June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Wissahickon (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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June 2026

Wissahickon (Montgomery, PA)

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New Listings — 41

36.7% from May 2026: **30**

-6.8% from Jun 2025: **44**

YTD	2026	2025	+/-
	236	**242**	-2.5%

5-year Jun average: **42**

New Pendings — 44

-8.3% from May 2026: **48**

-17.0% from Jun 2025: **53**

YTD	2026	2025	+/-
	189	**200**	-5.5%

5-year Jun average: **42**

Closed Sales — 51

34.2% from May 2026: **38**

24.4% from Jun 2025: **41**

YTD	2026	2025	+/-
	166	**159**	4.4%

5-year Jun average: **44**

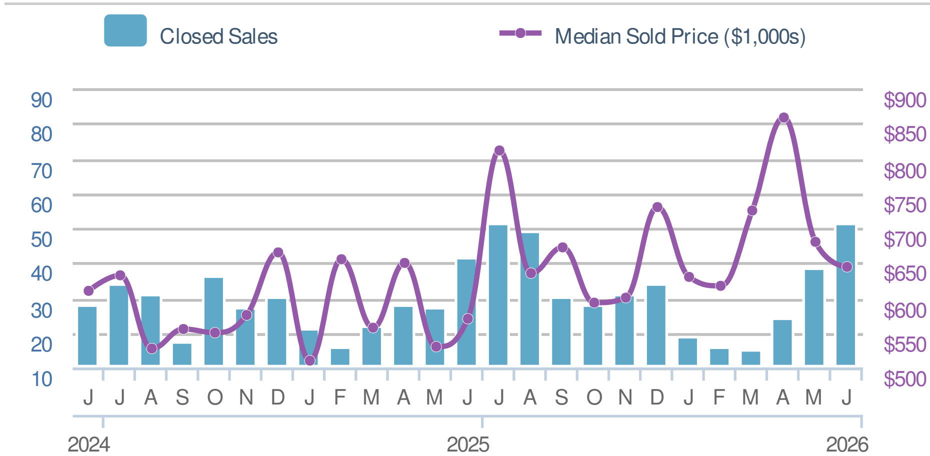
Median Sold Price — $644,000

-5.3% from May 2026: **$680,250**

13.0% from Jun 2025: **$570,000**

YTD	2026	2025	+/-
	$677,750	**$580,000**	16.9%

5-year Jun average: **$581,450**



Active Listings — 53

53

Min 26 — 45 — Max 61

5-year Jun average

May 2026	Jun 2025
50	**49**

Avg DOM — 12

12

Min 8 — 15 — Max 31

5-year Jun average

May 2026	Jun 2025	YTD
19	**13**	**24**

Avg Sold to OLP Ratio — 103.1%

103.1%

Min 101.9% — 103.2% — Max 104.5%

5-year Jun average

May 2026	Jun 2025	YTD
101.6%	**101.9%**	**100.3%**

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

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Wissahickon (Montgomery, PA) - Detached

New Listings 23

21.1% from May 2026: **19**

-20.7% from Jun 2025: **29**

YTD	2026	2025	+/-
	143	**149**	-4.0%

5-year Jun average: **26**

New Pendings 29

11.5% from May 2026: **26**

-17.1% from Jun 2025: **35**

YTD	2026	2025	+/-
	111	**117**	-5.1%

5-year Jun average: **28**

Closed Sales 29

31.8% from May 2026: **22**

52.6% from Jun 2025: **19**

YTD	2026	2025	+/-
	90	**84**	7.1%

5-year Jun average: **24**

Median Sold Price $918,500

2.3% from May 2026: **$897,500**

1.1% from Jun 2025: **$908,100**

YTD	2026	2025	+/-
	$925,000	**$755,000**	22.5%

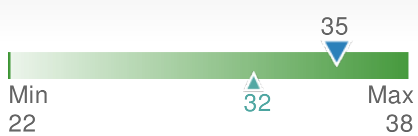
5-year Jun average: **$779,199**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for June was $918,500, representing an increase of 2.3% compared to last month and an increase of 1.1% from Jun 2025. The average days on market for units sold in June was 9 days, 55% below the 5-year June average of 20 days. There was an 11.5% month over month increase in new contract activity with 29 New Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 41; and a 2.9% increase in supply to 35 active units.

