

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

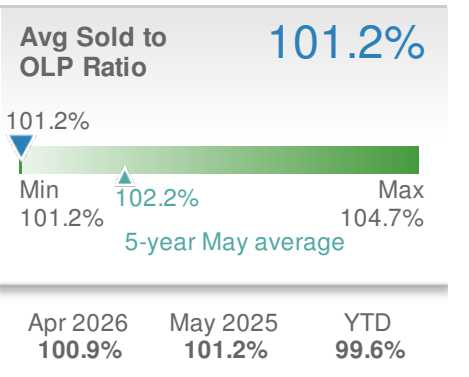
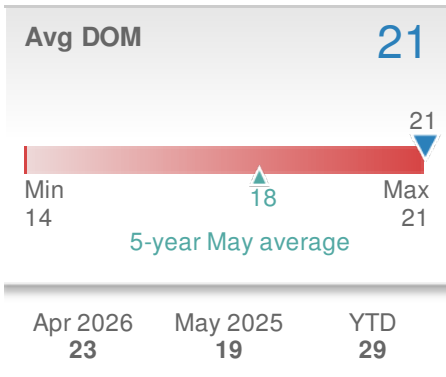
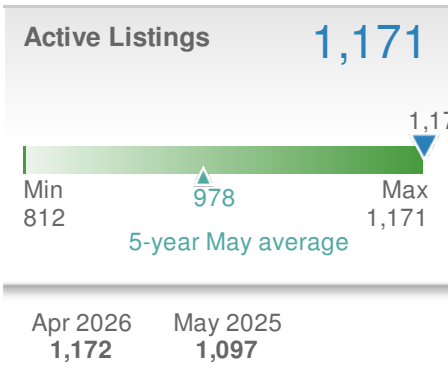
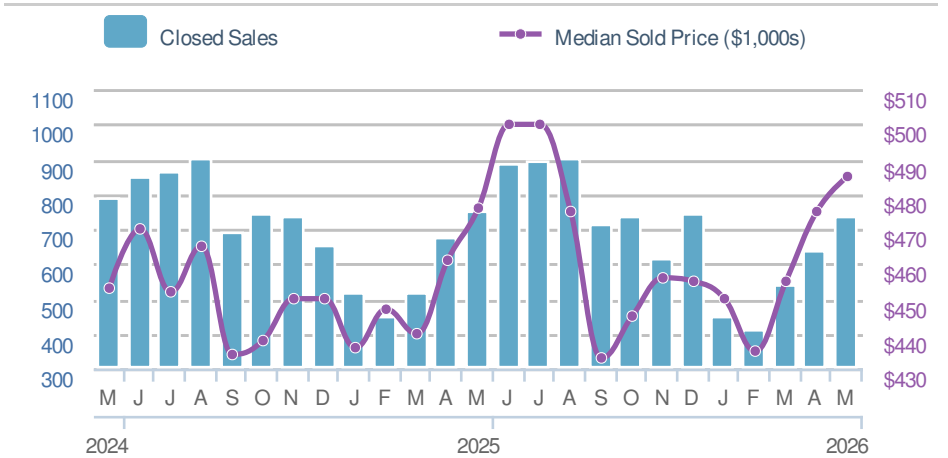
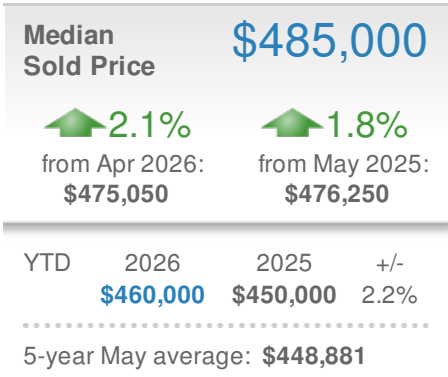
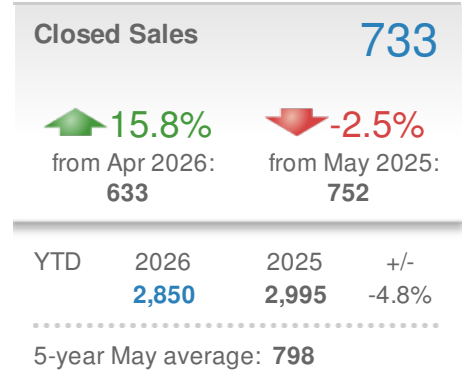
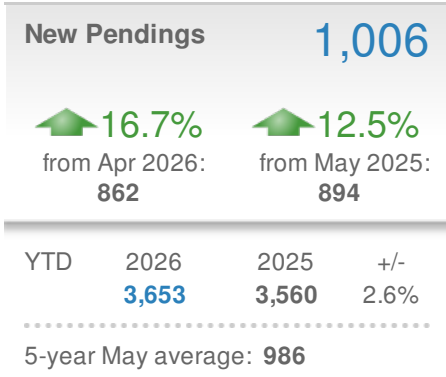
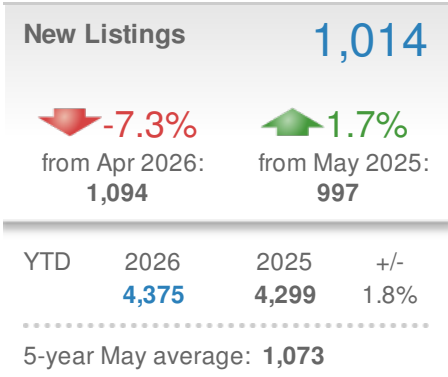
Local Market Insight

Montgomery County, PA

May 2026

Montgomery County, PA

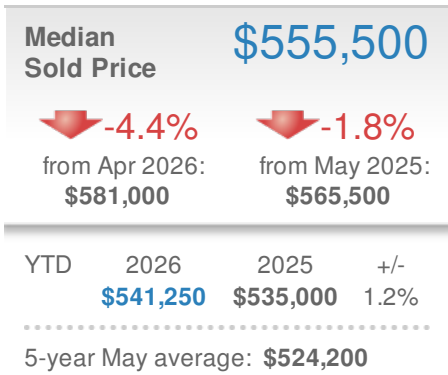
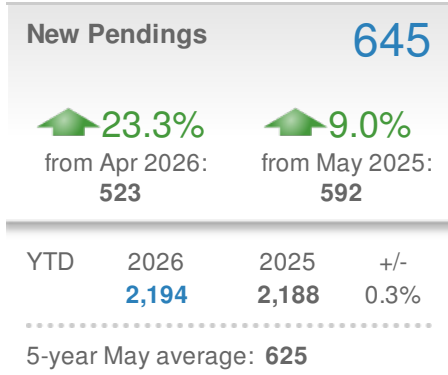
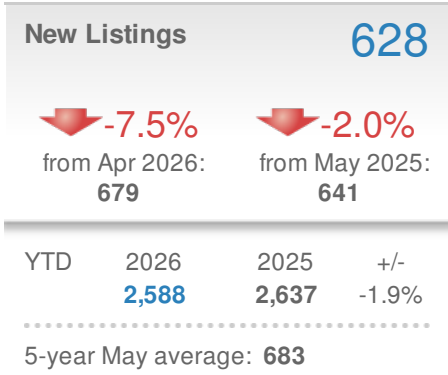
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May 2026

Montgomery County, PA - Detached

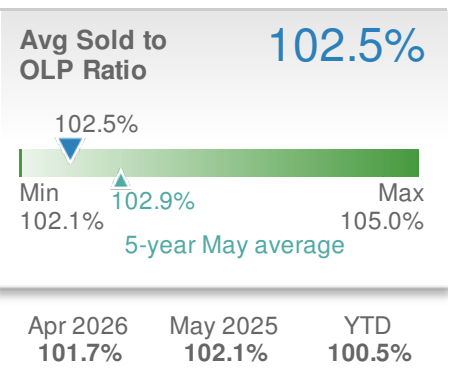
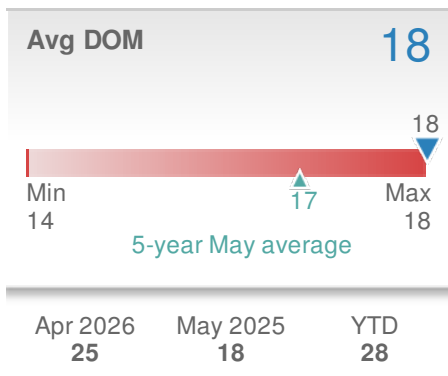
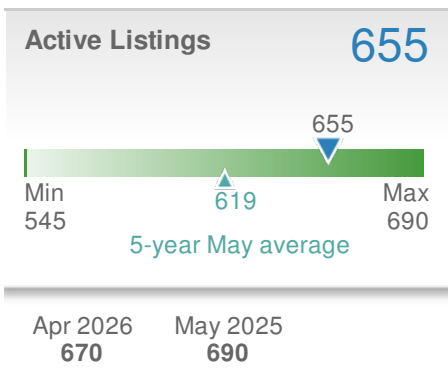
Tri-County Suburban REALTORS
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Summary

In Montgomery County, PA, the median sold price for Detached properties for May was \$555,500, representing a decrease of 4.4% compared to last month and a decrease of 1.8% from May 2025. The average days on market for units sold in May was 18 days, 7% above the 5-year May average of 17 days. There was a 23.3% month over month increase in new contract activity with 645 New Pendings; a 25.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 934; and a 2.2% decrease in supply to 655 active units.

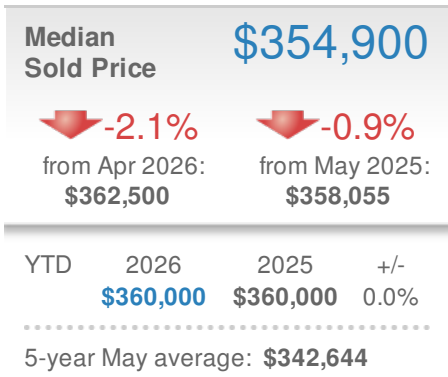
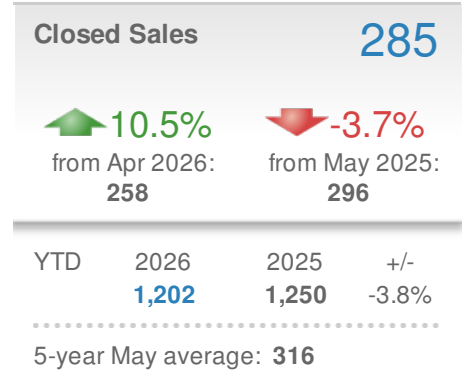
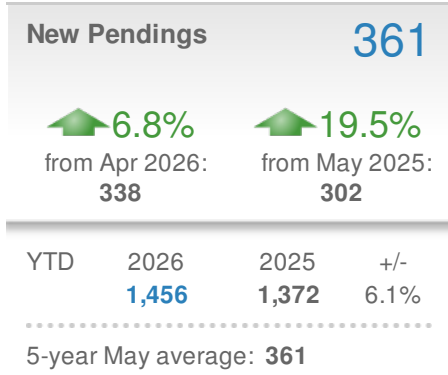
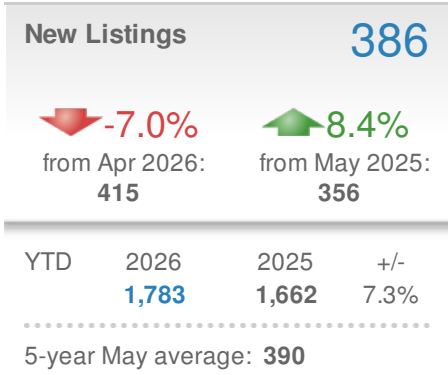
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.11 in April and an increase from 1.29 in May 2025. The Contract Ratio is 10% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Montgomery County, PA - Attached

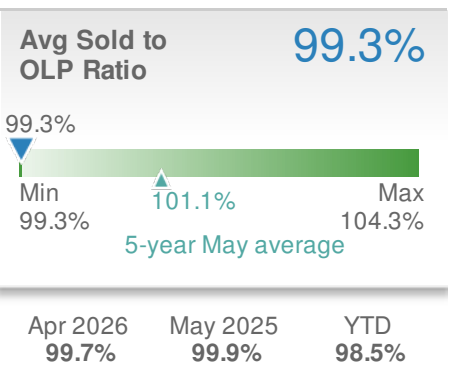
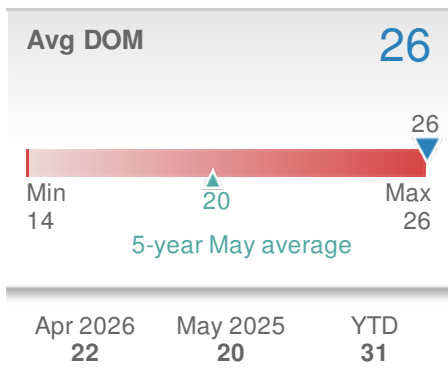
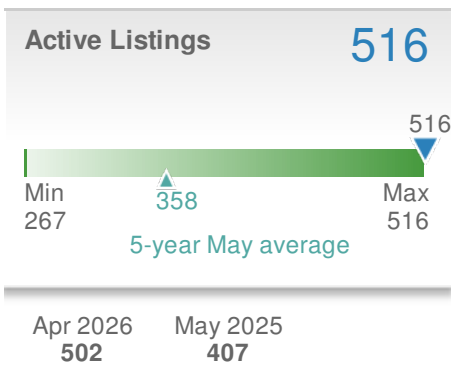
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Summary

In Montgomery County, PA, the median sold price for Attached properties for May was \$354,900, representing a decrease of 2.1% compared to last month and a decrease of 0.9% from May 2025. The average days on market for units sold in May was 26 days, 31% above the 5-year May average of 20 days. There was a 6.8% month over month increase in new contract activity with 361 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 541; and a 2.8% increase in supply to 516 active units.

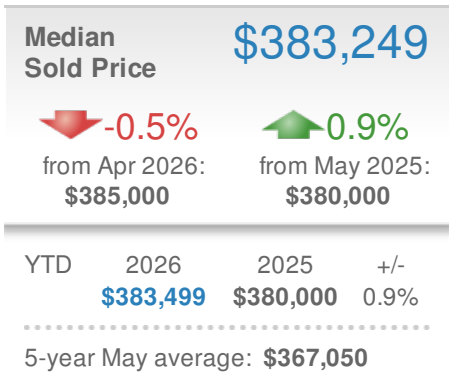
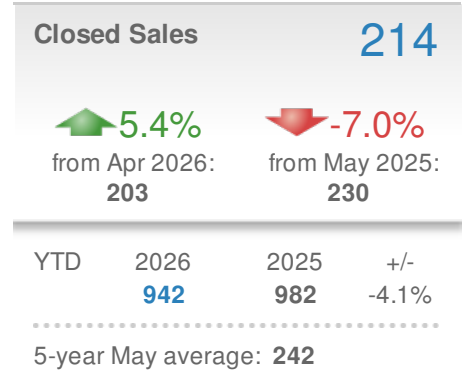
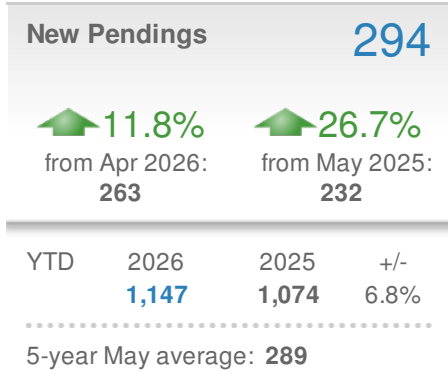
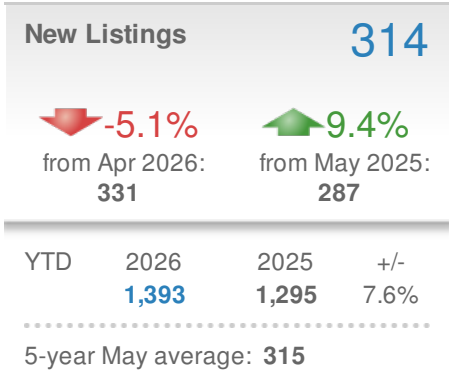
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.97 in April and a decrease from 1.20 in May 2025. The Contract Ratio is 40% lower than the 5-year May average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Montgomery County, PA - Attached/Townhouse

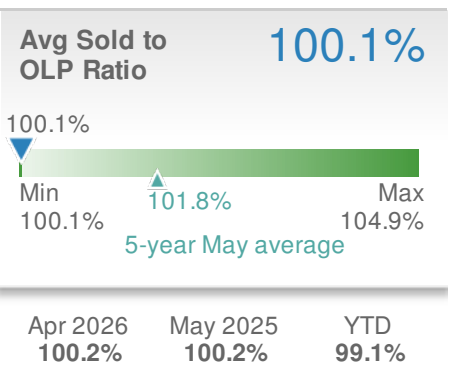
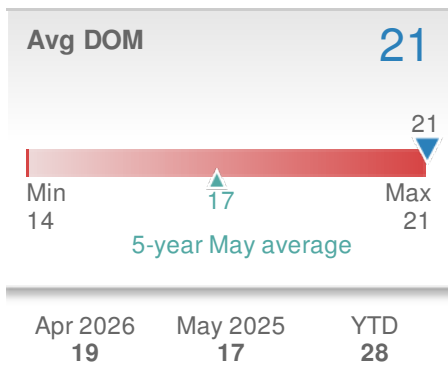
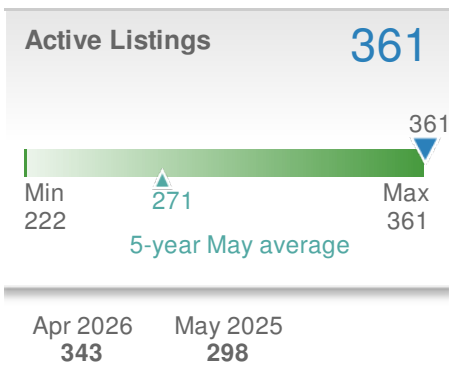
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Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for May was \$383,249, representing a decrease of 0.5% compared to last month and an increase of 0.9% from May 2025. The average days on market for units sold in May was 21 days, 21% above the 5-year May average of 17 days. There was an 11.8% month over month increase in new contract activity with 294 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 448; and a 5.2% increase in supply to 361 active units.

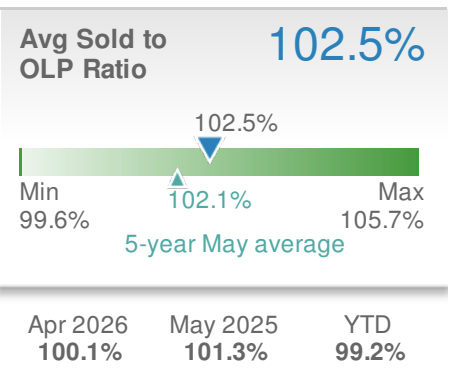
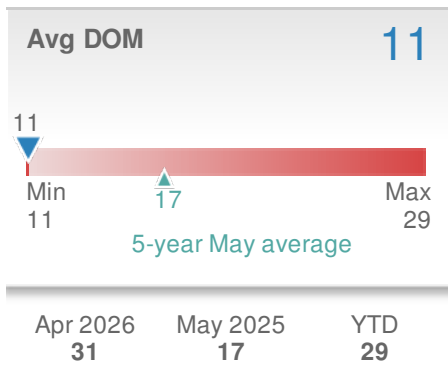
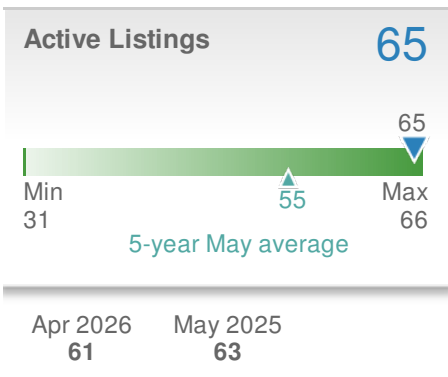
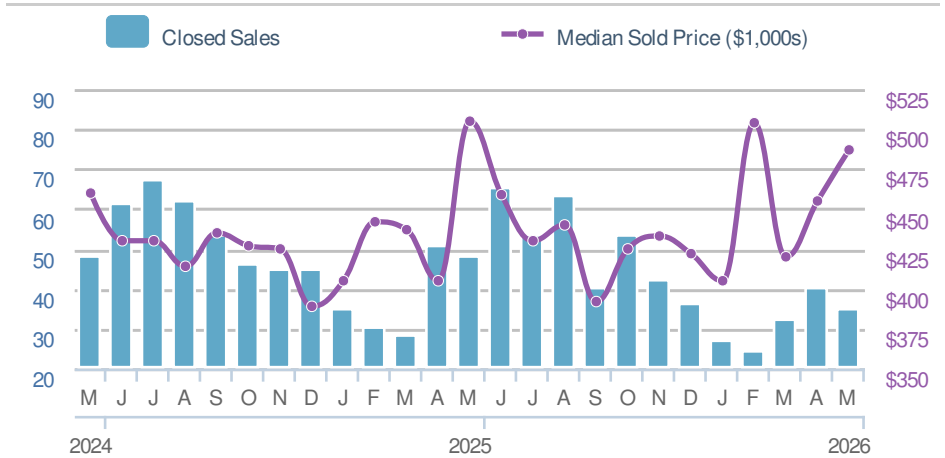
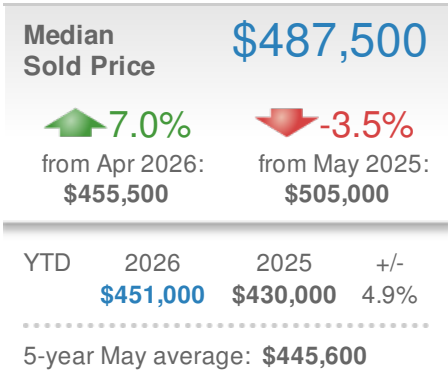
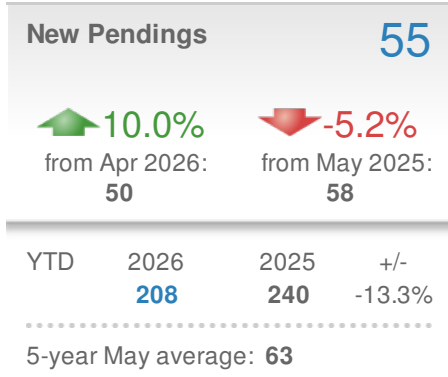
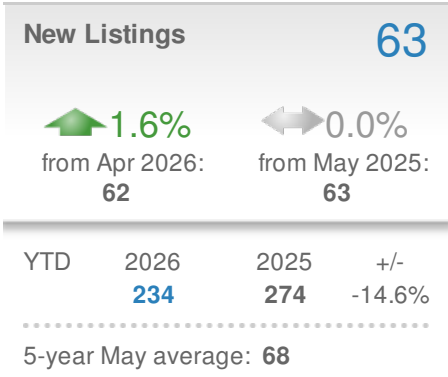
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 1.13 in April and a decrease from 1.31 in May 2025. The Contract Ratio is 32% lower than the 5-year May average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Abington (Montgomery, PA)

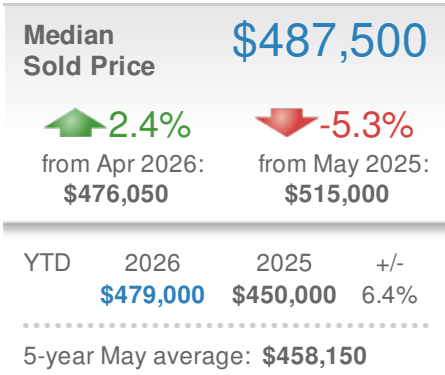
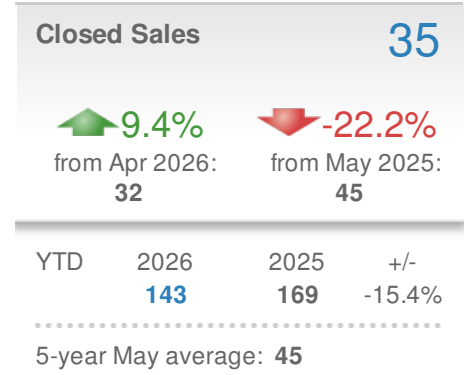
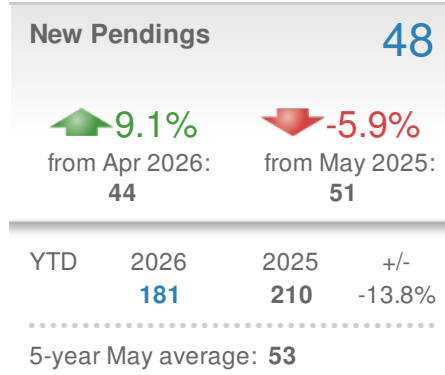
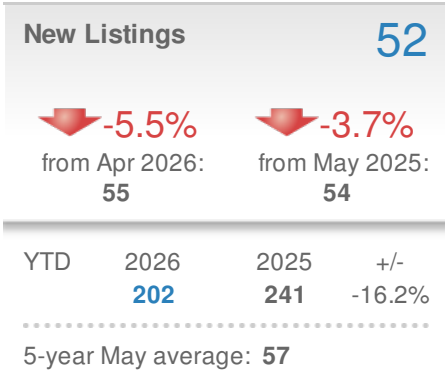
Email: ldavis@tcsr.realtor



May 2026

Abington (Montgomery, PA) - Detached

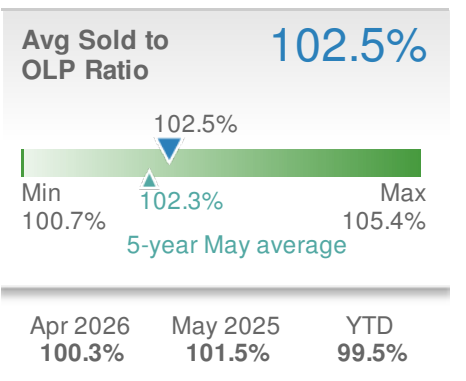
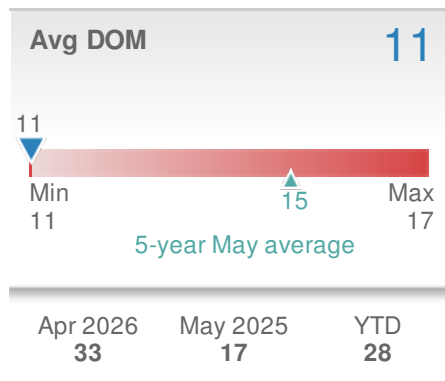
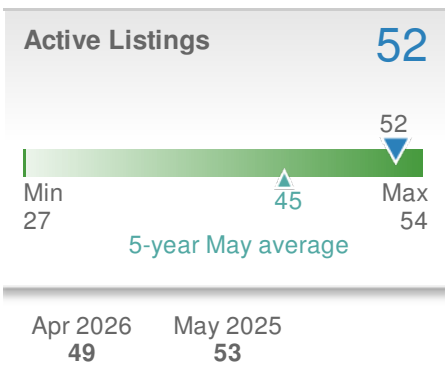
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Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for May was \$487,500, representing an increase of 2.4% compared to last month and a decrease of 5.3% from May 2025. The average days on market for units sold in May was 11 days, 27% below the 5-year May average of 15 days. There was a 9.1% month over month increase in new contract activity with 48 New Pendings; a 23.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 68; and a 6.1% increase in supply to 52 active units.

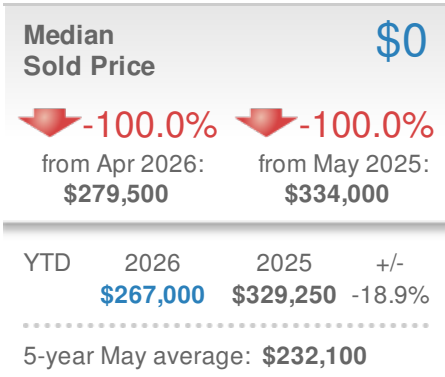
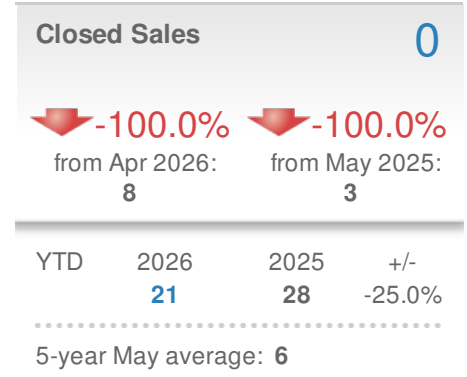
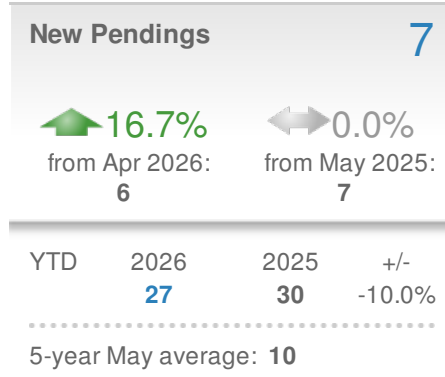
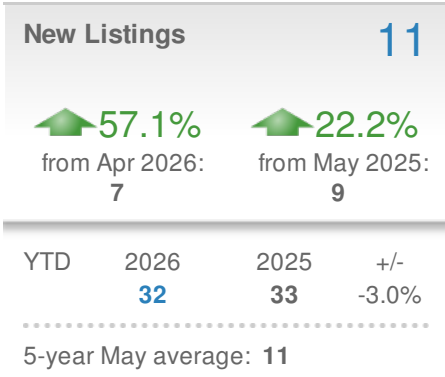
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.12 in April and a decrease from 1.45 in May 2025. The Contract Ratio is 30% lower than the 5-year May average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Abington (Montgomery, PA) - Attached

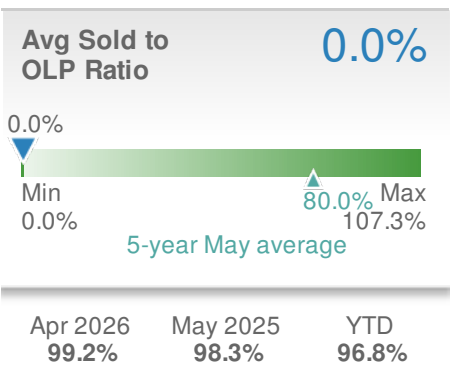
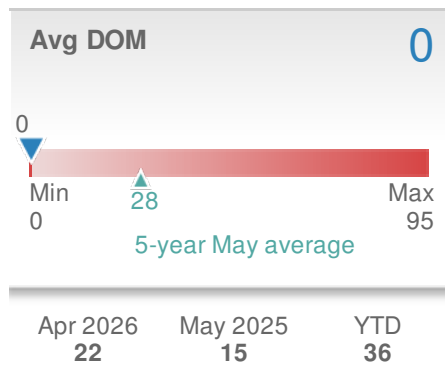
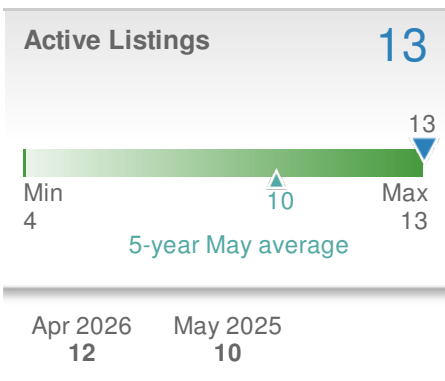
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Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for May was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 28 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 12; and an 8.3% increase in supply to 13 active units.

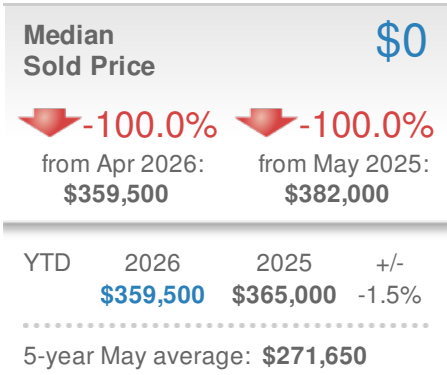
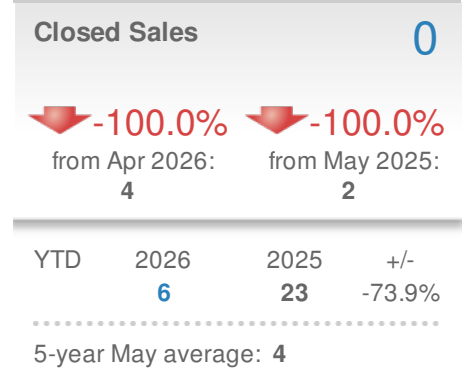
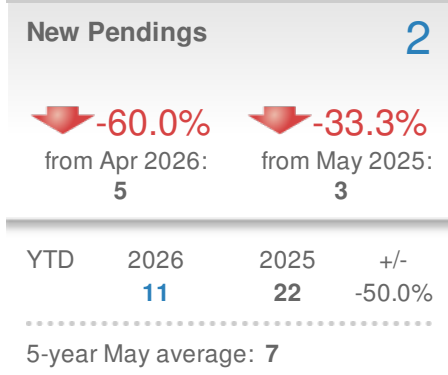
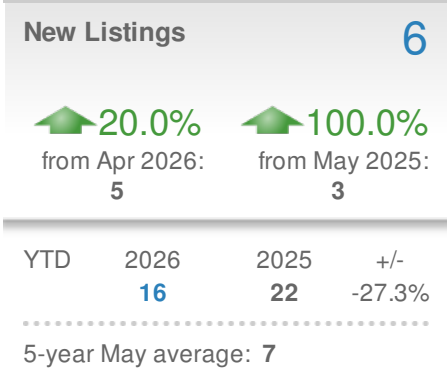
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.58 in April and a decrease from 1.00 in May 2025. The Contract Ratio is 47% lower than the 5-year May average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Abington (Montgomery, PA) - Attached/Townhouse

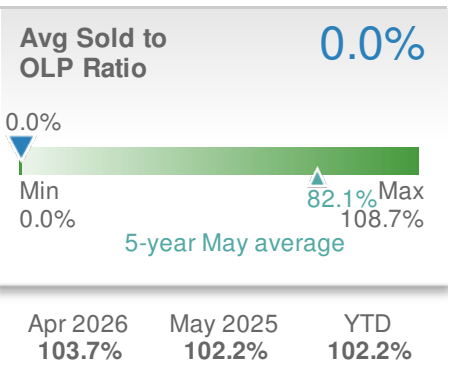
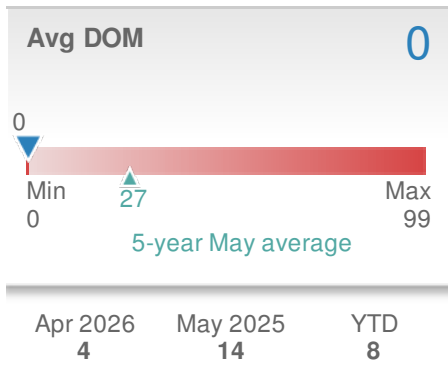
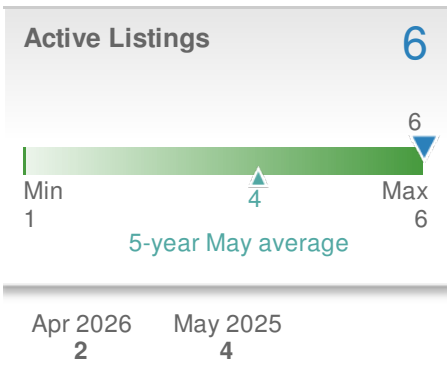
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Summary

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 27 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from April) to 7; and a 200% increase in supply to 6 active units.

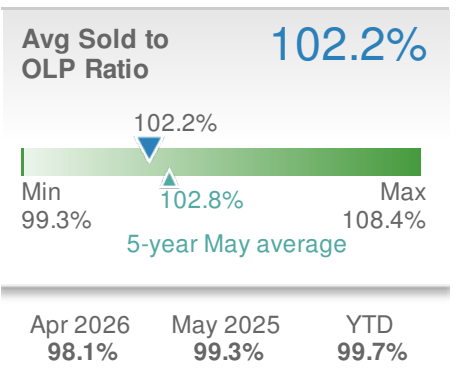
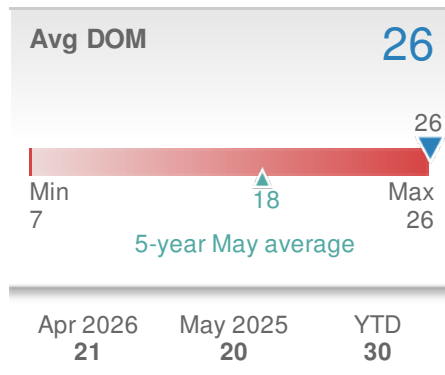
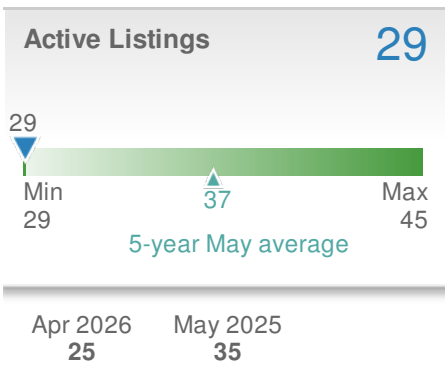
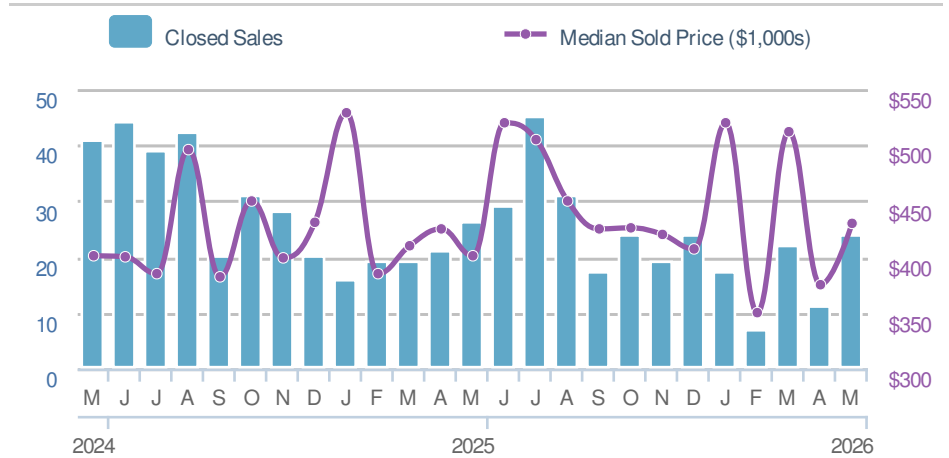
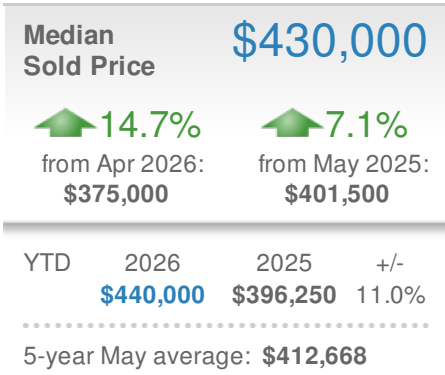
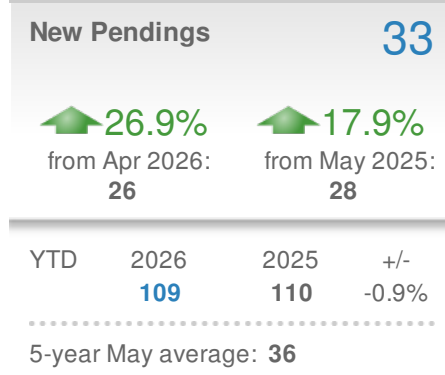
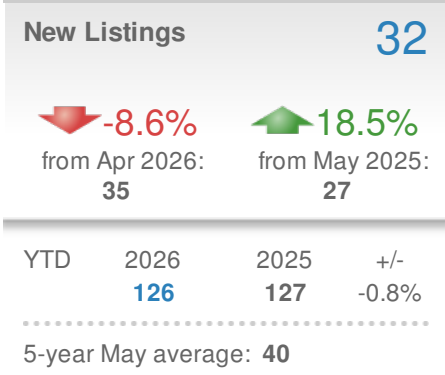
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 2.50 in April and a decrease from 1.50 in May 2025. The Contract Ratio is 72% lower than the 5-year May average of 4.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Boyertown Area (Montgomery, PA)

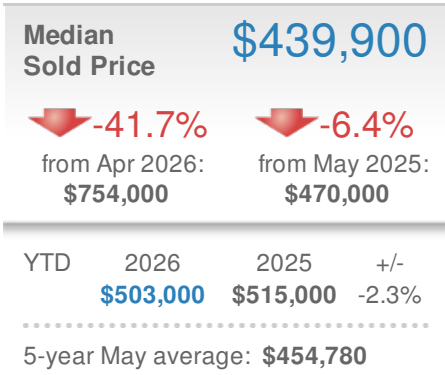
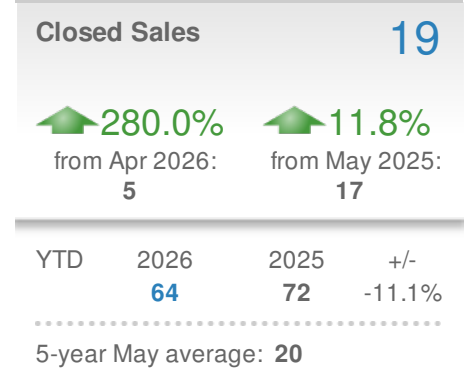
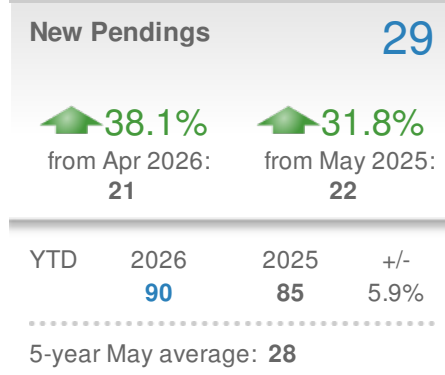
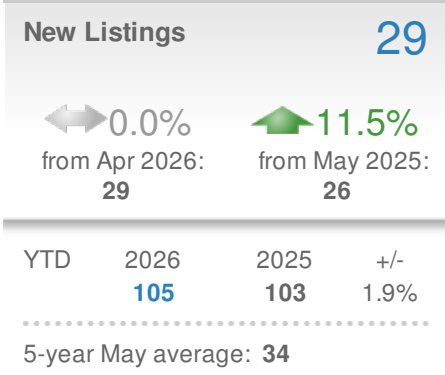
Email: ldavis@tcsr.realtor



May 2026

Boyertown Area (Montgomery, PA) - Detached

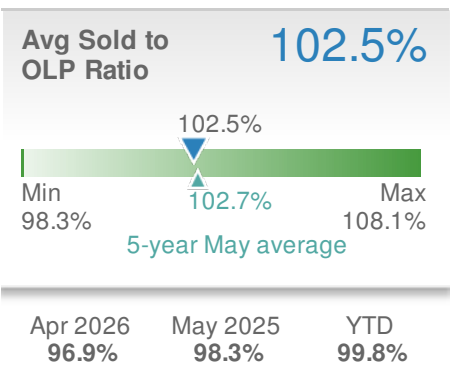
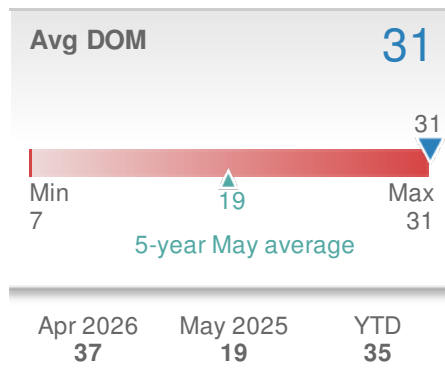
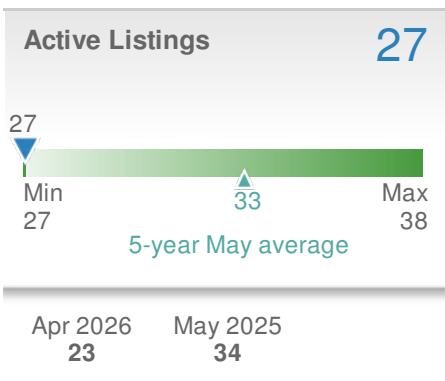
Tri-County Suburban REALTORS
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for May was \$439,900, representing a decrease of 41.7% compared to last month and a decrease of 6.4% from May 2025. The average days on market for units sold in May was 31 days, 62% above the 5-year May average of 19 days. There was a 38.1% month over month increase in new contract activity with 29 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 42; and a 17.4% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.39 in April and an increase from 1.06 in May 2025. The Contract Ratio is 22% higher than the 5-year May average of 1.28. 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.



