July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Montgomery County, PA

MarketStats by ShowingTime

Presented by
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Local Market Insight

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July 2026

Montgomery County, PA

New Listings 936

▼ -5.0%	▲ 8.0%
from Jun 2026: **985**	from Jul 2025: **867**

YTD	2026	2025	+/-
	6,545	**6,376**	2.7%

5-year Jul average: **926**

New Pendings 820

▼ -12.1%	◆ 0.0%
from Jun 2026: **933**	from Jul 2025: **820**

YTD	2026	2025	+/-
	5,378	**5,305**	1.4%

5-year Jul average: **831**

Closed Sales 904

▼ -7.7%	▲ 1.1%
from Jun 2026: **979**	from Jul 2025: **894**

YTD	2026	2025	+/-
	4,800	**4,852**	-1.1%

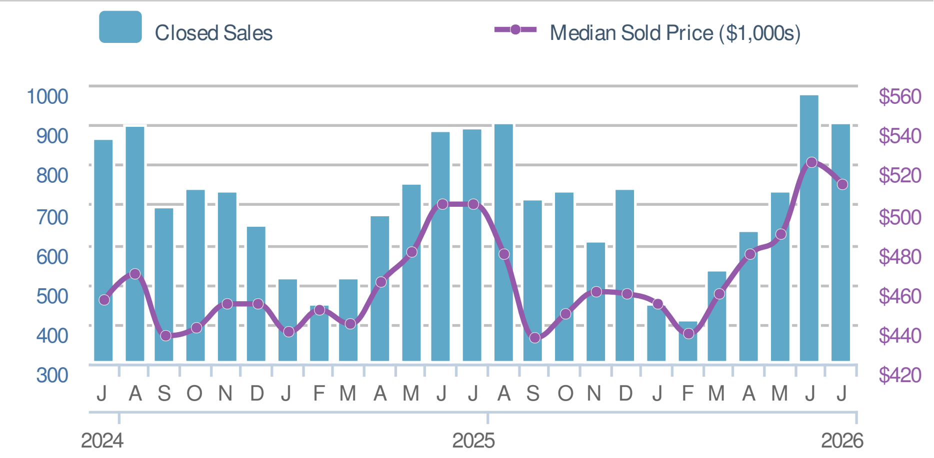
5-year Jul average: **879**

Median Sold Price $510,000

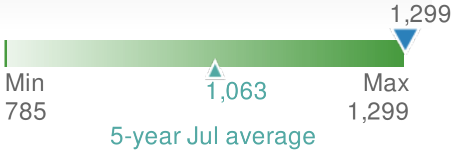
▼ -2.1%	▲ 2.0%
from Jun 2026: **$521,000**	from Jul 2025: **$500,000**

YTD	2026	2025	+/-
	$480,000	**$470,000**	2.1%

5-year Jul average: **$467,534**

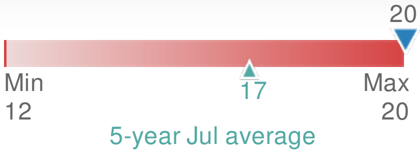


Active Listings 1,299



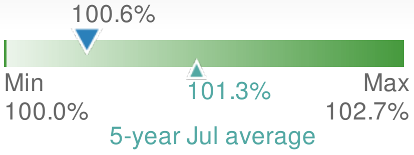
Jun 2026	Jul 2025
1,244	**1,147**

Avg DOM 20



Jun 2026	Jul 2025	YTD
19	**18**	**26**

Avg Sold to OLP Ratio 100.6%



Jun 2026	Jul 2025	YTD
100.9%	**100.0%**	**100.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Montgomery County, PA - Detached

New Listings 547

▼-9.9% from Jun 2026: **607**

▲6.8% from Jul 2025: **512**

YTD	2026	2025	+/-
	3,900	**3,861**	1.0%

5-year Jul average: **559**

New Pendings 499

▼-17.1% from Jun 2026: **602**

▼-2.9% from Jul 2025: **514**

YTD	2026	2025	+/-
	3,261	**3,294**	-1.0%

5-year Jul average: **509**

Closed Sales 567

▼-11.1% from Jun 2026: **638**

▼-2.4% from Jul 2025: **581**

YTD	2026	2025	+/-
	2,885	**2,954**	-2.3%

5-year Jul average: **555**

Median Sold Price $600,000

▼-2.4% from Jun 2026: **$615,000**

▲3.5% from Jul 2025: **$579,900**

YTD	2026	2025	+/-
	$565,000	**$551,500**	2.4%

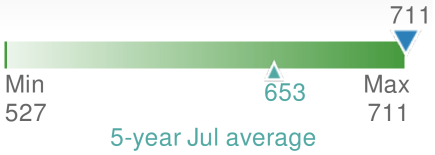
5-year Jul average: **$544,537**

Summary

In Montgomery County, PA, the median sold price for Detached properties for July was $600,000, representing a decrease of 2.4% compared to last month and an increase of 3.5% from Jul 2025. The average days on market for units sold in July was 17 days, 5% above the 5-year July average of 16 days. There was a 17.1% month over month decrease in new contract activity with 499 New Pendings; an 11.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 762; and a 3.3% increase in supply to 711 active units.

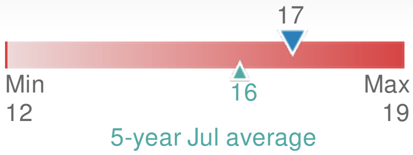
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.26 in June and a decrease from 1.19 in July 2025. The Contract Ratio is 15% lower than the 5-year July average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 711



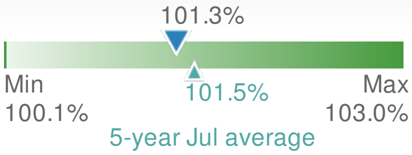
Jun 2026	Jul 2025
688	**655**

Avg DOM 17



Jun 2026	Jul 2025	YTD
15	**19**	**23**

Avg Sold to OLP Ratio 101.3%



Jun 2026	Jul 2025	YTD
102.1%	**100.1%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Montgomery County, PA - Attached

New Listings 389

▲ 2.9% from Jun 2026: **378**

▲ 9.6% from Jul 2025: **355**

YTD	2026	2025	+/-
	2,641	**2,515**	5.0%

5-year Jul average: **367**

New Pendings 321

▼ -3.0% from Jun 2026: **331**

▲ 4.9% from Jul 2025: **306**

YTD	2026	2025	+/-
	2,114	**2,011**	5.1%

5-year Jul average: **322**

Closed Sales 337

▼ -1.2% from Jun 2026: **341**

▲ 7.7% from Jul 2025: **313**

YTD	2026	2025	+/-
	1,912	**1,898**	0.7%

5-year Jul average: **324**

Median Sold Price $399,707

▲ 0.9% from Jun 2026: **$396,045**

▲ 6.6% from Jul 2025: **$375,000**

YTD	2026	2025	+/-
	$374,495	**$367,250**	2.0%

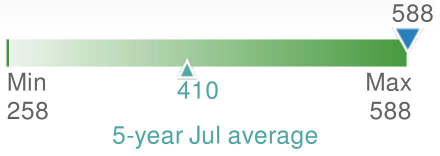
5-year Jul average: **$360,819**

Summary

In Montgomery County, PA, the median sold price for Attached properties for July was $399,707, representing an increase of 0.9% compared to last month and an increase of 6.6% from Jul 2025. The average days on market for units sold in July was 25 days, 32% above the 5-year July average of 19 days. There was a 3% month over month decrease in new contract activity with 321 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 490; and a 5.8% increase in supply to 588 active units.

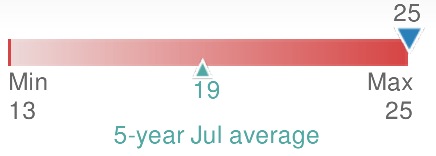
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.93 in June and a decrease from 0.96 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 588



Jun 2026	Jul 2025
556	**492**

Avg DOM 25



Jun 2026	Jul 2025	YTD
26	**18**	**29**

Avg Sold to OLP Ratio 99.3%

Jun 2026	Jul 2025	YTD
98.7%	**99.8%**	**98.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Montgomery County, PA - Attached/Townhouse

New Listings 303

▲ 1.0% from Jun 2026: **300**

▲ 5.9% from Jul 2025: **286**

YTD	2026	2025	+/-
	2,068	**1,982**	4.3%

5-year Jul average: **290**

New Pendings 249

▼ -6.4% from Jun 2026: **266**

▲ 0.4% from Jul 2025: **248**

YTD	2026	2025	+/-
	1,666	**1,603**	3.9%

5-year Jul average: **251**

Closed Sales 265

▼ -2.6% from Jun 2026: **272**

▲ 2.3% from Jul 2025: **259**

YTD	2026	2025	+/-
	1,502	**1,495**	0.5%

5-year Jul average: **260**

Median Sold Price $419,000

▼ -1.6% from Jun 2026: **$426,000**

▲ 7.4% from Jul 2025: **$390,000**

YTD	2026	2025	+/-
	$399,945	**$385,000**	3.9%

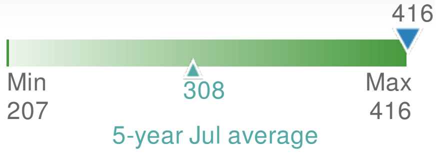
5-year Jul average: **$376,900**

Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for July was $419,000, representing a decrease of 1.6% compared to last month and an increase of 7.4% from Jul 2025. The average days on market for units sold in July was 19 days, 11% above the 5-year July average of 17 days. There was a 6.4% month over month decrease in new contract activity with 249 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 408; and a 7.5% increase in supply to 416 active units.

