

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

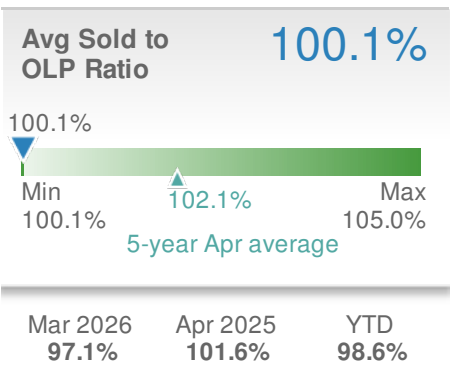
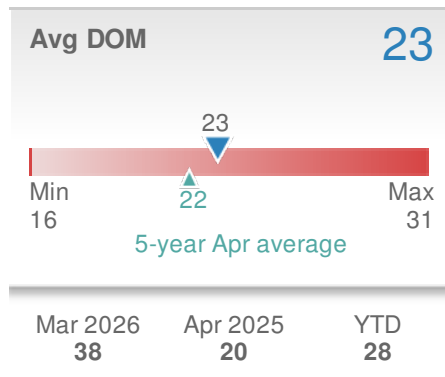
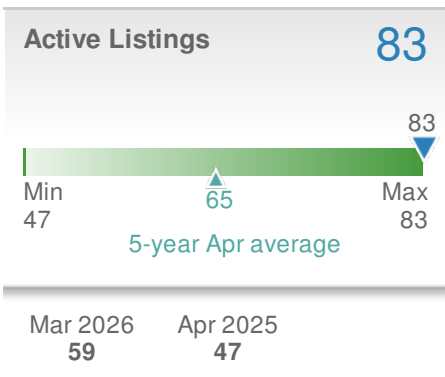
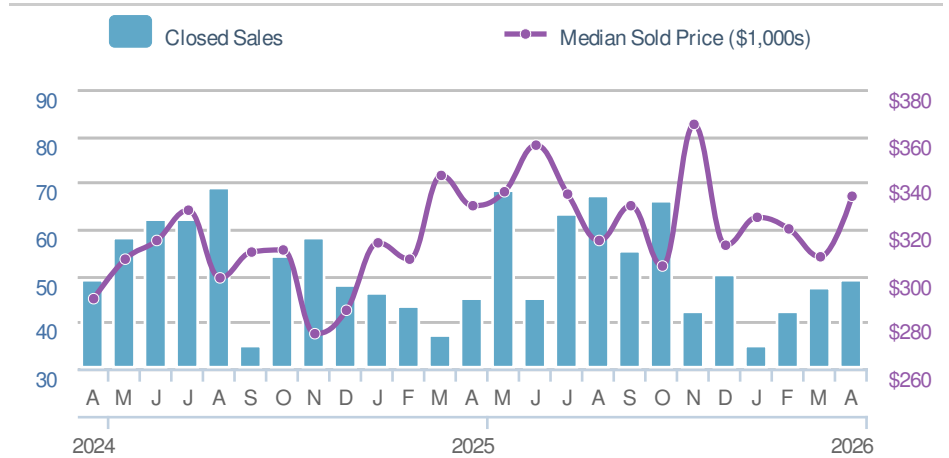
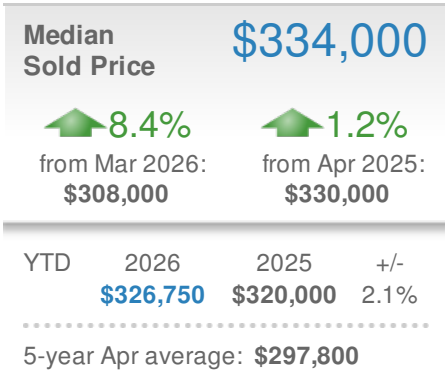
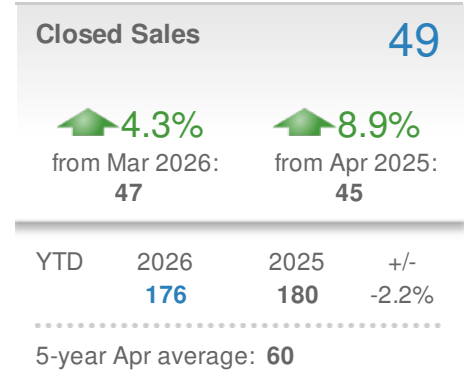
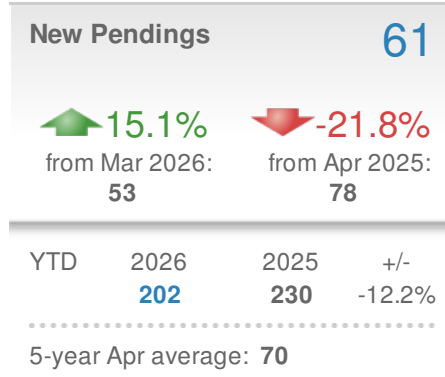
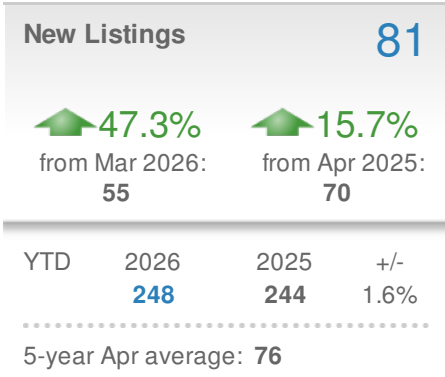
Local Market Insight

