

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

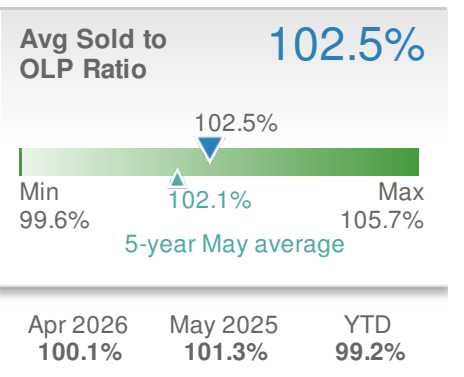
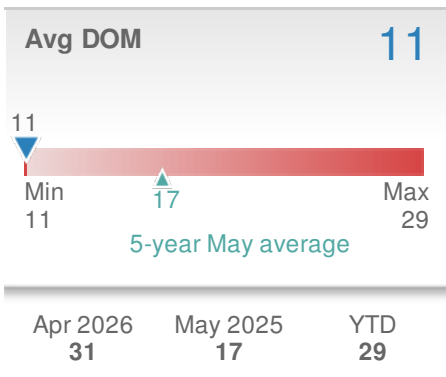
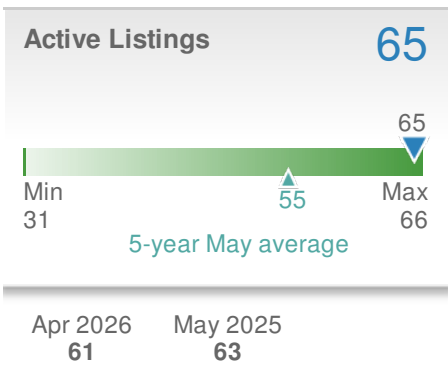
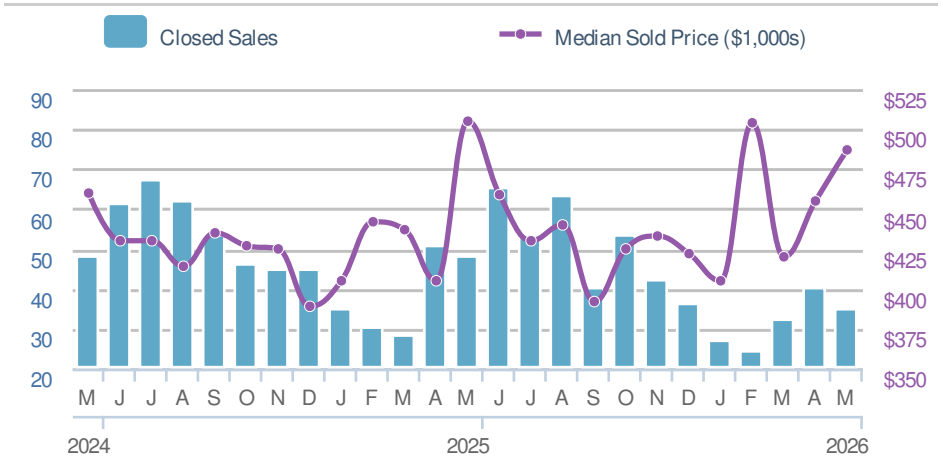
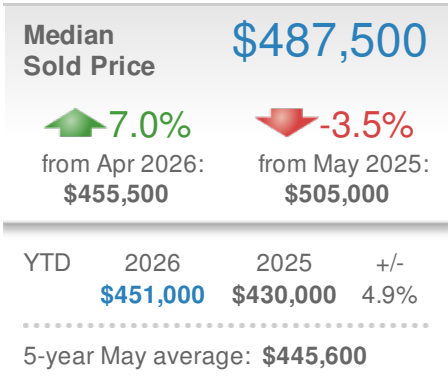
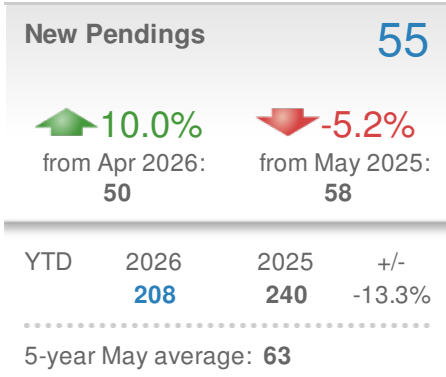
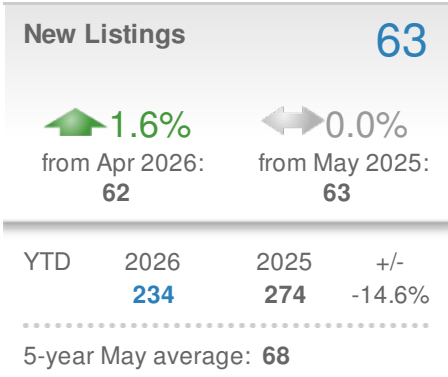
Local Market Insight

Abington (Montgomery, PA)

May 2026

Abington (Montgomery, PA)