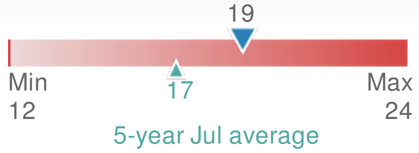
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.12 in June and a decrease from 1.11 in July 2025. The Contract Ratio is 36% lower than the 5-year July average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 416



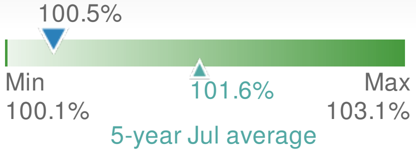
Jun 2026	Jul 2025
387	**360**

Avg DOM 19



Jun 2026	Jul 2025	YTD
20	**16**	**25**

Avg Sold to OLP Ratio 100.5%



Jun 2026	Jul 2025	YTD
99.6%	**100.1%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Abington (Montgomery, PA)

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New Listings 52

-16.1%	0.0%
from Jun 2026:	from Jul 2025:
62	**52**

YTD	2026	2025	+/-
	360	**400**	-10.0%

5-year Jul average: **54**

New Pendings 37

-28.8%	-28.8%
from Jun 2026:	from Jul 2025:
52	**52**

YTD	2026	2025	+/-
	293	**351**	-16.5%

5-year Jul average: **49**

Closed Sales 53

0.0%	0.0%
from Jun 2026:	from Jul 2025:
53	**53**

YTD	2026	2025	+/-
	272	**319**	-14.7%

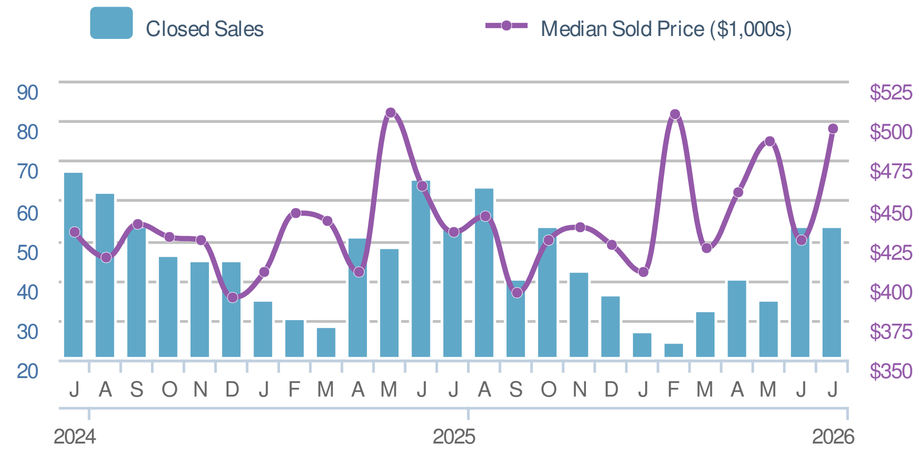
5-year Jul average: **56**

Median Sold Price $495,000

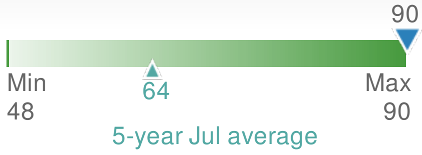
16.5%	15.1%
from Jun 2026:	from Jul 2025:
$425,000	**$430,000**

YTD	2026	2025	+/-
	$460,000	**$440,000**	4.5%

5-year Jul average: **$430,600**

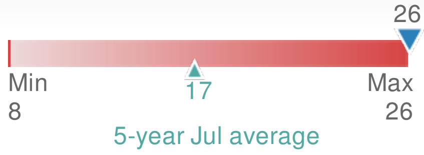


Active Listings 90



Jun 2026	Jul 2025
78	**62**

Avg DOM 26



Jun 2026	Jul 2025	YTD
26	**15**	**28**

Avg Sold to OLP Ratio 99.1%

Jun 2026	Jul 2025	YTD
99.2%	**100.0%**	**99.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Abington (Montgomery, PA) - Detached

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New Listings 41

▼ -24.1% from Jun 2026: **54**

▼ -2.4% from Jul 2025: **42**

YTD	2026	2025	+/-
	308	**345**	-10.7%

5-year Jul average: **45**

New Pendings 31

▼ -36.7% from Jun 2026: **49**

▼ -26.2% from Jul 2025: **42**

YTD	2026	2025	+/-
	257	**307**	-16.3%

5-year Jul average: **41**

Closed Sales 50

▲ 16.3% from Jun 2026: **43**

▲ 8.7% from Jul 2025: **46**

YTD	2026	2025	+/-
	237	**277**	-14.4%

5-year Jul average: **49**

Median Sold Price $502,500

▲ 9.2% from Jun 2026: **$460,000**

▲ 8.6% from Jul 2025: **$462,500**

YTD	2026	2025	+/-
	$480,000	**$459,000**	4.6%

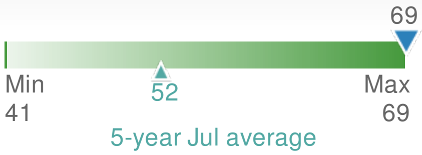
5-year Jul average: **$458,990**

Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for July was $502,500, representing an increase of 9.2% compared to last month and an increase of 8.6% from Jul 2025. The average days on market for units sold in July was 26 days, 78% above the 5-year July average of 15 days. There was a 36.7% month over month decrease in new contract activity with 31 New Pendings; a 30.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 50; and a 15% increase in supply to 69 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 1.20 in June and a decrease from 1.35 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 1.30. 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 69

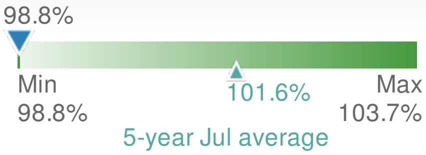


Jun 2026	Jul 2025
60	**49**

Avg DOM 26

Jun 2026	Jul 2025	YTD
14	**13**	**25**

Avg Sold to OLP Ratio 98.8%



Jun 2026	Jul 2025	YTD
100.7%	**100.4%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Abington (Montgomery, PA) - Attached

New Listings 11

▲ 37.5% from Jun 2026: **8**

▲ 10.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	52	**55**	-5.5%

5-year Jul average: **9**

New Pendings 6

▲ 100.0% from Jun 2026: **3**

▼ -40.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	36	**44**	-18.2%

5-year Jul average: **8**

Closed Sales 3

▼ -70.0% from Jun 2026: **10**

▼ -57.1% from Jul 2025: **7**

YTD	2026	2025	+/-
	35	**42**	-16.7%

5-year Jul average: **7**

Median Sold Price $345,000

▲ 34.1% from Jun 2026: **$257,250**

▲ 7.5% from Jul 2025: **$321,000**

YTD	2026	2025	+/-
	$270,000	**$321,500**	-16.0%

5-year Jul average: **$303,700**

Summary

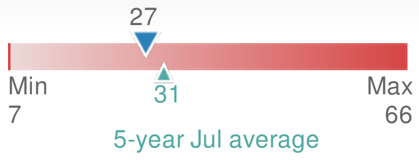
In Abington (Montgomery, PA), the median sold price for Attached properties for July was $345,000, representing an increase of 34.1% compared to last month and an increase of 7.5% from Jul 2025. The average days on market for units sold in July was 27 days, 12% below the 5-year July average of 31 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from June) to 7; and a 16.7% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, up from 0.22 in June and a decrease from 0.77 in July 2025. The Contract Ratio is 67% lower than the 5-year July 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 21

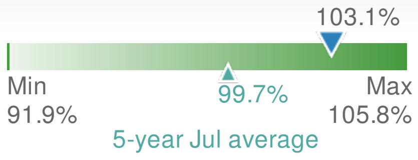
Jun 2026	Jul 2025
18	**13**

Avg DOM 27



Jun 2026	Jul 2025	YTD
76	**31**	**46**

Avg Sold to OLP Ratio 103.1%



Jun 2026	Jul 2025	YTD
92.8%	**97.3%**	**96.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Abington (Montgomery, PA) - Attached/Townhouse

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New Listings 7

▲16.7% from Jun 2026: **6**

↔0.0% from Jul 2025: **7**

YTD	2026	2025	+/-
	29	**36**	-19.4%

5-year Jul average: **6**

New Pendings 3

↔0.0% from Jun 2026: **3**

▼-57.1% from Jul 2025: **7**

YTD	2026	2025	+/-
	17	**31**	-45.2%

5-year Jul average: **5**

Closed Sales 2

▼-60.0% from Jun 2026: **5**

▼-33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	14	**31**	-54.8%

5-year Jul average: **4**

Median Sold Price $347,500

▲3.7% from Jun 2026: **$335,000**

▼-7.8% from Jul 2025: **$377,000**

YTD	2026	2025	+/-
	$343,250	**$360,000**	-4.7%

5-year Jul average: **$339,400**

Summary

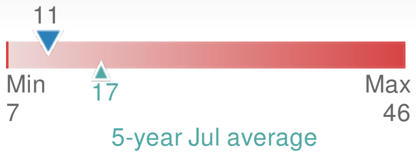
In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $347,500, representing an increase of 3.7% compared to last month and a decrease of 7.8% from Jul 2025. The average days on market for units sold in July was 11 days, 35% below the 5-year July average of 17 days. There was no month over month change in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from June) to 5; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, up from 0.44 in June and a decrease from 1.40 in July 2025. The Contract Ratio is 62% lower than the 5-year July average of 1.19. 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 11

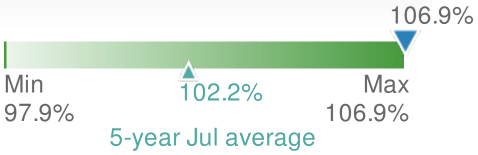
Jun 2026	Jul 2025
9	**5**

Avg DOM 11



Jun 2026	Jul 2025	YTD
40	**9**	**20**

Avg Sold to OLP Ratio 106.9%



Jun 2026	Jul 2025	YTD
102.3%	**98.9%**	**102.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Boyertown Area (Montgomery, PA)

New Listings 15

-64.3% from Jun 2026: **42**

-48.3% from Jul 2025: **29**

YTD	2026	2025	+/-
	190	**206**	-7.8%

5-year Jul average: **29**

New Pendings 22

-42.1% from Jun 2026: **38**

-21.4% from Jul 2025: **28**

YTD	2026	2025	+/-
	168	**185**	-9.2%

5-year Jul average: **26**

Closed Sales 36

-5.3% from Jun 2026: **38**

-20.0% from Jul 2025: **45**

YTD	2026	2025	+/-
	158	**195**	-19.0%

5-year Jul average: **36**

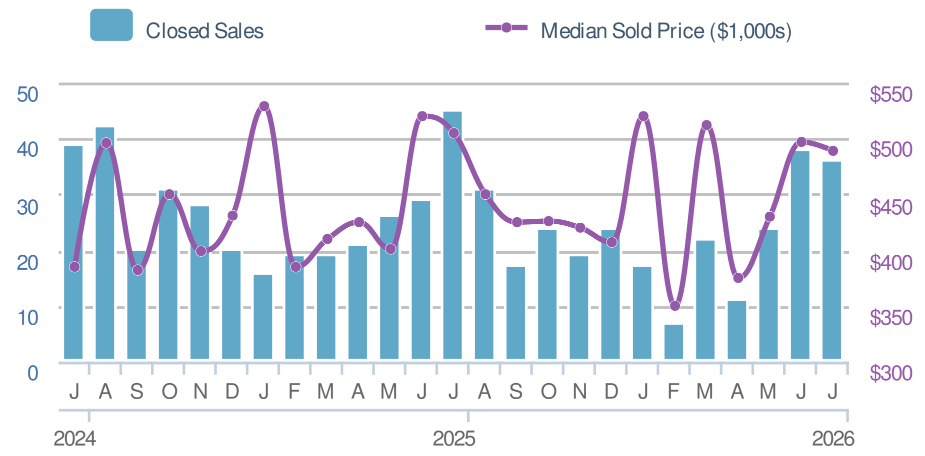
Median Sold Price $489,027

-1.7% from Jun 2026: **$497,500**

-3.2% from Jul 2025: **$505,000**

YTD	2026	2025	+/-
	$466,750	**$445,000**	4.9%

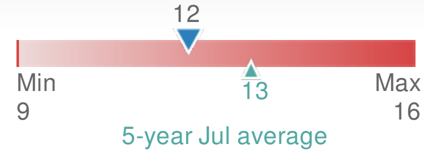
5-year Jul average: **$450,550**



Active Listings 28

Jun 2026	Jul 2025
34	**31**

Avg DOM 12



Jun 2026	Jul 2025	YTD
15	**16**	**22**

Avg Sold to OLP Ratio 101.2%

Jun 2026	Jul 2025	YTD
101.5%	**102.6%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Boyertown Area (Montgomery, PA) - Detached

