June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 83

-10.8% from May 2026: **93**

29.7% from Jun 2025: **64**

YTD	2026	2025	+/-
	519	**476**	9.0%

5-year Jun average: **76**

New Pendings — 76

-11.6% from May 2026: **86**

16.9% from Jun 2025: **65**

YTD	2026	2025	+/-
	394	**378**	4.2%

5-year Jun average: **71**

Closed Sales — 94

56.7% from May 2026: **60**

9.3% from Jun 2025: **86**

YTD	2026	2025	+/-
	331	**319**	3.8%

5-year Jun average: **89**

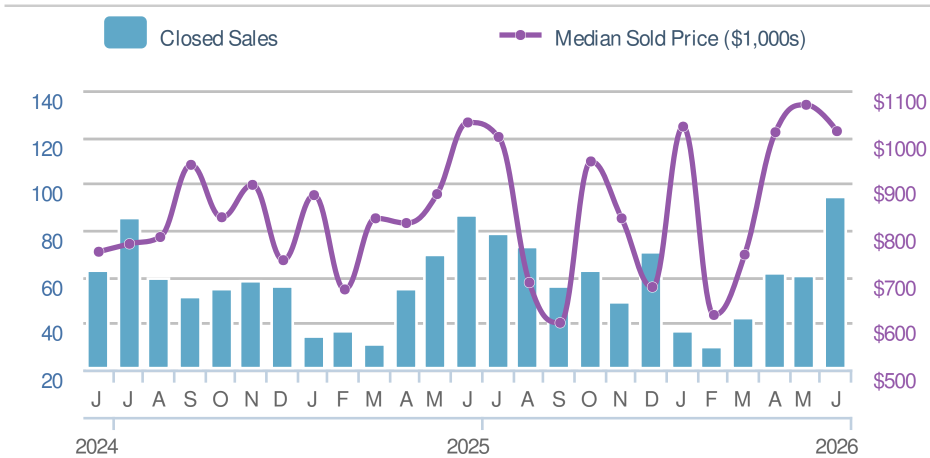
Median Sold Price — $1,012,500

-5.3% from May 2026: **$1,069,250**

-1.9% from Jun 2025: **$1,031,750**

YTD	2026	2025	+/-
	$975,000	**$850,000**	14.7%

5-year Jun average: **$881,290**



Active Listings — 152

152

Min	5-year Jun average	Max
76	104	152

May 2026	Jun 2025
150	**100**

Avg DOM — 29

29

Min	5-year Jun average	Max
14	21	29

May 2026	Jun 2025	YTD
16	**23**	**28**

Avg Sold to OLP Ratio — 100.0%

100.0%

Min	5-year Jun average	Max
100.0%	101.9%	104.5%

May 2026	Jun 2025	YTD
104.7%	**102.8%**	**100.9%**

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

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Lower Merion (Montgomery, PA) - Detached

New Listings — 47

-26.6%	67.9%
from May 2026: **64**	from Jun 2025: **28**

YTD	2026	2025	+/-
	329	**291**	13.1%

5-year Jun average: **42**

New Pendings — 49

-21.0%	53.1%
from May 2026: **62**	from Jun 2025: **32**

YTD	2026	2025	+/-
	257	**239**	7.5%

5-year Jun average: **42**

Closed Sales — 60

42.9%	3.4%
from May 2026: **42**	from Jun 2025: **58**

YTD	2026	2025	+/-
	207	**198**	4.5%

5-year Jun average: **58**

Median Sold Price — $1,467,500

16.2%	-1.5%
from May 2026: **$1,262,500**	from Jun 2025: **$1,490,000**

YTD	2026	2025	+/-
	$1,300,000	**$1,155,000**	12.6%

5-year Jun average: **$1,218,500**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for June was $1,467,500, representing an increase of 16.2% compared to last month and a decrease of 1.5% from Jun 2025. The average days on market for units sold in June was 18 days, 1% below the 5-year June average of 18 days. There was a 21% month over month decrease in new contract activity with 49 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 85; and a 6.8% decrease in supply to 69 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.38 in May and a decrease from 1.50 in June 2025. The Contract Ratio is 10% lower than the 5-year June average of 1.37. 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 — 69

