

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

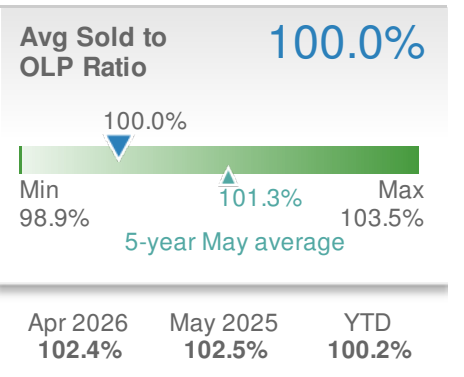
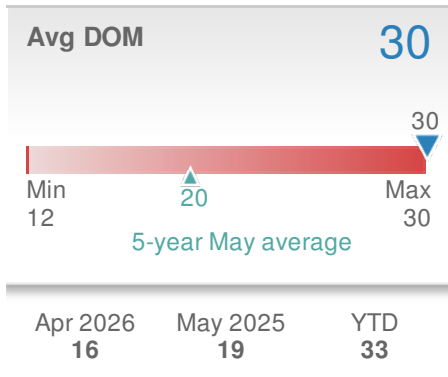
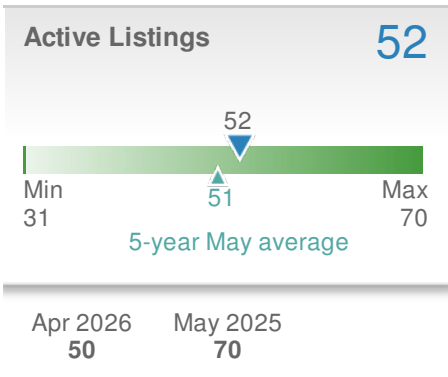
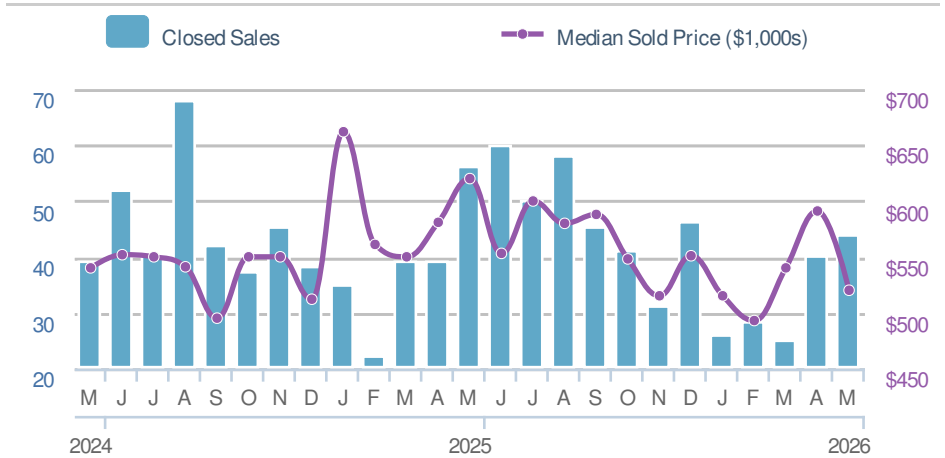
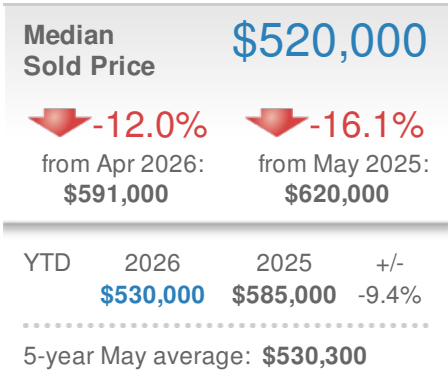
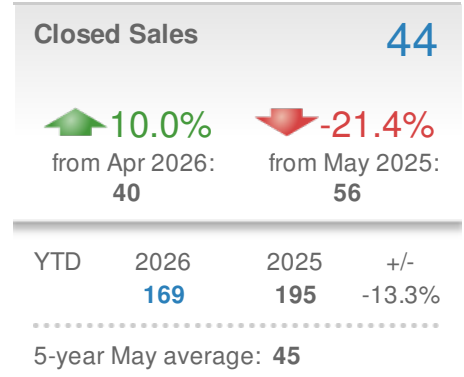
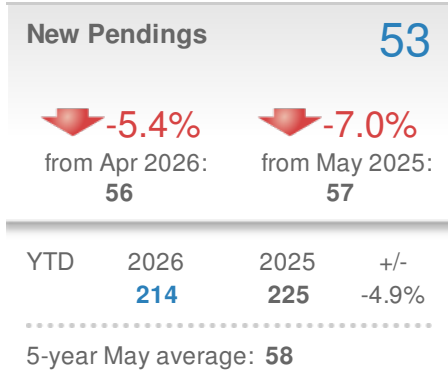
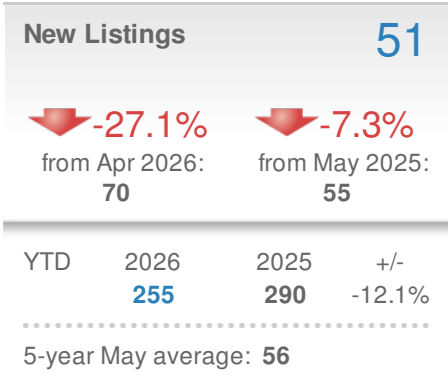
## Local Market Insight

