

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

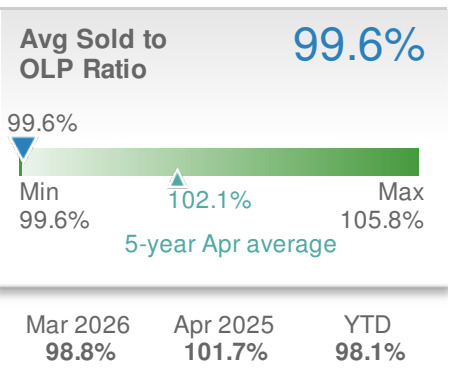
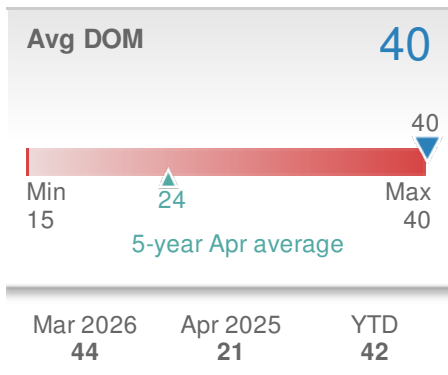
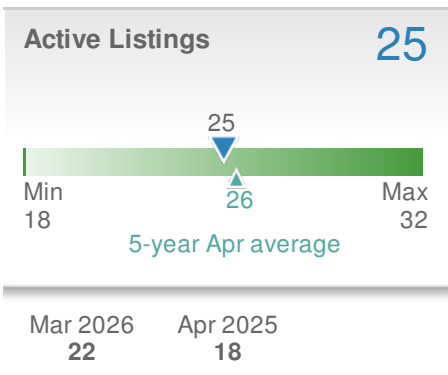
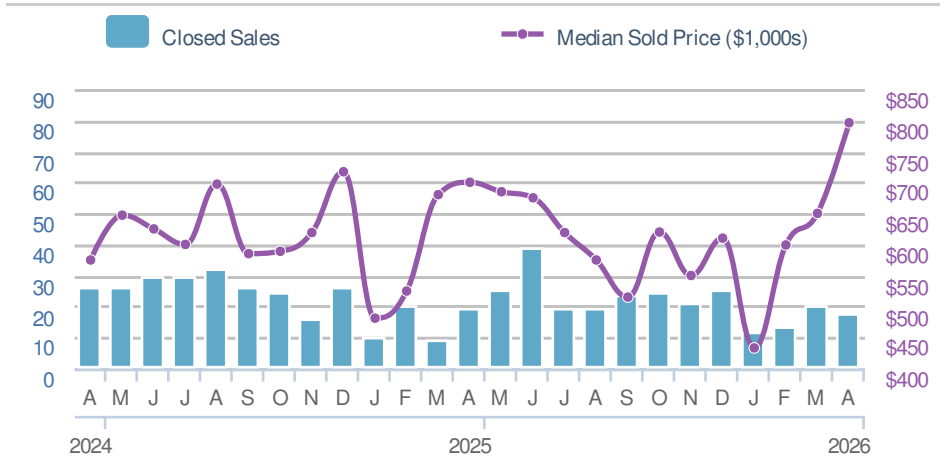
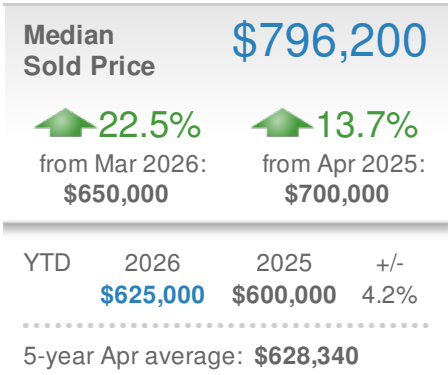
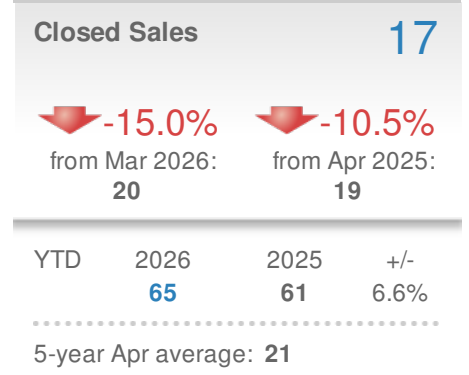
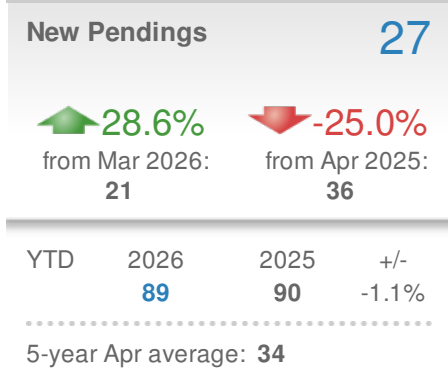
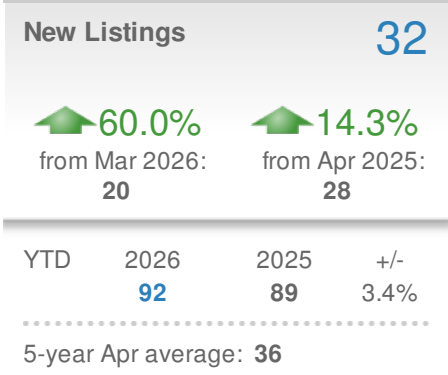
Local Market Insight