May 2026

Boyertown Area (Montgomery, PA) - Attached

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

New Listings 3

↓ -50.0% ↑ 200.0%
 from Apr 2026: 6 from May 2025: 1

YTD	2026	2025	+/-
	21	24	-12.5%

5-year May average: 6

New Pendings 4

↓ -20.0% ↓ -33.3%
 from Apr 2026: 5 from May 2025: 6

YTD	2026	2025	+/-
	19	25	-24.0%

5-year May average: 8

Closed Sales 5

↓ -16.7% ↓ -44.4%
 from Apr 2026: 6 from May 2025: 9

YTD	2026	2025	+/-
	17	43	-60.5%

5-year May average: 7

Median Sold Price \$354,900

↓ -0.8% ↑ 1.1%
 from Apr 2026: \$357,750 from May 2025: \$351,005

YTD	2026	2025	+/-
	\$352,000	\$365,940	-3.8%

5-year May average: \$337,483

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for May was \$354,900, representing a decrease of 0.8% compared to last month and an increase of 1.1% from May 2025. The average days on market for units sold in May was 7 days, 54% below the 5-year May average of 15 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 5; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.00 in April and a decrease from 17.00 in May 2025. The Contract Ratio is 65% lower than the 5-year May average of 7.22. 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.

Active Listings 2

Apr 2026	May 2025
2	1

Avg DOM 7

Apr 2026	May 2025	YTD
7	21	11

Avg Sold to OLP Ratio 101.1%

Apr 2026	May 2025	YTD
99.1%	101.1%	99.4%

May 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

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

New Listings 3

↓ -50.0% ↑ 200.0%
 from Apr 2026: 6 from May 2025: 1

YTD	2026	2025	+/-
	21	24	-12.5%

5-year May average: 6

New Pendings 4

↓ -20.0% ↓ -33.3%
 from Apr 2026: 5 from May 2025: 6

YTD	2026	2025	+/-
	19	25	-24.0%

5-year May average: 8

Closed Sales 5

↓ -16.7% ↓ -44.4%
 from Apr 2026: 6 from May 2025: 9

YTD	2026	2025	+/-
	17	43	-60.5%

5-year May average: 7

Median Sold Price \$354,900

↓ -0.8% ↑ 1.1%
 from Apr 2026: \$357,750 from May 2025: \$351,005

YTD	2026	2025	+/-
	\$352,000	\$365,940	-3.8%

5-year May average: \$337,483

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$354,900, representing a decrease of 0.8% compared to last month and an increase of 1.1% from May 2025. The average days on market for units sold in May was 7 days, 54% below the 5-year May average of 15 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 5; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.00 in April and a decrease from 17.00 in May 2025. The Contract Ratio is 65% lower than the 5-year May average of 7.22. 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.

Active Listings 2

Apr 2026	May 2025
2	1

Avg DOM 7

Apr 2026	May 2025	YTD
7	21	11

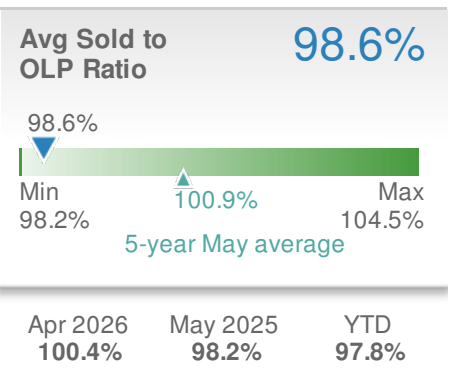
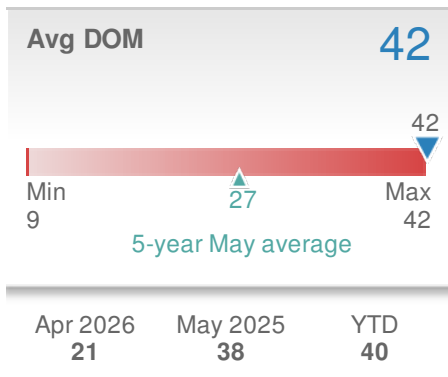
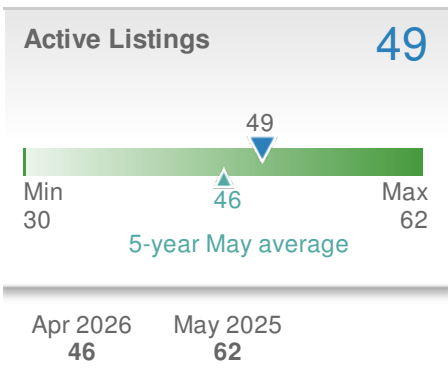
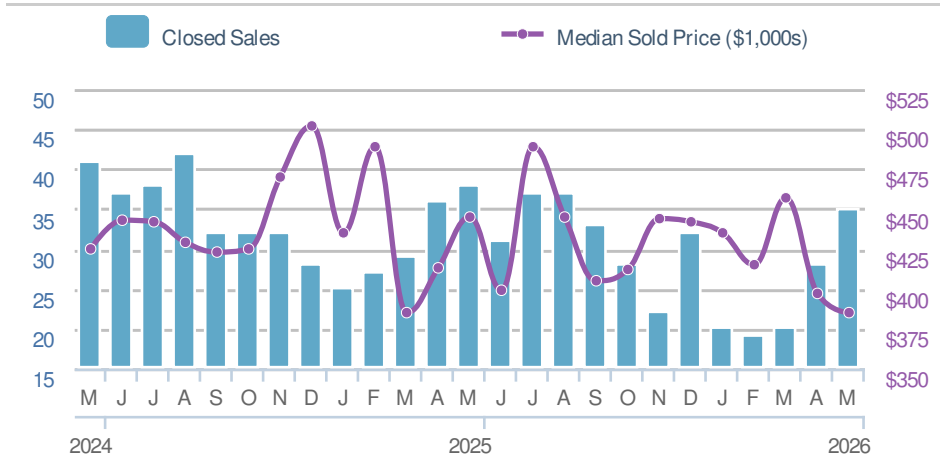
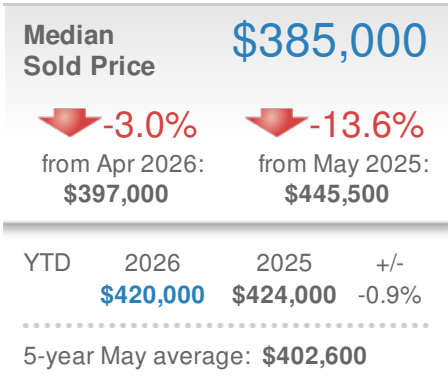
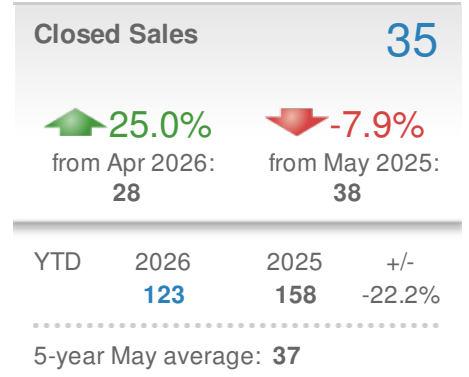
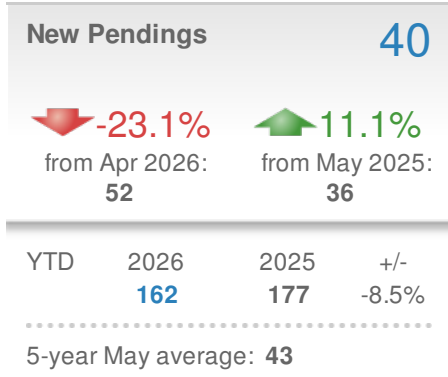
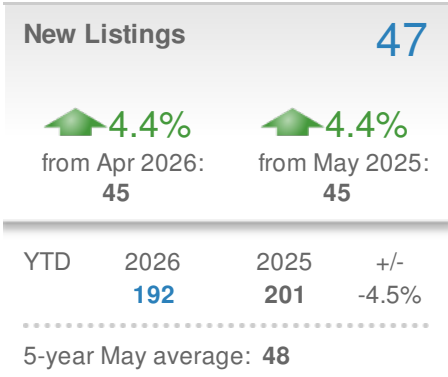
Avg Sold to OLP Ratio 101.1%

Apr 2026	May 2025	YTD
99.1%	101.1%	99.4%

May 2026

Cheltenham (Montgomery, PA)

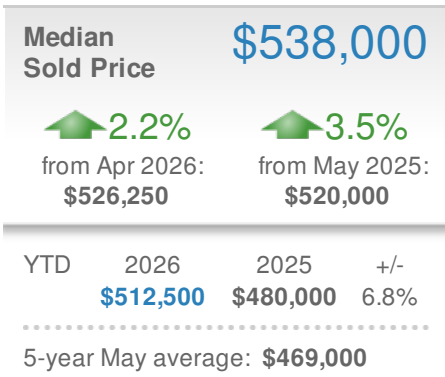
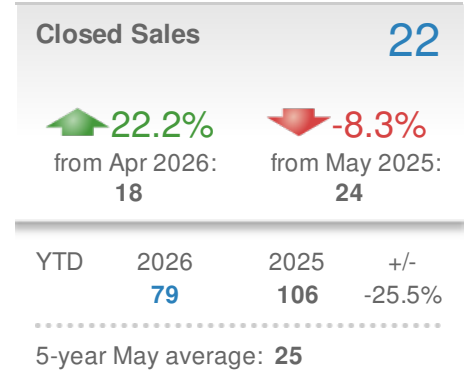
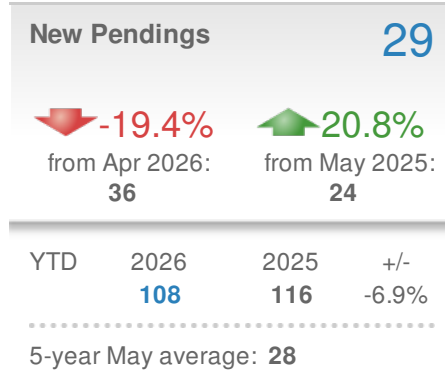
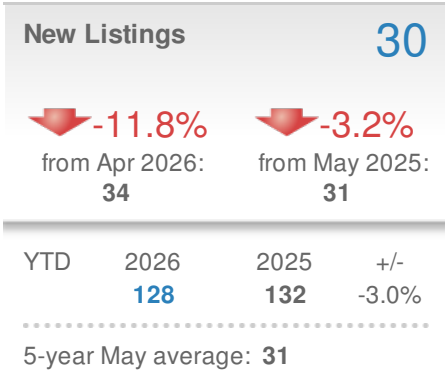
Email: ldavis@tcsr.realtor



May 2026

Cheltenham (Montgomery, PA) - Detached

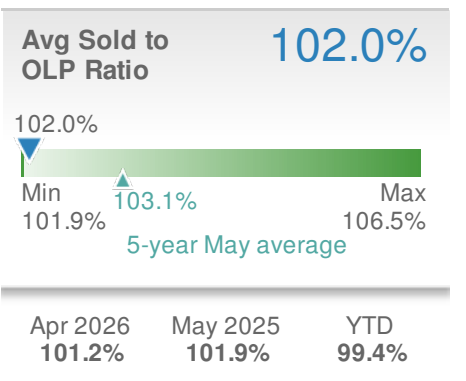
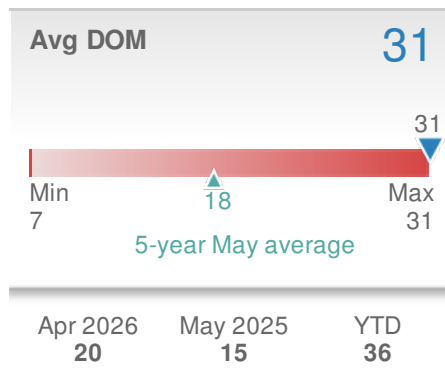
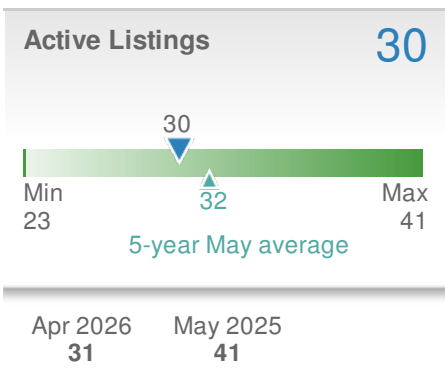
Tri-County Suburban REALTORS
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for May was \$538,000, representing an increase of 2.2% compared to last month and an increase of 3.5% from May 2025. The average days on market for units sold in May was 31 days, 69% above the 5-year May average of 18 days. There was a 19.4% month over month decrease in new contract activity with 29 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 49; and a 3.2% decrease in supply to 30 active units.

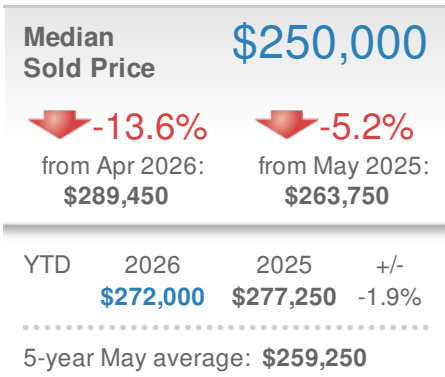
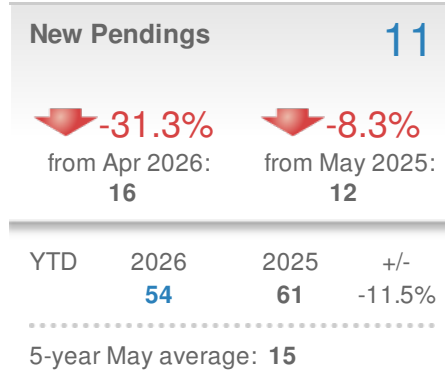
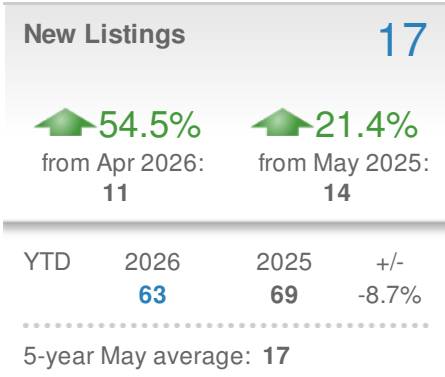
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.35 in April and an increase from 1.12 in May 2025. The Contract Ratio is 18% lower than the 5-year May average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Cheltenham (Montgomery, PA) - Attached

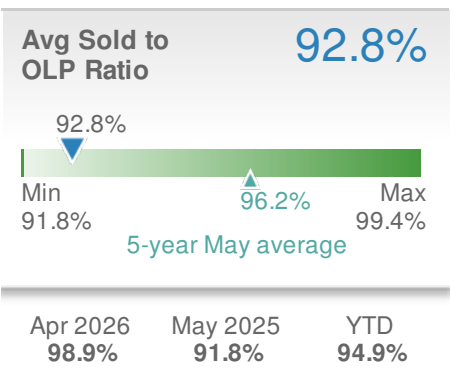
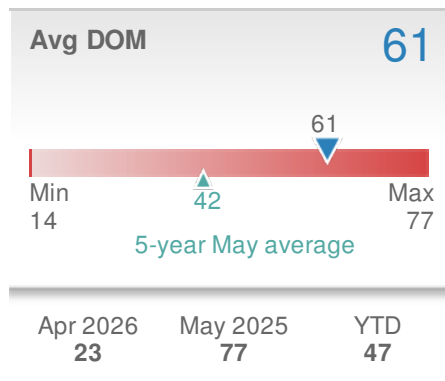
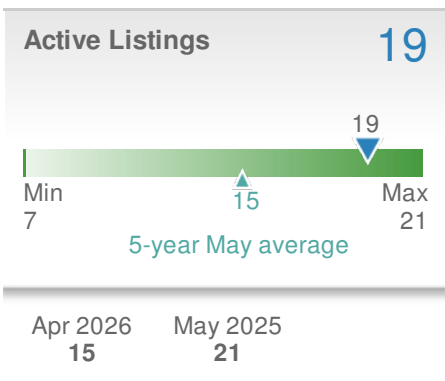
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Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for May was \$250,000, representing a decrease of 13.6% compared to last month and a decrease of 5.2% from May 2025. The average days on market for units sold in May was 61 days, 45% above the 5-year May average of 42 days. There was a 31.3% month over month decrease in new contract activity with 11 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 16; and a 26.7% increase in supply to 19 active units.

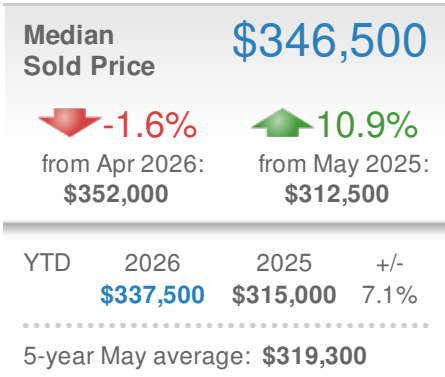
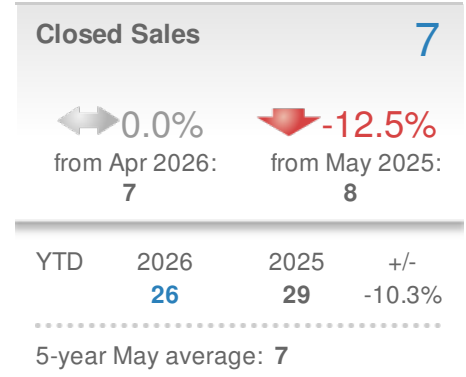
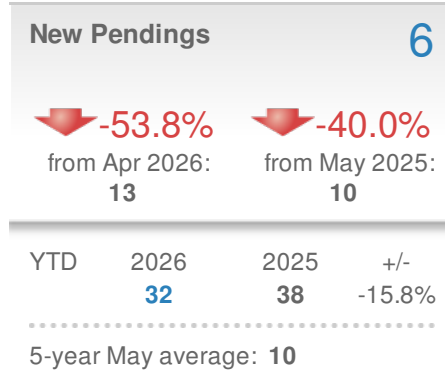
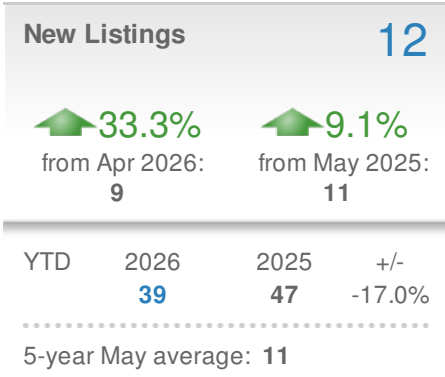
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.33 in April and an increase from 0.81 in May 2025. The Contract Ratio is 72% lower than the 5-year May average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

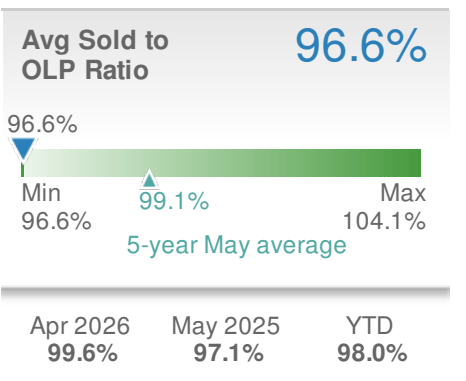
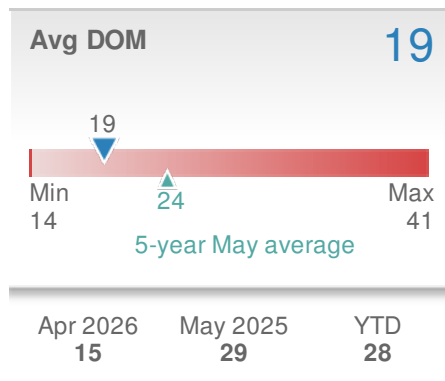
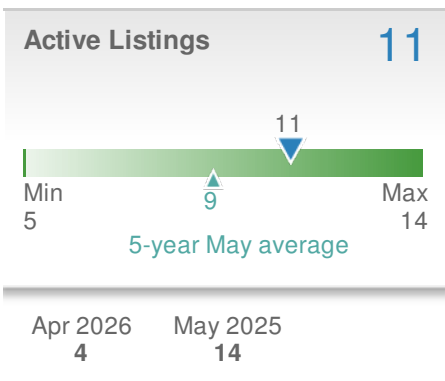
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$346,500, representing a decrease of 1.6% compared to last month and an increase of 10.9% from May 2025. The average days on market for units sold in May was 19 days, 20% below the 5-year May average of 24 days. There was a 53.8% month over month decrease in new contract activity with 6 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 11; and a 175% increase in supply to 11 active units.

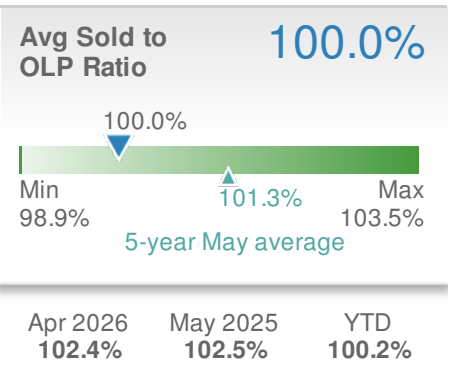
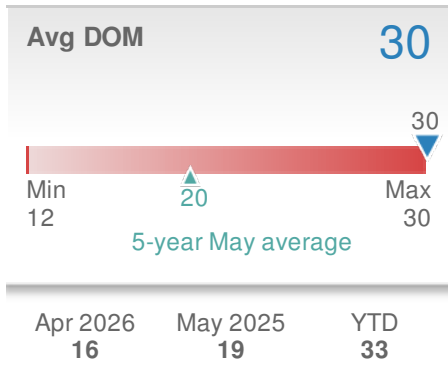
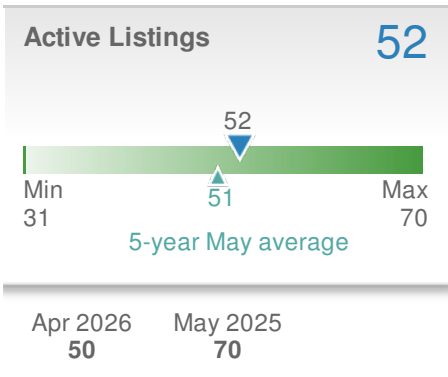
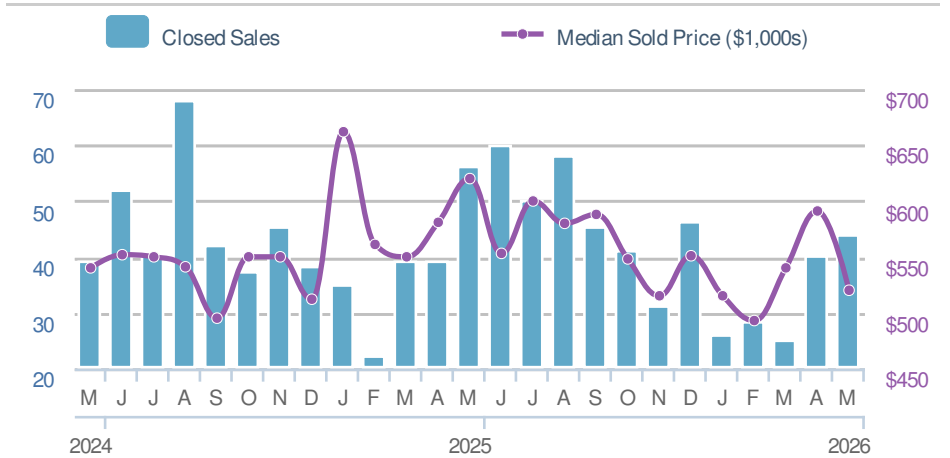
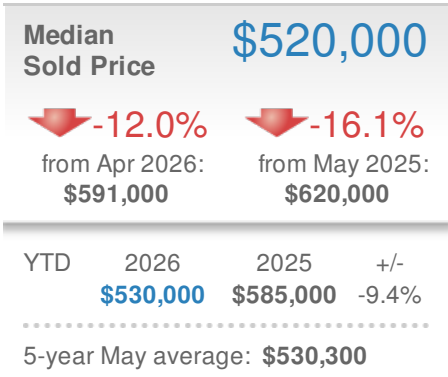
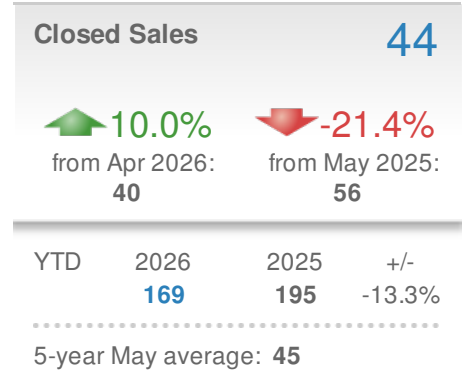
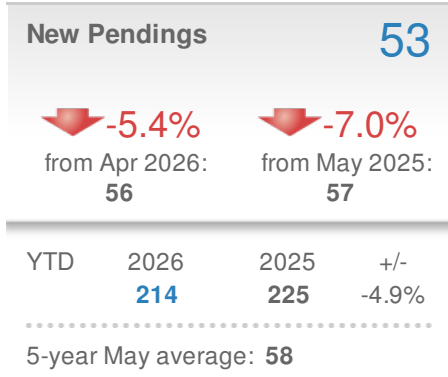
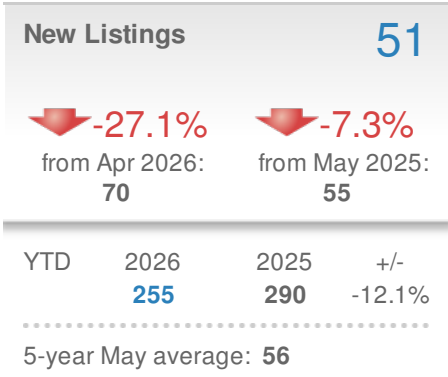
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 3.50 in April and no change from May 2025. The Contract Ratio is 67% lower than the 5-year May average of 3.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



May 2026

Colonial (Montgomery, PA)

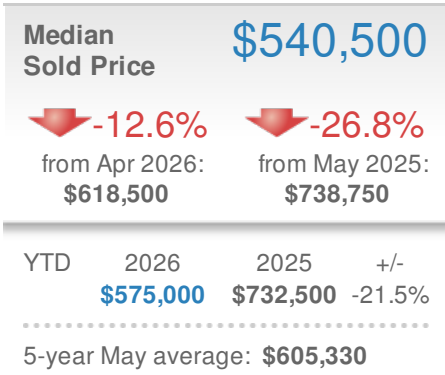
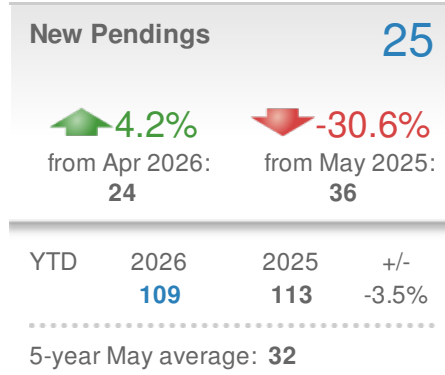
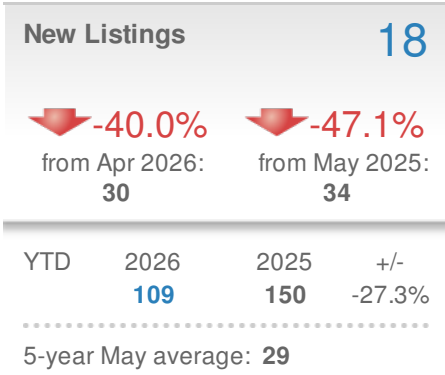
Email: ldavis@tcsr.realtor



May 2026

Colonial (Montgomery, PA) - Detached

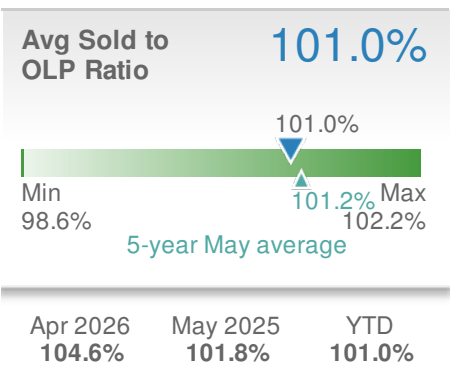
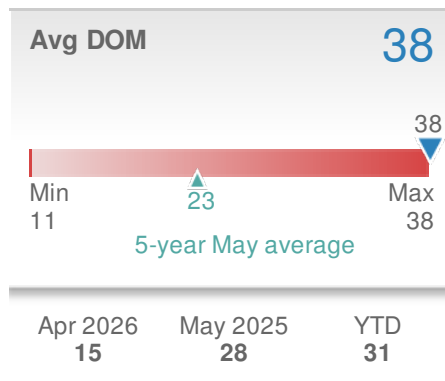
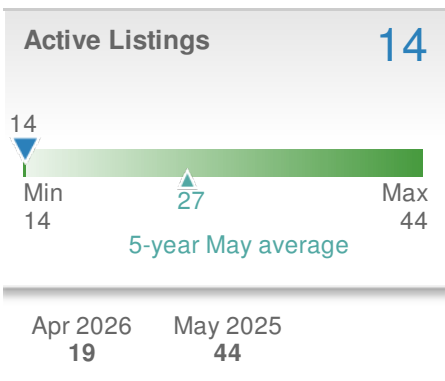
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for May was \$540,500, representing a decrease of 12.6% compared to last month and a decrease of 26.8% from May 2025. The average days on market for units sold in May was 38 days, 67% above the 5-year May average of 23 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 10.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 51; and a 26.3% decrease in supply to 14 active units.

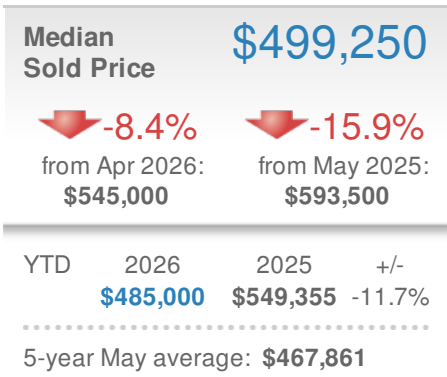
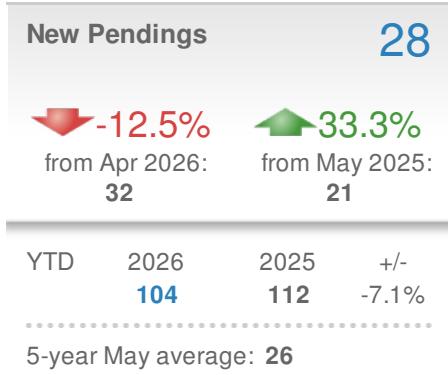
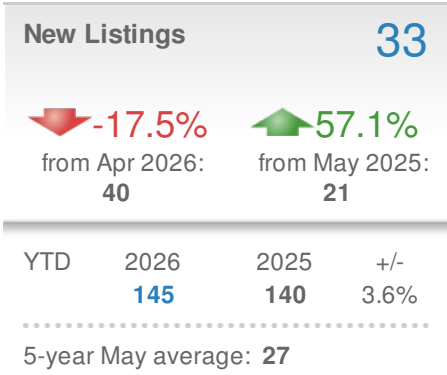
This activity resulted in a Contract Ratio of 3.64 pendings per active listing, up from 2.42 in April and an increase from 1.36 in May 2025. The Contract Ratio is 58% higher than the 5-year May average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Colonial (Montgomery, PA) - Attached

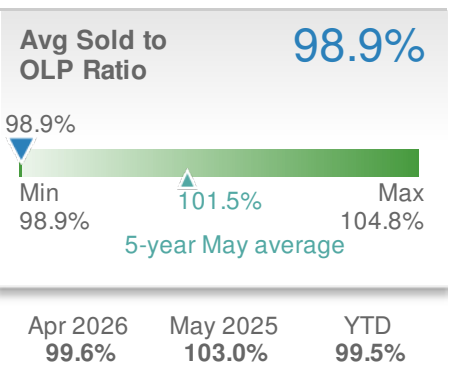
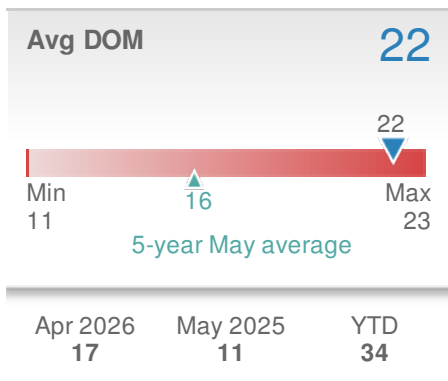
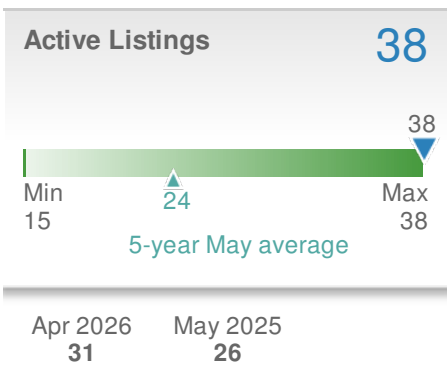
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for May was \$499,250, representing a decrease of 8.4% compared to last month and a decrease of 15.9% from May 2025. The average days on market for units sold in May was 22 days, 36% above the 5-year May average of 16 days. There was a 12.5% month over month decrease in new contract activity with 28 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 43; and a 22.6% increase in supply to 38 active units.

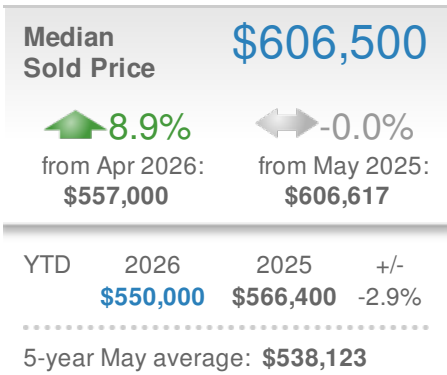
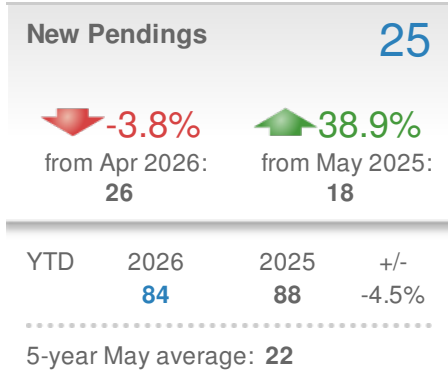
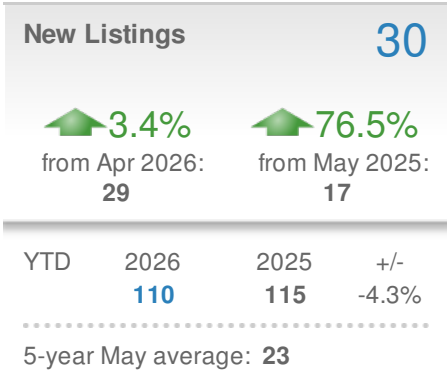
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.29 in April and a decrease from 1.96 in May 2025. The Contract Ratio is 50% lower than the 5-year May average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Colonial (Montgomery, PA) - Attached/Townhouse

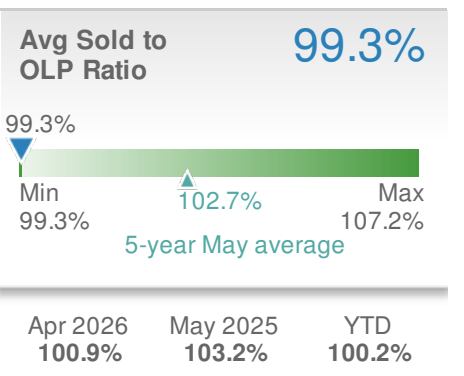
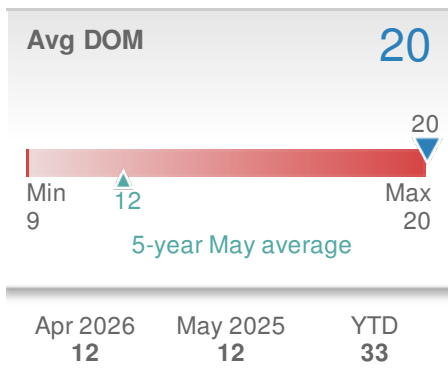
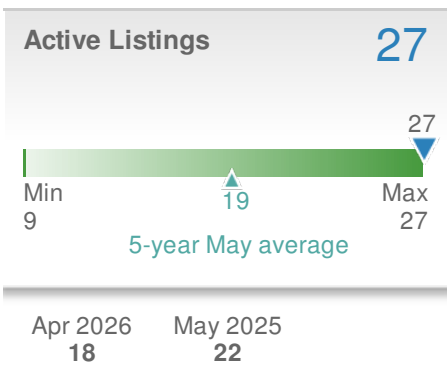
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$606,500, representing an increase of 8.9% compared to last month and a decrease of 0% from May 2025. The average days on market for units sold in May was 20 days, 70% above the 5-year May average of 12 days. There was a 3.8% month over month decrease in new contract activity with 25 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 39; and a 50% increase in supply to 27 active units.

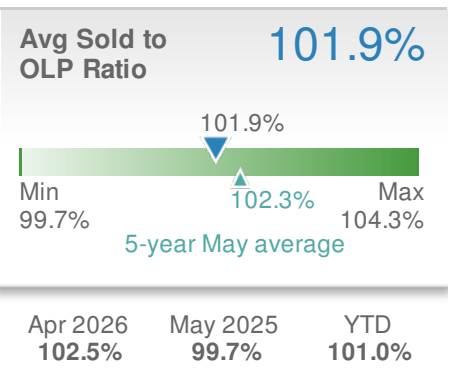
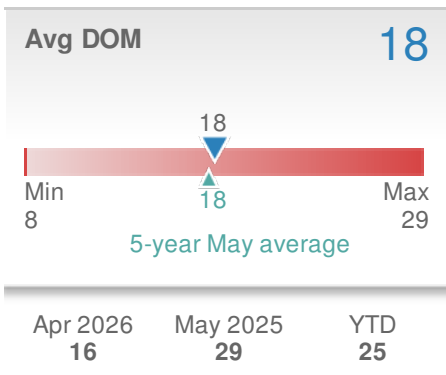
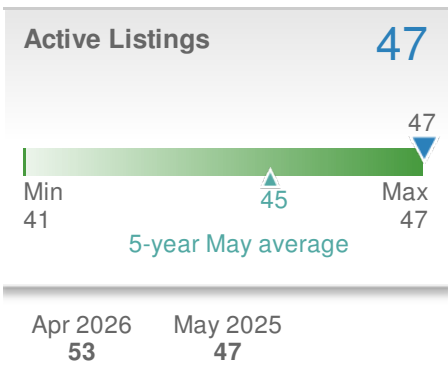
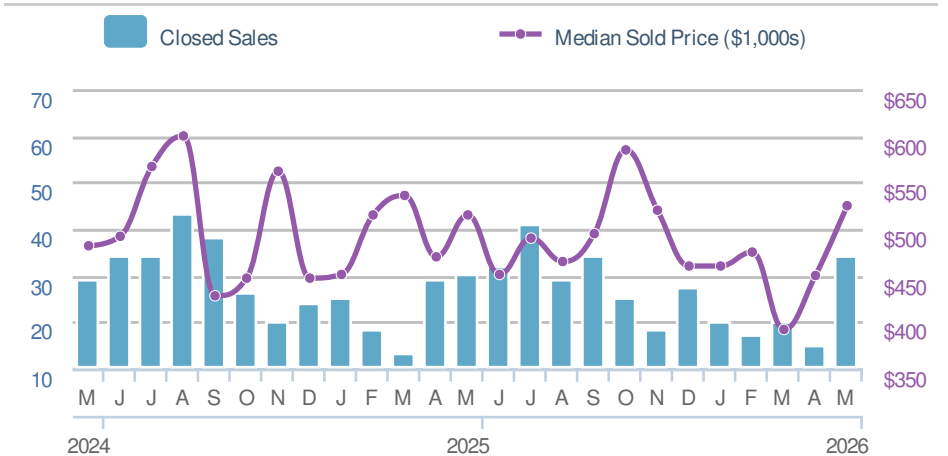
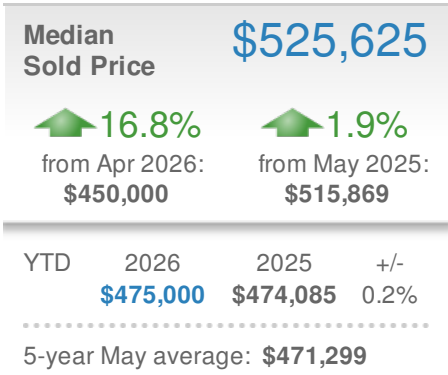
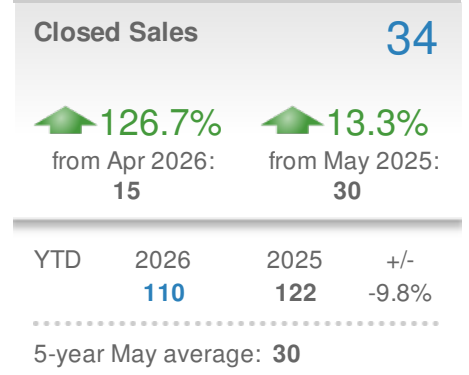
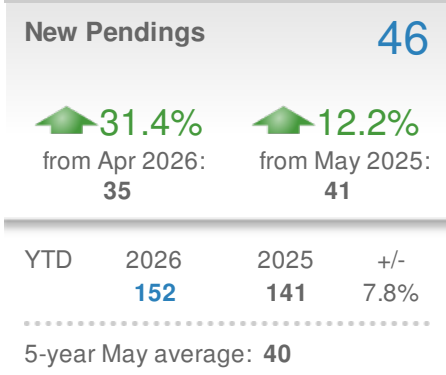
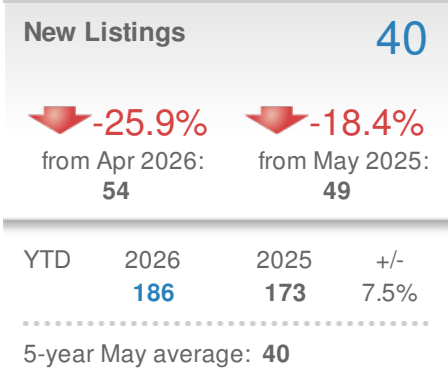
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.78 in April and a decrease from 2.09 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Hatboro-Horsham (Montgomery, PA)

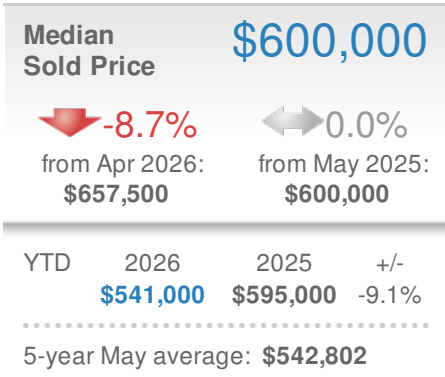
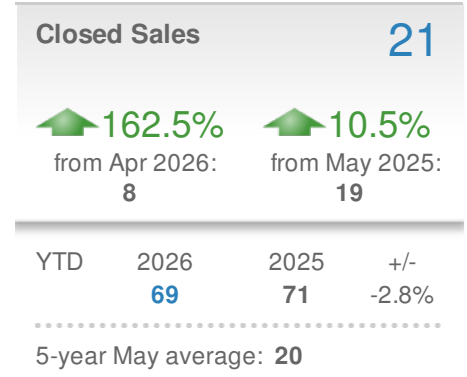
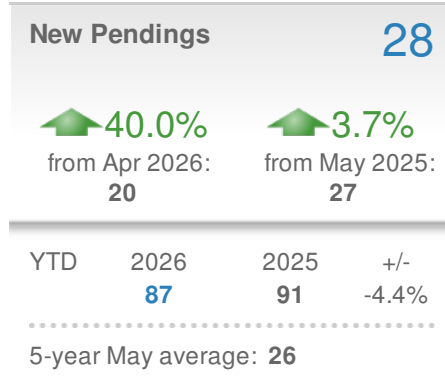
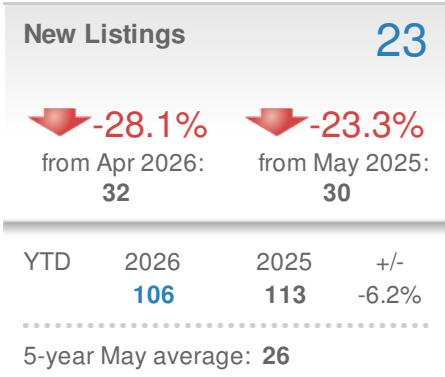
Email: ldavis@tcsr.realtor



May 2026

Hatboro-Horsham (Montgomery, PA) - Detached

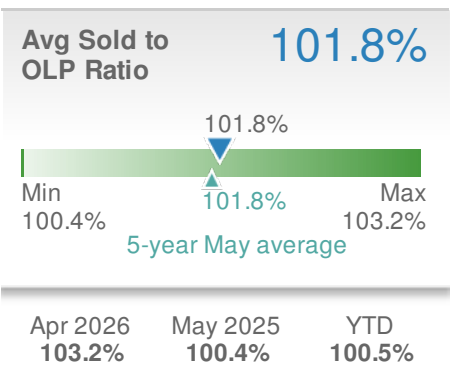
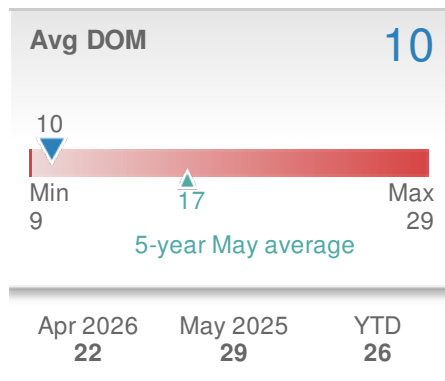
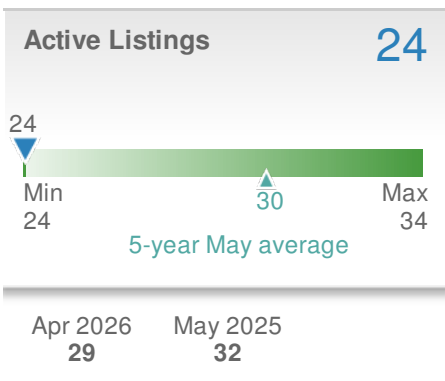
Tri-County Suburban REALTORS
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for May was \$600,000, representing a decrease of 8.7% compared to last month and no change from May 2025. The average days on market for units sold in May was 10 days, 42% below the 5-year May average of 17 days. There was a 40% month over month increase in new contract activity with 28 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 39; and a 17.2% decrease in supply to 24 active units.

