

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

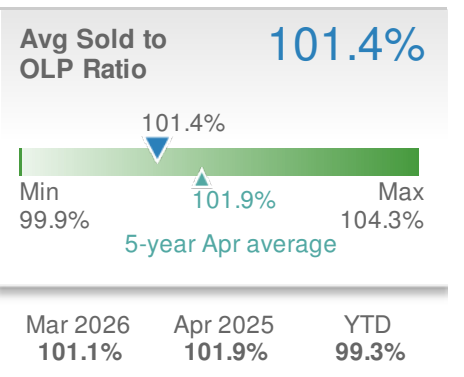
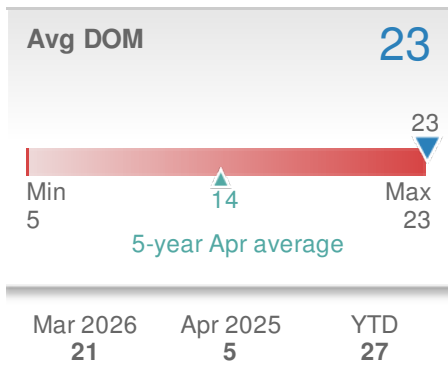
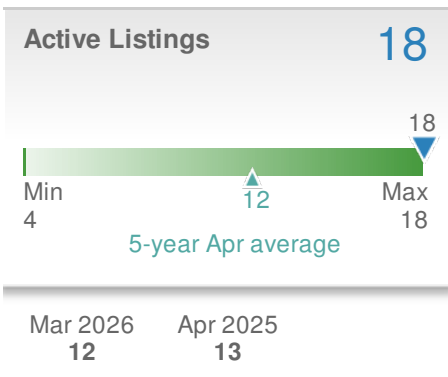
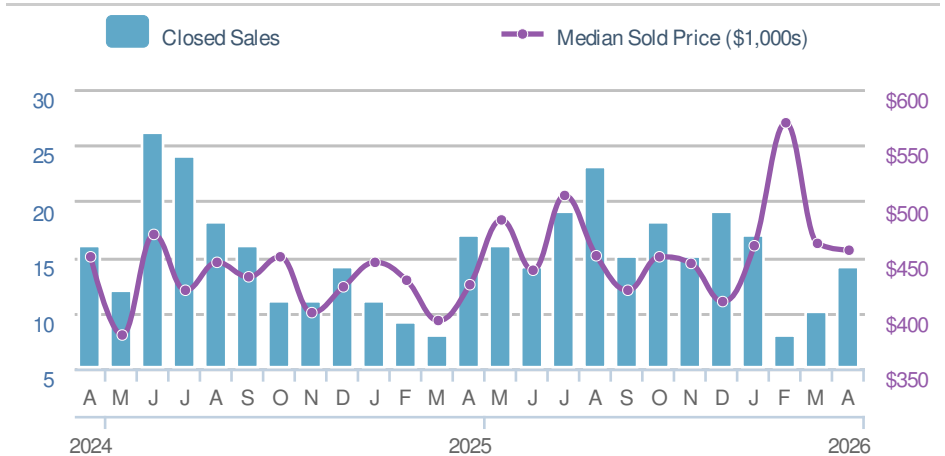
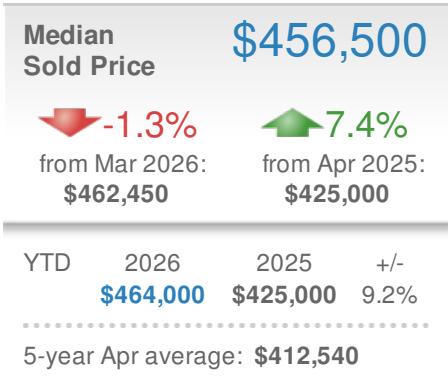
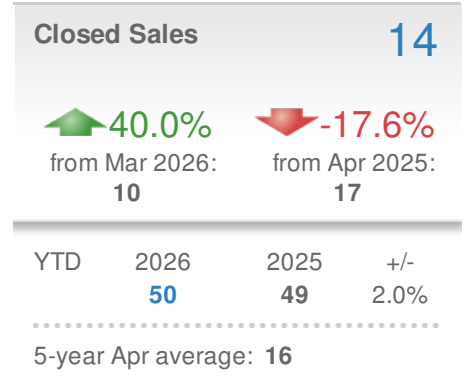
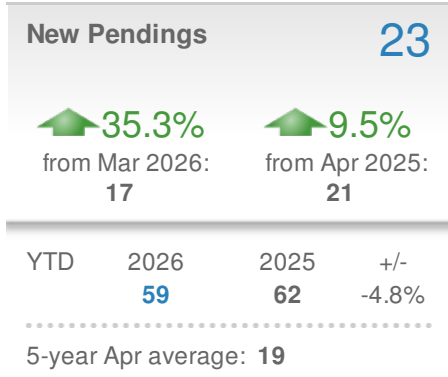
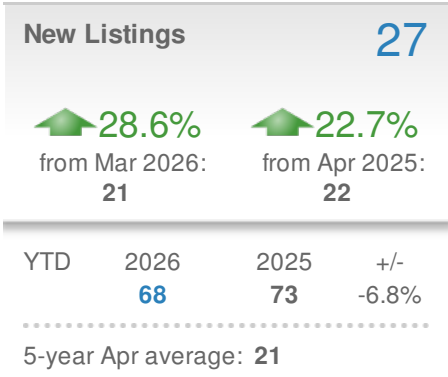
Local Market Insight