Upper Dublin (Montgomery, PA)

April 2026

Upper Dublin (Montgomery, PA)

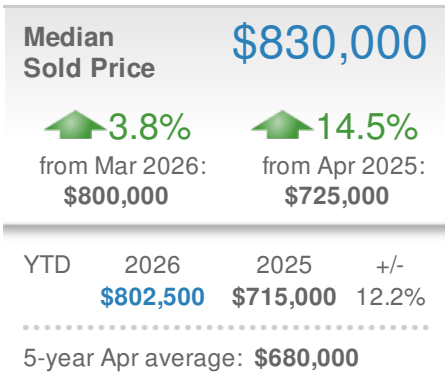
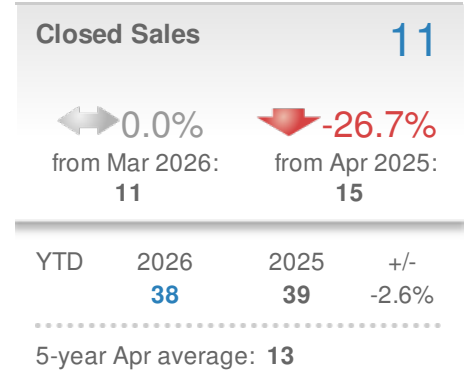
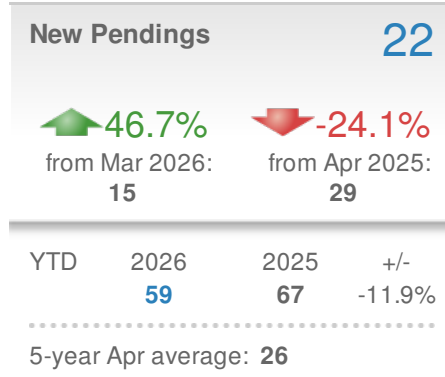
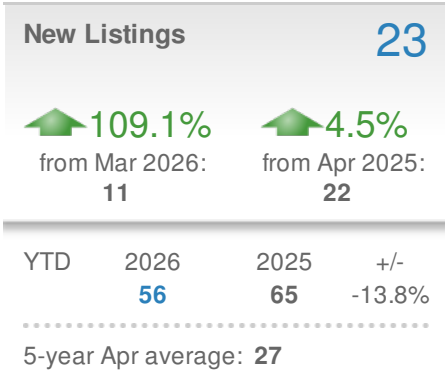
Email: ldavis@tcsr.realtor