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

New Listings 11

▼-70.3% from Jun 2026: **37**

▼-57.7% from Jul 2025: **26**

YTD	2026	2025	+/-
	159	**172**	-7.6%

5-year Jul average: **23**

New Pendings 18

▼-45.5% from Jun 2026: **33**

▼-21.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	141	**151**	-6.6%

5-year Jul average: **20**

Closed Sales 29

▼-17.1% from Jun 2026: **35**

▼-29.3% from Jul 2025: **41**

YTD	2026	2025	+/-
	131	**144**	-9.0%

5-year Jul average: **29**

Median Sold Price $551,000

▲5.0% from Jun 2026: **$525,000**

▲7.4% from Jul 2025: **$513,000**

YTD	2026	2025	+/-
	$525,000	**$523,000**	0.4%

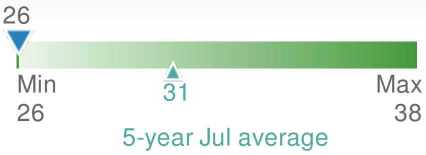
5-year Jul average: **$481,300**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for July was $551,000, representing an increase of 5% compared to last month and an increase of 7.4% from Jul 2025. The average days on market for units sold in July was 11 days, 25% below the 5-year July average of 15 days. There was a 45.5% month over month decrease in new contract activity with 18 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 27; and an 18.8% decrease in supply to 26 active units.

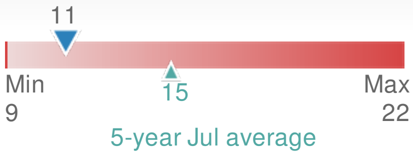
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.22 in June and a decrease from 1.20 in July 2025. The Contract Ratio is 2% lower than the 5-year July average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 26



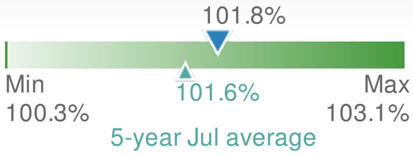
Jun 2026	Jul 2025
32	**30**

Avg DOM 11



Jun 2026	Jul 2025	YTD
15	**15**	**24**

Avg Sold to OLP Ratio 101.8%



Jun 2026	Jul 2025	YTD
101.6%	**103.1%**	**101.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market Insight

Presented by
Lauren Davis

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

July 2026

Boyertown Area (Montgomery, PA) - Attached

New Listings 4

▼ -20.0% from Jun 2026: **5**

▲ 33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	31	**34**	-8.8%

5-year Jul average: **7**

New Pendings 4

▼ -20.0% from Jun 2026: **5**

▼ -20.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	27	**34**	-20.6%

5-year Jul average: **6**

Closed Sales 7

▲ 133.3% from Jun 2026: **3**

▲ 75.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	27	**51**	-47.1%

5-year Jul average: **7**

Median Sold Price $390,000

▲ 6.3% from Jun 2026: **$367,000**

▲ 2.0% from Jul 2025: **$382,500**

YTD	2026	2025	+/-
	$354,900	**$365,940**	-3.0%

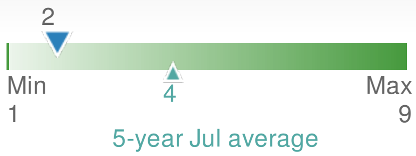
5-year Jul average: **$360,374**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for July was $390,000, representing an increase of 6.3% compared to last month and an increase of 2% from Jul 2025. The average days on market for units sold in July was 15 days, 32% above the 5-year July average of 11 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and no change in supply with 2 active units.

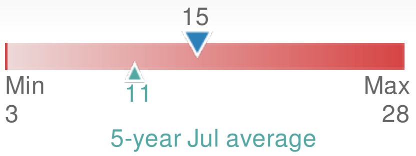
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in June and a decrease from 15.00 in July 2025. The Contract Ratio is 75% lower than the 5-year July average of 5.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



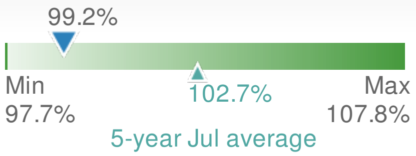
Jun 2026	Jul 2025
2	**1**

Avg DOM 15



Jun 2026	Jul 2025	YTD
9	**28**	**12**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
100.9%	**97.7%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

New Listings 4

▼ -20.0% from Jun 2026: **5**

▲ 33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	31	**34**	-8.8%

5-year Jul average: **6**

New Pendings 4

▼ -20.0% from Jun 2026: **5**

▼ -20.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	27	**34**	-20.6%

5-year Jul average: **6**

Closed Sales 7

▲ 133.3% from Jun 2026: **3**

▲ 75.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	27	**51**	-47.1%

5-year Jul average: **7**

Median Sold Price $390,000

▲ 6.3% from Jun 2026: **$367,000**

▲ 2.0% from Jul 2025: **$382,500**

YTD	2026	2025	+/-
	$354,900	**$365,940**	-3.0%

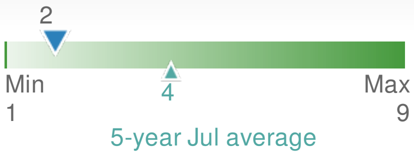
5-year Jul average: **$360,374**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $390,000, representing an increase of 6.3% compared to last month and an increase of 2% from Jul 2025. The average days on market for units sold in July was 15 days, 32% above the 5-year July average of 11 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and no change in supply with 2 active units.

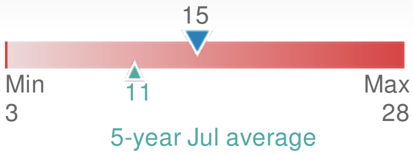
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in June and a decrease from 15.00 in July 2025. The Contract Ratio is 74% lower than the 5-year July average of 5.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



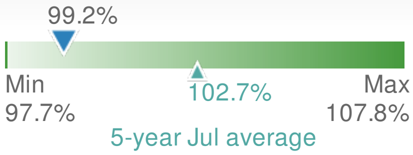
Jun 2026	Jul 2025
2	**1**

Avg DOM 15



Jun 2026	Jul 2025	YTD
9	**28**	**12**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
100.9%	**97.7%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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July 2026

Cheltenham (Montgomery, PA)

New Listings 38

-15.6% from Jun 2026: **45**

-11.6% from Jul 2025: **43**

YTD	2026	2025	+/-
	284	**294**	-3.4%

5-year Jul average: **42**

New Pendings 26

-36.6% from Jun 2026: **41**

-23.5% from Jul 2025: **34**

YTD	2026	2025	+/-
	224	**256**	-12.5%

5-year Jul average: **35**

Closed Sales 38

-19.1% from Jun 2026: **47**

2.7% from Jul 2025: **37**

YTD	2026	2025	+/-
	210	**231**	-9.1%

5-year Jul average: **38**

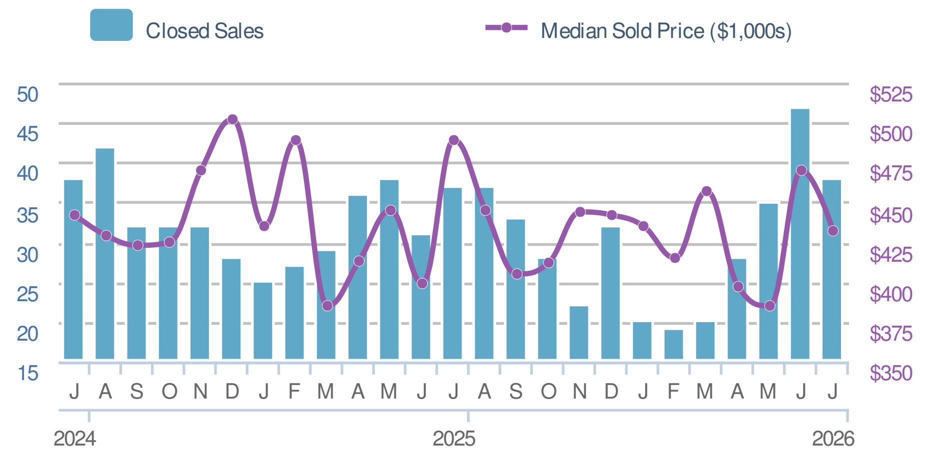
Median Sold Price $432,500

-8.0% from Jun 2026: **$470,000**

-11.7% from Jul 2025: **$489,900**

YTD	2026	2025	+/-
	$442,500	**$435,000**	1.7%

5-year Jul average: **$429,980**



Active Listings 76

76

Min	5-year Jul average	Max
36	57	76

Jun 2026	Jul 2025
59	**62**

Avg DOM 23

23

Min	5-year Jul average	Max
19	22	27

Jun 2026	Jul 2025	YTD
29	**19**	**34**

Avg Sold to OLP Ratio 98.9%

98.9%

Min	5-year Jul average	Max
98.3%	100.1%	102.2%

Jun 2026	Jul 2025	YTD
99.5%	**100.9%**	**98.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Cheltenham (Montgomery, PA) - Detached

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

New Listings 21

-22.2% from Jun 2026: **27**

-36.4% from Jul 2025: **33**

YTD	2026	2025	+/-
	183	**192**	-4.7%

5-year Jul average: **27**

New Pendings 17

-26.1% from Jun 2026: **23**

-26.1% from Jul 2025: **23**

YTD	2026	2025	+/-
	146	**170**	-14.1%

5-year Jul average: **23**

Closed Sales 24

-29.4% from Jun 2026: **34**

0.0% from Jul 2025: **24**

YTD	2026	2025	+/-
	139	**154**	-9.7%

5-year Jul average: **24**

Median Sold Price $488,500

-6.7% from Jun 2026: **$523,500**

-9.6% from Jul 2025: **$540,500**

YTD	2026	2025	+/-
	$500,000	**$490,000**	2.0%

5-year Jul average: **$478,100**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for July was $488,500, representing a decrease of 6.7% compared to last month and a decrease of 9.6% from Jul 2025. The average days on market for units sold in July was 18 days, 8% below the 5-year July average of 20 days. There was a 26.1% month over month decrease in new contract activity with 17 New Pendings; a 20.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 27; and a 16.2% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.92 in June and a decrease from 1.05 in July 2025. The Contract Ratio is 53% lower than the 5-year July average of 1.35. 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 28 | 36 | Max 43

