

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

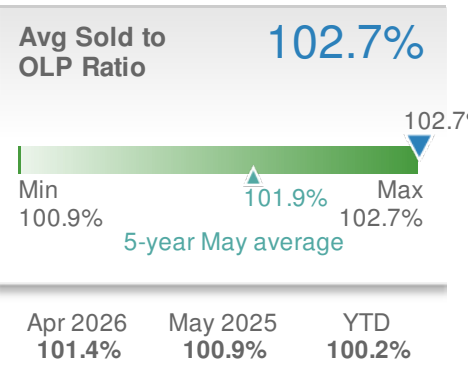
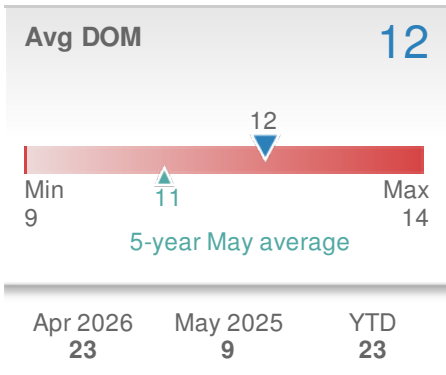
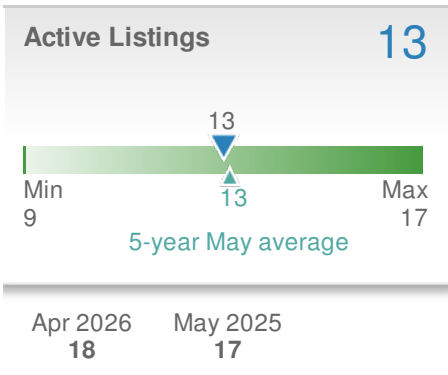
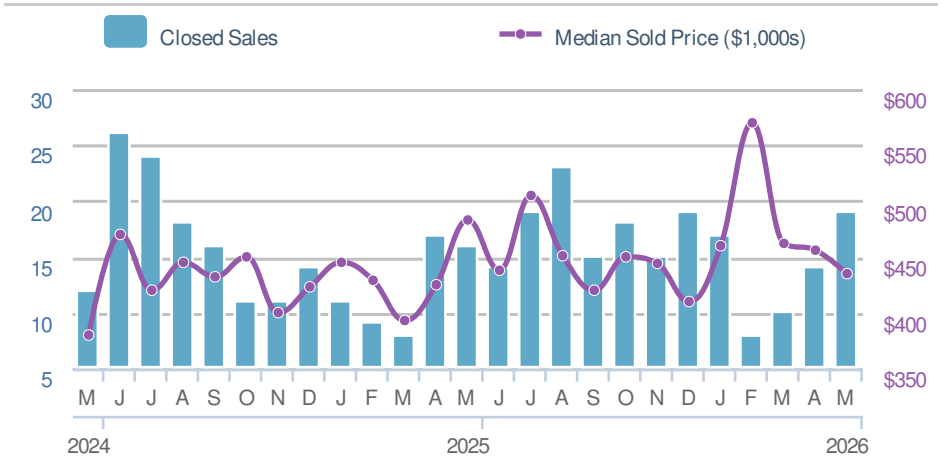
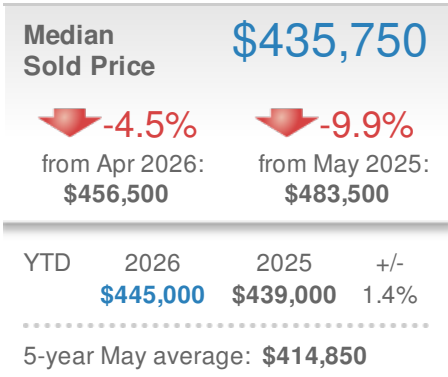
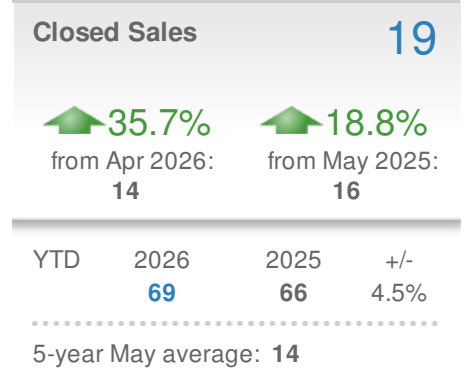
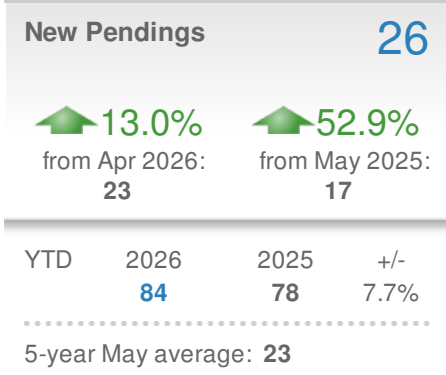
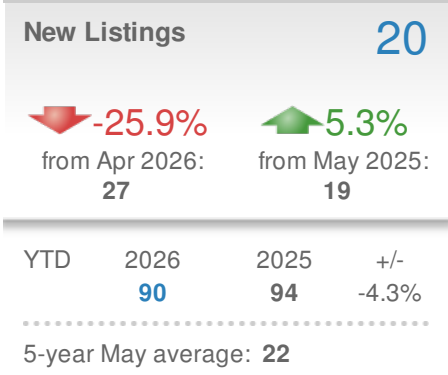
## Local Market Insight

