June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Merion Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Upper Merion Area (Montgomery, PA)

New Listings — 43

-24.6% from May 2026: **57**

-4.4% from Jun 2025: **45**

YTD	2026	2025	+/-
	281	**274**	2.6%

5-year Jun average: **44**

New Pendings — 35

-31.4% from May 2026: **51**

-2.8% from Jun 2025: **36**

YTD	2026	2025	+/-
	229	**214**	7.0%

5-year Jun average: **36**

Closed Sales — 47

20.5% from May 2026: **39**

42.4% from Jun 2025: **33**

YTD	2026	2025	+/-
	205	**208**	-1.4%

5-year Jun average: **41**

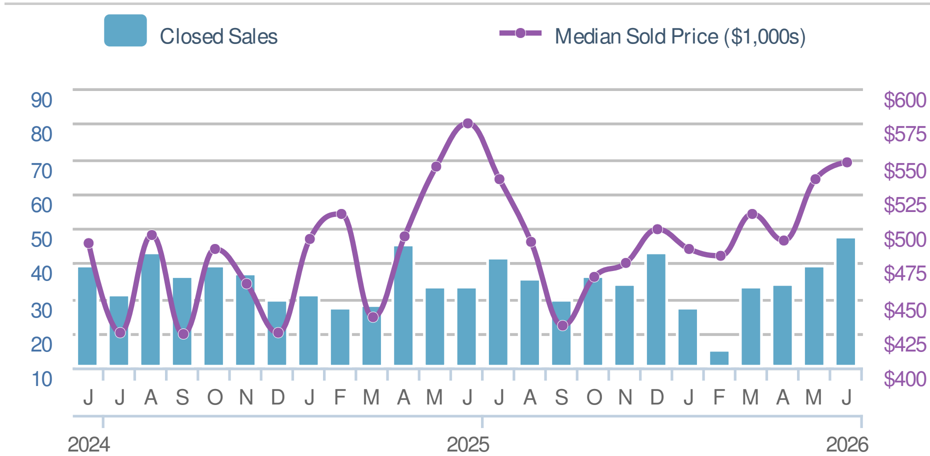
Median Sold Price — $547,000

2.2% from May 2026: **$535,000**

-4.9% from Jun 2025: **$575,000**

YTD	2026	2025	+/-
	$515,000	**$500,000**	3.0%

5-year Jun average: **$507,000**



Active Listings — 75

Min	5-year Jun average	Max
38	60	75

May 2026	Jun 2025
74	**69**

Avg DOM — 18

Min	5-year Jun average	Max
14	24	38

May 2026	Jun 2025	YTD
19	**15**	**34**

Avg Sold to OLP Ratio — 99.9%

Min	5-year Jun average	Max
99.9%	100.7%	101.3%

May 2026	Jun 2025	YTD
100.1%	**101.3%**	**97.9%**

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

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Upper Merion Area (Montgomery, PA) - Detached

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New Listings 26

23.8%	4.0%
from May 2026: **21**	from Jun 2025: **25**

YTD	2026	2025	+/-
	122	**115**	6.1%

5-year Jun average: **22**

New Pendings 23

15.0%	15.0%
from May 2026: **20**	from Jun 2025: **20**

YTD	2026	2025	+/-
	100	**94**	6.4%

5-year Jun average: **18**

Closed Sales 21

23.5%	-4.5%
from May 2026: **17**	from Jun 2025: **22**

YTD	2026	2025	+/-
	80	**86**	-7.0%

5-year Jun average: **22**

Median Sold Price $695,000

8.6%	12.0%
from May 2026: **$640,000**	from Jun 2025: **$620,500**

YTD	2026	2025	+/-
	$640,000	**$549,500**	16.5%

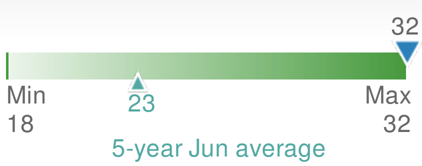
5-year Jun average: **$569,900**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for June was $695,000, representing an increase of 8.6% compared to last month and an increase of 12% from Jun 2025. The average days on market for units sold in June was 17 days, 29% above the 5-year June average of 13 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 6.7% increase in supply to 32 active units.