5-year Jul average

Jun 2026	Jul 2025
37	**39**

Avg DOM 18

18

Min 17 | 20 | Max 27

5-year Jul average

Jun 2026	Jul 2025	YTD
21	**17**	**29**

Avg Sold to OLP Ratio 100.6%

100.6%

Min 98.6% | 101.5% | Max 103.6%

5-year Jul average

Jun 2026	Jul 2025	YTD
100.5%	**102.0%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Cheltenham (Montgomery, PA) - Attached

New Listings 17

-5.6% from Jun 2026: **18**

70.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	100	**102**	-2.0%

5-year Jul average: **14**

New Pendings 9

-50.0% from Jun 2026: **18**

-18.2% from Jul 2025: **11**

YTD	2026	2025	+/-
	78	**86**	-9.3%

5-year Jul average: **12**

Closed Sales 14

7.7% from Jun 2026: **13**

7.7% from Jul 2025: **13**

YTD	2026	2025	+/-
	71	**77**	-7.8%

5-year Jul average: **14**

Median Sold Price $351,000

32.5% from Jun 2026: **$265,000**

11.4% from Jul 2025: **$315,000**

YTD	2026	2025	+/-
	$291,250	**$280,000**	4.0%

5-year Jul average: **$288,400**

Summary

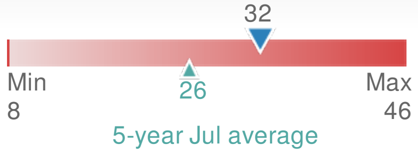
In Cheltenham (Montgomery, PA), the median sold price for Attached properties for July was $351,000, representing an increase of 32.5% compared to last month and an increase of 11.4% from Jul 2025. The average days on market for units sold in July was 32 days, 24% above the 5-year July average of 26 days. There was a 50% month over month decrease in new contract activity with 9 New Pendings; a 35% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 13; and a 50% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.91 in June and a decrease from 0.70 in July 2025. The Contract Ratio is 81% lower than the 5-year July average of 2.04. 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 33

Jun 2026	Jul 2025
22	**23**

Avg DOM 32



Jun 2026	Jul 2025	YTD
51	**23**	**45**

Avg Sold to OLP Ratio 96.0%

Jun 2026	Jul 2025	YTD
97.0%	**98.8%**	**95.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

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

New Listings 11

▼ -26.7% from Jun 2026: **15**

▲ 83.3% from Jul 2025: **6**

YTD	2026	2025	+/-
	67	**67**	0.0%

5-year Jul average: **9**

New Pendings 7

▼ -46.2% from Jun 2026: **13**

▲ 16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	51	**52**	-1.9%

5-year Jul average: **8**

Closed Sales 11

▲ 37.5% from Jun 2026: **8**

▲ 37.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	45	**45**	0.0%

5-year Jul average: **9**

Median Sold Price $370,000

▲ 25.4% from Jun 2026: **$295,000**

▼ -12.1% from Jul 2025: **$421,000**

YTD	2026	2025	+/-
	$346,500	**$325,000**	6.6%

5-year Jul average: **$329,700**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $370,000, representing an increase of 25.4% compared to last month and a decrease of 12.1% from Jul 2025. The average days on market for units sold in July was 9 days, 65% below the 5-year July average of 26 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendings; a 31.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 11; and a 33.3% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 1.07 in June and a decrease from 0.69 in July 2025. The Contract Ratio is 77% lower than the 5-year July average of 2.43. 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.

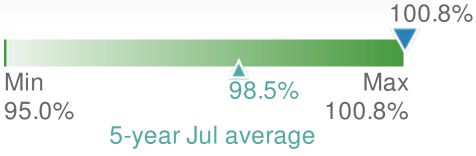
Active Listings 20

Jun 2026	Jul 2025
15	**16**

Avg DOM 9

Jun 2026	Jul 2025	YTD
54	**28**	**28**

Avg Sold to OLP Ratio 100.8%



Jun 2026	Jul 2025	YTD
100.4%	**99.3%**	**99.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis
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July 2026

Colonial (Montgomery, PA)

New Listings 36

-29.4% from Jun 2026: **51**

-34.5% from Jul 2025: **55**

YTD	2026	2025	+/-
	356	**417**	-14.6%

5-year Jul average: **49**

New Pendings 32

-34.7% from Jun 2026: **49**

-46.7% from Jul 2025: **60**

YTD	2026	2025	+/-
	293	**331**	-11.5%

5-year Jul average: **48**

Closed Sales 55

-5.2% from Jun 2026: **58**

10.0% from Jul 2025: **50**

YTD	2026	2025	+/-
	285	**306**	-6.9%

5-year Jul average: **48**

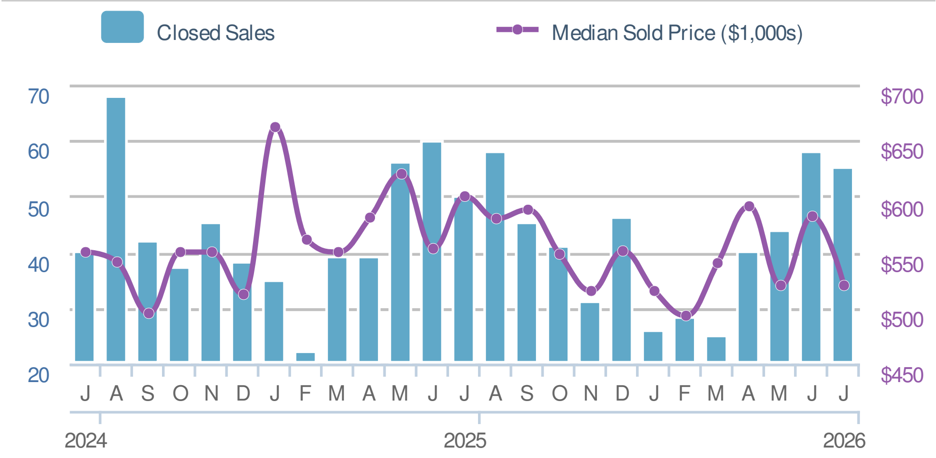
Median Sold Price $520,000

-10.7% from Jun 2026: **$582,500**

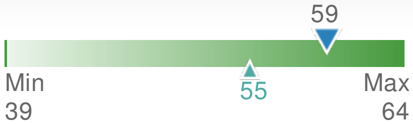
-13.3% from Jul 2025: **$600,000**

YTD	2026	2025	+/-
	$540,000	**$585,000**	-7.7%

5-year Jul average: **$530,590**



Active Listings 59



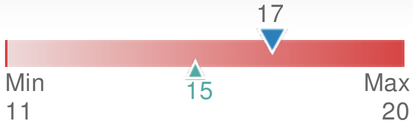
Min 39

Max 64

5-year Jul average

Jun 2026	Jul 2025
57	**64**

Avg DOM 17



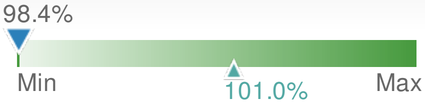
Min 11

Max 20

5-year Jul average

Jun 2026	Jul 2025	YTD
13	**20**	**26**

Avg Sold to OLP Ratio 98.4%



Min 98.4%

Max 103.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
99.4%	**101.6%**	**99.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis

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

July 2026

Colonial (Montgomery, PA) - Detached

New Listings 13

-50.0% from Jun 2026: **26**

-58.1% from Jul 2025: **31**

YTD	2026	2025	+/-
	155	**219**	-29.2%

5-year Jul average: **25**

New Pendings 14

-26.3% from Jun 2026: **19**

-63.2% from Jul 2025: **38**

YTD	2026	2025	+/-
	138	**174**	-20.7%

5-year Jul average: **27**

Closed Sales 18

-40.0% from Jun 2026: **30**

-33.3% from Jul 2025: **27**

YTD	2026	2025	+/-
	128	**150**	-14.7%

5-year Jul average: **24**

Median Sold Price $630,000

0.5% from Jun 2026: **$626,625**

-0.8% from Jul 2025: **$635,000**

YTD	2026	2025	+/-
	$599,000	**$659,500**	-9.2%

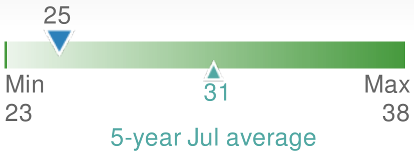
5-year Jul average: **$622,490**

Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for July was $630,000, representing an increase of 0.5% compared to last month and a decrease of 0.8% from Jul 2025. The average days on market for units sold in July was 12 days, 26% below the 5-year July average of 16 days. There was a 26.3% month over month decrease in new contract activity with 14 New Pendings; an 18.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 31; and an 8.7% increase in supply to 25 active units.

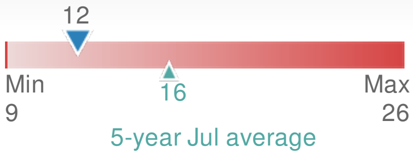
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.65 in June and a decrease from 1.53 in July 2025. The Contract Ratio is 18% lower than the 5-year July average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 25



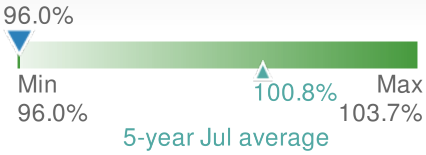
Jun 2026	Jul 2025
23	**38**

Avg DOM 12



Jun 2026	Jul 2025	YTD
13	**26**	**24**

Avg Sold to OLP Ratio 96.0%



Jun 2026	Jul 2025	YTD
98.9%	**102.0%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
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July 2026

Colonial (Montgomery, PA) - Attached

New Listings 23

-8.0% from Jun 2026: **25**

-4.2% from Jul 2025: **24**

YTD	2026	2025	+/-
	200	**198**	1.0%

5-year Jul average: **24**

New Pendings 18

-40.0% from Jun 2026: **30**

-18.2% from Jul 2025: **22**

YTD	2026	2025	+/-
	154	**157**	-1.9%

5-year Jul average: **21**

Closed Sales 37

32.1% from Jun 2026: **28**

60.9% from Jul 2025: **23**

YTD	2026	2025	+/-
	156	**156**	0.0%

5-year Jul average: **24**

Median Sold Price $493,000

-4.8% from Jun 2026: **$518,000**

-5.2% from Jul 2025: **$520,000**

YTD	2026	2025	+/-
	$495,000	**$535,000**	-7.5%

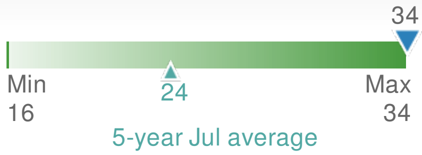
5-year Jul average: **$469,387**

Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for July was $493,000, representing a decrease of 4.8% compared to last month and a decrease of 5.2% from Jul 2025. The average days on market for units sold in July was 20 days, 56% above the 5-year July average of 13 days. There was a 40% month over month decrease in new contract activity with 18 New Pendings; a 43.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 26; and no change in supply with 34 active units.

