June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Dublin (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
Upper Dublin (Montgomery, PA)

New Listings — 34
- 17.2% from May 2026: **29**
- 112.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	166	149	11.4%

5-year Jun average: **32**

New Pendings — 26
- -21.2% from May 2026: **33**
- 13.0% from Jun 2025: **23**

YTD	2026	2025	+/-
	148	138	7.2%

5-year Jun average: **29**

Closed Sales — 33
- 22.2% from May 2026: **27**
- -15.4% from Jun 2025: **39**

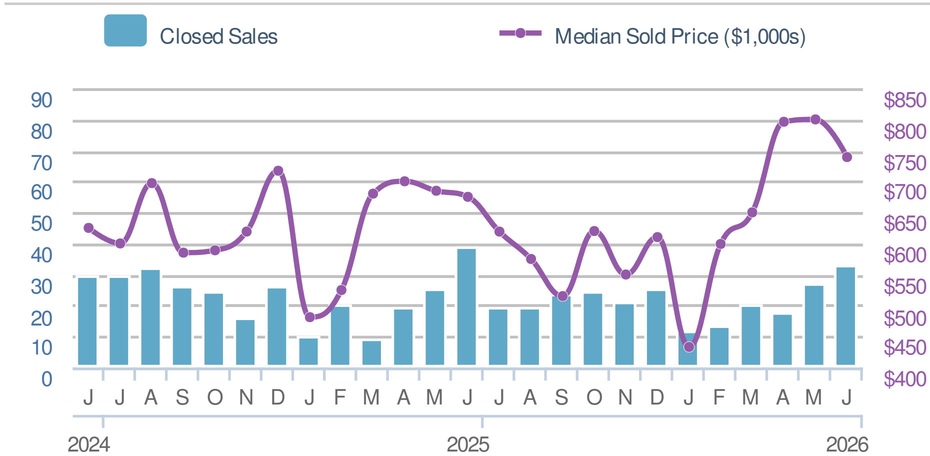
YTD	2026	2025	+/-
	126	126	0.0%

5-year Jun average: **35**

Median Sold Price — $739,000
- -7.6% from May 2026: **$800,000**
- 9.5% from Jun 2025: **$675,000**

YTD	2026	2025	+/-
	$710,000	$658,750	7.8%

5-year Jun average: **$636,600**



Active Listings — 33
Min 23 — 33 — 31 — Max 34
5-year Jun average

May 2026	Jun 2025
25	23

Avg DOM — 8
Min 8 — 8 — 20 — Max 30
5-year Jun average

May 2026	Jun 2025	YTD
9	8	27

Avg Sold to OLP Ratio — 103.8%
Min 103.2% — 103.8% — 104.0% — Max 104.8%
5-year Jun average

May 2026	Jun 2025	YTD
103.4%	104.8%	100.6%

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

Upper Dublin (Montgomery, PA) - Detached

New Listings — 22

4.8% from May 2026: **21**
120.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	107	**106**	0.9%

5-year Jun average: **21**

New Pendings — 19

-13.6% from May 2026: **22**
26.7% from Jun 2025: **15**

YTD	2026	2025	+/-
	100	**103**	-2.9%

5-year Jun average: **19**

Closed Sales — 29

45.0% from May 2026: **20**
-9.4% from Jun 2025: **32**

YTD	2026	2025	+/-
	88	**92**	-4.3%

5-year Jun average: **27**

Median Sold Price — $750,000

-12.5% from May 2026: **$857,500**
5.6% from Jun 2025: **$710,000**

YTD	2026	2025	+/-
	$812,500	**$717,500**	13.2%

5-year Jun average: **$660,500**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for June was $750,000, representing a decrease of 12.5% compared to last month and an increase of 5.6% from Jun 2025. The average days on market for units sold in June was 9 days, 35% below the 5-year June average of 14 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 29% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and an 18.8% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.94 in May and a decrease from 1.40 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 1.56. 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 — 19

