

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

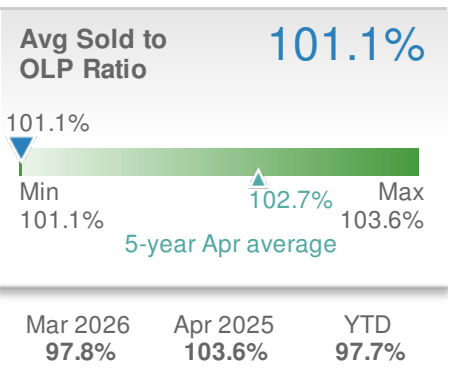
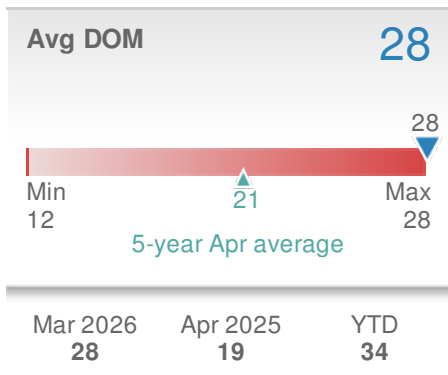
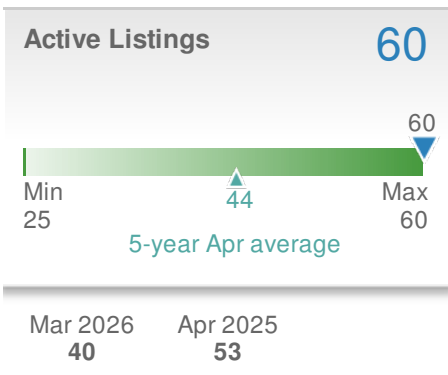
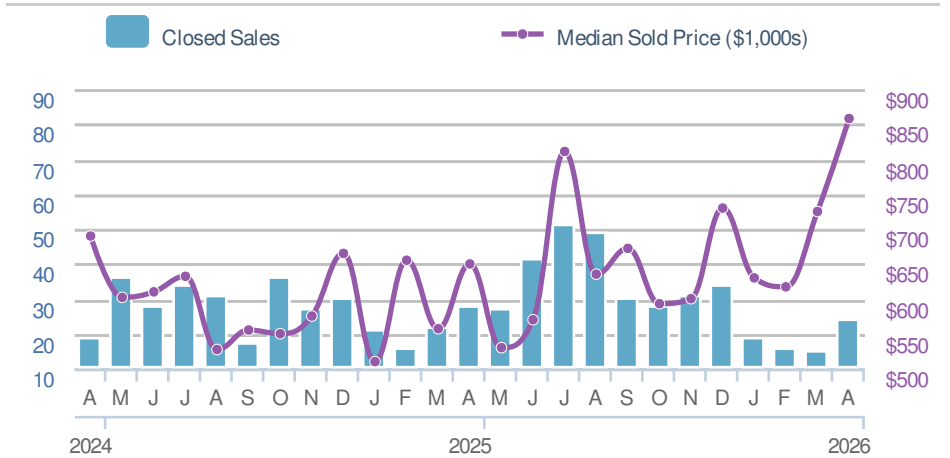
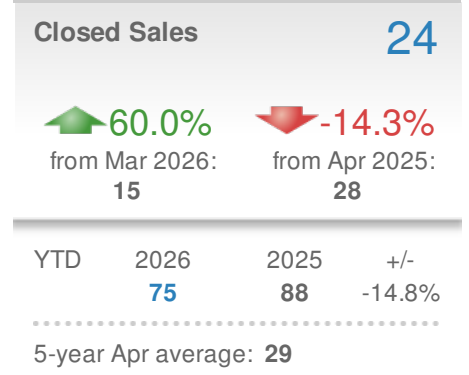
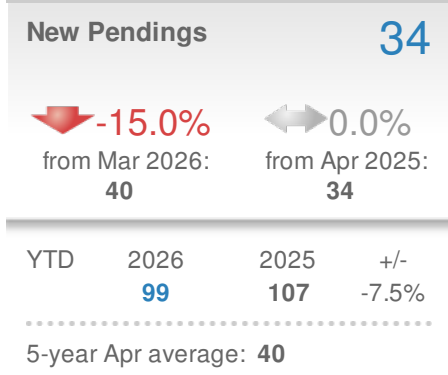
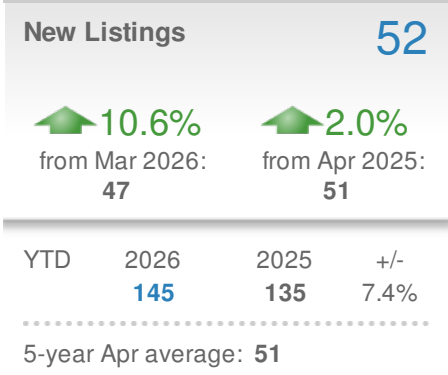
Local Market Insight

