

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

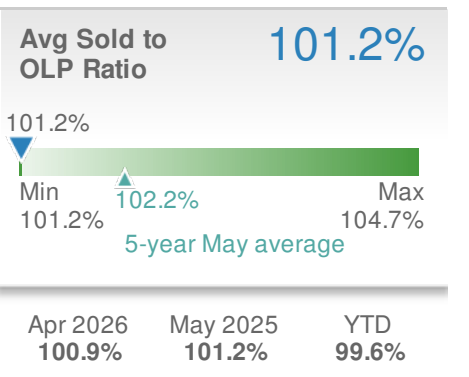
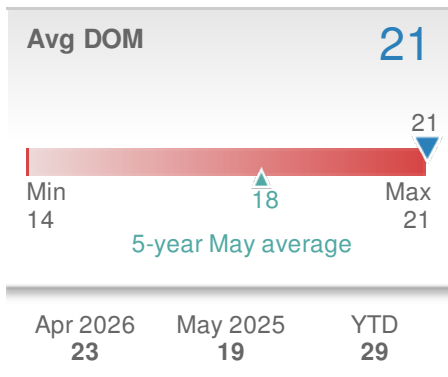
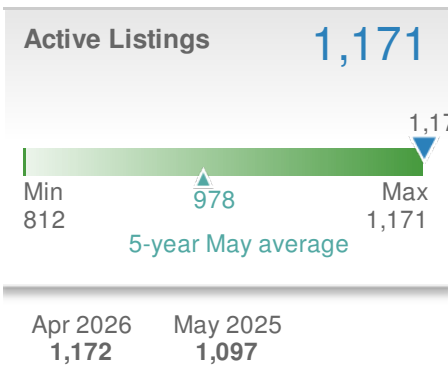
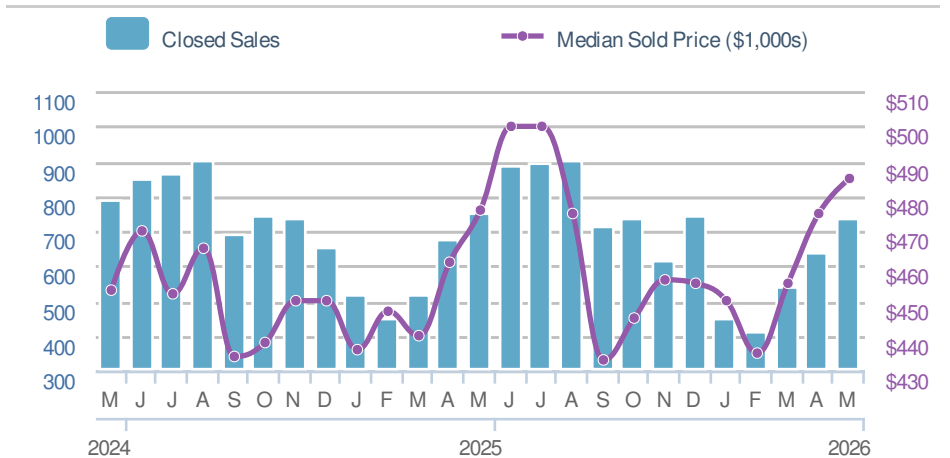
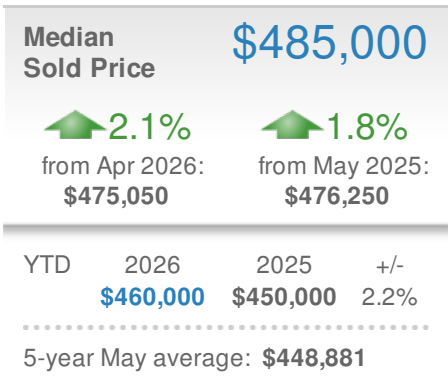
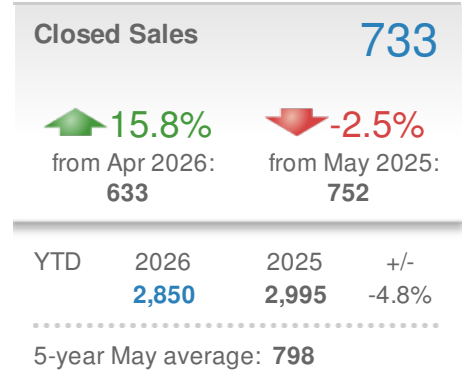
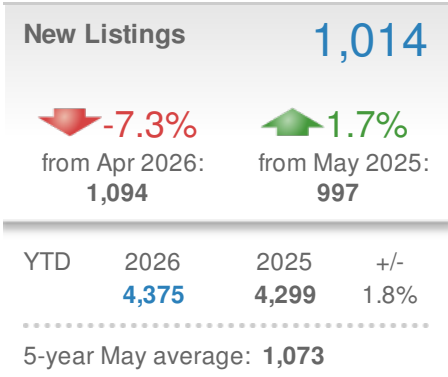
## Local Market Insight