Norristown Area (Montgomery, PA)

April 2026

Norristown Area (Montgomery, PA)

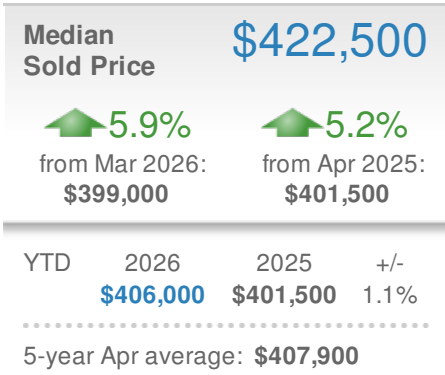
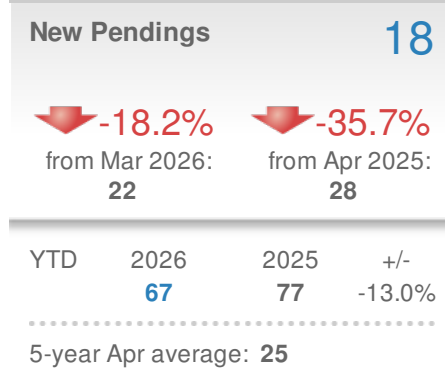
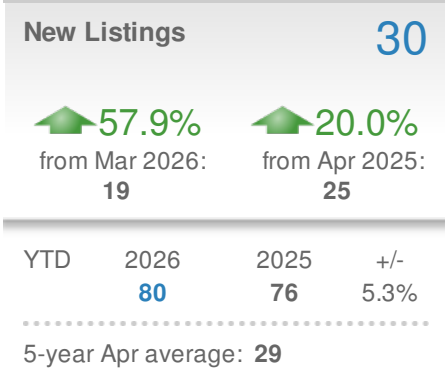
Email: ldavis@tcsr.realtor



