

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

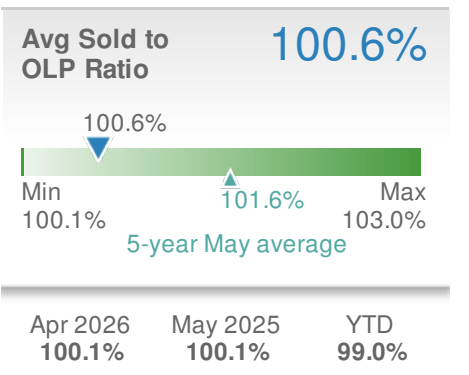
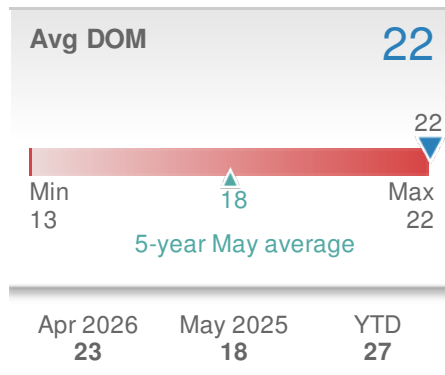
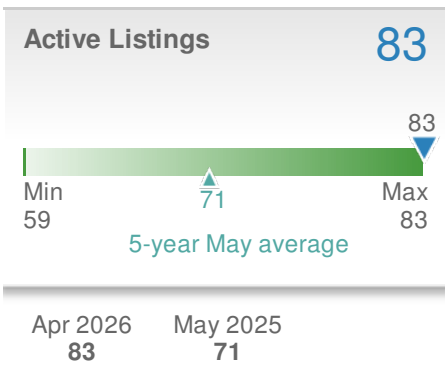
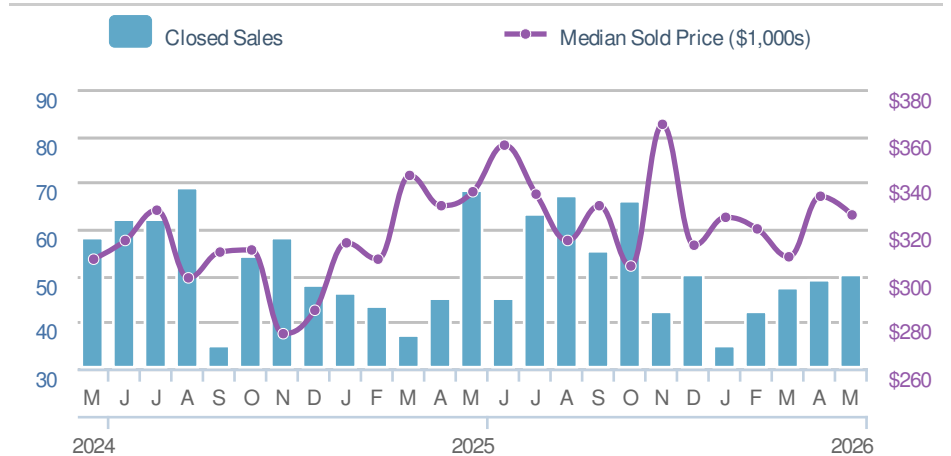
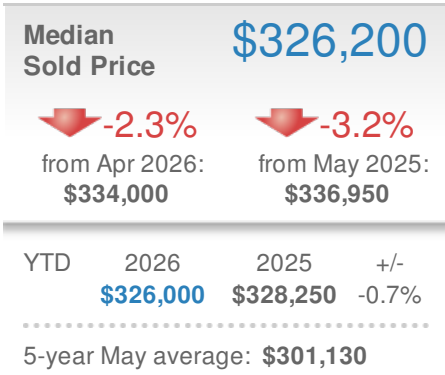
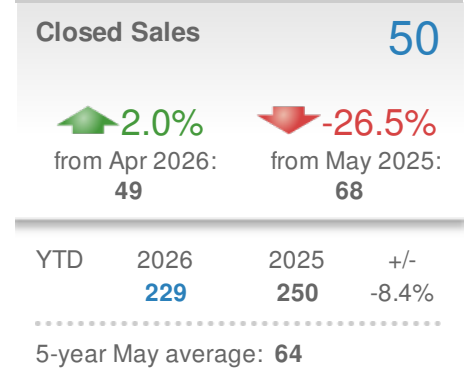
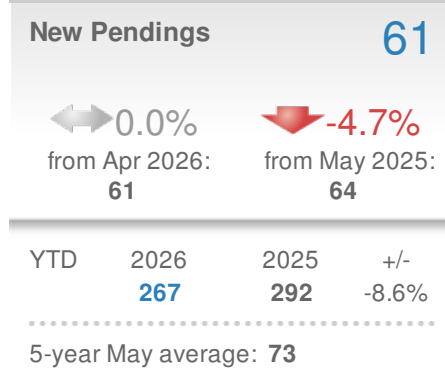
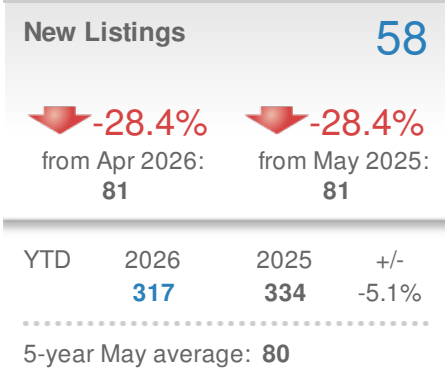
Local Market Insight

