

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

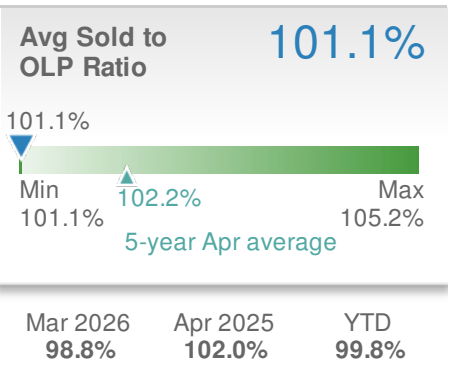
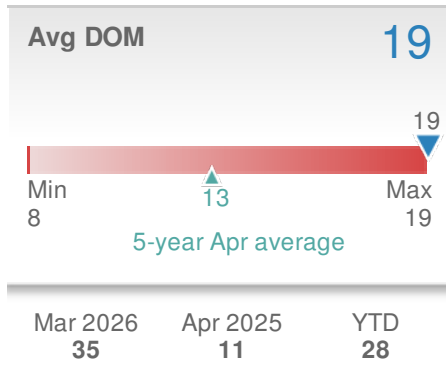
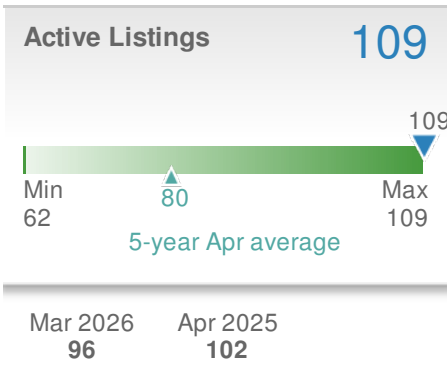
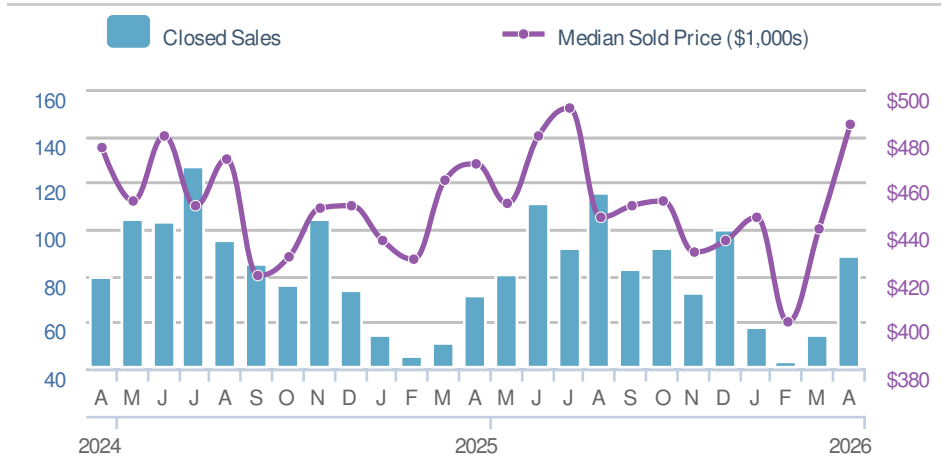
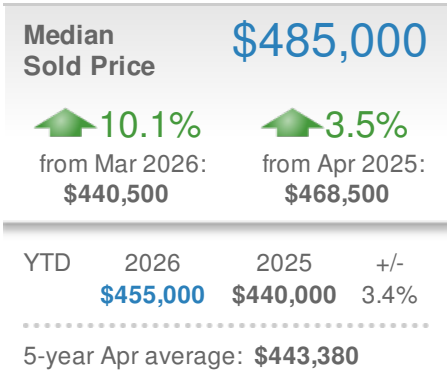
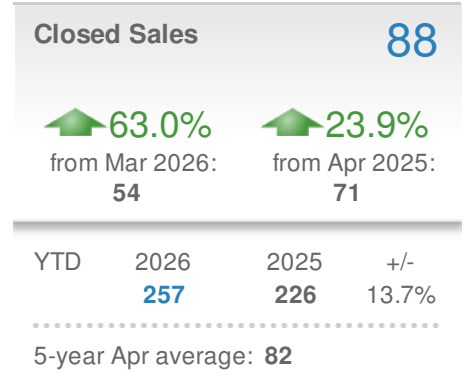
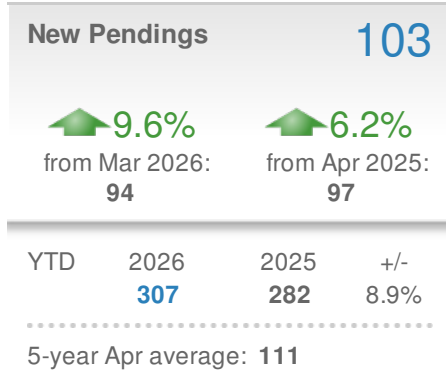
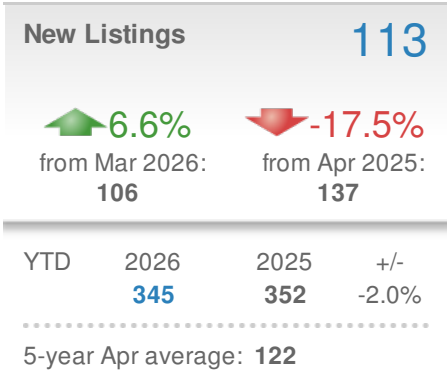
## Local Market Insight