Wissahickon (Montgomery, PA)

April 2026

Wissahickon (Montgomery, PA)

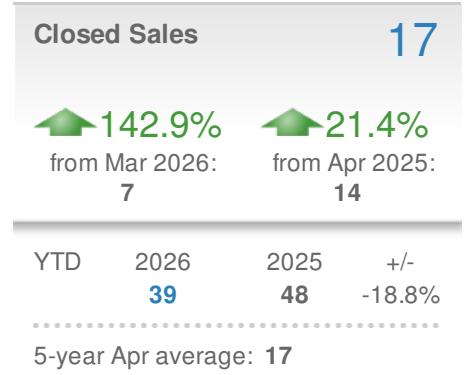
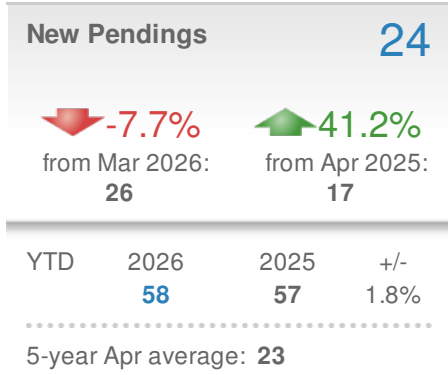
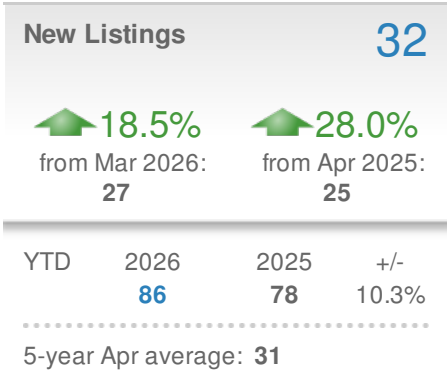
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April 2026

Wissahickon (Montgomery, PA) - Detached

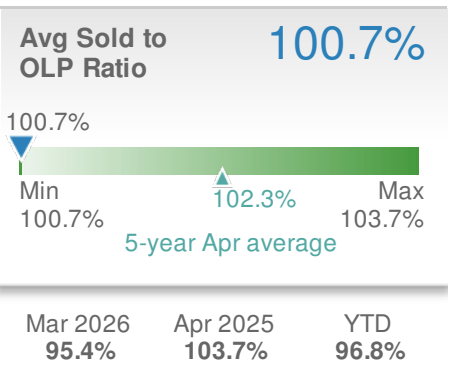
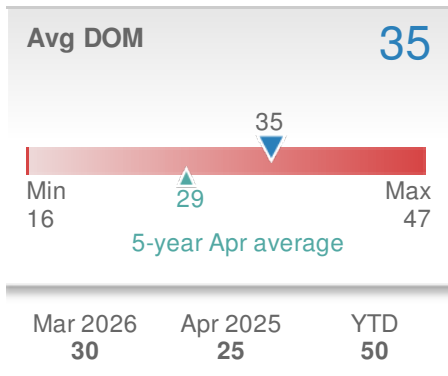
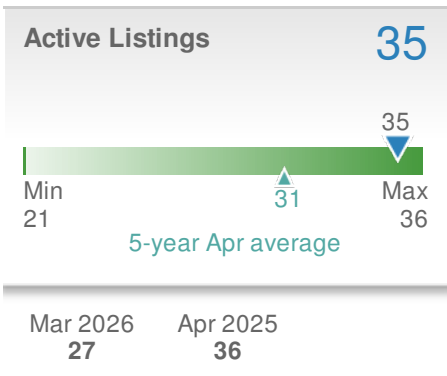
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for April was \$900,000, representing a decrease of 57.1% compared to last month and an increase of 23.7% from Apr 2025. The average days on market for units sold in April was 35 days, 22% above the 5-year April average of 29 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and a 29.6% increase in supply to 35 active units.