Norristown Area (Montgomery, PA)

May 2026

Norristown Area (Montgomery, PA)

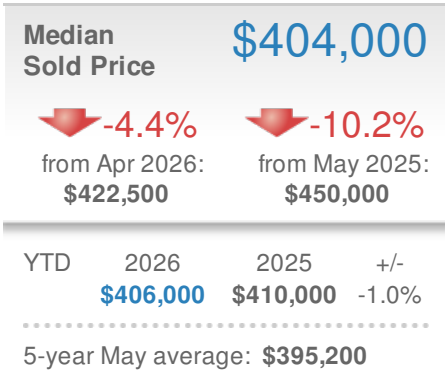
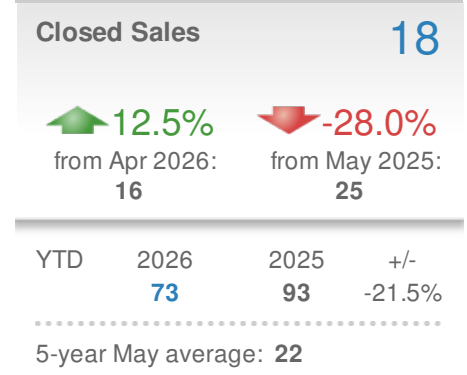
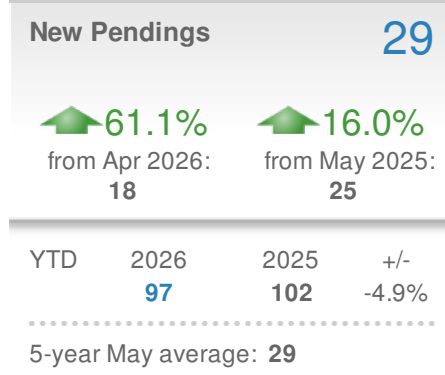
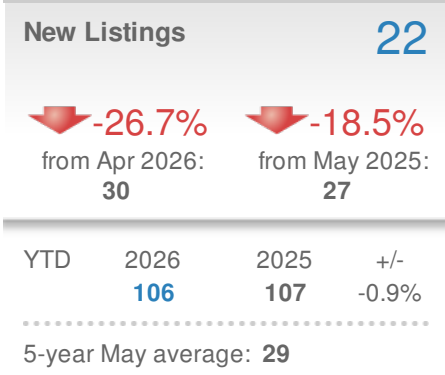
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May 2026

