

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Dublin (Montgomery, PA)

May 2026

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**29****↓ -9.4%**from Apr 2026:
32**↓ -9.4%**from May 2025:
32

YTD	2026	2025	+/-
	125	128	-2.3%

5-year May average: **33****New Pendings****33****↑ 22.2%**from Apr 2026:
27**↑ 22.2%**from May 2025:
27

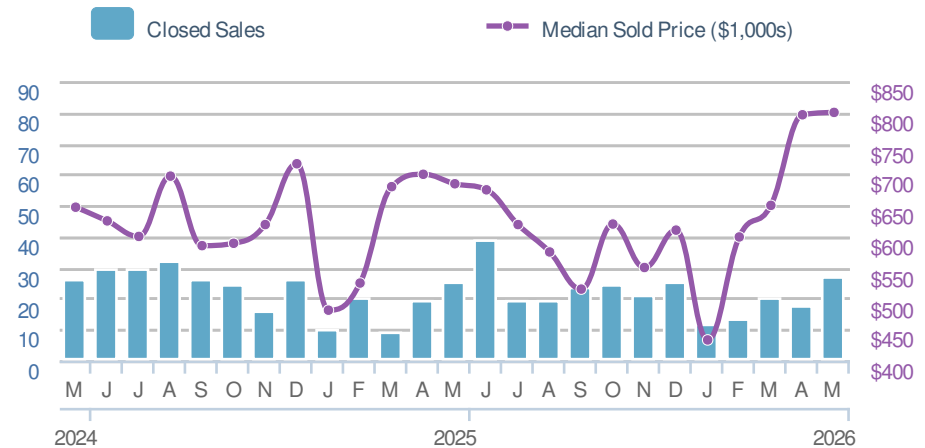
YTD	2026	2025	+/-
	121	115	5.2%

5-year May average: **31****Closed Sales****27****↑ 58.8%**from Apr 2026:
17**↑ 8.0%**from May 2025:
25

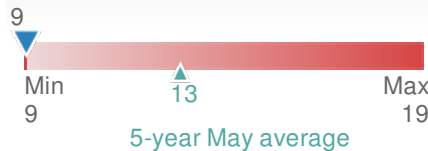
YTD	2026	2025	+/-
	93	86	8.1%

5-year May average: **29****Median Sold Price****\$800,000****↑ 0.5%**from Apr 2026:
\$796,200**↑ 16.8%**from May 2025:
\$685,000

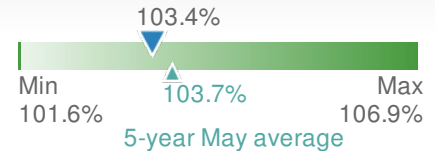
YTD	2026	2025	+/-
	\$698,000	\$650,000	7.4%

5-year May average: **\$645,000****Active Listings****25**

Apr 2026	May 2025
25	30

Avg DOM**9**

Apr 2026	May 2025	YTD
40	11	33

Avg Sold to OLP Ratio**103.4%**

Apr 2026	May 2025	YTD
99.6%	101.6%	99.4%

May 2026

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-8.7%**from Apr 2026:
23 **-8.7%**from May 2025:
23

YTD	2026	2025	+/-
	80	92	-13.0%

5-year May average: **24****New Pendings****22** **0.0%**from Apr 2026:
22 **0.0%**from May 2025:
22

YTD	2026	2025	+/-
	80	87	-8.0%

5-year May average: **23****Closed Sales****20** **81.8%**from Apr 2026:
11 **0.0%**from May 2025:
20

YTD	2026	2025	+/-
	59	59	0.0%

5-year May average: **20****Median Sold Price****\$857,500** **3.3%**from Apr 2026:
\$830,000 **15.6%**from May 2025:
\$741,950

YTD	2026	2025	+/-
	\$820,000	\$725,000	13.1%

5-year May average: **\$687,390****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for May was \$857,500, representing an increase of 3.3% compared to last month and an increase of 15.6% from May 2025. The average days on market for units sold in May was 9 days, 15% below the 5-year May average of 11 days. There was no month over month change in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 31; and a 14.3% increase in supply to 16 active units.

