

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

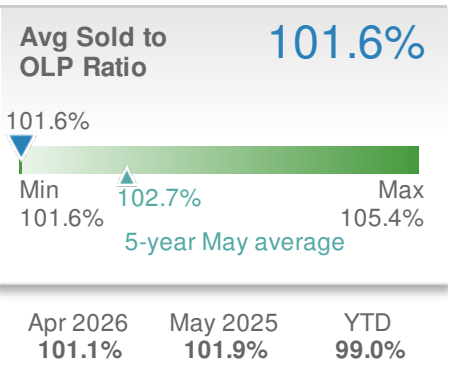
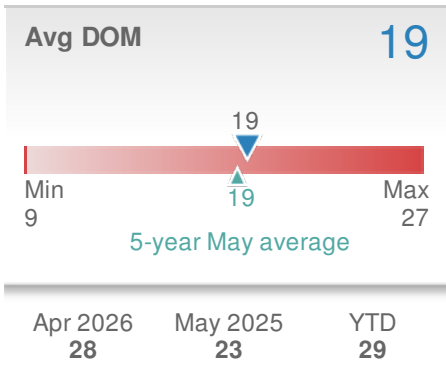
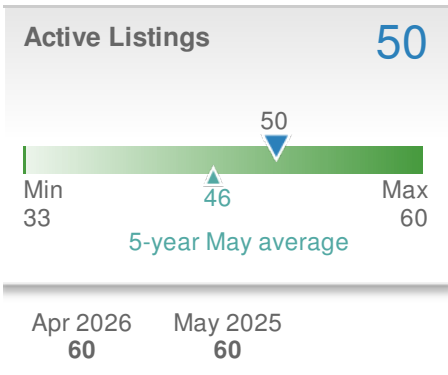
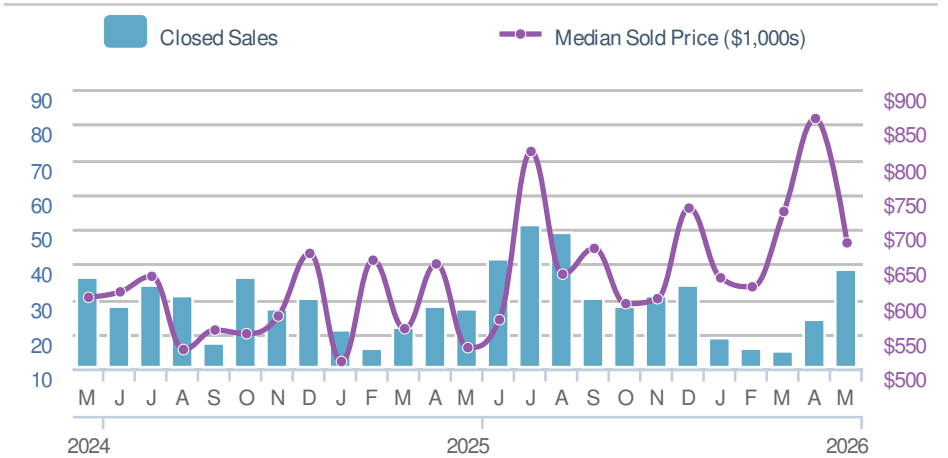
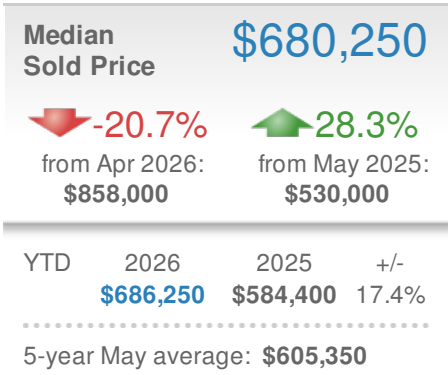
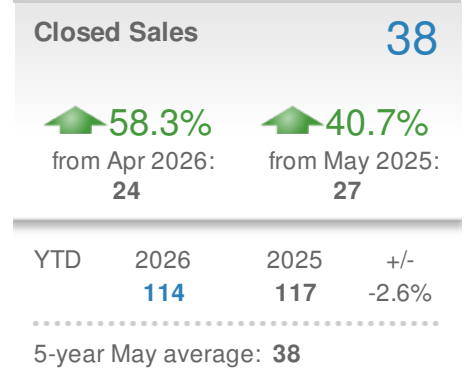
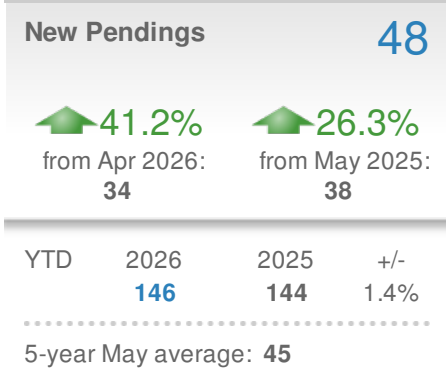
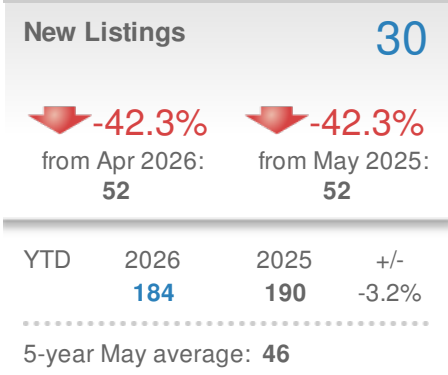
## Local Market Insight

