

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

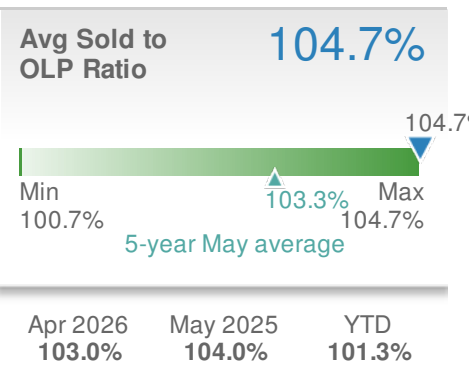
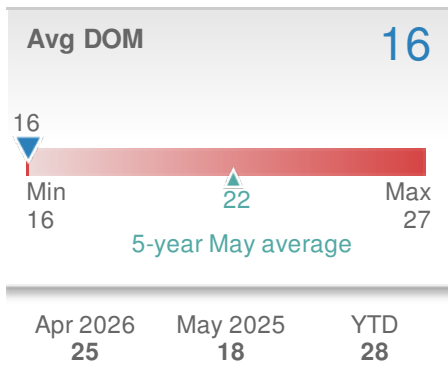
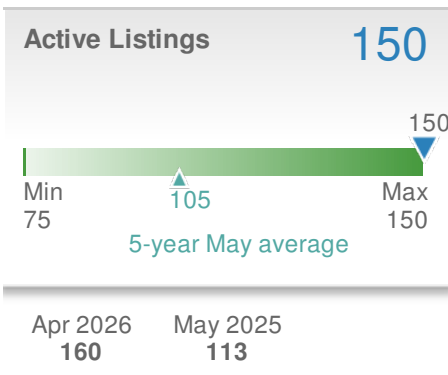
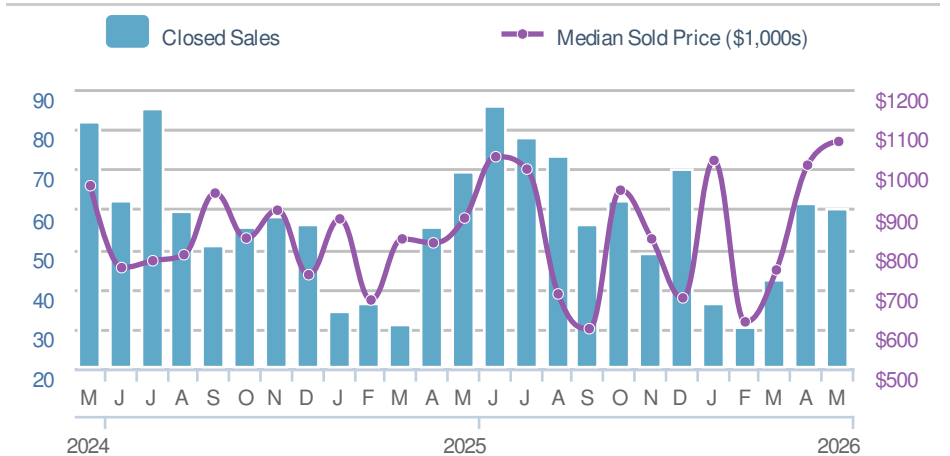
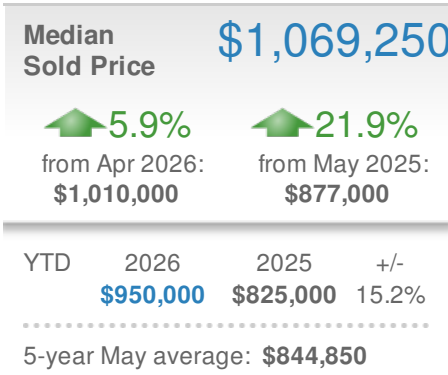
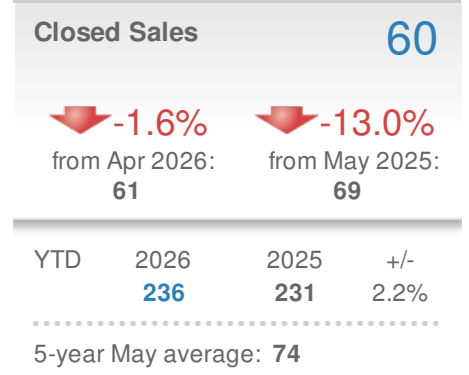
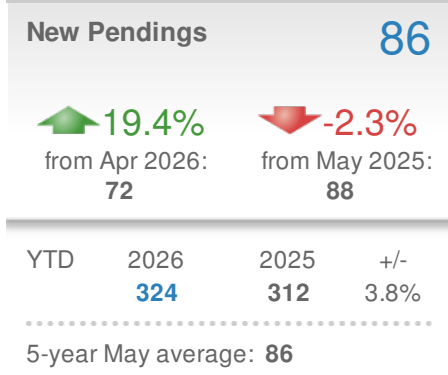
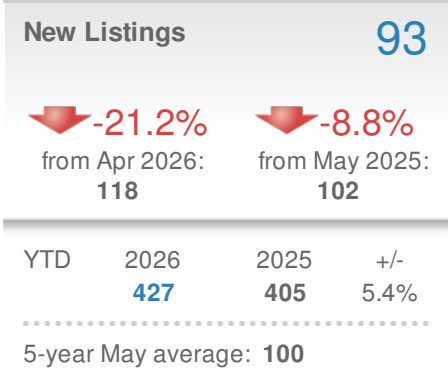
## Local Market Insight