Norristown Area (Montgomery, PA) - Detached

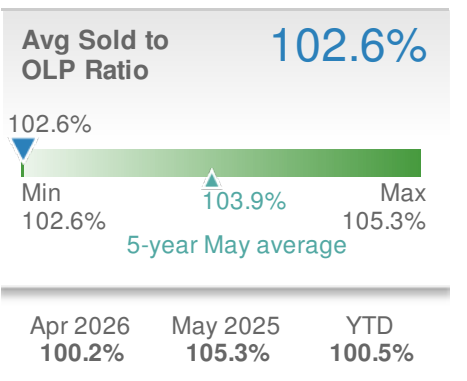
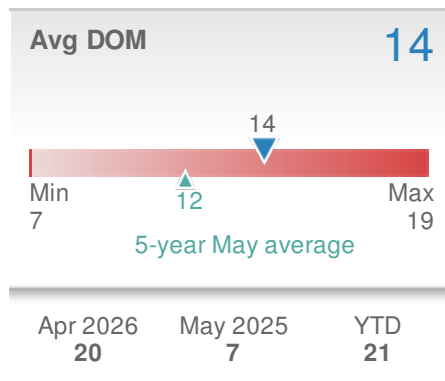
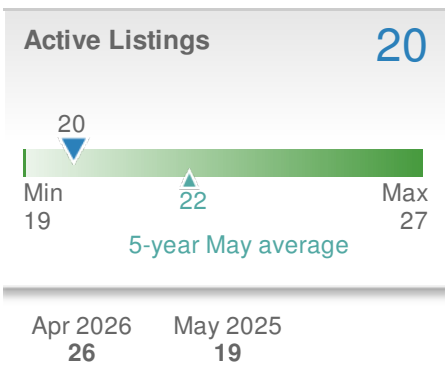
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for May was \$404,000, representing a decrease of 4.4% compared to last month and a decrease of 10.2% from May 2025. The average days on market for units sold in May was 14 days, 19% above the 5-year May average of 12 days. There was a 61.1% month over month increase in new contract activity with 29 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 39; and a 23.1% decrease in supply to 20 active units.

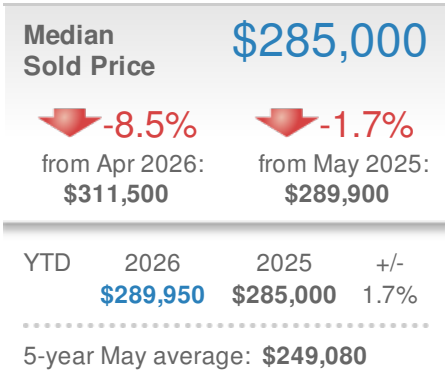
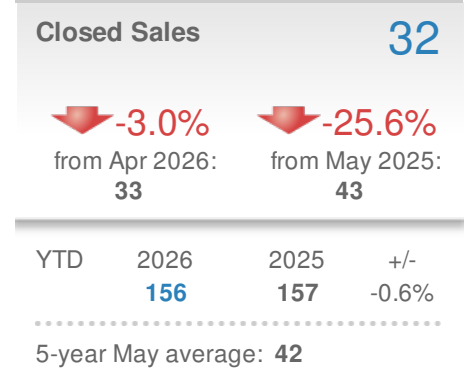
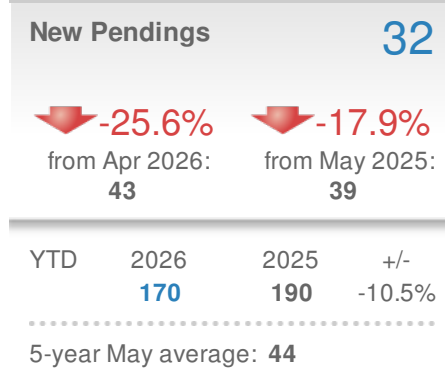
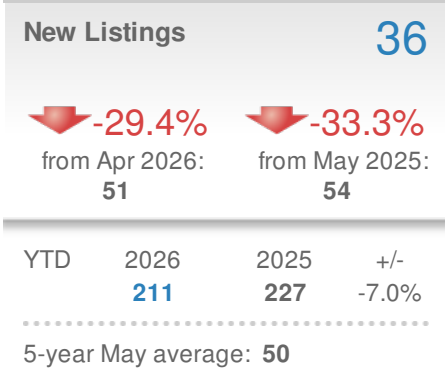
This activity resulted in a Contract Ratio of 1.95 pendings per active listing, up from 1.04 in April and an increase from 1.68 in May 2025. The Contract Ratio is 10% higher than the 5-year May average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Norristown Area (Montgomery, PA) - Attached