### Wissahickon (Montgomery, PA)

**May 2026**

Wissahickon (Montgomery, PA)

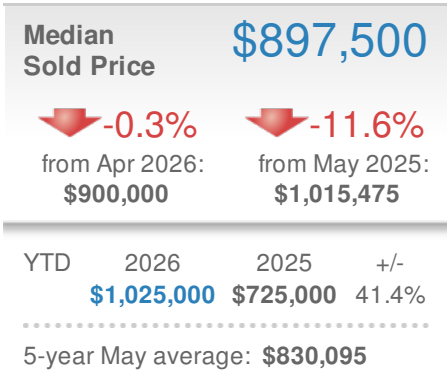
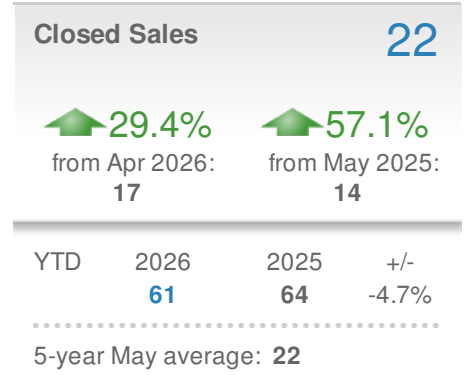
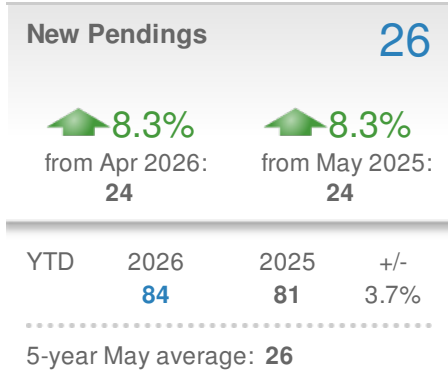
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**May 2026**

