

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

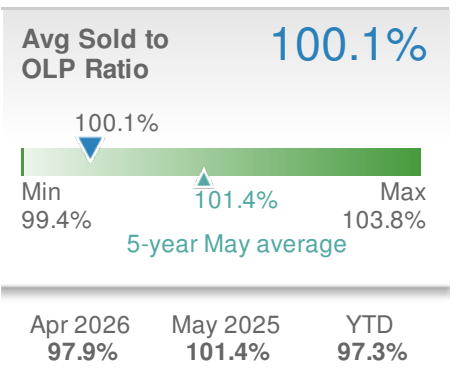
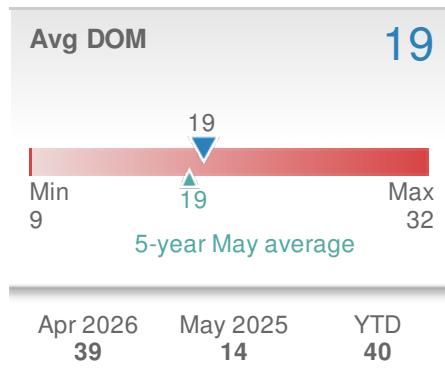
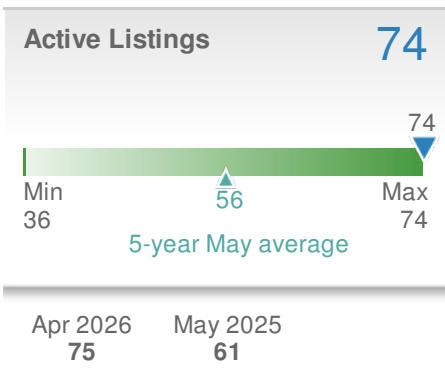
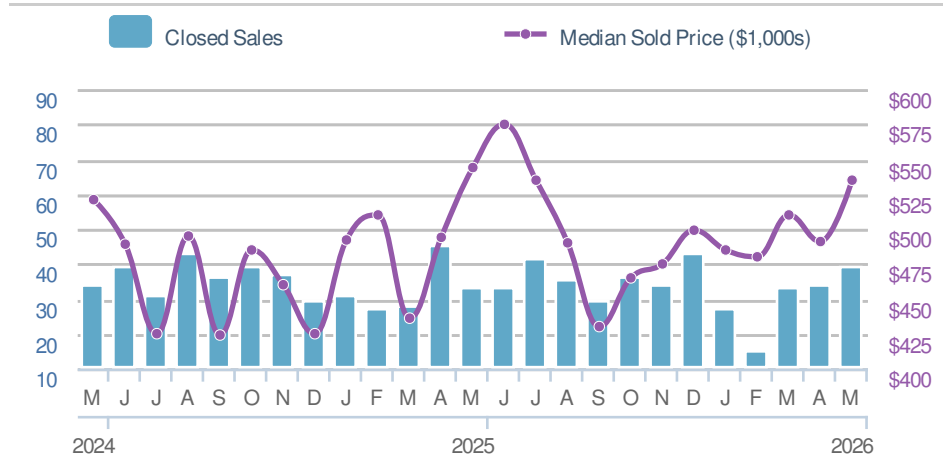
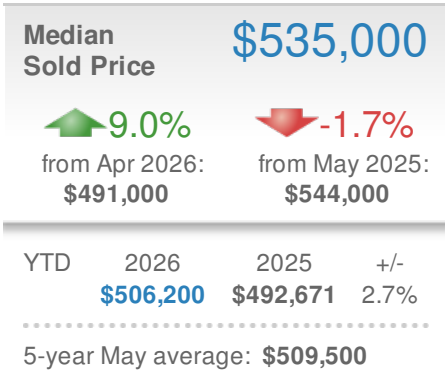
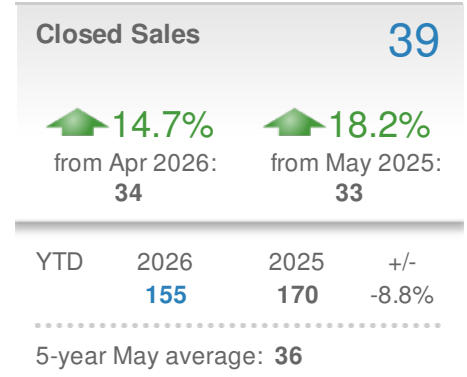
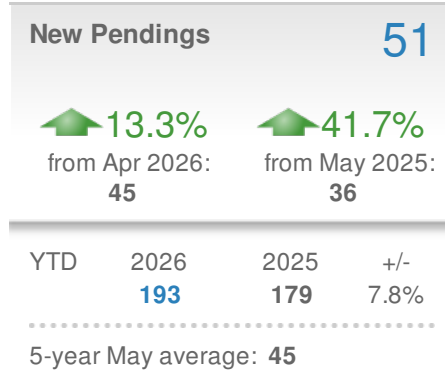
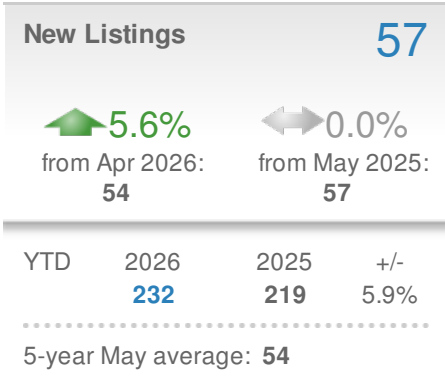
Local Market Insight