### North Penn (Montgomery, PA)

**April 2026**

North Penn (Montgomery, PA)

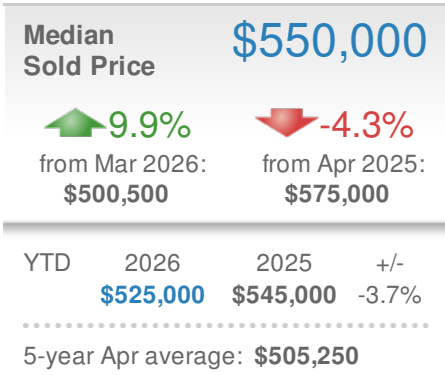
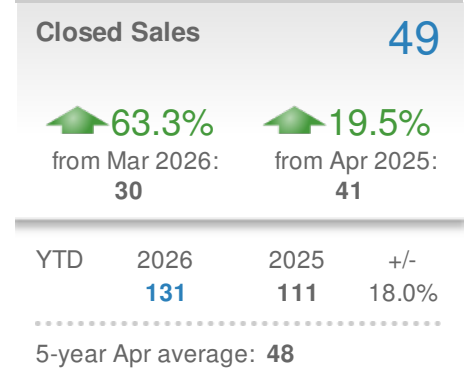
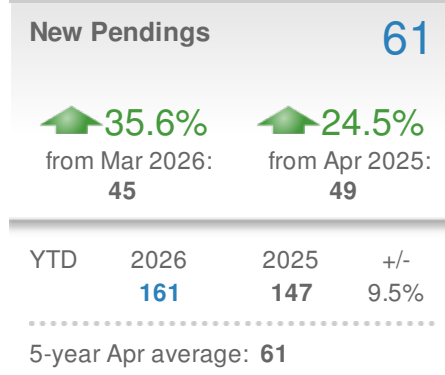
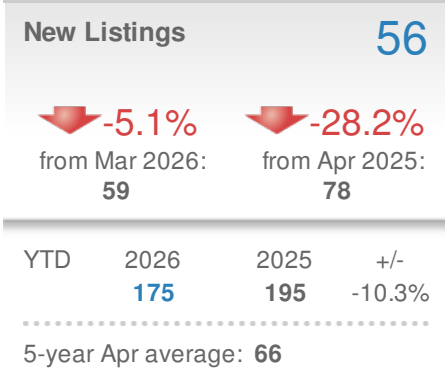
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**April 2026**

