

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

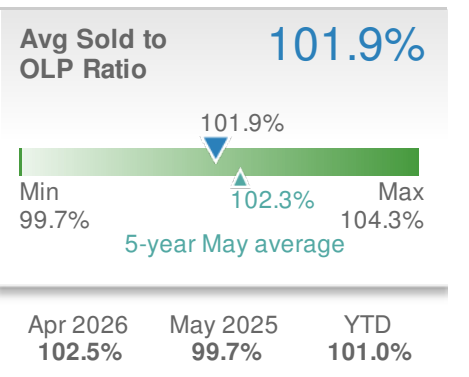
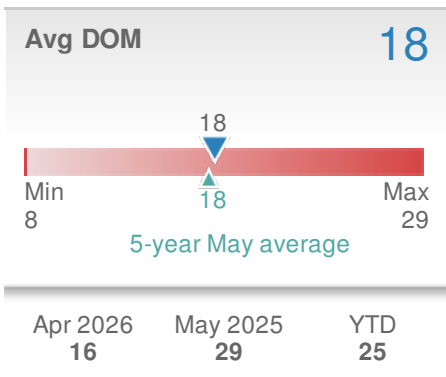
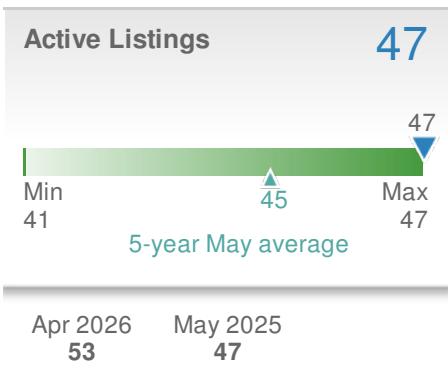
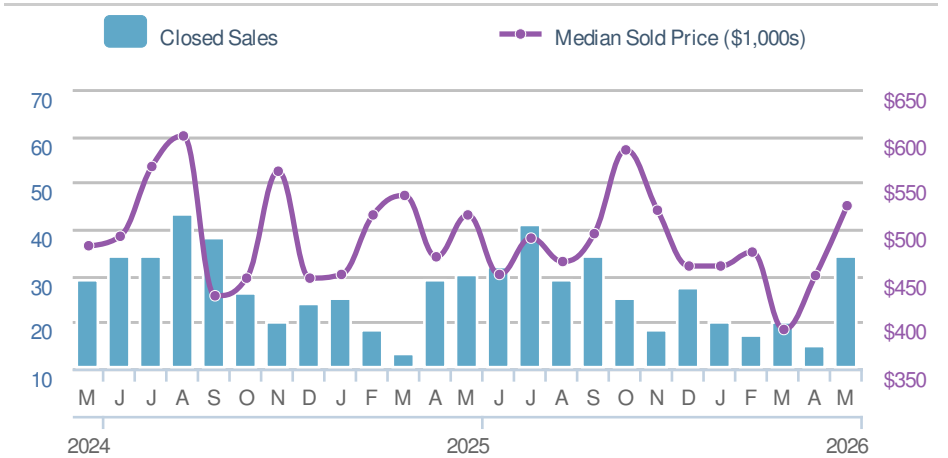
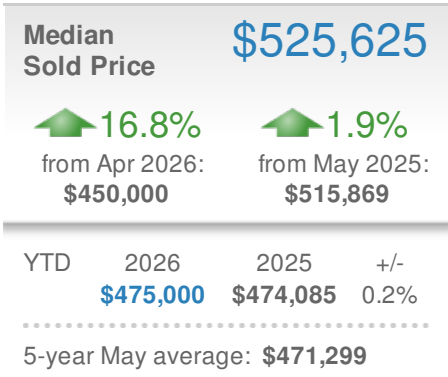
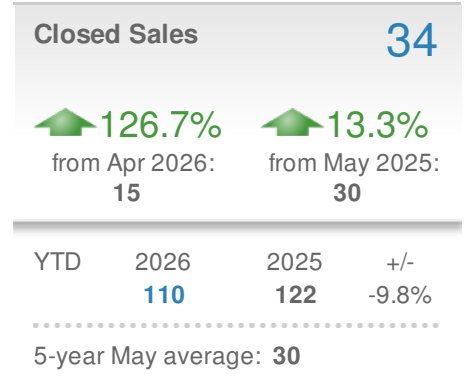
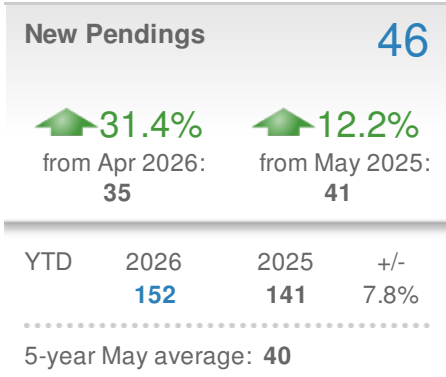
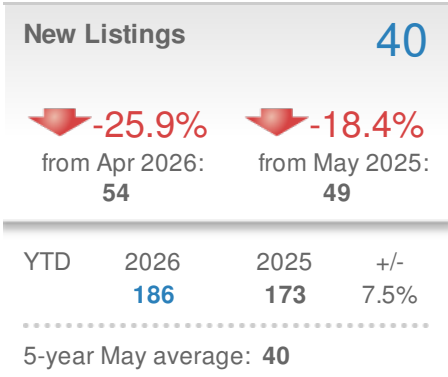
## Local Market Insight