April 2026

Upper Dublin (Montgomery, PA) - Detached

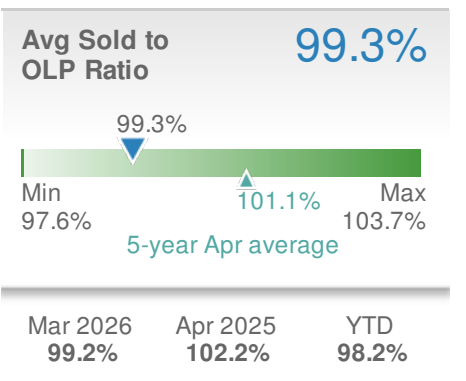
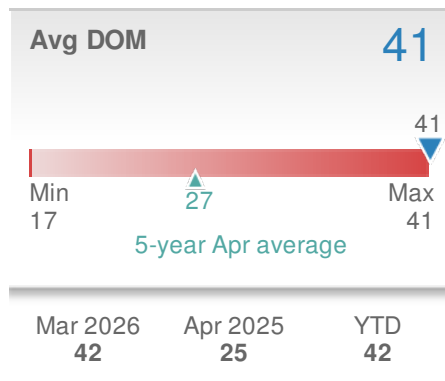
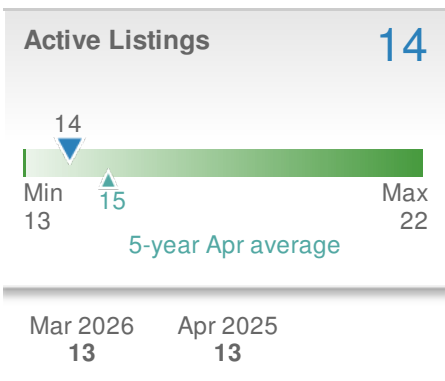
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for April was \$830,000, representing an increase of 3.8% compared to last month and an increase of 14.5% from Apr 2025. The average days on market for units sold in April was 41 days, 51% above the 5-year April average of 27 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 47.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and a 7.7% increase in supply to 14 active units.

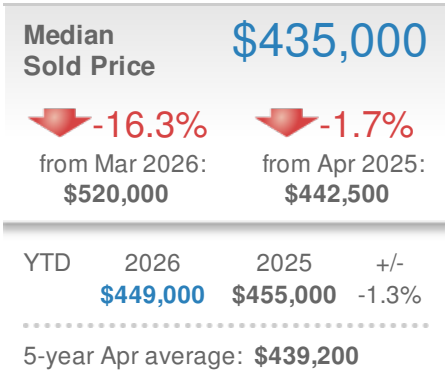
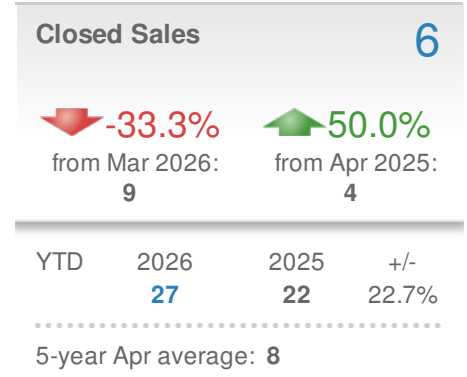
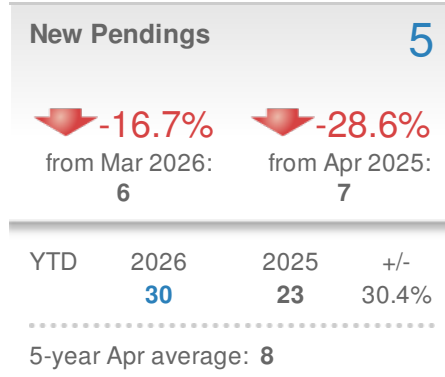
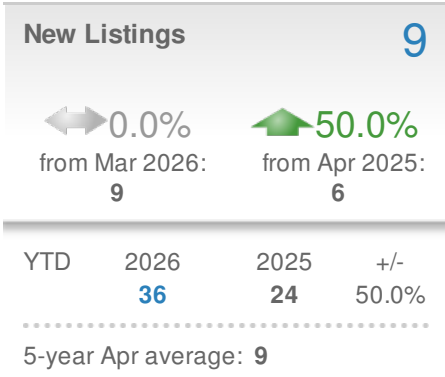
This activity resulted in a Contract Ratio of 2.21 pendings per active listing, up from 1.62 in March and a decrease from 2.92 in April 2025. The Contract Ratio is 11% lower than the 5-year April average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Upper Dublin (Montgomery, PA) - Attached

