

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

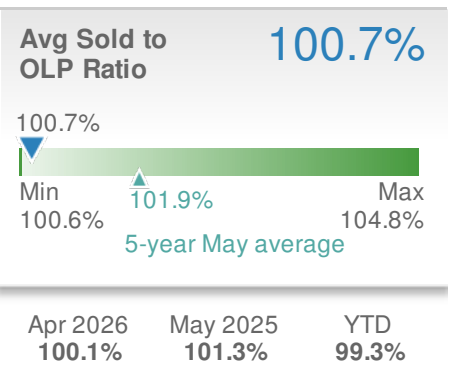
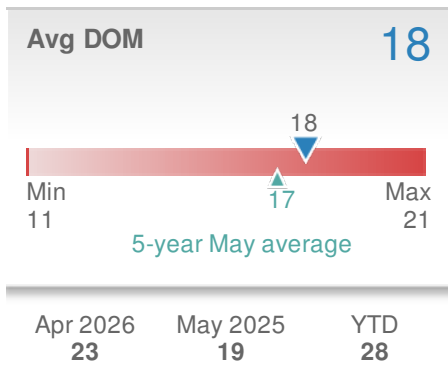
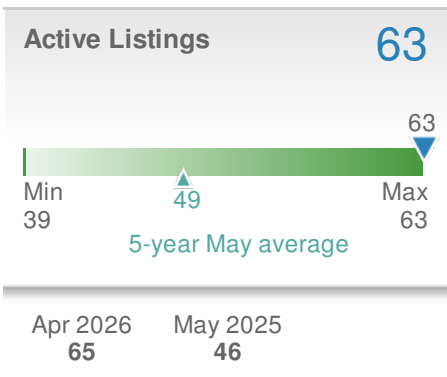
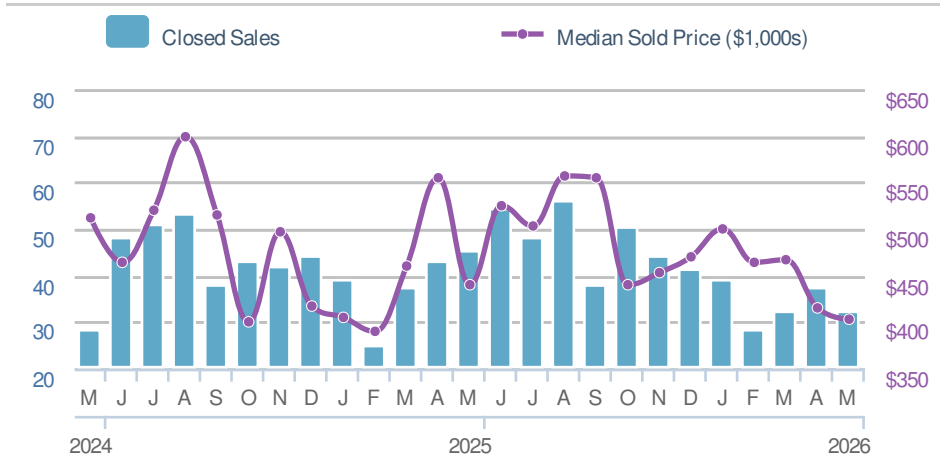
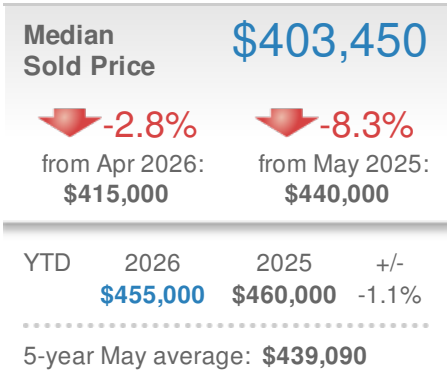
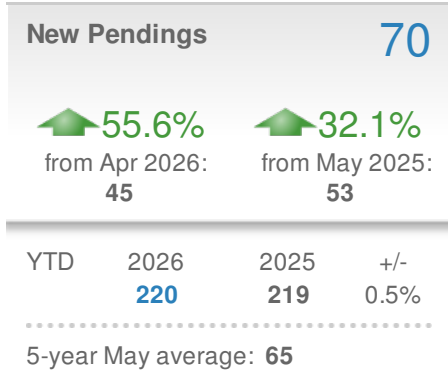
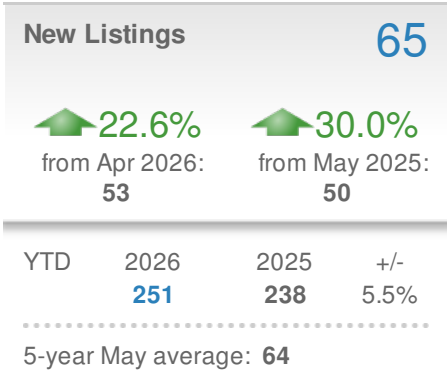
Local Market Insight