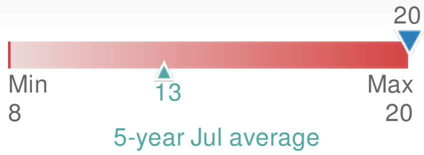
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.35 in June and a decrease from 1.85 in July 2025. The Contract Ratio is 62% lower than the 5-year July average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



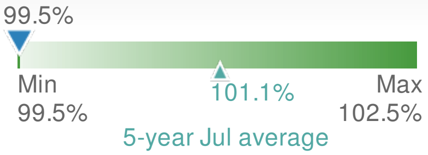
Jun 2026	Jul 2025
34	**26**

Avg DOM 20



Jun 2026	Jul 2025	YTD
13	**12**	**27**

Avg Sold to OLP Ratio 99.5%



Jun 2026	Jul 2025	YTD
99.9%	**101.0%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Colonial (Montgomery, PA) - Attached/Townhouse

New Listings 16

▼ -15.8%	▼ -11.1%
from Jun 2026: **19**	from Jul 2025: **18**

YTD	2026	2025	+/-
	148	**161**	-8.1%

5-year Jul average: **18**

New Pendings 12

▼ -50.0%	▼ -33.3%
from Jun 2026: **24**	from Jul 2025: **18**

YTD	2026	2025	+/-
	120	**124**	-3.2%

5-year Jul average: **16**

Closed Sales 29

▲ 16.0%	▲ 45.0%
from Jun 2026: **25**	from Jul 2025: **20**

YTD	2026	2025	+/-
	124	**123**	0.8%

5-year Jul average: **19**

Median Sold Price $495,000

▼ -7.5%	▼ -14.3%
from Jun 2026: **$535,000**	from Jul 2025: **$577,500**

YTD	2026	2025	+/-
	$525,000	**$562,490**	-6.7%

5-year Jul average: **$491,523**

Summary

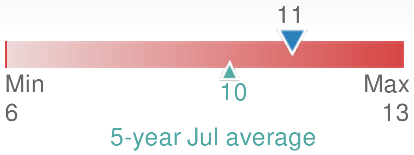
In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $495,000, representing a decrease of 7.5% compared to last month and a decrease of 14.3% from Jul 2025. The average days on market for units sold in July was 11 days, 10% above the 5-year July average of 10 days. There was a 50% month over month decrease in new contract activity with 12 New Pendings; a 47.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 20; and a 10.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 2.00 in June and a decrease from 2.10 in July 2025. The Contract Ratio is 59% lower than the 5-year July average of 2.32. 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 21

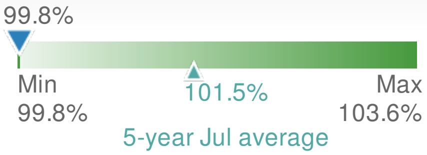
Jun 2026	Jul 2025
19	**20**

Avg DOM 11



Jun 2026	Jul 2025	YTD
12	**13**	**24**

Avg Sold to OLP Ratio 99.8%



Jun 2026	Jul 2025	YTD
100.0%	**100.9%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Hatboro-Horsham (Montgomery, PA)

New Listings 36

▲ 16.1% from Jun 2026: **31**

↔ 0.0% from Jul 2025: **36**

YTD	2026	2025	+/-
	257	**246**	4.5%

5-year Jul average: **39**

New Pendings 34

▲ 25.9% from Jun 2026: **27**

▲ 9.7% from Jul 2025: **31**

YTD	2026	2025	+/-
	212	**213**	-0.5%

5-year Jul average: **32**

Closed Sales 37

▲ 8.8% from Jun 2026: **34**

▼ -9.8% from Jul 2025: **41**

YTD	2026	2025	+/-
	182	**197**	-7.6%

5-year Jul average: **38**

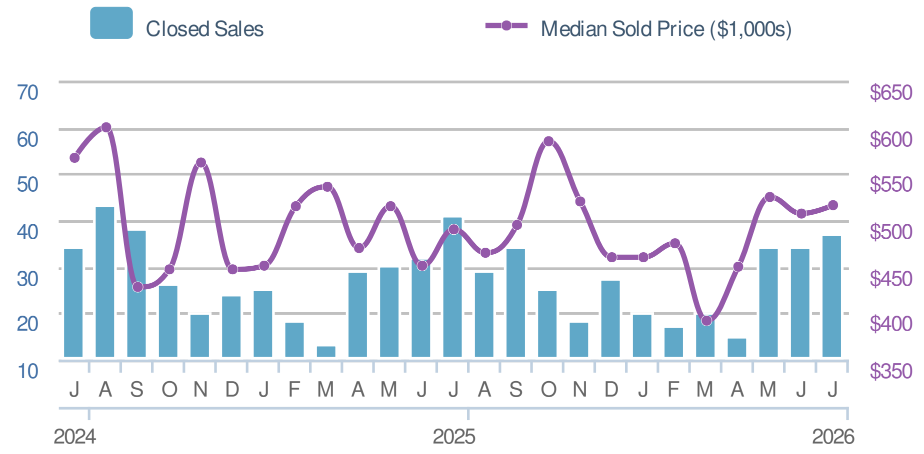
Median Sold Price $516,000

▲ 1.7% from Jun 2026: **$507,500**

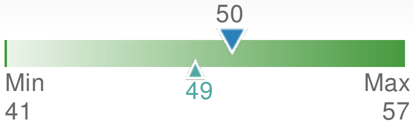
▲ 5.3% from Jul 2025: **$490,000**

YTD	2026	2025	+/-
	$487,450	**$475,000**	2.6%

5-year Jul average: **$480,700**



Active Listings 50



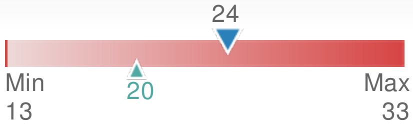
Min 41

Max 57

5-year Jul average

Jun 2026	Jul 2025
48	**43**

Avg DOM 24



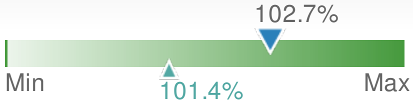
Min 13

Max 33

5-year Jul average

Jun 2026	Jul 2025	YTD
27	**16**	**25**

Avg Sold to OLP Ratio 102.7%



Min 99.1%

Max 104.5%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.5%	**99.4%**	**101.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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July 2026

Hatboro-Horsham (Montgomery, PA) - Detached

New Listings 20

▲25.0% from Jun 2026: **16**

▼-4.8% from Jul 2025: **21**

YTD	2026	2025	+/-
	146	**160**	-8.8%

5-year Jul average: **24**

New Pendings 17

▲21.4% from Jun 2026: **14**

▼-5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	118	**137**	-13.9%

5-year Jul average: **19**

Closed Sales 15

▼-44.4% from Jun 2026: **27**

▼-44.4% from Jul 2025: **27**

YTD	2026	2025	+/-
	112	**122**	-8.2%

5-year Jul average: **23**

Median Sold Price $635,000

▼-3.8% from Jun 2026: **$660,000**

▼-9.3% from Jul 2025: **$700,000**

YTD	2026	2025	+/-
	$553,125	**$600,000**	-7.8%

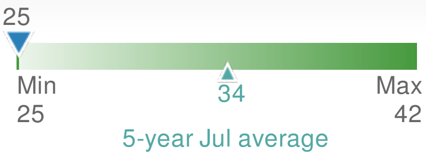
5-year Jul average: **$577,400**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for July was $635,000, representing a decrease of 3.8% compared to last month and a decrease of 9.3% from Jul 2025. The average days on market for units sold in July was 26 days, 40% above the 5-year July average of 19 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 27; and a 4.2% increase in supply to 25 active units.

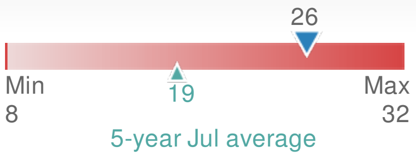
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, no change from June and a decrease from 1.10 in July 2025. The Contract Ratio is 7% higher than the 5-year July average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 25



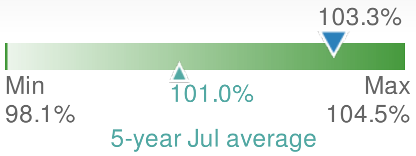
Jun 2026	Jul 2025
24	**30**

Avg DOM 26



Jun 2026	Jul 2025	YTD
21	**18**	**25**

Avg Sold to OLP Ratio 103.3%



Jun 2026	Jul 2025	YTD
103.0%	**98.6%**	**101.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Hatboro-Horsham (Montgomery, PA) - Attached

New Listings 16

▲6.7% from Jun 2026: **15**

▲6.7% from Jul 2025: **15**

YTD	2026	2025	+/-
	111	**86**	29.1%

5-year Jul average: **15**

New Pendings 17

▲30.8% from Jun 2026: **13**

▲30.8% from Jul 2025: **13**

YTD	2026	2025	+/-
	94	**76**	23.7%

5-year Jul average: **13**

Closed Sales 22

▲214.3% from Jun 2026: **7**

▲57.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	70	**75**	-6.7%

5-year Jul average: **15**

Median Sold Price $462,500

▲18.1% from Jun 2026: **$391,500**

▲19.6% from Jul 2025: **$386,650**

YTD	2026	2025	+/-
	$407,500	**$372,550**	9.4%

5-year Jul average: **$399,680**

Summary

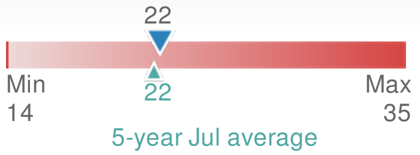
In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for July was $462,500, representing an increase of 18.1% compared to last month and an increase of 19.6% from Jul 2025. The average days on market for units sold in July was 22 days, the same as the 5-year July average of 22 days. There was a 30.8% month over month increase in new contract activity with 17 New Pendings; a 17.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 37; and a 4.2% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.88 in June and an increase from 1.38 in July 2025. The Contract Ratio is 7% lower than the 5-year July average of 1.59. 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 25

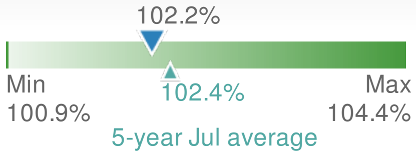
Jun 2026	Jul 2025
24	**13**

Avg DOM 22



Jun 2026	Jul 2025	YTD
51	**14**	**26**

Avg Sold to OLP Ratio 102.2%



Jun 2026	Jul 2025	YTD
100.5%	**100.9%**	**102.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

New Listings 14

▲16.7% from Jun 2026: **12**

▼-6.7% from Jul 2025: **15**

YTD	2026	2025	+/-
	93	**63**	47.6%

5-year Jul average: **12**

New Pendings 14

▲27.3% from Jun 2026: **11**

▲7.7% from Jul 2025: **13**

YTD	2026	2025	+/-
	76	**55**	38.2%

5-year Jul average: **10**

Closed Sales 20

▲300.0% from Jun 2026: **5**

▲100.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	54	**53**	1.9%

5-year Jul average: **11**

Median Sold Price $477,500

▲22.0% from Jun 2026: **$391,500**

▲14.4% from Jul 2025: **$417,500**

YTD	2026	2025	+/-
	$450,000	**$420,500**	7.0%

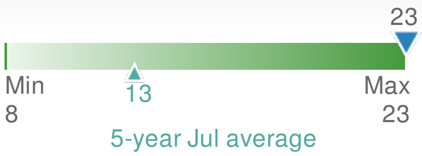
5-year Jul average: **$427,100**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $477,500, representing an increase of 22% compared to last month and an increase of 14.4% from Jul 2025. The average days on market for units sold in July was 22 days, 13% below the 5-year July average of 25 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 33; and a 9.5% increase in supply to 23 active units.

