June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Upper Moreland (Montgomery, PA)

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 Moreland (Montgomery, PA)

New Listings 18

▼-10.0% from May 2026: **20**

▼-30.8% from Jun 2025: **26**

YTD	2026	2025	+/-
	111	**122**	-9.0%

5-year Jun average: **25**

New Pendings 20

▼-23.1% from May 2026: **26**

▲5.3% from Jun 2025: **19**

YTD	2026	2025	+/-
	103	**97**	6.2%

5-year Jun average: **22**

Closed Sales 24

▲26.3% from May 2026: **19**

▲71.4% from Jun 2025: **14**

YTD	2026	2025	+/-
	93	**81**	14.8%

5-year Jun average: **23**

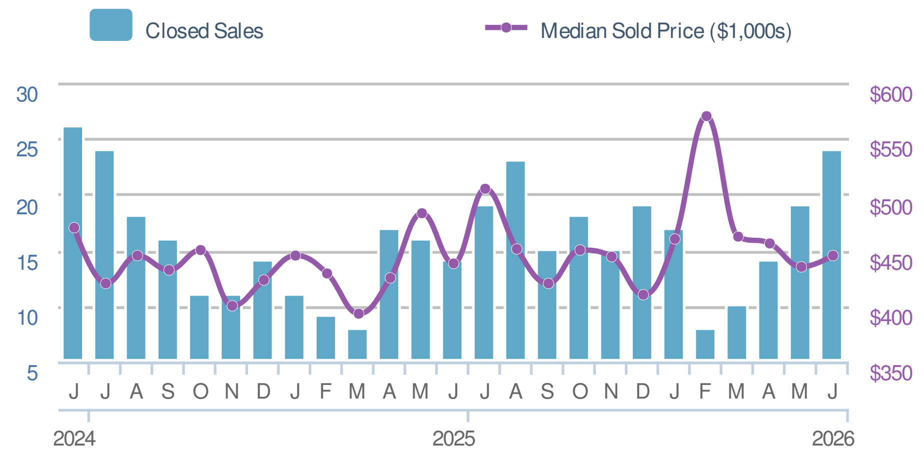
Median Sold Price $445,000

▲2.1% from May 2026: **$435,750**

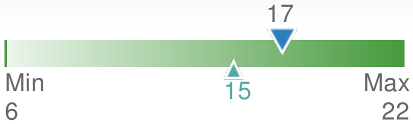
▲1.6% from Jun 2025: **$438,000**

YTD	2026	2025	+/-
	$445,000	**$443,000**	0.5%

5-year Jun average: **$436,000**



Active Listings 17



Min 6

Max 22

5-year Jun average

May 2026	Jun 2025
13	**22**

Avg DOM 7

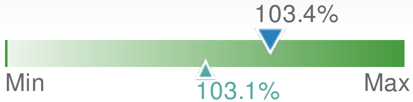
Min 7

Max 23

5-year Jun average

May 2026	Jun 2025	YTD
12	**12**	**19**

Avg Sold to OLP Ratio 103.4%



Min 102.0%

Max 104.1%

5-year Jun average

May 2026	Jun 2025	YTD
102.7%	**104.1%**	**101.0%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
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 Moreland (Montgomery, PA) - Detached

New Listings 18

⇔ 0.0% from May 2026: **18**

▼ -28.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	100	**113**	-11.5%

5-year Jun average: **24**

New Pendings 18

▼ -25.0% from May 2026: **24**

⇔ 0.0% from Jun 2025: **18**

YTD	2026	2025	+/-
	94	**86**	9.3%

5-year Jun average: **21**

Closed Sales 23

▲ 43.8% from May 2026: **16**

▲ 91.7% from Jun 2025: **12**

YTD	2026	2025	+/-
	86	**73**	17.8%

5-year Jun average: **22**

Median Sold Price $450,000

▲ 1.1% from May 2026: **$445,000**

▼ -1.4% from Jun 2025: **$456,500**

YTD	2026	2025	+/-
	$457,500	**$450,000**	1.7%

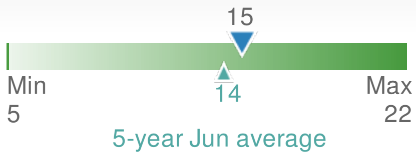
5-year Jun average: **$452,050**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for June was $450,000, representing an increase of 1.1% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 7 days, 44% below the 5-year June average of 12 days. There was a 25% month over month decrease in new contract activity with 18 New Pendings; a 15.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 27; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 2.91 in May and an increase from 1.18 in June 2025. The Contract Ratio is 27% lower than the 5-year June average of 2.48. 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 15

