

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

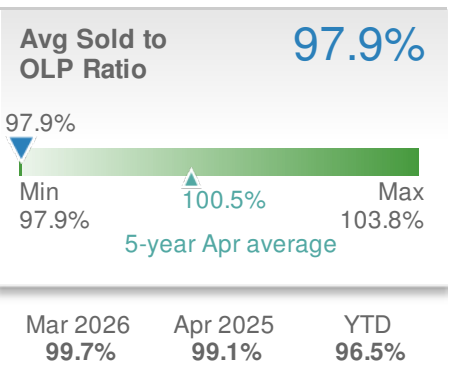
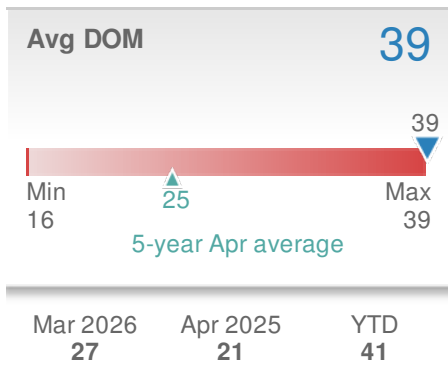
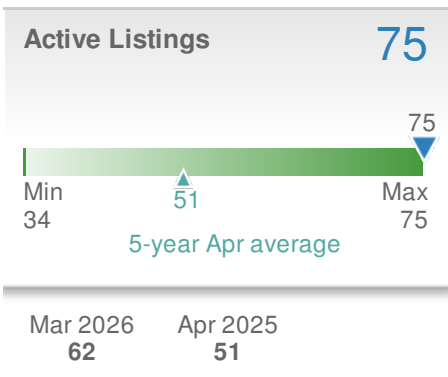
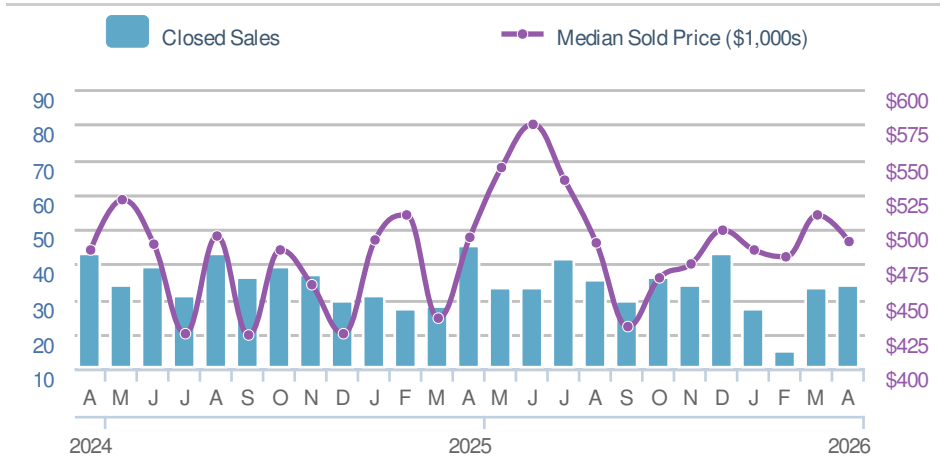
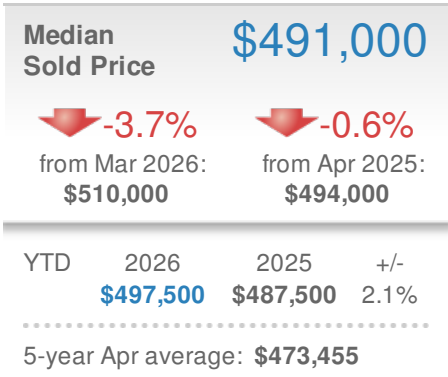
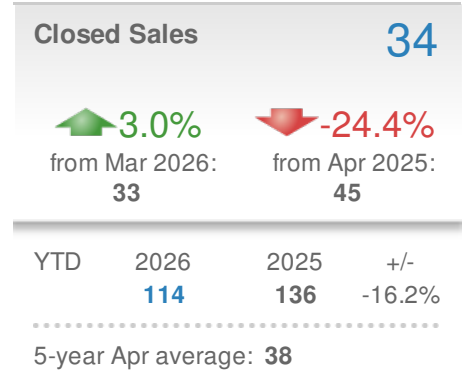
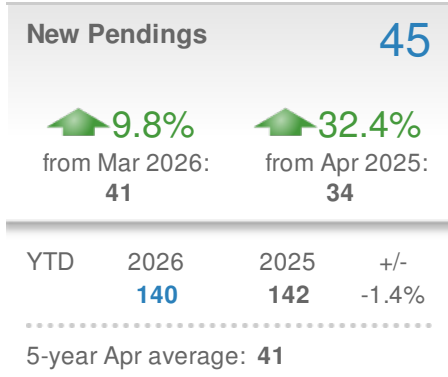
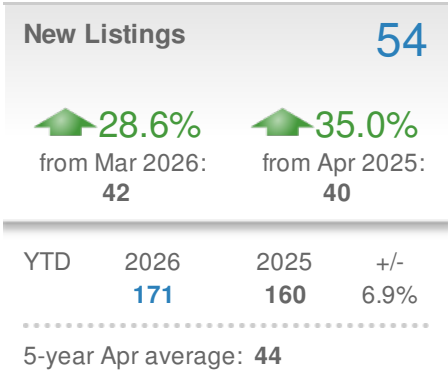
## Local Market Insight