### Hatboro-Horsham (Montgomery, PA)

**May 2026**

Hatboro-Horsham (Montgomery, PA)

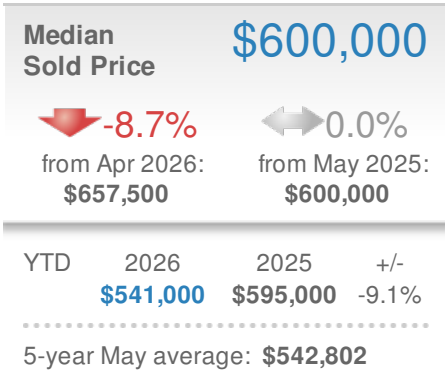
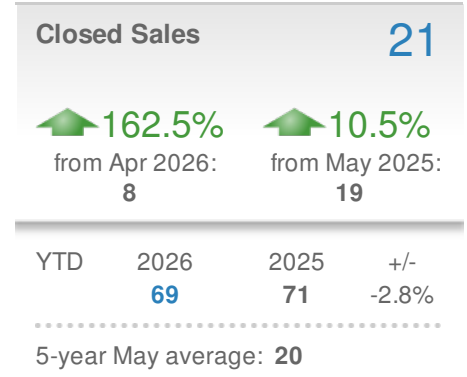
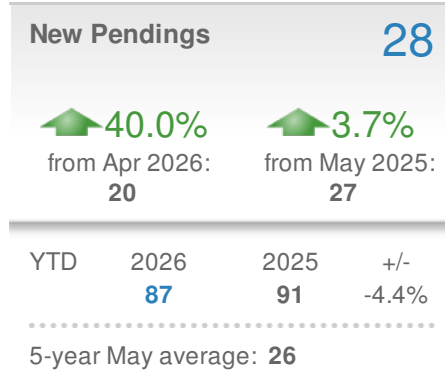
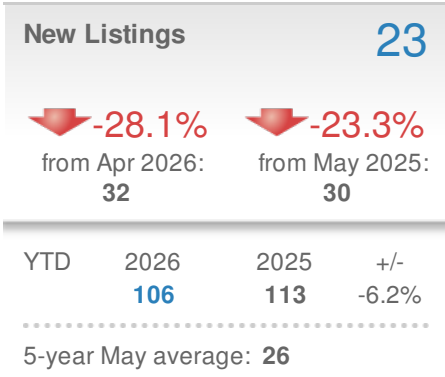
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**May 2026**

