

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

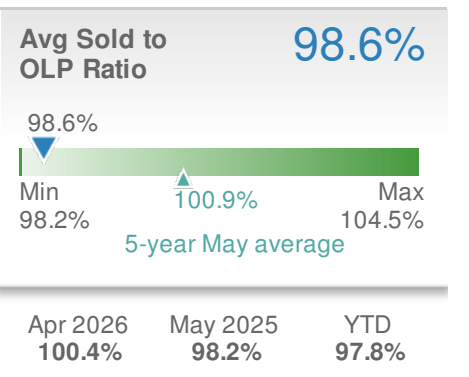
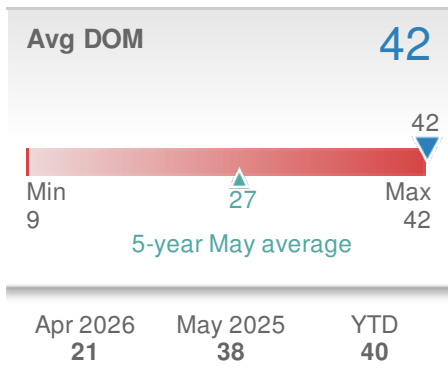
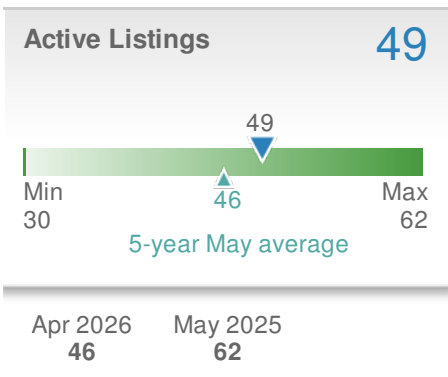
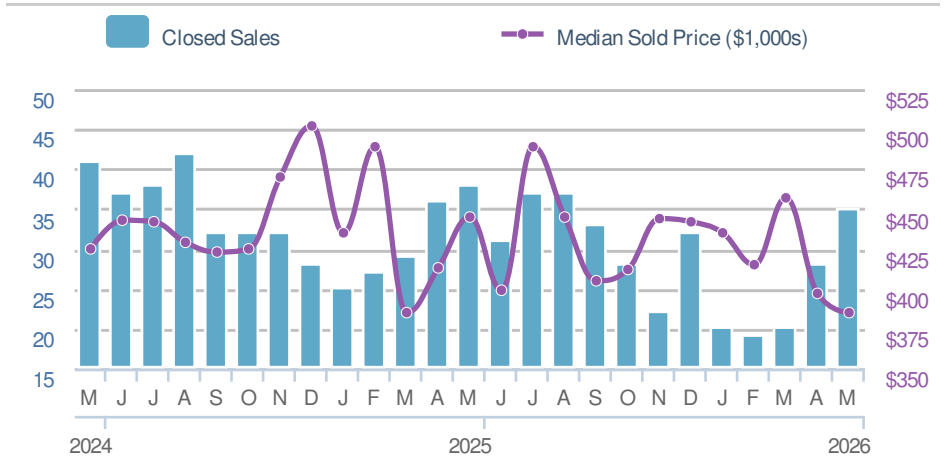
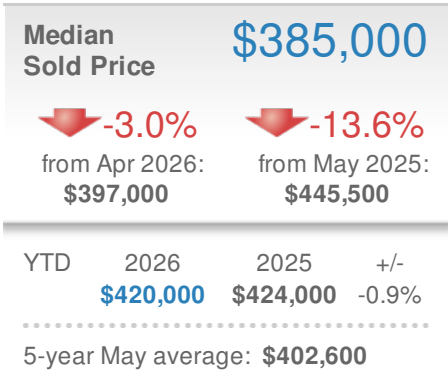
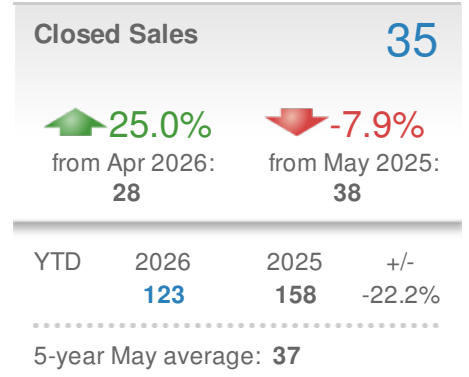
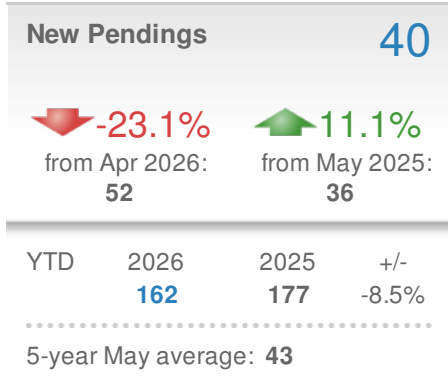
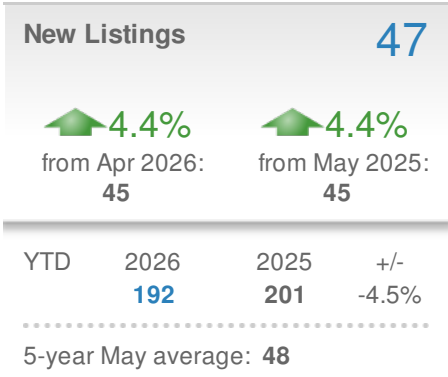
Local Market Insight