### Upper Merion Area (Montgomery, PA)

**April 2026**

Upper Merion Area (Montgomery, PA)

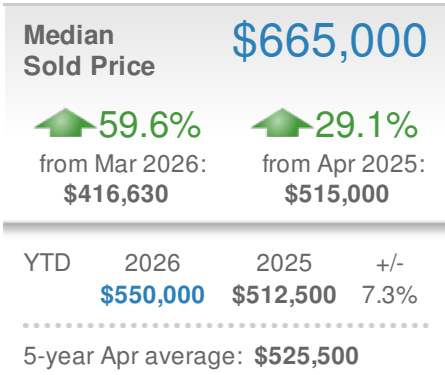
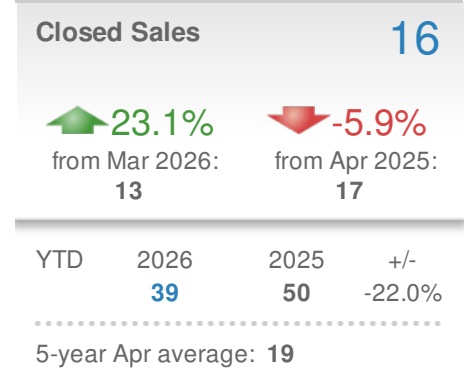
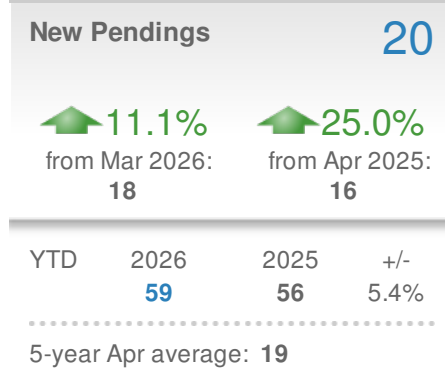
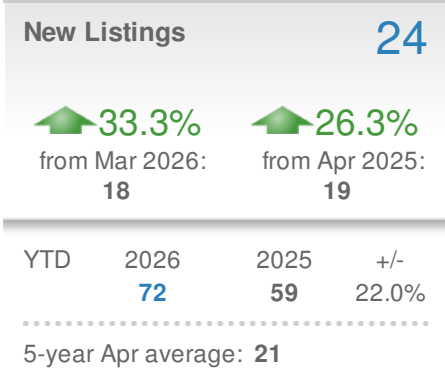
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**April 2026**