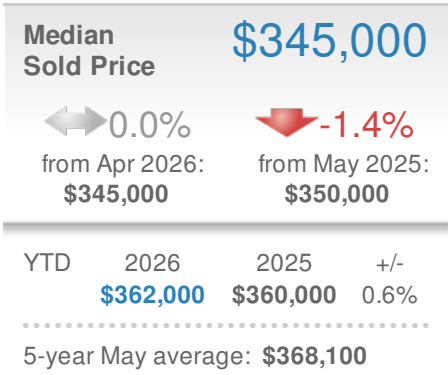
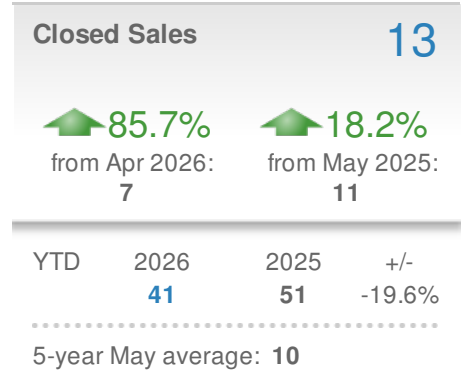
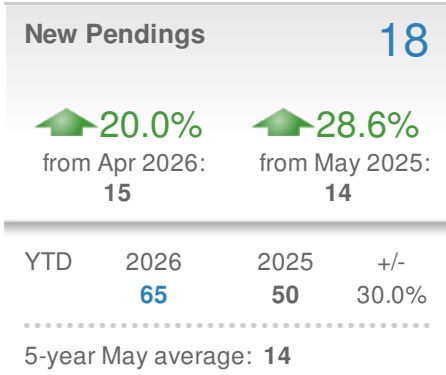
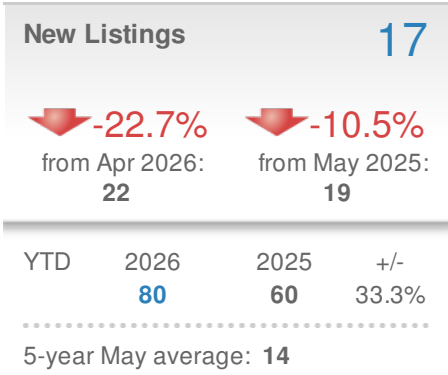
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.14 in April and an increase from 1.19 in May 2025. The Contract Ratio is 22% higher than the 5-year May average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Hatboro-Horsham (Montgomery, PA) - Attached

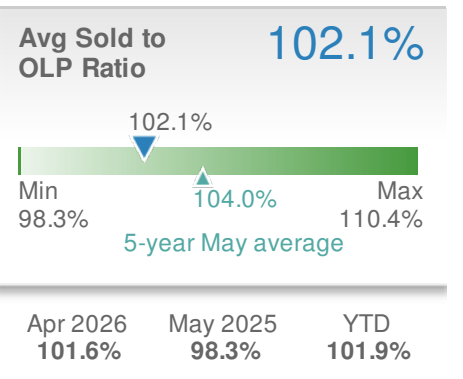
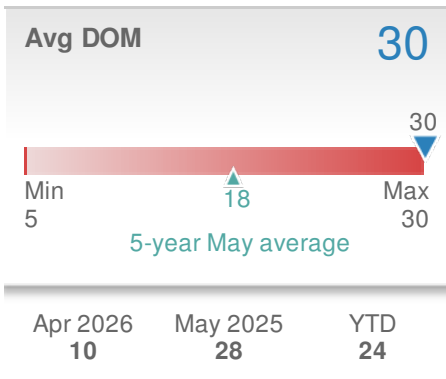
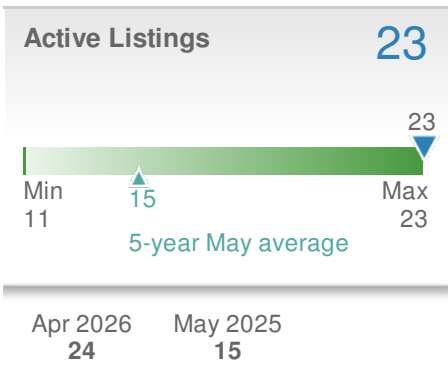
Tri-County Suburban REALTORS
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Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for May was \$345,000, representing no change compared to last month and a decrease of 1.4% from May 2025. The average days on market for units sold in May was 30 days, 63% above the 5-year May average of 18 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 12.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 37; and a 4.2% decrease in supply to 23 active units.

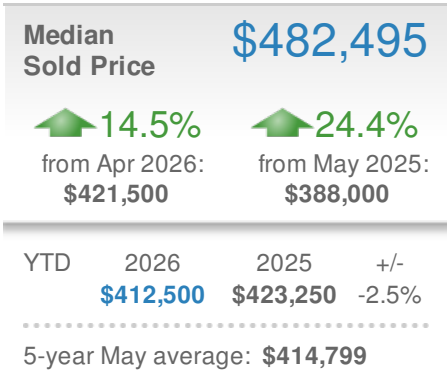
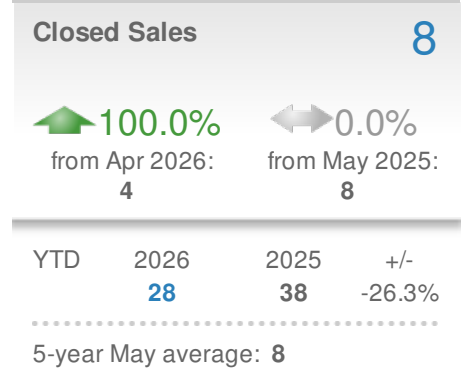
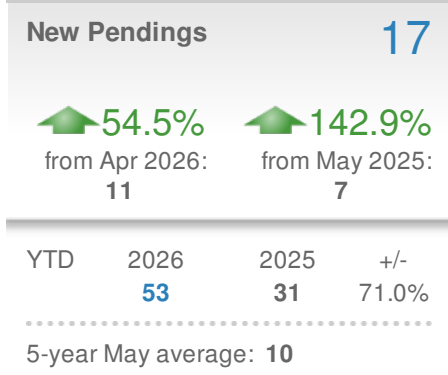
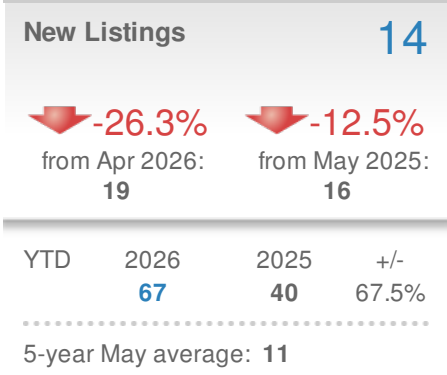
This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.38 in April and an increase from 1.07 in May 2025. The Contract Ratio is 4% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

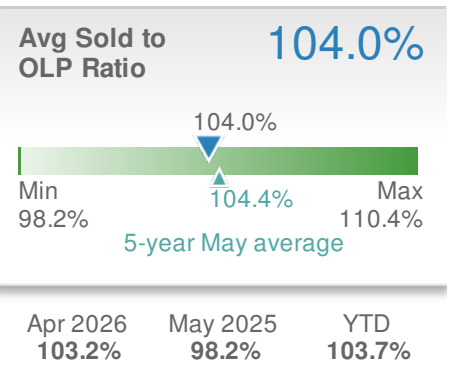
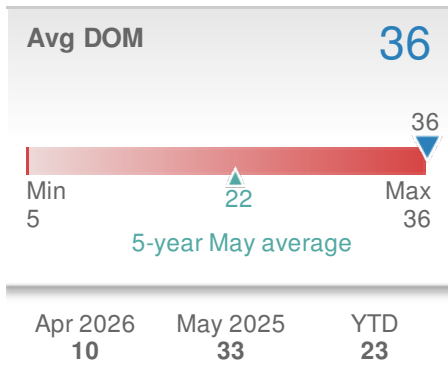
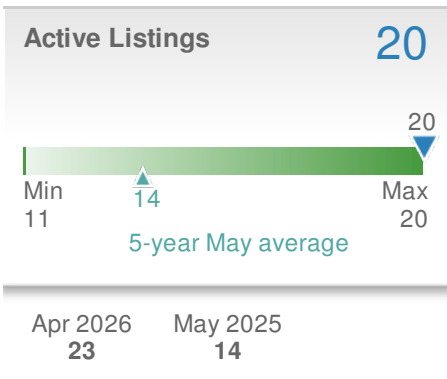
15 County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$482,495, representing an increase of 14.5% compared to last month and an increase of 24.4% from May 2025. The average days on market for units sold in May was 36 days, 67% above the 5-year May average of 22 days. There was a 54.5% month over month increase in new contract activity with 17 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 13% decrease in supply to 20 active units.

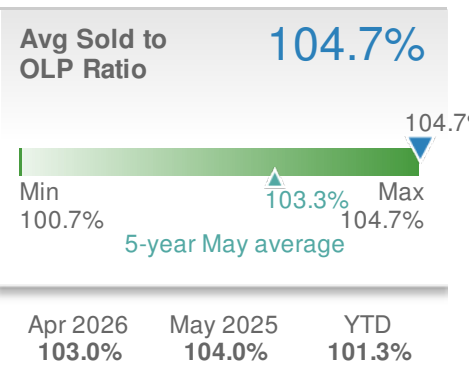
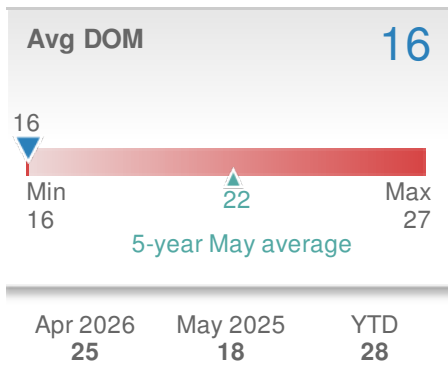
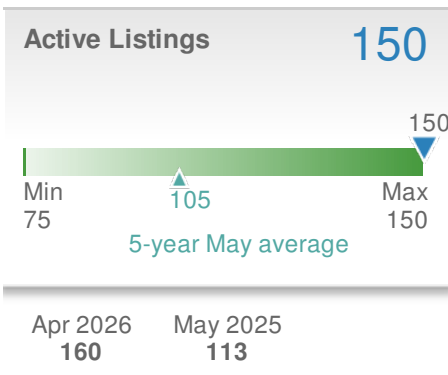
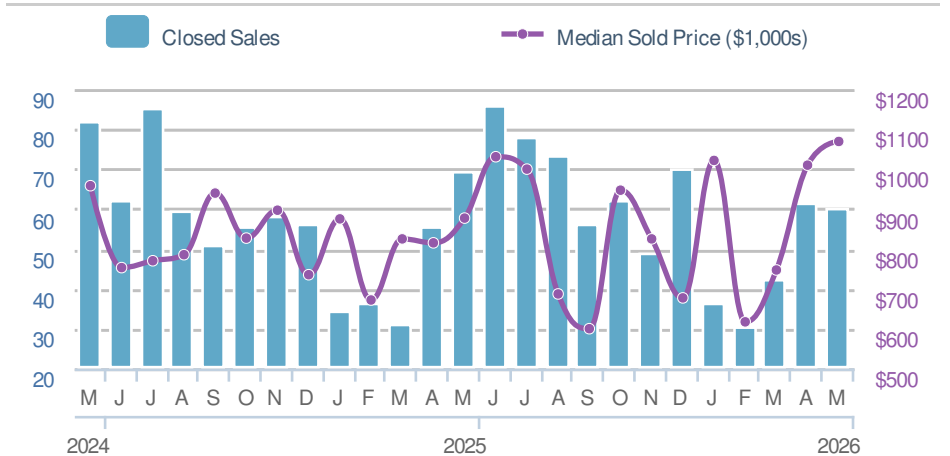
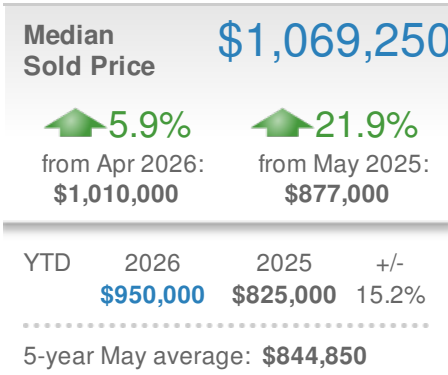
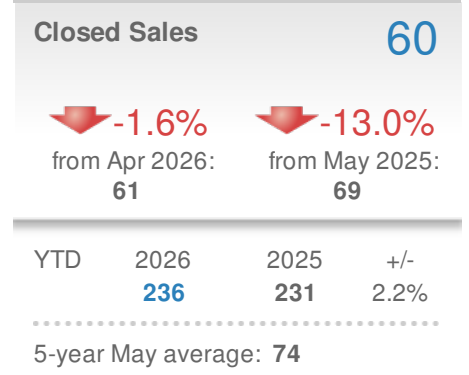
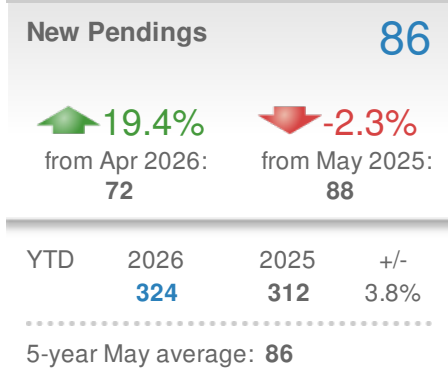
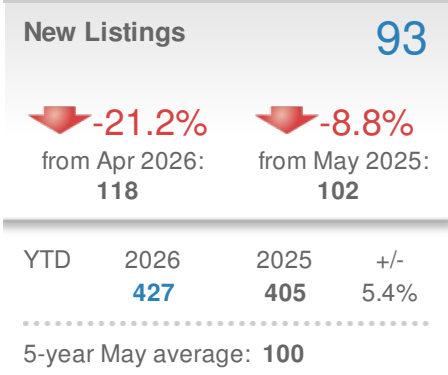
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.22 in April and an increase from 0.64 in May 2025. The Contract Ratio is 36% higher than the 5-year May average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Lower Merion (Montgomery, PA)

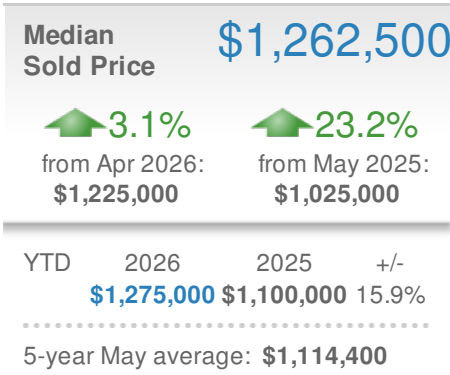
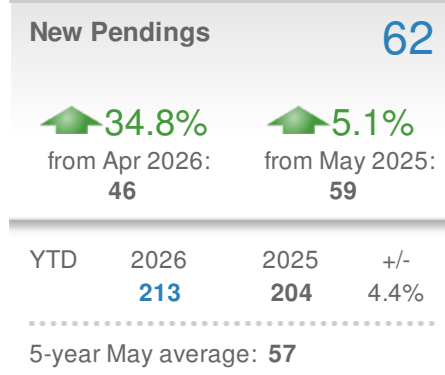
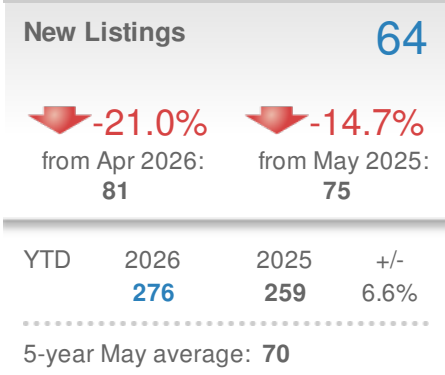
Email: ldavis@tcsr.realtor



May 2026

Lower Merion (Montgomery, PA) - Detached

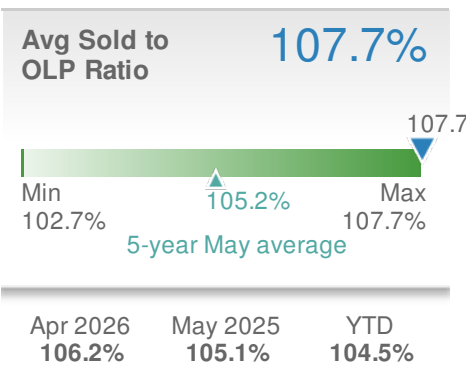
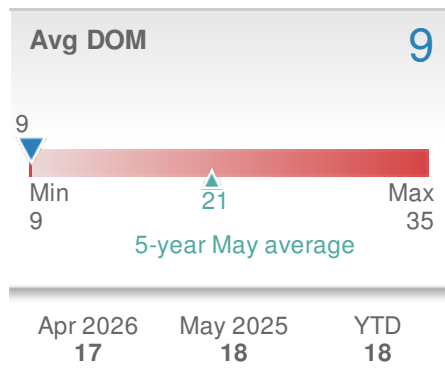
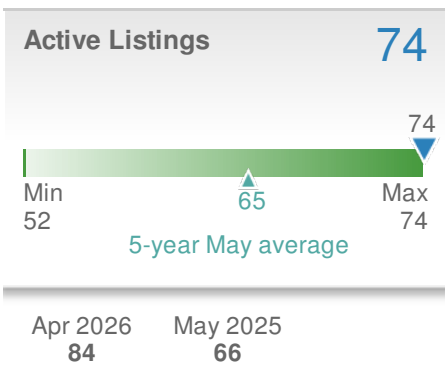
Tri-County Suburban REALTORS
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for May was \$1,262,500, representing an increase of 3.1% compared to last month and an increase of 23.2% from May 2025. The average days on market for units sold in May was 9 days, 58% below the 5-year May average of 21 days. There was a 34.8% month over month increase in new contract activity with 62 New Pendings; a 27.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 102; and an 11.9% decrease in supply to 74 active units.

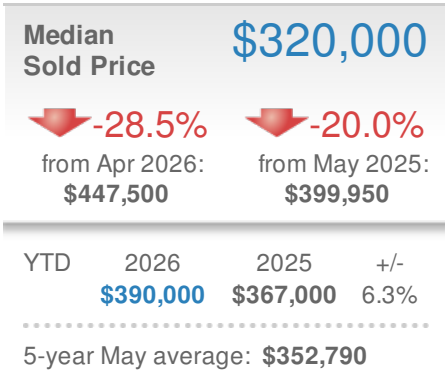
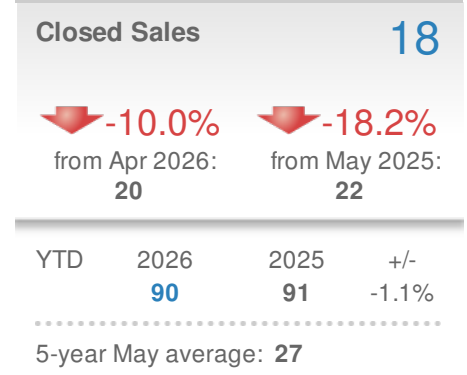
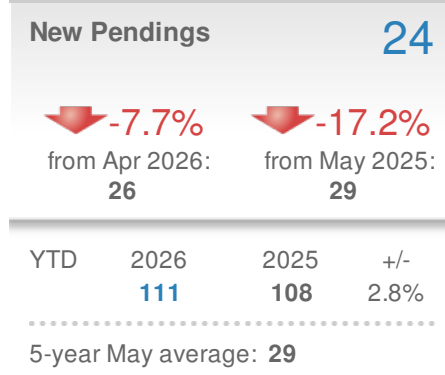
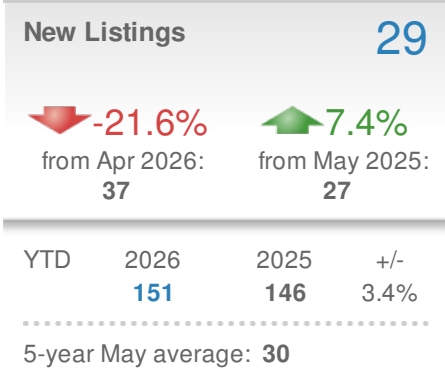
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.95 in April and a decrease from 1.48 in May 2025. The Contract Ratio is 10% lower than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Lower Merion (Montgomery, PA) - Attached

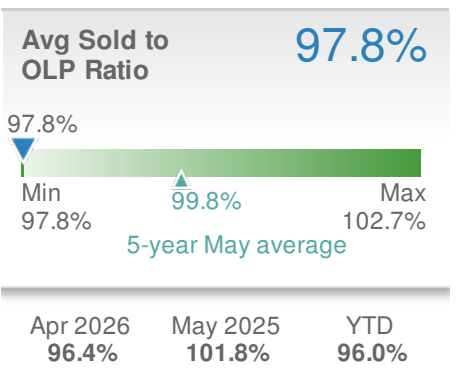
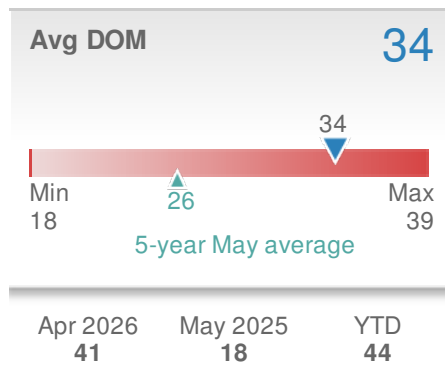
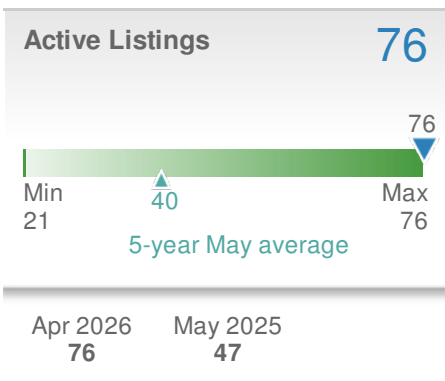
Tri-County Suburban REALTORS
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for May was \$320,000, representing a decrease of 28.5% compared to last month and a decrease of 20% from May 2025. The average days on market for units sold in May was 34 days, 31% above the 5-year May average of 26 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and no change in supply with 76 active units.

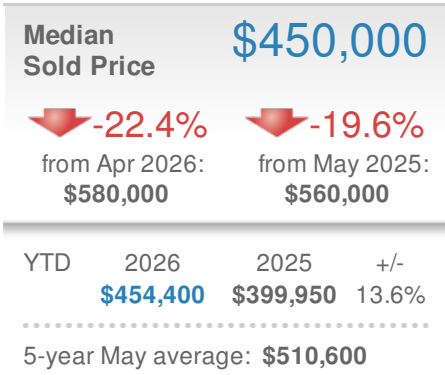
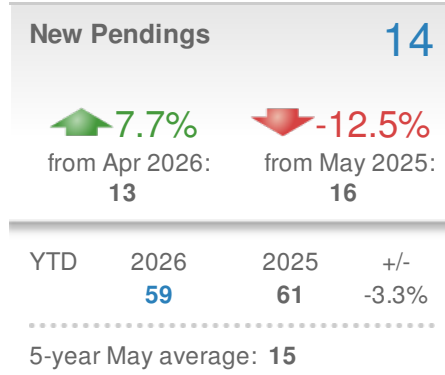
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.42 in April and a decrease from 0.79 in May 2025. The Contract Ratio is 63% lower than the 5-year May average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

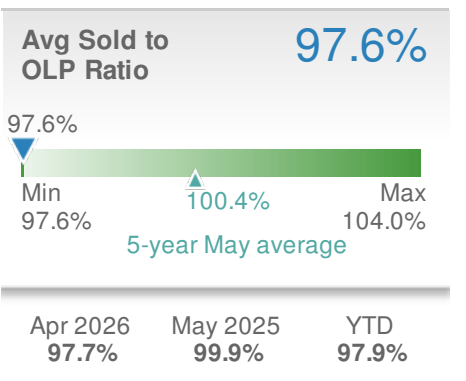
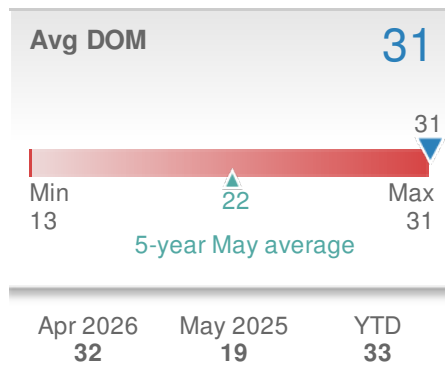
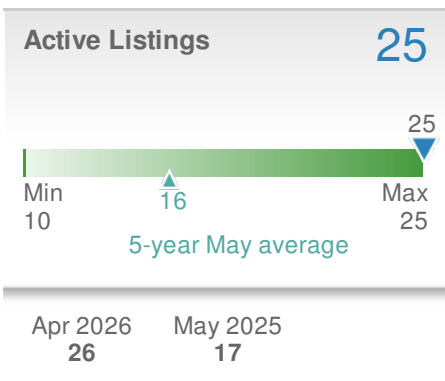
Tri-County Suburban REALTORS
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Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$450,000, representing a decrease of 22.4% compared to last month and a decrease of 19.6% from May 2025. The average days on market for units sold in May was 31 days, 38% above the 5-year May average of 22 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and a 3.8% decrease in supply to 25 active units.

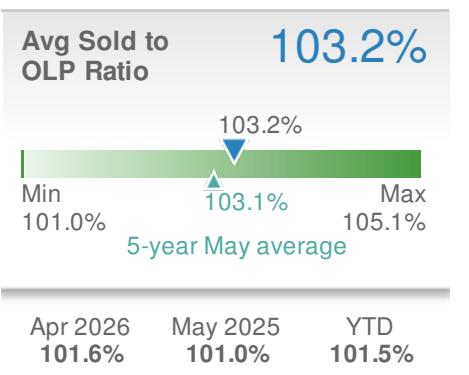
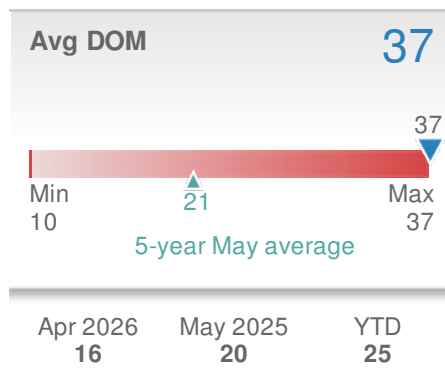
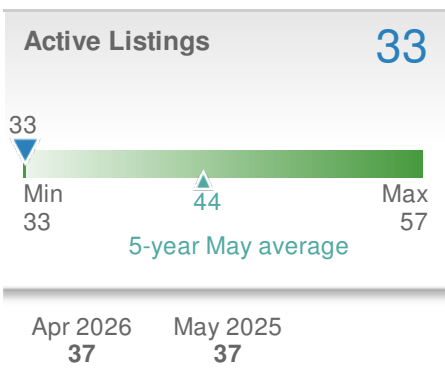
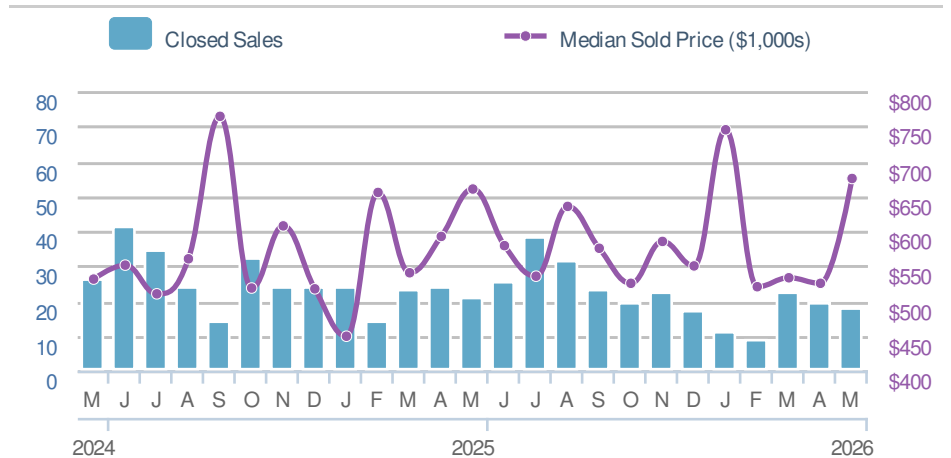
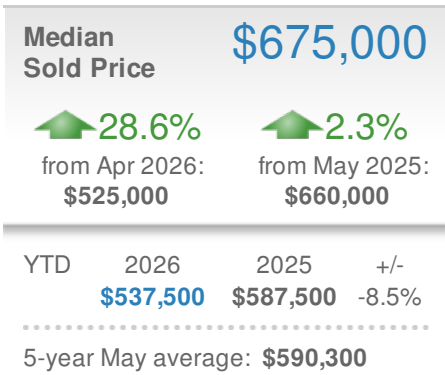
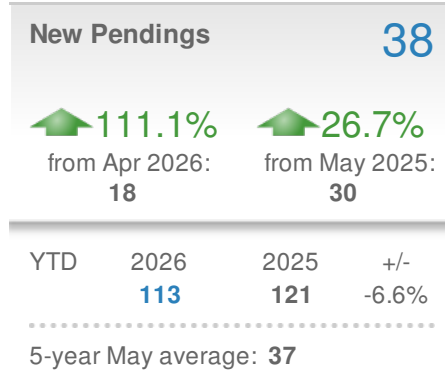
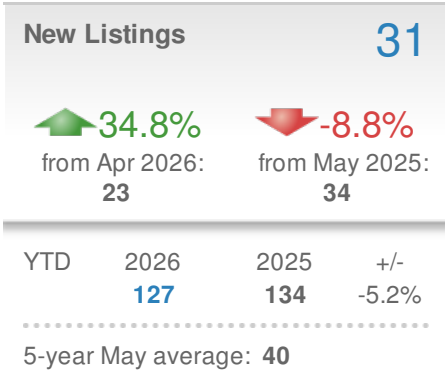
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.62 in April and a decrease from 1.18 in May 2025. The Contract Ratio is 51% lower than the 5-year May average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Methacton (Montgomery, PA)

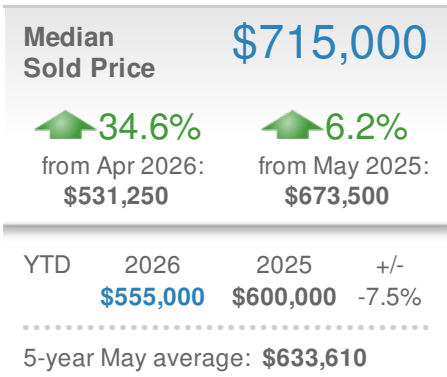
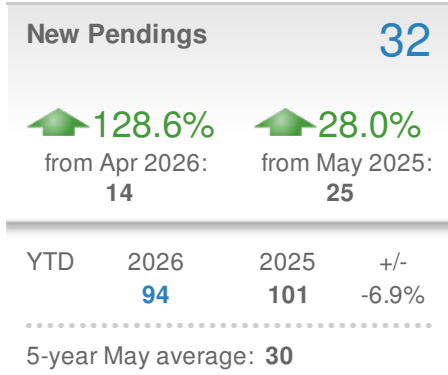
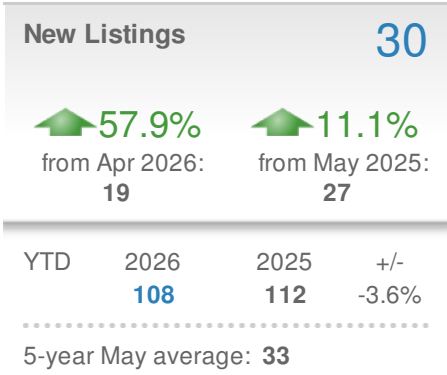
Email: ldavis@tcsr.realtor



May 2026

Methacton (Montgomery, PA) - Detached

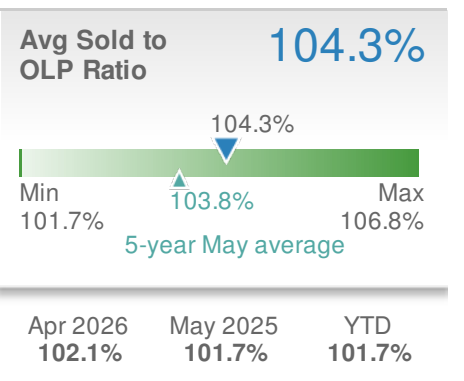
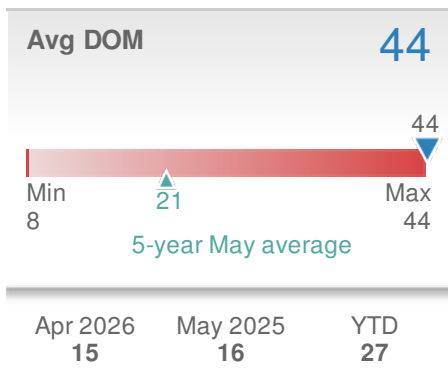
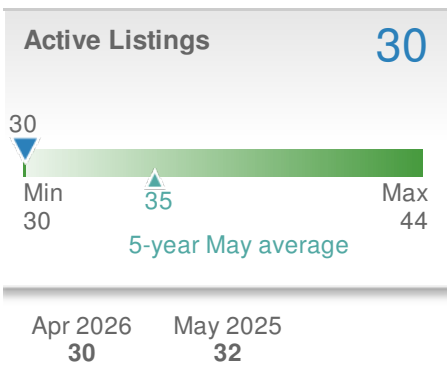
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for May was \$715,000, representing an increase of 34.6% compared to last month and an increase of 6.2% from May 2025. The average days on market for units sold in May was 44 days, 110% above the 5-year May average of 21 days. There was a 128.6% month over month increase in new contract activity with 32 New Pendings; a 73.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and no change in supply with 30 active units.

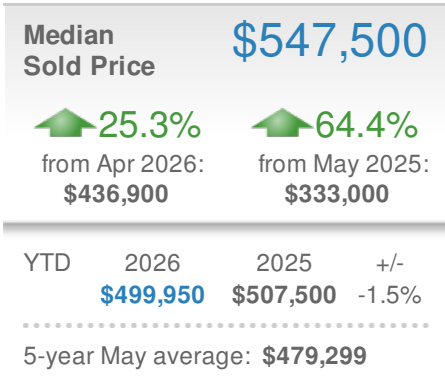
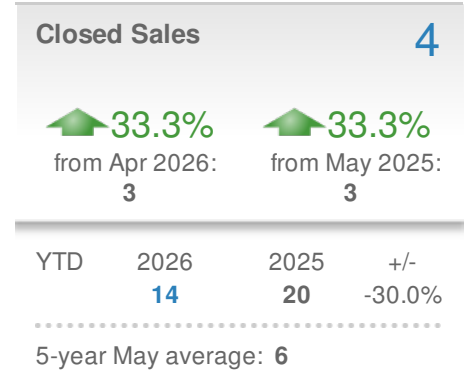
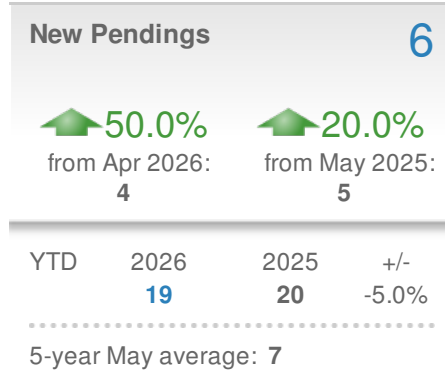
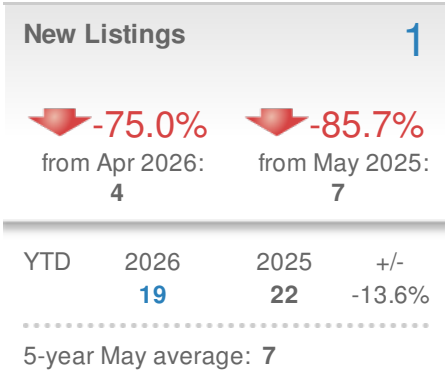
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.77 in April and an increase from 1.13 in May 2025. The Contract Ratio is 3% higher than the 5-year May average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Methacton (Montgomery, PA) - Attached

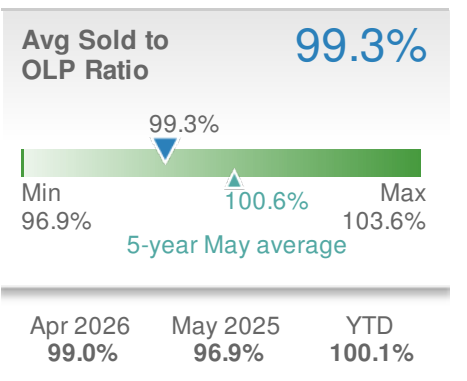
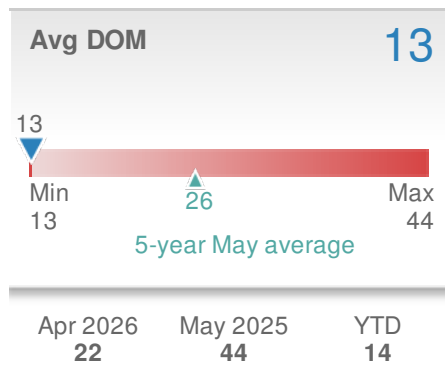
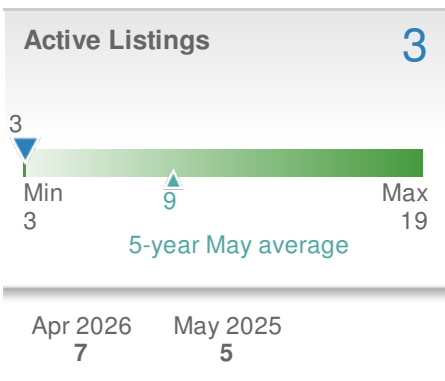
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for May was \$547,500, representing an increase of 25.3% compared to last month and an increase of 64.4% from May 2025. The average days on market for units sold in May was 13 days, 50% below the 5-year May average of 26 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 6; and a 57.1% decrease in supply to 3 active units.