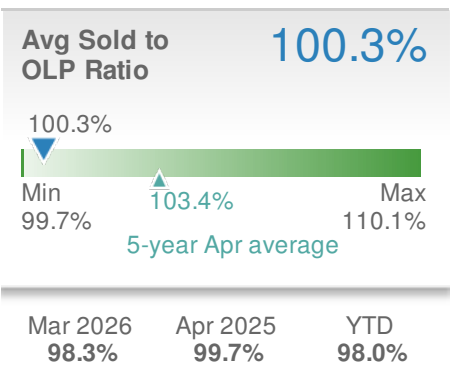
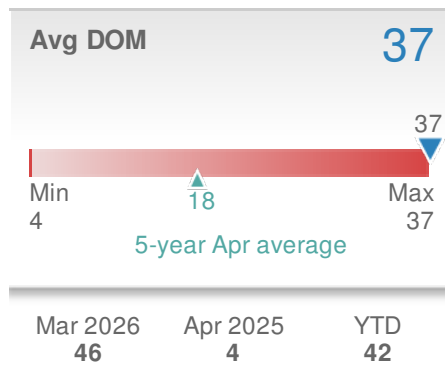
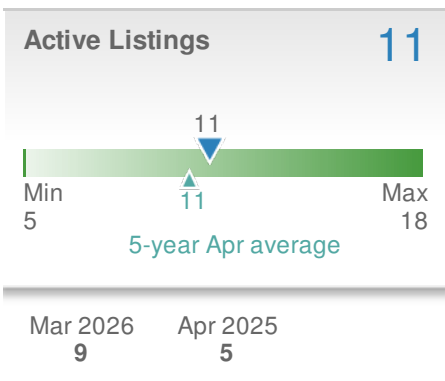
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for April was \$435,000, representing a decrease of 16.3% compared to last month and a decrease of 1.7% from Apr 2025. The average days on market for units sold in April was 37 days, 101% above the 5-year April average of 18 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 10; and a 22.2% increase in supply to 11 active units.

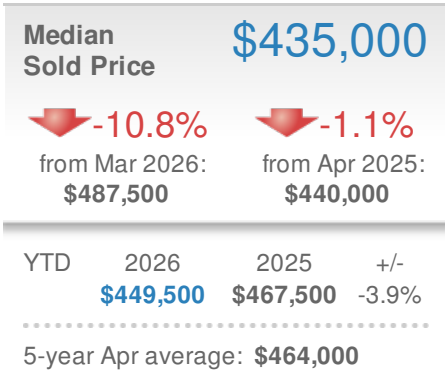
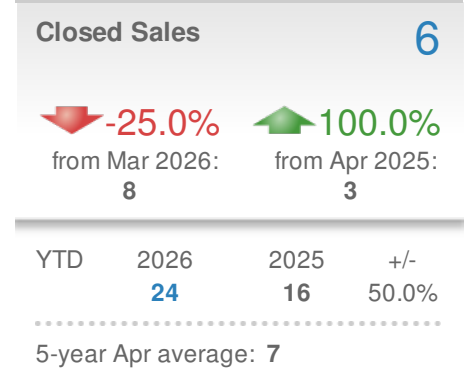
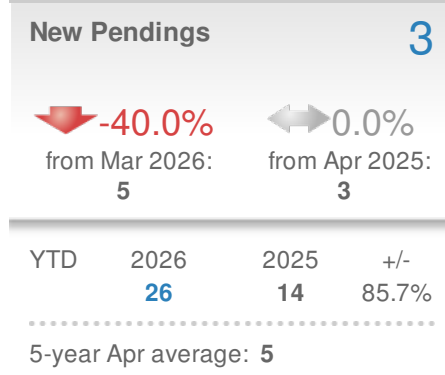
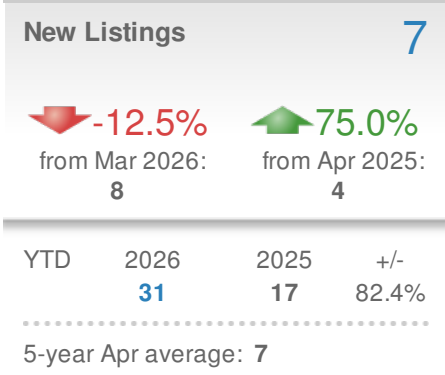
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.00 in March and a decrease from 1.80 in April 2025. The Contract Ratio is 53% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



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Upper Dublin (Montgomery, PA) - Attached/Townhouse

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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$435,000, representing a decrease of 10.8% compared to last month and a decrease of 1.1% from Apr 2025. The average days on market for units sold in April was 37 days, 97% above the 5-year April average of 19 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 7; and an 11.1% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.89 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 57% lower than the 5-year April average of 1.63. 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.

