

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

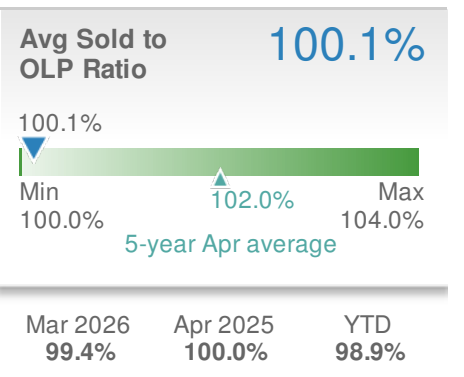
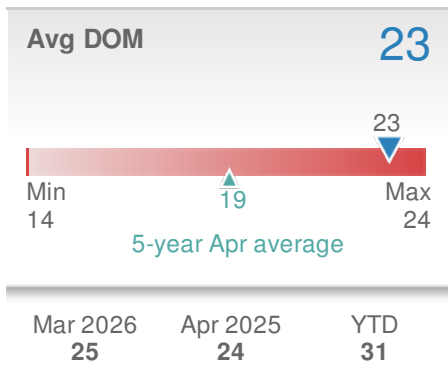
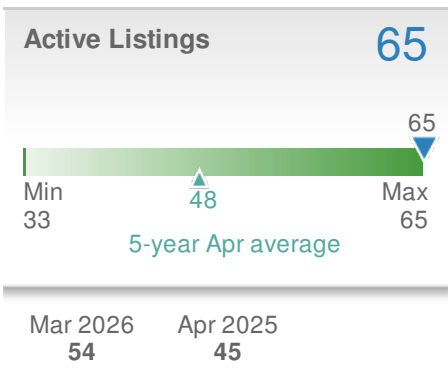
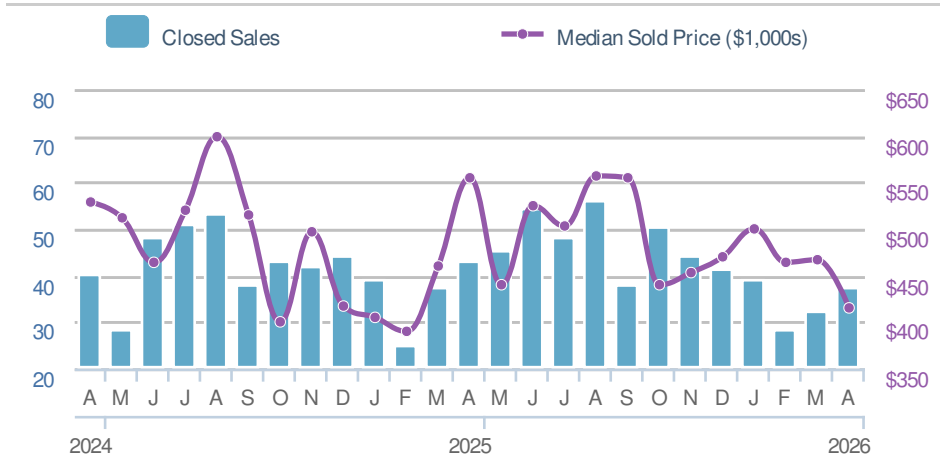
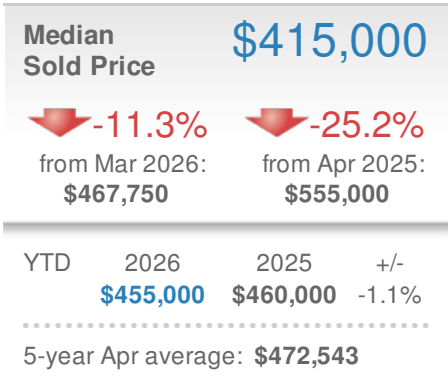
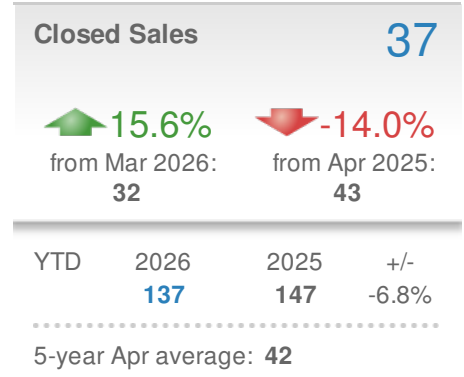
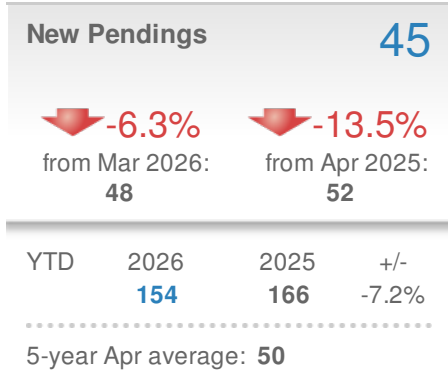
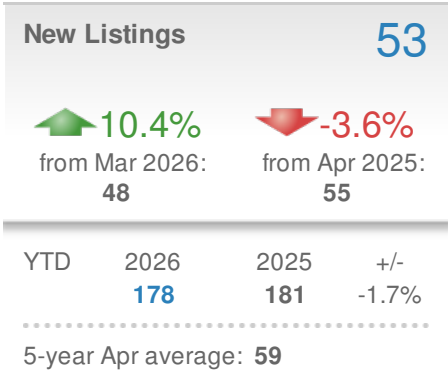
Local Market Insight