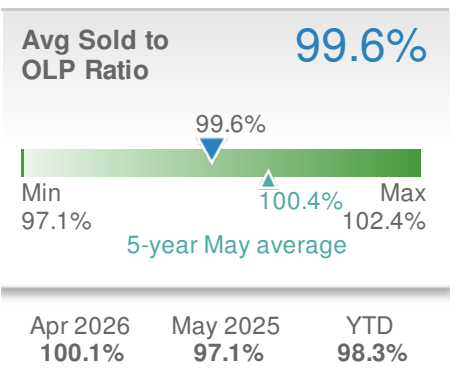
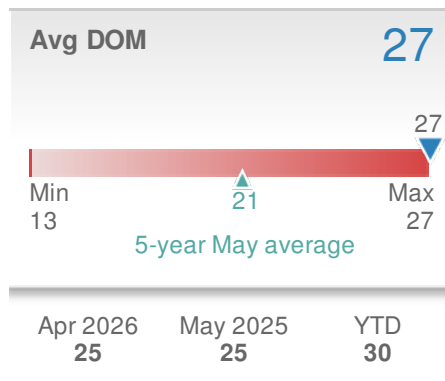
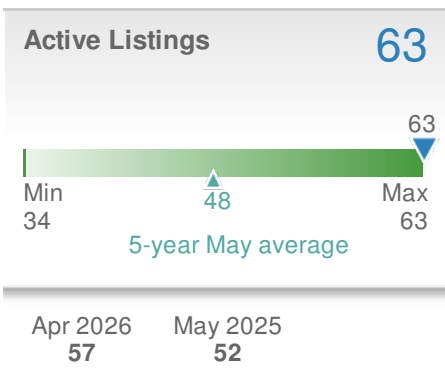
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Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for May was \$285,000, representing a decrease of 8.5% compared to last month and a decrease of 1.7% from May 2025. The average days on market for units sold in May was 27 days, 31% above the 5-year May average of 21 days. There was a 25.6% month over month decrease in new contract activity with 32 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 63; and a 10.5% increase in supply to 63 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.11 in April and a decrease from 1.62 in May 2025. The Contract Ratio is 38% lower than the 5-year May average of 1.61. 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

Norristown Area (Montgomery, PA) - Attached/Townhouse **McCounty Suburban REALTORS**

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New Listings **31**

↓ -26.2% ↓ -31.1%
 from Apr 2026: **42** from May 2025: **45**

YTD	2026	2025	+/-
	176	197	-10.7%

5-year May average: **43**

New Pendings **24**

↓ -35.1% ↓ -27.3%
 from Apr 2026: **37** from May 2025: **33**

YTD	2026	2025	+/-
	141	168	-16.1%

5-year May average: **36**

Closed Sales **28**

↑ 7.7% ↓ -26.3%
 from Apr 2026: **26** from May 2025: **38**

YTD	2026	2025	+/-
	132	138	-4.3%

5-year May average: **36**

Median Sold Price **\$285,000**

↓ -9.8% ↓ -2.5%
 from Apr 2026: **\$316,000** from May 2025: **\$292,450**

YTD	2026	2025	+/-
	\$290,000	\$293,450	-1.2%

5-year May average: **\$242,070**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$285,000, representing a decrease of 9.8% compared to last month and a decrease of 2.5% from May 2025. The average days on market for units sold in May was 24 days, 17% above the 5-year May average of 21 days. There was a 35.1% month over month decrease in new contract activity with 24 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 52; and a 15.9% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.27 in April and a decrease from 1.81 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 1.59. 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.

Active Listings **51**

Apr 2026	May 2025
44	42

Avg DOM **24**

Apr 2026	May 2025	YTD
25	27	29

Avg Sold to OLP Ratio **99.9%**

Apr 2026	May 2025	YTD
100.7%	96.8%	98.7%