Upper Moreland (Montgomery, PA)

April 2026

Upper Moreland (Montgomery, PA)

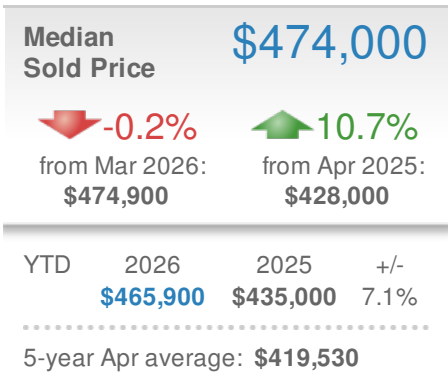
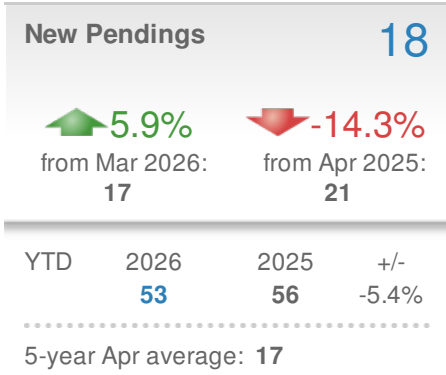
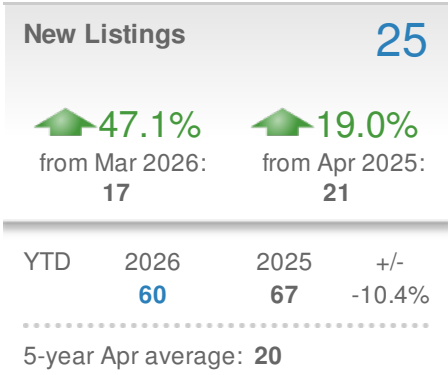
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April 2026