Spring-Ford Area (Montgomery, PA)

April 2026

Spring-Ford Area (Montgomery, PA)

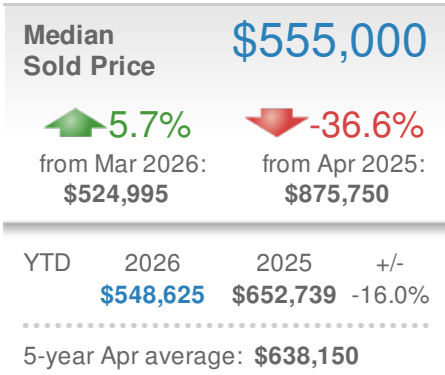
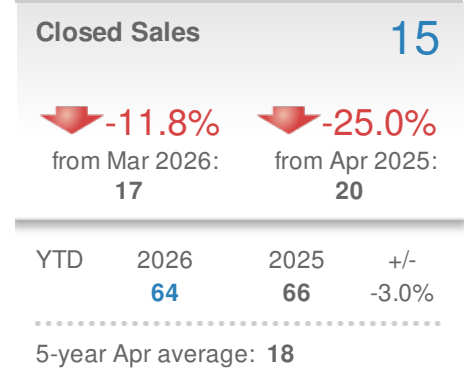
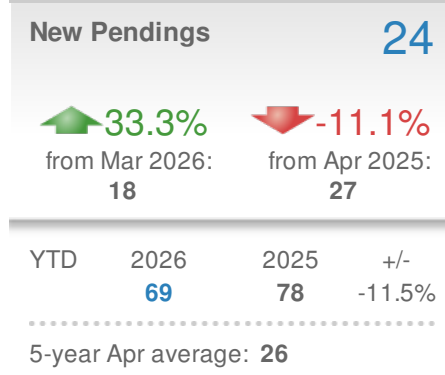
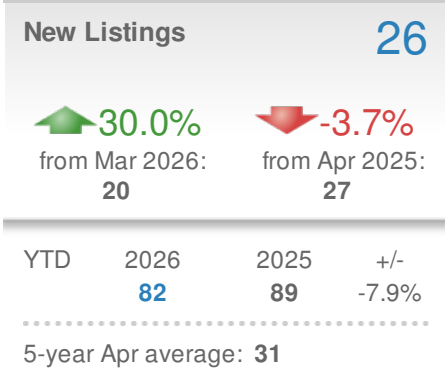
Email: ldavis@tcsr.realtor