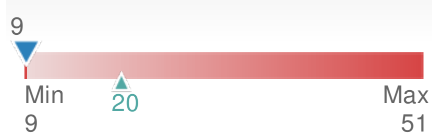
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.26 in May and a decrease from 1.58 in June 2025. The Contract Ratio is 15% lower than the 5-year June average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 35



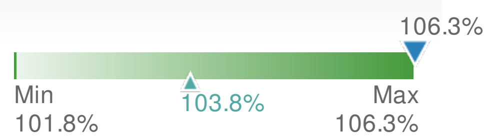
May 2026	Jun 2025
34	**33**

Avg DOM 9



May 2026	Jun 2025	YTD
18	**17**	**29**

Avg Sold to OLP Ratio 106.3%



May 2026	Jun 2025	YTD
102.3%	**102.3%**	**101.2%**

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

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June 2026

Wissahickon (Montgomery, PA) - Attached

New Listings — 18

▲ 63.6%	▲ 20.0%
from May 2026: **11**	from Jun 2025: **15**

YTD	2026	2025	+/-
	93	**93**	0.0%

5-year Jun average: **17**

New Pendings — 15

▼ -31.8%	▼ -16.7%
from May 2026: **22**	from Jun 2025: **18**

YTD	2026	2025	+/-
	78	**83**	-6.0%

5-year Jun average: **15**

Closed Sales — 22

▲ 37.5%	0.0%
from May 2026: **16**	from Jun 2025: **22**

YTD	2026	2025	+/-
	76	**75**	1.3%

5-year Jun average: **20**

Median Sold Price — $530,000

▼ -17.2%	▲ 38.9%
from May 2026: **$640,000**	from Jun 2025: **$381,500**

YTD	2026	2025	+/-
	$580,000	**$410,000**	41.5%

5-year Jun average: **$451,650**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for June was $530,000, representing a decrease of 17.2% compared to last month and an increase of 38.9% from Jun 2025. The average days on market for units sold in June was 17 days, 64% above the 5-year June average of 10 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; a 30.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 16; and a 12.5% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.44 in May and a decrease from 1.13 in June 2025. The Contract Ratio is 62% lower than the 5-year June average of 2.31. 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 — 18

18

Min 4 | 13 | Max 23

5-year Jun average

May 2026	Jun 2025
16	**16**

Avg DOM — 17

17

Min 5 | 10 | Max 17

5-year Jun average

May 2026	Jun 2025	YTD
20	**10**	**18**

Avg Sold to OLP Ratio — 98.8%

98.8%

Min 98.8% | 102.4% | Max 104.8%

5-year Jun average

May 2026	Jun 2025	YTD
100.6%	**101.6%**	**99.2%**

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

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June 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

New Listings 17

88.9% from May 2026: **9**

21.4% from Jun 2025: **14**

YTD	2026	2025	+/-
	80	**74**	8.1%

5-year Jun average: **14**

New Pendings 14

-30.0% from May 2026: **20**

-12.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	64	**66**	-3.0%

5-year Jun average: **12**

Closed Sales 18

38.5% from May 2026: **13**

50.0% from Jun 2025: **12**

YTD	2026	2025	+/-
	62	**60**	3.3%

5-year Jun average: **15**

Median Sold Price $580,000

-12.8% from May 2026: **$665,000**

14.3% from Jun 2025: **$507,500**

YTD	2026	2025	+/-
	$630,825	**$472,500**	33.5%

5-year Jun average: **$534,250**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $580,000, representing a decrease of 12.8% compared to last month and an increase of 14.3% from Jun 2025. The average days on market for units sold in June was 17 days, 57% above the 5-year June average of 11 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 13.3% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.27 in May and a decrease from 1.45 in June 2025. The Contract Ratio is 71% lower than the 5-year June average of 3.06. 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 17

17

Min 2 | 11 | Max 21

5-year Jun average

May 2026	Jun 2025
15	**11**

Avg DOM 17

17

Min 5 | 11 | Max 17

5-year Jun average

May 2026	Jun 2025	YTD
23	**9**	**19**

Avg Sold to OLP Ratio 98.3%

98.3%

Min 98.3% | 102.5% | Max 105.4%

5-year Jun average

May 2026	Jun 2025	YTD
100.5%	**102.7%**	**98.9%**