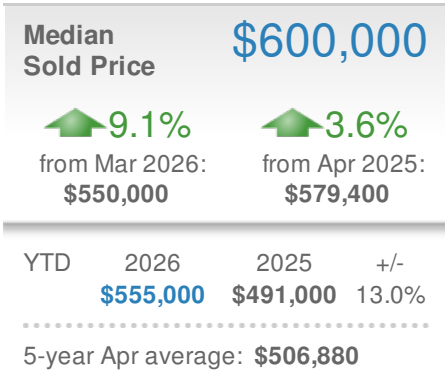
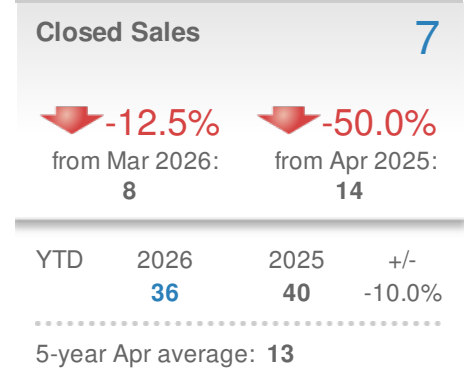
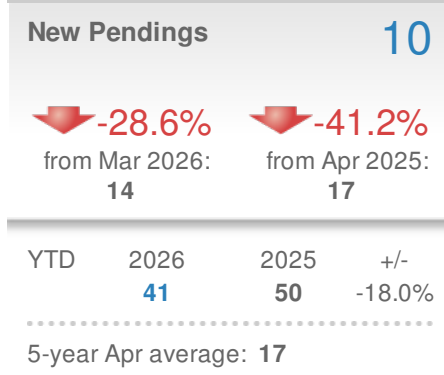
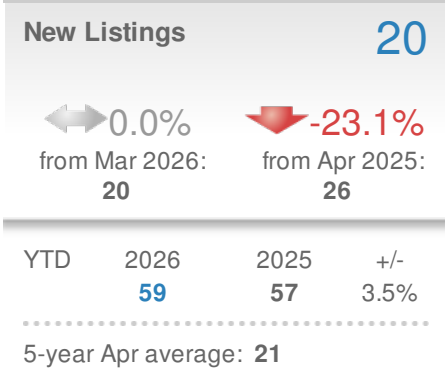
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.19 in March and an increase from 0.78 in April 2025. The Contract Ratio is 10% lower than the 5-year April average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Wissahickon (Montgomery, PA) - Attached