April 2026

Spring-Ford Area (Montgomery, PA) - Detached

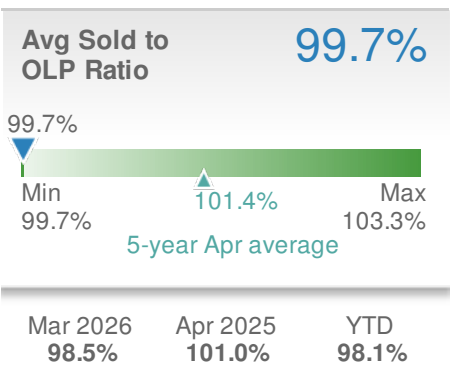
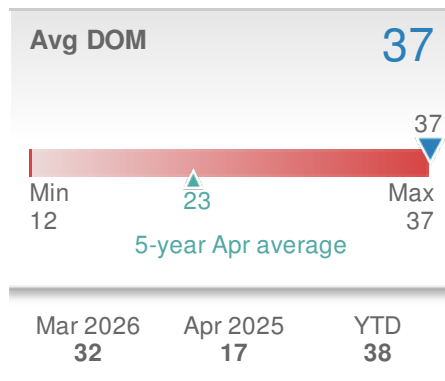
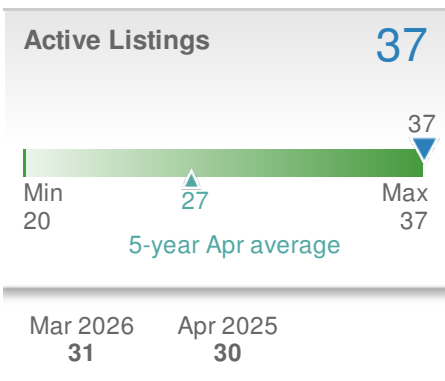
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for April was \$555,000, representing an increase of 5.7% compared to last month and a decrease of 36.6% from Apr 2025. The average days on market for units sold in April was 37 days, 64% above the 5-year April average of 23 days. There was a 33.3% month over month increase in new contract activity with 24 New Pendings; a 29.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and a 19.4% increase in supply to 37 active units.

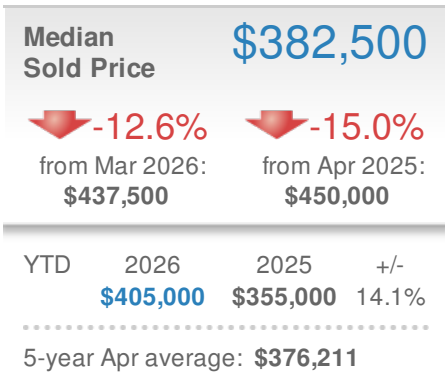
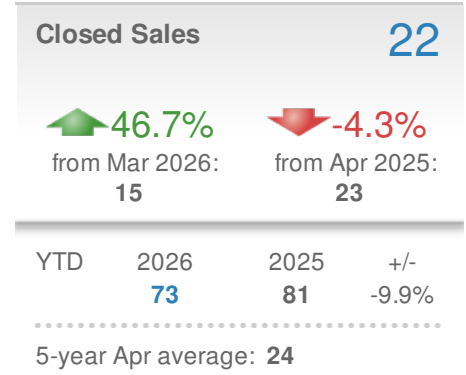
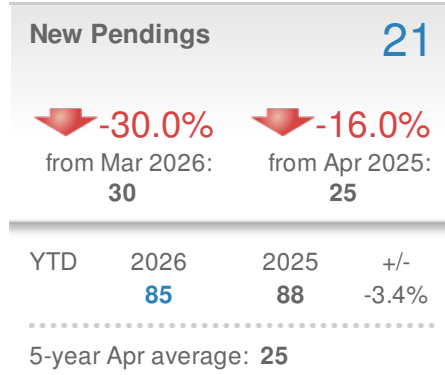
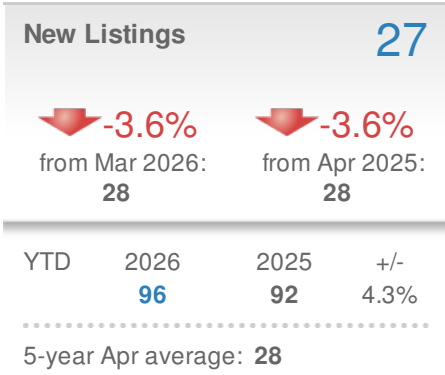
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.77 in March and a decrease from 1.23 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Spring-Ford Area (Montgomery, PA) - Attached