### Lower Merion (Montgomery, PA)

**May 2026**

Lower Merion (Montgomery, PA)

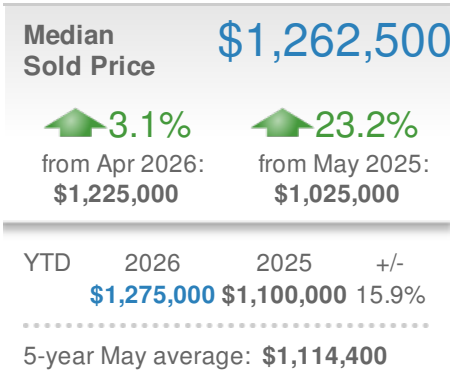
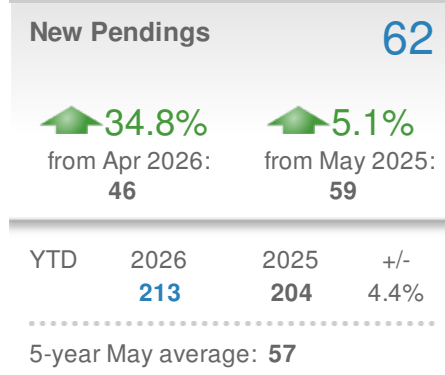
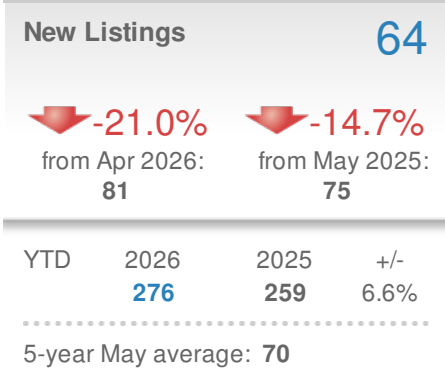
Email: ldavis@tcsr.realtor



**May 2026**

Lower Merion (Montgomery, PA) - Detached

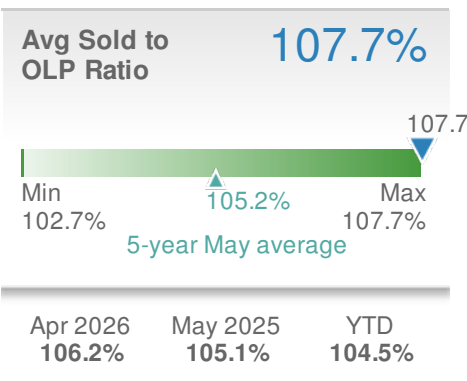
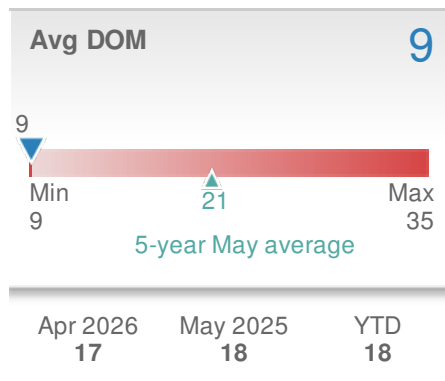
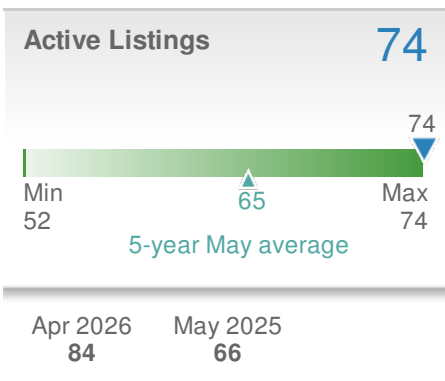
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for May was \$1,262,500, representing an increase of 3.1% compared to last month and an increase of 23.2% from May 2025. The average days on market for units sold in May was 9 days, 58% below the 5-year May average of 21 days. There was a 34.8% month over month increase in new contract activity with 62 New Pendings; a 27.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 102; and an 11.9% decrease in supply to 74 active units.