19
Min 15 | 19 | Max 22
5-year Jun average

May 2026	Jun 2025
16	**15**

Avg DOM — 9

9
Min 7 | 14 | Max 32
5-year Jun average

May 2026	Jun 2025	YTD
9	**7**	**24**

Avg Sold to OLP Ratio — 103.9%

103.9%
Min 102.5% | 103.6% | Max 104.8%
5-year Jun average

May 2026	Jun 2025	YTD
103.9%	**104.8%**	**101.2%**

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

Presented by
Lauren Davis

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

June 2026

Upper Dublin (Montgomery, PA) - Attached

New Listings — 12

from May 2026:	from Jun 2025:
▲ 50.0%	▲ 100.0%
8	**6**

YTD	2026	2025	+/-
	59	**43**	37.2%

5-year Jun average: **10**

New Pendings — 7

from May 2026:	from Jun 2025:
▼ -36.4%	▼ -12.5%
11	**8**

YTD	2026	2025	+/-
	48	**35**	37.1%

5-year Jun average: **11**

Closed Sales — 4

from May 2026:	from Jun 2025:
▼ -42.9%	▼ -42.9%
7	**7**

YTD	2026	2025	+/-
	38	**34**	11.8%

5-year Jun average: **7**

Median Sold Price — $535,000

from May 2026:	from Jun 2025:
▲ 33.4%	▲ 35.4%
$401,000	**$395,000**

YTD	2026	2025	+/-
	$449,500	**$438,000**	2.6%

5-year Jun average: **$507,140**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for June was $535,000, representing an increase of 33.4% compared to last month and an increase of 35.4% from Jun 2025. The average days on market for units sold in June was 7 days, 82% below the 5-year June average of 38 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 17; and a 55.6% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.56 in May and an increase from 1.13 in June 2025. The Contract Ratio is 31% lower than the 5-year June average of 1.76. 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 — 14

14
Min 8 — 12 — Max 16
5-year Jun average

May 2026	Jun 2025
9	**8**

Avg DOM — 7

7
Min 7 — 38 — Max 100
5-year Jun average

May 2026	Jun 2025	YTD
9	**9**	**32**

Avg Sold to OLP Ratio — 103.1%

103.1%
Min 103.1% — 104.6% — Max 105.8%
5-year Jun average

May 2026	Jun 2025	YTD
101.7%	**104.6%**	**99.2%**

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

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

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

New Listings — 10

▲ 66.7% from May 2026: **6**	▲ 150.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	50	**33**	51.5%

5-year Jun average: **8**

New Pendings — 6

▼ -33.3% from May 2026: **9**	◆ 0.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	41	**24**	70.8%

5-year Jun average: **9**

Closed Sales — 4

◆ 0.0% from May 2026: **4**	▼ -20.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	32	**25**	28.0%

5-year Jun average: **6**

Median Sold Price — $535,000

▼ -0.5% from May 2026: **$537,500**	▲ 35.4% from Jun 2025: **$395,000**

YTD	2026	2025	+/-
	$452,500	**$445,000**	1.7%

5-year Jun average: **$556,480**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $535,000, representing a decrease of 0.5% compared to last month and an increase of 35.4% from Jun 2025. The average days on market for units sold in June was 7 days, 84% below the 5-year June average of 43 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 14; and a 50% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.50 in May and an increase from 0.86 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.76. 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 — 12

12

Min 7 — 11 (5-year Jun average) — Max 16

May 2026	Jun 2025
8	**7**

Avg DOM — 7

7

Min 7 — 43 (5-year Jun average) — Max 118

May 2026	Jun 2025	YTD
12	**7**	**38**

Avg Sold to OLP Ratio — 103.1%

103.1%

Min 103.1% — 104.5% (5-year Jun average) — Max 105.4%

May 2026	Jun 2025	YTD
104.6%	**104.3%**	**99.1%**

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

MarketStats by ShowingTime