June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Norristown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

June 2026

Norristown Area (Montgomery, PA)

New Listings 57

-1.7% from May 2026: **58**

-13.6% from Jun 2025: **66**

YTD	2026	2025	+/-
	382	**403**	-5.2%

5-year Jun average: **71**

New Pendings 55

-9.8% from May 2026: **61**

-8.3% from Jun 2025: **60**

YTD	2026	2025	+/-
	319	**346**	-7.8%

5-year Jun average: **66**

Closed Sales 64

28.0% from May 2026: **50**

42.2% from Jun 2025: **45**

YTD	2026	2025	+/-
	298	**297**	0.3%

5-year Jun average: **69**

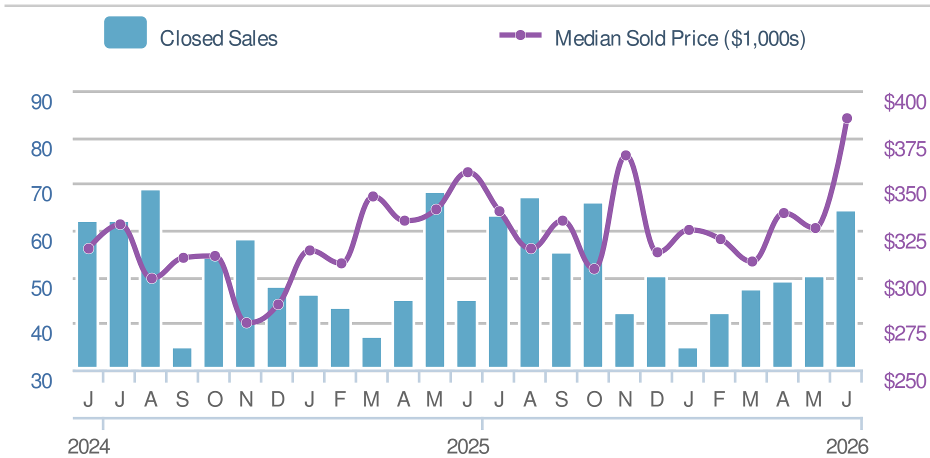
Median Sold Price $385,937

18.3% from May 2026: **$326,200**

8.2% from Jun 2025: **$356,600**

YTD	2026	2025	+/-
	$327,500	**$330,000**	-0.8%

5-year Jun average: **$331,307**



Active Listings 78

78

Min 54 | 75 | Max 99

5-year Jun average

May 2026	Jun 2025
83	**78**

Avg DOM 17

17

Min 13 | 19 | Max 27

5-year Jun average

May 2026	Jun 2025	YTD
22	**13**	**25**

Avg Sold to OLP Ratio 100.1%

100.1%

Min 100.1% | 101.6% | Max 104.9%

5-year Jun average

May 2026	Jun 2025	YTD
100.6%	**100.2%**	**99.2%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 24

9.1%	9.1%
from May 2026: **22**	from Jun 2025: **22**

YTD	2026	2025	+/-
	134	**129**	3.9%

5-year Jun average: **23**

New Pendings — 26

-10.3%	8.3%
from May 2026: **29**	from Jun 2025: **24**

YTD	2026	2025	+/-
	122	**125**	-2.4%

5-year Jun average: **26**

Closed Sales — 28

55.6%	86.7%
from May 2026: **18**	from Jun 2025: **15**

YTD	2026	2025	+/-
	102	**109**	-6.4%

5-year Jun average: **26**

Median Sold Price — $482,500

19.4%	13.5%
from May 2026: **$404,000**	from Jun 2025: **$425,000**

YTD	2026	2025	+/-
	$420,000	**$410,000**	2.4%

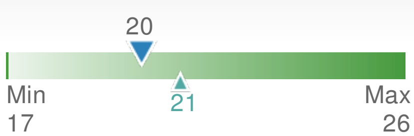
5-year Jun average: **$421,400**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for June was $482,500, representing an increase of 19.4% compared to last month and an increase of 13.5% from Jun 2025. The average days on market for units sold in June was 8 days, 26% below the 5-year June average of 11 days. There was a 10.3% month over month decrease in new contract activity with 26 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 35; and no change in supply with 20 active units.

