

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Abington (Montgomery, PA)

June 2026

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**62**

↓ -1.6%

from May 2026:
63

↓ -1.6%

from Jun 2025:
63

YTD	2026	2025	+/-
	301	342	-12.0%

5-year Jun average: **64****New Pendings****52**

↓ -5.5%

from May 2026:
55

↓ -10.3%

from Jun 2025:
58

YTD	2026	2025	+/-
	258	299	-13.7%

5-year Jun average: **59****Closed Sales****53**

↑ 51.4%

from May 2026:
35

↓ -18.5%

from Jun 2025:
65

YTD	2026	2025	+/-
	218	264	-17.4%

5-year Jun average: **63****Median Sold Price****\$425,000**

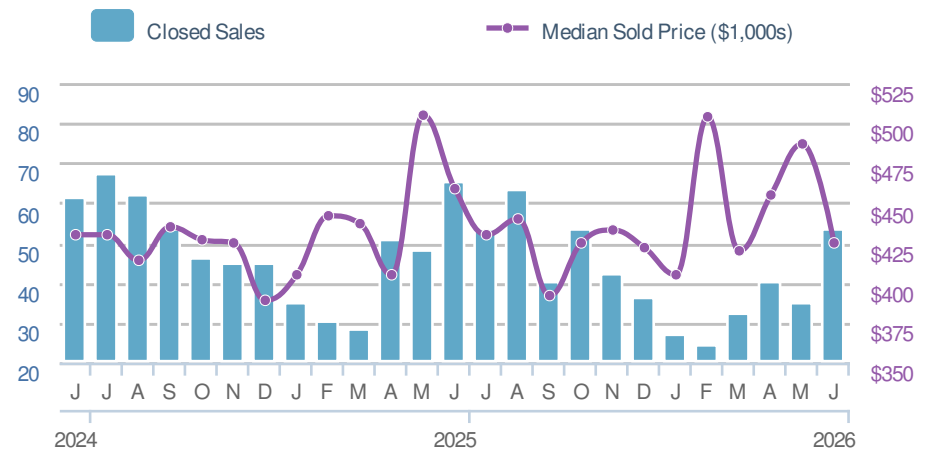
↓ -12.8%

from May 2026:
\$487,500

↓ -7.6%

from Jun 2025:
\$459,999

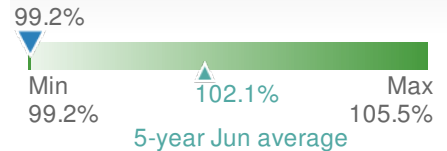
YTD	2026	2025	+/-
	\$450,000	\$440,500	2.2%

5-year Jun average: **\$427,200****Active Listings****78**

May 2026	Jun 2025
65	63

Avg DOM**26**

May 2026	Jun 2025	YTD
11	14	28

Avg Sold to OLP Ratio**99.2%**

May 2026	Jun 2025	YTD
102.5%	102.1%	99.2%

June 2026

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****54** **3.8%**from May 2026:
52 **5.9%**from Jun 2025:
51

YTD	2026	2025	+/-
	261	297	-12.1%

5-year Jun average: **55****New Pendings****49** **2.1%**from May 2026:
48 **-5.8%**from Jun 2025:
52

YTD	2026	2025	+/-
	228	263	-13.3%

5-year Jun average: **52****Closed Sales****43** **22.9%**from May 2026:
35 **-27.1%**from Jun 2025:
59

YTD	2026	2025	+/-
	186	230	-19.1%

5-year Jun average: **53****Median
Sold Price****\$460,000** **-5.6%**from May 2026:
\$487,500 **-1.1%**from Jun 2025:
\$465,000