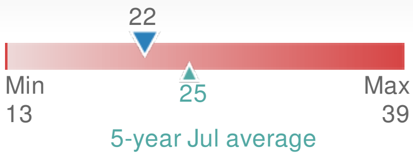
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 2.00 in June and a decrease from 1.64 in July 2025. The Contract Ratio is 4% lower than the 5-year July average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 23



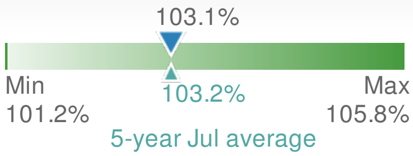
Jun 2026	Jul 2025
21	**11**

Avg DOM 22



Jun 2026	Jul 2025	YTD
70	**13**	**27**

Avg Sold to OLP Ratio 103.1%



Jun 2026	Jul 2025	YTD
99.7%	**102.3%**	**103.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Lower Merion (Montgomery, PA)

New Listings 71

▼ -14.5% from Jun 2026: **83**

▼ -2.7% from Jul 2025: **73**

YTD	2026	2025	+/-
	599	**566**	5.8%

5-year Jul average: **70**

New Pendings 76

↔ 0.0% from Jun 2026: **76**

▲ 33.3% from Jul 2025: **57**

YTD	2026	2025	+/-
	471	**437**	7.8%

5-year Jul average: **59**

Closed Sales 84

▼ -10.6% from Jun 2026: **94**

▲ 7.7% from Jul 2025: **78**

YTD	2026	2025	+/-
	415	**402**	3.2%

5-year Jul average: **79**

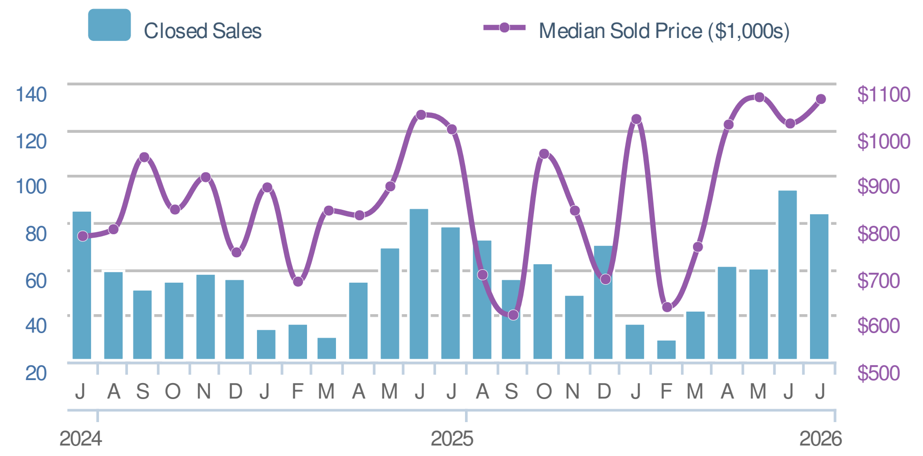
Median Sold Price $1,065,000

▲ 5.2% from Jun 2026: **$1,012,500**

▲ 6.5% from Jul 2025: **$1,000,000**

YTD	2026	2025	+/-
	$995,000	**$876,000**	13.6%

5-year Jul average: **$872,118**



Active Listings 125

125

Min 85 — 106 — Max 125

5-year Jul average

Jun 2026	Jul 2025
152	**117**

Avg DOM 25

25

Min 14 — 21 — Max 27

5-year Jul average

Jun 2026	Jul 2025	YTD
29	**27**	**27**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 99.9% — 101.7% — Max 106.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
100.0%	**100.5%**	**100.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Lower Merion (Montgomery, PA) - Detached

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New Listings 37

▼-21.3% from Jun 2026: **47**

▲8.8% from Jul 2025: **34**

YTD	2026	2025	+/-
	373	**334**	11.7%

5-year Jul average: **38**

New Pendings 43

▼-12.2% from Jun 2026: **49**

▲34.4% from Jul 2025: **32**

YTD	2026	2025	+/-
	301	**274**	9.9%

5-year Jul average: **32**

Closed Sales 61

▲1.7% from Jun 2026: **60**

▲15.1% from Jul 2025: **53**

YTD	2026	2025	+/-
	268	**255**	5.1%

5-year Jul average: **52**

Median Sold Price $1,326,000

▼-9.6% from Jun 2026: **$1,467,500**

▲10.4% from Jul 2025: **$1,201,000**

YTD	2026	2025	+/-
	$1,300,000	**$1,160,000**	12.1%

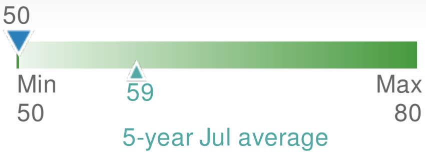
5-year Jul average: **$1,136,600**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for July was $1,326,000, representing a decrease of 9.6% compared to last month and an increase of 10.4% from Jul 2025. The average days on market for units sold in July was 12 days, 30% below the 5-year July average of 17 days. There was a 12.2% month over month decrease in new contract activity with 43 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 68; and a 27.5% decrease in supply to 50 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.23 in June and an increase from 1.04 in July 2025. The Contract Ratio is 30% higher than the 5-year July average of 1.05. 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 50

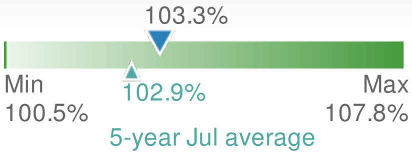


Jun 2026	Jul 2025
69	**51**

Avg DOM 12

Jun 2026	Jul 2025	YTD
18	**27**	**17**

Avg Sold to OLP Ratio 103.3%



Jun 2026	Jul 2025	YTD
103.1%	**100.8%**	**103.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market Insight

Presented by
Lauren Davis

July 2026

Lower Merion (Montgomery, PA) - Attached

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

New Listings 34

▼-5.6% from Jun 2026: **36**

▼-12.8% from Jul 2025: **39**

YTD	2026	2025	+/-
	226	**232**	-2.6%

5-year Jul average: **32**

New Pendings 33

▲22.2% from Jun 2026: **27**

▲32.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	170	**163**	4.3%

5-year Jul average: **27**

Closed Sales 23

▼-32.4% from Jun 2026: **34**

▼-8.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	147	**147**	0.0%

5-year Jul average: **27**

Median Sold Price $475,000

▲12.3% from Jun 2026: **$423,000**

▲31.0% from Jul 2025: **$362,500**

YTD	2026	2025	+/-
	$420,000	**$380,000**	10.5%

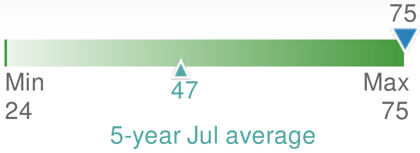
5-year Jul average: **$376,720**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for July was $475,000, representing an increase of 12.3% compared to last month and an increase of 31% from Jul 2025. The average days on market for units sold in July was 59 days, 94% above the 5-year July average of 30 days. There was a 22.2% month over month increase in new contract activity with 33 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 38; and a 9.6% decrease in supply to 75 active units.

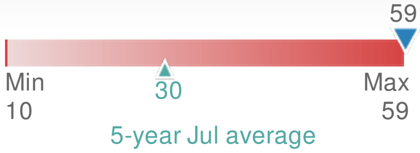
This activity resulted in a Contract Ratio of 0.51 pendings per active listing, up from 0.34 in June and a decrease from 0.55 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 75



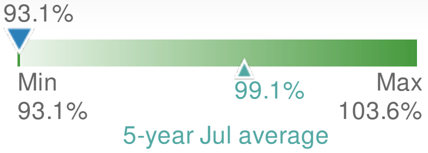
Jun 2026	Jul 2025
83	**66**

Avg DOM 59



Jun 2026	Jul 2025	YTD
48	**26**	**47**

Avg Sold to OLP Ratio 93.1%



Jun 2026	Jul 2025	YTD
94.6%	**99.9%**	**95.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

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

New Listings 15

▼ -6.3% from Jun 2026: **16**

▼ -28.6% from Jul 2025: **21**

YTD	2026	2025	+/-
	107	**123**	-13.0%

5-year Jul average: **17**

New Pendings 15

↔ 0.0% from Jun 2026: **15**

▲ 7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	88	**94**	-6.4%

5-year Jul average: **13**

Closed Sales 11

▼ -42.1% from Jun 2026: **19**

▼ -8.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	78	**85**	-8.2%

5-year Jul average: **14**

Median Sold Price $555,000

▼ -7.0% from Jun 2026: **$597,000**

▲ 31.8% from Jul 2025: **$421,250**

YTD	2026	2025	+/-
	$491,875	**$440,000**	11.8%

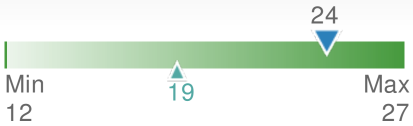
5-year Jul average: **$455,350**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $555,000, representing a decrease of 7% compared to last month and an increase of 31.8% from Jul 2025. The average days on market for units sold in July was 40 days, 70% above the 5-year July average of 24 days. There was no month over month change in new contract activity with 15 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 18; and a 20% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.47 in June and an increase from 0.74 in July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.05. 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.

