June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Colonial (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2026
Colonial (Montgomery, PA)

New Listings — 51

0.0%	-16.4%
from May 2026: **51**	from Jun 2025: **61**

YTD	2026	2025	+/-
	318	**355**	-10.4%

5-year Jun average: **61**

New Pendings — 49

-7.5%	6.5%
from May 2026: **53**	from Jun 2025: **46**

YTD	2026	2025	+/-
	264	**271**	-2.6%

5-year Jun average: **50**

Closed Sales — 58

31.8%	-3.3%
from May 2026: **44**	from Jun 2025: **60**

YTD	2026	2025	+/-
	229	**256**	-10.5%

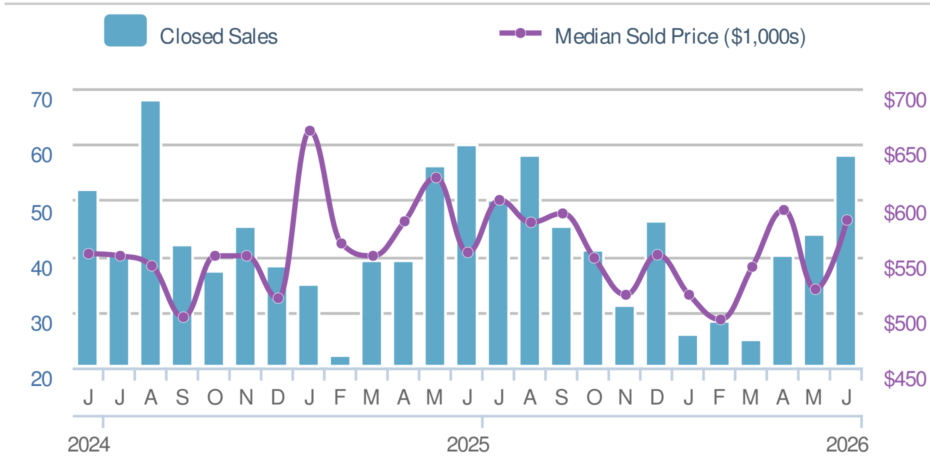
5-year Jun average: **57**

Median Sold Price — $582,500

12.0%	5.2%
from May 2026: **$520,000**	from Jun 2025: **$553,750**

YTD	2026	2025	+/-
	$550,000	**$580,000**	-5.2%

5-year Jun average: **$520,268**



Active Listings — 57

57
Min 51
58
5-year Jun average
Max 75

May 2026	Jun 2025
52	**75**

Avg DOM — 13

13
Min 11
13
5-year Jun average
Max 16

May 2026	Jun 2025	YTD
30	**12**	**28**

Avg Sold to OLP Ratio — 99.4%

99.4%
Min 99.4%
101.6%
5-year Jun average
Max 103.3%

May 2026	Jun 2025	YTD
100.0%	**102.2%**	**100.0%**

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

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June 2026

Colonial (Montgomery, PA) - Detached

New Listings — 26

44.4% from May 2026: 18	-21.2% from Jun 2025: 33

YTD	2026	2025	+/-
	140	184	-23.9%

5-year Jun average: **34**

New Pendings — 19

-24.0% from May 2026: 25	-20.8% from Jun 2025: 24

YTD	2026	2025	+/-
	127	136	-6.6%

5-year Jun average: **25**

Closed Sales — 30

36.4% from May 2026: 22	-14.3% from Jun 2025: 35

YTD	2026	2025	+/-
	110	123	-10.6%

5-year Jun average: **31**

Median Sold Price — $626,625

15.9% from May 2026: $540,500	0.3% from Jun 2025: $625,000

YTD	2026	2025	+/-
	$597,000	$675,000	-11.6%

5-year Jun average: **$581,825**

Summary

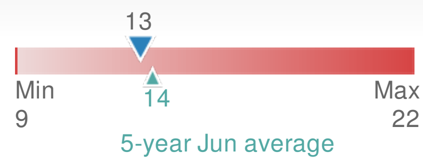
In Colonial (Montgomery, PA), the median sold price for Detached properties for June was $626,625, representing an increase of 15.9% compared to last month and an increase of 0.3% from Jun 2025. The average days on market for units sold in June was 13 days, 4% below the 5-year June average of 14 days. There was a 24% month over month decrease in new contract activity with 19 New Pendings; a 25.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 38; and a 64.3% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 3.64 in May and an increase from 0.96 in June 2025. The Contract Ratio is 23% higher than the 5-year June average of 1.35. 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.

Active Listings — 23

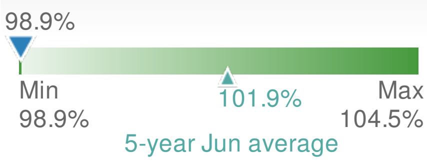
May 2026	Jun 2025
14	49

Avg DOM — 13



May 2026	Jun 2025	YTD
38	12	26

Avg Sold to OLP Ratio — 98.9%



May 2026	Jun 2025	YTD
101.0%	102.8%	100.5%

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

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June 2026

Colonial (Montgomery, PA) - Attached

New Listings — 25

-24.2% from May 2026: **33**
-10.7% from Jun 2025: **28**

YTD	2026	2025	+/-
	177	**171**	3.5%

5-year Jun average: **27**

New Pendings — 30

7.1% from May 2026: **28**
36.4% from Jun 2025: **22**

YTD	2026	2025	+/-
	136	**135**	0.7%

5-year Jun average: **25**

Closed Sales — 28

33.3% from May 2026: **21**
12.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	118	**133**	-11.3%

5-year Jun average: **26**

Median Sold Price — $518,000

3.8% from May 2026: **$499,250**
9.1% from Jun 2025: **$475,000**

YTD	2026	2025	+/-
	$499,625	**$535,000**	-6.6%

5-year Jun average: **$450,500**

Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for June was $518,000, representing an increase of 3.8% compared to last month and an increase of 9.1% from Jun 2025. The average days on market for units sold in June was 13 days, 4% below the 5-year June average of 14 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; a 7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 46; and a 10.5% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.13 in May and a decrease from 1.88 in June 2025. The Contract Ratio is 36% lower than the 5-year June average of 2.10. 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 — 34

34
Min 16 — 24 (5-year Jun average) — Max 34

May 2026	Jun 2025
38	**26**

Avg DOM — 13

13
Min 11 — 14 (5-year Jun average) — Max 20

May 2026	Jun 2025	YTD
22	**12**	**29**

Avg Sold to OLP Ratio — 99.9%

99.9%
Min 99.9% — 101.1% (5-year Jun average) — Max 101.6%

May 2026	Jun 2025	YTD
98.9%	**101.4%**	**99.6%**

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June 2026

Colonial (Montgomery, PA) - Attached/Townhouse

New Listings — 19

-36.7%	-17.4%
from May 2026: **30**	from Jun 2025: **23**

YTD	2026	2025	+/-
	132	**140**	-5.7%

5-year Jun average: **22**

New Pendings — 24

-4.0%	33.3%
from May 2026: **25**	from Jun 2025: **18**

YTD	2026	2025	+/-
	108	**106**	1.9%

5-year Jun average: **20**

Closed Sales — 25

78.6%	25.0%
from May 2026: **14**	from Jun 2025: **20**

YTD	2026	2025	+/-
	94	**103**	-8.7%

5-year Jun average: **21**

Median Sold Price — $535,000

-11.8%	2.9%
from May 2026: **$606,500**	from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$547,500	**$562,490**	-2.7%

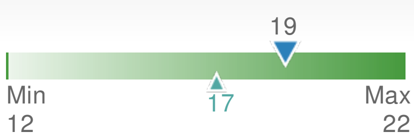
5-year Jun average: **$474,250**

Summary

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $535,000, representing a decrease of 11.8% compared to last month and an increase of 2.9% from Jun 2025. The average days on market for units sold in June was 12 days, 3% above the 5-year June average of 12 days. There was a 4% month over month decrease in new contract activity with 24 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 38; and a 29.6% decrease in supply to 19 active units.

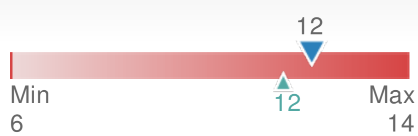
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.44 in May and no change from June 2025. The Contract Ratio is 16% lower than the 5-year June average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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 — 19



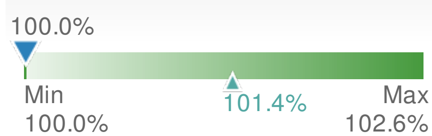
May 2026	Jun 2025
27	**22**

Avg DOM — 12



May 2026	Jun 2025	YTD
20	**14**	**28**

Avg Sold to OLP Ratio — 100.0%



May 2026	Jun 2025	YTD
99.3%	**101.6%**	**100.2%**

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