Upper Moreland (Montgomery, PA) - Detached

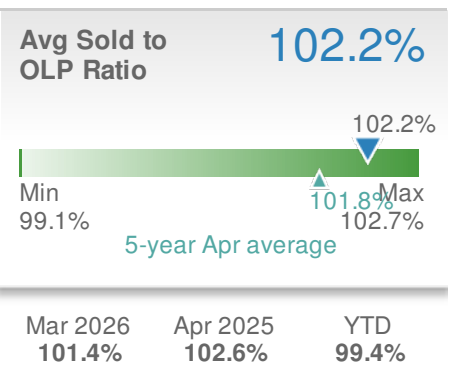
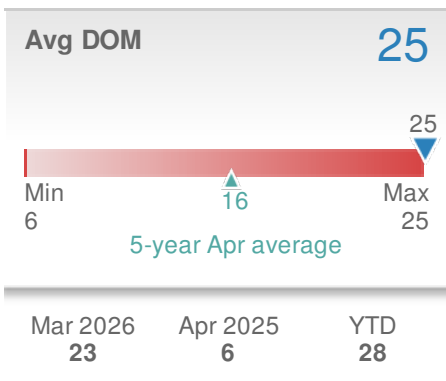
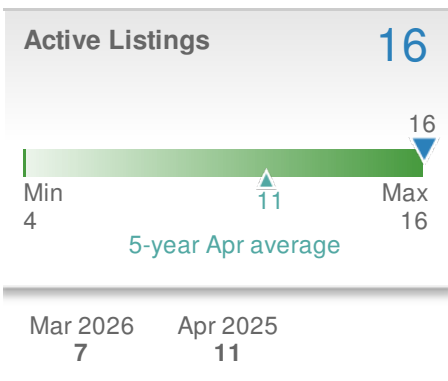
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for April was \$474,000, representing a decrease of 0.2% compared to last month and an increase of 10.7% from Apr 2025. The average days on market for units sold in April was 25 days, 56% above the 5-year April average of 16 days. There was a 5.9% month over month increase in new contract activity with 18 New Pendings; a 31.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 25; and a 128.6% increase in supply to 16 active units.

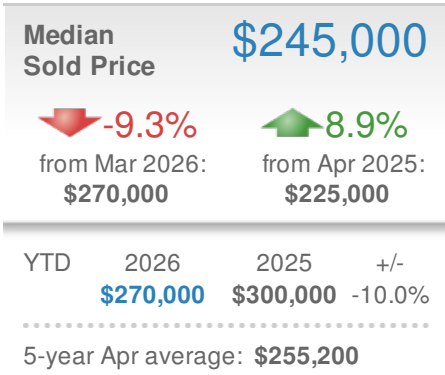
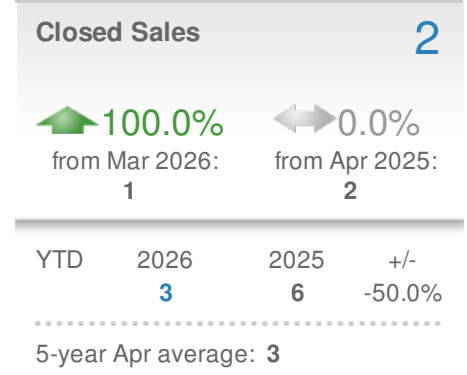
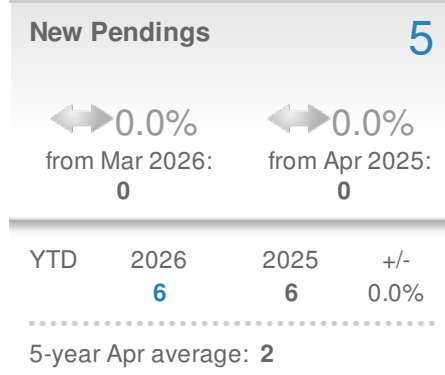
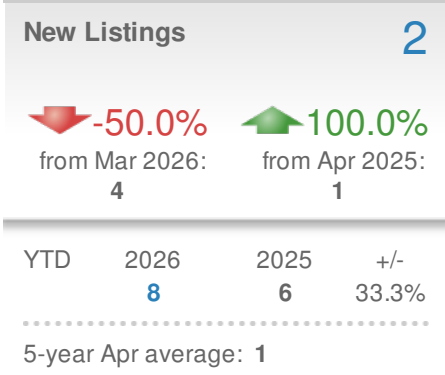
This activity resulted in a Contract Ratio of 1.56 pendencies per active listing, down from 2.71 in March and a decrease from 2.36 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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 Moreland (Montgomery, PA) - Attached