April 2026

Norristown Area (Montgomery, PA) - Detached

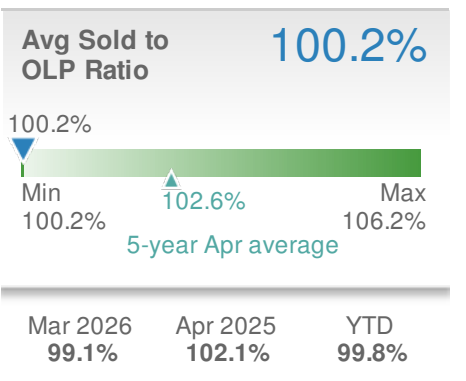
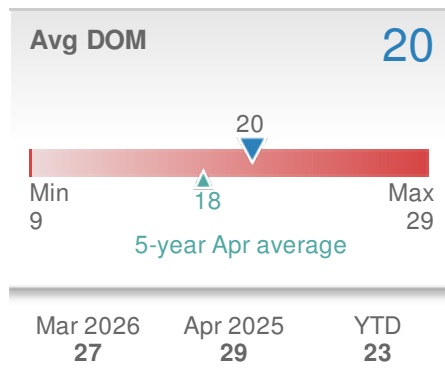
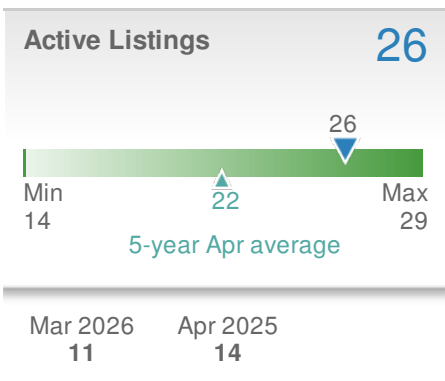
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for April was \$422,500, representing an increase of 5.9% compared to last month and an increase of 5.2% from Apr 2025. The average days on market for units sold in April was 20 days, 11% above the 5-year April average of 18 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 27; and a 136.4% increase in supply to 26 active units.

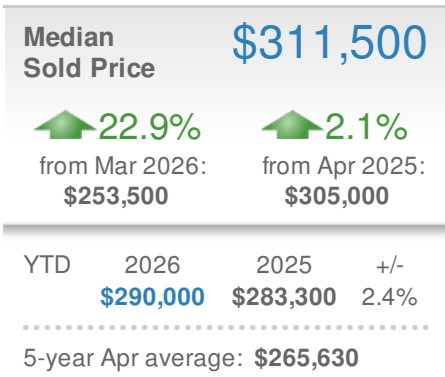
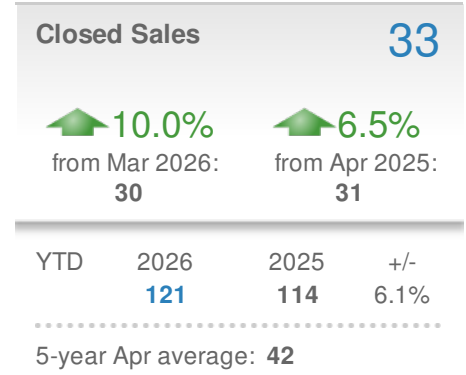
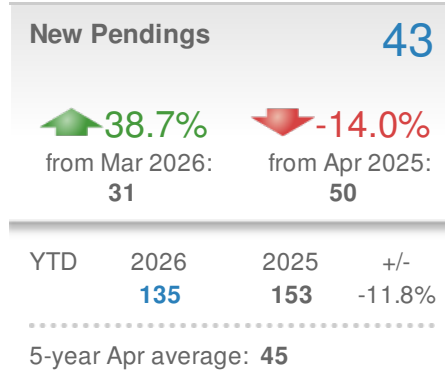
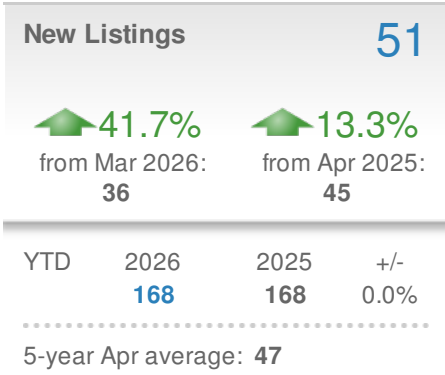
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 2.45 in March and a decrease from 2.43 in April 2025. The Contract Ratio is 37% lower than the 5-year April average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Norristown Area (Montgomery, PA) - Attached