### Colonial (Montgomery, PA)

**May 2026**

Colonial (Montgomery, PA)

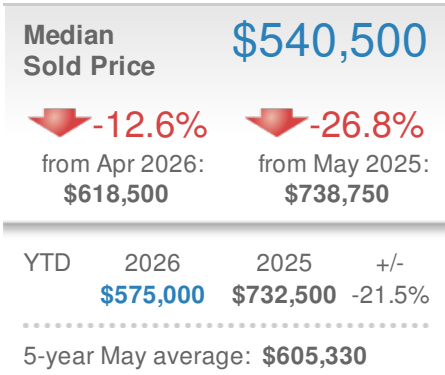
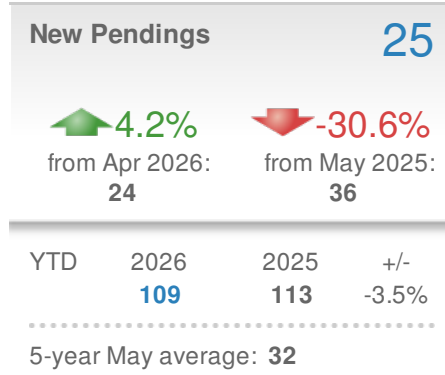
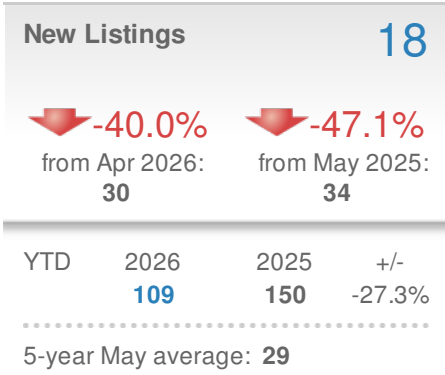
Email: ldavis@tcsr.realtor



**May 2026**

Colonial (Montgomery, PA) - Detached

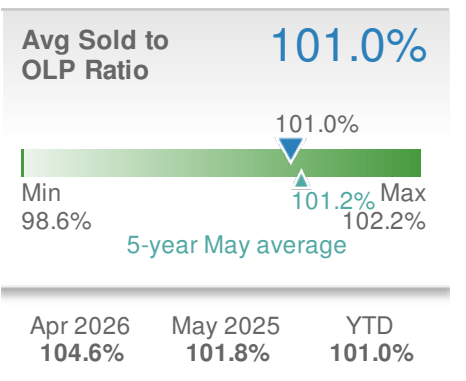
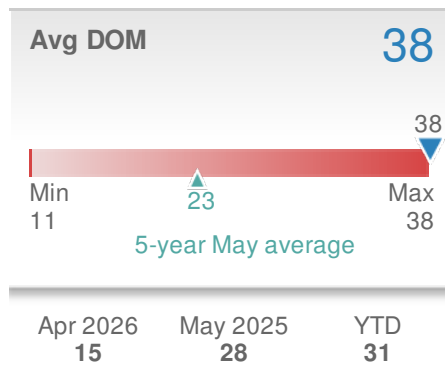
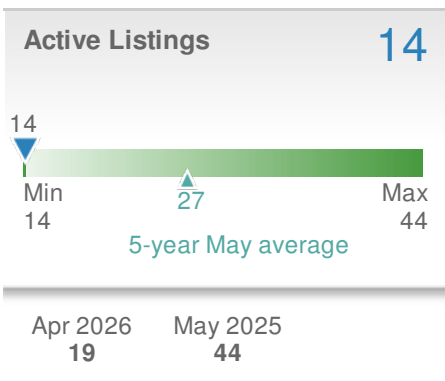
Tri-County Suburban REALTORS  
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**Summary**

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.