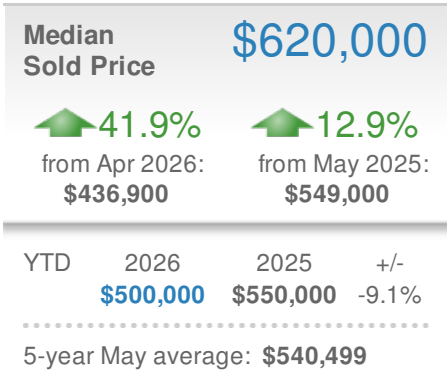
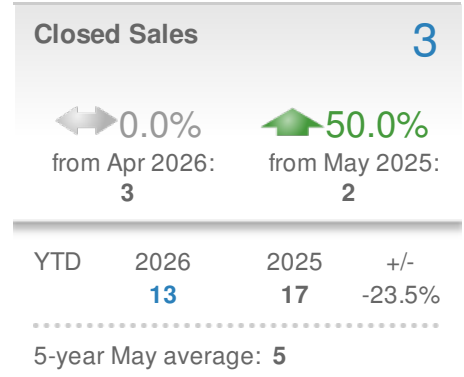
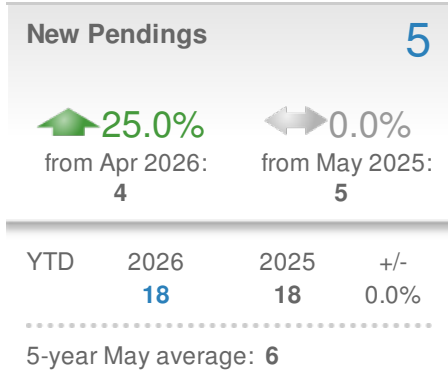
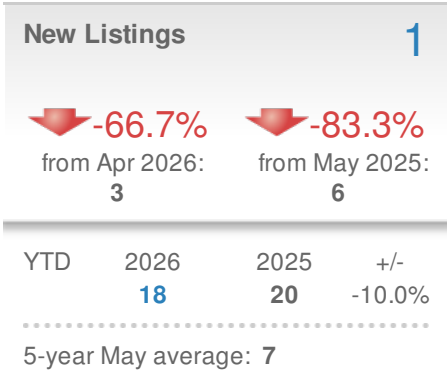
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.57 in April and an increase from 1.40 in May 2025. The Contract Ratio is 48% higher than the 5-year May average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Methacton (Montgomery, PA) - Attached/Townhouse

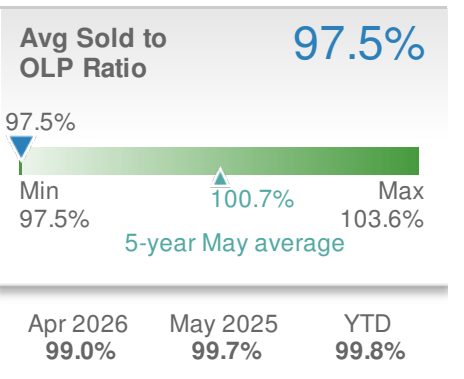
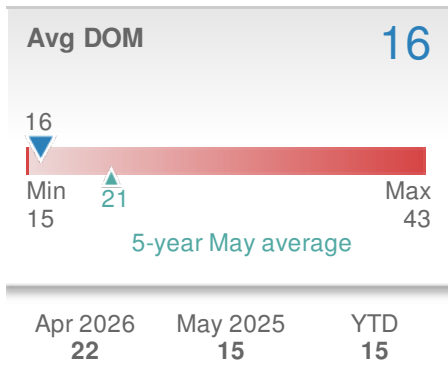
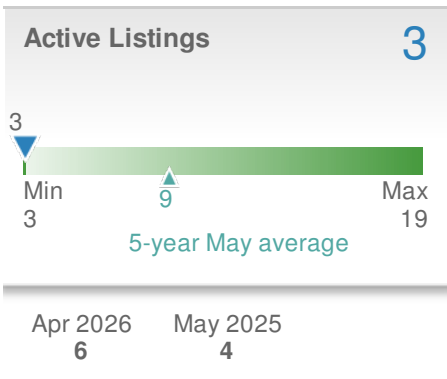
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$620,000, representing an increase of 41.9% compared to last month and an increase of 12.9% from May 2025. The average days on market for units sold in May was 16 days, 25% below the 5-year May average of 21 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 6; and a 50% decrease in supply to 3 active units.

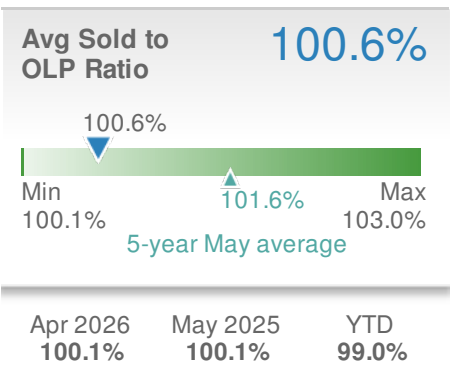
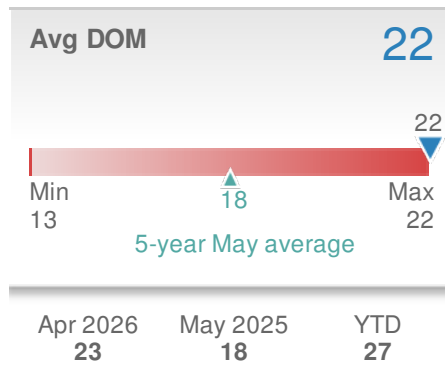
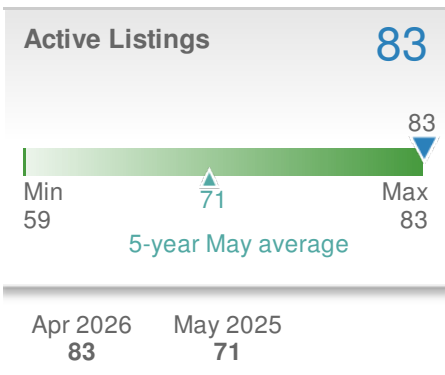
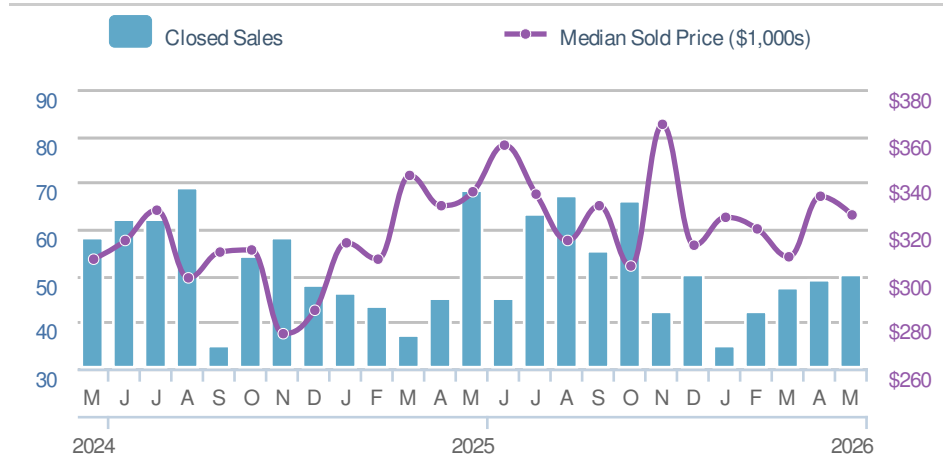
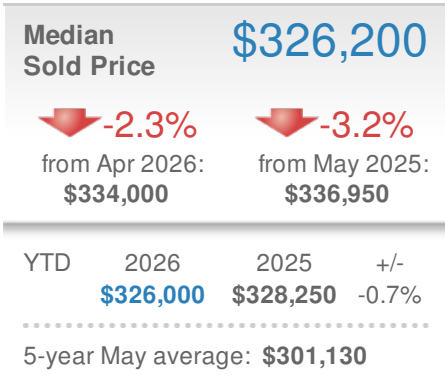
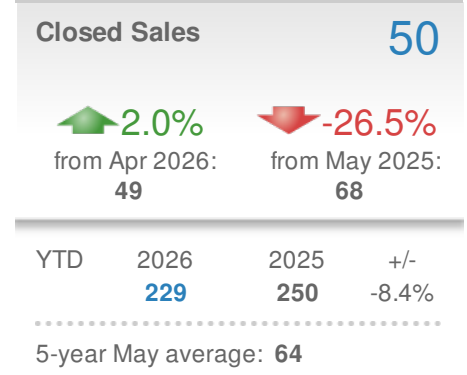
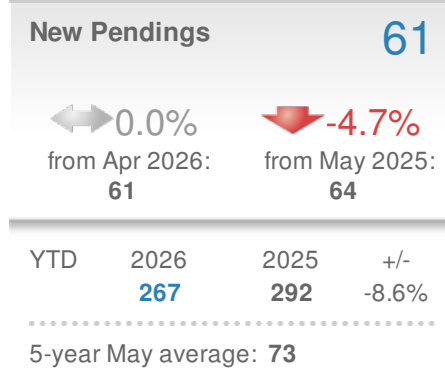
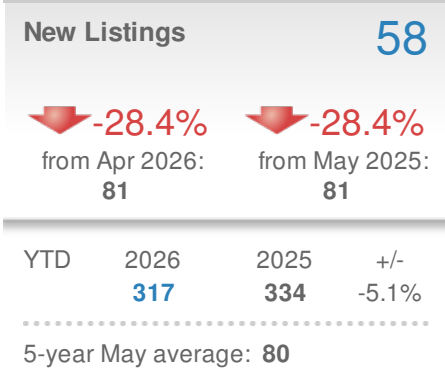
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.67 in April and an increase from 1.75 in May 2025. The Contract Ratio is 43% higher than the 5-year May average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Norristown Area (Montgomery, PA)

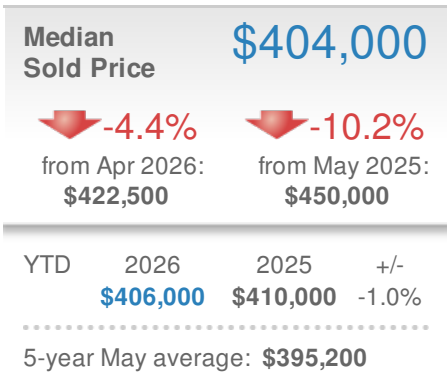
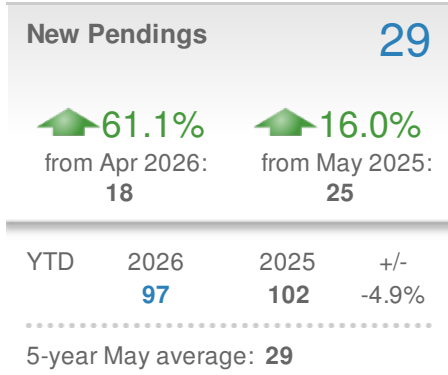
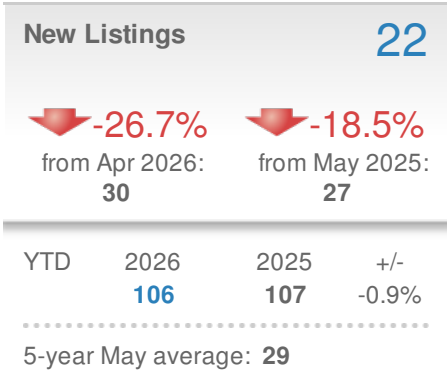
Email: ldavis@tcsr.realtor



May 2026

Norristown Area (Montgomery, PA) - Detached

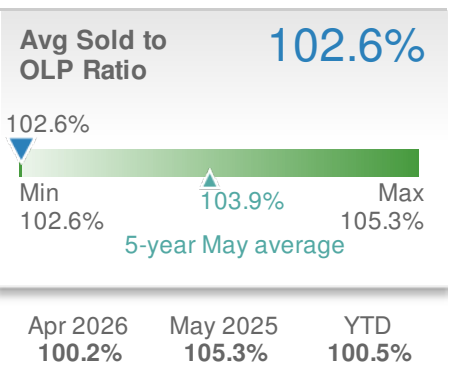
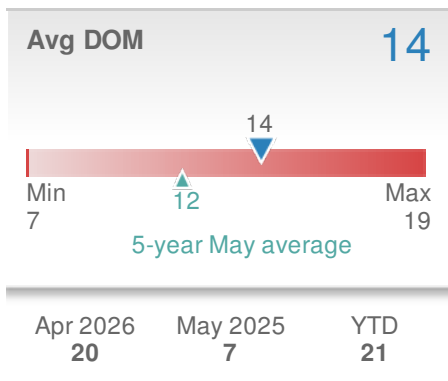
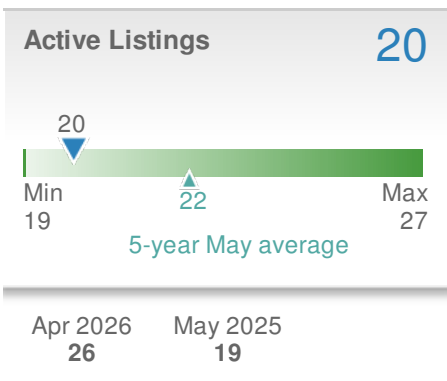
Tri-County Suburban REALTORS
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for May was \$404,000, representing a decrease of 4.4% compared to last month and a decrease of 10.2% from May 2025. The average days on market for units sold in May was 14 days, 19% above the 5-year May average of 12 days. There was a 61.1% month over month increase in new contract activity with 29 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 39; and a 23.1% decrease in supply to 20 active units.

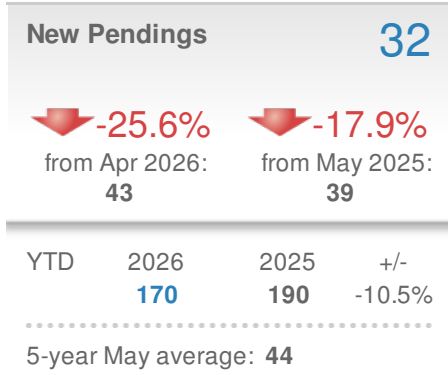
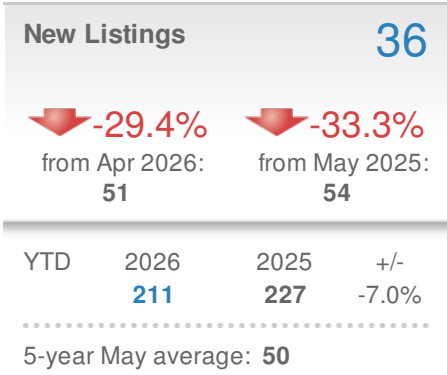
This activity resulted in a Contract Ratio of 1.95 pendings per active listing, up from 1.04 in April and an increase from 1.68 in May 2025. The Contract Ratio is 10% higher than the 5-year May average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Norristown Area (Montgomery, PA) - Attached

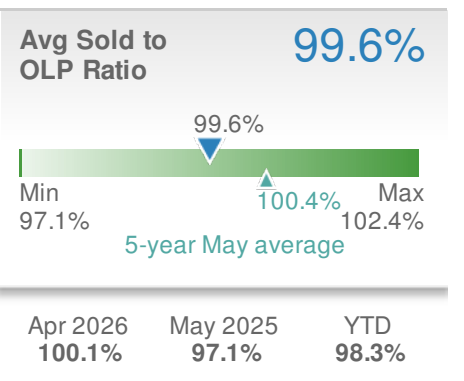
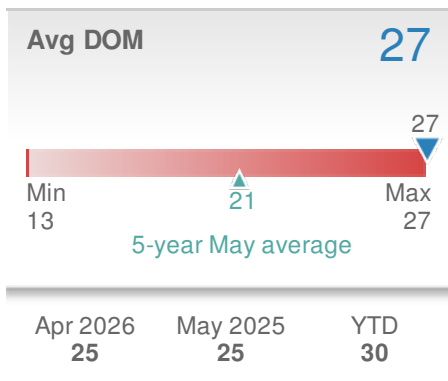
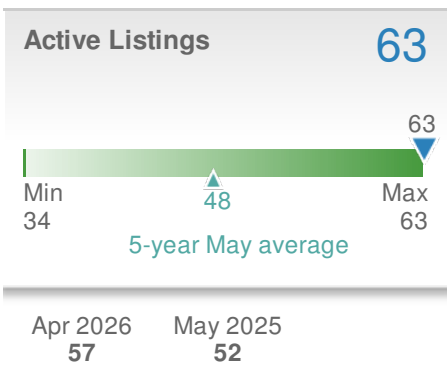
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for May was \$285,000, representing a decrease of 8.5% compared to last month and a decrease of 1.7% from May 2025. The average days on market for units sold in May was 27 days, 31% above the 5-year May average of 21 days. There was a 25.6% month over month decrease in new contract activity with 32 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 63; and a 10.5% increase in supply to 63 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.11 in April and a decrease from 1.62 in May 2025. The Contract Ratio is 38% lower than the 5-year May average of 1.61. 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.



May 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

Multi-County Suburban REALTORS
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New Listings **31**

↓ -26.2% ↓ -31.1%
 from Apr 2026: **42** from May 2025: **45**

YTD	2026	2025	+/-
	176	197	-10.7%

5-year May average: **43**

New Pendings **24**

↓ -35.1% ↓ -27.3%
 from Apr 2026: **37** from May 2025: **33**

YTD	2026	2025	+/-
	141	168	-16.1%

5-year May average: **36**

Closed Sales **28**

↑ 7.7% ↓ -26.3%
 from Apr 2026: **26** from May 2025: **38**

YTD	2026	2025	+/-
	132	138	-4.3%

5-year May average: **36**

Median Sold Price **\$285,000**

↓ -9.8% ↓ -2.5%
 from Apr 2026: **\$316,000** from May 2025: **\$292,450**

YTD	2026	2025	+/-
	\$290,000	\$293,450	-1.2%

5-year May average: **\$242,070**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$285,000, representing a decrease of 9.8% compared to last month and a decrease of 2.5% from May 2025. The average days on market for units sold in May was 24 days, 17% above the 5-year May average of 21 days. There was a 35.1% month over month decrease in new contract activity with 24 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 52; and a 15.9% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.27 in April and a decrease from 1.81 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 1.59. 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.

Active Listings **51**

Apr 2026	May 2025
44	42

Avg DOM **24**

Apr 2026	May 2025	YTD
25	27	29

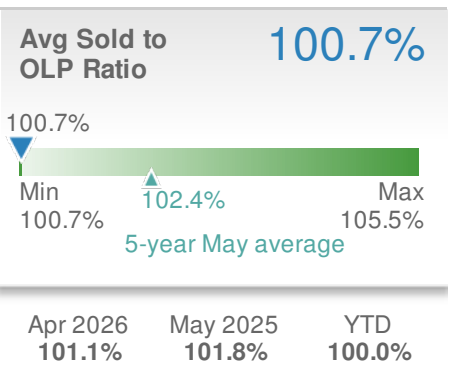
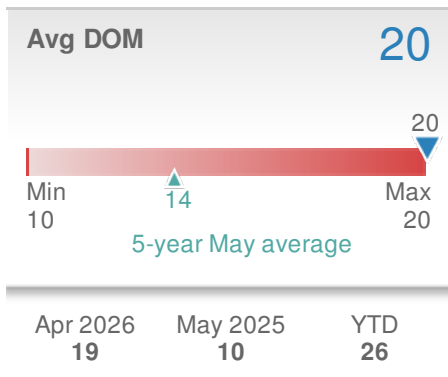
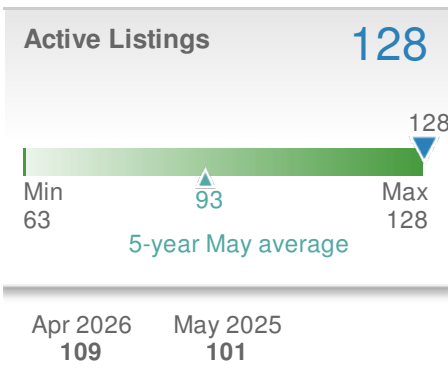
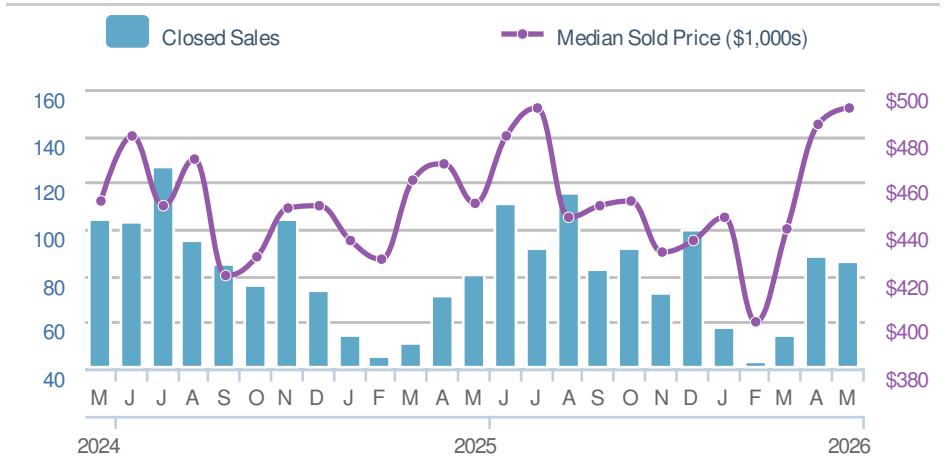
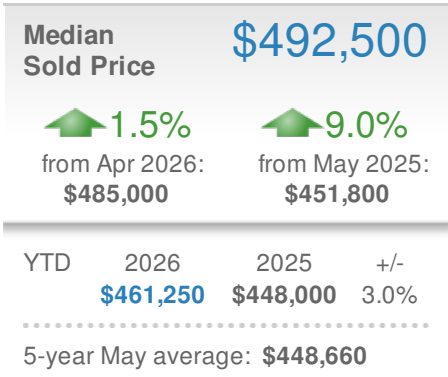
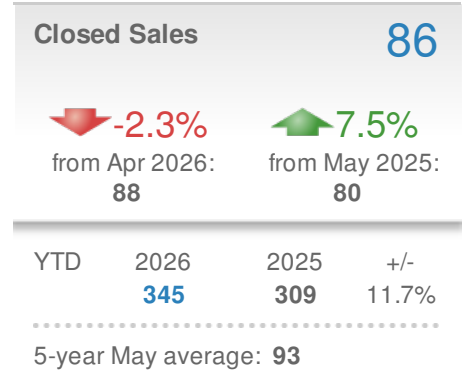
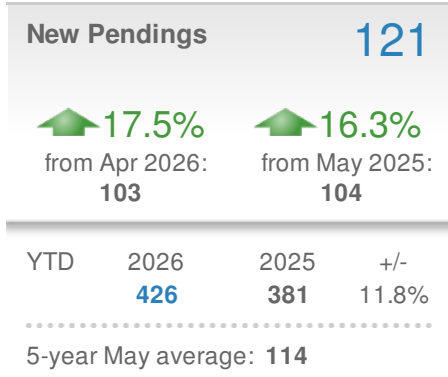
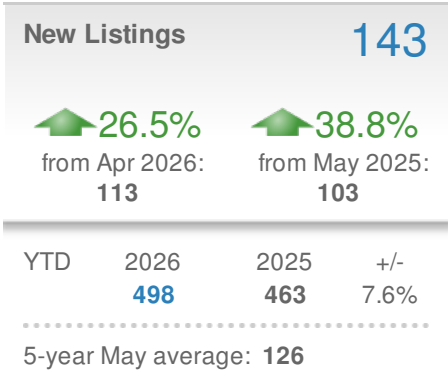
Avg Sold to OLP Ratio **99.9%**

Apr 2026	May 2025	YTD
100.7%	96.8%	98.7%

May 2026

North Penn (Montgomery, PA)

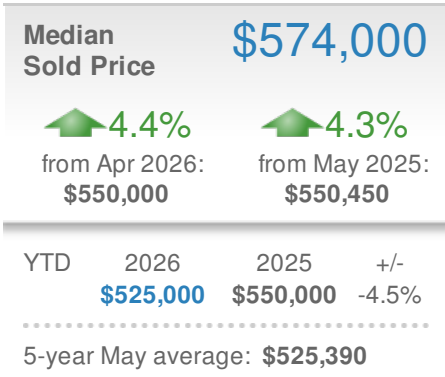
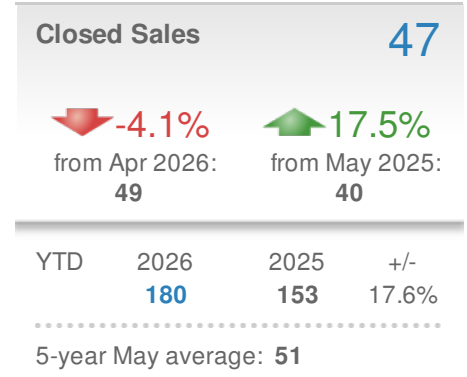
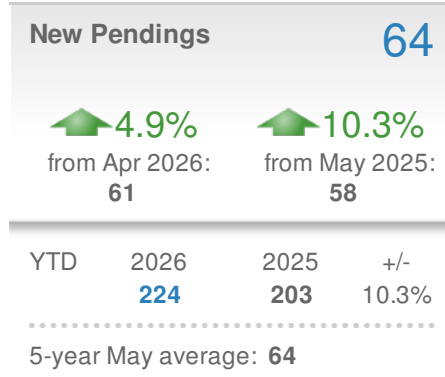
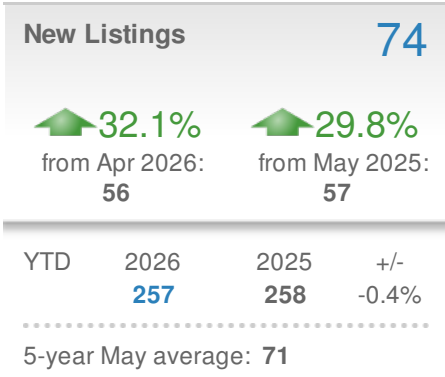
Email: ldavis@tcsr.realtor



May 2026

North Penn (Montgomery, PA) - Detached

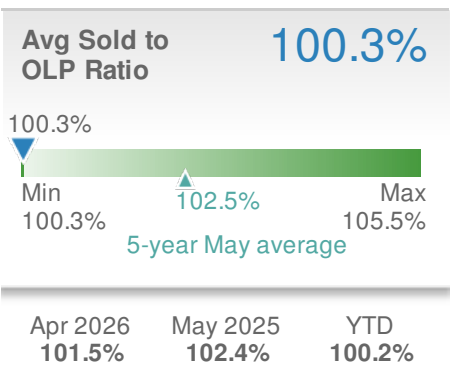
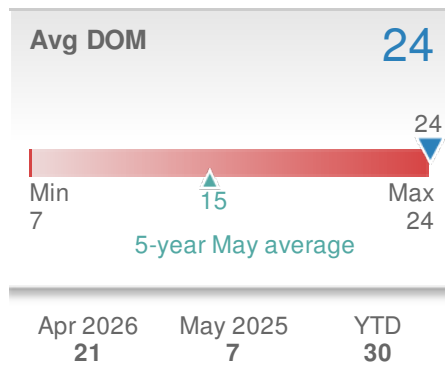
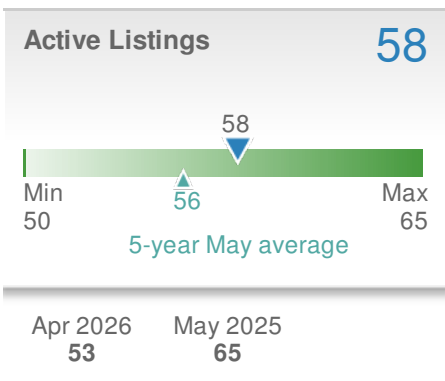
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Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for May was \$574,000, representing an increase of 4.4% compared to last month and an increase of 4.3% from May 2025. The average days on market for units sold in May was 24 days, 62% above the 5-year May average of 15 days. There was a 4.9% month over month increase in new contract activity with 64 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 84; and a 9.4% increase in supply to 58 active units.

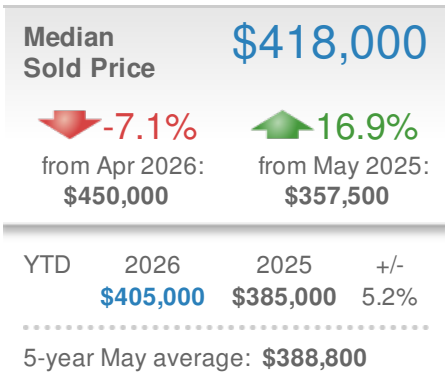
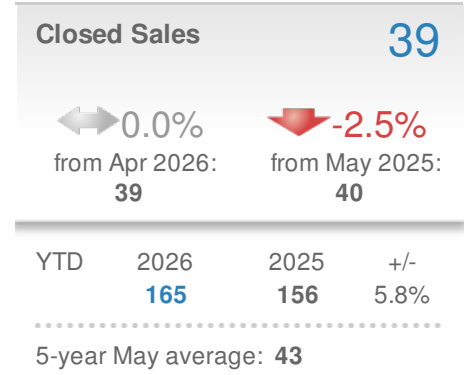
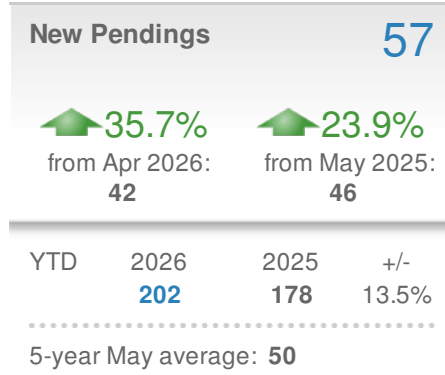
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, up from 1.32 in April and an increase from 1.22 in May 2025. The Contract Ratio is 19% lower than the 5-year May average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

North Penn (Montgomery, PA) - Attached

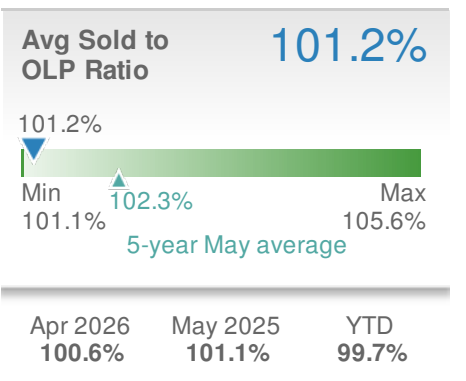
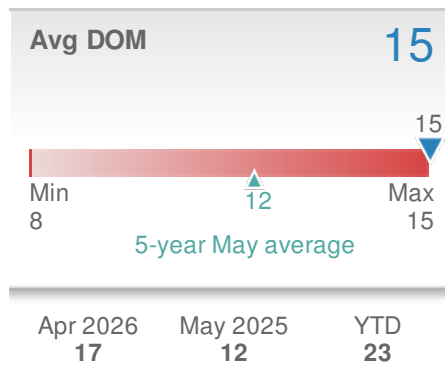
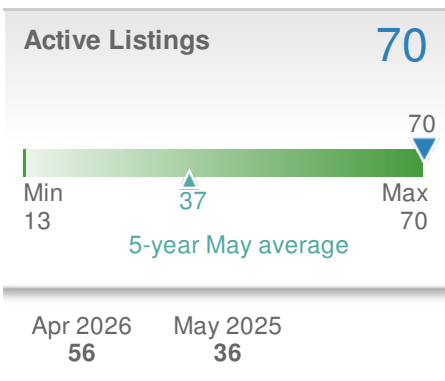
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Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for May was \$418,000, representing a decrease of 7.1% compared to last month and an increase of 16.9% from May 2025. The average days on market for units sold in May was 15 days, 25% above the 5-year May average of 12 days. There was a 35.7% month over month increase in new contract activity with 57 New Pendings; a 30.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 72; and a 25% increase in supply to 70 active units.

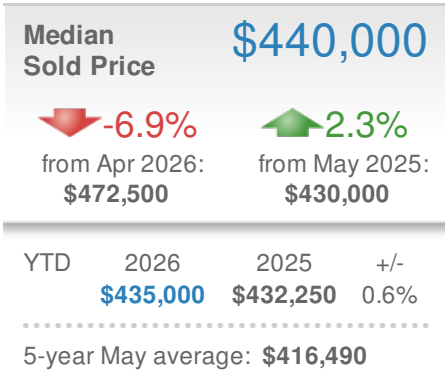
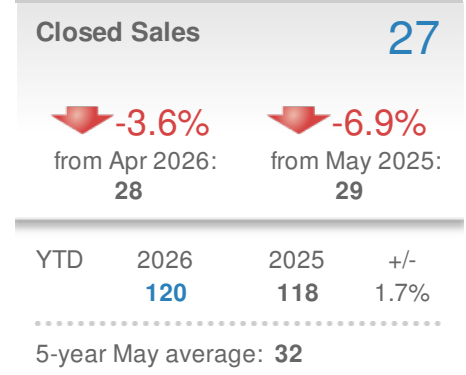
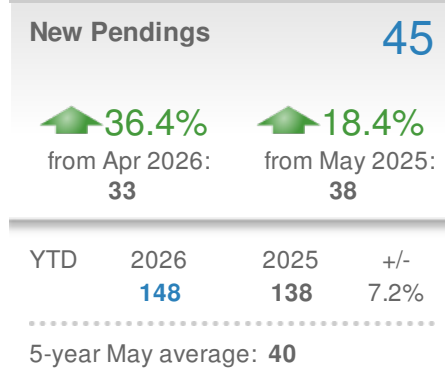
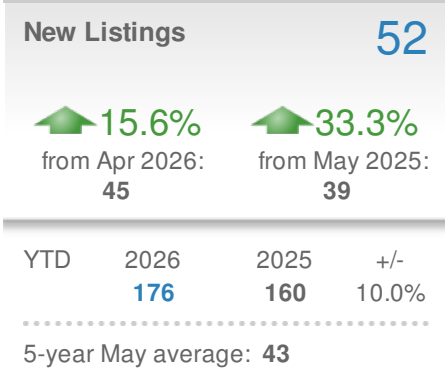
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.98 in April and a decrease from 1.67 in May 2025. The Contract Ratio is 63% lower than the 5-year May average of 2.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

North Penn (Montgomery, PA) - Attached/Townhouse

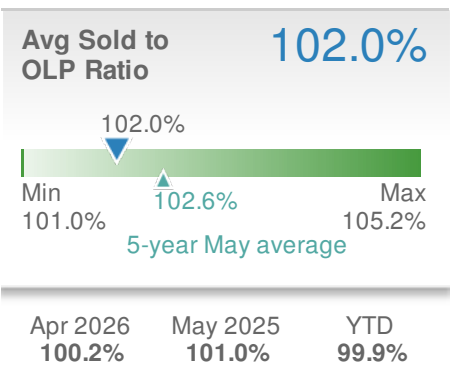
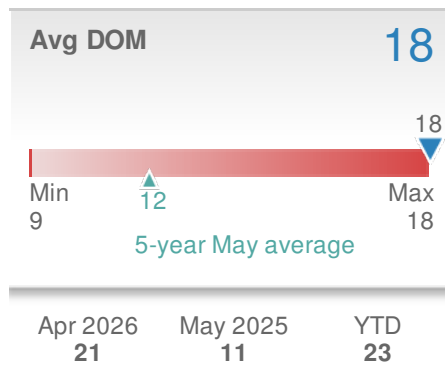
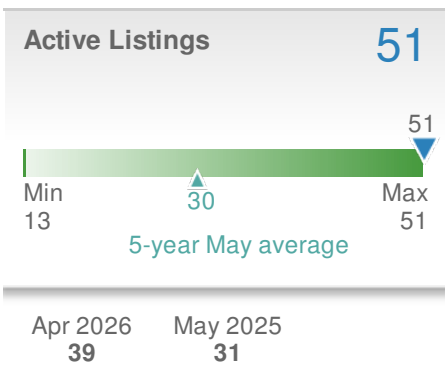
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Email: ldavis@tcsr.realtor



Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$440,000, representing a decrease of 6.9% compared to last month and an increase of 2.3% from May 2025. The average days on market for units sold in May was 18 days, 53% above the 5-year May average of 12 days. There was a 36.4% month over month increase in new contract activity with 45 New Pendings; a 41% MoM increase in All Pendings (new contracts + contracts carried over from April) to 55; and a 30.8% increase in supply to 51 active units.

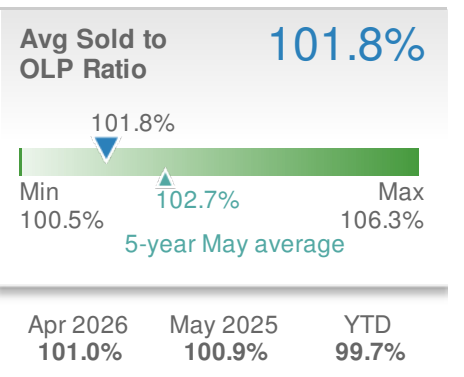
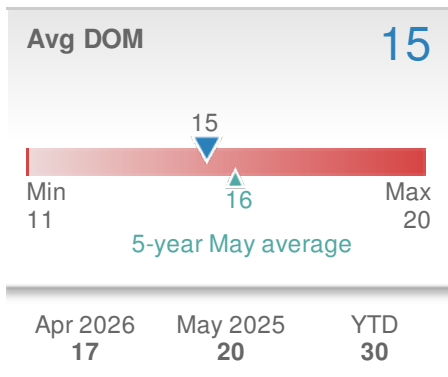
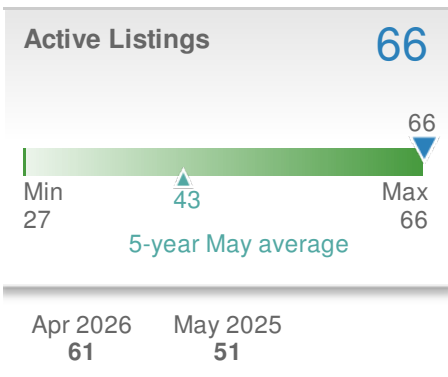
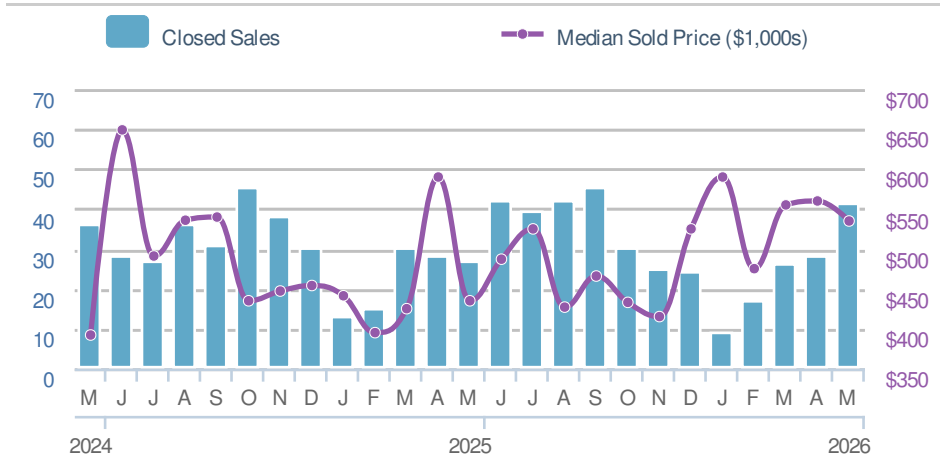
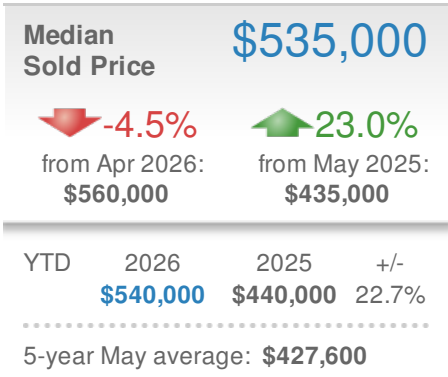
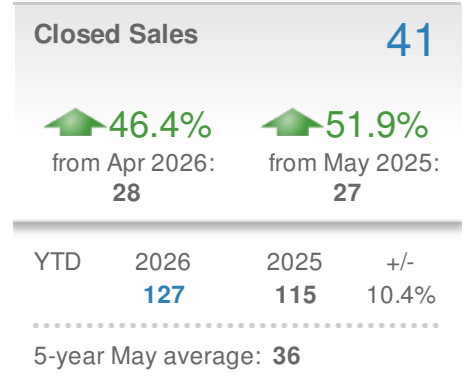
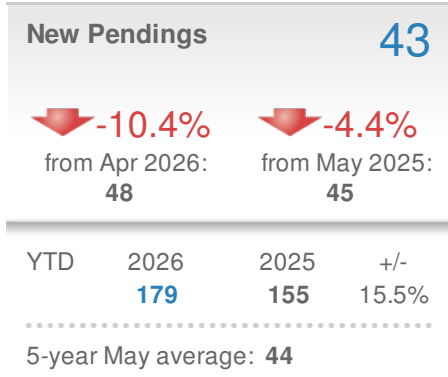
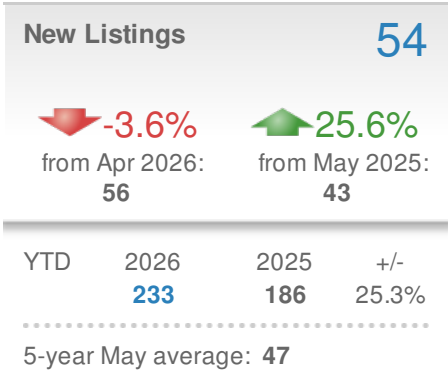
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 1.00 in April and a decrease from 1.55 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Perkiomen Valley (Montgomery, PA)

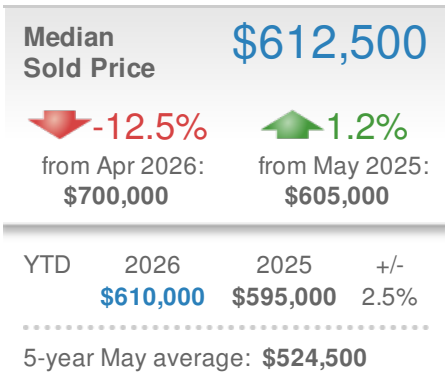
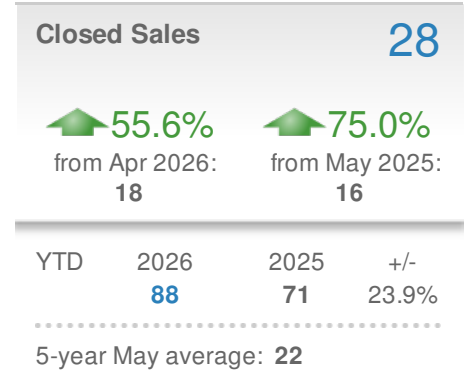
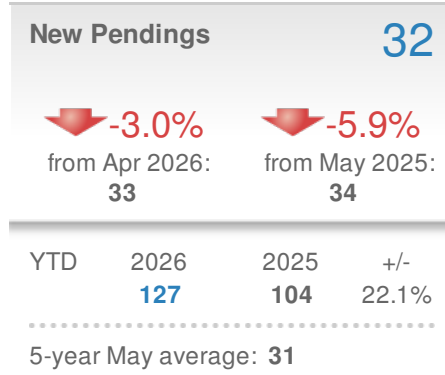
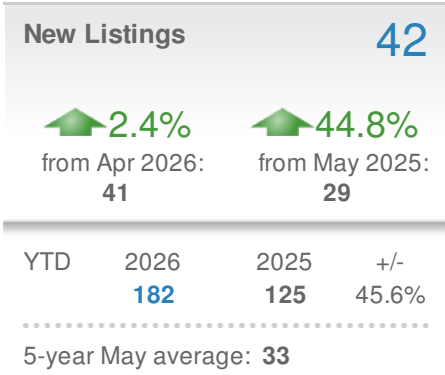
Email: ldavis@tcsr.realtor



May 2026

Perkiomen Valley (Montgomery, PA) - Detached

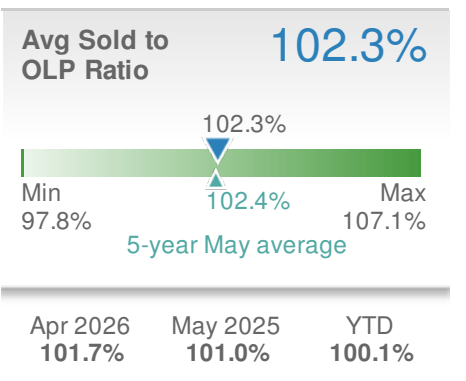
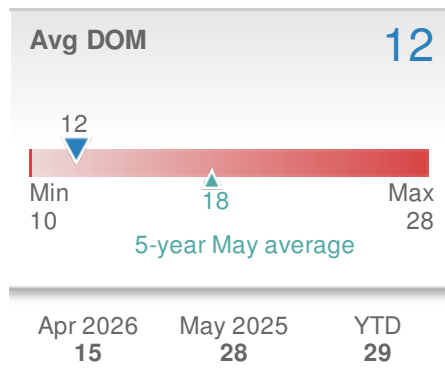
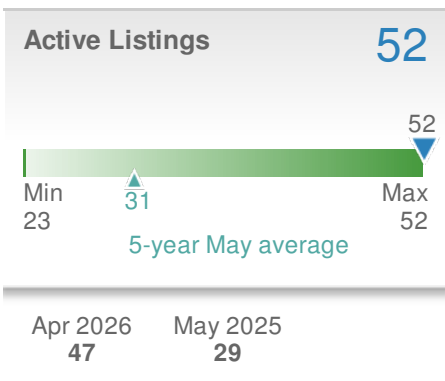
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for May was \$612,500, representing a decrease of 12.5% compared to last month and an increase of 1.2% from May 2025. The average days on market for units sold in May was 12 days, 35% below the 5-year May average of 18 days. There was a 3% month over month decrease in new contract activity with 32 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 53; and a 10.6% increase in supply to 52 active units.