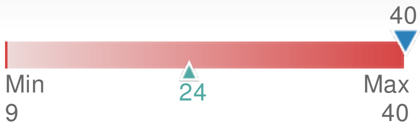
Active Listings 24



5-year Jul average

Jun 2026	Jul 2025
30	**27**

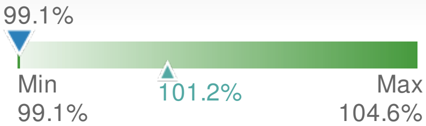
Avg DOM 40



5-year Jul average

Jun 2026	Jul 2025	YTD
32	**16**	**34**

Avg Sold to OLP Ratio 99.1%



5-year Jul average

Jun 2026	Jul 2025	YTD
97.8%	**100.6%**	**98.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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July 2026

Methacton (Montgomery, PA)

New Listings 26

-18.8% from Jun 2026: **32**

30.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	196	**202**	-3.0%

5-year Jul average: **31**

New Pendings 27

-10.0% from Jun 2026: **30**

3.8% from Jul 2025: **26**

YTD	2026	2025	+/-
	169	**184**	-8.2%

5-year Jul average: **27**

Closed Sales 27

-3.6% from Jun 2026: **28**

-28.9% from Jul 2025: **38**

YTD	2026	2025	+/-
	136	**177**	-23.2%

5-year Jul average: **33**

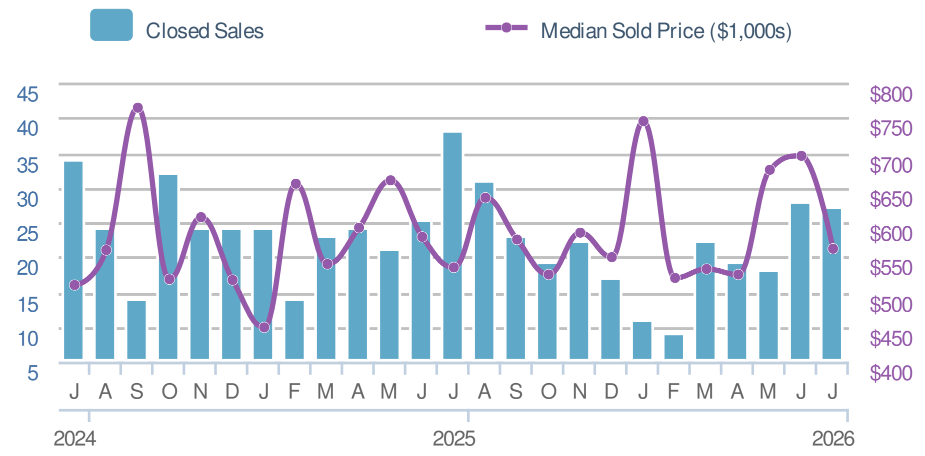
Median Sold Price $562,500

-19.2% from Jun 2026: **$695,803**

5.1% from Jul 2025: **$535,000**

YTD	2026	2025	+/-
	$559,000	**$576,450**	-3.0%

5-year Jul average: **$552,500**



Active Listings 38

38

Min 33

46

Max 69

5-year Jul average

Jun 2026	Jul 2025
37	**41**

Avg DOM 22

22

Min 10

17

Max 22

5-year Jul average

Jun 2026	Jul 2025	YTD
22	**16**	**24**

Avg Sold to OLP Ratio 101.0%

101.0%

Min 98.8%

100.5%

Max 102.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
99.2%	**98.8%**	**100.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

Methacton (Montgomery, PA) - Detached

New Listings 21

▼ -16.0% from Jun 2026: **25**

▲ 61.5% from Jul 2025: **13**

YTD	2026	2025	+/-
	161	**165**	-2.4%

5-year Jul average: **22**

New Pendings 21

▼ -16.0% from Jun 2026: **25**

↔ 0.0% from Jul 2025: **21**

YTD	2026	2025	+/-
	139	**153**	-9.2%

5-year Jul average: **21**

Closed Sales 21

▼ -8.7% from Jun 2026: **23**

▼ -40.0% from Jul 2025: **35**

YTD	2026	2025	+/-
	111	**147**	-24.5%

5-year Jul average: **27**

Median Sold Price $600,000

▼ -17.2% from Jun 2026: **$725,000**

▲ 4.5% from Jul 2025: **$573,900**

YTD	2026	2025	+/-
	$620,000	**$600,000**	3.3%

5-year Jul average: **$577,980**

Summary

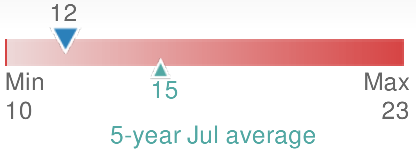
In Methacton (Montgomery, PA), the median sold price for Detached properties for July was $600,000, representing a decrease of 17.2% compared to last month and an increase of 4.5% from Jul 2025. The average days on market for units sold in July was 12 days, 21% below the 5-year July average of 15 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 41; and no change in supply with 30 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 1.33 in June and an increase from 1.00 in July 2025. The Contract Ratio is 23% higher than the 5-year July average of 1.11. 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 30

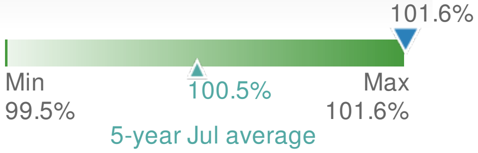
Jun 2026	Jul 2025
30	**32**

Avg DOM 12



Jun 2026	Jul 2025	YTD
23	**17**	**23**

Avg Sold to OLP Ratio 101.6%



Jun 2026	Jul 2025	YTD
99.1%	**99.5%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

Methacton (Montgomery, PA) - Attached

New Listings 5

▼ -28.6% from Jun 2026: **7**

▼ -28.6% from Jul 2025: **7**

YTD	2026	2025	+/-
	35	**37**	-5.4%

5-year Jul average: **9**

New Pendings 6

▲ 20.0% from Jun 2026: **5**

▲ 20.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	30	**31**	-3.2%

5-year Jul average: **6**

Closed Sales 6

▲ 20.0% from Jun 2026: **5**

▲ 100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	25	**30**	-16.7%

5-year Jul average: **6**

Median Sold Price $481,500

▼ -25.9% from Jun 2026: **$650,000**

▲ 39.6% from Jul 2025: **$345,000**

YTD	2026	2025	+/-
	$530,000	**$490,000**	8.2%

5-year Jul average: **$471,328**

Summary

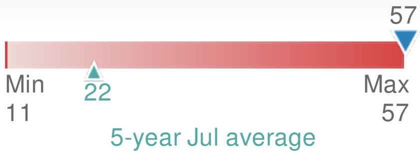
In Methacton (Montgomery, PA), the median sold price for Attached properties for July was $481,500, representing a decrease of 25.9% compared to last month and an increase of 39.6% from Jul 2025. The average days on market for units sold in July was 57 days, 159% above the 5-year July average of 22 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 6; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.86 in June and a decrease from 0.89 in July 2025. The Contract Ratio is 28% lower than the 5-year July average of 1.04. 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 8

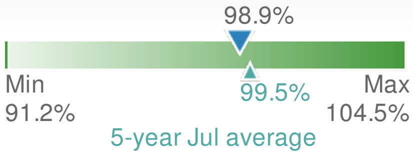
Jun 2026	Jul 2025
7	**9**

Avg DOM 57



Jun 2026	Jul 2025	YTD
21	**13**	**26**

Avg Sold to OLP Ratio 98.9%



Jun 2026	Jul 2025	YTD
99.6%	**91.2%**	**99.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

Methacton (Montgomery, PA) - Attached/Townhouse

New Listings 5

▼-16.7% from Jun 2026: **6**

▼-28.6% from Jul 2025: **7**

YTD	2026	2025	+/-
	33	**34**	-2.9%

5-year Jul average: **8**

New Pendings 5

↔0.0% from Jun 2026: **5**

↔0.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	28	**27**	3.7%

5-year Jul average: **5**

Closed Sales 6

▲20.0% from Jun 2026: **5**

▲100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	24	**26**	-7.7%

5-year Jul average: **6**

Median Sold Price $481,500

▼-25.9% from Jun 2026: **$650,000**

▲39.6% from Jul 2025: **$345,000**

YTD	2026	2025	+/-
	$534,750	**$507,500**	5.4%

5-year Jul average: **$471,328**

Summary

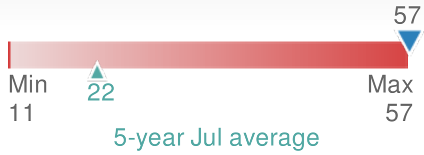
In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $481,500, representing a decrease of 25.9% compared to last month and an increase of 39.6% from Jul 2025. The average days on market for units sold in July was 57 days, 159% above the 5-year July average of 22 days. There was no month over month change in new contract activity with 5 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 5; and a 33.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.00 in June and a decrease from 0.78 in July 2025. The Contract Ratio is 32% lower than the 5-year July average of 0.93. 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 8

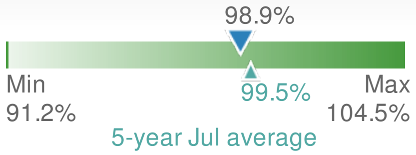
Jun 2026	Jul 2025
6	**9**

Avg DOM 57



Jun 2026	Jul 2025	YTD
21	**13**	**27**

Avg Sold to OLP Ratio 98.9%



Jun 2026	Jul 2025	YTD
99.6%	**91.2%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Norristown Area (Montgomery, PA)

New Listings 69

▲21.1% from Jun 2026: **57**

▲3.0% from Jul 2025: **67**

YTD	2026	2025	+/-
	461	**485**	-4.9%

5-year Jul average: **67**

New Pendings 66

▲20.0% from Jun 2026: **55**

▼-8.3% from Jul 2025: **72**

YTD	2026	2025	+/-
	383	**416**	-7.9%

5-year Jul average: **66**

Closed Sales 54

▼-15.6% from Jun 2026: **64**

▼-14.3% from Jul 2025: **63**

YTD	2026	2025	+/-
	358	**367**	-2.5%

5-year Jul average: **62**

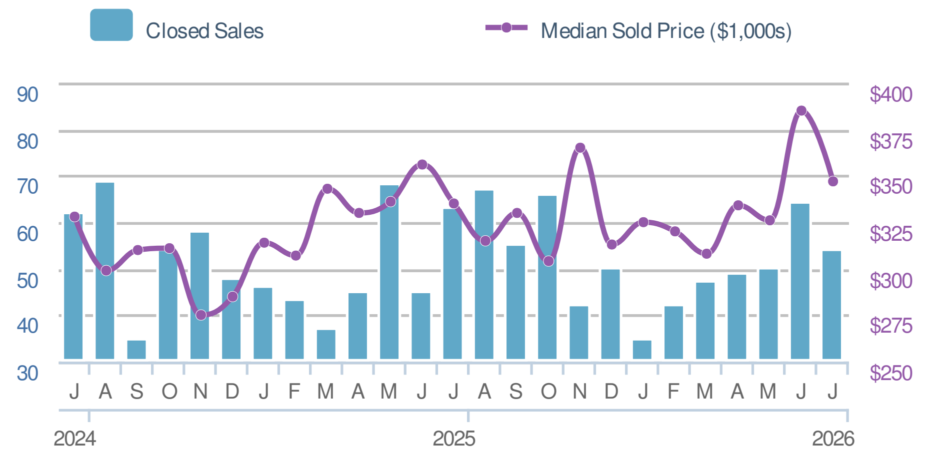
Median Sold Price $347,500

▼-10.0% from Jun 2026: **$385,937**

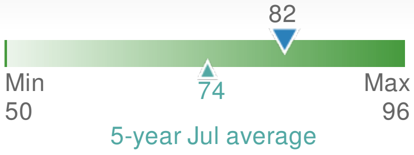
▲3.7% from Jul 2025: **$335,000**

YTD	2026	2025	+/-
	$330,000	**$330,000**	0.0%

5-year Jul average: **$316,500**

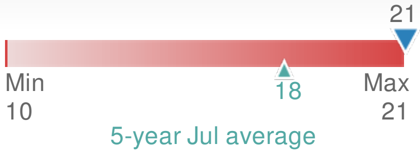


Active Listings 82



Jun 2026	Jul 2025
78	**76**

Avg DOM 21



Jun 2026	Jul 2025	YTD
17	**21**	**24**

Avg Sold to OLP Ratio 101.5%

Jun 2026	Jul 2025	YTD
100.1%	**98.1%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