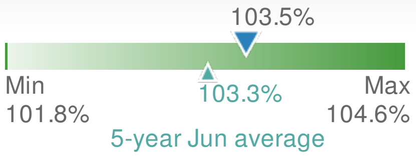


May 2026	Jun 2025
11	**22**

Avg DOM 7

May 2026	Jun 2025	YTD
13	**11**	**19**

Avg Sold to OLP Ratio 103.5%



May 2026	Jun 2025	YTD
103.3%	**104.6%**	**101.2%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

June 2026

Upper Moreland (Montgomery, PA) - Attached

New Listings 0

▼ -100.0%	▼ -100.0%
from May 2026: 2	from Jun 2025: 1

YTD	2026	2025	+/-
	11	9	22.2%

5-year Jun average: **1**

New Pendings 2

↔ 0.0%	▲ 100.0%
from May 2026: 2	from Jun 2025: 1

YTD	2026	2025	+/-
	9	11	-18.2%

5-year Jun average: **1**

Closed Sales 1

▼ -66.7%	▼ -50.0%
from May 2026: 3	from Jun 2025: 2

YTD	2026	2025	+/-
	7	8	-12.5%

5-year Jun average: **2**

Median Sold Price $330,000

▲ 29.4%	▲ 14.4%
from May 2026: **$255,000**	from Jun 2025: **$288,500**

YTD	2026	2025	+/-
	$270,000	$291,000	-7.2%

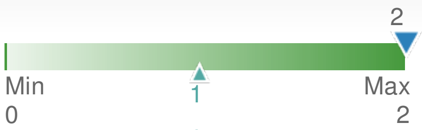
5-year Jun average: **$292,349**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for June was $330,000, representing an increase of 29.4% compared to last month and an increase of 14.4% from Jun 2025. The average days on market for units sold in June was 6 days, 43% below the 5-year June average of 11 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 2; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from May and an increase from 0.00 in June 2025. The Contract Ratio is 100% higher than the 5-year June average of 0.50. 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.

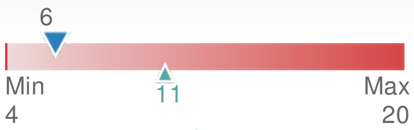
Active Listings 2



5-year Jun average

May 2026	Jun 2025
2	0

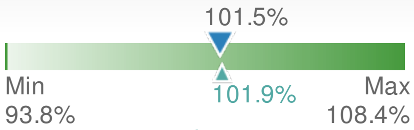
Avg DOM 6



5-year Jun average

May 2026	Jun 2025	YTD
12	17	10

Avg Sold to OLP Ratio 101.5%



5-year Jun average

May 2026	Jun 2025	YTD
99.4%	101.3%	98.7%

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
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 Moreland (Montgomery, PA) - Attached/Townhouse

New Listings 0

▼-100.0% from May 2026: **1**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**3**	66.7%

5-year Jun average: **0**

New Pendings 1

▼-50.0% from May 2026: **2**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**4**	25.0%

5-year Jun average: **1**

Closed Sales 1

▼-50.0% from May 2026: **2**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	4	**4**	0.0%

5-year Jun average: **1**

Median Sold Price $330,000

▲28.2% from May 2026: **$257,500**

↔0.0% from Jun 2025: **$0**

YTD	2026	2025	+/-
	$257,500	**$323,450**	-20.4%

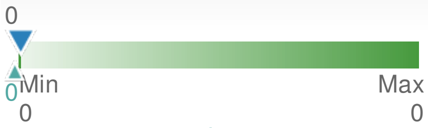
5-year Jun average: **$306,375**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $330,000, representing an increase of 28.2% compared to last month and an increase of 0% from Jun 2025. The average days on market for units sold in June was 6 days, 27% below the 5-year June average of 8 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 1; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in May and an increase from 0.00 in June 2025. The Contract Ratio is the same as the 5-year June average of 0.00. 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.

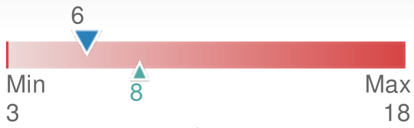
Active Listings 0



5-year Jun average

May 2026	Jun 2025
1	**0**

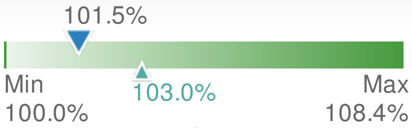
Avg DOM 6



5-year Jun average

May 2026	Jun 2025	YTD
14	**0**	**11**

Avg Sold to OLP Ratio 101.5%



5-year Jun average

May 2026	Jun 2025	YTD
99.0%	**0.0%**	**98.5%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime