June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Spring-Ford Area (Montgomery, PA)

New Listings — 61

-6.2%	-10.3%
from May 2026: **65**	from Jun 2025: **68**

YTD	2026	2025	+/-
	325	**311**	4.5%

5-year Jun average: **68**

New Pendings — 56

-20.0%	7.7%
from May 2026: **70**	from Jun 2025: **52**

YTD	2026	2025	+/-
	276	**269**	2.6%

5-year Jun average: **56**

Closed Sales — 67

109.4%	24.1%
from May 2026: **32**	from Jun 2025: **54**

YTD	2026	2025	+/-
	241	**249**	-3.2%

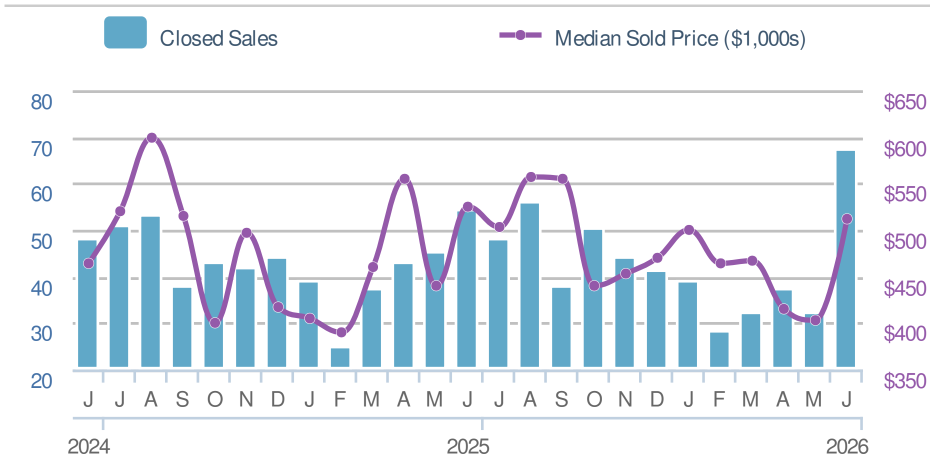
5-year Jun average: **66**

Median Sold Price — $512,500

27.0%	-2.4%
from May 2026: **$403,450**	from Jun 2025: **$525,000**

YTD	2026	2025	+/-
	$470,000	**$470,000**	0.0%

5-year Jun average: **$475,580**



Active Listings — 70

70
Min 43 — 62 — Max 80
5-year Jun average

May 2026	Jun 2025
63	**67**

Avg DOM — 21

21
Min 8 — 15 — Max 21
5-year Jun average

May 2026	Jun 2025	YTD
18	**13**	**26**

Avg Sold to OLP Ratio — 100.6%

100.6%
Min 100.6% — 102.6% — Max 104.8%
5-year Jun average

May 2026	Jun 2025	YTD
100.7%	**101.5%**	**99.6%**

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

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Spring-Ford Area (Montgomery, PA) - Detached

New Listings — 29

-21.6% from May 2026: **37**
-17.1% from Jun 2025: **35**

YTD	2026	2025	+/-
	162	**161**	0.6%

5-year Jun average: **33**

New Pendings — 34

-20.9% from May 2026: **43**
13.3% from Jun 2025: **30**

YTD	2026	2025	+/-
	141	**137**	2.9%

5-year Jun average: **29**

Closed Sales — 40

233.3% from May 2026: **12**
48.1% from Jun 2025: **27**

YTD	2026	2025	+/-
	119	**121**	-1.7%

5-year Jun average: **33**

Median Sold Price — $642,500

35.3% from May 2026: **$475,000**
-3.8% from Jun 2025: **$668,000**

YTD	2026	2025	+/-
	$557,500	**$659,900**	-15.5%

5-year Jun average: **$597,942**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for June was $642,500, representing an increase of 35.3% compared to last month and a decrease of 3.8% from Jun 2025. The average days on market for units sold in June was 20 days, 43% above the 5-year June average of 14 days. There was a 20.9% month over month decrease in new contract activity with 34 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 48; and a 2.9% increase in supply to 36 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.60 in May and an increase from 1.05 in June 2025. The Contract Ratio is the same as the 5-year June average of 1.33. 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 — 36