Hatboro-Horsham (Montgomery, PA) - Detached

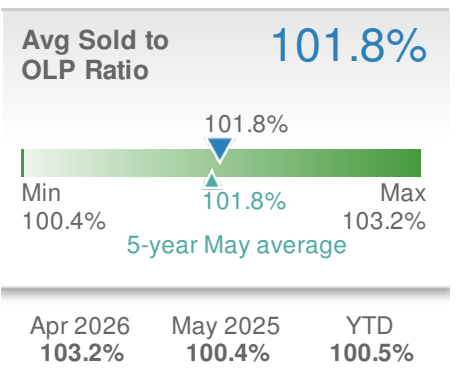
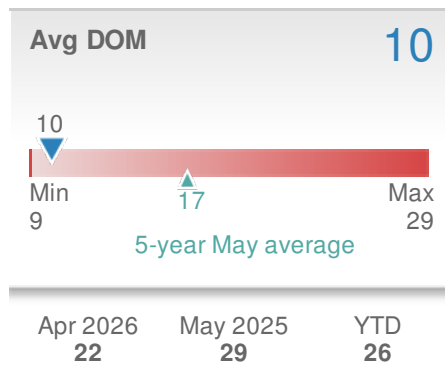
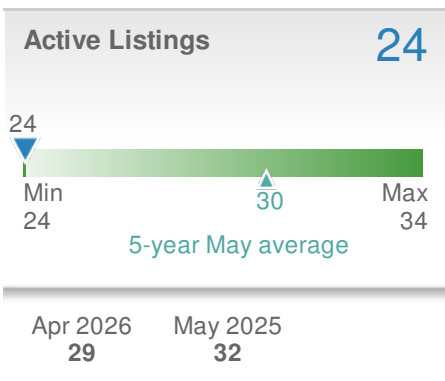
Tri-County Suburban REALTORS  
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**Summary**

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.

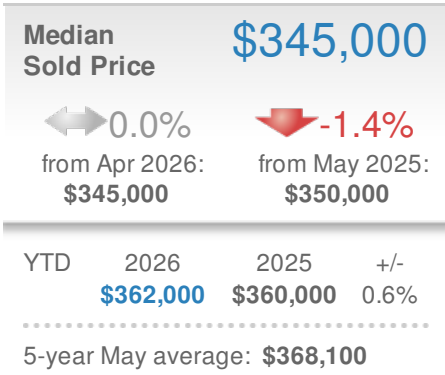
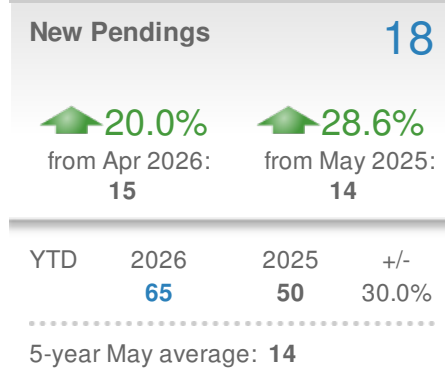
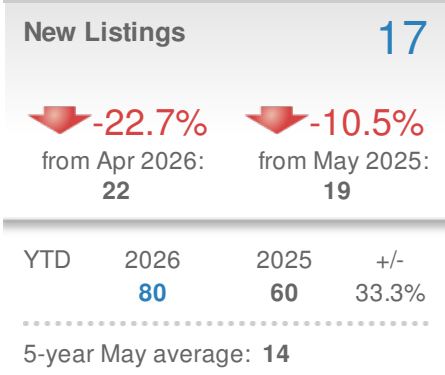
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.14 in April and an increase from 1.19 in May 2025. The Contract Ratio is 22% higher than the 5-year May average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

