

# June 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

## Local Market Insight

### Hatboro-Horsham (Montgomery, PA)

**June 2026**

## Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****31** **-22.5%**from May 2026:  
**40** **-8.8%**from Jun 2025:  
**34**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>220</b> | <b>208</b> | 5.8% |

5-year Jun average: **42****New Pendings****27** **-41.3%**from May 2026:  
**46** **-32.5%**from Jun 2025:  
**40**

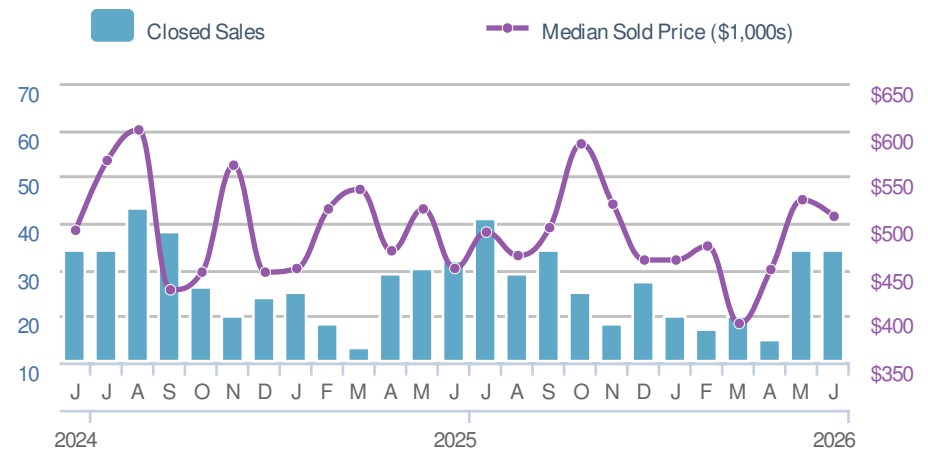
| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>180</b> | <b>181</b> | -0.6% |

5-year Jun average: **38****Closed Sales****34** **0.0%**from May 2026:  
**34** **6.3%**from Jun 2025:  
**32**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>143</b> | <b>154</b> | -7.1% |

5-year Jun average: **36****Median Sold Price****\$507,500** **-3.4%**from May 2026:  
**\$525,625** **12.5%**from Jun 2025:  
**\$451,000**

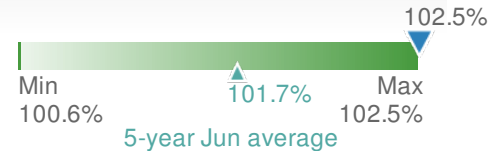
| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$480,000</b> | <b>\$471,585</b> | 1.8% |

5-year Jun average: **\$460,400****Active Listings****48**

| May 2026  | Jun 2025  |
|-----------|-----------|
| <b>47</b> | <b>39</b> |

**Avg DOM****27**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>18</b> | <b>23</b> | <b>26</b> |

**Avg Sold to OLP Ratio****102.5%**

| May 2026      | Jun 2025      | YTD           |
|---------------|---------------|---------------|
| <b>101.9%</b> | <b>101.4%</b> | <b>101.3%</b> |

**June 2026**

## Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16**

 **-30.4%**  
 from May 2026:  
**23**

 **-33.3%**  
 from Jun 2025:  
**24**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>125</b> | <b>138</b> | -9.4% |

5-year Jun average: **28****New Pendings****14**

 **-50.0%**  
 from May 2026:  
**28**

 **-48.1%**  
 from Jun 2025:  
**27**

| YTD | 2026       | 2025       | +/-    |
|-----|------------|------------|--------|
|     | <b>101</b> | <b>118</b> | -14.4% |

5-year Jun average: **23****Closed Sales****27**

 **28.6%**  
 from May 2026:  
**21**

 **22.7%**  
 from Jun 2025:  
**22**

| YTD | 2026      | 2025      | +/-  |
|-----|-----------|-----------|------|
|     | <b>96</b> | <b>93</b> | 3.2% |

5-year Jun average: **23****Median  
Sold Price****\$660,000**

 **10.0%**  
 from May 2026:  
**\$600,000**

 **28.5%**  
 from Jun 2025:  
**\$513,500**

| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$547,500</b> | <b>\$570,000</b> | -3.9% |

5-year Jun average: **\$554,800****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for June was \$660,000, representing an increase of 10% compared to last month and an increase of 28.5% from Jun 2025. The average days on market for units sold in June was 21 days, 12% above the 5-year June average of 19 days. There was a 50% month over month decrease in new contract activity with 14 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and no change in supply with 24 active units.