36
Min 26 — 34 (5-year Jun average) — Max 39

May 2026	Jun 2025
35	**39**

Avg DOM — 20

20
Min 9 — 14 (5-year Jun average) — Max 21

May 2026	Jun 2025	YTD
14	**10**	**29**

Avg Sold to OLP Ratio — 101.4%

101.4%
Min 100.3% — 102.7% (5-year Jun average) — Max 104.7%

May 2026	Jun 2025	YTD
102.9%	**103.3%**	**99.7%**

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Spring-Ford Area (Montgomery, PA) - Attached

New Listings — 32

14.3% from May 2026: **28**
-3.0% from Jun 2025: **33**

YTD	2026	2025	+/-
	163	**150**	8.7%

5-year Jun average: **35**

New Pendings — 22

-18.5% from May 2026: **27**
0.0% from Jun 2025: **22**

YTD	2026	2025	+/-
	135	**132**	2.3%

5-year Jun average: **26**

Closed Sales — 27

35.0% from May 2026: **20**
0.0% from Jun 2025: **27**

YTD	2026	2025	+/-
	122	**128**	-4.7%

5-year Jun average: **33**

Median Sold Price — $355,000

-5.8% from May 2026: **$376,750**
-12.3% from Jun 2025: **$405,000**

YTD	2026	2025	+/-
	$384,250	**$359,250**	7.0%

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

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for June was $355,000, representing a decrease of 5.8% compared to last month and a decrease of 12.3% from Jun 2025. The average days on market for units sold in June was 22 days, 53% above the 5-year June average of 14 days. There was an 18.5% month over month decrease in new contract activity with 22 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 36; and a 21.4% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.43 in May and an increase from 0.93 in June 2025. The Contract Ratio is 25% lower than the 5-year June average of 1.41. 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 — 34

34
Min 17 — 28 — Max 41
5-year Jun average

May 2026	Jun 2025
28	**28**

Avg DOM — 22

22
Min 6 — 14 — Max 22
5-year Jun average

May 2026	Jun 2025	YTD
20	**16**	**23**

Avg Sold to OLP Ratio — 99.4%

99.4%
Min 99.4% — 102.2% — Max 105.1%
5-year Jun average

May 2026	Jun 2025	YTD
99.5%	**99.8%**	**99.6%**

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

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Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

New Listings — 23

-4.2%	-17.9%
from May 2026: **24**	from Jun 2025: **28**

YTD	2026	2025	+/-
	131	**115**	13.9%

5-year Jun average: **28**

New Pendings — 18

-14.3%	-5.3%
from May 2026: **21**	from Jun 2025: **19**

YTD	2026	2025	+/-
	109	**105**	3.8%

5-year Jun average: **21**

Closed Sales — 20

25.0%	0.0%
from May 2026: **16**	from Jun 2025: **20**

YTD	2026	2025	+/-
	98	**98**	0.0%

5-year Jun average: **28**

Median Sold Price — $363,500

-15.5%	-17.2%
from May 2026: **$430,000**	from Jun 2025: **$438,750**

YTD	2026	2025	+/-
	$417,500	**$410,000**	1.8%

5-year Jun average: **$393,150**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $363,500, representing a decrease of 15.5% compared to last month and a decrease of 17.2% from Jun 2025. The average days on market for units sold in June was 24 days, 54% above the 5-year June average of 16 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and no change in supply with 27 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.22 in May and an increase from 1.05 in June 2025. The Contract Ratio is 15% lower than the 5-year June average of 1.40. 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 — 27

27

Min 15 — 24 (5-year Jun average) — Max 39

May 2026	Jun 2025
27	**22**

Avg DOM — 24

24

Min 7 — 16 (5-year Jun average) — Max 24

May 2026	Jun 2025	YTD
22	**17**	**24**

Avg Sold to OLP Ratio — 99.9%

99.9%

Min 99.9% — 102.5% (5-year Jun average) — Max 105.4%

May 2026	Jun 2025	YTD
98.8%	**101.1%**	**99.4%**

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

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