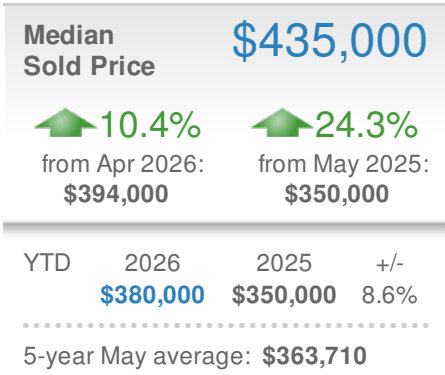
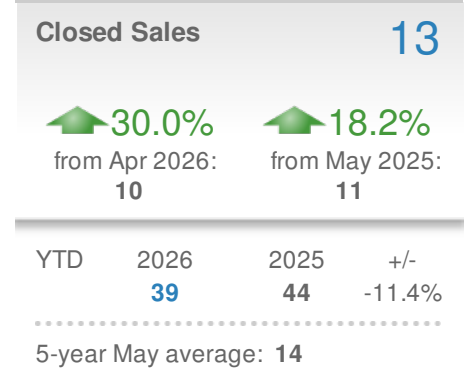
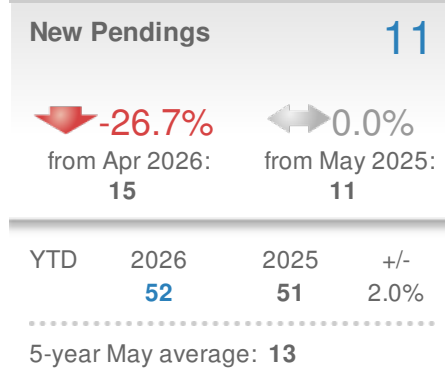
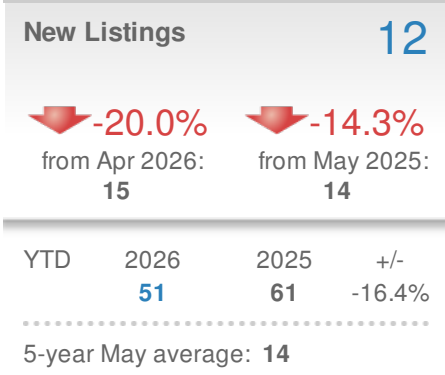
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, up from 0.98 in April and a decrease from 1.62 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Perkiomen Valley (Montgomery, PA) - Attached

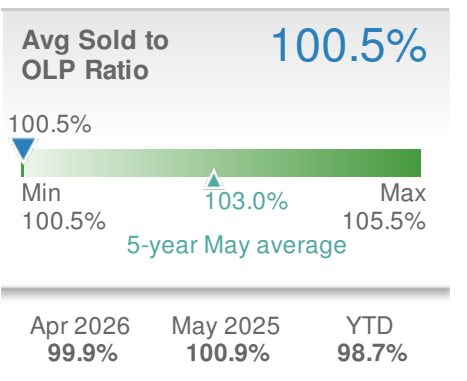
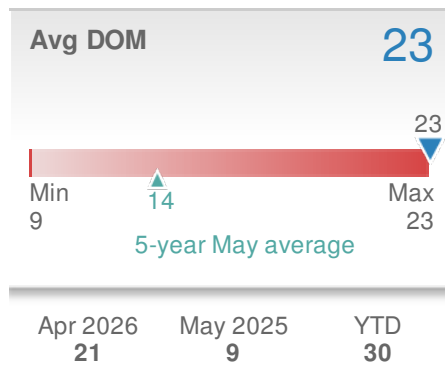
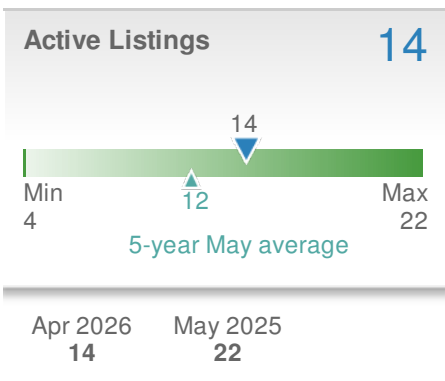
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for May was \$435,000, representing an increase of 10.4% compared to last month and an increase of 24.3% from May 2025. The average days on market for units sold in May was 23 days, 69% above the 5-year May average of 14 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 17; and no change in supply with 14 active units.

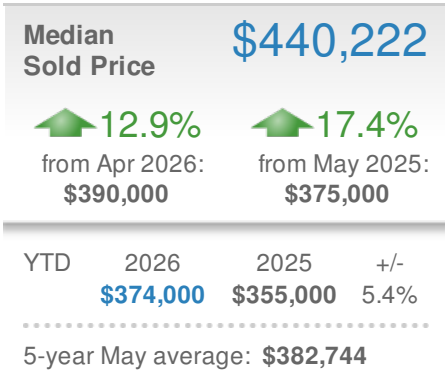
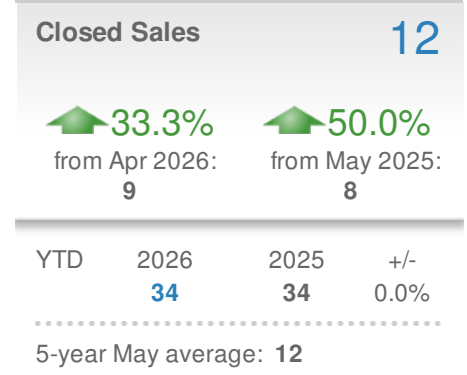
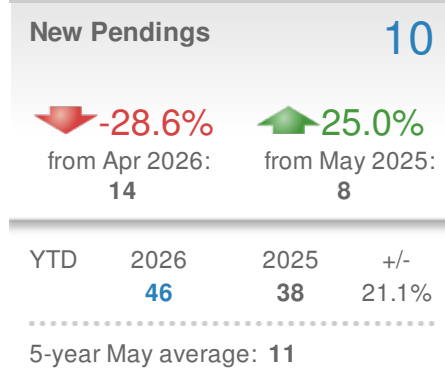
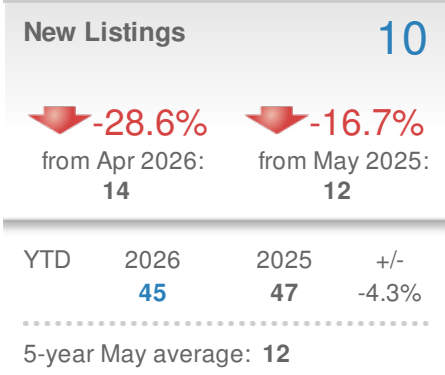
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.36 in April and an increase from 0.55 in May 2025. The Contract Ratio is 33% lower than the 5-year May average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

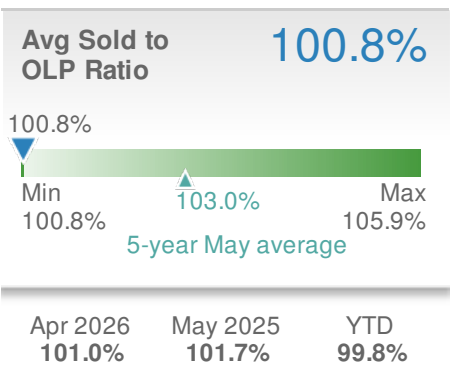
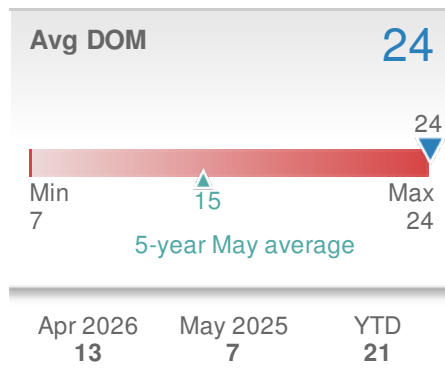
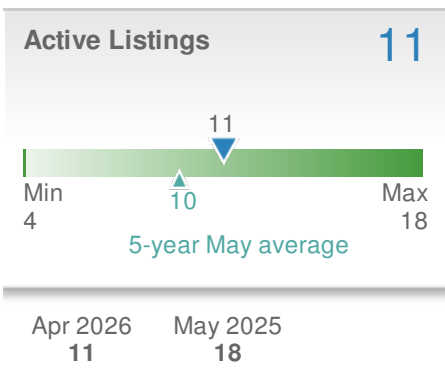
Lehigh County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$440,222, representing an increase of 12.9% compared to last month and an increase of 17.4% from May 2025. The average days on market for units sold in May was 24 days, 64% above the 5-year May average of 15 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 15; and no change in supply with 11 active units.

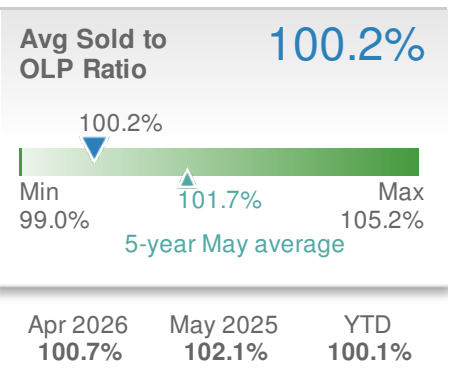
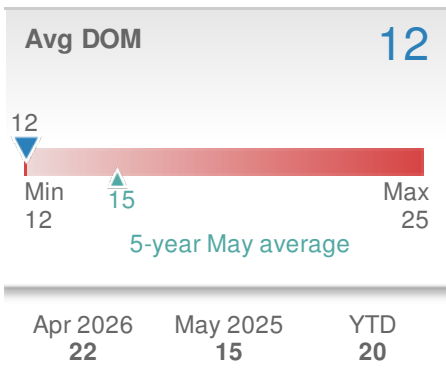
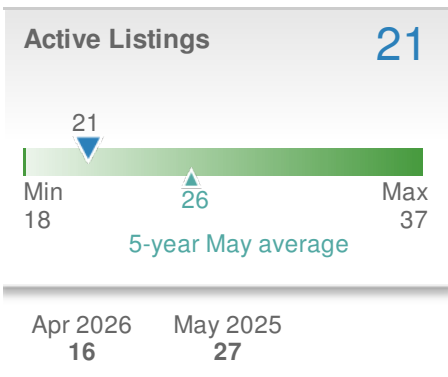
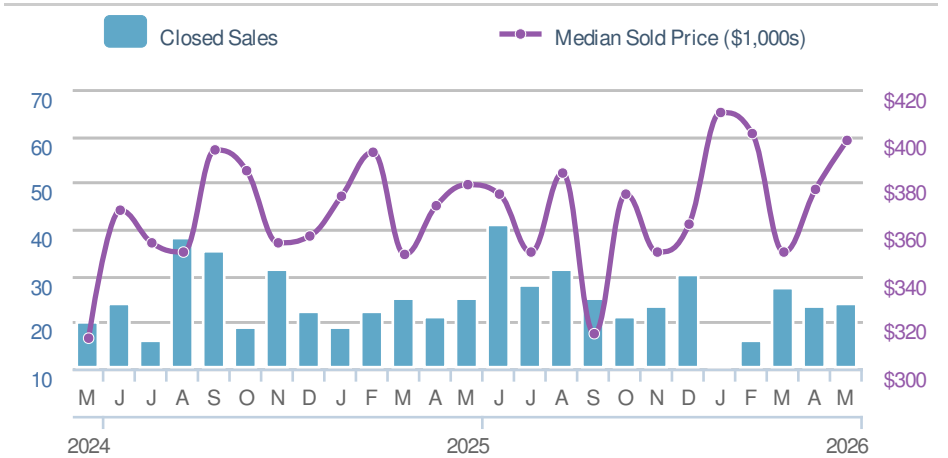
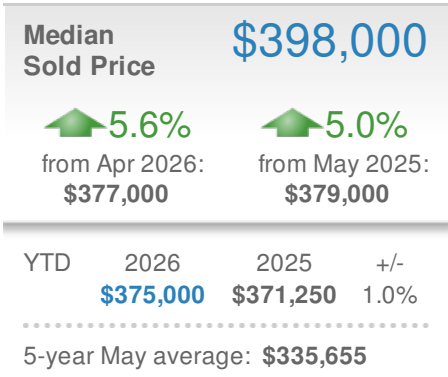
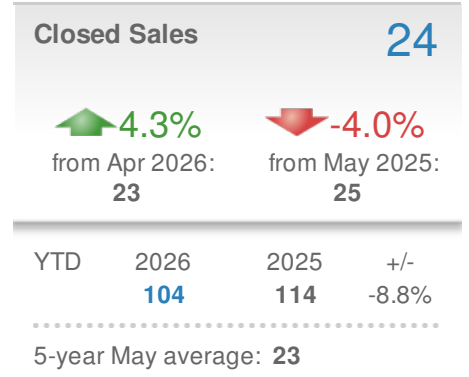
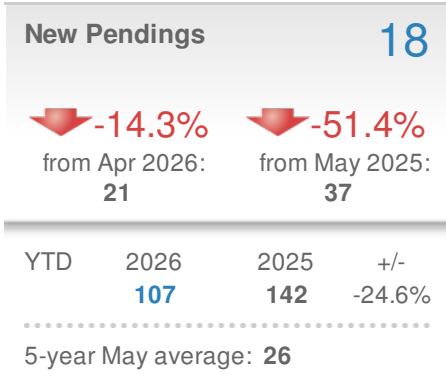
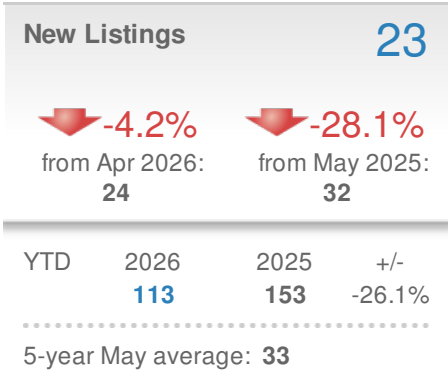
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.55 in April and an increase from 0.50 in May 2025. The Contract Ratio is 26% lower than the 5-year May average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottsgrove (Montgomery, PA)

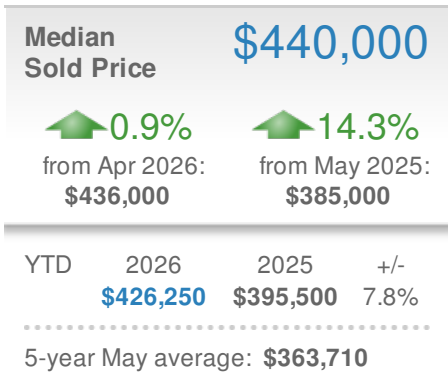
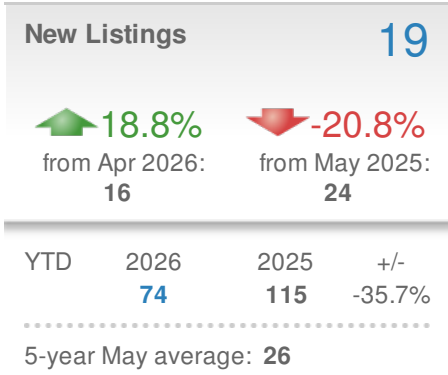
Email: ldavis@tcsr.realtor



May 2026

Pottsgrove (Montgomery, PA) - Detached

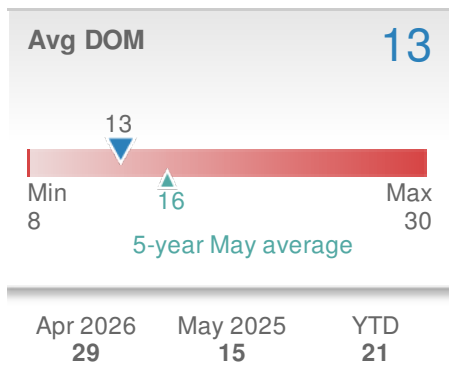
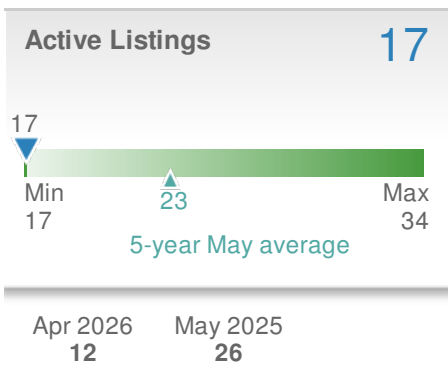
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for May was \$440,000, representing an increase of 0.9% compared to last month and an increase of 14.3% from May 2025. The average days on market for units sold in May was 13 days, 19% below the 5-year May average of 16 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 20; and a 41.7% increase in supply to 17 active units.

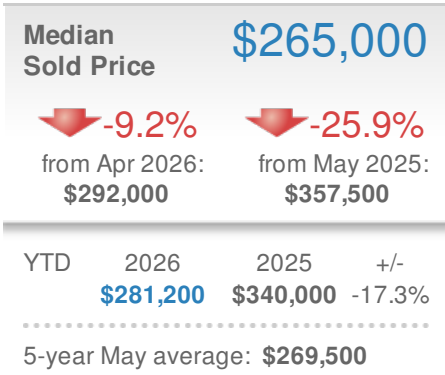
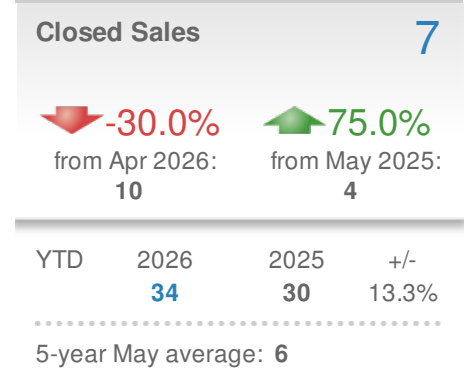
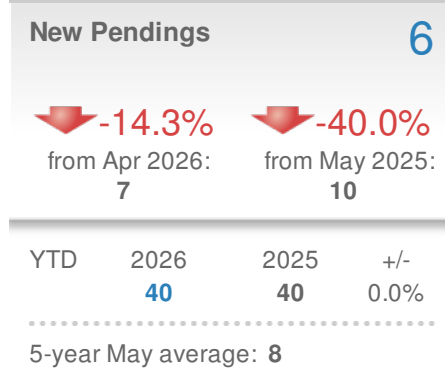
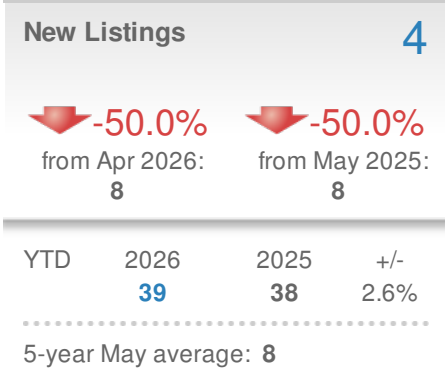
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 2.08 in April and a decrease from 1.62 in May 2025. The Contract Ratio is 21% lower than the 5-year May average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottsgrove (Montgomery, PA) - Attached

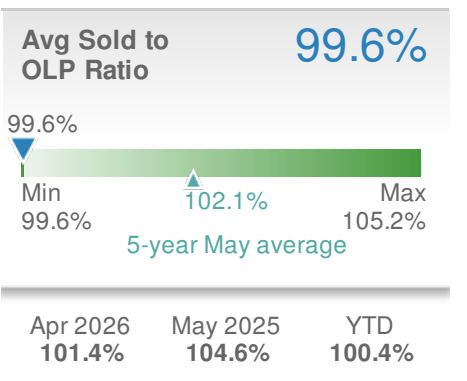
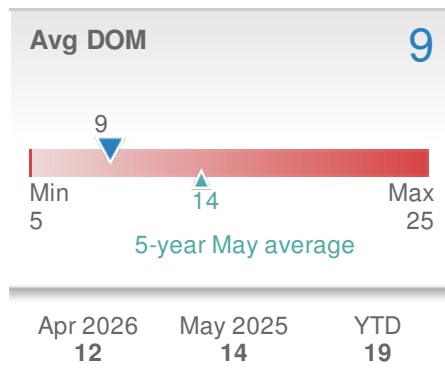
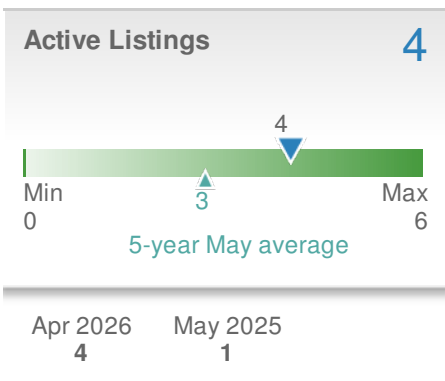
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for May was \$265,000, representing a decrease of 9.2% compared to last month and a decrease of 25.9% from May 2025. The average days on market for units sold in May was 9 days, 35% below the 5-year May average of 14 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 9; and no change in supply with 4 active units.

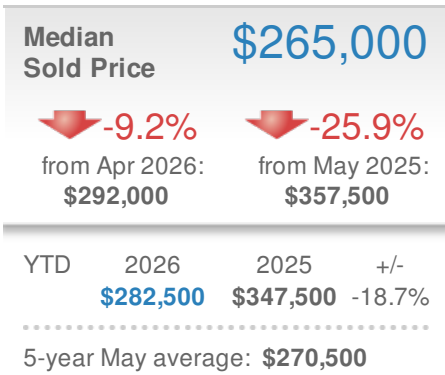
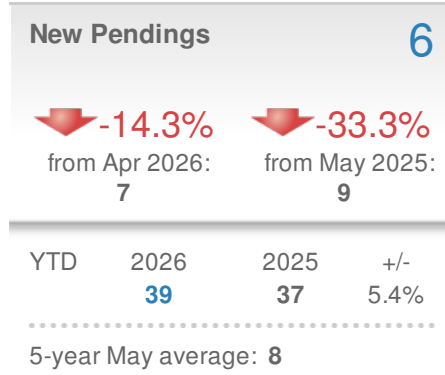
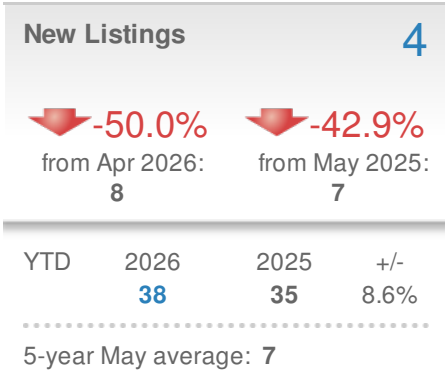
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, down from 2.50 in April and a decrease from 16.00 in May 2025. The Contract Ratio is 56% lower than the 5-year May average of 5.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

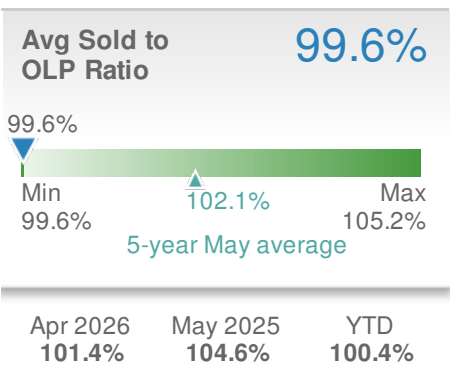
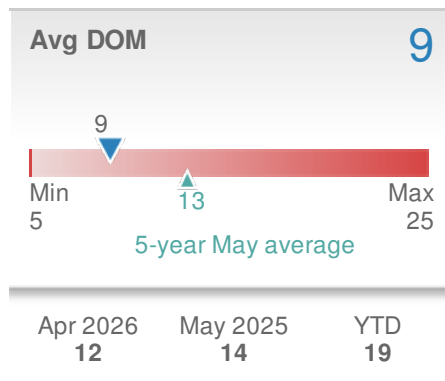
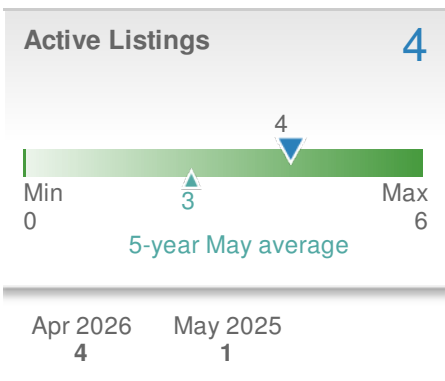
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$265,000, representing a decrease of 9.2% compared to last month and a decrease of 25.9% from May 2025. The average days on market for units sold in May was 9 days, 32% below the 5-year May average of 13 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 9; and no change in supply with 4 active units.

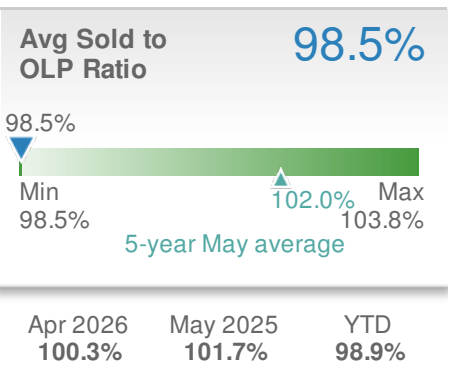
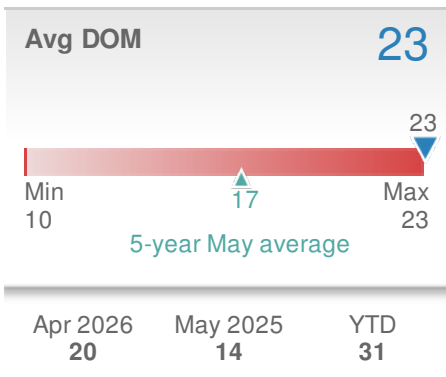
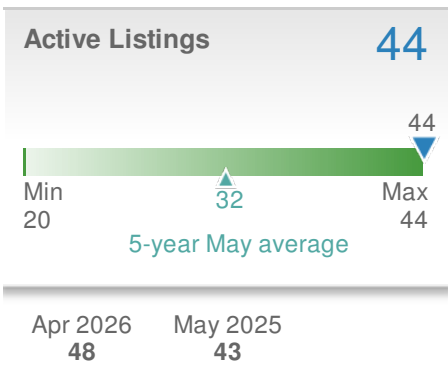
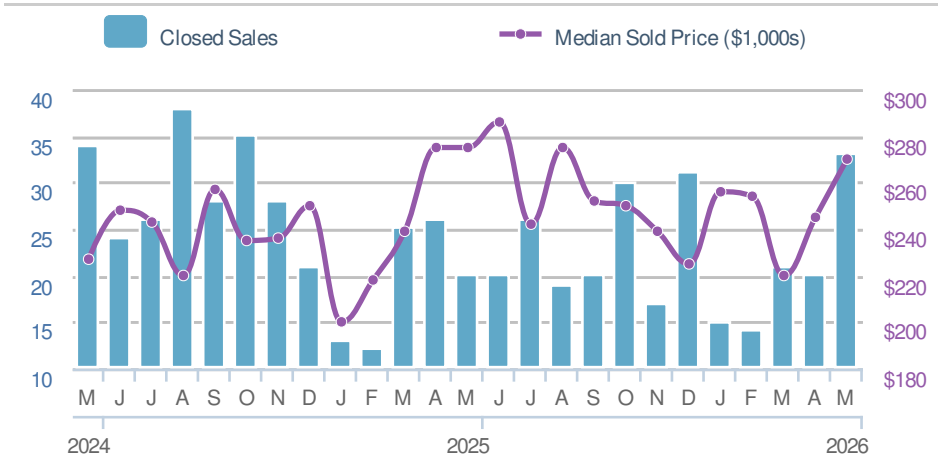
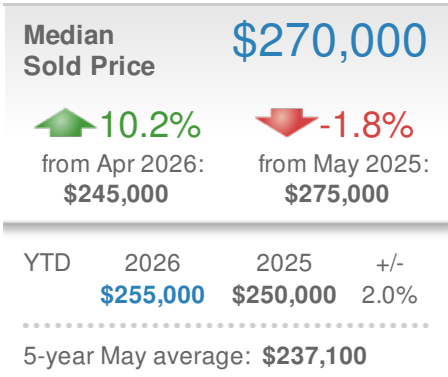
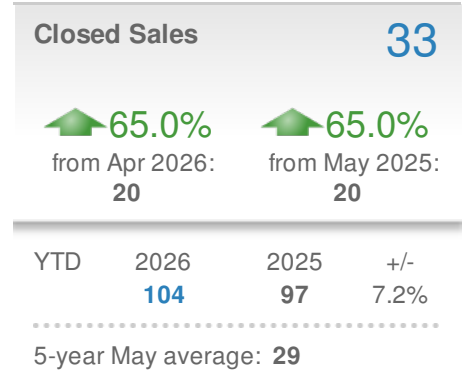
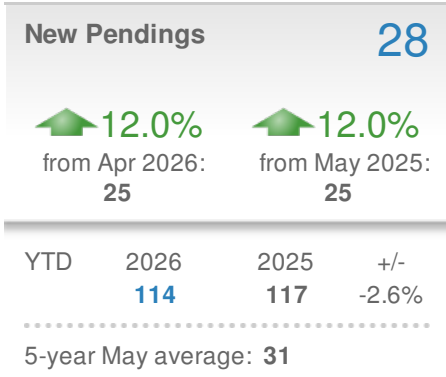
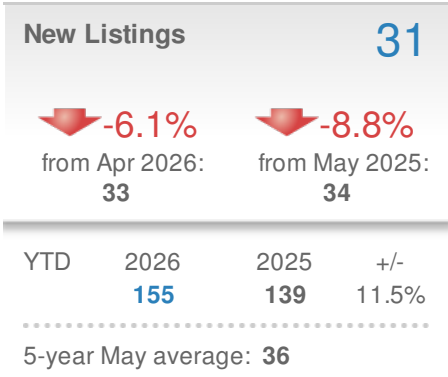
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, down from 2.50 in April and a decrease from 14.00 in May 2025. The Contract Ratio is 56% lower than the 5-year May average of 5.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottstown (Montgomery, PA)

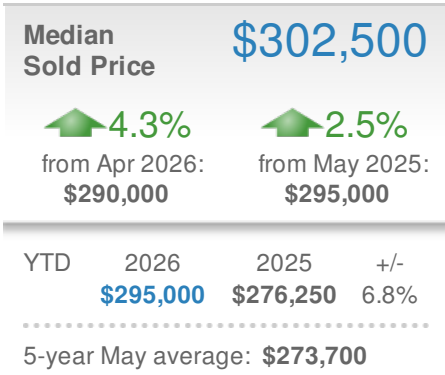
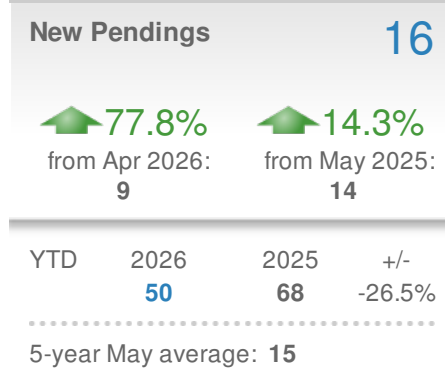
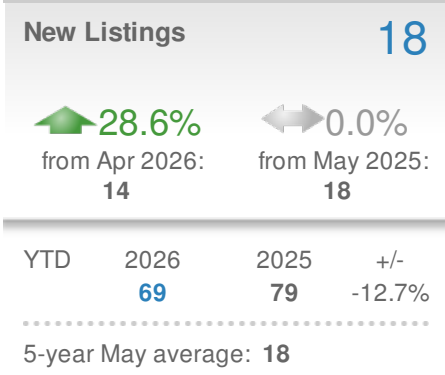
Email: ldavis@tcsr.realtor



May 2026

Pottstown (Montgomery, PA) - Detached

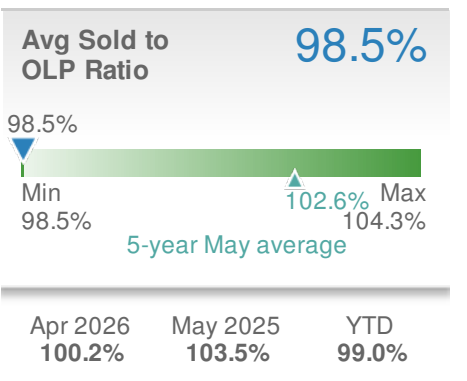
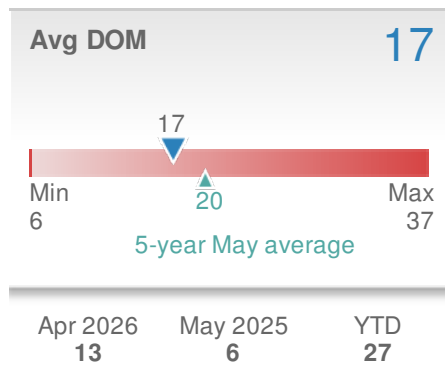
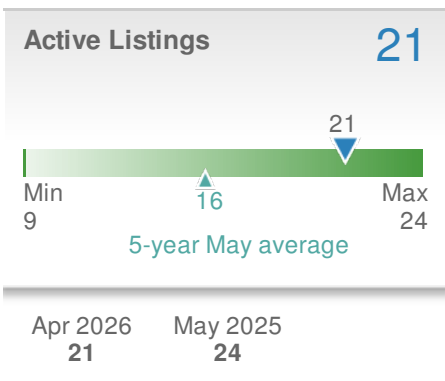
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for May was \$302,500, representing an increase of 4.3% compared to last month and an increase of 2.5% from May 2025. The average days on market for units sold in May was 17 days, 15% below the 5-year May average of 20 days. There was a 77.8% month over month increase in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 16; and no change in supply with 21 active units.

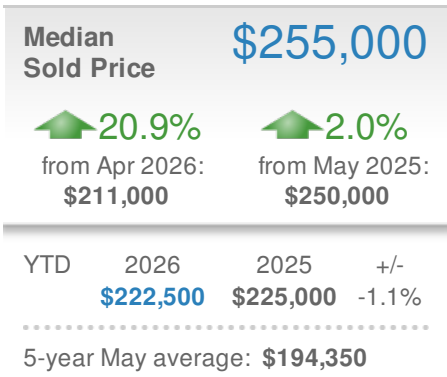
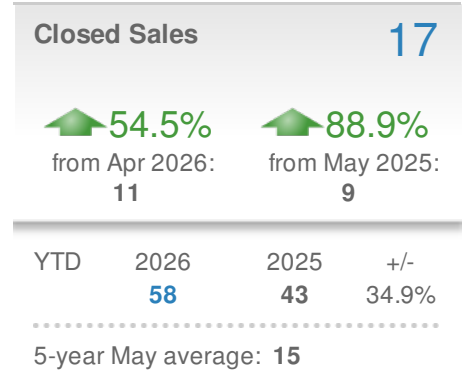
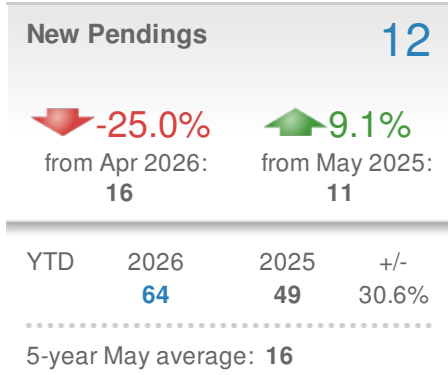
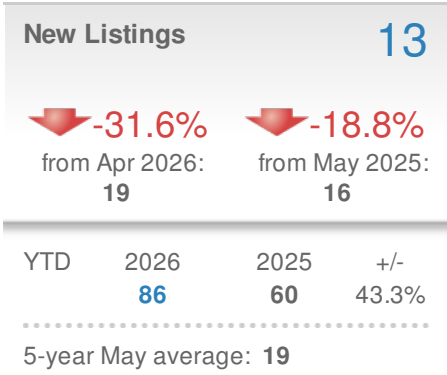
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, no change from April and a decrease from 0.79 in May 2025. The Contract Ratio is 48% lower than the 5-year May average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottstown (Montgomery, PA) - Attached

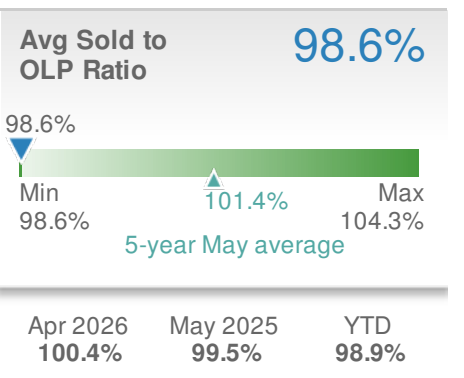
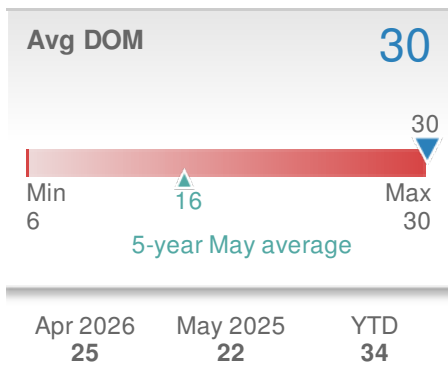
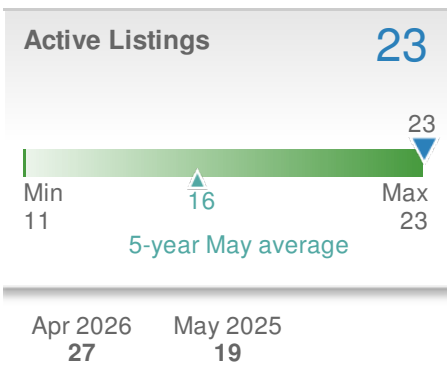
Tri-County Suburban REALTORS
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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for May was \$255,000, representing an increase of 20.9% compared to last month and an increase of 2% from May 2025. The average days on market for units sold in May was 30 days, 90% above the 5-year May average of 16 days. There was a 25% month over month decrease in new contract activity with 12 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 14; and a 14.8% decrease in supply to 23 active units.

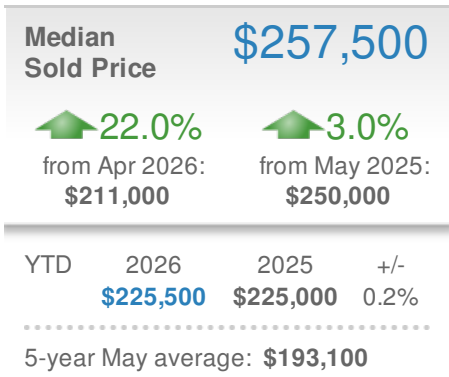
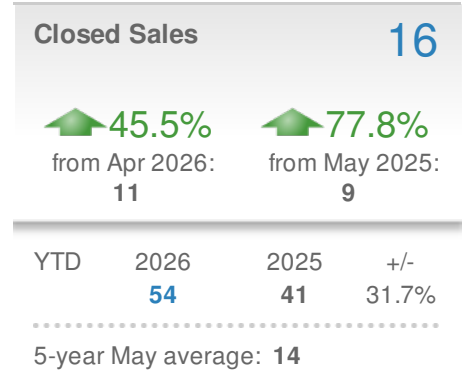
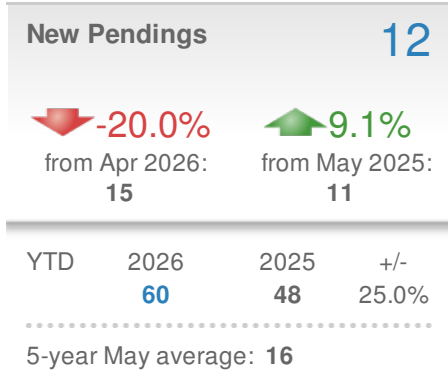
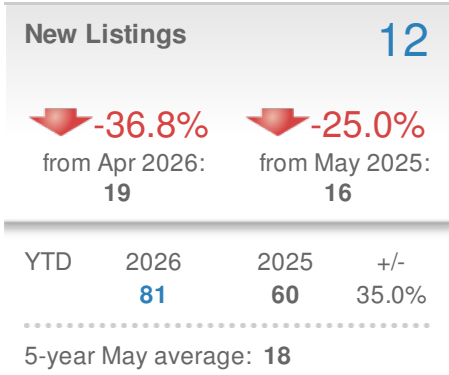
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.67 in April and a decrease from 0.63 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

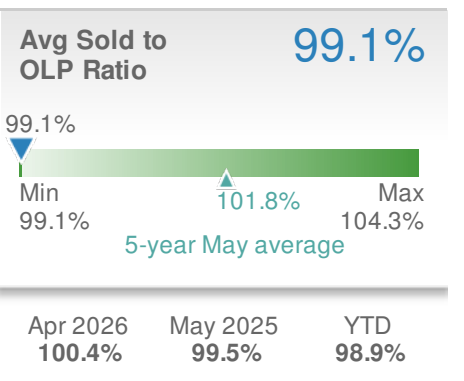
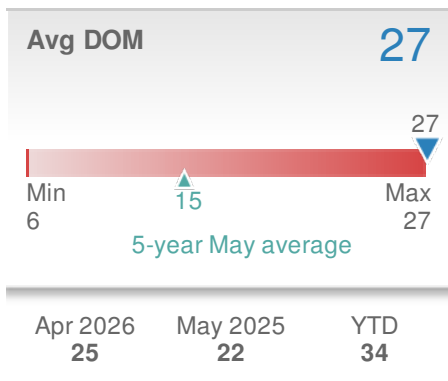
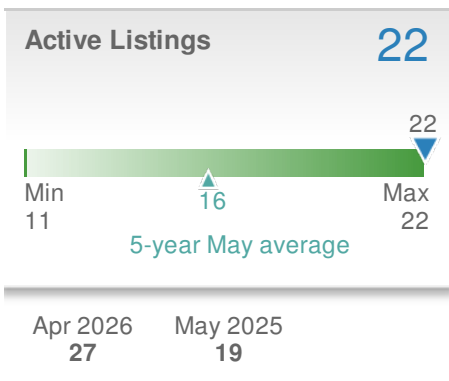
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$257,500, representing an increase of 22% compared to last month and an increase of 3% from May 2025. The average days on market for units sold in May was 27 days, 85% above the 5-year May average of 15 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 13; and an 18.5% decrease in supply to 22 active units.