North Penn (Montgomery, PA) - Detached

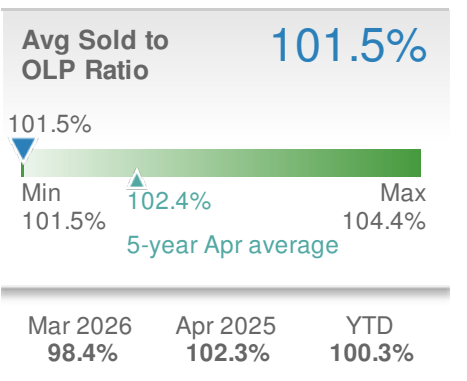
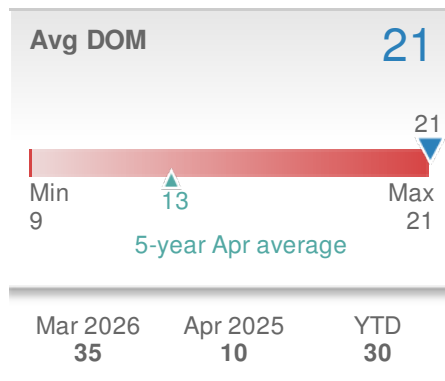
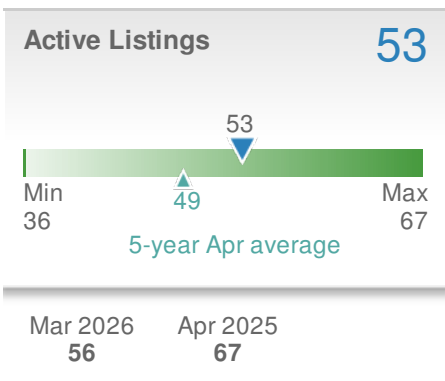
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**Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for April was \$550,000, representing an increase of 9.9% compared to last month and a decrease of 4.3% from Apr 2025. The average days on market for units sold in April was 21 days, 57% above the 5-year April average of 13 days. There was a 35.6% month over month increase in new contract activity with 61 New Pendings; a 20.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 70; and a 5.4% decrease in supply to 53 active units.

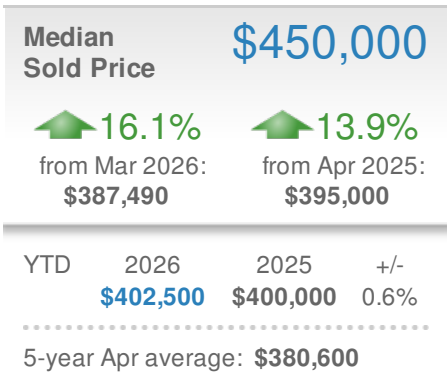
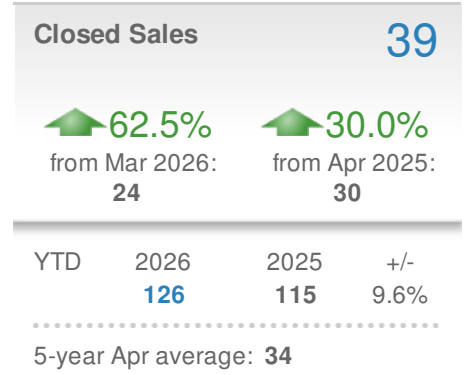
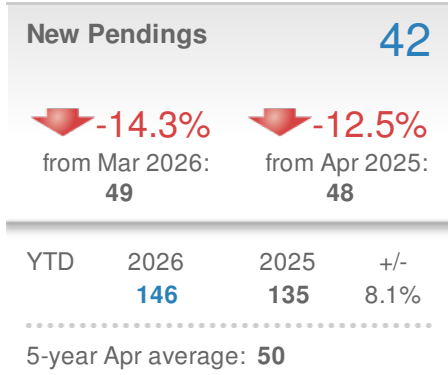
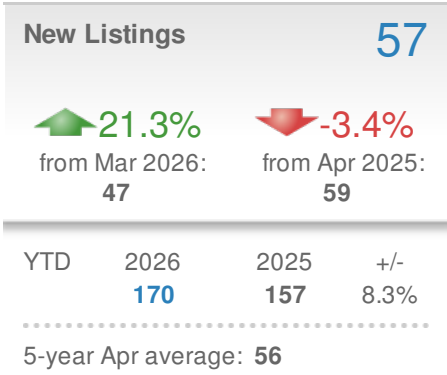
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.04 in March and an increase from 0.97 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