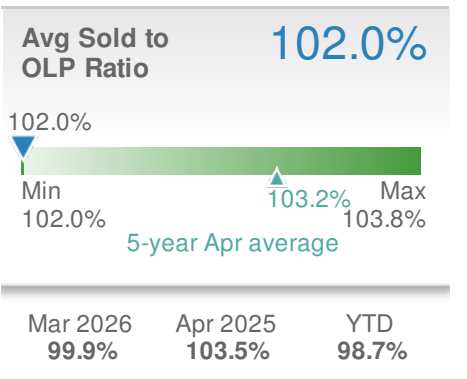
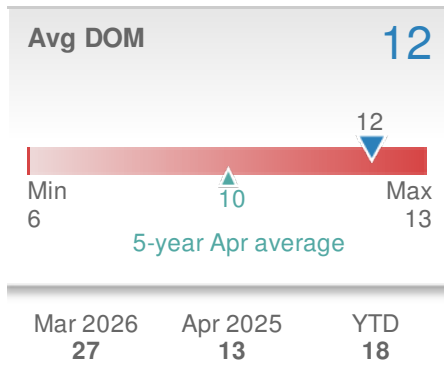
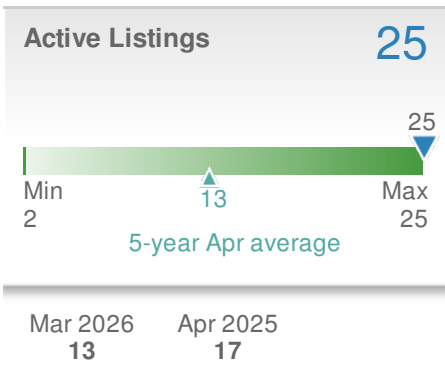
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for April was \$600,000, representing an increase of 9.1% compared to last month and an increase of 3.6% from Apr 2025. The average days on market for units sold in April was 12 days, 25% above the 5-year April average of 10 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and a 92.3% increase in supply to 25 active units.

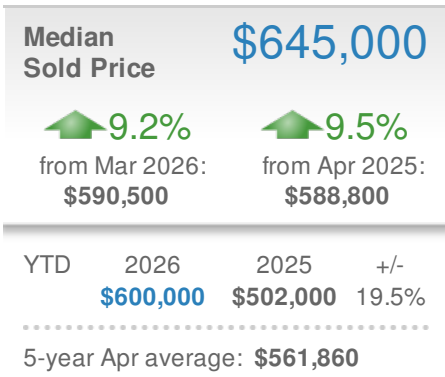
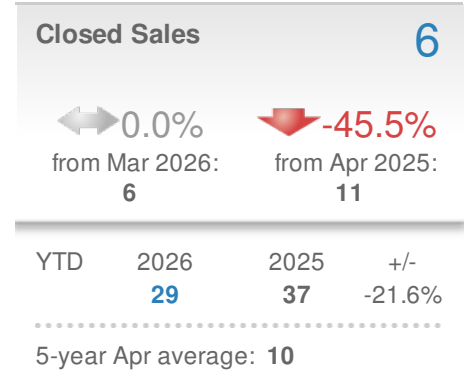
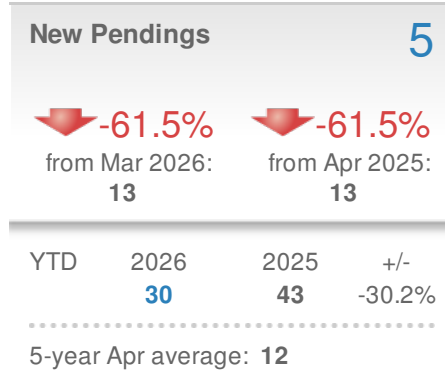
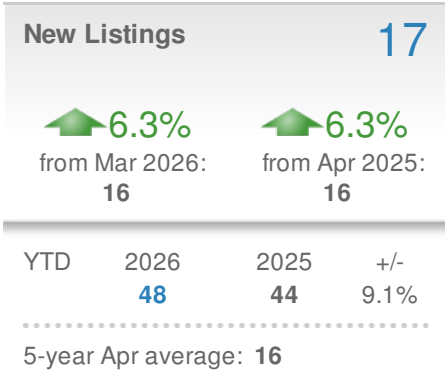
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.23 in March and a decrease from 1.18 in April 2025. The Contract Ratio is 81% lower than the 5-year April average of 4.09. A higher Contract Ratio signifies a relative increase in contract activity compared to 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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Wissahickon (Montgomery, PA) - Attached/Townhouse

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$645,000, representing an increase of 9.2% compared to last month and an increase of 9.5% from Apr 2025. The average days on market for units sold in April was 12 days, 54% above the 5-year April average of 8 days. There was a 61.5% month over month decrease in new contract activity with 5 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 14; and a 130% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 1.50 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 88% lower than the 5-year April average of 5.15. 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.