Upper Merion Area (Montgomery, PA)

May 2026

Upper Merion Area (Montgomery, PA)

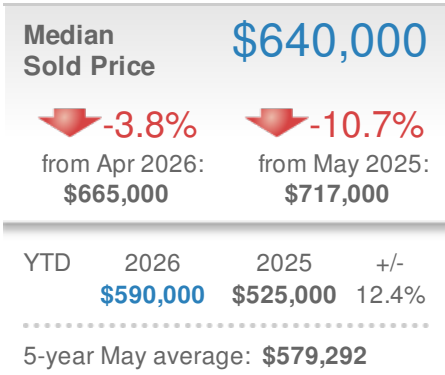
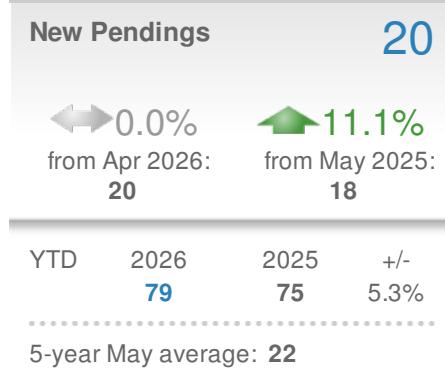
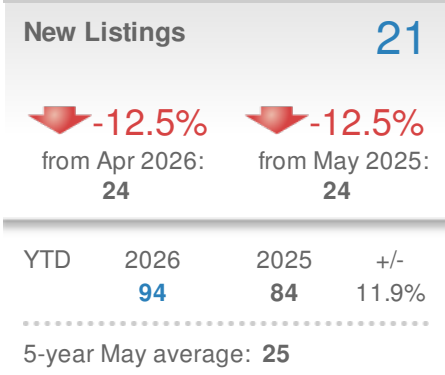
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May 2026