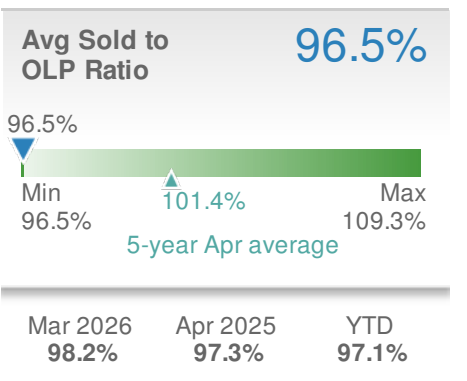
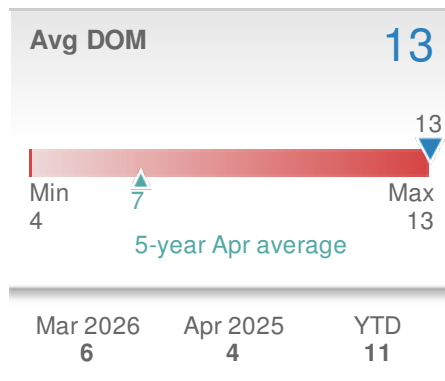
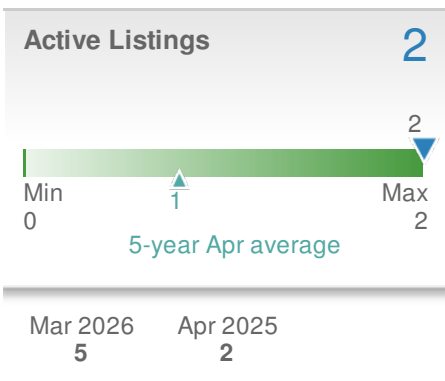
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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for April was \$245,000, representing a decrease of 9.3% compared to last month and an increase of 8.9% from Apr 2025. The average days on market for units sold in April was 13 days, 97% above the 5-year April average of 7 days. There was a 0% month over month increase in new contract activity with 5 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 3; and a 60% decrease in supply to 2 active units.

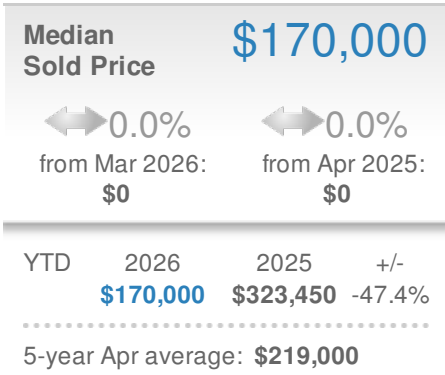
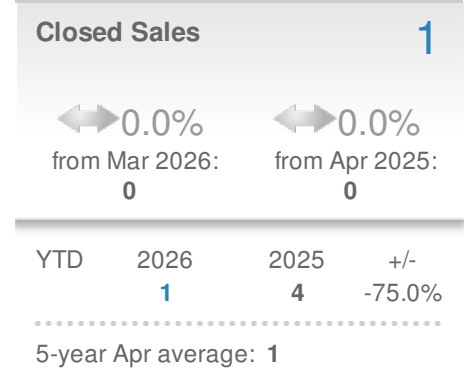
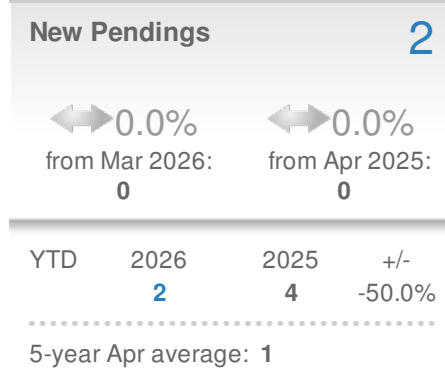
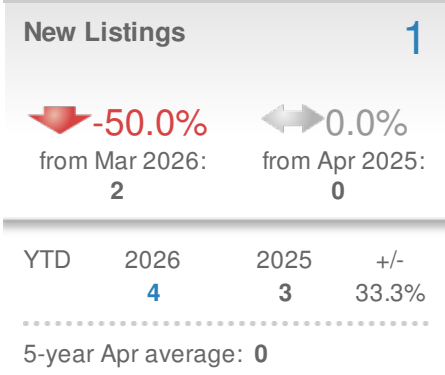
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2025. The Contract Ratio is 400% higher than the 5-year April average of 0.30. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 Moreland (Montgomery, PA) - Attached/Townhouse

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Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$170,000, representing an increase of 0% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 13 days, 148% above the 5-year April average of 5 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 1; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2025. The Contract Ratio is 300% higher than the 5-year April average of 0.13. 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.