Spring-Ford Area (Montgomery, PA)

May 2026

Spring-Ford Area (Montgomery, PA)

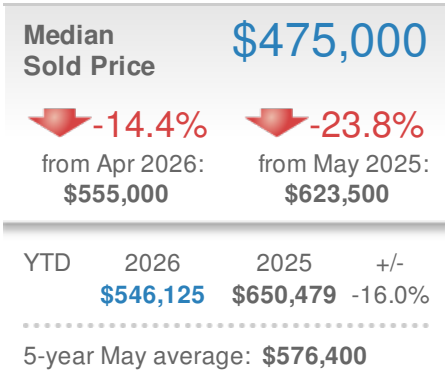
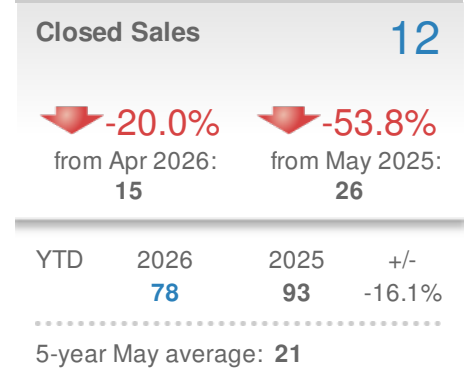
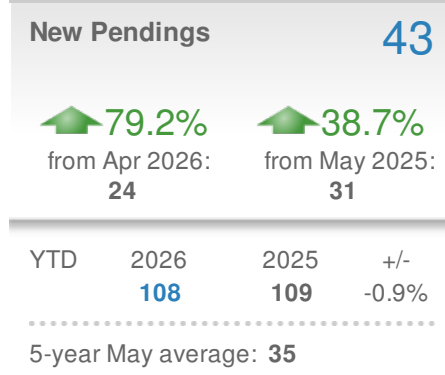
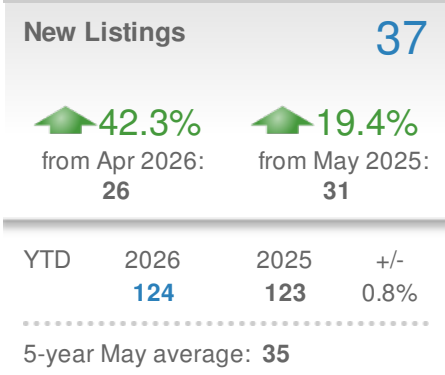
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May 2026