Upper Merion Area (Montgomery, PA) - Detached

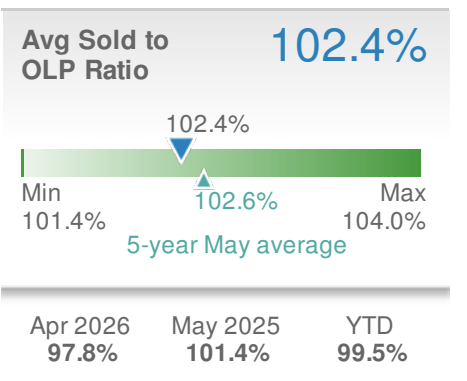
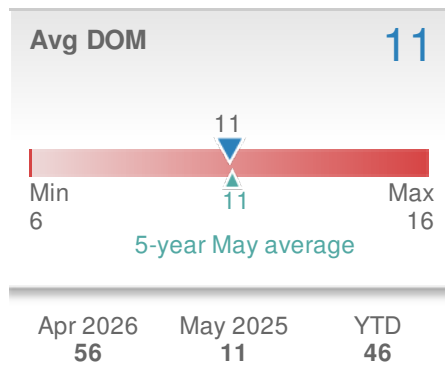
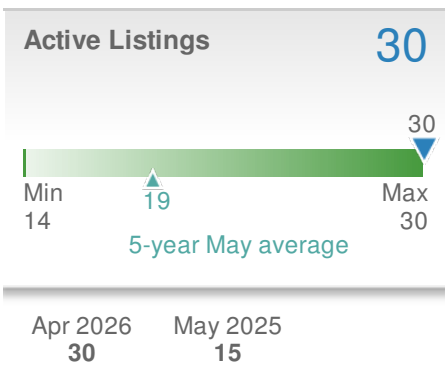
Tri-County Suburban REALTORS
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for May was \$640,000, representing a decrease of 3.8% compared to last month and a decrease of 10.7% from May 2025. The average days on market for units sold in May was 11 days, 2% below the 5-year May average of 11 days. There was no month over month change in new contract activity with 20 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 30; and no change in supply with 30 active units.

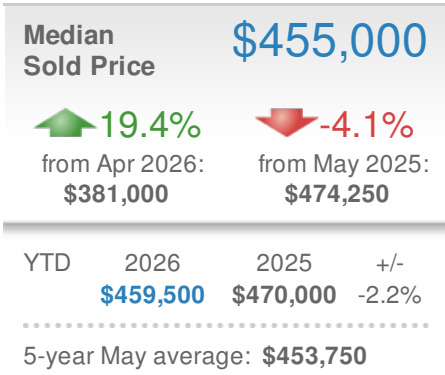
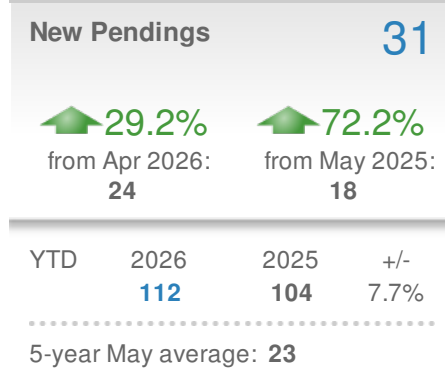
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.93 in April and a decrease from 1.93 in May 2025. The Contract Ratio is 41% lower than the 5-year May average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Upper Merion Area (Montgomery, PA) - Attached

