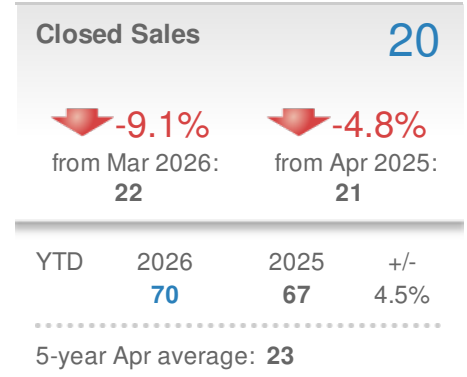
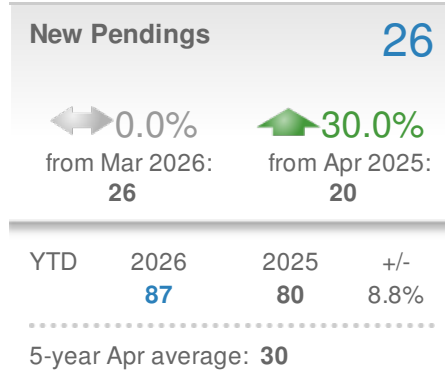
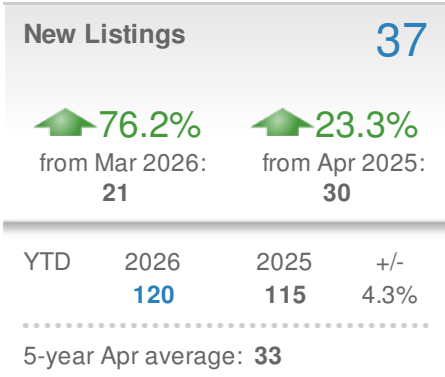
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.70 in March and a decrease from 1.55 in April 2025. The Contract Ratio is 40% lower than the 5-year April average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Lower Merion (Montgomery, PA) - Attached

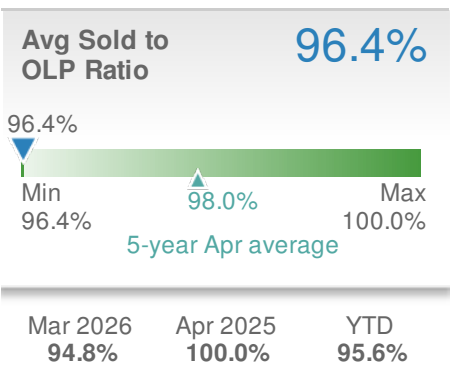
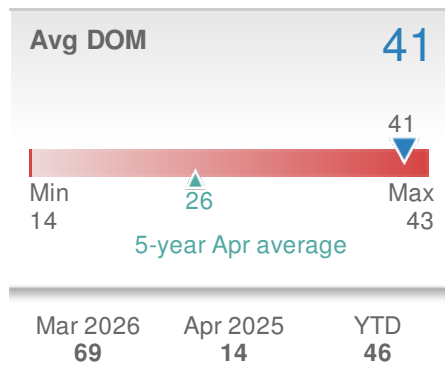
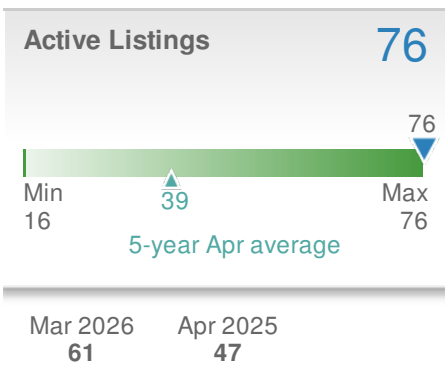
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**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for April was \$447,500, representing an increase of 22.6% compared to last month and an increase of 17.8% from Apr 2025. The average days on market for units sold in April was 41 days, 55% above the 5-year April average of 26 days. There was no month over month change in new contract activity with 26 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and a 24.6% increase in supply to 76 active units.

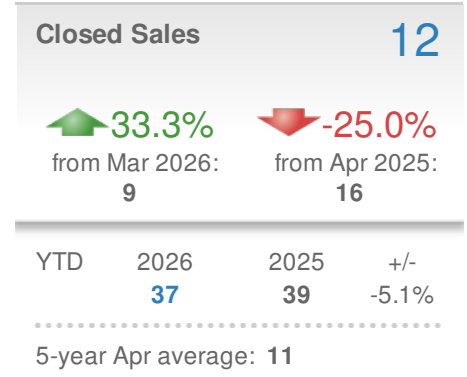
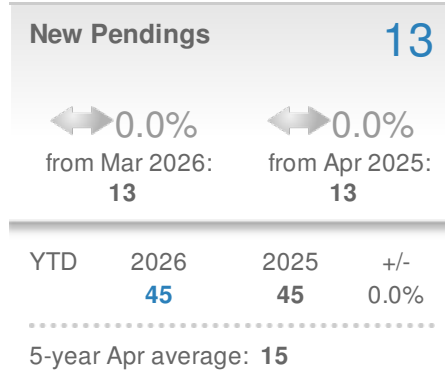
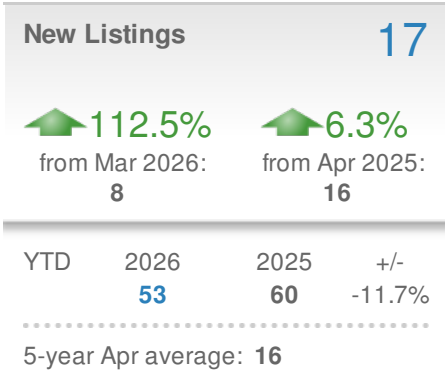
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.48 in March and a decrease from 0.70 in April 2025. The Contract Ratio is 73% lower than the 5-year April average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Lower Merion (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$580,000, representing no change compared to last month and an increase of 58.7% from Apr 2025. The average days on market for units sold in April was 32 days, 91% above the 5-year April average of 17 days. There was no month over month change in new contract activity with 13 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 30% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.75 in March and a decrease from 0.85 in April 2025. The Contract Ratio is 68% lower than the 5-year April average of 1.94. 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.