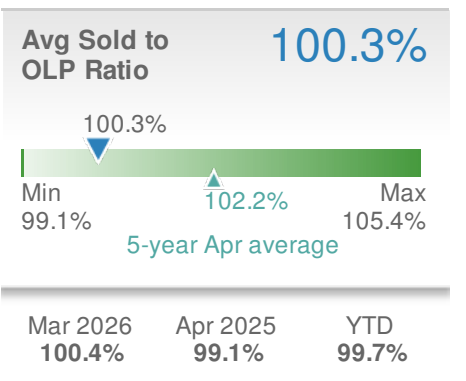
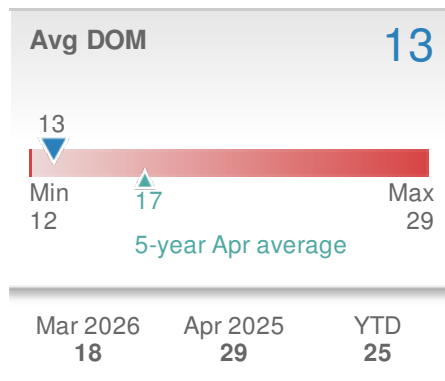
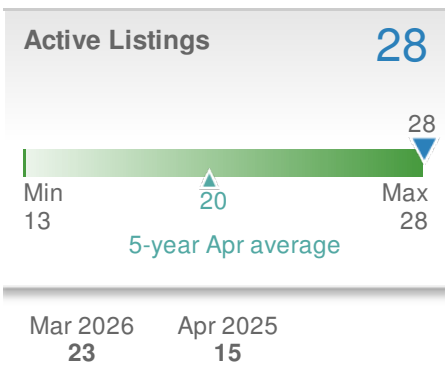
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for April was \$382,500, representing a decrease of 12.6% compared to last month and a decrease of 15% from Apr 2025. The average days on market for units sold in April was 13 days, 24% below the 5-year April average of 17 days. There was a 30% month over month decrease in new contract activity with 21 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 35; and a 21.7% increase in supply to 28 active units.

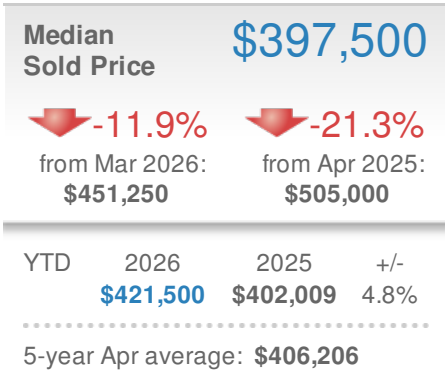
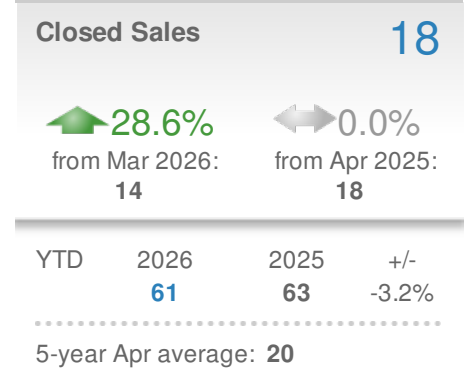
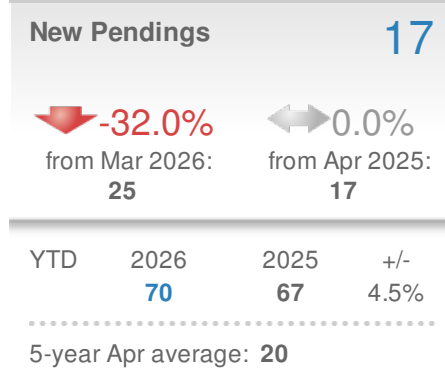
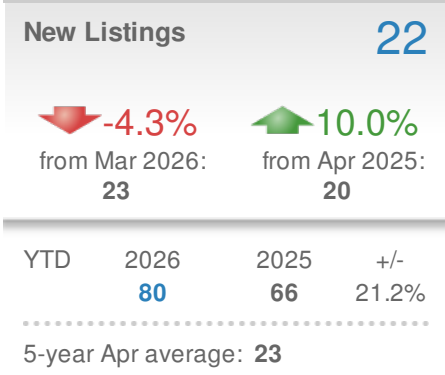
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.57 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 36% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

SE County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$397,500, representing a decrease of 11.9% compared to last month and a decrease of 21.3% from Apr 2025. The average days on market for units sold in April was 15 days, 25% below the 5-year April average of 20 days. There was a 32% month over month decrease in new contract activity with 17 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 30; and a 19% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.48 in March and a decrease from 1.67 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.75. 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.