### Upper Moreland (Montgomery, PA)

**May 2026**

Upper Moreland (Montgomery, PA)

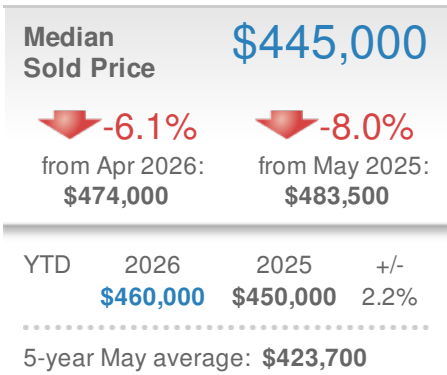
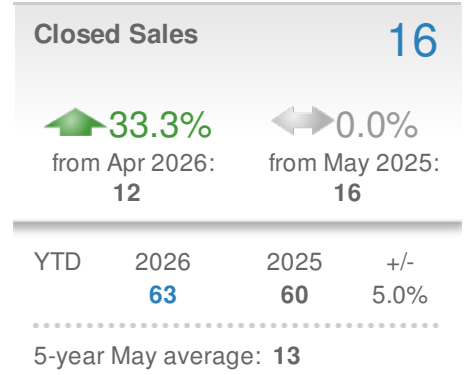
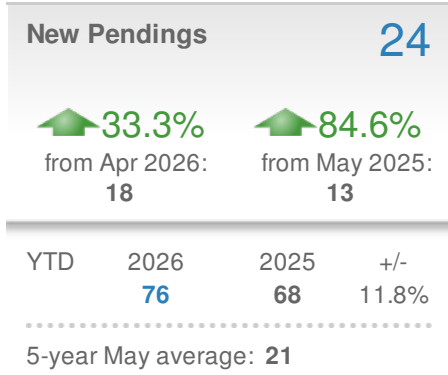
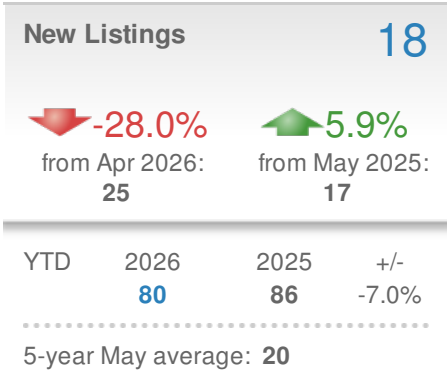
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**May 2026**

