

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

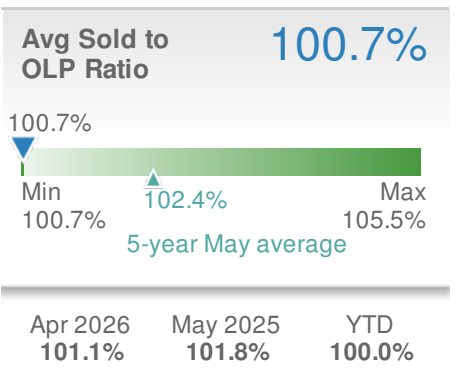
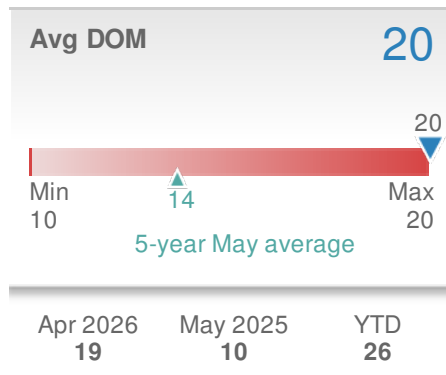
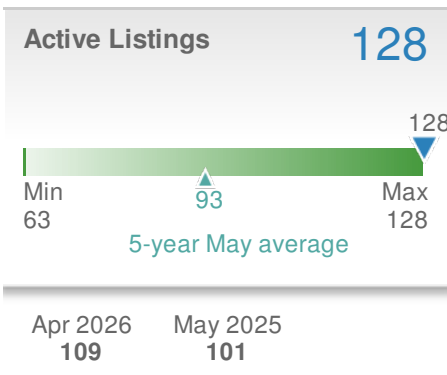
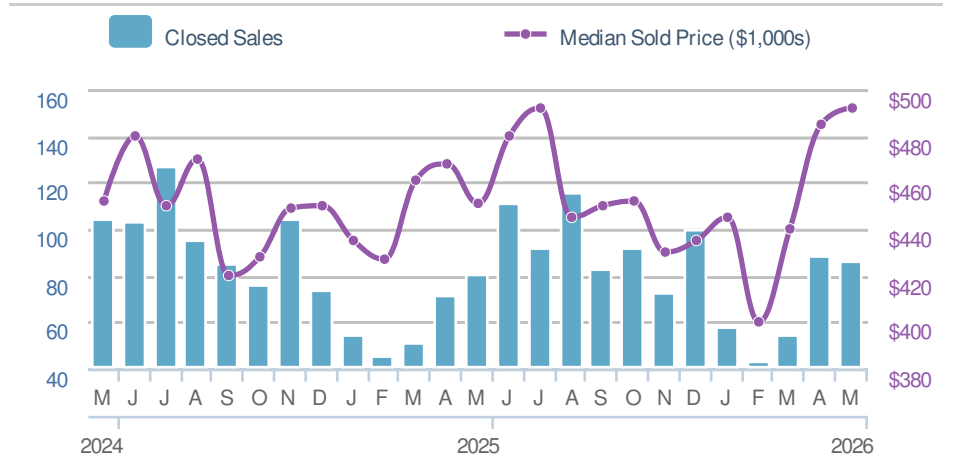
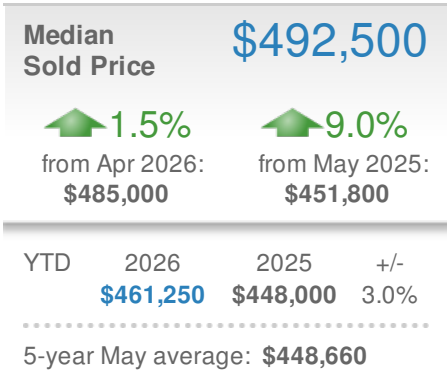
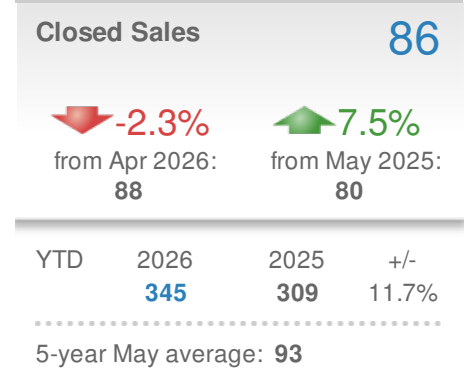
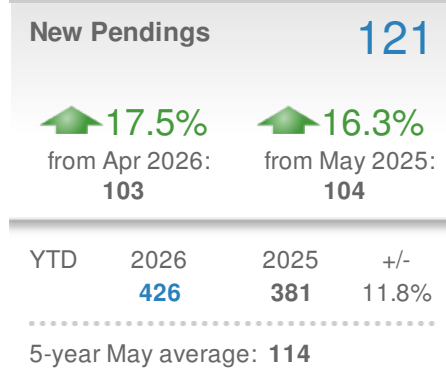
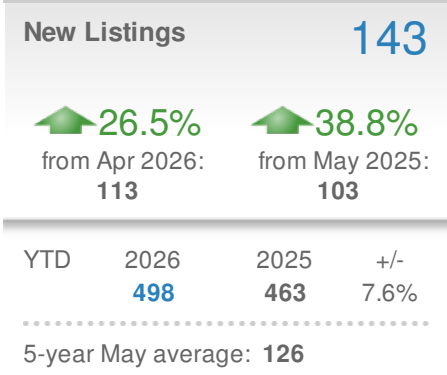
## Local Market Insight

### North Penn (Montgomery, PA)

## May 2026

### North Penn (Montgomery, PA)

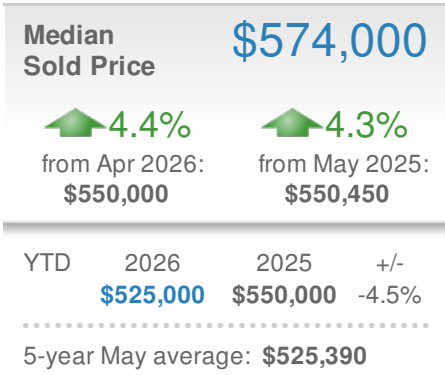
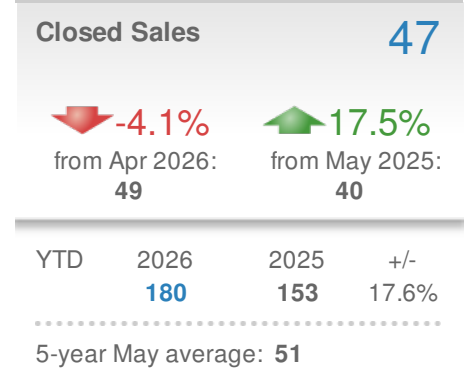
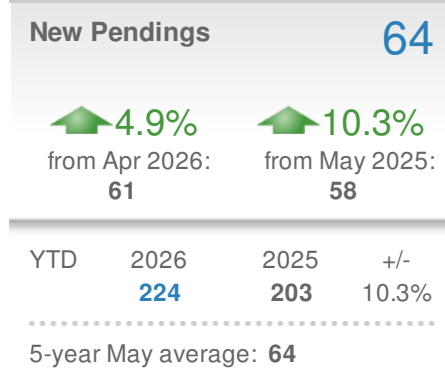
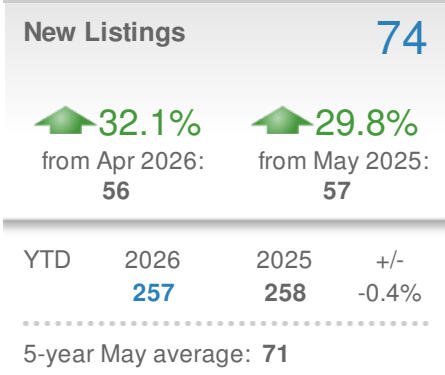
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**May 2026**