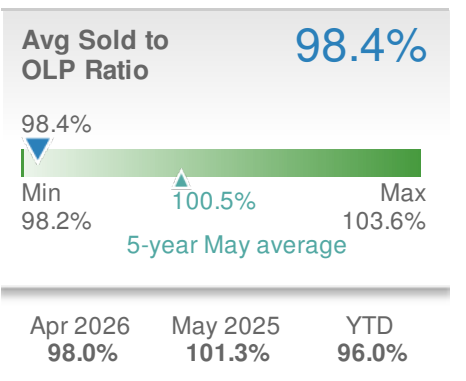
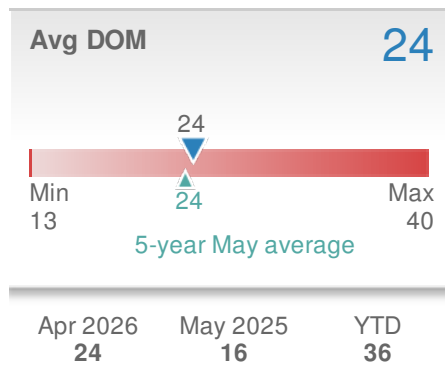
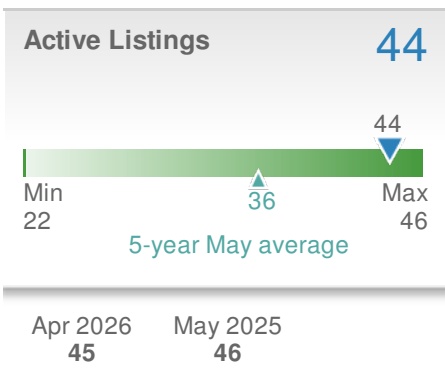
Tri-County Suburban REALTORS
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for May was \$455,000, representing an increase of 19.4% compared to last month and a decrease of 4.1% from May 2025. The average days on market for units sold in May was 24 days, the same as the 5-year May average of 24 days. There was a 29.2% month over month increase in new contract activity with 31 New Pendings; a 37.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 40; and a 2.2% decrease in supply to 44 active units.

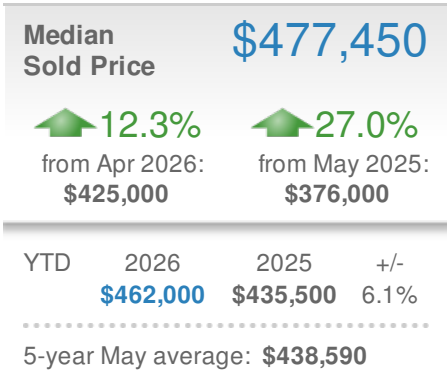
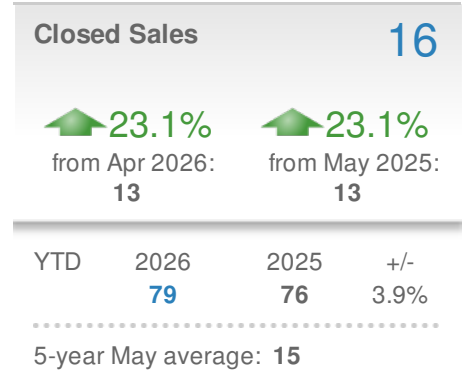
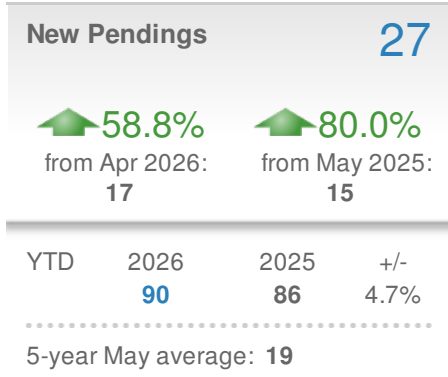
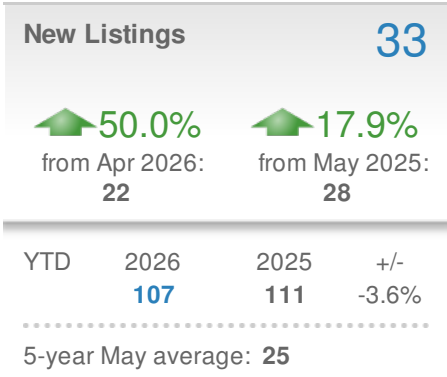
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.64 in April and an increase from 0.65 in May 2025. The Contract Ratio is 7% lower than the 5-year May average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

Montgomery County Suburban REALTORS
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Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$477,450, representing an increase of 12.3% compared to last month and an increase of 27% from May 2025. The average days on market for units sold in May was 20 days, 10% below the 5-year May average of 22 days. There was a 58.8% month over month increase in new contract activity with 27 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and a 3.6% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 0.75 in April and an increase from 0.72 in May 2025. The Contract Ratio is 11% 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.