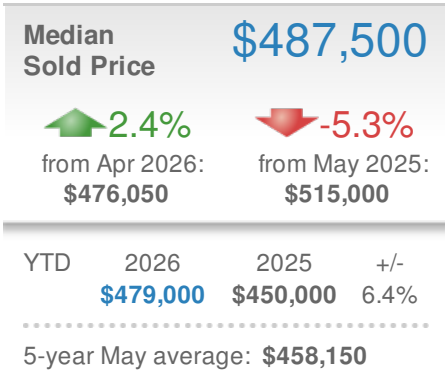
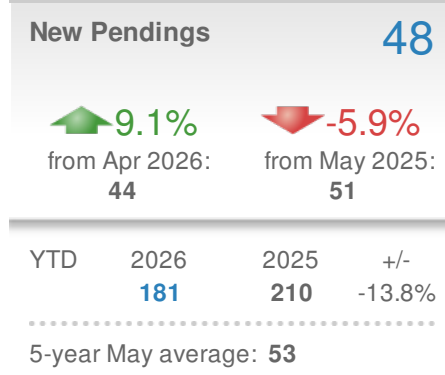
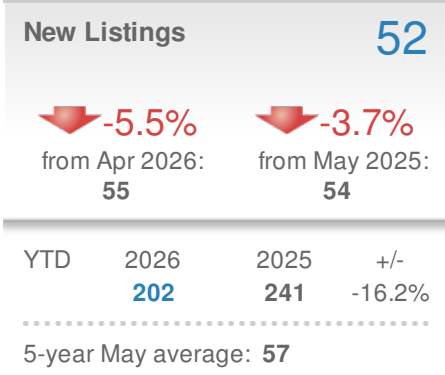
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May 2026

Abington (Montgomery, PA) - Detached

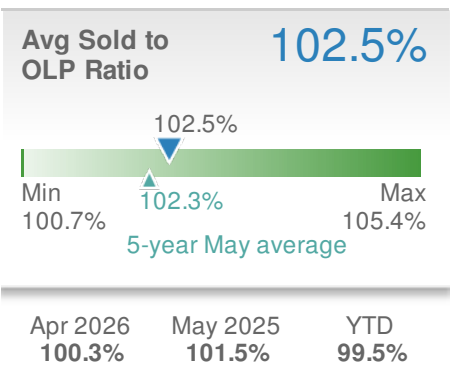
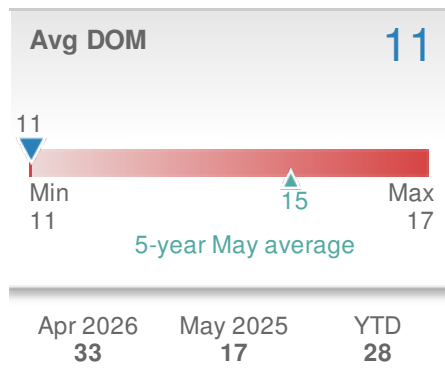
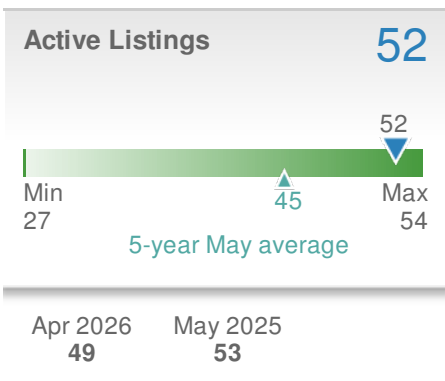
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Summary

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.

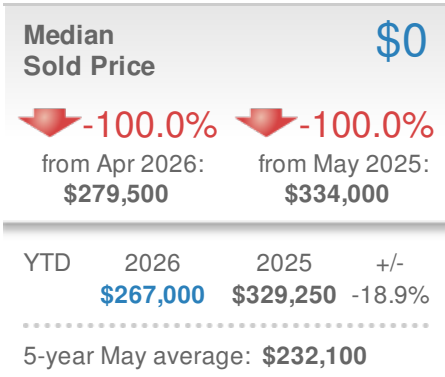
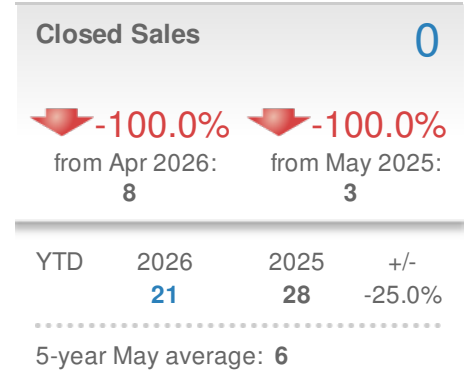
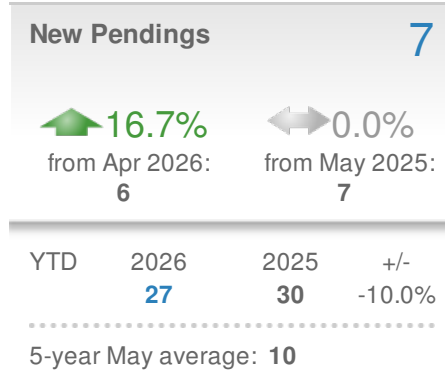
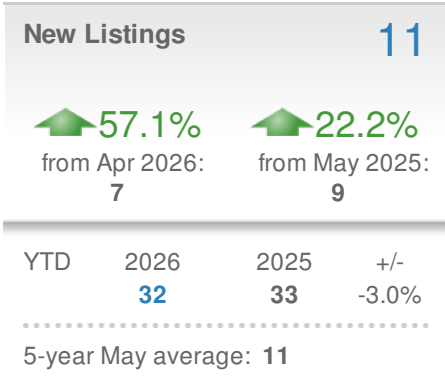
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.12 in April and a decrease from 1.45 in May 2025. The Contract Ratio is 30% lower than the 5-year May average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