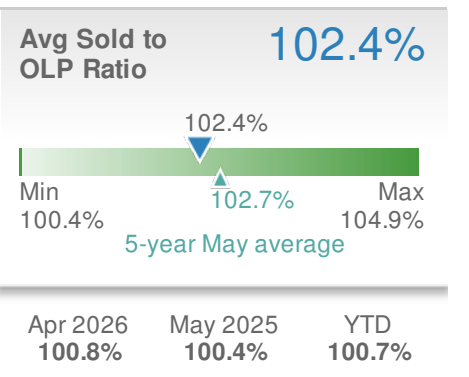
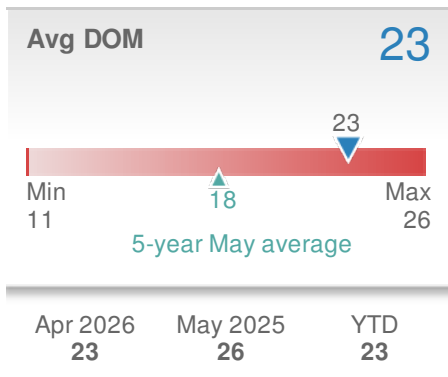
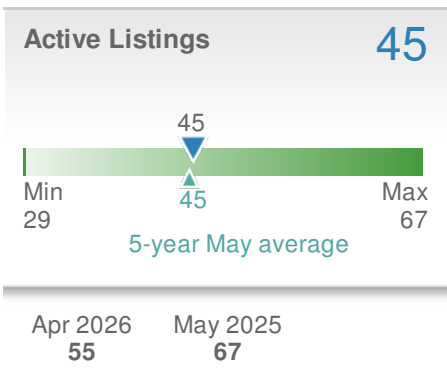
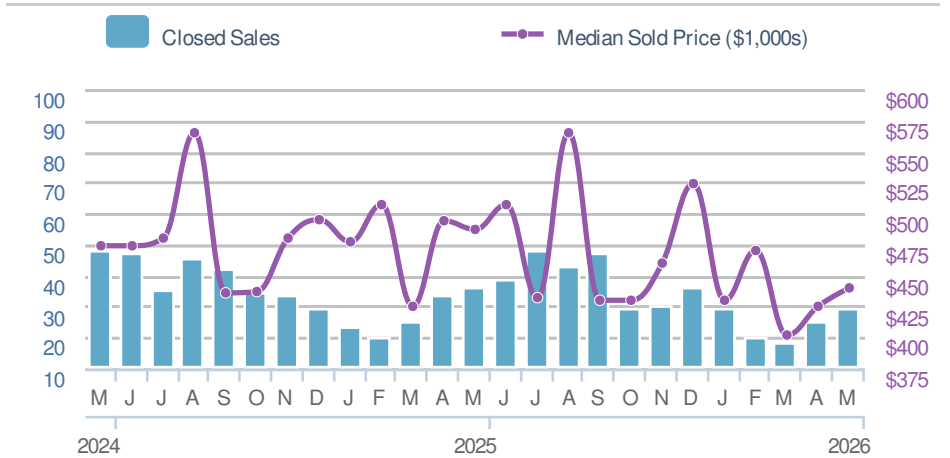
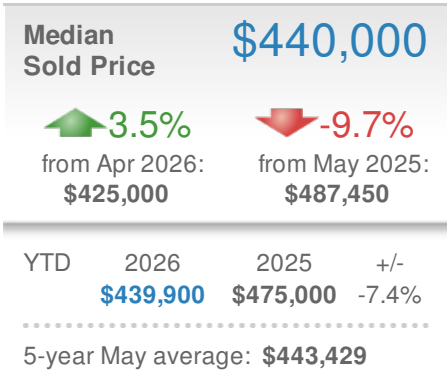
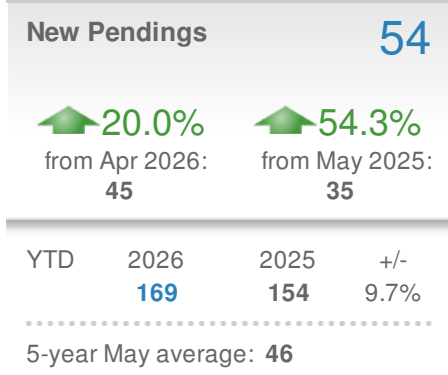
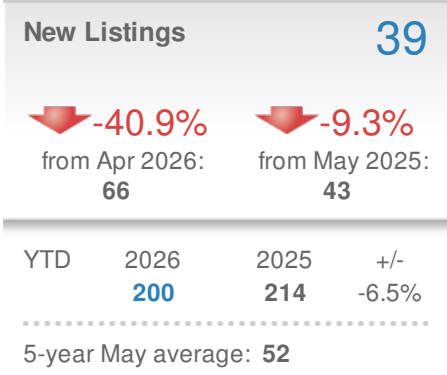
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, no change from April and a decrease from 0.63 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Souderton Area (Montgomery, PA)

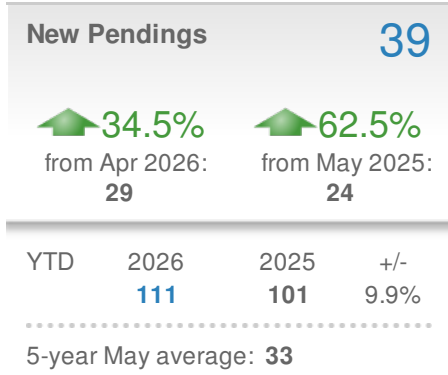
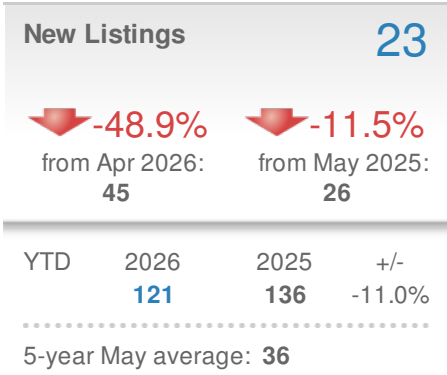
Email: ldavis@tcsr.realtor



May 2026

Souderton Area (Montgomery, PA) - Detached

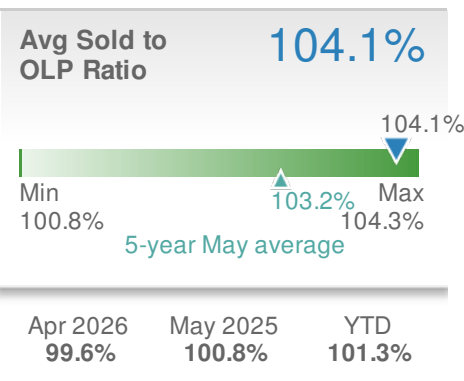
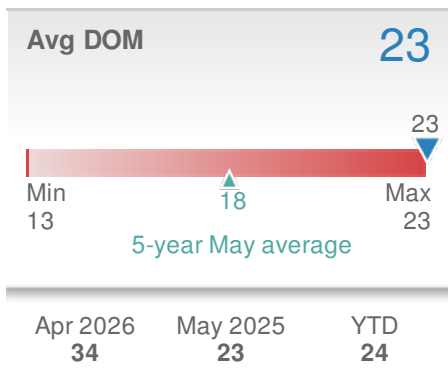
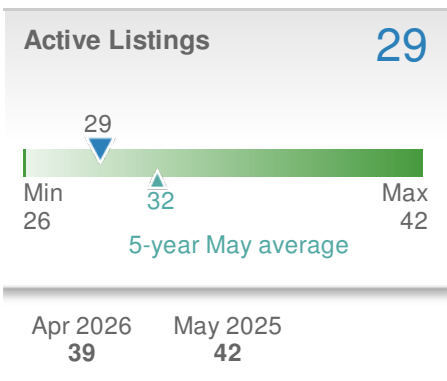
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for May was \$506,000, representing a decrease of 12.8% compared to last month and a decrease of 11.9% from May 2025. The average days on market for units sold in May was 23 days, 26% above the 5-year May average of 18 days. There was a 34.5% month over month increase in new contract activity with 39 New Pendings; a 54.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 57; and a 25.6% decrease in supply to 29 active units.

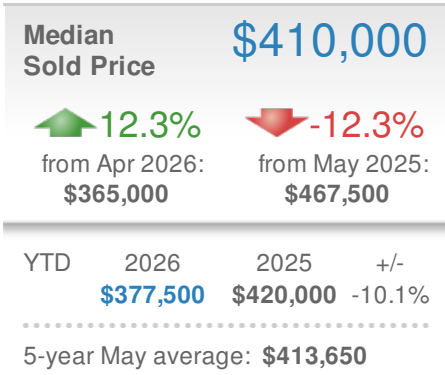
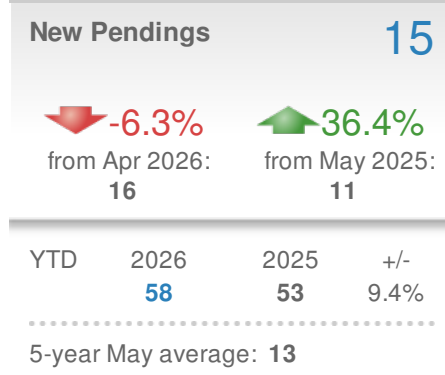
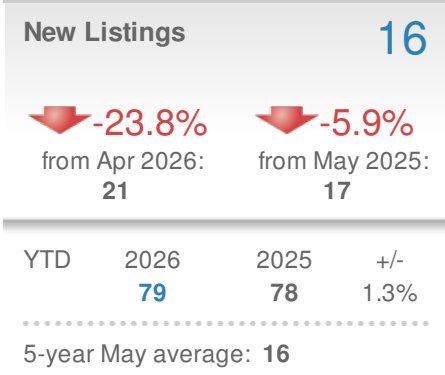
This activity resulted in a Contract Ratio of 1.97 pendings per active listing, up from 0.95 in April and an increase from 0.90 in May 2025. The Contract Ratio is 15% higher than the 5-year May average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Souderton Area (Montgomery, PA) - Attached

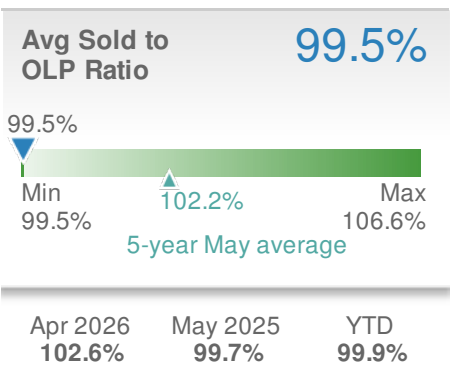
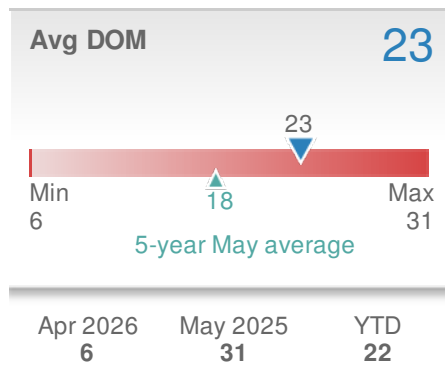
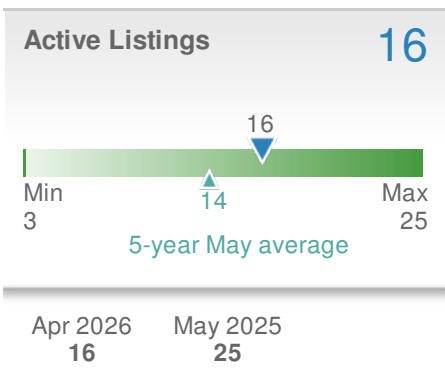
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for May was \$410,000, representing an increase of 12.3% compared to last month and a decrease of 12.3% from May 2025. The average days on market for units sold in May was 23 days, 28% above the 5-year May average of 18 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 20; and no change in supply with 16 active units.

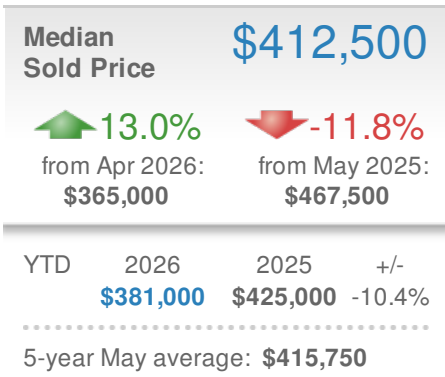
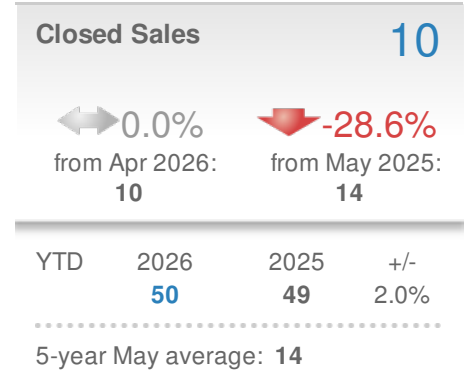
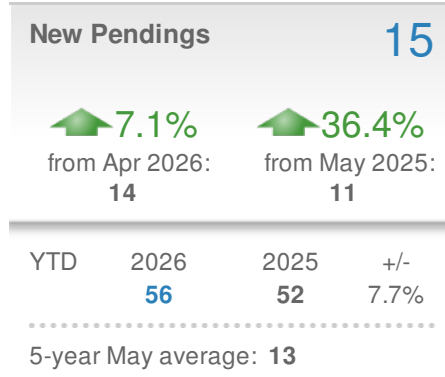
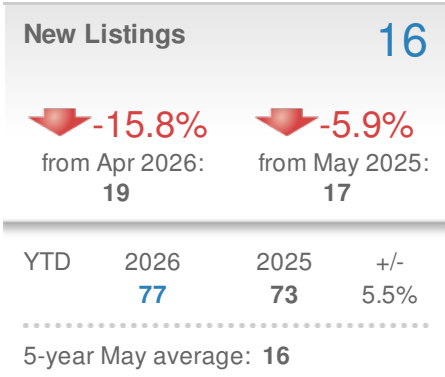
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.13 in April and an increase from 0.64 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 2.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

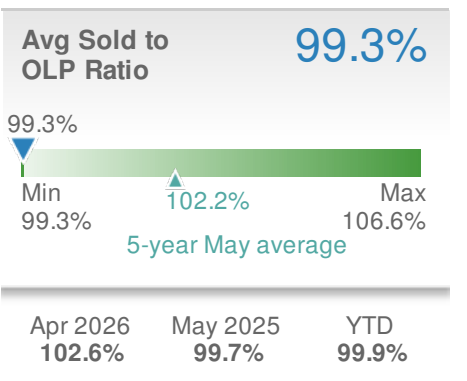
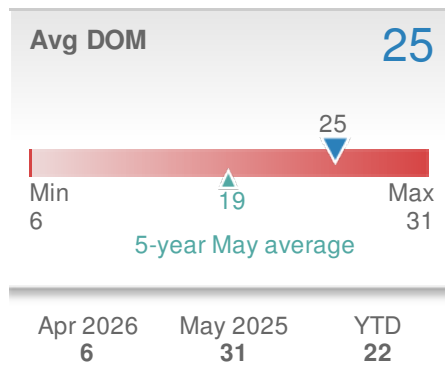
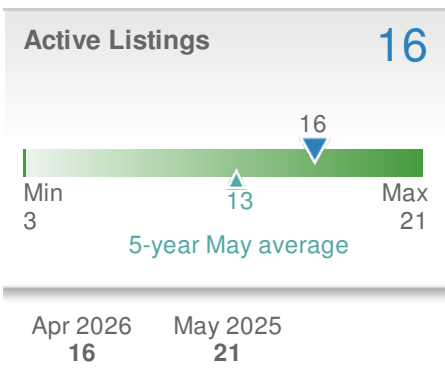
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$412,500, representing an increase of 13% compared to last month and a decrease of 11.8% from May 2025. The average days on market for units sold in May was 25 days, 34% above the 5-year May average of 19 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and no change in supply with 16 active units.

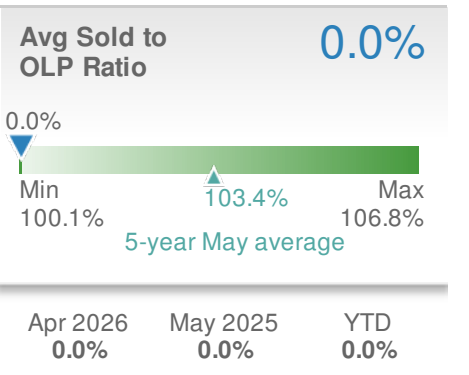
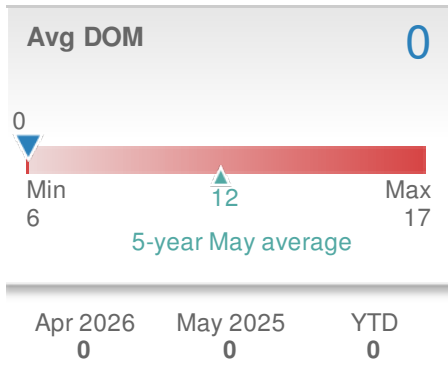
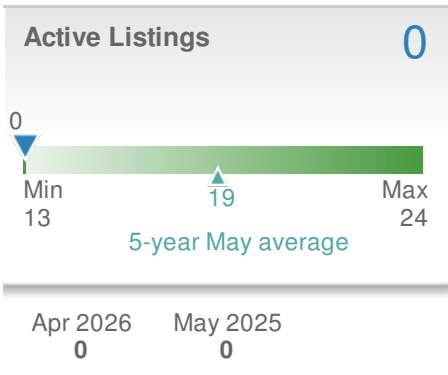
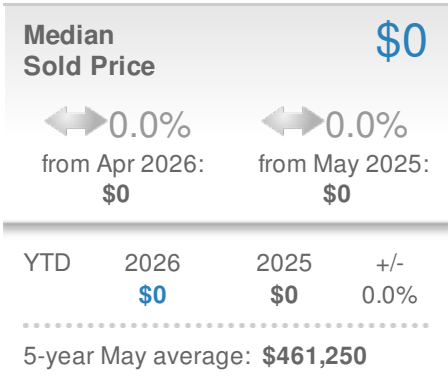
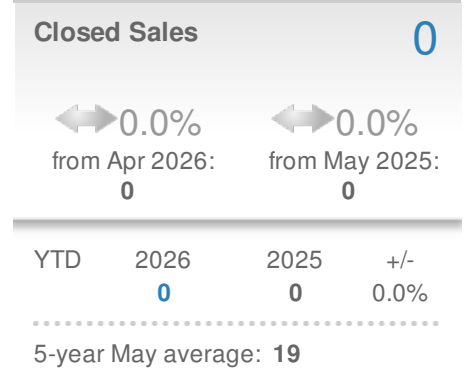
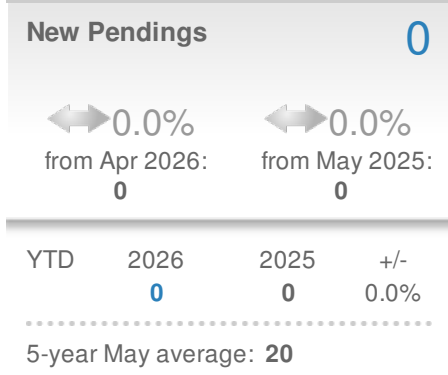
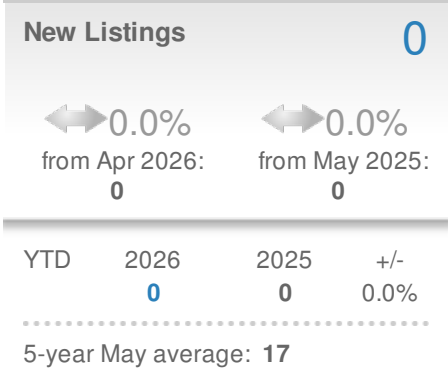
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 1.00 in April and an increase from 0.76 in May 2025. The Contract Ratio is 57% lower than the 5-year May average of 2.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Springfield (Montgomery, PA)

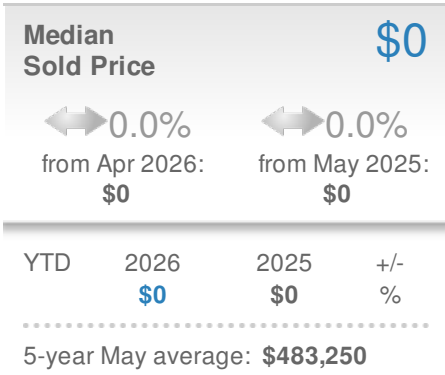
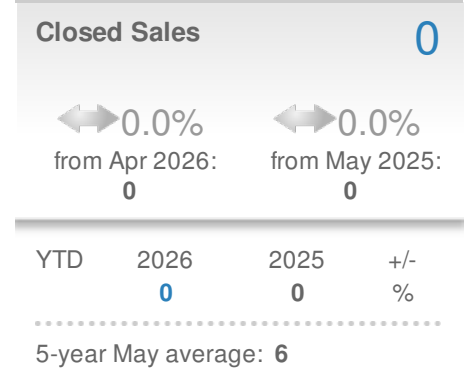
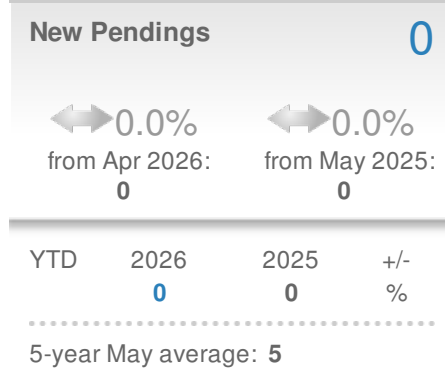
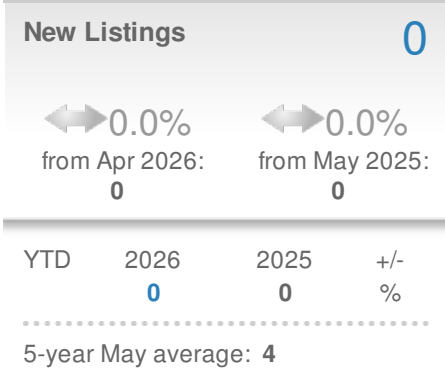
Email: ldavis@tcsr.realtor



May 2026

Springfield (Montgomery, PA) - Detached

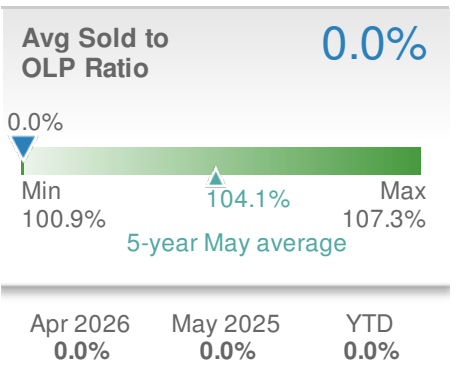
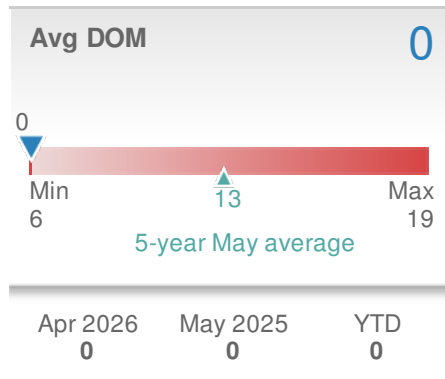
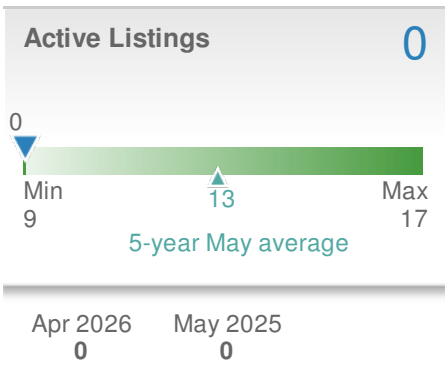
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for May was \$0, representing no change compared to last month and no change from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 13 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 0; and no change in supply with 0 active units.

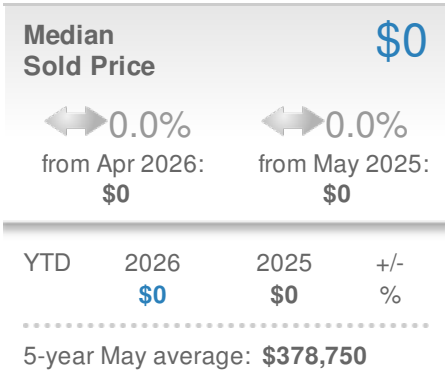
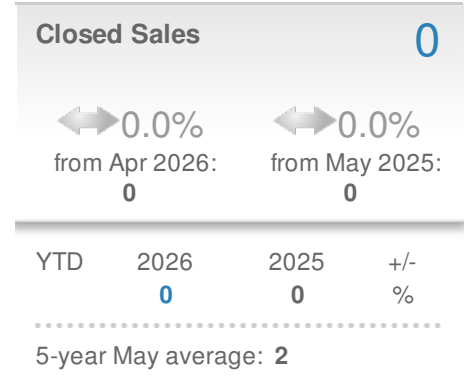
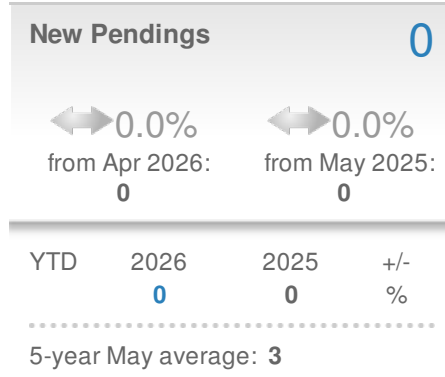
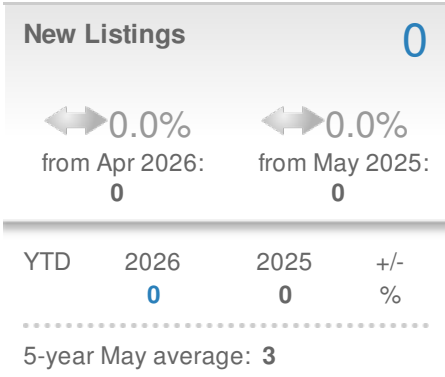
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2025. The Contract Ratio is 100% lower than the 5-year May average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



May 2026

Springfield (Montgomery, PA) - Attached

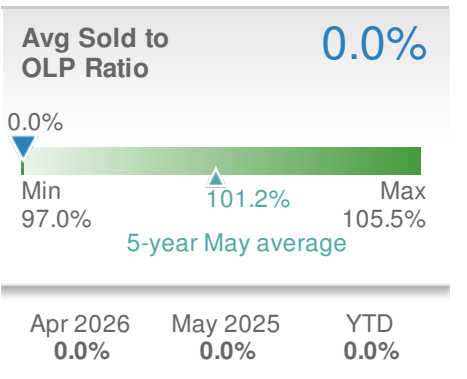
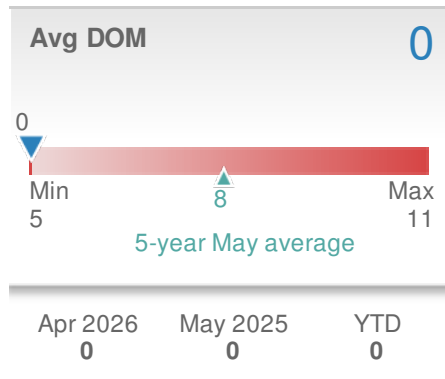
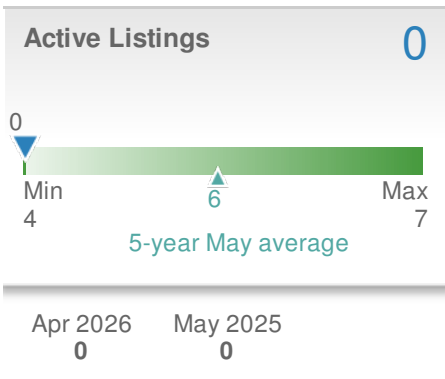
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for May was \$0, representing no change compared to last month and no change from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 8 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 0; and no change in supply with 0 active units.

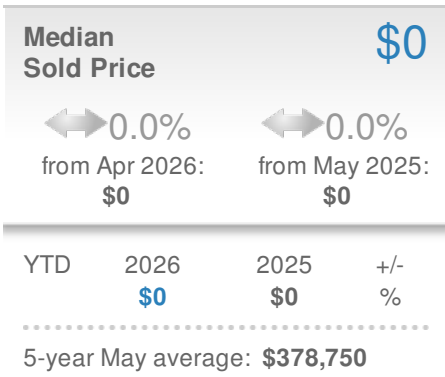
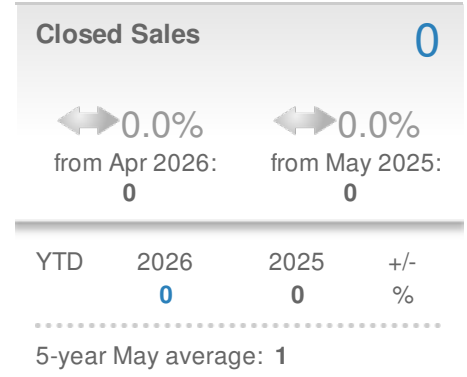
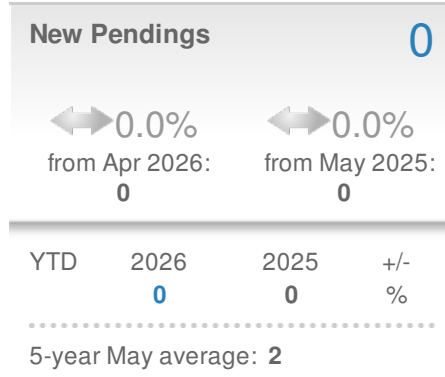
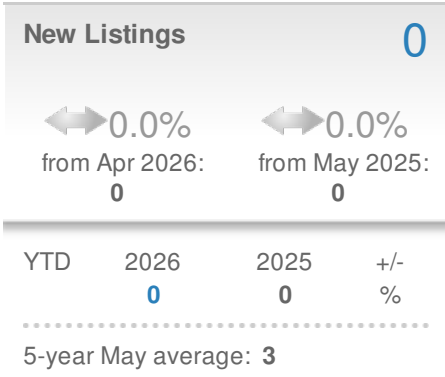
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2025. The Contract Ratio is 100% lower than the 5-year May average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



May 2026

Springfield (Montgomery, PA) - Attached/Townhouse

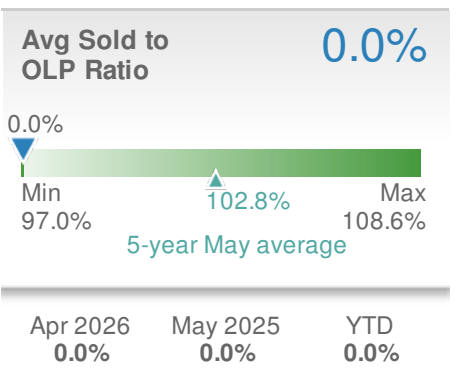
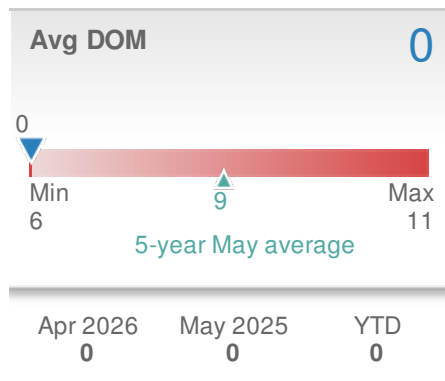
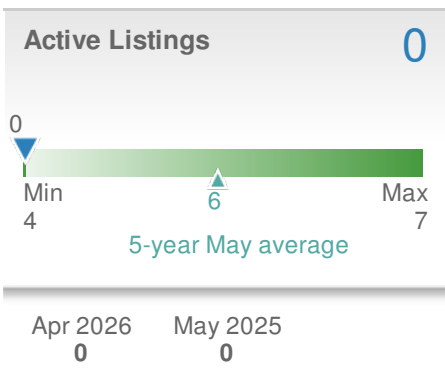
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Email: ldavis@tcsr.realtor



Summary

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$0, representing no change compared to last month and no change from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 9 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 0; and no change in supply with 0 active units.

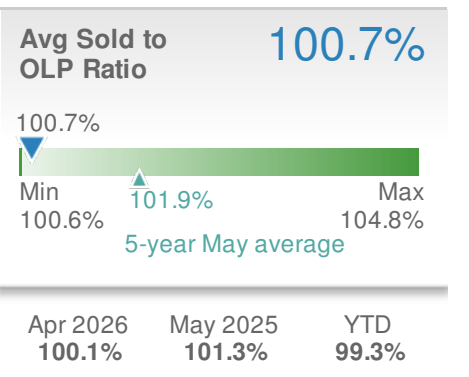
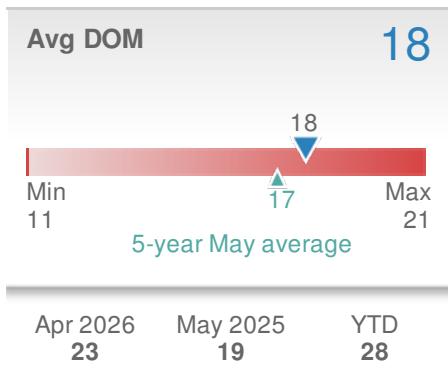
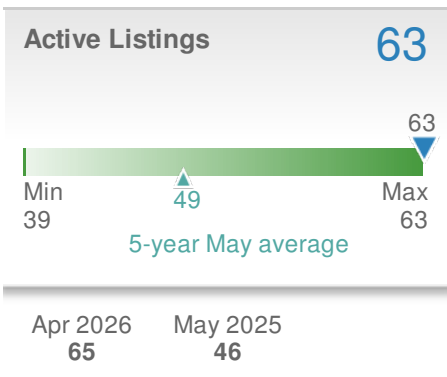
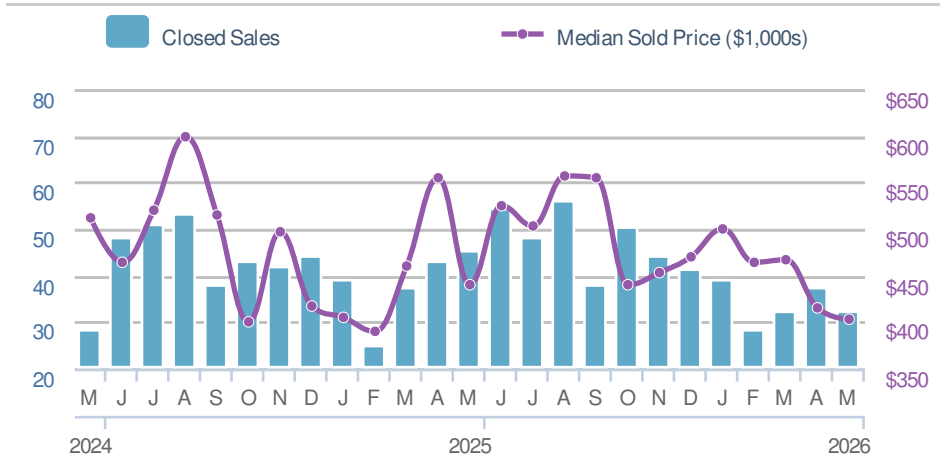
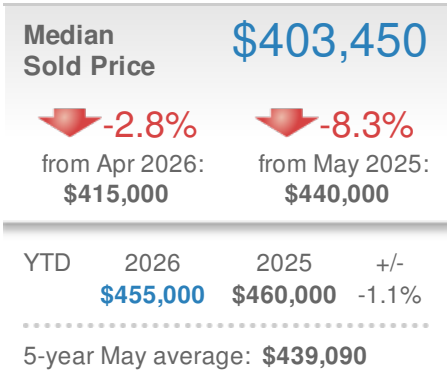
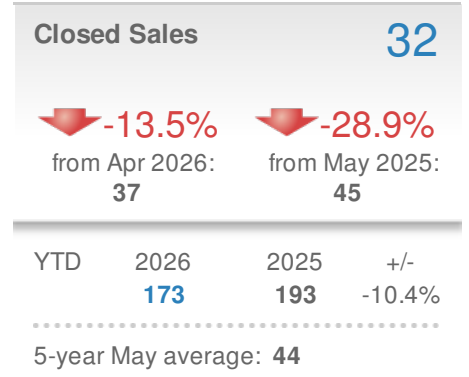
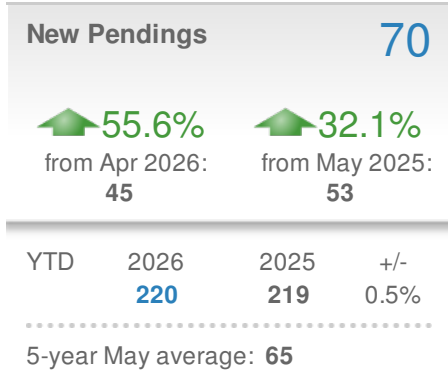
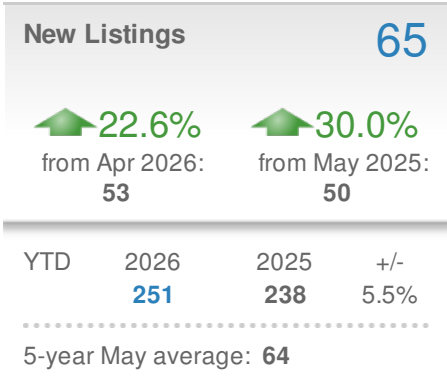
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2025. The Contract Ratio is 100% lower than the 5-year May average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



May 2026

Spring-Ford Area (Montgomery, PA)

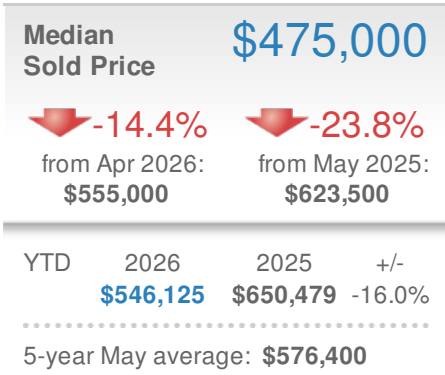
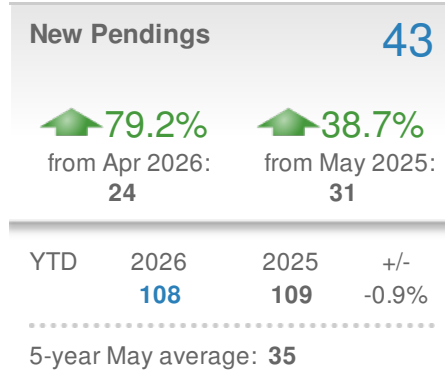
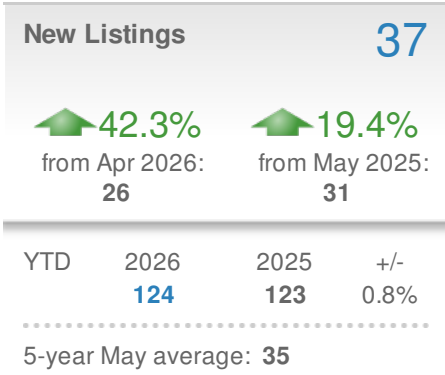
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May 2026

Spring-Ford Area (Montgomery, PA) - Detached

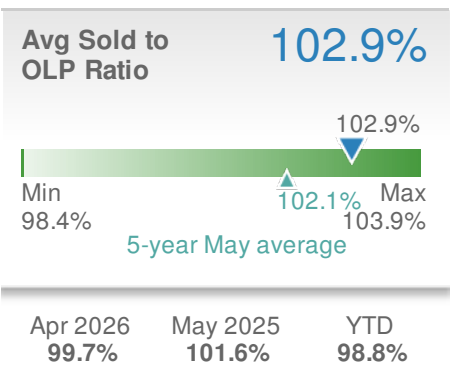
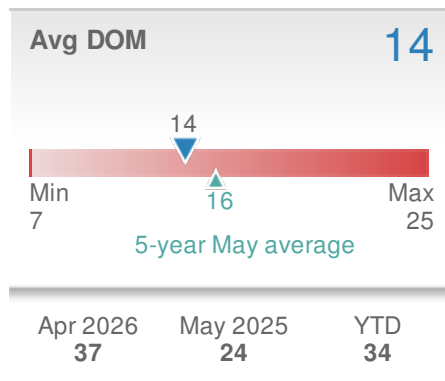
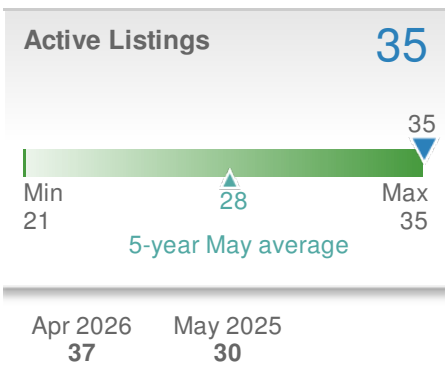
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for May was \$475,000, representing a decrease of 14.4% compared to last month and a decrease of 23.8% from May 2025. The average days on market for units sold in May was 14 days, 10% below the 5-year May average of 16 days. There was a 79.2% month over month increase in new contract activity with 43 New Pendings; an 80.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 56; and a 5.4% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.84 in April and an increase from 1.37 in May 2025. The Contract Ratio is 13% lower than the 5-year May average of 1.85. 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.



May 2026

Spring-Ford Area (Montgomery, PA) - Attached

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New Listings **28**

▲ **3.7%**
from Apr 2026: **27**

▲ **47.4%**
from May 2025: **19**

YTD	2026	2025	+/-
	127	115	10.4%

5-year May average: **29**

New Pendings **27**

▲ **28.6%**
from Apr 2026: **21**

▲ **22.7%**
from May 2025: **22**

YTD	2026	2025	+/-
	112	110	1.8%

5-year May average: **30**

Closed Sales **20**

▼ **-9.1%**
from Apr 2026: **22**

▲ **5.3%**
from May 2025: **19**

YTD	2026	2025	+/-
	95	100	-5.0%

5-year May average: **23**

Median Sold Price **\$376,750**

▼ **-1.5%**
from Apr 2026: **\$382,500**

▲ **7.7%**
from May 2025: **\$349,950**

YTD	2026	2025	+/-
	\$392,500	\$351,250	11.7%

5-year May average: **\$360,540**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for May was \$376,750, representing a decrease of 1.5% compared to last month and an increase of 7.7% from May 2025. The average days on market for units sold in May was 20 days, 11% above the 5-year May average of 18 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and no change in supply with 28 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.25 in April and a decrease from 2.00 in May 2025. The Contract Ratio is 34% lower than the 5-year May average of 2.18. 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.