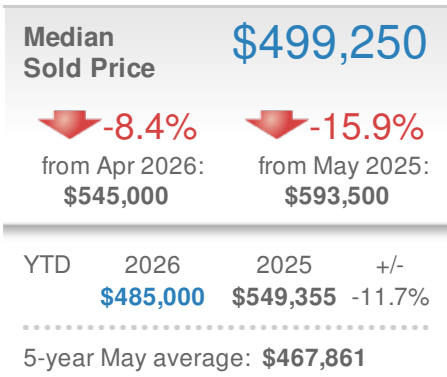
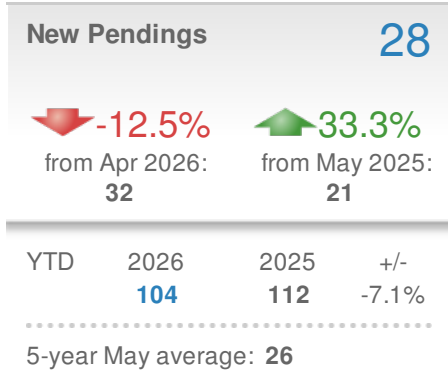
This activity resulted in a Contract Ratio of 3.64 pendings per active listing, up from 2.42 in April and an increase from 1.36 in May 2025. The Contract Ratio is 58% higher than the 5-year May average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

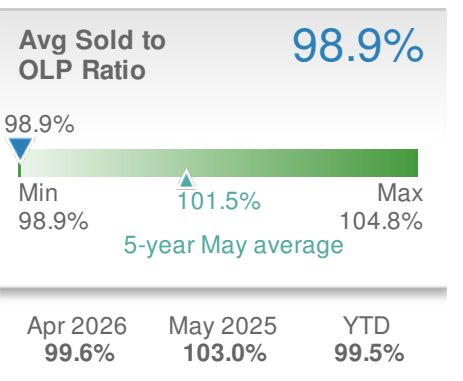
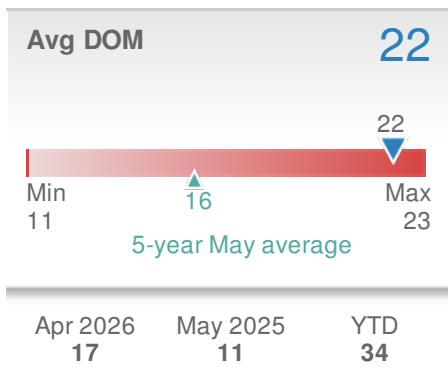
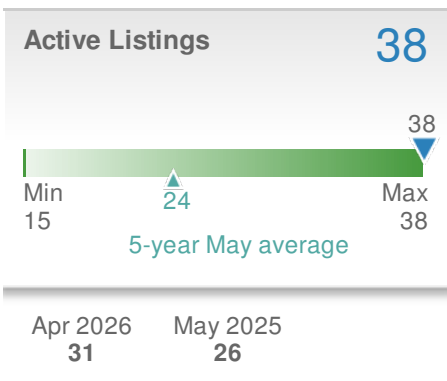
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**Summary**

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.

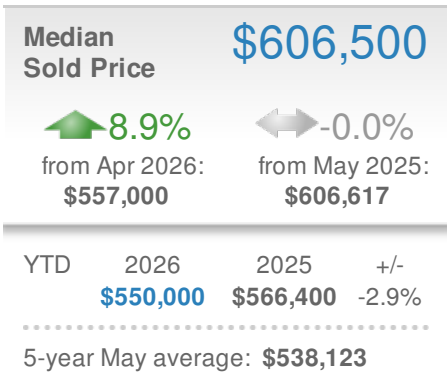
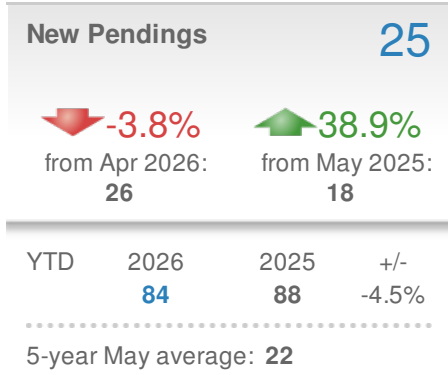
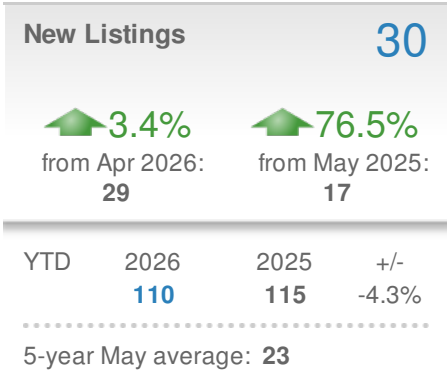
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.29 in April and a decrease from 1.96 in May 2025. The Contract Ratio is 50% lower than the 5-year May average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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**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.