Wissahickon (Montgomery, PA) - Detached

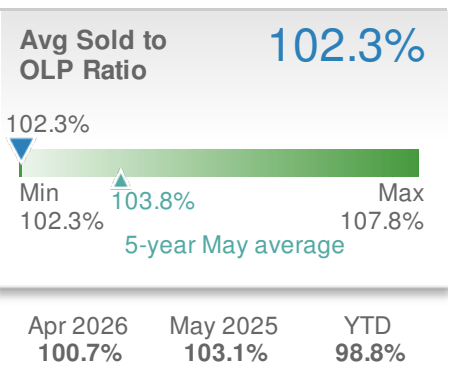
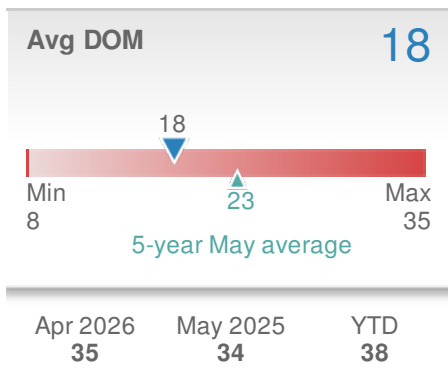
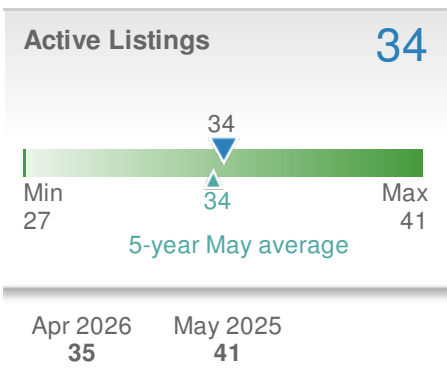
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for May was \$897,500, representing a decrease of 0.3% compared to last month and a decrease of 11.6% from May 2025. The average days on market for units sold in May was 18 days, 20% below the 5-year May average of 23 days. There was an 8.3% month over month increase in new contract activity with 26 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 43; and a 2.9% decrease in supply to 34 active units.

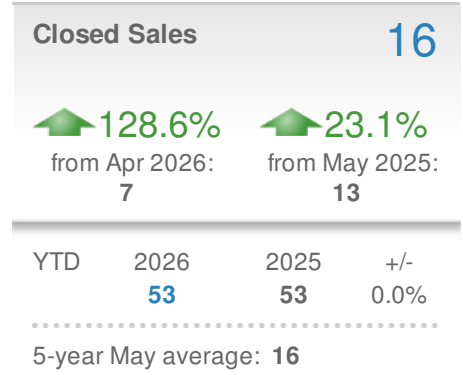
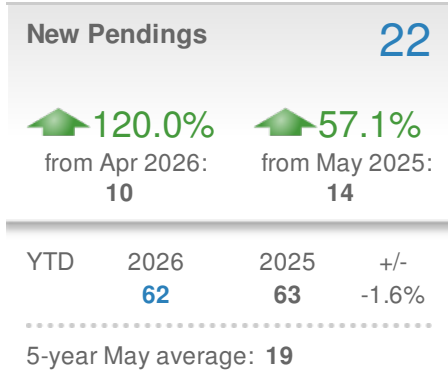
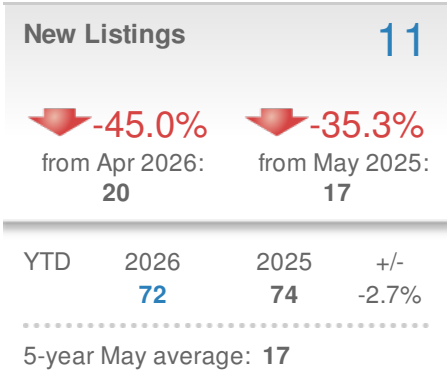
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.11 in April and an increase from 0.88 in May 2025. The Contract Ratio is 2% higher than the 5-year May average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Wissahickon (Montgomery, PA) - Attached