Cheltenham (Montgomery, PA)

May 2026

Cheltenham (Montgomery, PA)

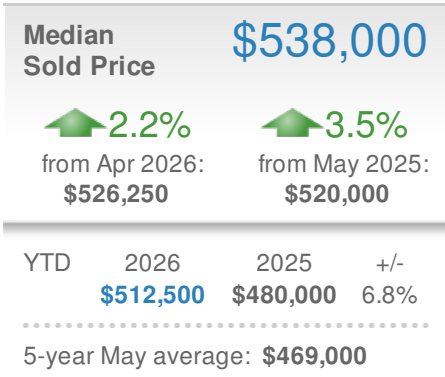
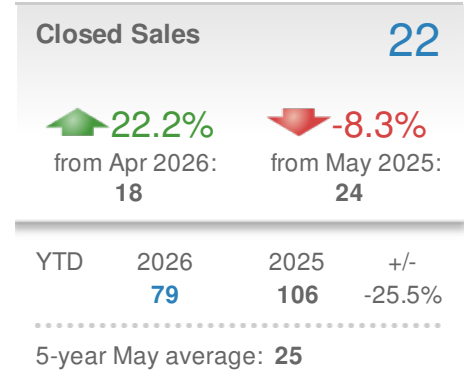
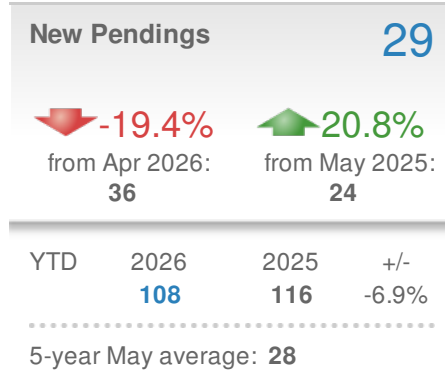
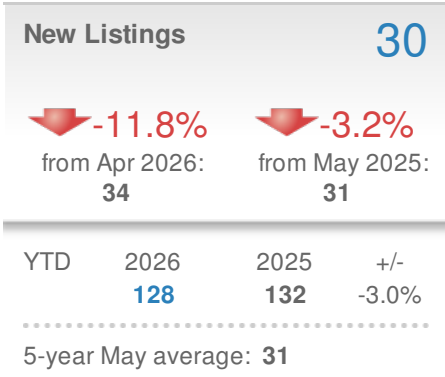
Email: ldavis@tcsr.realtor



