June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Methacton (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Methacton (Montgomery, PA)

New Listings 32

3.2% from May 2026: 31
-3.0% from Jun 2025: 33

YTD	2026	2025	+/-
	163	172	-5.2%

5-year Jun average: **36**

New Pendings 30

-21.1% from May 2026: 38
-16.7% from Jun 2025: 36

YTD	2026	2025	+/-
	141	155	-9.0%

5-year Jun average: **35**

Closed Sales 28

55.6% from May 2026: 18
12.0% from Jun 2025: 25

YTD	2026	2025	+/-
	109	138	-21.0%

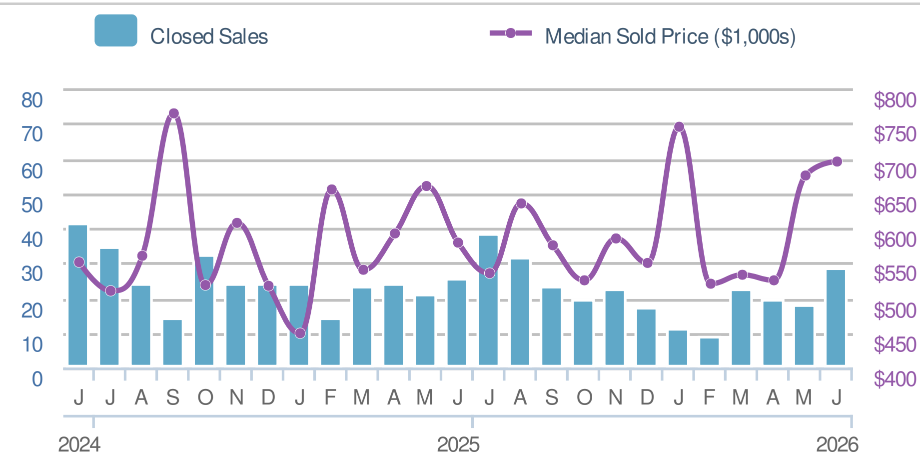
5-year Jun average: **35**

Median Sold Price $695,803

3.1% from May 2026: $675,000
20.2% from Jun 2025: $579,000

YTD	2026	2025	+/-
	$555,500	$590,000	-5.8%

5-year Jun average: **$572,761**



Active Listings 37

37
Min 34
44
Max 62
5-year Jun average

May 2026	Jun 2025
33	44

Avg DOM 22

22
Min 9
14
Max 22
5-year Jun average

May 2026	Jun 2025	YTD
37	14	24

Avg Sold to OLP Ratio 99.2%

99.2%
Min 99.2%
102.2%
Max 106.1%
5-year Jun average

May 2026	Jun 2025	YTD
103.2%	101.1%	100.9%

Local Market **Insight**

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June 2026

Methacton (Montgomery, PA) - Detached

New Listings — 25

-16.7% from May 2026: **30**

-7.4% from Jun 2025: **27**

YTD	2026	2025	+/-
	135	**143**	-5.6%

5-year Jun average: **30**

New Pendings — 25

-21.9% from May 2026: **32**

-16.7% from Jun 2025: **30**

YTD	2026	2025	+/-
	117	**129**	-9.3%

5-year Jun average: **29**

Closed Sales — 23

64.3% from May 2026: **14**

27.8% from Jun 2025: **18**

YTD	2026	2025	+/-
	90	**111**	-18.9%

5-year Jun average: **27**

Median Sold Price — $725,000

1.4% from May 2026: **$715,000**

8.2% from Jun 2025: **$670,000**

YTD	2026	2025	+/-
	$651,250	**$615,000**	5.9%

5-year Jun average: **$601,000**

Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for June was $725,000, representing an increase of 1.4% compared to last month and an increase of 8.2% from Jun 2025. The average days on market for units sold in June was 23 days, 77% above the 5-year June average of 13 days. There was a 21.9% month over month decrease in new contract activity with 25 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 40; and no change in supply with 30 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, no change from May and an increase from 1.16 in June 2025. The Contract Ratio is 4% higher than the 5-year June average of 1.28. 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 25 | 35 (5-year Jun average) | Max 42