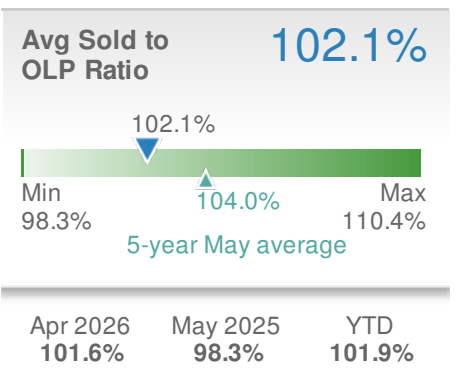
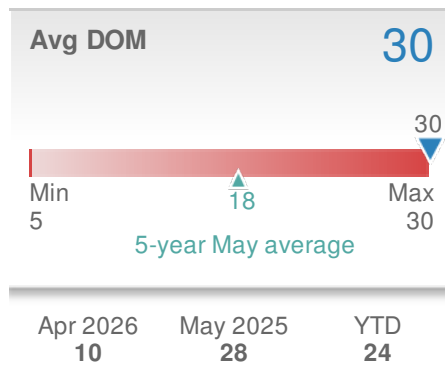
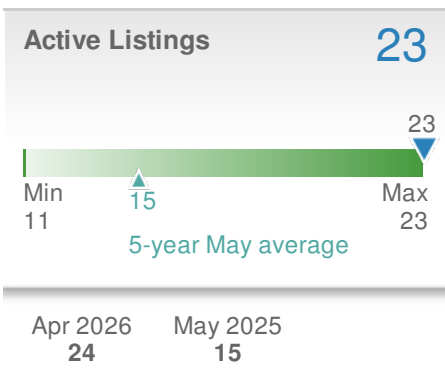
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**Summary**

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.

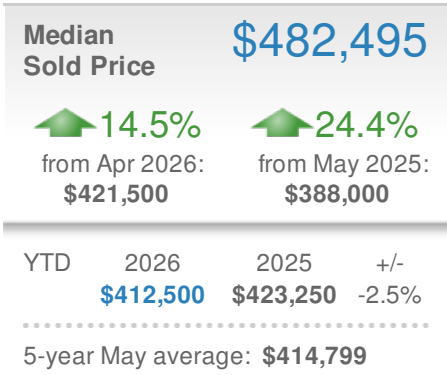
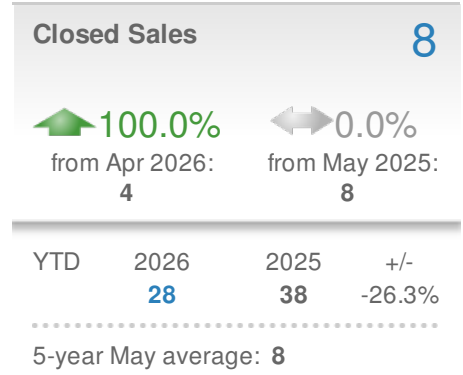
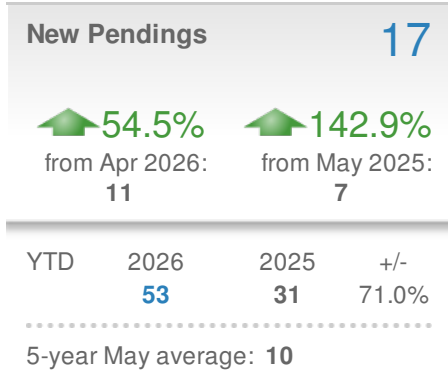
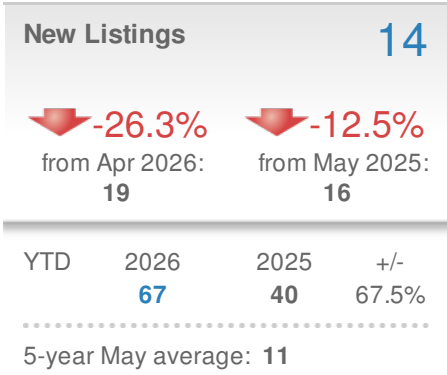
This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.38 in April and an increase from 1.07 in May 2025. The Contract Ratio is 4% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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**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.