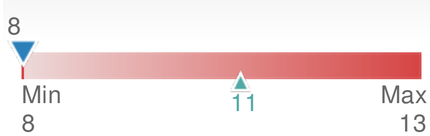
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 1.95 in May and a decrease from 2.17 in June 2025. The Contract Ratio is 3% lower than the 5-year June average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 20



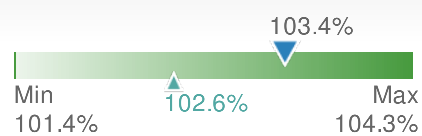
May 2026	Jun 2025
20	**18**

Avg DOM — 8



May 2026	Jun 2025	YTD
14	**13**	**17**

Avg Sold to OLP Ratio — 103.4%



May 2026	Jun 2025	YTD
102.6%	**101.4%**	**101.3%**

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

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Norristown Area (Montgomery, PA) - Attached

New Listings — 33

-8.3% from May 2026: **36**
-25.0% from Jun 2025: **44**

YTD	2026	2025	+/-
	248	**274**	-9.5%

5-year Jun average: **48**

New Pendings — 29

-9.4% from May 2026: **32**
-19.4% from Jun 2025: **36**

YTD	2026	2025	+/-
	197	**221**	-10.9%

5-year Jun average: **40**

Closed Sales — 36

12.5% from May 2026: **32**
20.0% from Jun 2025: **30**

YTD	2026	2025	+/-
	196	**188**	4.3%

5-year Jun average: **43**

Median Sold Price — $293,000

2.8% from May 2026: **$285,000**
-4.9% from Jun 2025: **$308,000**

YTD	2026	2025	+/-
	$289,950	**$293,450**	-1.2%

5-year Jun average: **$275,580**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for June was $293,000, representing an increase of 2.8% compared to last month and a decrease of 4.9% from Jun 2025. The average days on market for units sold in June was 25 days, 3% above the 5-year June average of 24 days. There was a 9.4% month over month decrease in new contract activity with 29 New Pendings; a 20.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 50; and a 7.9% decrease in supply to 58 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.00 in May and a decrease from 1.38 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.30. 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 — 58

58
Min 37 — 54 (5-year Jun average) — Max 75

May 2026	Jun 2025
63	**60**

Avg DOM — 25

25
Min 13 — 24 (5-year Jun average) — Max 34

May 2026	Jun 2025	YTD
27	**13**	**29**

Avg Sold to OLP Ratio — 97.3%

97.3%
Min 97.3% — 100.8% (5-year Jun average) — Max 105.4%

May 2026	Jun 2025	YTD
99.6%	**99.6%**	**98.1%**

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

New Listings — 31

0.0% from May 2026: **31**

-16.2% from Jun 2025: **37**

YTD	2026	2025	+/-
	210	**236**	-11.0%

5-year Jun average: **41**

New Pendings — 24

0.0% from May 2026: **24**

-22.6% from Jun 2025: **31**

YTD	2026	2025	+/-
	165	**195**	-15.4%

5-year Jun average: **34**

Closed Sales — 28

0.0% from May 2026: **28**

21.7% from Jun 2025: **23**

YTD	2026	2025	+/-
	164	**162**	1.2%

5-year Jun average: **35**

Median Sold Price — $310,500

8.9% from May 2026: **$285,000**

-1.4% from Jun 2025: **$315,000**

YTD	2026	2025	+/-
	$290,000	**$300,000**	-3.3%

5-year Jun average: **$284,140**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $310,500, representing an increase of 8.9% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 18 days, 25% below the 5-year June average of 24 days. There was no month over month change in new contract activity with 24 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 44; and a 5.9% decrease in supply to 48 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.02 in May and a decrease from 1.66 in June 2025. The Contract Ratio is 33% 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 — 48

48

Min 31 — 46 (5-year Jun average) — Max 70

May 2026	Jun 2025
51	**47**

Avg DOM — 18

18

Min 12 — 24 (5-year Jun average) — Max 38

May 2026	Jun 2025	YTD
24	**12**	**27**

Avg Sold to OLP Ratio — 97.8%

97.8%

Min 97.8% — 101.0% (5-year Jun average) — Max 105.4%

May 2026	Jun 2025	YTD
99.9%	**99.6%**	**98.5%**