Upper Merion Area (Montgomery, PA) - Detached

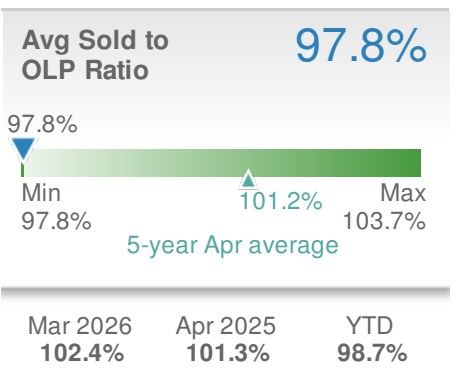
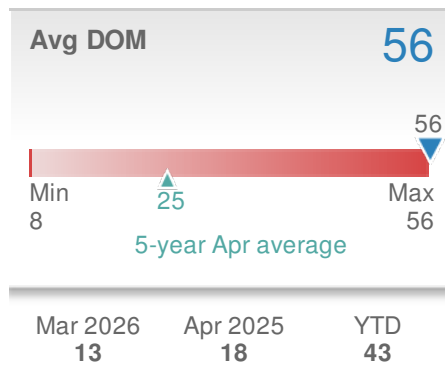
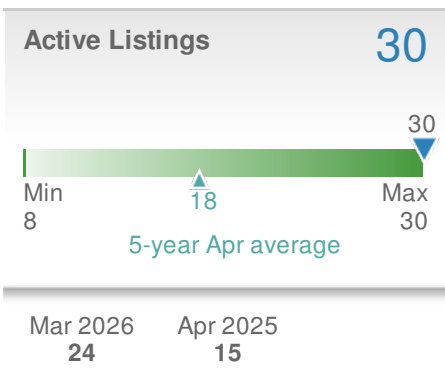
Tri-County Suburban REALTORS  
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**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for April was \$665,000, representing an increase of 59.6% compared to last month and an increase of 29.1% from Apr 2025. The average days on market for units sold in April was 56 days, 124% above the 5-year April average of 25 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 28; and a 25% increase in supply to 30 active units.

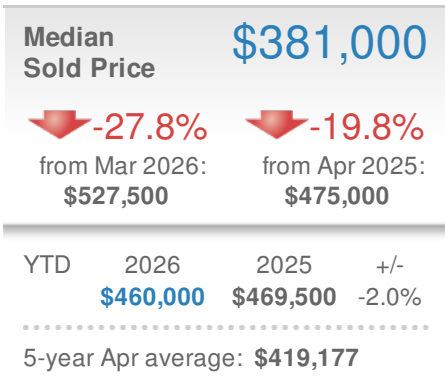
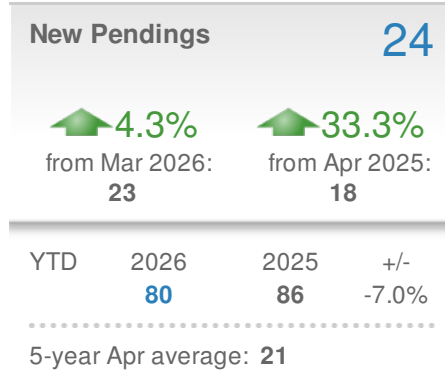
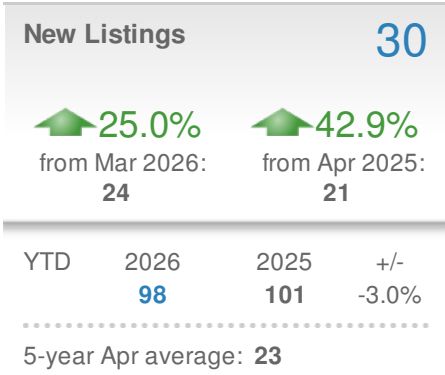
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.00 in March and a decrease from 1.53 in April 2025. The Contract Ratio is 45% lower than the 5-year April average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 Merion Area (Montgomery, PA) - Attached