May 2026	Jun 2025
30	**38**

Avg DOM — 23

23

Min 8 | 13 (5-year Jun average) | Max 23

May 2026	Jun 2025	YTD
44	**16**	**26**

Avg Sold to OLP Ratio — 99.1%

99.1%

Min 99.1% | 102.1% (5-year Jun average) | Max 105.8%

May 2026	Jun 2025	YTD
104.3%	**100.7%**	**101.1%**

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

MarketStats by ShowingTime

Local Market **Insight**

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June 2026

Methacton (Montgomery, PA) - Attached

New Listings — 7

600.0%	16.7%
from May 2026: **1**	from Jun 2025: **6**

YTD	2026	2025	+/-
	28	**29**	-3.4%

5-year Jun average: **7**

New Pendings — 5

-16.7%	-16.7%
from May 2026: **6**	from Jun 2025: **6**

YTD	2026	2025	+/-
	24	**26**	-7.7%

5-year Jun average: **6**

Closed Sales — 5

25.0%	-28.6%
from May 2026: **4**	from Jun 2025: **7**

YTD	2026	2025	+/-
	19	**27**	-29.6%

5-year Jun average: **8**

Median Sold Price — $650,000

18.7%	34.0%
from May 2026: **$547,500**	from Jun 2025: **$485,000**

YTD	2026	2025	+/-
	$530,000	**$500,000**	6.0%

5-year Jun average: **$518,957**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for June was $650,000, representing an increase of 18.7% compared to last month and an increase of 34% from Jun 2025. The average days on market for units sold in June was 21 days, 18% above the 5-year June average of 18 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 6; and a 133.3% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 2.00 in May and a decrease from 1.00 in June 2025. The Contract Ratio is 25% lower than the 5-year June average of 1.15. 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 — 7

7

Min 5 | 9 | Max 20

5-year Jun average

May 2026	Jun 2025
3	**6**

Avg DOM — 21

21

Min 8 | 18 | Max 26

5-year Jun average

May 2026	Jun 2025	YTD
13	**8**	**16**

Avg Sold to OLP Ratio — 99.6%

99.6%

Min 99.6% | 102.5% | Max 106.6%

5-year Jun average

May 2026	Jun 2025	YTD
99.3%	**101.9%**	**100.0%**

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

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June 2026

Methacton (Montgomery, PA) - Attached/Townhouse

New Listings 6

500.0% from May 2026: 1

20.0% from Jun 2025: 5

YTD	2026	2025	+/-
	26	26	0.0%

5-year Jun average: **6**

New Pendings 5

0.0% from May 2026: 5

25.0% from Jun 2025: 4

YTD	2026	2025	+/-
	23	22	4.5%

5-year Jun average: **6**

Closed Sales 5

66.7% from May 2026: 3

-16.7% from Jun 2025: 6

YTD	2026	2025	+/-
	18	23	-21.7%

5-year Jun average: **7**

Median Sold Price $650,000

4.8% from May 2026: **$620,000**

25.0% from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$534,750	$550,000	-2.8%

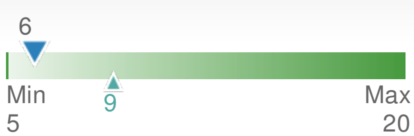
5-year Jun average: **$536,427**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $650,000, representing an increase of 4.8% compared to last month and an increase of 25% from Jun 2025. The average days on market for units sold in June was 21 days, 15% above the 5-year June average of 18 days. There was no month over month change in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 6; and a 100% increase in supply to 6 active units.

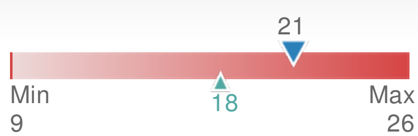
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in May and an increase from 0.83 in June 2025. The Contract Ratio is 11% lower than the 5-year June average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 6



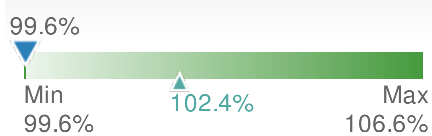
May 2026	Jun 2025
3	6

Avg DOM 21



May 2026	Jun 2025	YTD
16	9	17

Avg Sold to OLP Ratio 99.6%



May 2026	Jun 2025	YTD
97.5%	101.9%	99.7%

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