Upper Moreland (Montgomery, PA) - Detached

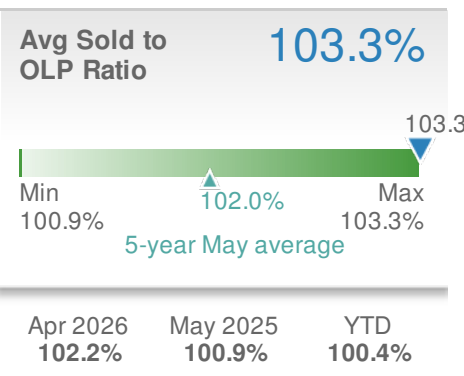
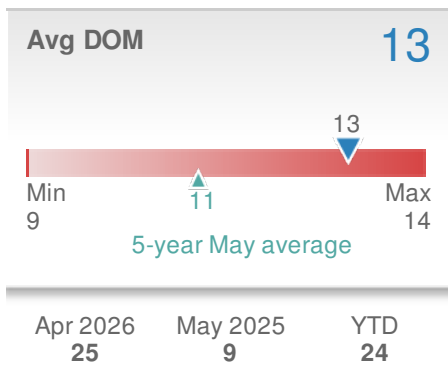
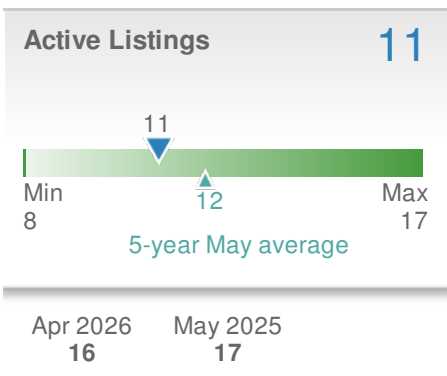
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for May was \$445,000, representing a decrease of 6.1% compared to last month and a decrease of 8% from May 2025. The average days on market for units sold in May was 13 days, 16% above the 5-year May average of 11 days. There was a 33.3% month over month increase in new contract activity with 24 New Pendings; a 28% MoM increase in All Pendings (new contracts + contracts carried over from April) to 32; and a 31.3% decrease in supply to 11 active units.

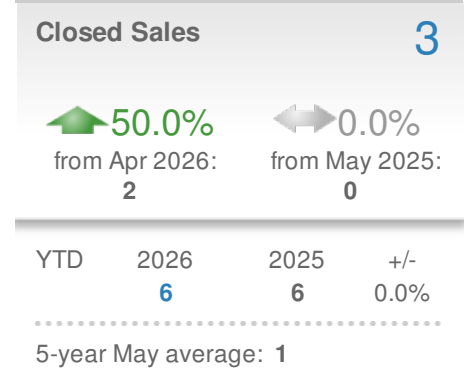
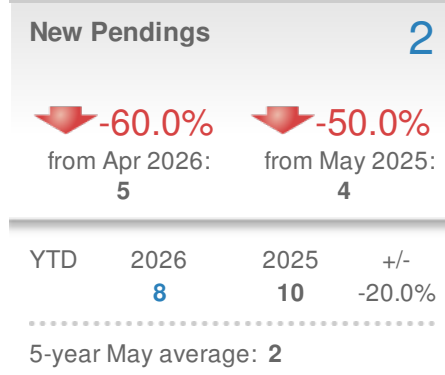
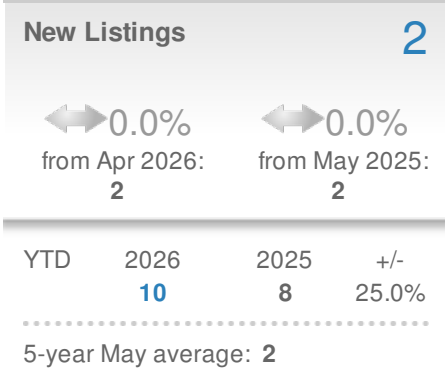
This activity resulted in a Contract Ratio of 2.91 pendings per active listing, up from 1.56 in April and an increase from 1.24 in May 2025. The Contract Ratio is 11% higher than the 5-year May average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Upper Moreland (Montgomery, PA) - Attached

