June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Montgomery County, PA

MarketStats by ShowingTime

Presented by
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June 2026
Montgomery County, PA

New Listings — 985

-2.9% from May 2026: **1,014**
6.7% from Jun 2025: **923**

YTD	2026	2025	+/-
	5,495	**5,318**	3.3%

5-year Jun average: **1,020**

New Pendings — 933

-7.3% from May 2026: **1,006**
1.5% from Jun 2025: **919**

YTD	2026	2025	+/-
	4,568	**4,471**	2.2%

5-year Jun average: **938**

Closed Sales — 979

33.6% from May 2026: **733**
10.4% from Jun 2025: **887**

YTD	2026	2025	+/-
	3,859	**3,917**	-1.5%

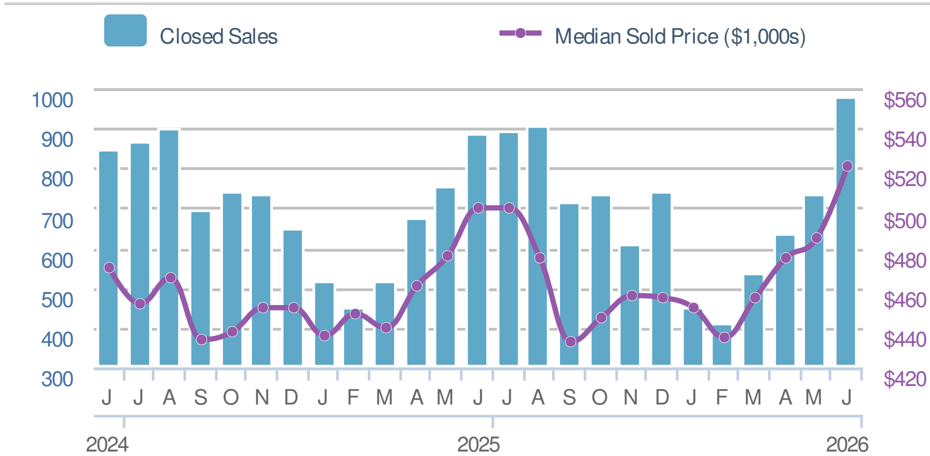
5-year Jun average: **989**

Median Sold Price — $521,000

7.4% from May 2026: **$485,000**
4.2% from Jun 2025: **$500,000**

YTD	2026	2025	+/-
	$475,050	**$461,114**	3.0%

5-year Jun average: **$473,200**



Active Listings — 1,244

1,244
Min 755 — 1,025 — Max 1,244
5-year Jun average

May 2026	Jun 2025
1,171	**1,063**

Avg DOM — 19

19
Min 13 — 17 — Max 19
5-year Jun average

May 2026	Jun 2025	YTD
21	**16**	**27**

Avg Sold to OLP Ratio — 100.9%

100.9%
Min 100.9% — 102.2% — Max 104.2%
5-year Jun average

May 2026	Jun 2025	YTD
101.2%	**101.6%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Montgomery County, PA - Detached

New Listings 607

-3.3% from May 2026: **628**
11.8% from Jun 2025: **543**

YTD	2026	2025	+/-
	3,276	**3,243**	1.0%

5-year Jun average: **620**

New Pendings 602

-6.7% from May 2026: **645**
2.9% from Jun 2025: **585**

YTD	2026	2025	+/-
	2,776	**2,771**	0.2%

5-year Jun average: **588**

Closed Sales 638

43.0% from May 2026: **446**
9.6% from Jun 2025: **582**

YTD	2026	2025	+/-
	2,298	**2,350**	-2.2%

5-year Jun average: **632**

Median Sold Price $615,000

10.7% from May 2026: **$555,500**
7.0% from Jun 2025: **$575,000**

YTD	2026	2025	+/-
	$557,500	**$549,950**	1.4%

5-year Jun average: **$549,071**

Summary

In Montgomery County, PA, the median sold price for Detached properties for June was $615,000, representing an increase of 10.7% compared to last month and an increase of 7% from Jun 2025. The average days on market for units sold in June was 15 days, 1% below the 5-year June average of 15 days. There was a 6.7% month over month decrease in new contract activity with 602 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 865; and a 5% increase in supply to 688 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.43 in May and a decrease from 1.38 in June 2025. The Contract Ratio is 11% lower than the 5-year June average of 1.42. 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 688