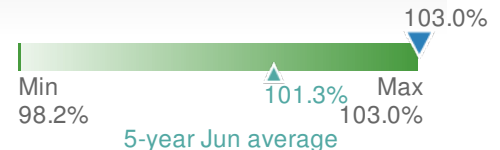
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.63 in May and a decrease from 1.54 in June 2025. The Contract Ratio is 9% lower than the 5-year June average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****24**

| May 2026  | Jun 2025  |
|-----------|-----------|
| <b>24</b> | <b>28</b> |

**Avg DOM****21**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>10</b> | <b>23</b> | <b>25</b> |

**Avg Sold to  
OLP Ratio****103.0%**

| May 2026      | Jun 2025      | YTD           |
|---------------|---------------|---------------|
| <b>101.8%</b> | <b>102.4%</b> | <b>101.2%</b> |

**June 2026**

## Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15** **-11.8%**from May 2026:  
**17** **50.0%**from Jun 2025:  
**10**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>95</b> | <b>70</b> | 35.7% |

5-year Jun average: **14****New Pendings****13** **-27.8%**from May 2026:  
**18** **0.0%**from Jun 2025:  
**13**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>79</b> | <b>63</b> | 25.4% |

5-year Jun average: **14****Closed Sales****7** **-46.2%**from May 2026:  
**13** **-30.0%**from Jun 2025:  
**10**

| YTD | 2026      | 2025      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>47</b> | <b>61</b> | -23.0% |

5-year Jun average: **12****Median Sold Price****\$391,500** **13.5%**from May 2026:  
**\$345,000** **3.4%**from Jun 2025:  
**\$378,775**

| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$369,500</b> | <b>\$372,550</b> | -0.8% |

5-year Jun average: **\$366,055****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for June was \$391,500, representing an increase of 13.5% compared to last month and an increase of 3.4% from Jun 2025. The average days on market for units sold in June was 51 days, 89% above the 5-year June average of 27 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 21.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 45; and a 4.3% increase in supply to 24 active units.

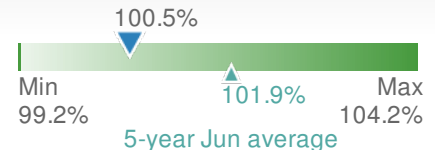
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.61 in May and an increase from 1.73 in June 2025. The Contract Ratio is the same as the 5-year June average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****24**

| May 2026  | Jun 2025  |
|-----------|-----------|
| <b>23</b> | <b>11</b> |

**Avg DOM****51**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>30</b> | <b>24</b> | <b>28</b> |

**Avg Sold to OLP Ratio****100.5%**

| May 2026      | Jun 2025     | YTD           |
|---------------|--------------|---------------|
| <b>102.1%</b> | <b>99.2%</b> | <b>101.7%</b> |

**June 2026**

## Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

15 County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****12** **-14.3%**from May 2026:  
**14** **71.4%**from Jun 2025:  
**7**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>79</b> | <b>47</b> | 68.1% |

5-year Jun average: **10****New Pendings****11** **-35.3%**from May 2026:  
**17** **0.0%**from Jun 2025:  
**11**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>64</b> | <b>42</b> | 52.4% |

5-year Jun average: **11****Closed Sales****5** **-37.5%**from May 2026:  
**8** **0.0%**from Jun 2025:  
**5**

| YTD | 2026      | 2025      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>33</b> | <b>43</b> | -23.3% |

5-year Jun average: **8****Median  
Sold Price****\$391,500** **-18.9%**from May 2026:  
**\$482,495** **1.7%**from Jun 2025:  
**\$385,000**

| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$395,000</b> | <b>\$420,500</b> | -6.1% |

5-year Jun average: **\$379,400****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was \$391,500, representing a decrease of 18.9% compared to last month and an increase of 1.7% from Jun 2025. The average days on market for units sold in June was 70 days, 117% above the 5-year June average of 32 days. There was a 35.3% month over month decrease in new contract activity with 11 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 42; and a 5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.80 in May and an increase from 1.67 in June 2025. The Contract Ratio is 18% higher 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****21**

| May 2026  | Jun 2025 |
|-----------|----------|
| <b>20</b> | <b>9</b> |

**Avg DOM****70**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>36</b> | <b>22</b> | <b>30</b> |

**Avg Sold to  
OLP Ratio****99.7%**

| May 2026      | Jun 2025     | YTD           |
|---------------|--------------|---------------|
| <b>104.0%</b> | <b>99.0%</b> | <b>103.1%</b> |