North Penn (Montgomery, PA) - Detached

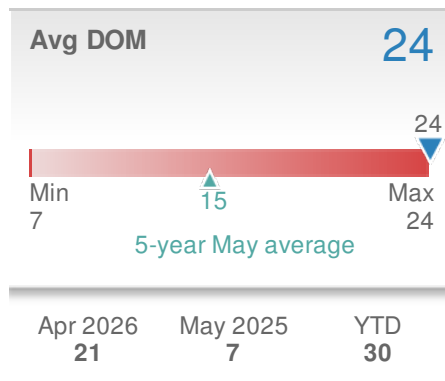
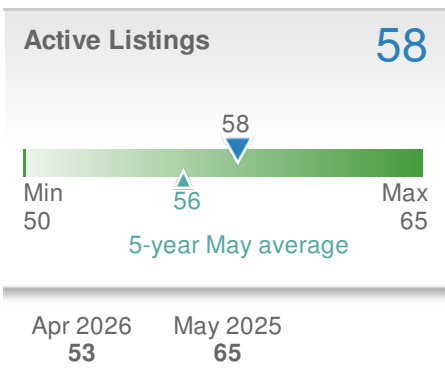
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**Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for May was \$574,000, representing an increase of 4.4% compared to last month and an increase of 4.3% from May 2025. The average days on market for units sold in May was 24 days, 62% above the 5-year May average of 15 days. There was a 4.9% month over month increase in new contract activity with 64 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 84; and a 9.4% increase in supply to 58 active units.

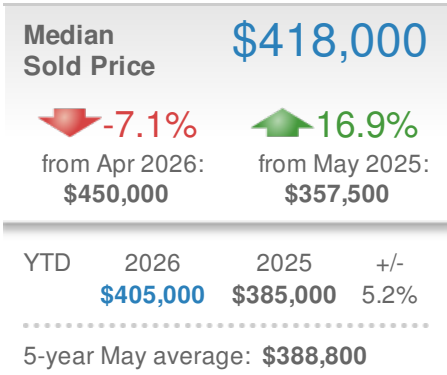
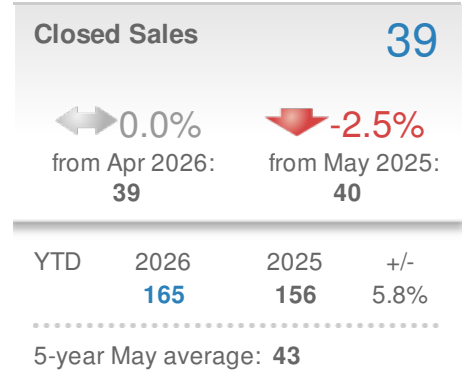
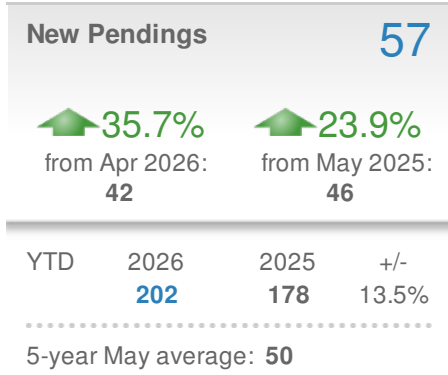
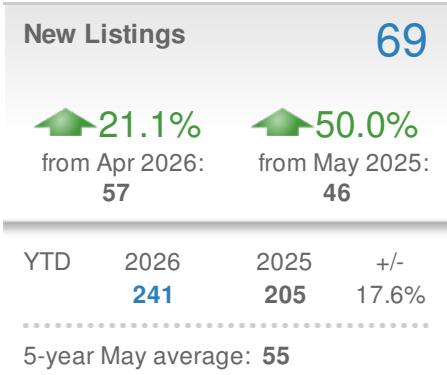
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, up from 1.32 in April and an increase from 1.22 in May 2025. The Contract Ratio is 19% lower than the 5-year May average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