North Penn (Montgomery, PA) - Attached

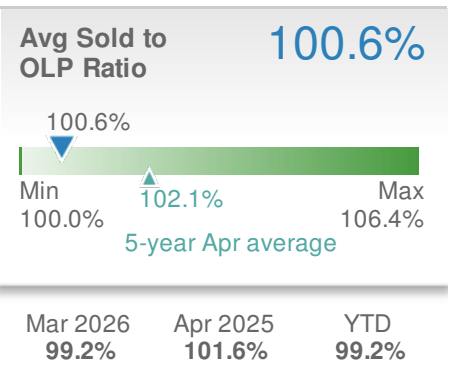
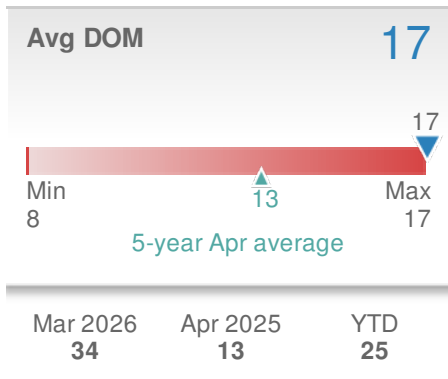
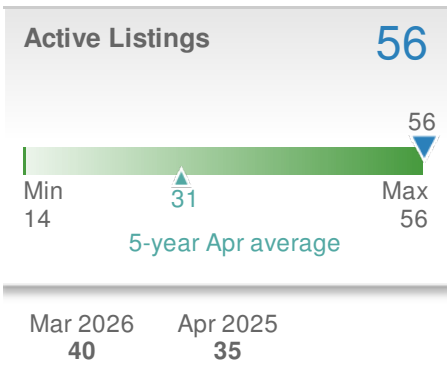
Tri-County Suburban REALTORS  
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**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for April was \$450,000, representing an increase of 16.1% compared to last month and an increase of 13.9% from Apr 2025. The average days on market for units sold in April was 17 days, 27% above the 5-year April average of 13 days. There was a 14.3% month over month decrease in new contract activity with 42 New Pendings; a 6.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 55; and a 40% increase in supply to 56 active units.

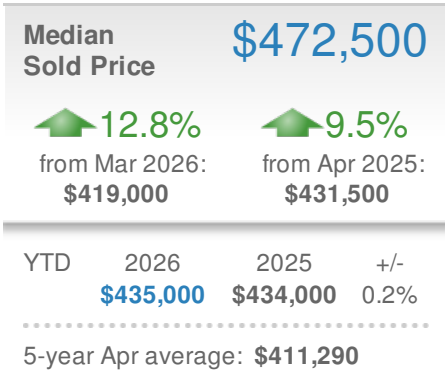
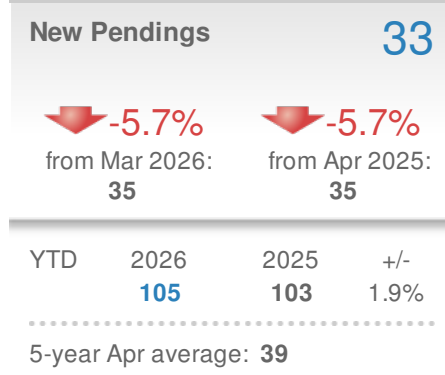
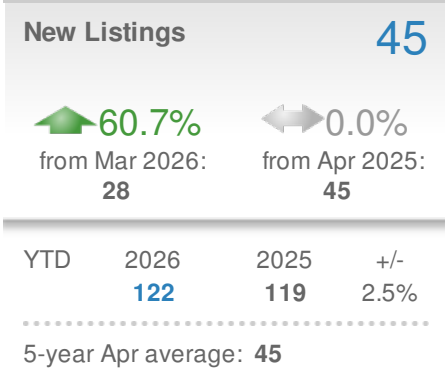
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.48 in March and a decrease from 1.66 in April 2025. The Contract Ratio is 63% lower than the 5-year April average of 2.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

North Penn (Montgomery, PA) - Attached/Townhouse

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**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$472,500, representing an increase of 12.8% compared to last month and an increase of 9.5% from Apr 2025. The average days on market for units sold in April was 21 days, 54% above the 5-year April average of 14 days. There was a 5.7% month over month decrease in new contract activity with 33 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 39; and a 56% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.56 in March and a decrease from 1.54 in April 2025. The Contract Ratio is 57% lower than the 5-year April average of 2.33. 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.