Spring-Ford Area (Montgomery, PA) - Detached

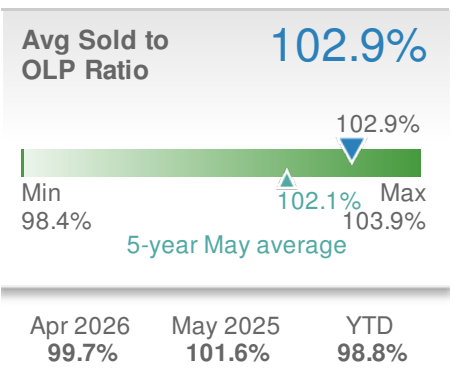
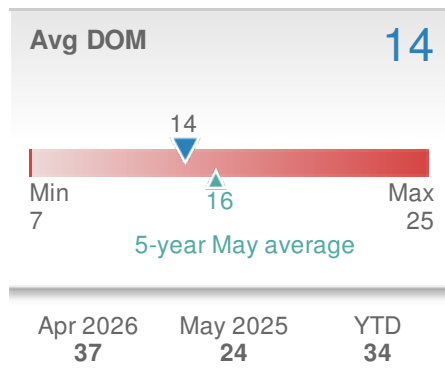
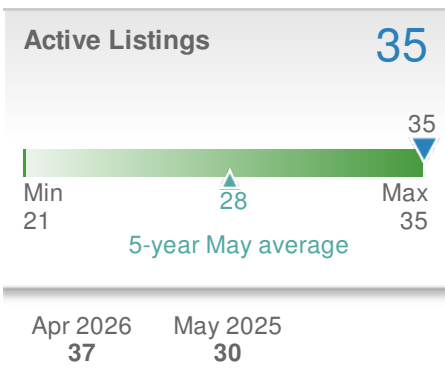
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for May was \$475,000, representing a decrease of 14.4% compared to last month and a decrease of 23.8% from May 2025. The average days on market for units sold in May was 14 days, 10% below the 5-year May average of 16 days. There was a 79.2% month over month increase in new contract activity with 43 New Pendings; an 80.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 56; and a 5.4% decrease in supply to 35 active units.

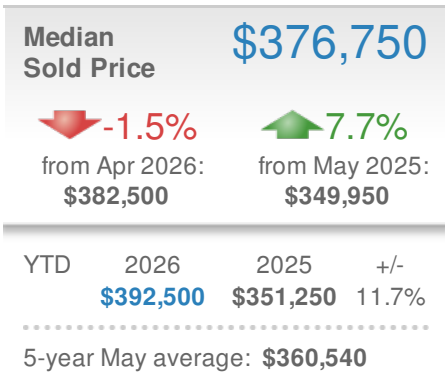
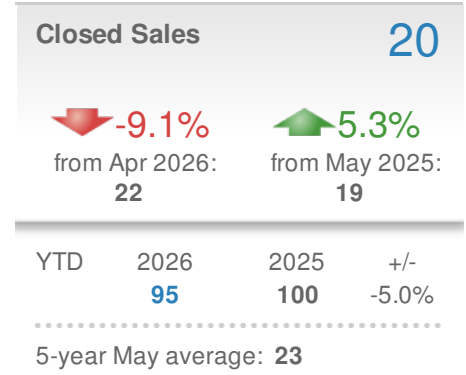
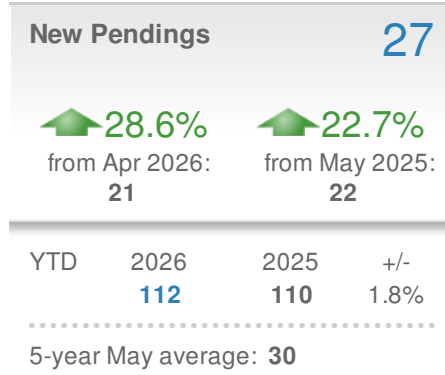
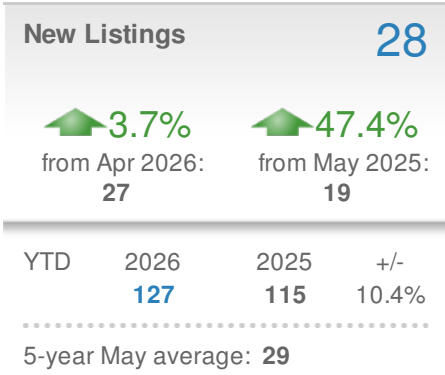
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.84 in April and an increase from 1.37 in May 2025. The Contract Ratio is 13% lower than the 5-year May average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Spring-Ford Area (Montgomery, PA) - Attached

