

# June 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

## Local Market Insight

North Penn (Montgomery, PA)

**June 2026**

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****120** **-16.1%**from May 2026:  
**143** **20.0%**from Jun 2025:  
**100**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>636</b> | <b>574</b> | 10.8% |

5-year Jun average: **118****New Pendings****137** **13.2%**from May 2026:  
**121** **28.0%**from Jun 2025:  
**107**

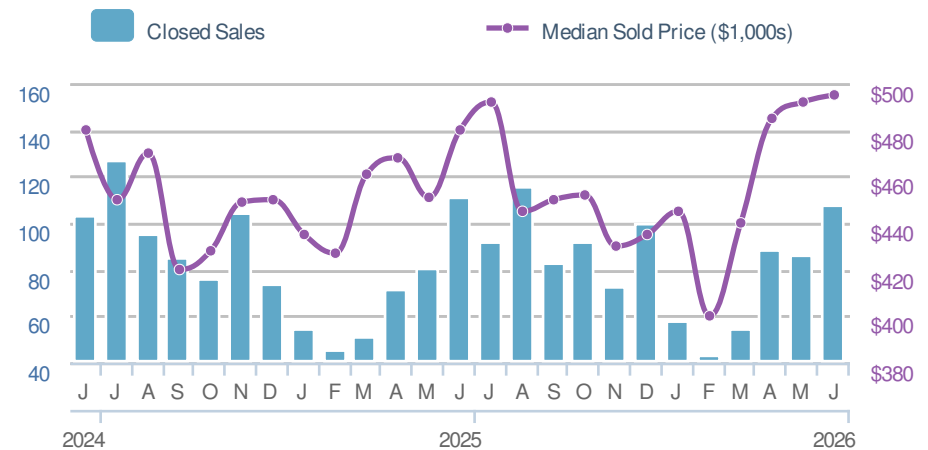
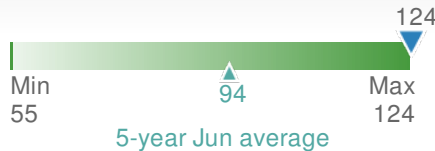
| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>560</b> | <b>489</b> | 14.5% |

5-year Jun average: **118****Closed Sales****107** **24.4%**from May 2026:  
**86** **-3.6%**from Jun 2025:  
**111**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>455</b> | <b>421</b> | 8.1% |

5-year Jun average: **117****Median Sold Price****\$495,000** **0.5%**from May 2026:  
**\$492,500** **3.1%**from Jun 2025:  
**\$480,000**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$470,000</b> | <b>\$451,500</b> | 4.1% |

5-year Jun average: **\$468,700****Active Listings****124**

| May 2026   | Jun 2025  |
|------------|-----------|
| <b>128</b> | <b>95</b> |

**Avg DOM****16**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>20</b> | <b>14</b> | <b>24</b> |

**Avg Sold to OLP Ratio****101.4%**

| May 2026      | Jun 2025      | YTD           |
|---------------|---------------|---------------|
| <b>100.7%</b> | <b>101.2%</b> | <b>100.3%</b> |

**June 2026**

## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****63** **-14.9%**from May 2026:  
**74** **40.0%**from Jun 2025:  
**45**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>328</b> | <b>309</b> | 6.1% |

5-year Jun average: **63****New Pendings****74** **15.6%**from May 2026:  
**64** **23.3%**from Jun 2025:  
**60**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>296</b> | <b>263</b> | 12.5% |

5-year Jun average: **68****Closed Sales****52** **10.6%**from May 2026:  
**47** **-10.3%**from Jun 2025:  
**58**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>234</b> | <b>211</b> | 10.9% |

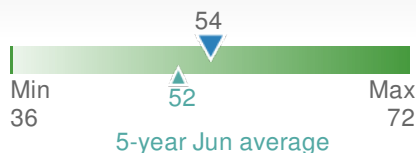
5-year Jun average: **64****Median  
Sold Price****\$625,500** **9.0%**from May 2026:  
**\$574,000** **1.7%**from Jun 2025:  
**\$614,950**

| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$544,500</b> | <b>\$570,000</b> | -4.5% |

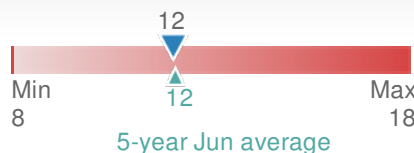
5-year Jun average: **\$564,590****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for June was \$625,500, representing an increase of 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 12 days, 2% below the 5-year June average of 12 days. There was a 15.6% month over month increase in new contract activity with 74 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 102; and a 6.9% decrease in supply to 54 active units.