Active Listings **28**

Apr 2026	May 2025
28	16

Avg DOM **20**

Apr 2026	May 2025	YTD
13	11	24

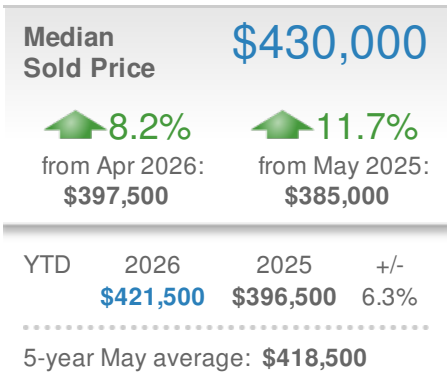
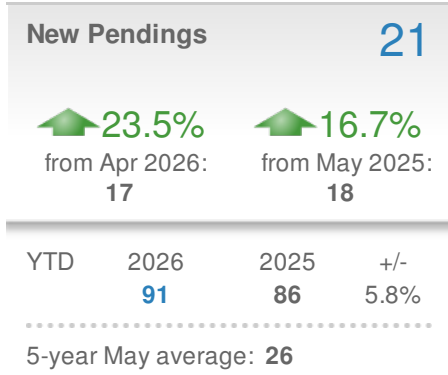
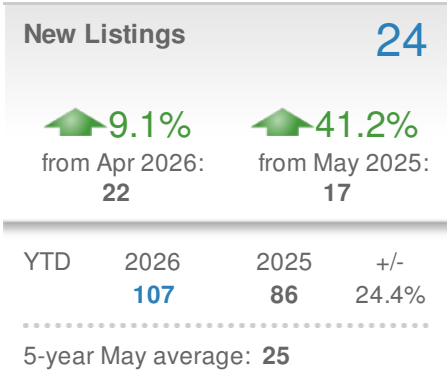
Avg Sold to OLP Ratio **99.5%**

Apr 2026	May 2025	YTD
100.3%	101.0%	99.6%

May 2026

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

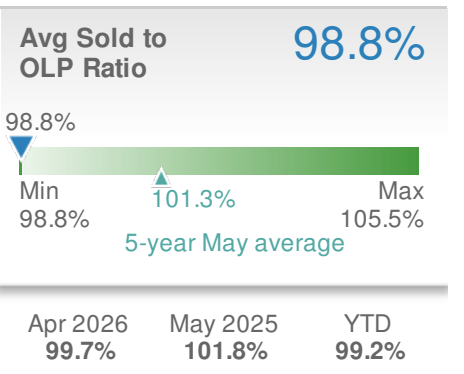
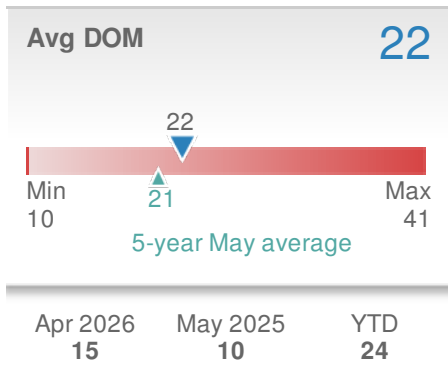
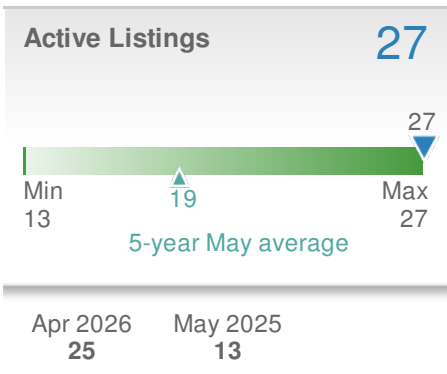
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Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$430,000, representing an increase of 8.2% compared to last month and an increase of 11.7% from May 2025. The average days on market for units sold in May was 22 days, 7% above the 5-year May average of 21 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and an 8% increase in supply to 27 active units.

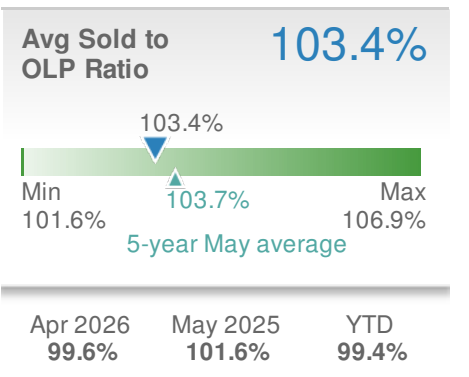
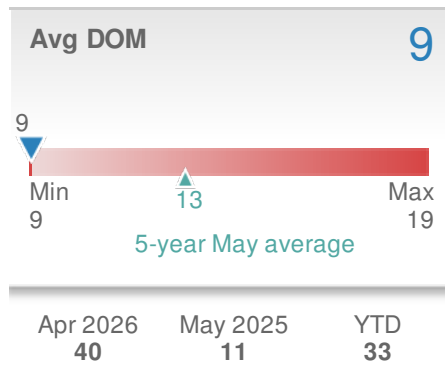
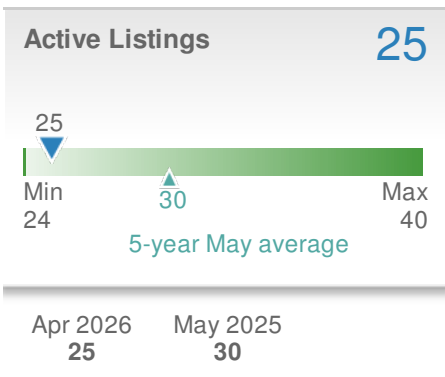
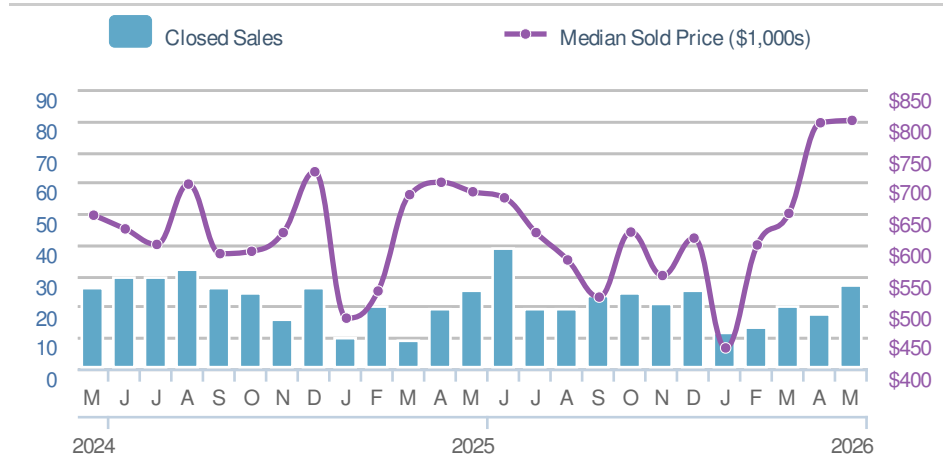
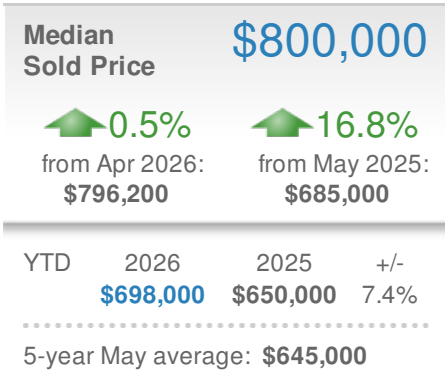
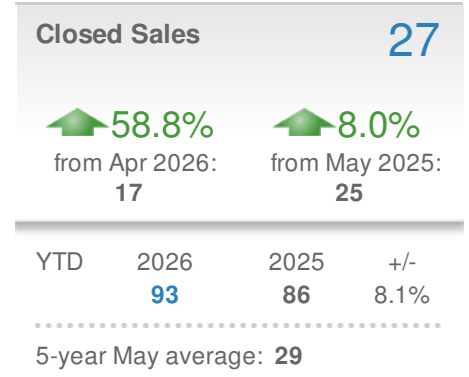
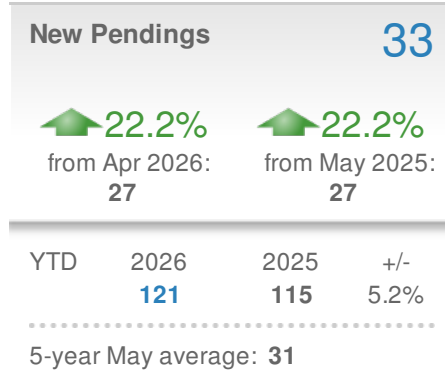
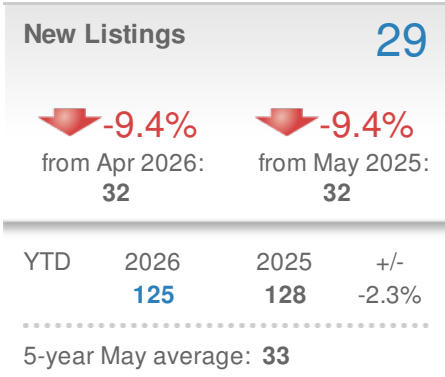
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 1.20 in April and a decrease from 1.92 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Dublin (Montgomery, PA)

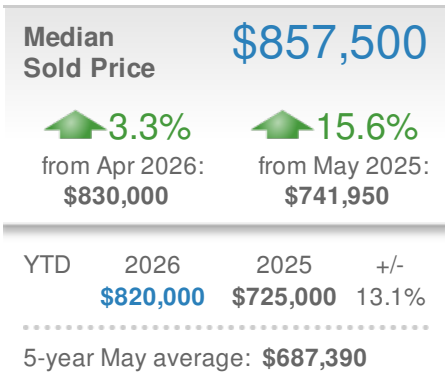
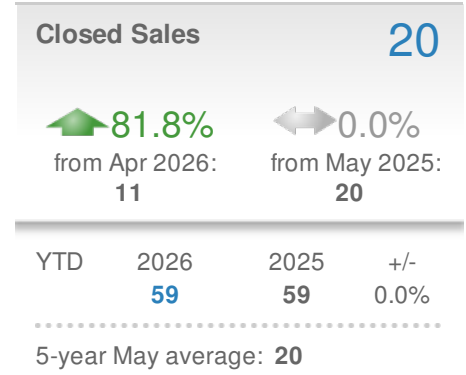
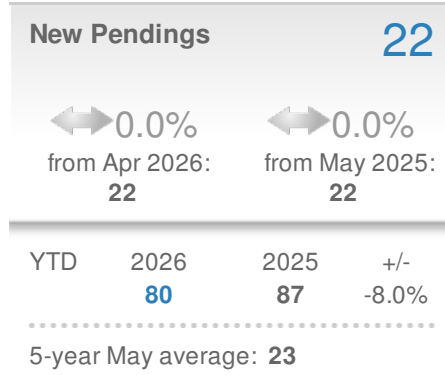
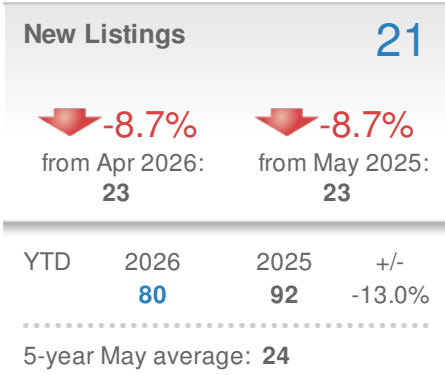
Email: ldavis@tcsr.realtor



May 2026

Upper Dublin (Montgomery, PA) - Detached

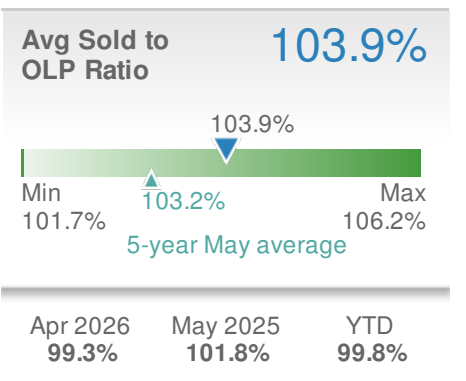
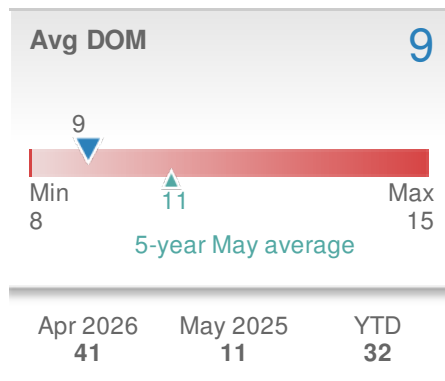
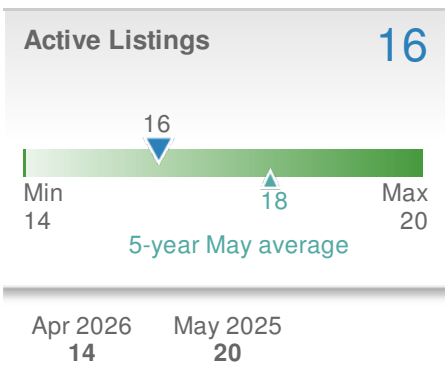
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for May was \$857,500, representing an increase of 3.3% compared to last month and an increase of 15.6% from May 2025. The average days on market for units sold in May was 9 days, 15% below the 5-year May average of 11 days. There was no month over month change in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 31; and a 14.3% increase in supply to 16 active units.

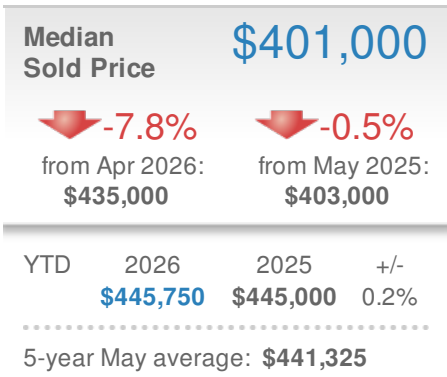
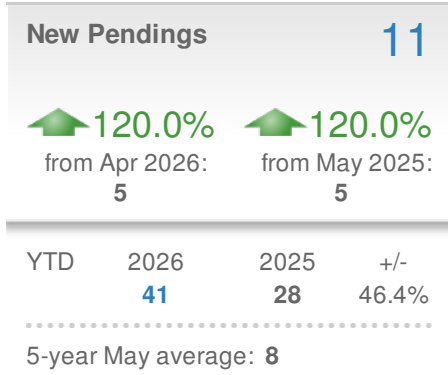
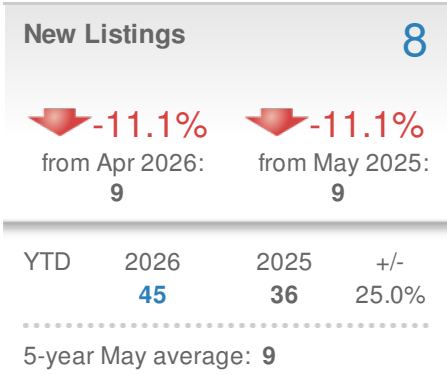
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, down from 2.21 in April and an increase from 1.90 in May 2025. The Contract Ratio is 14% lower than the 5-year May average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Dublin (Montgomery, PA) - Attached

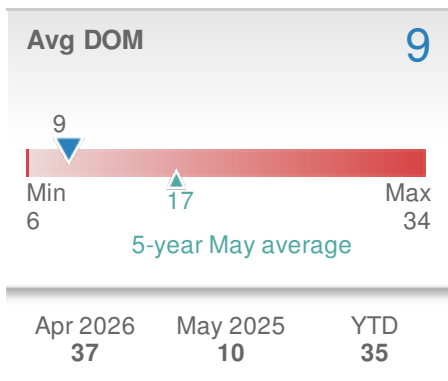
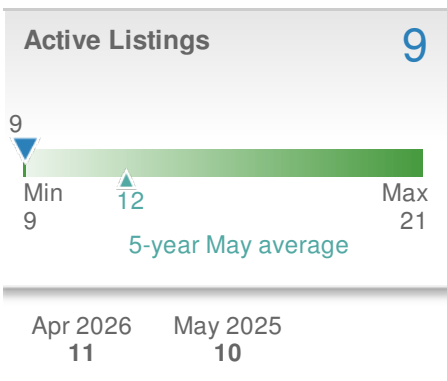
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for May was \$401,000, representing a decrease of 7.8% compared to last month and a decrease of 0.5% from May 2025. The average days on market for units sold in May was 9 days, 46% below the 5-year May average of 17 days. There was a 120% month over month increase in new contract activity with 11 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from April) to 14; and an 18.2% decrease in supply to 9 active units.

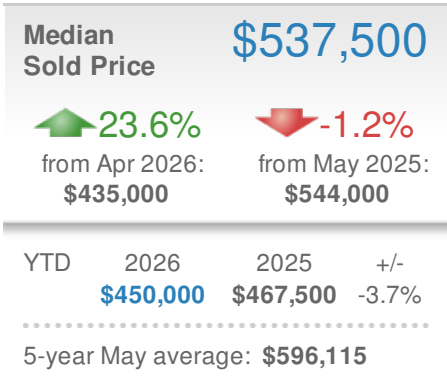
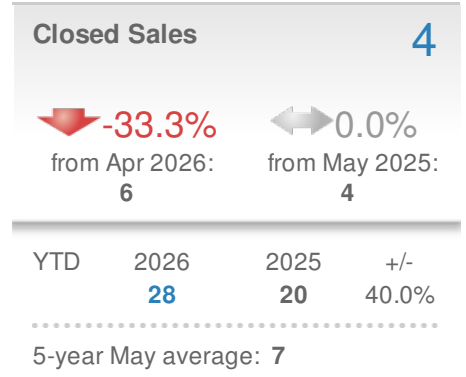
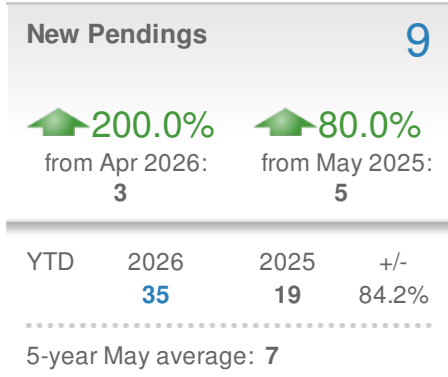
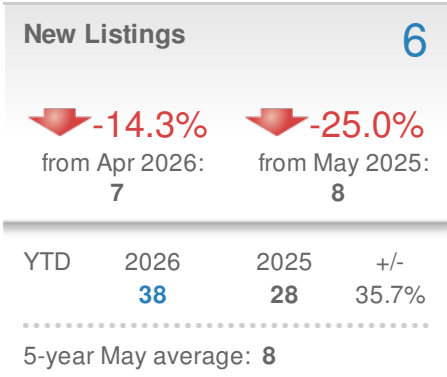
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.91 in April and an increase from 0.90 in May 2025. The Contract Ratio is 7% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

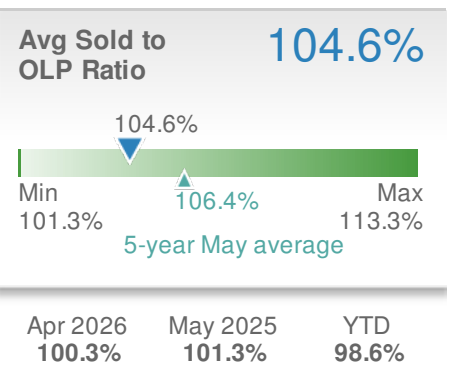
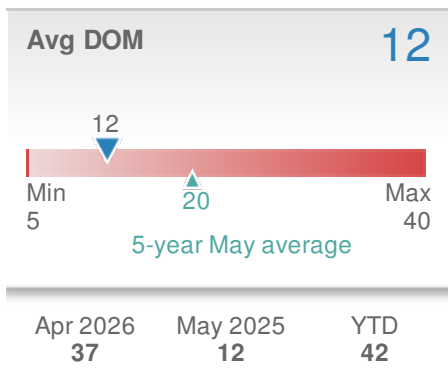
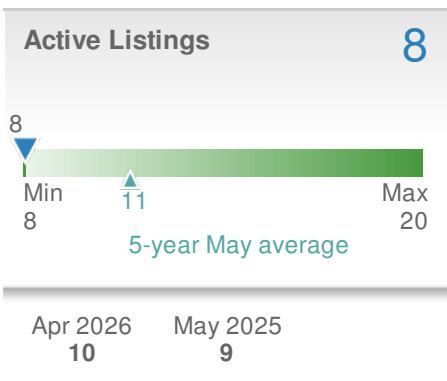
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Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$537,500, representing an increase of 23.6% compared to last month and a decrease of 1.2% from May 2025. The average days on market for units sold in May was 12 days, 40% below the 5-year May average of 20 days. There was a 200% month over month increase in new contract activity with 9 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 12; and a 20% decrease in supply to 8 active units.

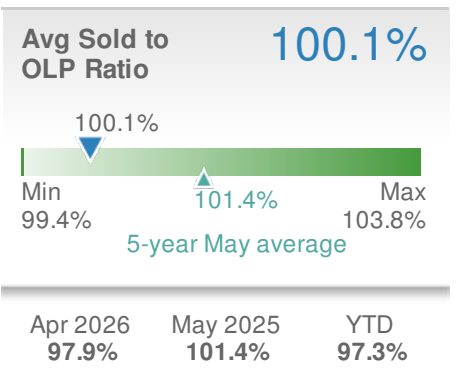
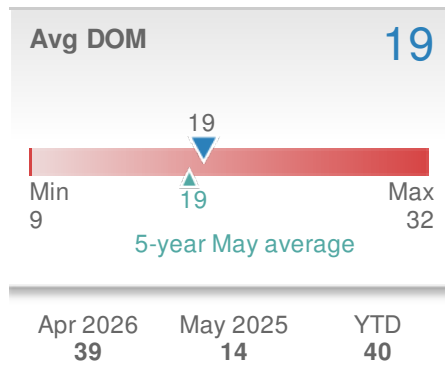
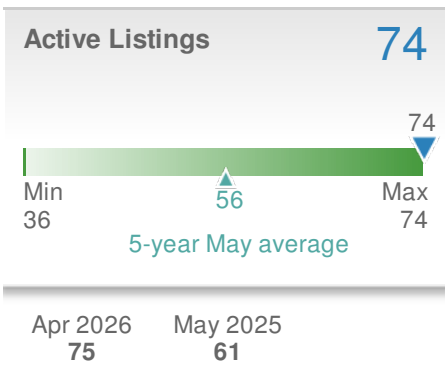
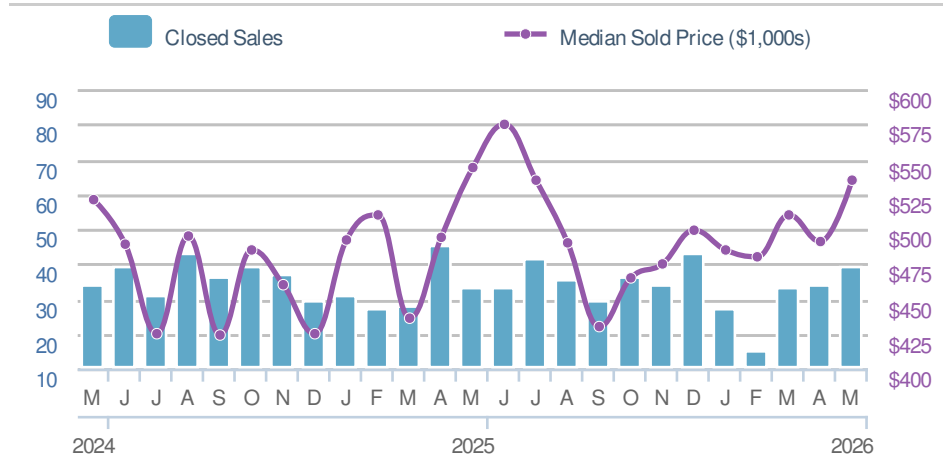
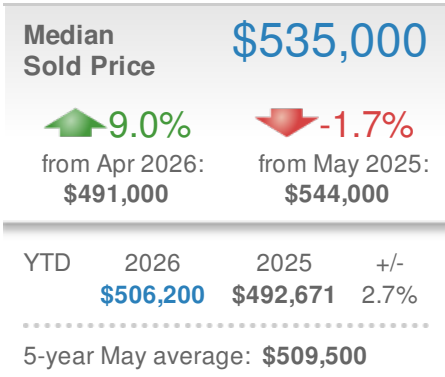
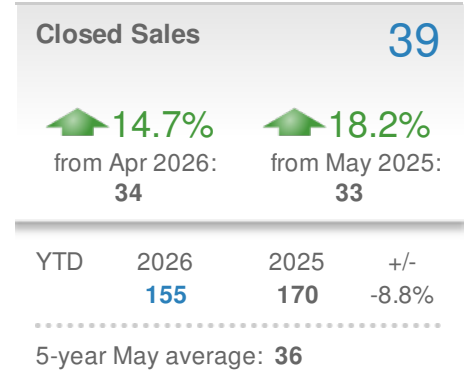
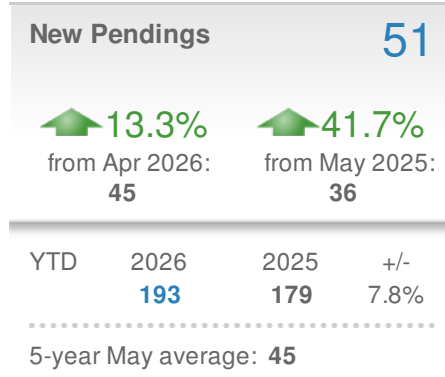
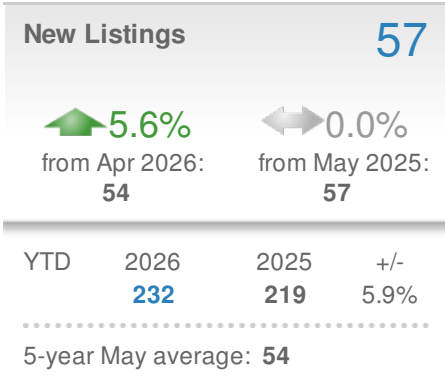
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.70 in April and an increase from 0.67 in May 2025. The Contract Ratio is 8% lower than the 5-year May average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Merion Area (Montgomery, PA)

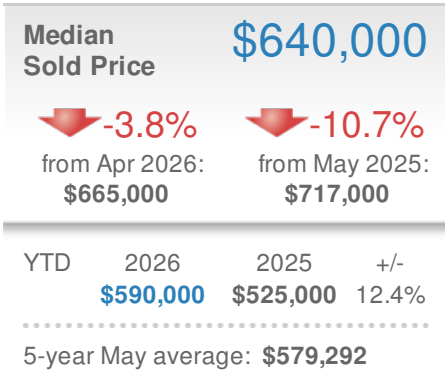
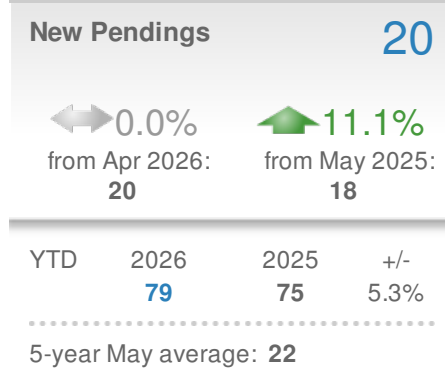
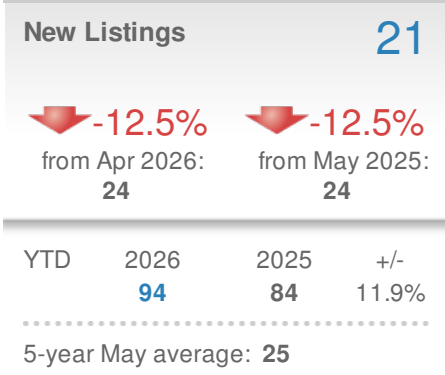
Email: ldavis@tcsr.realtor



May 2026

Upper Merion Area (Montgomery, PA) - Detached

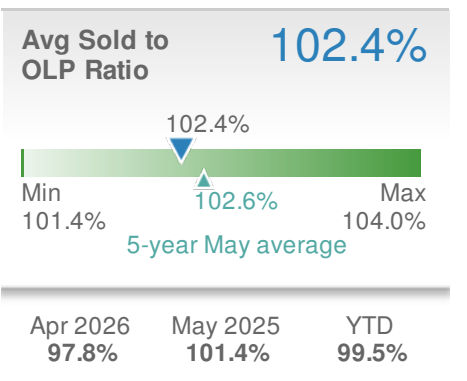
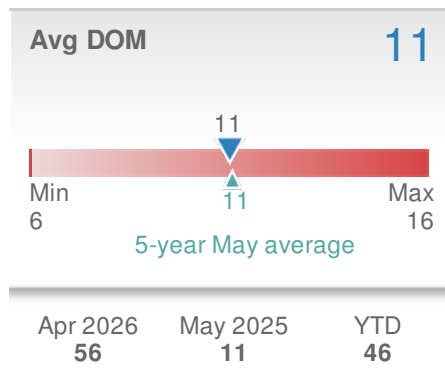
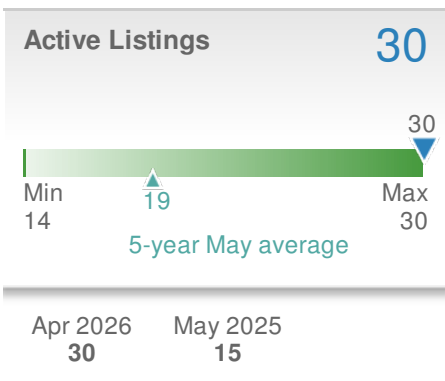
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for May was \$640,000, representing a decrease of 3.8% compared to last month and a decrease of 10.7% from May 2025. The average days on market for units sold in May was 11 days, 2% below the 5-year May average of 11 days. There was no month over month change in new contract activity with 20 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 30; and no change in supply with 30 active units.

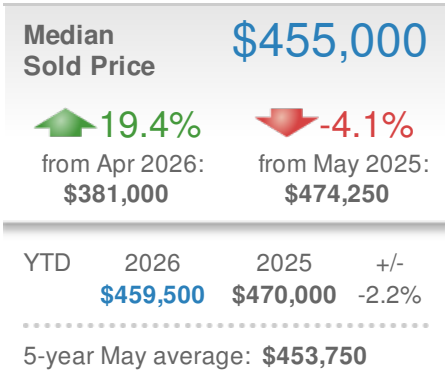
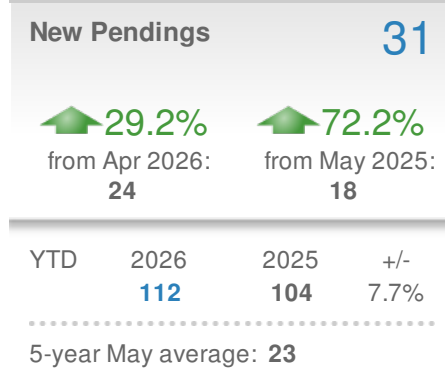
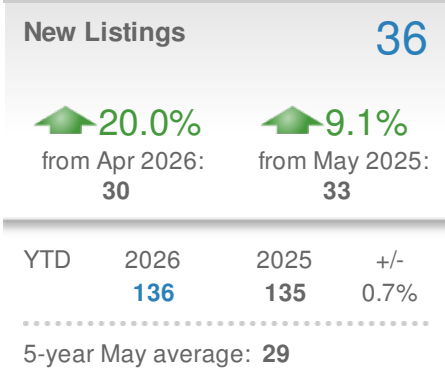
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.93 in April and a decrease from 1.93 in May 2025. The Contract Ratio is 41% lower than the 5-year May average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Merion Area (Montgomery, PA) - Attached

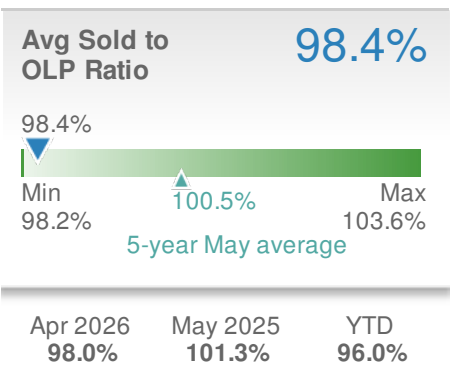
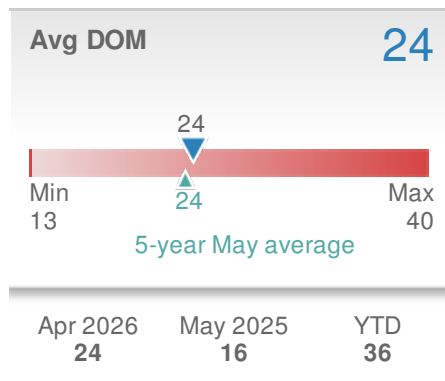
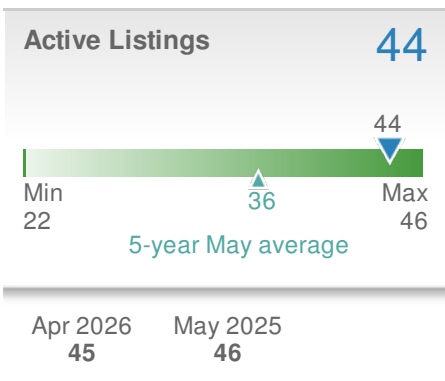
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for May was \$455,000, representing an increase of 19.4% compared to last month and a decrease of 4.1% from May 2025. The average days on market for units sold in May was 24 days, the same as the 5-year May average of 24 days. There was a 29.2% month over month increase in new contract activity with 31 New Pendings; a 37.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and a 2.2% decrease in supply to 44 active units.

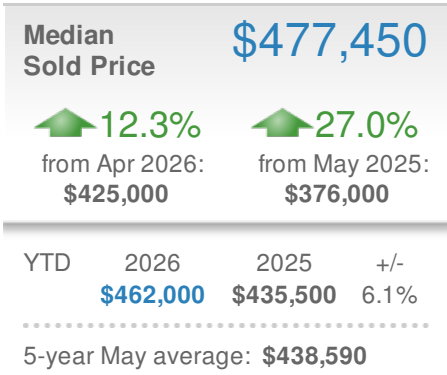
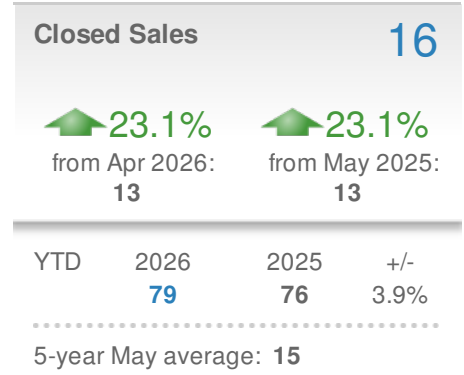
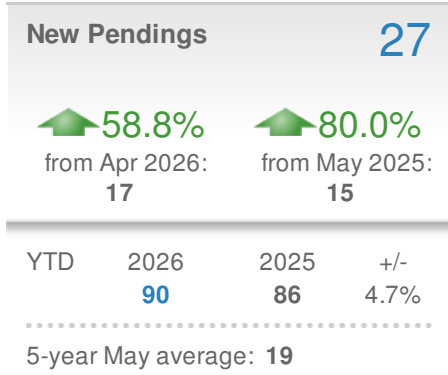
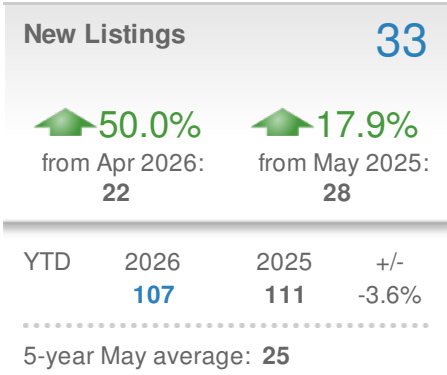
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.64 in April and an increase from 0.65 in May 2025. The Contract Ratio is 7% lower than the 5-year May average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

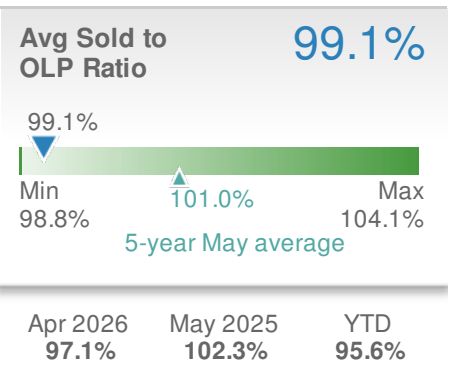
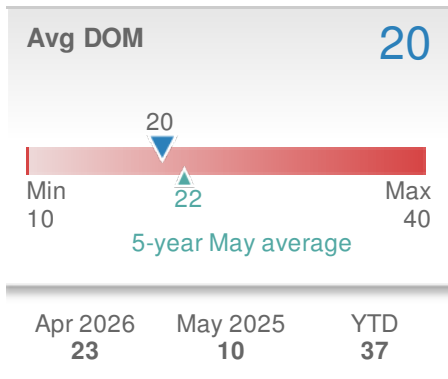
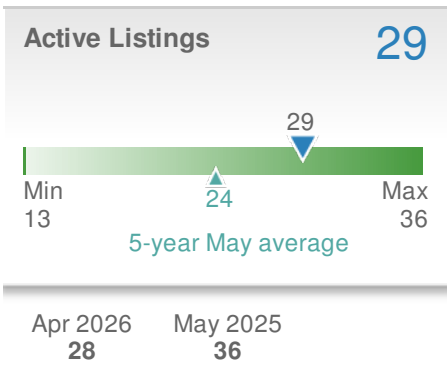
Montgomery County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$477,450, representing an increase of 12.3% compared to last month and an increase of 27% from May 2025. The average days on market for units sold in May was 20 days, 10% below the 5-year May average of 22 days. There was a 58.8% month over month increase in new contract activity with 27 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and a 3.6% increase in supply to 29 active units.

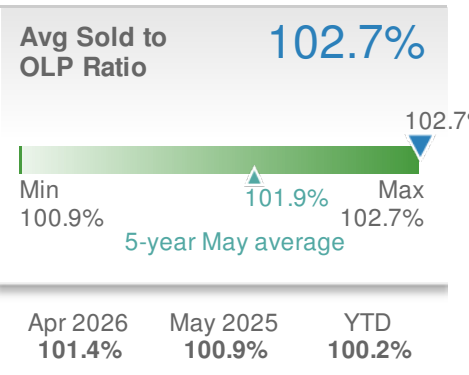
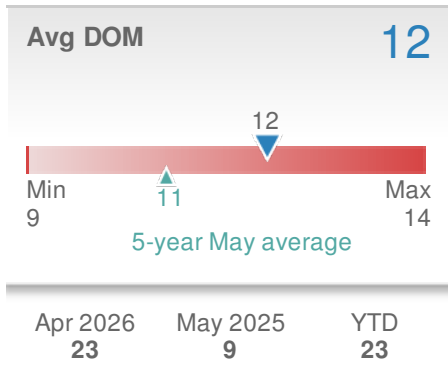
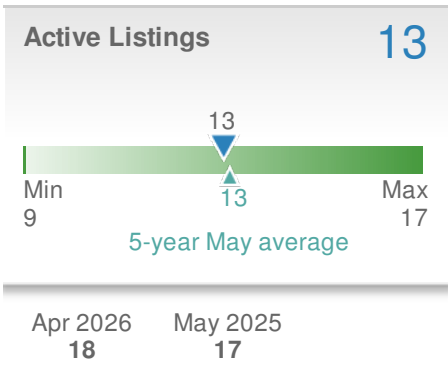
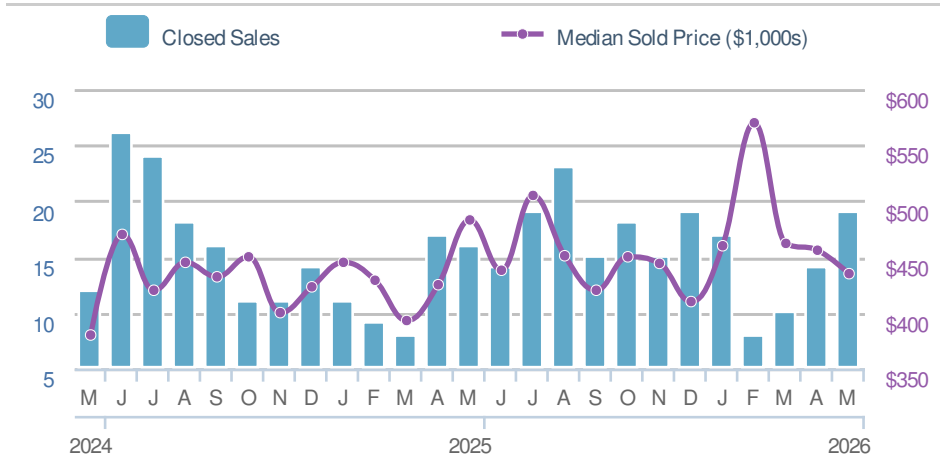
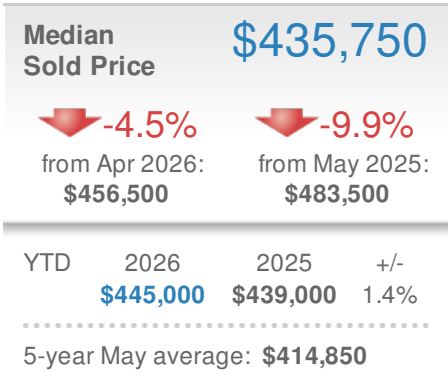
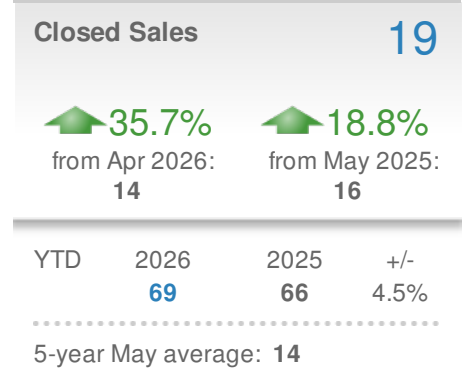
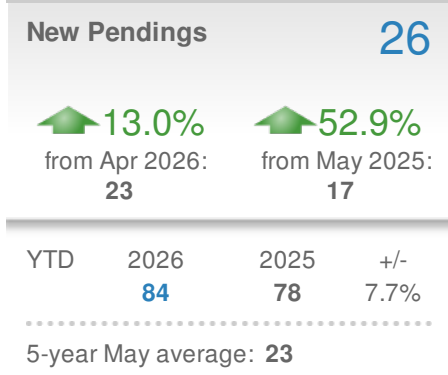
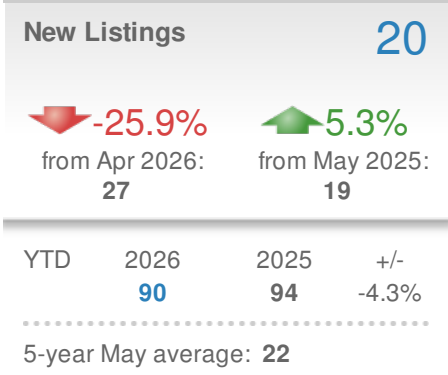
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 0.75 in April and an increase from 0.72 in May 2025. The Contract Ratio is 11% lower than the 5-year May average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Moreland (Montgomery, PA)

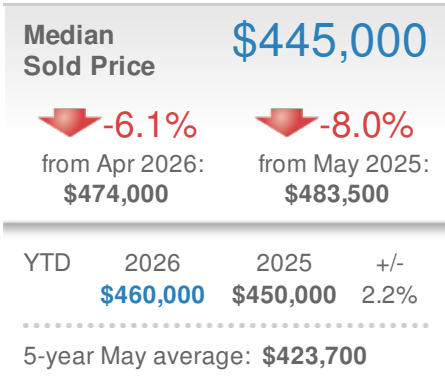
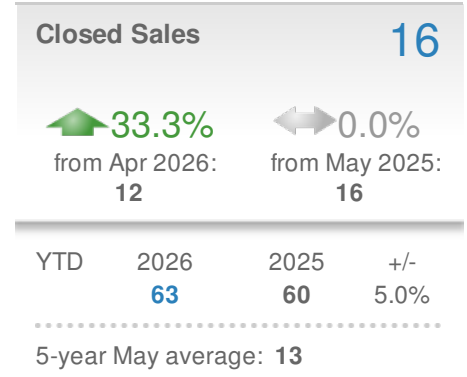
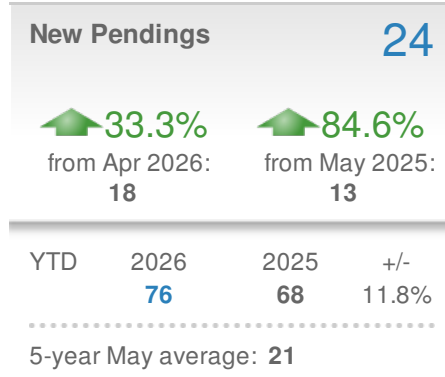
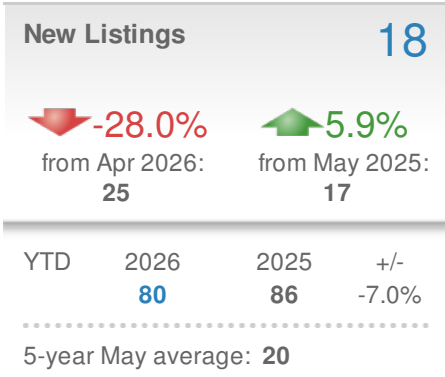
Email: ldavis@tcsr.realtor



May 2026

Upper Moreland (Montgomery, PA) - Detached

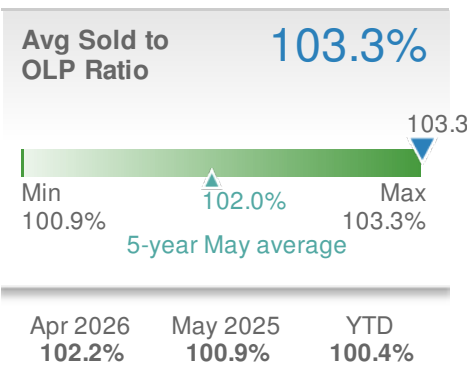
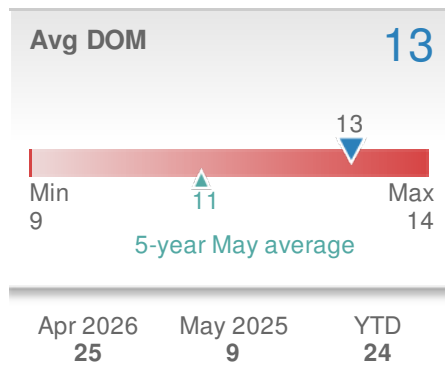
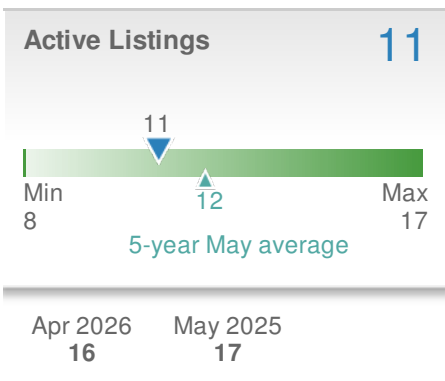
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for May was \$445,000, representing a decrease of 6.1% compared to last month and a decrease of 8% from May 2025. The average days on market for units sold in May was 13 days, 16% above the 5-year May average of 11 days. There was a 33.3% month over month increase in new contract activity with 24 New Pendings; a 28% MoM increase in All Pendings (new contracts + contracts carried over from April) to 32; and a 31.3% decrease in supply to 11 active units.