### Montgomery County, PA

**May 2026**

Montgomery County, PA

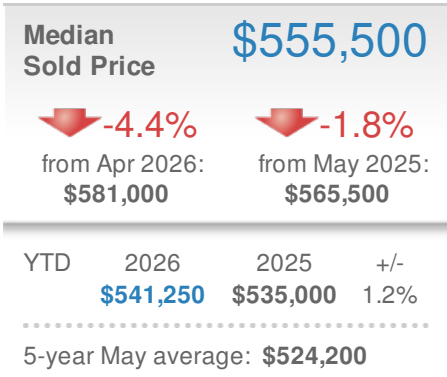
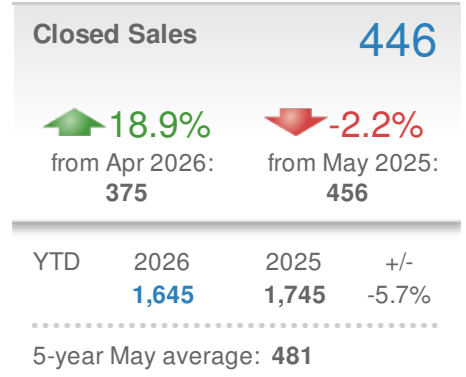
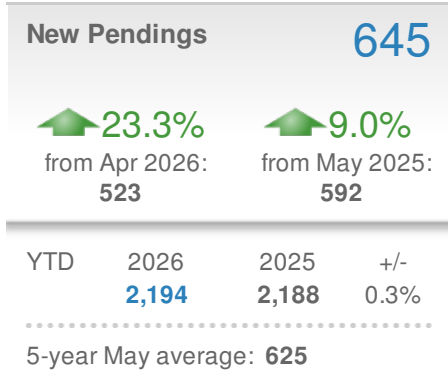
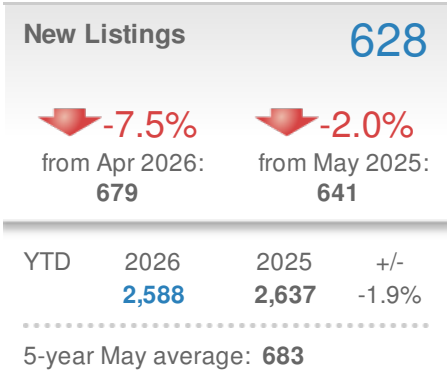
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**May 2026**

Montgomery County, PA - Detached

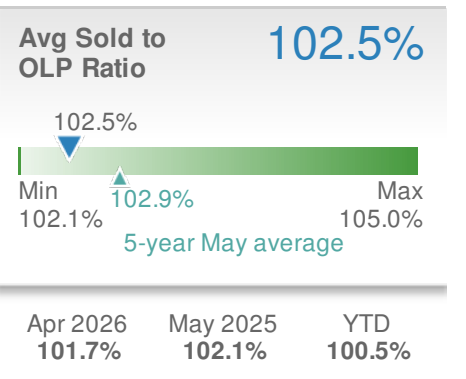
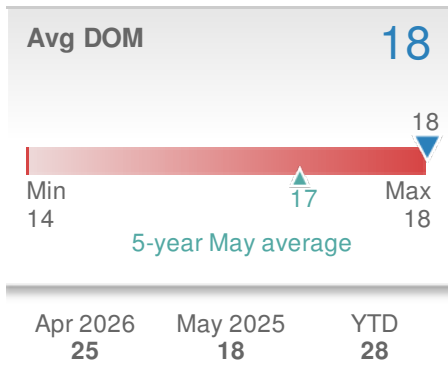
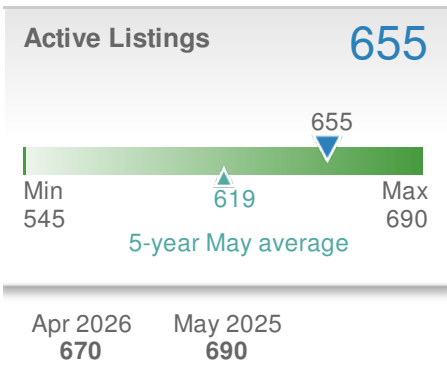
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**Summary**

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.

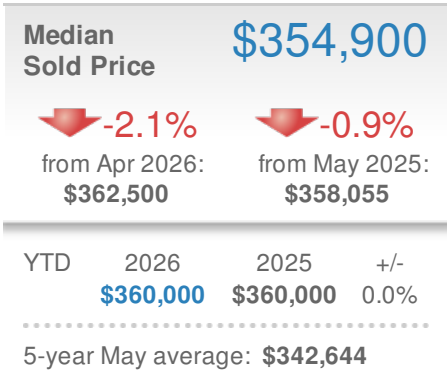
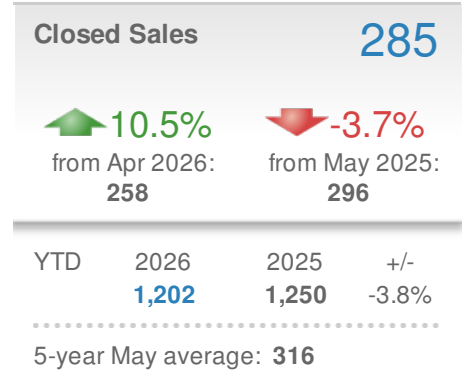
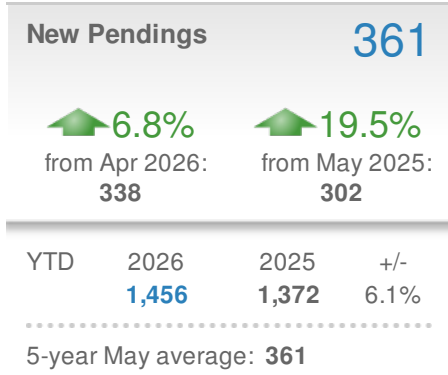
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.11 in April and an increase from 1.29 in May 2025. The Contract Ratio is 10% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