688
Min 516 | 634 | Max 701
5-year Jun average

May 2026	Jun 2025
655	**631**

Avg DOM 15

15
Min 12 | 15 | Max 18
5-year Jun average

May 2026	Jun 2025	YTD
18	**16**	**25**

Avg Sold to OLP Ratio 102.1%

102.1%
Min 102.1% | 102.8% | Max 104.2%
5-year Jun average

May 2026	Jun 2025	YTD
102.5%	**102.5%**	**100.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Montgomery County, PA - Attached

New Listings 378

-2.1% from May 2026: **386**

-0.5% from Jun 2025: **380**

YTD	2026	2025	+/-
	2,215	2,075	6.7%

5-year Jun average: **401**

New Pendings 331

-8.3% from May 2026: **361**

-0.9% from Jun 2025: **334**

YTD	2026	2025	+/-
	1,789	1,700	5.2%

5-year Jun average: **350**

Closed Sales 341

19.6% from May 2026: **285**

11.8% from Jun 2025: **305**

YTD	2026	2025	+/-
	1,558	1,567	-0.6%

5-year Jun average: **357**

Median Sold Price $396,045

11.6% from May 2026: **$354,900**

5.9% from Jun 2025: **$374,000**

YTD	2026	2025	+/-
	$367,750	$365,000	0.8%

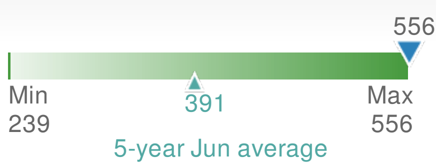
5-year Jun average: **$359,076**

Summary

In Montgomery County, PA, the median sold price for Attached properties for June was $396,045, representing an increase of 11.6% compared to last month and an increase of 5.9% from Jun 2025. The average days on market for units sold in June was 26 days, 34% above the 5-year June average of 19 days. There was an 8.3% month over month decrease in new contract activity with 331 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 518; and a 7.8% increase in supply to 556 active units.

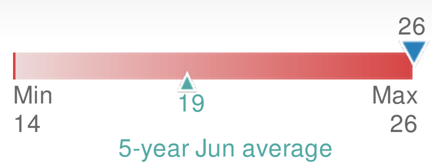
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.05 in May and a decrease from 1.15 in June 2025. The Contract Ratio is 39% lower than the 5-year June average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 556



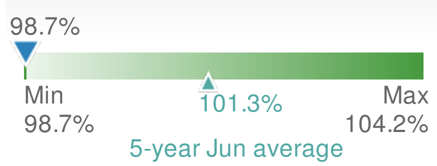
May 2026	Jun 2025
516	**432**

Avg DOM 26



May 2026	Jun 2025	YTD
26	**16**	**30**

Avg Sold to OLP Ratio 98.7%



May 2026	Jun 2025	YTD
99.3%	**100.1%**	**98.5%**

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New Listings — 300

-4.5% from May 2026: **314**
-0.7% from Jun 2025: **302**

YTD	2026	2025	+/-
	1,735	**1,622**	7.0%

5-year Jun average: **321**

New Pendings — 266

-9.5% from May 2026: **294**
-5.3% from Jun 2025: **281**

YTD	2026	2025	+/-
	1,414	**1,350**	4.7%

5-year Jun average: **284**

Closed Sales — 272

27.1% from May 2026: **214**
19.3% from Jun 2025: **228**

YTD	2026	2025	+/-
	1,224	**1,220**	0.3%

5-year Jun average: **279**

Median Sold Price — $426,000

11.2% from May 2026: **$383,249**
6.2% from Jun 2025: **$401,000**

YTD	2026	2025	+/-
	$392,000	**$385,000**	1.8%

5-year Jun average: **$381,850**

Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for June was $426,000, representing an increase of 11.2% compared to last month and an increase of 6.2% from Jun 2025. The average days on market for units sold in June was 20 days, 16% above the 5-year June average of 17 days. There was a 9.5% month over month decrease in new contract activity with 266 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 433; and a 7.2% increase in supply to 387 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.24 in May and a decrease from 1.41 in June 2025. The Contract Ratio is 34% lower than the 5-year June 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.

Active Listings — 387

387
Min 189 — 292 5-year Jun average — Max 387

May 2026	Jun 2025
361	**304**

Avg DOM — 20

20
Min 13 — 17 5-year Jun average — Max 22

May 2026	Jun 2025	YTD
21	**13**	**26**

Avg Sold to OLP Ratio — 99.6%

99.6%
Min 99.6% — 101.9% 5-year Jun average — Max 104.8%

May 2026	Jun 2025	YTD
100.1%	**100.7%**	**99.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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