YTD	2026	2025	+/-
	\$472,550	\$459,499	2.8%

5-year Jun average: **\$454,450****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for June was \$460,000, representing a decrease of 5.6% compared to last month and a decrease of 1.1% from Jun 2025. The average days on market for units sold in June was 14 days, 20% below the 5-year June average of 17 days. There was a 2.1% month over month increase in new contract activity with 49 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 72; and a 15.4% increase in supply to 60 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.31 in May and a decrease from 1.41 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 1.61. 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**60**

May 2026	Jun 2025
52	49

Avg DOM**14**

May 2026	Jun 2025	YTD
11	14	25

**Avg Sold to
OLP Ratio****100.7%**

May 2026	Jun 2025	YTD
102.5%	102.8%	99.8%

June 2026**Abington (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-27.3%**
 from May 2026: **11**

 **-33.3%**
 from Jun 2025: **12**

YTD	2026	2025	+/-
	40	45	-11.1%

5-year Jun average: **8****New Pendings****3**

 **-57.1%**
 from May 2026: **7**

 **-50.0%**
 from Jun 2025: **6**

YTD	2026	2025	+/-
	30	36	-16.7%

5-year Jun average: **7****Closed Sales****10**

 **0.0%**
 from May 2026: **0**

 **66.7%**
 from Jun 2025: **6**

YTD	2026	2025	+/-
	32	34	-5.9%

5-year Jun average: **10****Median Sold Price****\$257,250**

 **0.0%**
 from May 2026: **\$0**

 **-10.5%**
 from Jun 2025: **\$287,500**

YTD	2026	2025	+/-
	\$263,500	\$314,750	-16.3%

5-year Jun average: **\$284,550****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for June was \$257,250, representing an increase of 0% compared to last month and a decrease of 10.5% from Jun 2025. The average days on market for units sold in June was 76 days, 150% above the 5-year June average of 30 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 38.5% increase in supply to 18 active units.

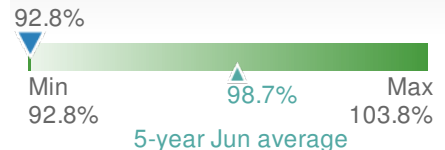
This activity resulted in a Contract Ratio of 0.22 pendings per active listing, down from 0.92 in May and a decrease from 0.71 in June 2025. The Contract Ratio is 83% lower than the 5-year June average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**18**

May 2026	Jun 2025
13	14

Avg DOM**76**

May 2026	Jun 2025	YTD
0	20	48

Avg Sold to OLP Ratio**92.8%**

May 2026	Jun 2025	YTD
0.0%	96.0%	95.6%

June 2026

Abington (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

↔ 0.0%

from May 2026:
6

↓ -14.3%

from Jun 2025:
7

YTD	2026	2025	+/-
	22	29	-24.1%

5-year Jun average: 6

New Pendings**3**

↑ 50.0%

from May 2026:
2

↔ 0.0%

from Jun 2025:
3

YTD	2026	2025	+/-
	14	25	-44.0%

5-year Jun average: 4

Closed Sales**5**

↔ 0.0%

from May 2026:
0

↑ 25.0%

from Jun 2025:
4

YTD	2026	2025	+/-
	12	27	-55.6%

5-year Jun average: 6

Median Sold Price**\$335,000**

↔ 0.0%

from May 2026:
\$0

↑ 9.0%

from Jun 2025:
\$307,250

YTD	2026	2025	+/-
	\$342,250	\$360,000	-4.9%

5-year Jun average: \$327,383

Summary

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was \$335,000, representing an increase of 0% compared to last month and an increase of 9% from Jun 2025. The average days on market for units sold in June was 40 days, 120% above the 5-year June average of 18 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 1.17 in May and a decrease from 0.83 in June 2025. The Contract Ratio is 74% lower than the 5-year June average of 1.70. 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.

Active Listings**9**

May 2026	Jun 2025
6	6

Avg DOM**40**

May 2026	Jun 2025	YTD
0	24	22

Avg Sold to OLP Ratio**102.3%**

May 2026	Jun 2025	YTD
0.0%	94.4%	101.9%