May 2026

Cheltenham (Montgomery, PA) - Detached

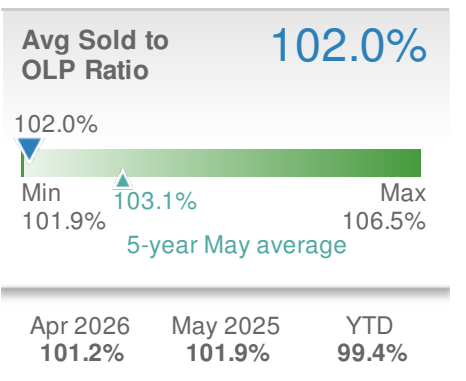
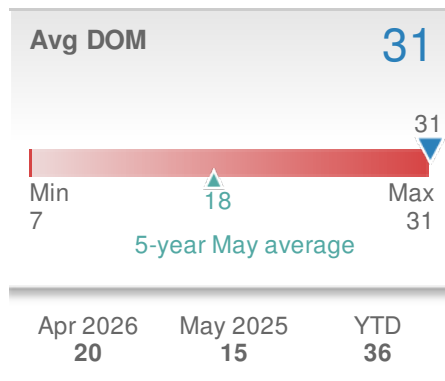
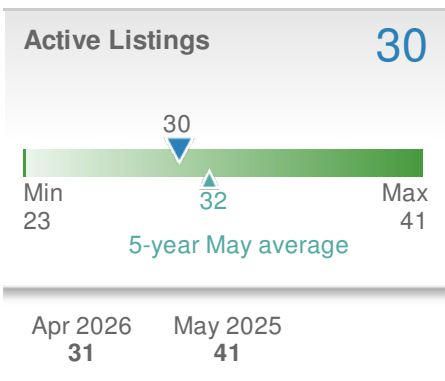
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

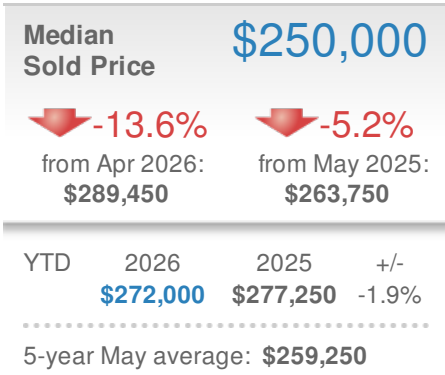
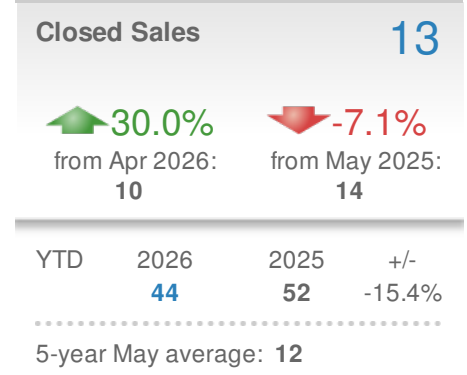
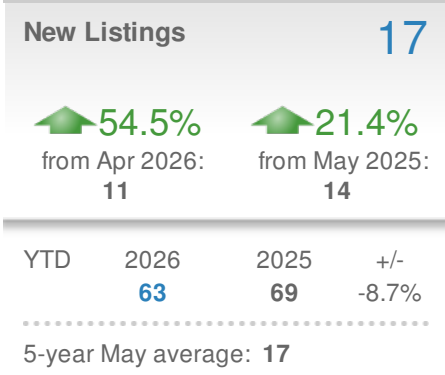
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.35 in April and an increase from 1.12 in May 2025. The Contract Ratio is 18% lower than the 5-year May average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