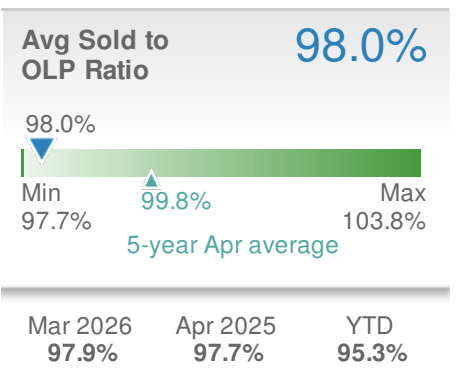
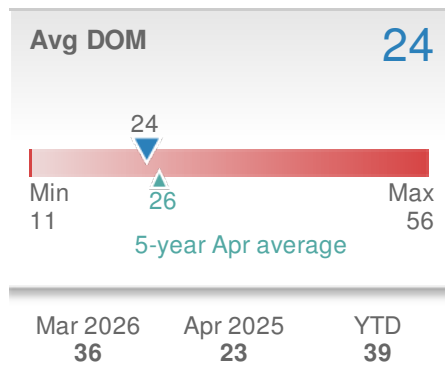
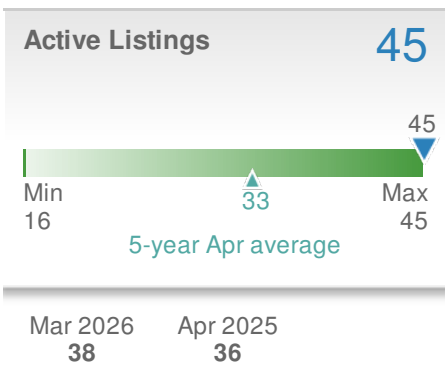
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**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for April was \$381,000, representing a decrease of 27.8% compared to last month and a decrease of 19.8% from Apr 2025. The average days on market for units sold in April was 24 days, 8% below the 5-year April average of 26 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and an 18.4% increase in supply to 45 active units.

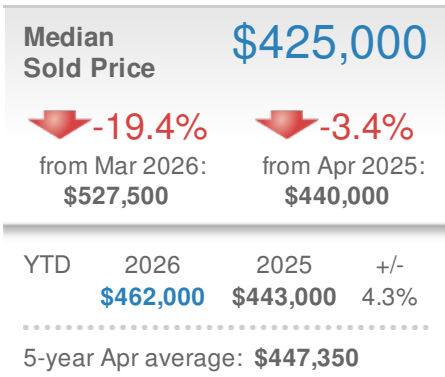
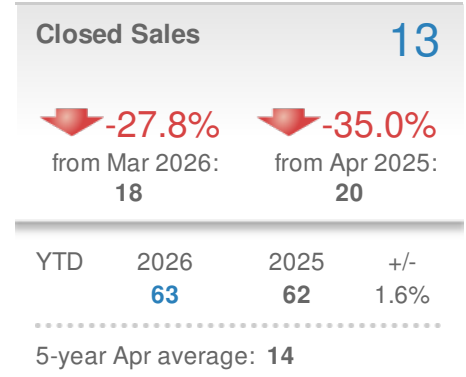
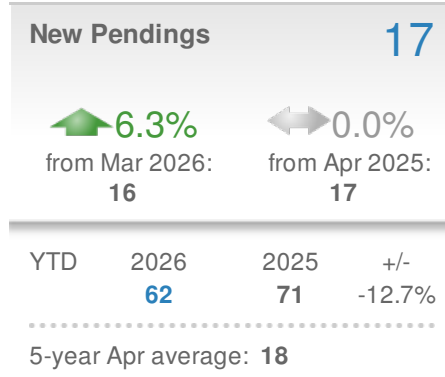
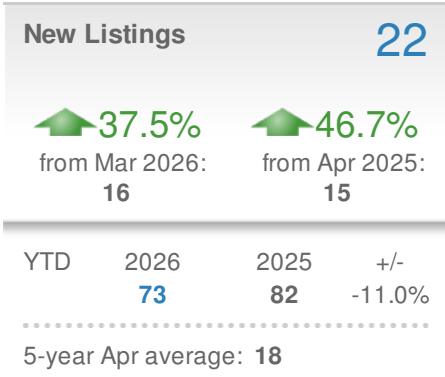
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.66 in March and a decrease from 0.92 in April 2025. The Contract Ratio is 38% lower than the 5-year April average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 Merion Area (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$425,000, representing a decrease of 19.4% compared to last month and a decrease of 3.4% from Apr 2025. The average days on market for units sold in April was 23 days, 9% below the 5-year April average of 25 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 33.3% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.90 in March and a decrease from 0.89 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 1.35. 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.