69

Min 47 — 59 — Max 69

5-year Jun average

May 2026	Jun 2025
74	**50**

Avg DOM — 18

18

Min 15 — 18 — Max 23

5-year Jun average

May 2026	Jun 2025	YTD
9	**17**	**18**

Avg Sold to OLP Ratio — 103.1%

103.1%

Min 101.2% — 103.4% — Max 105.2%

5-year Jun average

May 2026	Jun 2025	YTD
107.7%	**104.7%**	**104.1%**

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New Listings 36

24.1% from May 2026: **29**

0.0% from Jun 2025: **36**

YTD	2026	2025	+/-
	190	**185**	2.7%

5-year Jun average: **34**

New Pendings 27

12.5% from May 2026: **24**

-18.2% from Jun 2025: **33**

YTD	2026	2025	+/-
	137	**139**	-1.4%

5-year Jun average: **28**

Closed Sales 34

88.9% from May 2026: **18**

21.4% from Jun 2025: **28**

YTD	2026	2025	+/-
	124	**121**	2.5%

5-year Jun average: **31**

Median Sold Price $423,000

32.2% from May 2026: **$320,000**

-17.1% from Jun 2025: **$510,000**

YTD	2026	2025	+/-
	$415,000	**$380,000**	9.2%

5-year Jun average: **$391,600**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for June was $423,000, representing an increase of 32.2% compared to last month and a decrease of 17.1% from Jun 2025. The average days on market for units sold in June was 48 days, 85% above the 5-year June average of 26 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 9.2% increase in supply to 83 active units.

This activity resulted in a Contract Ratio of 0.34 pendings per active listing, down from 0.47 in May and a decrease from 0.76 in June 2025. The Contract Ratio is 66% lower than the 5-year June average of 1.00. 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 83

83

Min 29 | 45 5-year Jun average | Max 83

May 2026	Jun 2025
76	**50**

Avg DOM 48

48

Min 12 | 26 5-year Jun average | Max 48

May 2026	Jun 2025	YTD
34	**37**	**45**

Avg Sold to OLP Ratio 94.6%

94.6%

Min 94.6% | 99.0% 5-year Jun average | Max 103.0%

May 2026	Jun 2025	YTD
97.8%	**98.9%**	**95.6%**

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

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June 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

New Listings 16

-5.9% from May 2026: **17**
-27.3% from Jun 2025: **22**

YTD	2026	2025	+/-
	90	**98**	-8.2%

5-year Jun average: **16**

New Pendings 15

7.1% from May 2026: **14**
-21.1% from Jun 2025: **19**

YTD	2026	2025	+/-
	73	**80**	-8.8%

5-year Jun average: **15**

Closed Sales 19

111.1% from May 2026: **9**
5.6% from Jun 2025: **18**

YTD	2026	2025	+/-
	67	**72**	-6.9%

5-year Jun average: **16**

Median Sold Price $597,000

32.7% from May 2026: **$450,000**
3.8% from Jun 2025: **$575,000**

YTD	2026	2025	+/-
	$465,000	**$445,000**	4.5%

5-year Jun average: **$488,550**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $597,000, representing an increase of 32.7% compared to last month and an increase of 3.8% from Jun 2025. The average days on market for units sold in June was 32 days, 95% above the 5-year June average of 16 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 14; and a 20% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.76 in May and a decrease from 1.06 in June 2025. The Contract Ratio is 64% lower than the 5-year June average of 1.31. 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 30

30
Min 10 | 17 5-year Jun average | Max 30

May 2026	Jun 2025
25	**18**

Avg DOM 32

32
Min 7 | 16 5-year Jun average | Max 32

May 2026	Jun 2025	YTD
31	**21**	**33**

Avg Sold to OLP Ratio 97.8%

97.8%
Min 97.8% | 100.9% 5-year Jun average | Max 105.0%

May 2026	Jun 2025	YTD
97.6%	**101.0%**	**97.9%**

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