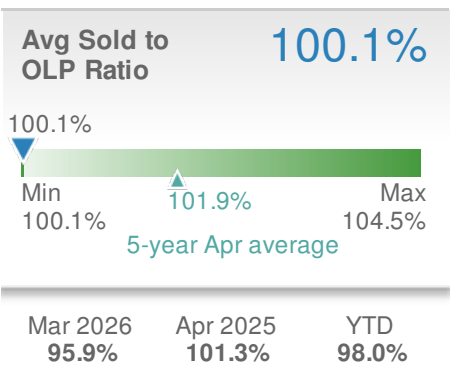
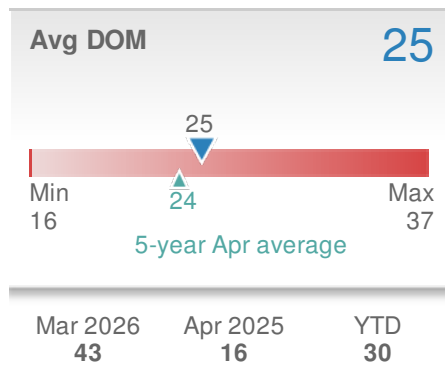
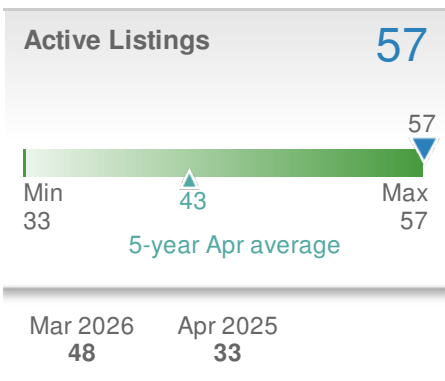
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Email: ldavis@tcsr.realtor



Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for April was \$311,500, representing an increase of 22.9% compared to last month and an increase of 2.1% from Apr 2025. The average days on market for units sold in April was 25 days, 3% above the 5-year April average of 24 days. There was a 38.7% month over month increase in new contract activity with 43 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 63; and an 18.8% increase in supply to 57 active units.

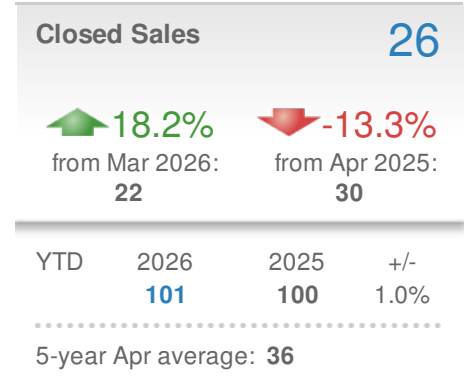
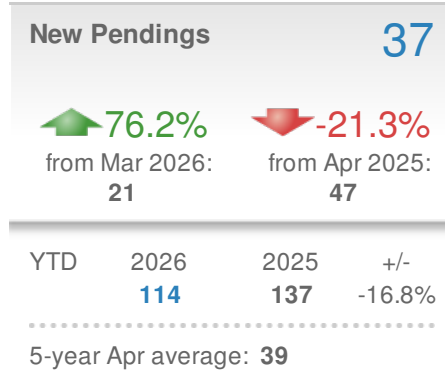
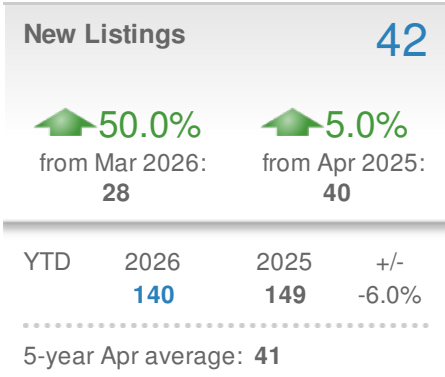
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.17 in March and a decrease from 2.76 in April 2025. The Contract Ratio is 37% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Norristown Area (Montgomery, PA) - Attached/Townhouse

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



Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$316,000, representing an increase of 24.7% compared to last month and an increase of 1.9% from Apr 2025. The average days on market for units sold in April was 25 days, 2% below the 5-year April average of 26 days. There was a 76.2% month over month increase in new contract activity with 37 New Pendings; a 19.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 56; and a 12.8% increase in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.21 in March and a decrease from 3.11 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.83. 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.