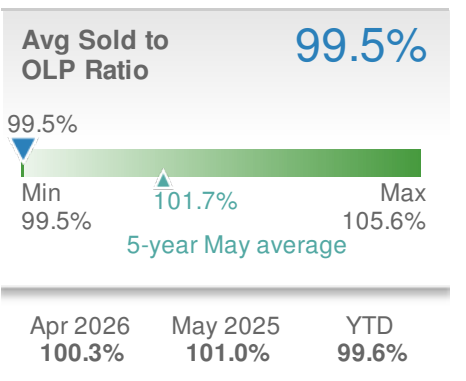
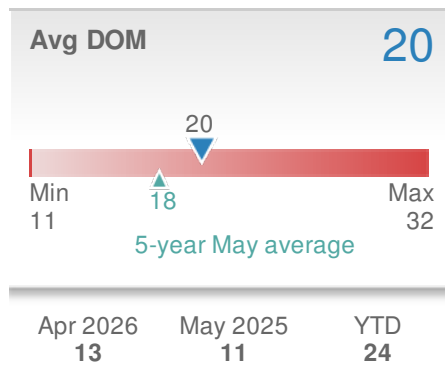
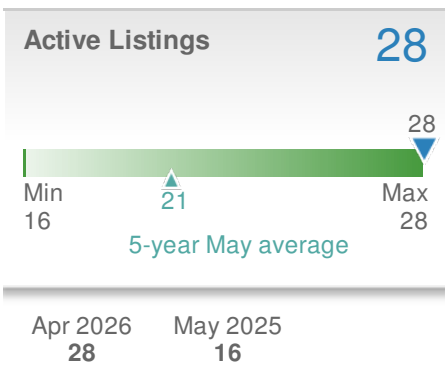
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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for May was \$376,750, representing a decrease of 1.5% compared to last month and an increase of 7.7% from May 2025. The average days on market for units sold in May was 20 days, 11% above the 5-year May average of 18 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and no change in supply with 28 active units.

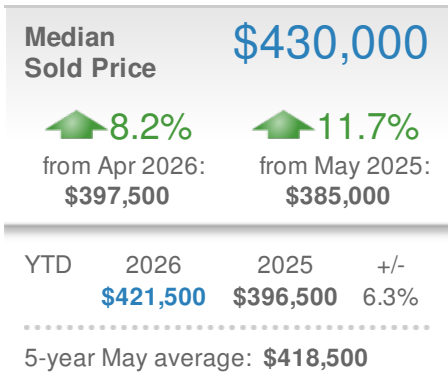
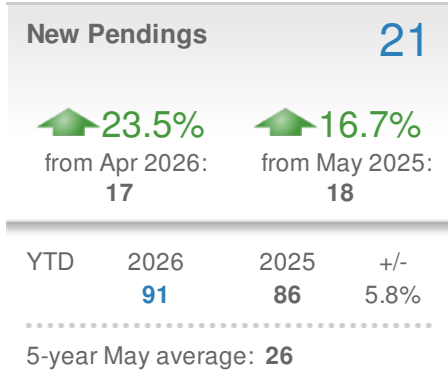
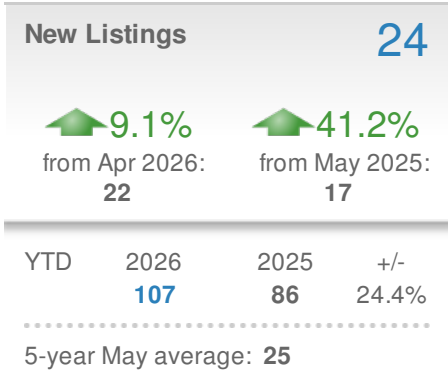
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.25 in April and a decrease from 2.00 in May 2025. The Contract Ratio is 34% lower than the 5-year May average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

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Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$430,000, representing an increase of 8.2% compared to last month and an increase of 11.7% from May 2025. The average days on market for units sold in May was 22 days, 7% above the 5-year May average of 21 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and an 8% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 1.20 in April and a decrease from 1.92 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 2.16. 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.