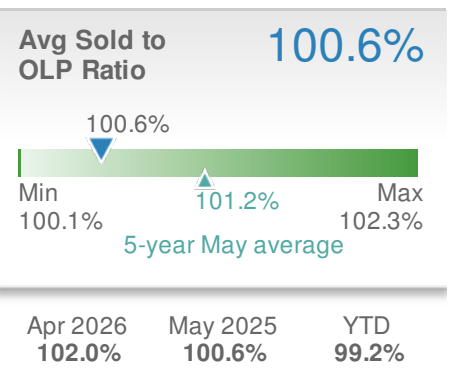
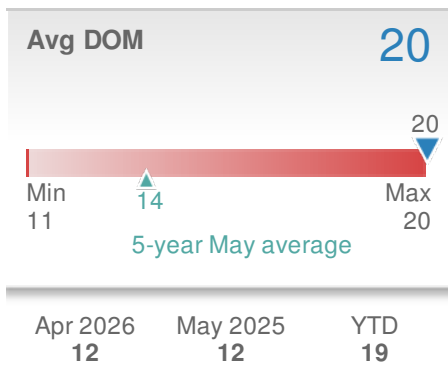
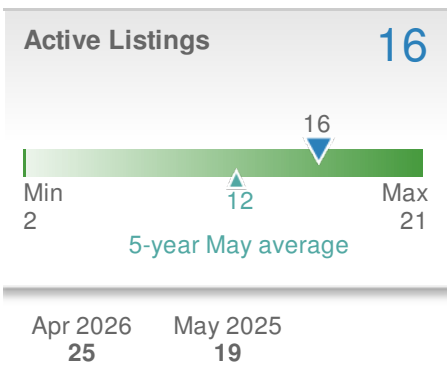
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**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for May was \$640,000, representing an increase of 6.7% compared to last month and an increase of 70.2% from May 2025. The average days on market for units sold in May was 20 days, 45% above the 5-year May average of 14 days. There was a 120% month over month increase in new contract activity with 22 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 23; and a 36% decrease in supply to 16 active units.

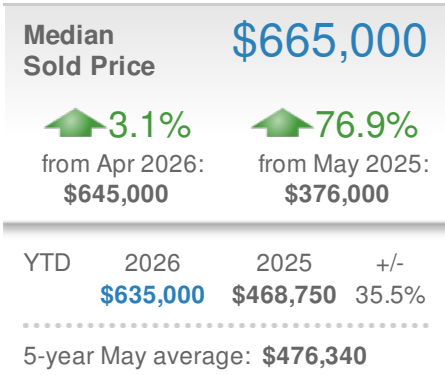
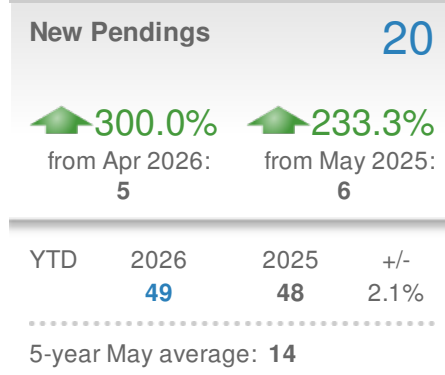
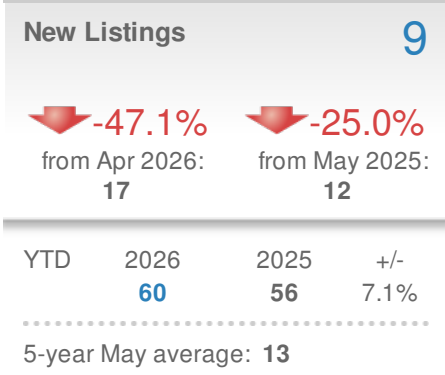
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.76 in April and an increase from 1.05 in May 2025. The Contract Ratio is 64% lower than the 5-year May average of 4.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Wissahickon (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$665,000, representing an increase of 3.1% compared to last month and an increase of 76.9% from May 2025. The average days on market for units sold in May was 23 days, 44% above the 5-year May average of 16 days. There was a 300% month over month increase in new contract activity with 20 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and a 34.8% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 0.61 in April and an increase from 0.77 in May 2025. The Contract Ratio is 76% lower than the 5-year May average of 5.35. 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.