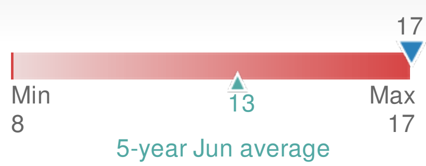
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in May and a decrease from 1.04 in June 2025. The Contract Ratio is 21% lower than the 5-year June average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 32



May 2026	Jun 2025
30	**24**

Avg DOM 17



May 2026	Jun 2025	YTD
11	**8**	**38**

Avg Sold to OLP Ratio 99.9%

May 2026	Jun 2025	YTD
102.4%	**102.4%**	**99.5%**

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

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Upper Merion Area (Montgomery, PA) - Attached

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New Listings — 17

-52.8% from May 2026: **36**
-15.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	157	**159**	-1.3%

5-year Jun average: **22**

New Pendings — 12

-61.3% from May 2026: **31**
-25.0% from Jun 2025: **16**

YTD	2026	2025	+/-
	127	**120**	5.8%

5-year Jun average: **18**

Closed Sales — 26

23.8% from May 2026: **21**
136.4% from Jun 2025: **11**

YTD	2026	2025	+/-
	123	**122**	0.8%

5-year Jun average: **19**

Median Sold Price — $499,500

9.8% from May 2026: **$455,000**
4.9% from Jun 2025: **$476,000**

YTD	2026	2025	+/-
	$460,000	**$467,750**	-1.7%

5-year Jun average: **$451,300**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for June was $499,500, representing an increase of 9.8% compared to last month and an increase of 4.9% from Jun 2025. The average days on market for units sold in June was 20 days, 51% below the 5-year June average of 40 days. There was a 61.3% month over month decrease in new contract activity with 12 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 2.3% decrease in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.91 in May and a decrease from 0.69 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 1.00. 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 — 43

43
Min 16 — 37 (5-year Jun average) — Max 46

May 2026	Jun 2025
44	**45**

Avg DOM — 20

20
Min 16 — 40 (5-year Jun average) — Max 77

May 2026	Jun 2025	YTD
24	**29**	**32**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 98.8% — 99.4% (5-year Jun average) — Max 100.1%

May 2026	Jun 2025	YTD
98.4%	**99.1%**	**96.9%**

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June 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

New Listings — 14

-57.6% from May 2026: **33**

-17.6% from Jun 2025: **17**

YTD	2026	2025	+/-
	125	**130**	-3.8%

5-year Jun average: **16**

New Pendings — 8

-70.4% from May 2026: **27**

-42.9% from Jun 2025: **14**

YTD	2026	2025	+/-
	101	**100**	1.0%

5-year Jun average: **14**

Closed Sales — 21

31.3% from May 2026: **16**

110.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	101	**90**	12.2%

5-year Jun average: **15**

Median Sold Price — $509,000

6.6% from May 2026: **$477,450**

3.9% from Jun 2025: **$490,000**

YTD	2026	2025	+/-
	$470,000	**$432,500**	8.7%

5-year Jun average: **$456,200**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $509,000, representing an increase of 6.6% compared to last month and an increase of 3.9% from Jun 2025. The average days on market for units sold in June was 21 days, 40% below the 5-year June average of 35 days. There was a 70.4% month over month decrease in new contract activity with 8 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 6.9% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.14 in May and a decrease from 0.81 in June 2025. The Contract Ratio is 58% lower than the 5-year June average of 1.69. 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 — 31

31

Min 5 — 24 — Max 32

5-year Jun average

May 2026	Jun 2025
29	**32**

Avg DOM — 21

21

Min 19 — 35 — Max 58

5-year Jun average

May 2026	Jun 2025	YTD
20	**32**	**33**

Avg Sold to OLP Ratio — 100.1%

100.1%

Min 99.4% — 100.3% — Max 100.8%

5-year Jun average

May 2026	Jun 2025	YTD
99.1%	**99.4%**	**96.6%**

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

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