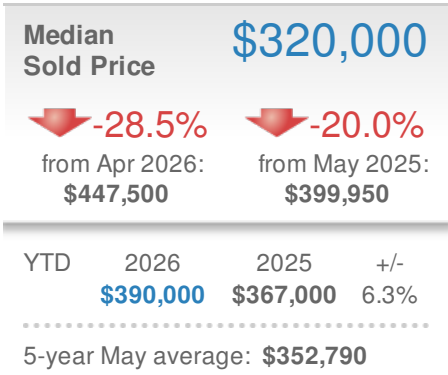
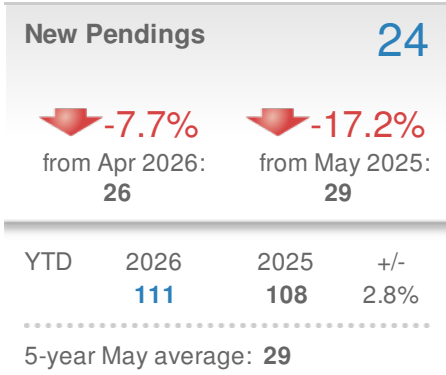
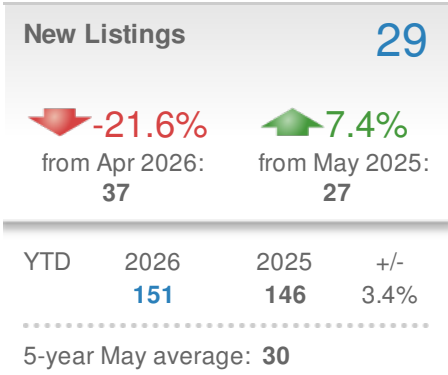
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.95 in April and a decrease from 1.48 in May 2025. The Contract Ratio is 10% lower than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Lower Merion (Montgomery, PA) - Attached

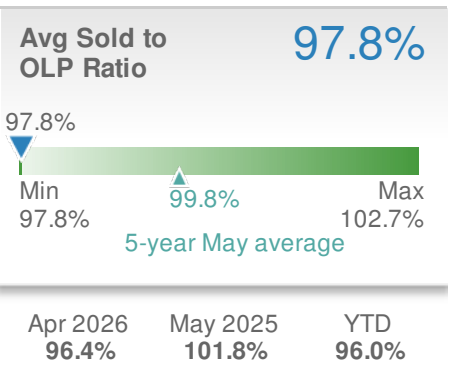
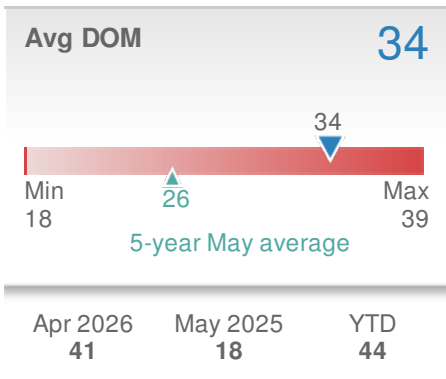
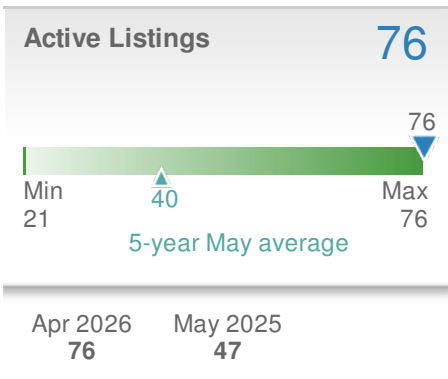
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**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for May was \$320,000, representing a decrease of 28.5% compared to last month and a decrease of 20% from May 2025. The average days on market for units sold in May was 34 days, 31% above the 5-year May average of 26 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and no change in supply with 76 active units.

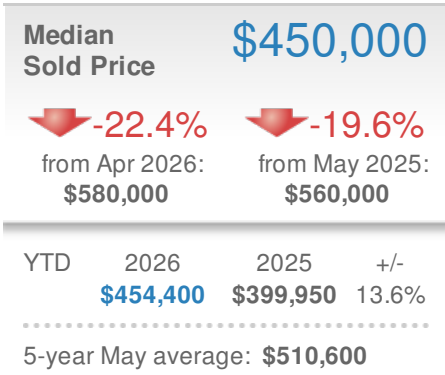
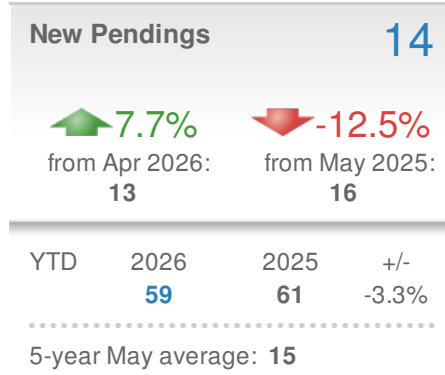
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.42 in April and a decrease from 0.79 in May 2025. The Contract Ratio is 63% lower than the 5-year May average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Lower Merion (Montgomery, PA) - Attached/Townhouse

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Email: ldavis@tcsr.realtor



**Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$450,000, representing a decrease of 22.4% compared to last month and a decrease of 19.6% from May 2025. The average days on market for units sold in May was 31 days, 38% above the 5-year May average of 22 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and a 3.8% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.62 in April and a decrease from 1.18 in May 2025. The Contract Ratio is 51% lower than the 5-year May average of 1.55. 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.