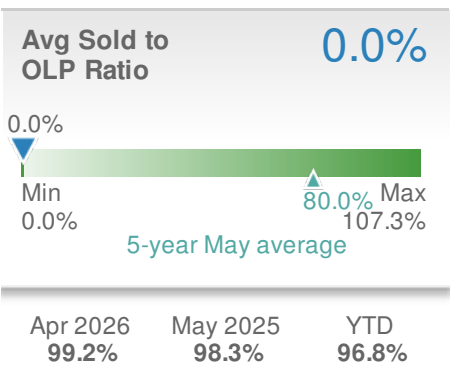
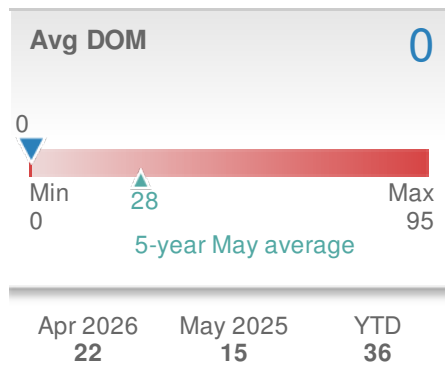
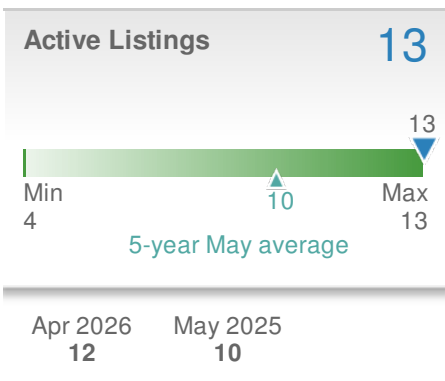
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Summary

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.

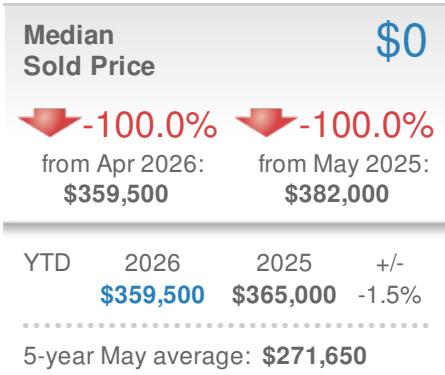
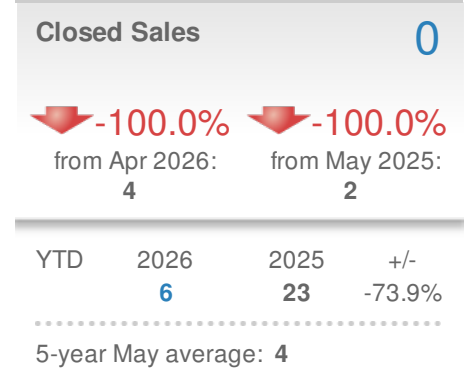
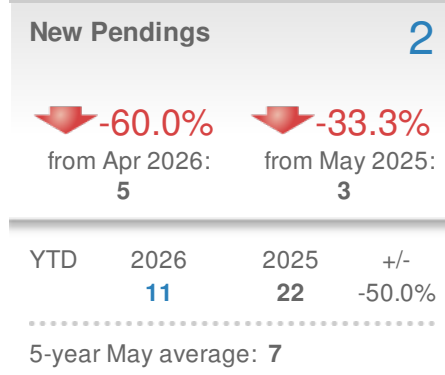
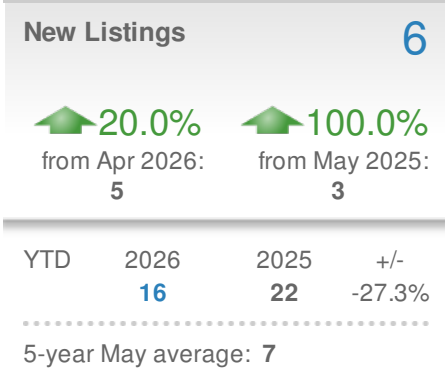
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.58 in April and a decrease from 1.00 in May 2025. The Contract Ratio is 47% lower than the 5-year May average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