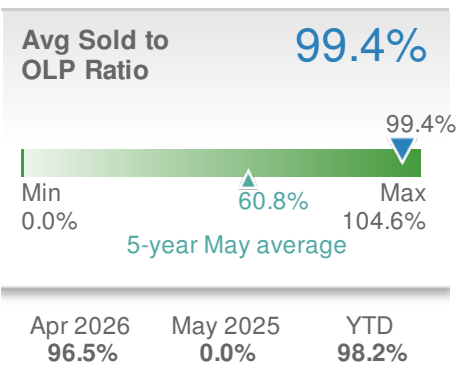
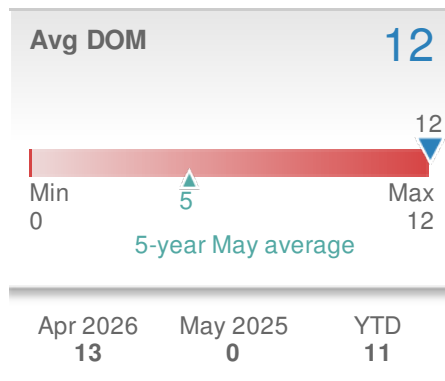
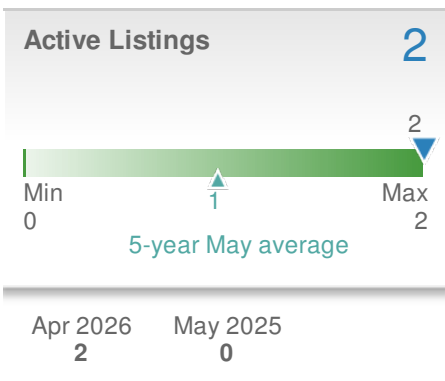
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**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for May was \$255,000, representing an increase of 4.1% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 12 days, 140% above the 5-year May average of 5 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 2; and no change in supply with 2 active units.

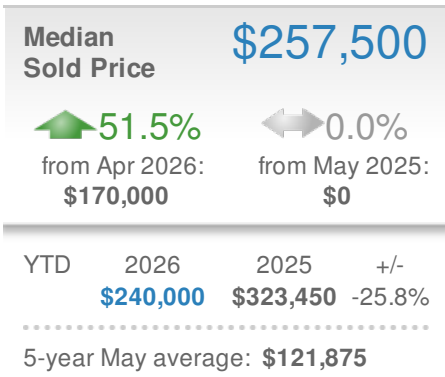
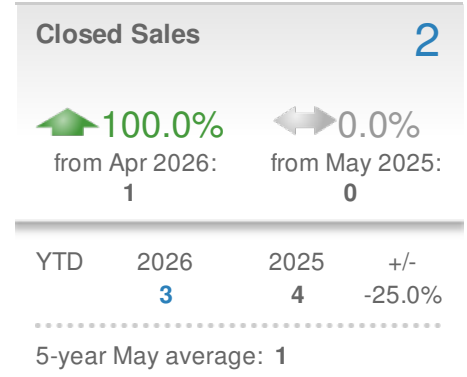
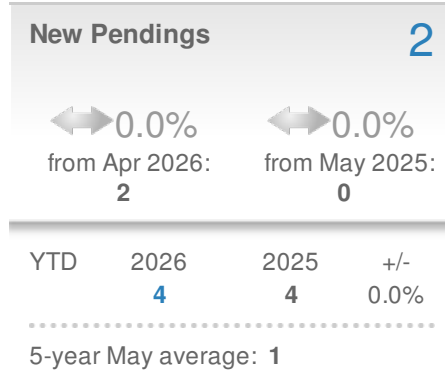
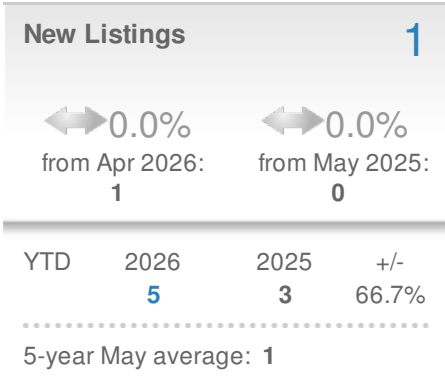
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in April and an increase from 0.00 in May 2025. The Contract Ratio is 43% higher than the 5-year May average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 Moreland (Montgomery, PA) - Attached/Townhouse **McCounty Suburban REALTORS**

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**Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$257,500, representing an increase of 51.5% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 14 days, 155% above the 5-year May average of 6 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in April and an increase from 0.00 in May 2025. The Contract Ratio is the same as the 5-year May average of 1.00. 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.