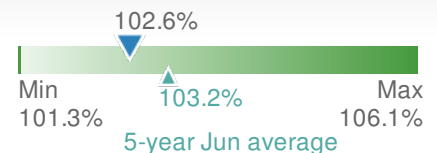
This activity resulted in a Contract Ratio of 1.89 pendings per active listing, up from 1.45 in May and an increase from 1.65 in June 2025. The Contract Ratio is 4% lower than the 5-year June average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****54**

| May 2026  | Jun 2025  |
|-----------|-----------|
| <b>58</b> | <b>49</b> |

**Avg DOM****12**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>24</b> | <b>18</b> | <b>25</b> |

**Avg Sold to  
OLP Ratio****102.6%**

| May 2026      | Jun 2025      | YTD           |
|---------------|---------------|---------------|
| <b>100.3%</b> | <b>101.3%</b> | <b>100.7%</b> |

**June 2026**

## North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****57** **-17.4%**from May 2026:  
**69** **3.6%**from Jun 2025:  
**55**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>308</b> | <b>265</b> | 16.2% |

5-year Jun average: **55****New Pendings****63** **10.5%**from May 2026:  
**57** **34.0%**from Jun 2025:  
**47**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>264</b> | <b>226</b> | 16.8% |

5-year Jun average: **50****Closed Sales****55** **41.0%**from May 2026:  
**39** **3.8%**from Jun 2025:  
**53**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>221</b> | <b>210</b> | 5.2% |

5-year Jun average: **53****Median Sold Price****\$440,000** **5.3%**from May 2026:  
**\$418,000** **9.5%**from Jun 2025:  
**\$402,000**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$418,000</b> | <b>\$385,000</b> | 8.6% |

5-year Jun average: **\$385,980****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for June was \$440,000, representing an increase of 5.3% compared to last month and an increase of 9.5% from Jun 2025. The average days on market for units sold in June was 20 days, 70% above the 5-year June average of 12 days. There was a 10.5% month over month increase in new contract activity with 63 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 78; and no change in supply with 70 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 1.03 in May and a decrease from 1.17 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 1.75. 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****70**

| May 2026  | Jun 2025  |
|-----------|-----------|
| <b>70</b> | <b>46</b> |

**Avg DOM****20**

| May 2026  | Jun 2025 | YTD       |
|-----------|----------|-----------|
| <b>15</b> | <b>9</b> | <b>22</b> |

**Avg Sold to OLP Ratio****100.2%**

| May 2026      | Jun 2025      | YTD          |
|---------------|---------------|--------------|
| <b>101.2%</b> | <b>101.1%</b> | <b>99.8%</b> |

**June 2026**

## North Penn (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****46** **-11.5%**from May 2026:  
**52** **4.5%**from Jun 2025:  
**44**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>230</b> | <b>209</b> | 10.0% |

5-year Jun average: **45****New Pendings****50** **11.1%**from May 2026:  
**45** **22.0%**from Jun 2025:  
**41**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>197</b> | <b>180</b> | 9.4% |

5-year Jun average: **41****Closed Sales****44** **63.0%**from May 2026:  
**27** **4.8%**from Jun 2025:  
**42**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>165</b> | <b>160</b> | 3.1% |

5-year Jun average: **40****Median Sold Price****\$451,750** **2.7%**from May 2026:  
**\$440,000** **1.9%**from Jun 2025:  
**\$443,500**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$440,000</b> | <b>\$435,750</b> | 1.0% |

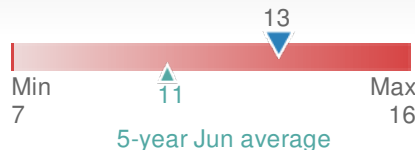
5-year Jun average: **\$412,300****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was \$451,750, representing an increase of 2.7% compared to last month and an increase of 1.9% from Jun 2025. The average days on market for units sold in June was 13 days, 23% above the 5-year June average of 11 days. There was an 11.1% month over month increase in new contract activity with 50 New Pendings; a 7.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 59; and a 3.9% increase in supply to 53 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 1.08 in May and a decrease from 1.30 in June 2025. The Contract Ratio is 36% lower than the 5-year June average of 1.75. 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****53**

| May 2026  | Jun 2025  |
|-----------|-----------|
| <b>51</b> | <b>37</b> |

**Avg DOM****13**

| May 2026  | Jun 2025 | YTD       |
|-----------|----------|-----------|
| <b>18</b> | <b>8</b> | <b>20</b> |

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

| May 2026      | Jun 2025      | YTD          |
|---------------|---------------|--------------|
| <b>102.0%</b> | <b>101.3%</b> | <b>99.9%</b> |