North Penn (Montgomery, PA) - Attached

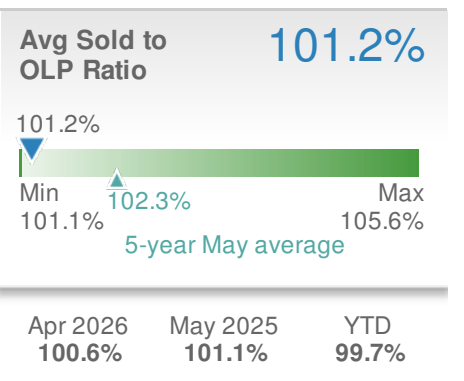
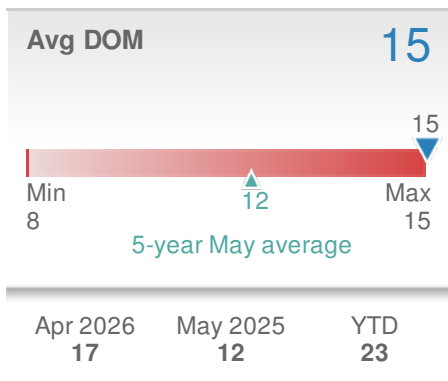
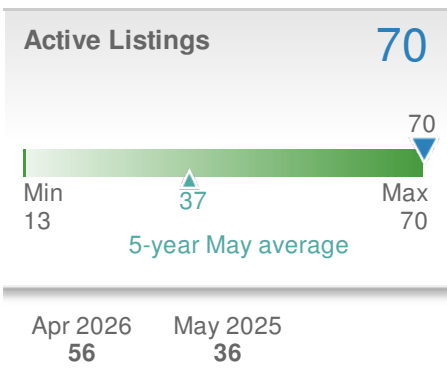
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**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for May was \$418,000, representing a decrease of 7.1% compared to last month and an increase of 16.9% from May 2025. The average days on market for units sold in May was 15 days, 25% above the 5-year May average of 12 days. There was a 35.7% month over month increase in new contract activity with 57 New Pendings; a 30.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 72; and a 25% increase in supply to 70 active units.

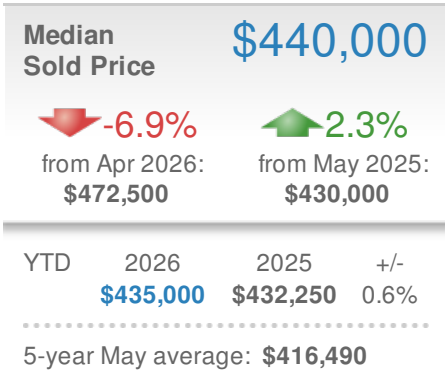
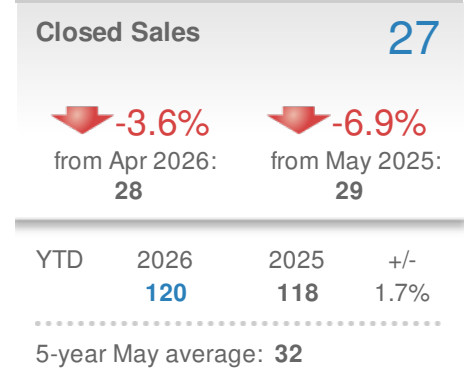
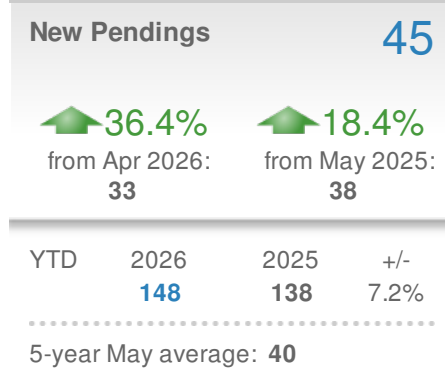
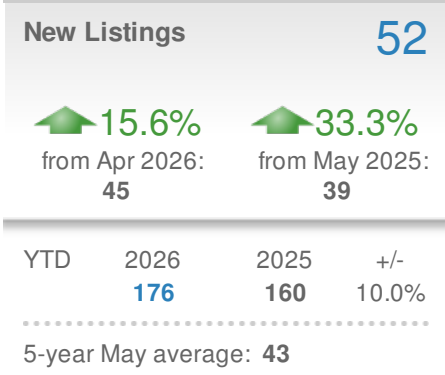
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.98 in April and a decrease from 1.67 in May 2025. The Contract Ratio is 63% lower than the 5-year May average of 2.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

North Penn (Montgomery, PA) - Attached/Townhouse

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**Summary**

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$440,000, representing a decrease of 6.9% compared to last month and an increase of 2.3% from May 2025. The average days on market for units sold in May was 18 days, 53% above the 5-year May average of 12 days. There was a 36.4% month over month increase in new contract activity with 45 New Pendings; a 41% MoM increase in All Pendings (new contracts + contracts carried over from April) to 55; and a 30.8% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 1.00 in April and a decrease from 1.55 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 2.40. 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.