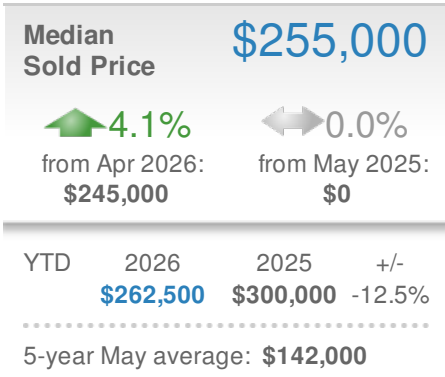
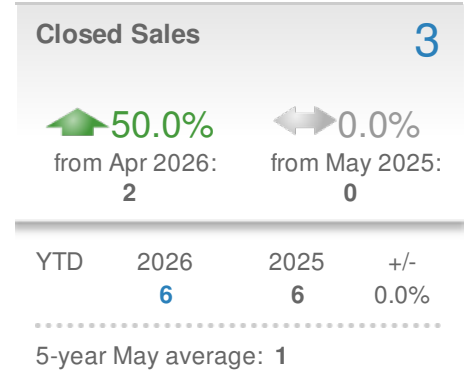
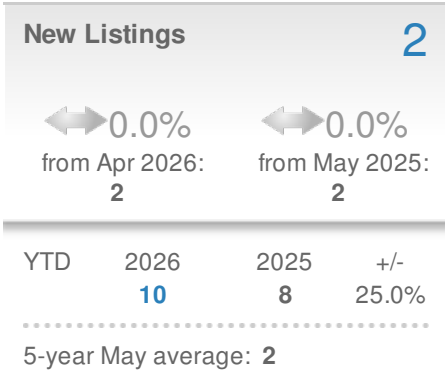
This activity resulted in a Contract Ratio of 2.91 pendings per active listing, up from 1.56 in April and an increase from 1.24 in May 2025. The Contract Ratio is 11% higher than the 5-year May average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Moreland (Montgomery, PA) - Attached

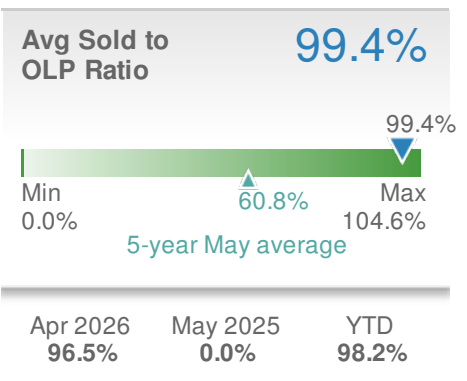
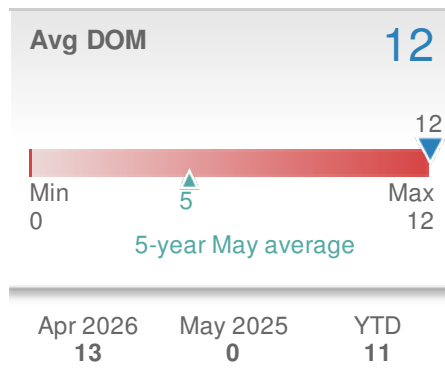
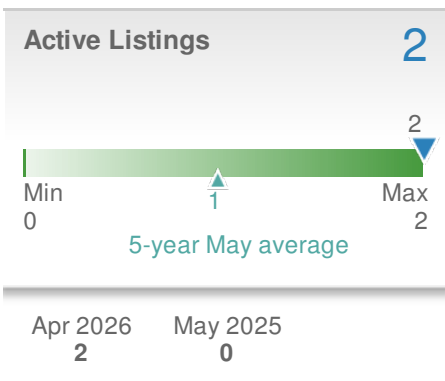
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for May was \$255,000, representing an increase of 4.1% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 12 days, 140% above the 5-year May average of 5 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 2; and no change in supply with 2 active units.

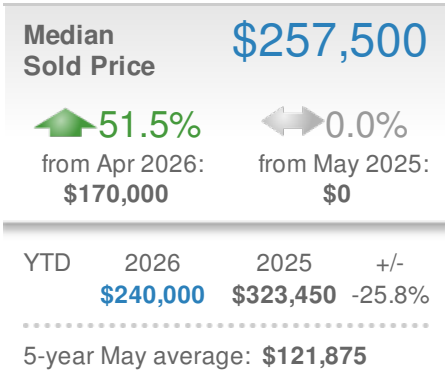
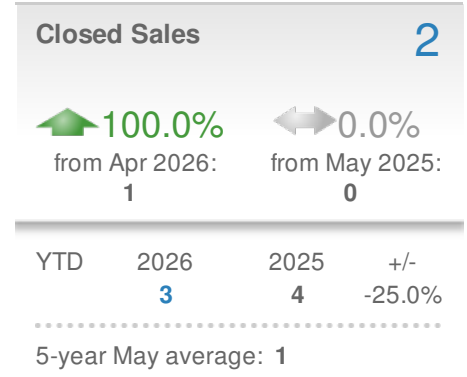
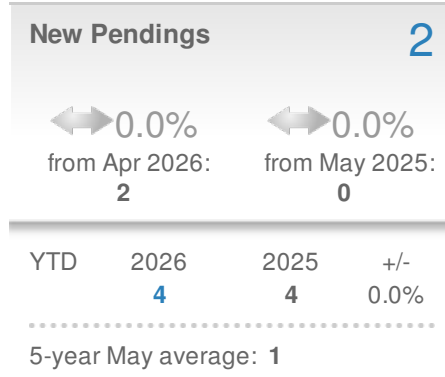
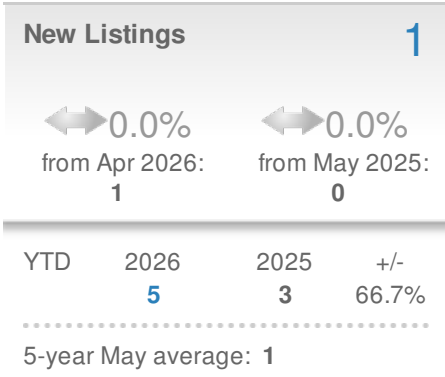
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in April and an increase from 0.00 in May 2025. The Contract Ratio is 43% higher than the 5-year May average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse **McAllester County Suburban REALTORS**

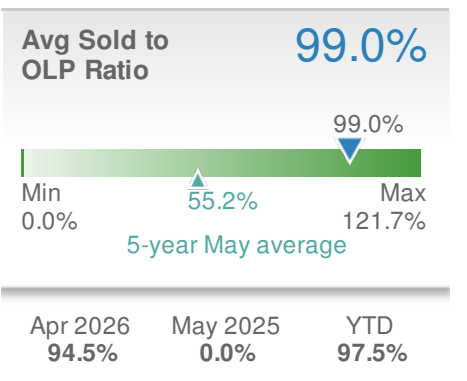
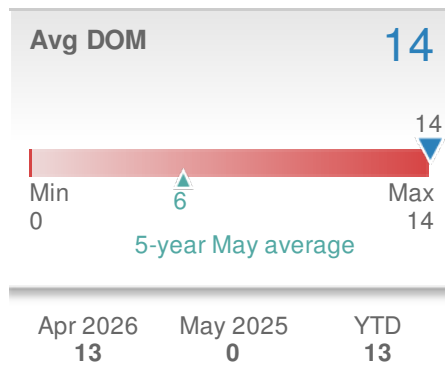
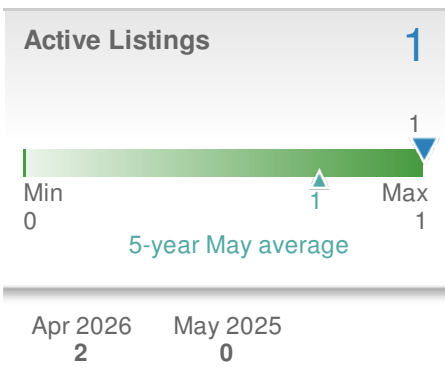
Email: ldavis@tcsr.realtor



Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$257,500, representing an increase of 51.5% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 14 days, 155% above the 5-year May average of 6 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 1; and a 50% decrease in supply to 1 active units.

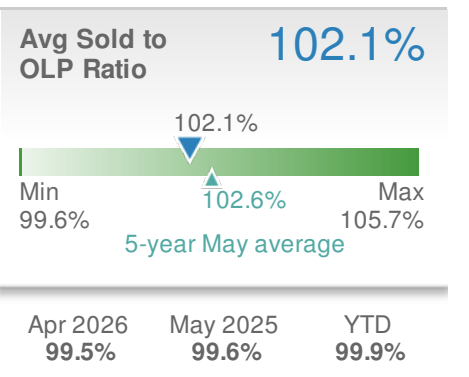
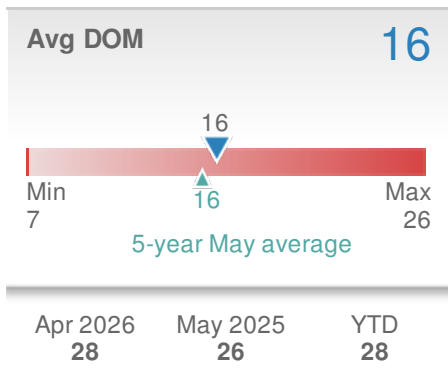
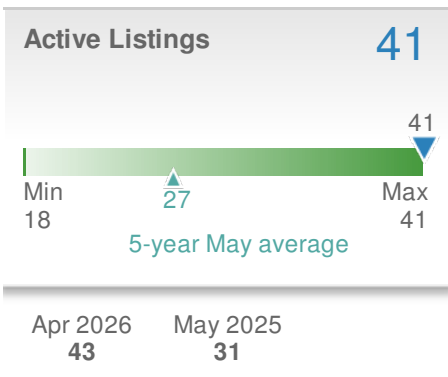
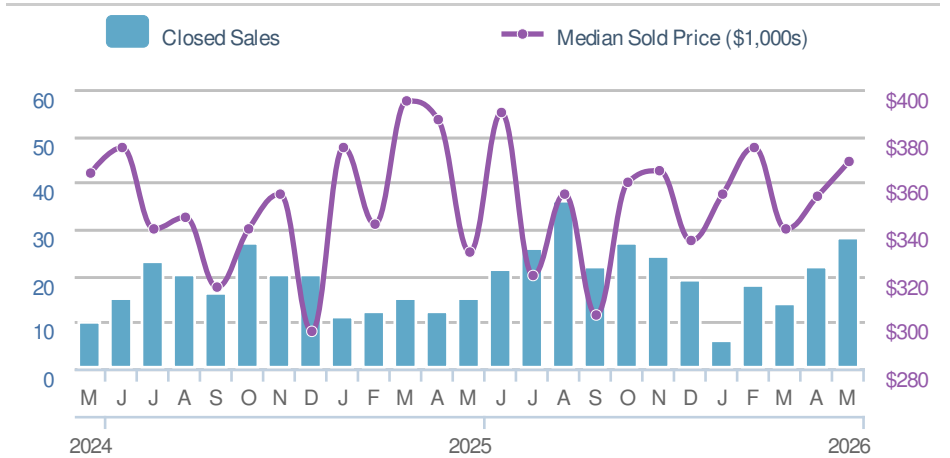
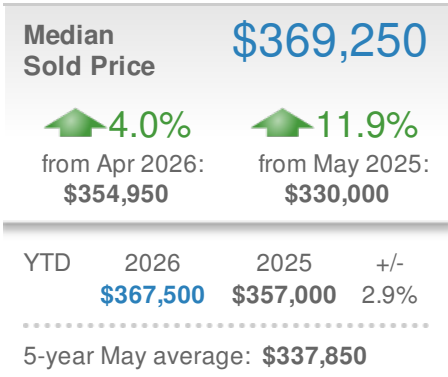
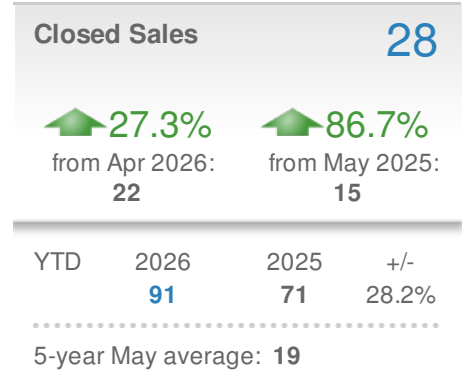
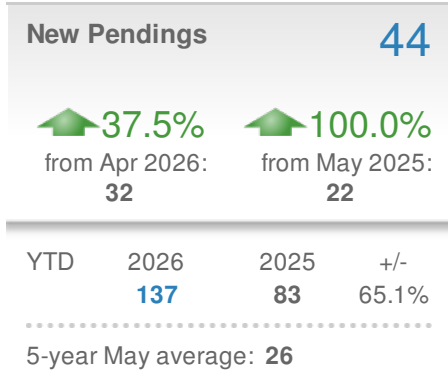
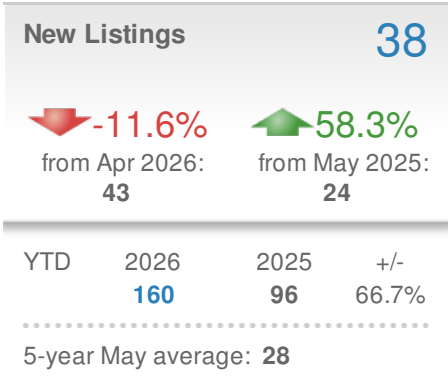
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in April and an increase from 0.00 in May 2025. The Contract Ratio is the same as the 5-year May average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Perkiomen (Montgomery, PA)

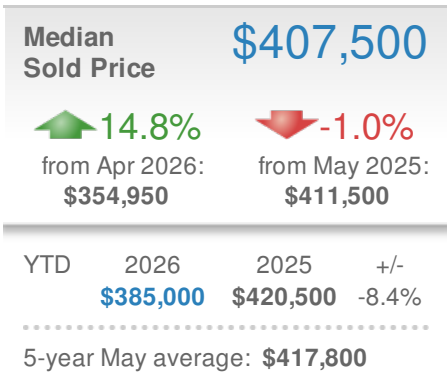
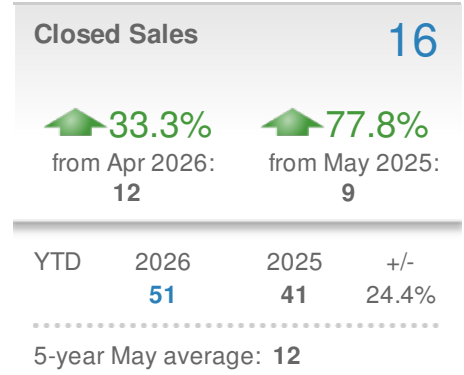
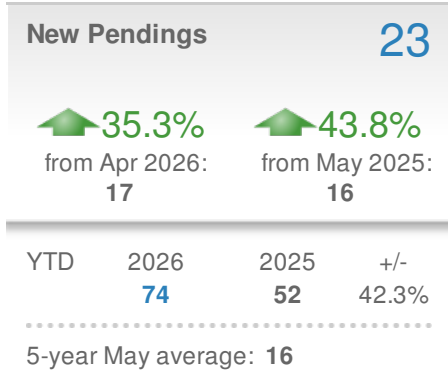
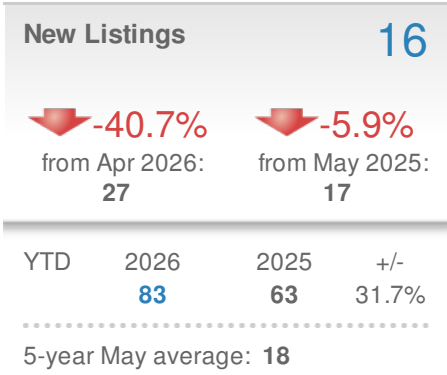
Email: ldavis@tcsr.realtor



May 2026

Upper Perkiomen (Montgomery, PA) - Detached

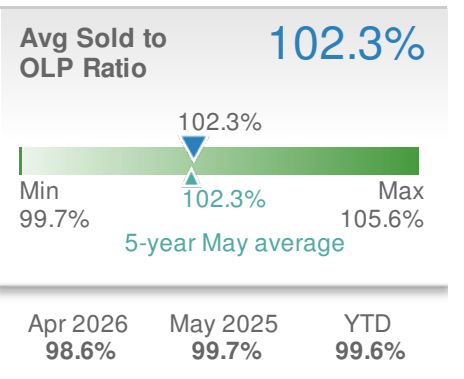
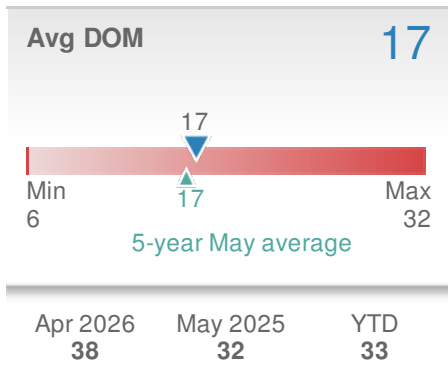
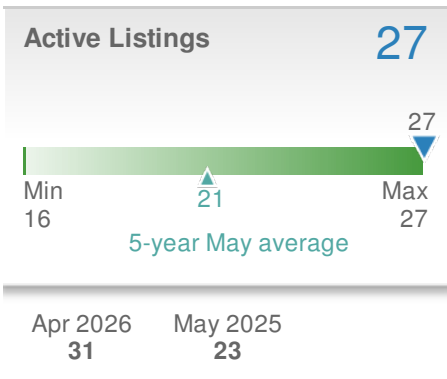
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for May was \$407,500, representing an increase of 14.8% compared to last month and a decrease of 1% from May 2025. The average days on market for units sold in May was 17 days, 1% above the 5-year May average of 17 days. There was a 35.3% month over month increase in new contract activity with 23 New Pendings; a 31.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and a 12.9% decrease in supply to 27 active units.

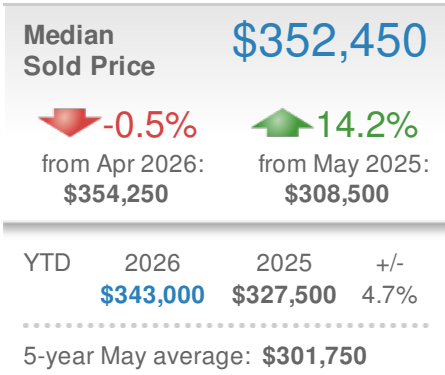
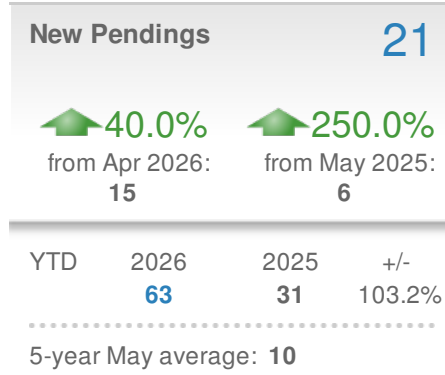
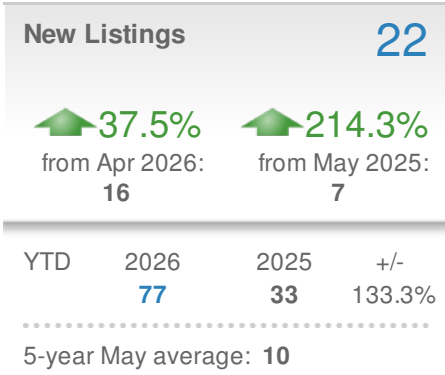
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.71 in April and an increase from 0.91 in May 2025. The Contract Ratio is 1% lower than the 5-year May average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Perkiomen (Montgomery, PA) - Attached

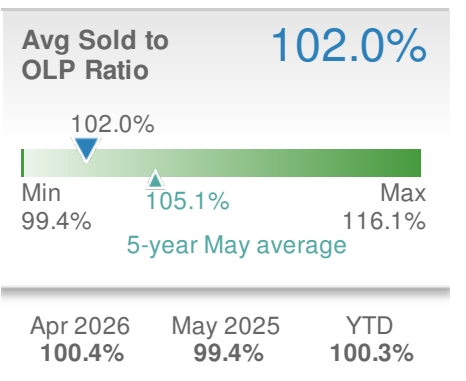
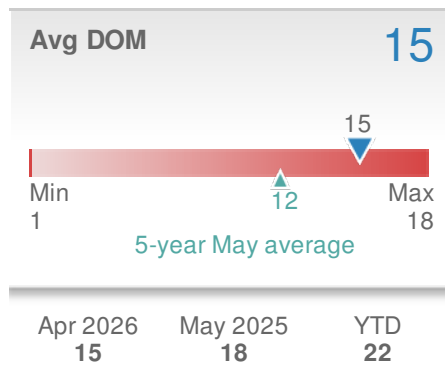
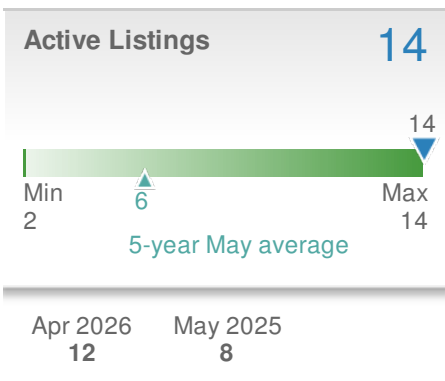
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for May was \$352,450, representing a decrease of 0.5% compared to last month and an increase of 14.2% from May 2025. The average days on market for units sold in May was 15 days, 27% above the 5-year May average of 12 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 28; and a 16.7% increase in supply to 14 active units.

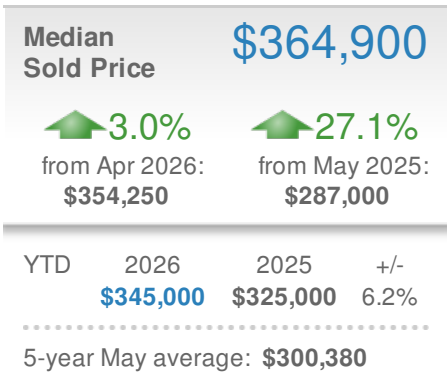
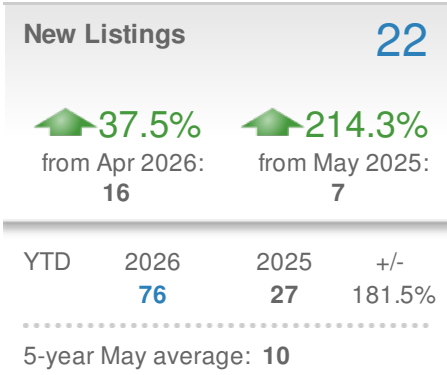
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.83 in April and an increase from 0.88 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 3.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

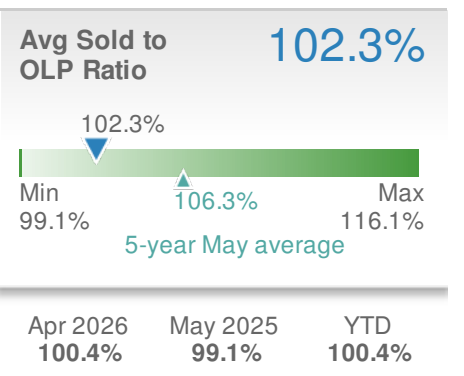
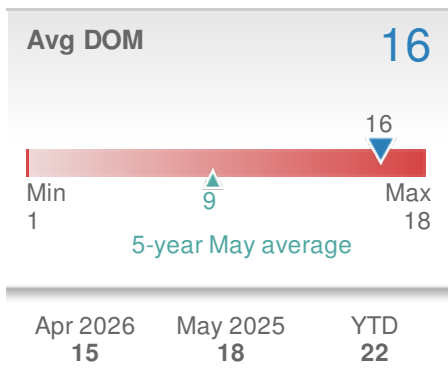
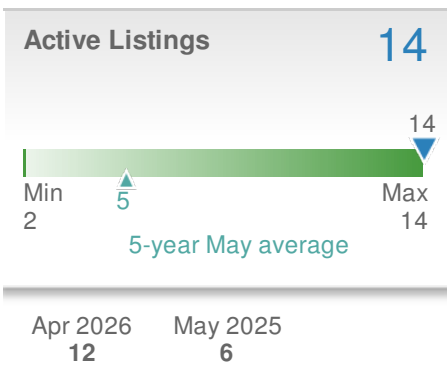
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$364,900, representing an increase of 3% compared to last month and an increase of 27.1% from May 2025. The average days on market for units sold in May was 16 days, 74% above the 5-year May average of 9 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 28; and a 16.7% increase in supply to 14 active units.

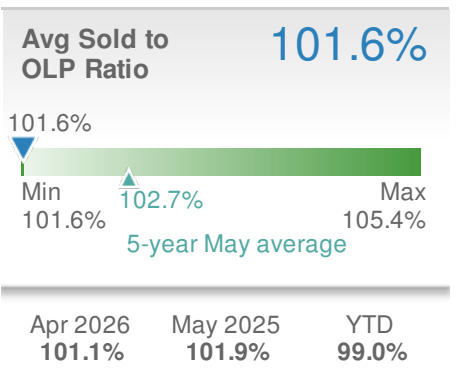
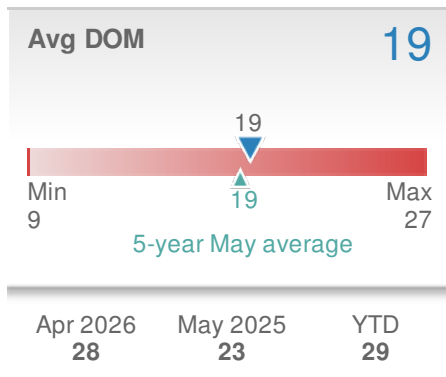
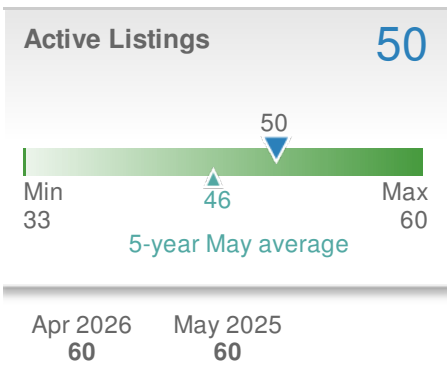
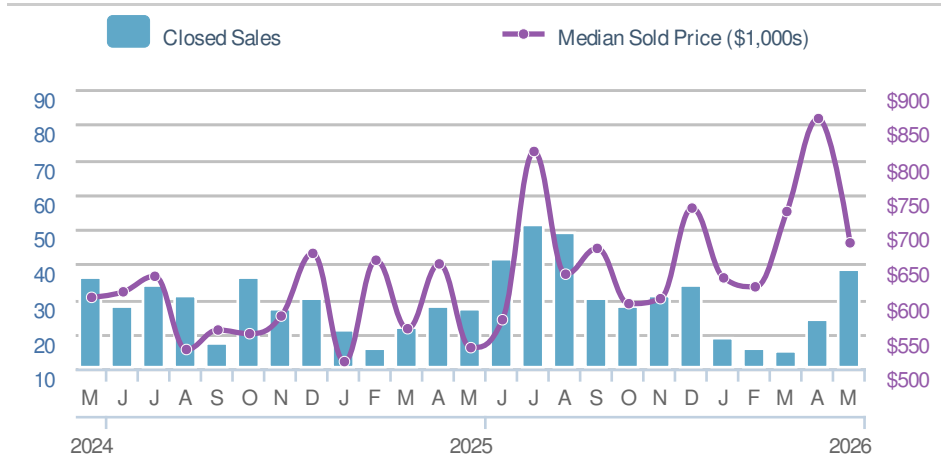
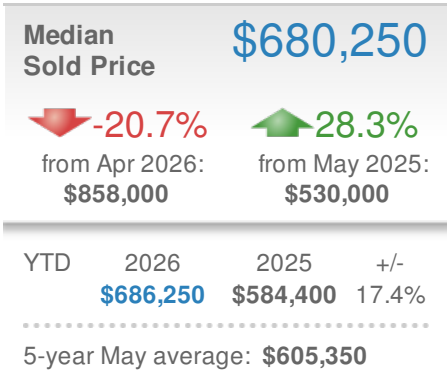
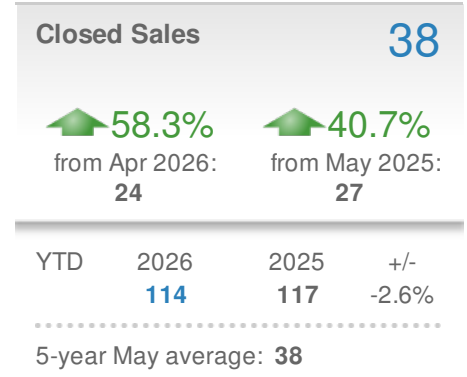
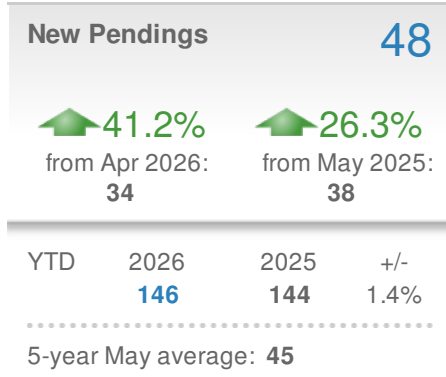
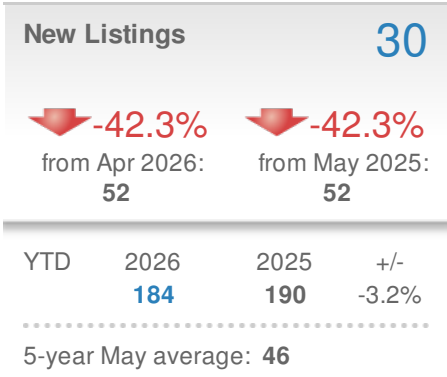
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.75 in April and an increase from 1.00 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 3.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Wissahickon (Montgomery, PA)

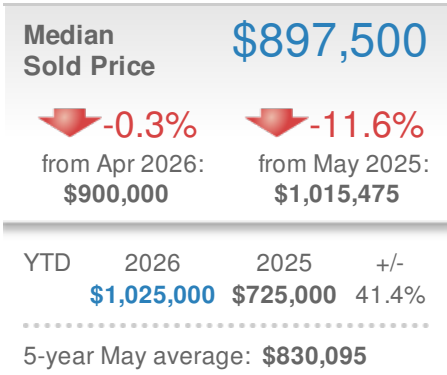
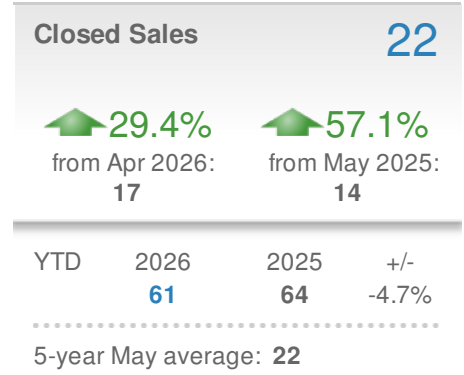
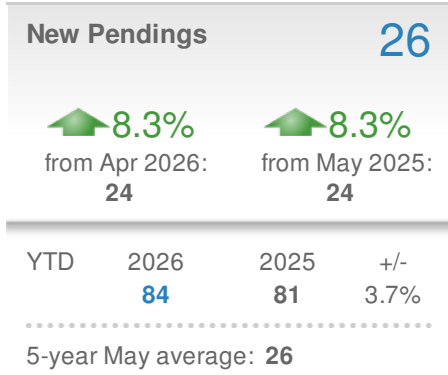
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May 2026

Wissahickon (Montgomery, PA) - Detached

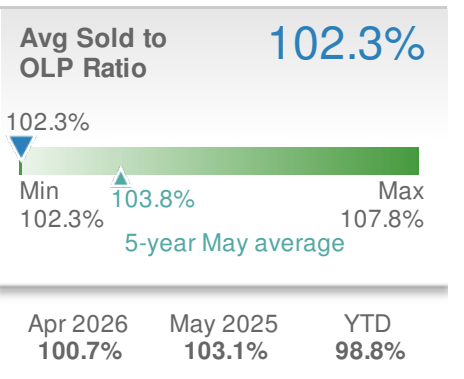
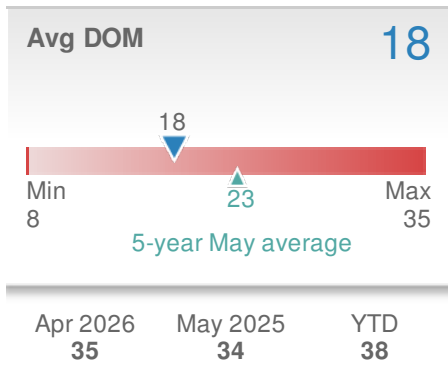
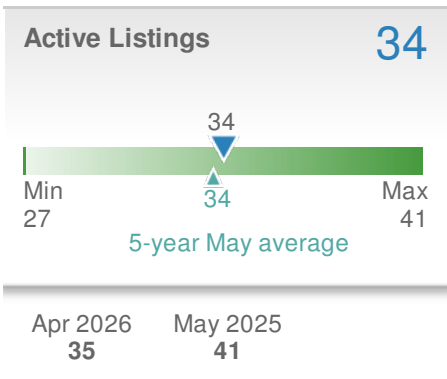
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for May was \$897,500, representing a decrease of 0.3% compared to last month and a decrease of 11.6% from May 2025. The average days on market for units sold in May was 18 days, 20% below the 5-year May average of 23 days. There was an 8.3% month over month increase in new contract activity with 26 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 43; and a 2.9% decrease in supply to 34 active units.

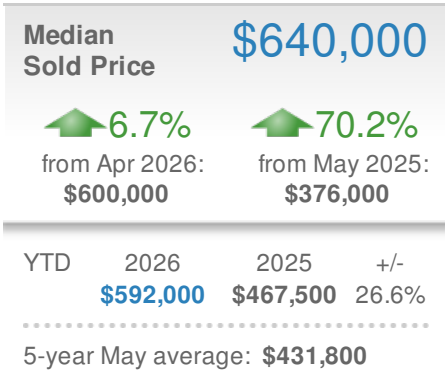
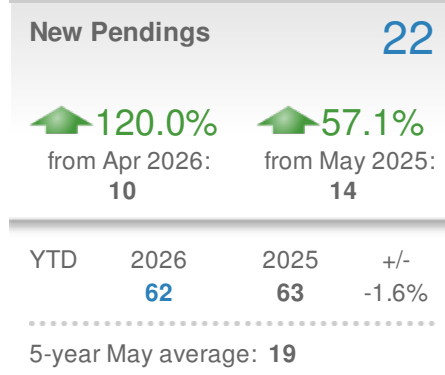
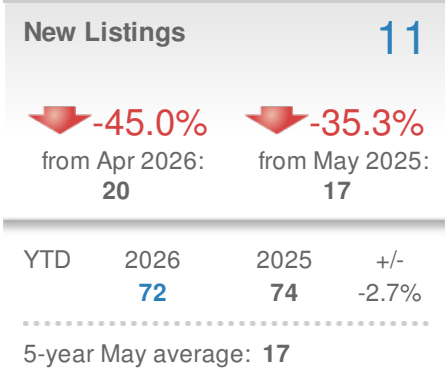
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.11 in April and an increase from 0.88 in May 2025. The Contract Ratio is 2% higher than the 5-year May average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Wissahickon (Montgomery, PA) - Attached

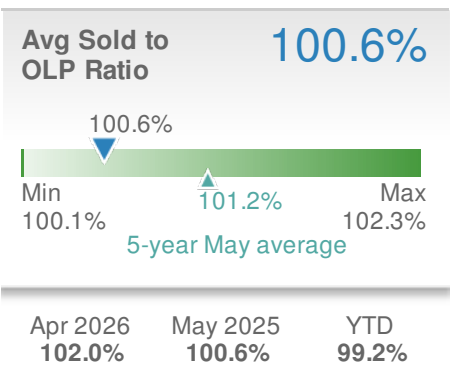
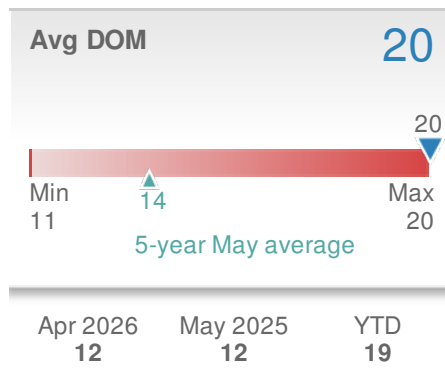
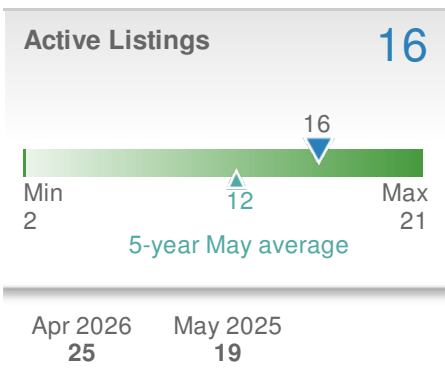
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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for May was \$640,000, representing an increase of 6.7% compared to last month and an increase of 70.2% from May 2025. The average days on market for units sold in May was 20 days, 45% above the 5-year May average of 14 days. There was a 120% month over month increase in new contract activity with 22 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 23; and a 36% decrease in supply to 16 active units.

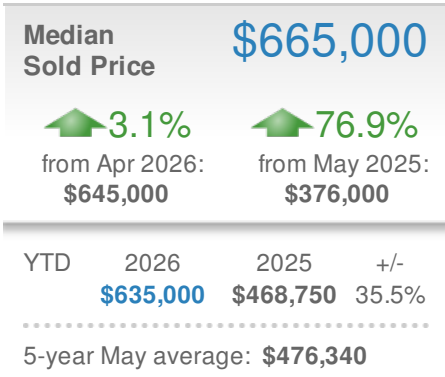
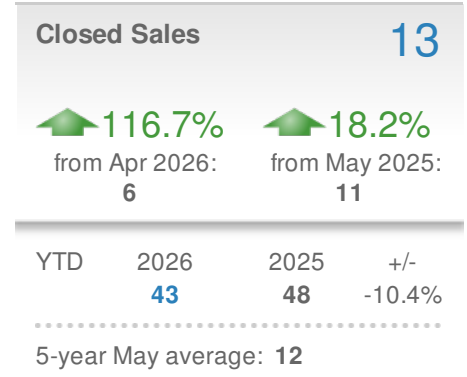
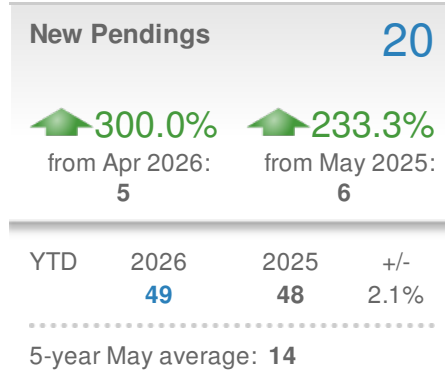
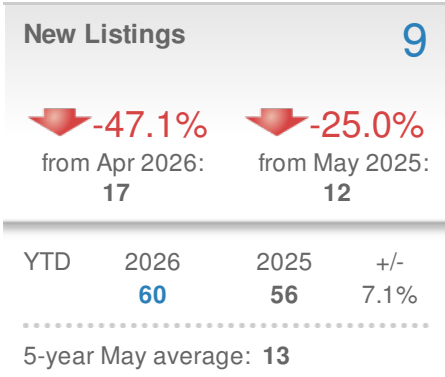
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.76 in April and an increase from 1.05 in May 2025. The Contract Ratio is 64% lower than the 5-year May average of 4.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

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Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$665,000, representing an increase of 3.1% compared to last month and an increase of 76.9% from May 2025. The average days on market for units sold in May was 23 days, 44% above the 5-year May average of 16 days. There was a 300% month over month increase in new contract activity with 20 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and a 34.8% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 0.61 in April and an increase from 0.77 in May 2025. The Contract Ratio is 76% lower than the 5-year May average of 5.35. 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.