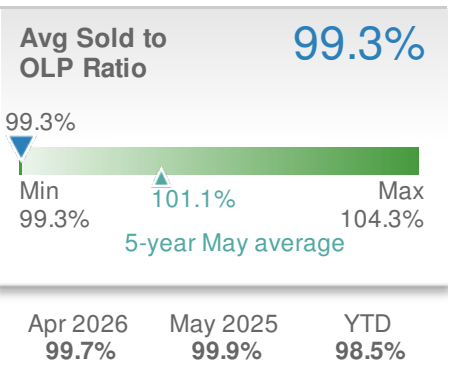
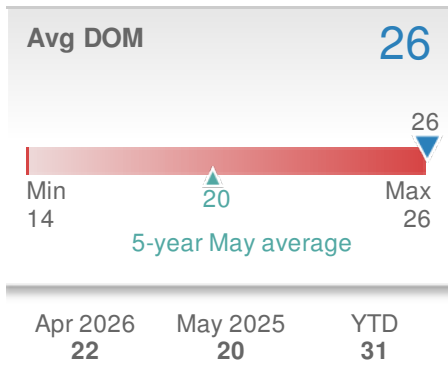
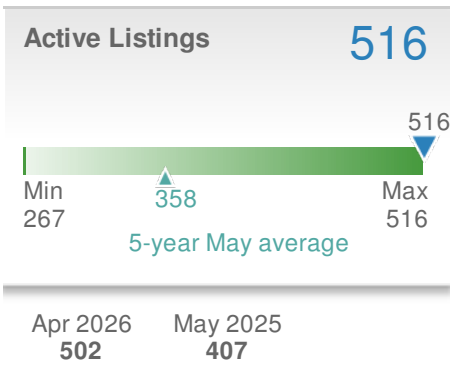
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**Summary**

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.

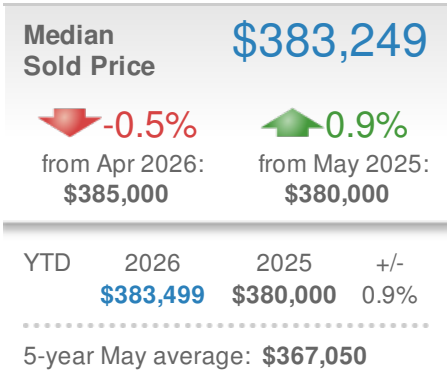
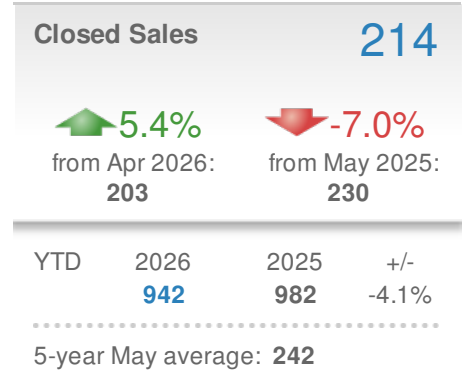
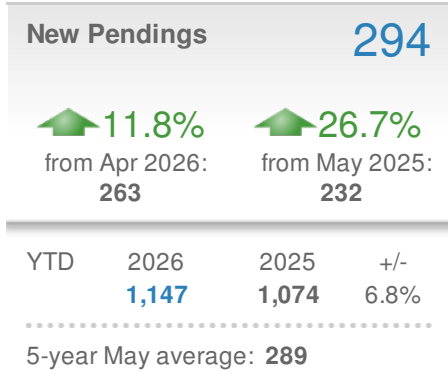
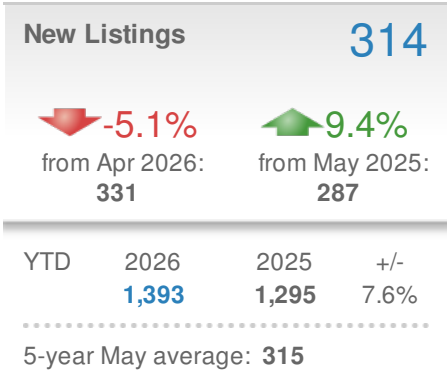
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.97 in April and a decrease from 1.20 in May 2025. The Contract Ratio is 40% lower than the 5-year May average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