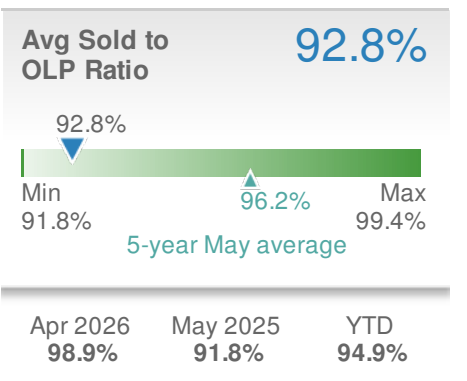
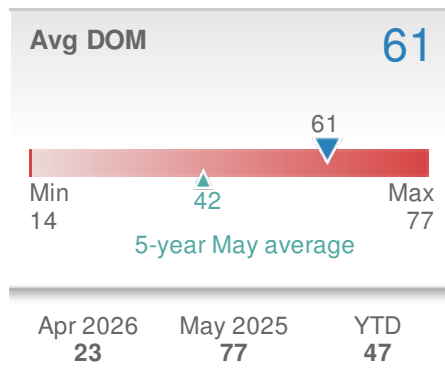
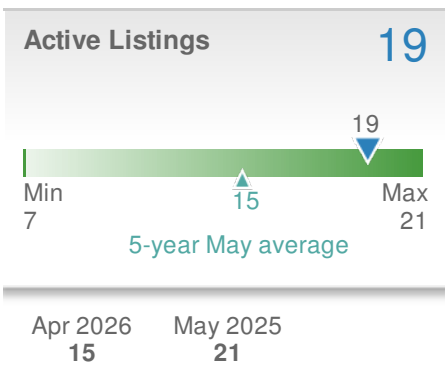
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

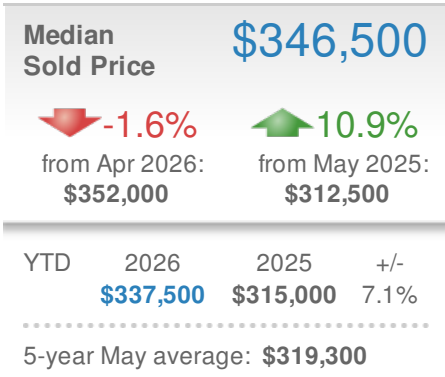
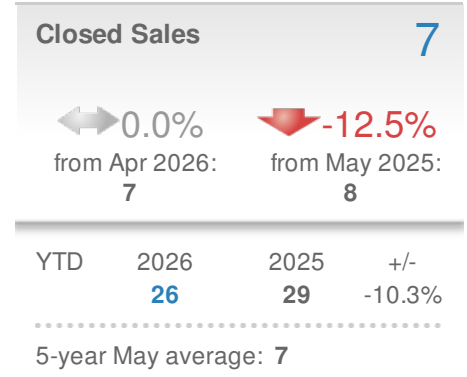
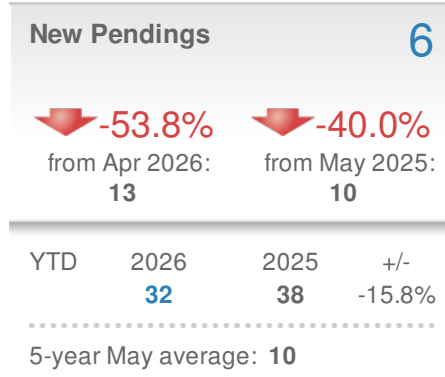
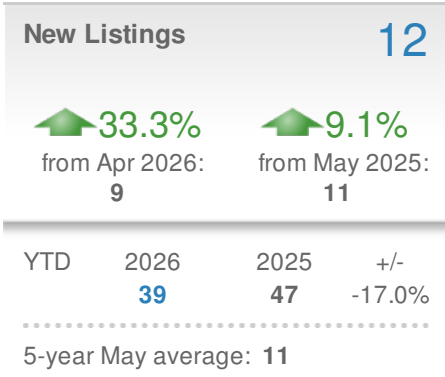
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.33 in April and an increase from 0.81 in May 2025. The Contract Ratio is 72% lower than the 5-year May average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