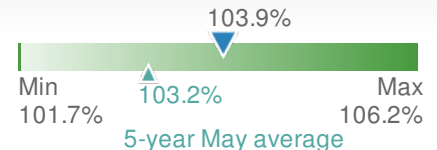
This activity resulted in a Contract Ratio of 1.94 pendings per active listing, down from 2.21 in April and an increase from 1.90 in May 2025. The Contract Ratio is 14% lower than the 5-year May average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**16**

Apr 2026	May 2025
14	20

Avg DOM**9**

Apr 2026	May 2025	YTD
41	11	32

Avg Sold to OLP Ratio**103.9%**

Apr 2026	May 2025	YTD
99.3%	101.8%	99.8%

May 2026

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-11.1%**
 from Apr 2026: **9**
 **-11.1%**
 from May 2025: **9**

YTD	2026	2025	+/-
	45	36	25.0%

5-year May average: **9****New Pendings****11**

 **120.0%**
 from Apr 2026: **5**
 **120.0%**
 from May 2025: **5**

YTD	2026	2025	+/-
	41	28	46.4%

5-year May average: **8****Closed Sales****7**

 **16.7%**
 from Apr 2026: **6**
 **40.0%**
 from May 2025: **5**

YTD	2026	2025	+/-
	34	27	25.9%

5-year May average: **9****Median Sold Price****\$401,000**

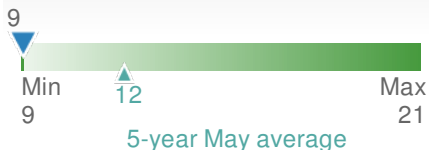
 **-7.8%**
 from Apr 2026: **\$435,000**
 **-0.5%**
 from May 2025: **\$403,000**

YTD	2026	2025	+/-
	\$445,750	\$445,000	0.2%

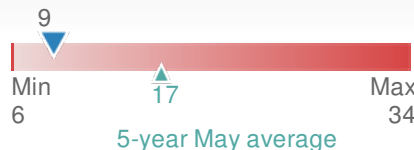
5-year May average: **\$441,325****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for May was \$401,000, representing a decrease of 7.8% compared to last month and a decrease of 0.5% from May 2025. The average days on market for units sold in May was 9 days, 46% below the 5-year May average of 17 days. There was a 120% month over month increase in new contract activity with 11 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from April) to 14; and an 18.2% decrease in supply to 9 active units.

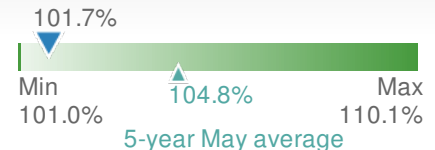
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.91 in April and an increase from 0.90 in May 2025. The Contract Ratio is 7% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**9**

Apr 2026	May 2025
11	10

Avg DOM**9**

Apr 2026	May 2025	YTD
37	10	35

Avg Sold to OLP Ratio**101.7%**

Apr 2026	May 2025	YTD
100.3%	101.0%	98.7%

May 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

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New Listings**6** **-14.3%**from Apr 2026:
7 **-25.0%**from May 2025:
8

YTD	2026	2025	+/-
	38	28	35.7%

5-year May average: **8****New Pendings****9** **200.0%**from Apr 2026:
3 **80.0%**from May 2025:
5

YTD	2026	2025	+/-
	35	19	84.2%

5-year May average: **7****Closed Sales****4** **-33.3%**from Apr 2026:
6 **0.0%**from May 2025:
4

YTD	2026	2025	+/-
	28	20	40.0%

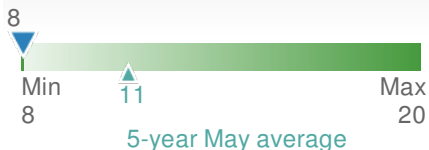
5-year May average: **7****Median Sold Price****\$537,500** **23.6%**from Apr 2026:
\$435,000 **-1.2%**from May 2025:
\$544,000

YTD	2026	2025	+/-
	\$450,000	\$467,500	-3.7%

5-year May average: **\$596,115****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$537,500, representing an increase of 23.6% compared to last month and a decrease of 1.2% from May 2025. The average days on market for units sold in May was 12 days, 40% below the 5-year May average of 20 days. There was a 200% month over month increase in new contract activity with 9 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 12; and a 20% decrease in supply to 8 active units.

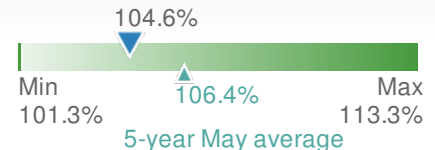
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.70 in April and an increase from 0.67 in May 2025. The Contract Ratio is 8% lower than the 5-year May average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**8**

Apr 2026	May 2025
10	9

Avg DOM**12**

Apr 2026	May 2025	YTD
37	12	42

Avg Sold to OLP Ratio**104.6%**

Apr 2026	May 2025	YTD
100.3%	101.3%	98.6%