Norristown Area (Montgomery, PA) - Detached

New Listings 24

↔0.0% from Jun 2026: **24**

▲20.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	161	**152**	5.9%

5-year Jul average: **24**

New Pendings 24

▼-7.7% from Jun 2026: **26**

▼-11.1% from Jul 2025: **27**

YTD	2026	2025	+/-
	145	**151**	-4.0%

5-year Jul average: **24**

Closed Sales 24

▼-14.3% from Jun 2026: **28**

▼-4.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	127	**135**	-5.9%

5-year Jul average: **26**

Median Sold Price $432,000

▼-10.5% from Jun 2026: **$482,500**

▼-10.0% from Jul 2025: **$480,000**

YTD	2026	2025	+/-
	$425,000	**$425,000**	0.0%

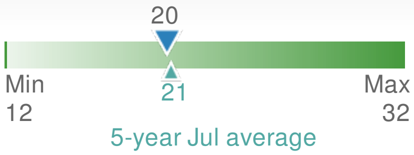
5-year Jul average: **$422,400**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for July was $432,000, representing a decrease of 10.5% compared to last month and a decrease of 10% from Jul 2025. The average days on market for units sold in July was 18 days, 25% above the 5-year July average of 14 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 5.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 33; and no change in supply with 20 active units.

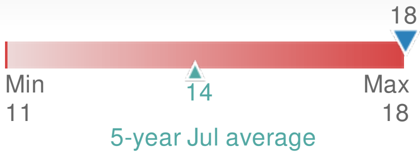
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 1.75 in June and a decrease from 2.60 in July 2025. The Contract Ratio is 7% lower than the 5-year July average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 20



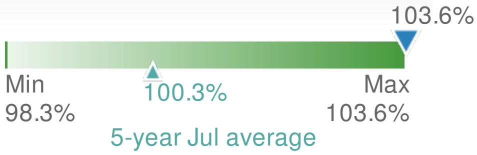
Jun 2026	Jul 2025
20	**15**

Avg DOM 18



Jun 2026	Jul 2025	YTD
8	**17**	**17**

Avg Sold to OLP Ratio 103.6%



Jun 2026	Jul 2025	YTD
103.4%	**98.3%**	**101.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Norristown Area (Montgomery, PA) - Attached

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

New Listings 45

▲36.4% from Jun 2026: **33**

▼-4.3% from Jul 2025: **47**

YTD	2026	2025	+/-
	300	**333**	-9.9%

5-year Jul average: **43**

New Pendings 42

▲44.8% from Jun 2026: **29**

▼-6.7% from Jul 2025: **45**

YTD	2026	2025	+/-
	238	**265**	-10.2%

5-year Jul average: **42**

Closed Sales 30

▼-16.7% from Jun 2026: **36**

▼-21.1% from Jul 2025: **38**

YTD	2026	2025	+/-
	231	**232**	-0.4%

5-year Jul average: **37**

Median Sold Price $282,500

▼-3.6% from Jun 2026: **$293,000**

▼-5.5% from Jul 2025: **$299,000**

YTD	2026	2025	+/-
	$287,500	**$290,950**	-1.2%

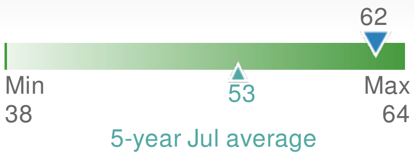
5-year Jul average: **$268,700**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for July was $282,500, representing a decrease of 3.6% compared to last month and a decrease of 5.5% from Jul 2025. The average days on market for units sold in July was 23 days, 9% above the 5-year July average of 21 days. There was a 44.8% month over month increase in new contract activity with 42 New Pendings; a 12% MoM increase in All Pendings (new contracts + contracts carried over from June) to 56; and a 6.9% increase in supply to 62 active units.

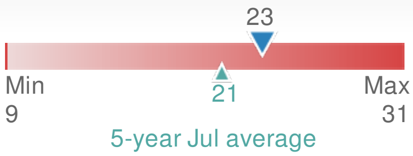
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.86 in June and a decrease from 1.36 in July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 62



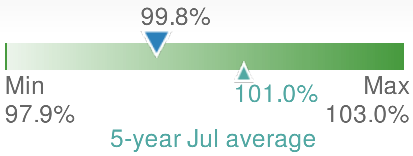
Jun 2026	Jul 2025
58	**61**

Avg DOM 23



Jun 2026	Jul 2025	YTD
25	**24**	**28**

Avg Sold to OLP Ratio 99.8%



Jun 2026	Jul 2025	YTD
97.3%	**97.9%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

New Listings 37

▲ 19.4% from Jun 2026: **31**
▼ -5.1% from Jul 2025: **39**

YTD	2026	2025	+/-
	254	**286**	-11.2%

5-year Jul average: **36**

New Pendings 35

▲ 45.8% from Jun 2026: **24**
▼ -5.4% from Jul 2025: **37**

YTD	2026	2025	+/-
	199	**230**	-13.5%

5-year Jul average: **34**

Closed Sales 26

▼ -7.1% from Jun 2026: **28**
▼ -25.7% from Jul 2025: **35**

YTD	2026	2025	+/-
	195	**202**	-3.5%

5-year Jul average: **31**

Median Sold Price $290,000

▼ -6.6% from Jun 2026: **$310,500**
▼ -3.3% from Jul 2025: **$300,000**

YTD	2026	2025	+/-
	$290,000	**$300,000**	-3.3%

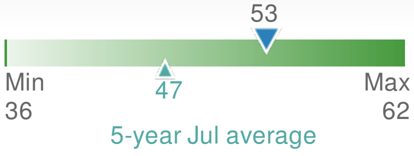
5-year Jul average: **$269,400**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $290,000, representing a decrease of 6.6% compared to last month and a decrease of 3.3% from Jul 2025. The average days on market for units sold in July was 18 days, 15% below the 5-year July average of 21 days. There was a 45.8% month over month increase in new contract activity with 35 New Pendings; a 6.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 47; and a 10.4% increase in supply to 53 active units.

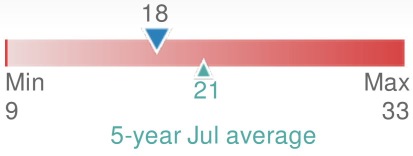
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 0.92 in June and a decrease from 1.55 in July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 53



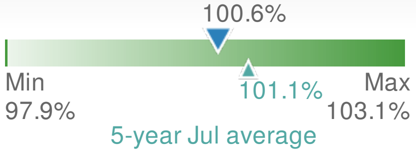
Jun 2026	Jul 2025
48	**47**

Avg DOM 18



Jun 2026	Jul 2025	YTD
18	**24**	**26**

Avg Sold to OLP Ratio 100.6%



Jun 2026	Jul 2025	YTD
97.8%	**97.9%**	**98.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by

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July 2026

North Penn (Montgomery, PA)

New Listings 121

▲ 0.8% from Jun 2026: **120**

▲ 30.1% from Jul 2025: **93**

YTD	2026	2025	+/-
	769	**686**	12.1%

5-year Jul average: **106**

New Pendings 104

▼ -24.1% from Jun 2026: **137**

▲ 14.3% from Jul 2025: **91**

YTD	2026	2025	+/-
	659	**577**	14.2%

5-year Jul average: **103**

Closed Sales 129

▲ 20.6% from Jun 2026: **107**

▲ 40.2% from Jul 2025: **92**

YTD	2026	2025	+/-
	591	**515**	14.8%

5-year Jul average: **106**

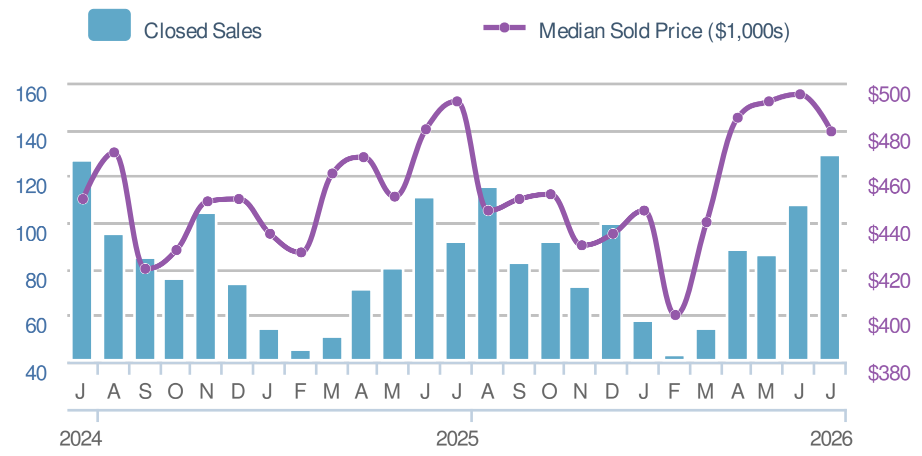
Median Sold Price $479,000

▼ -3.2% from Jun 2026: **$495,000**

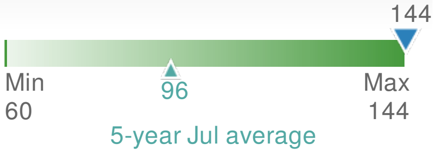
▼ -2.7% from Jul 2025: **$492,500**

YTD	2026	2025	+/-
	$470,000	**$460,000**	2.2%

5-year Jul average: **$462,300**

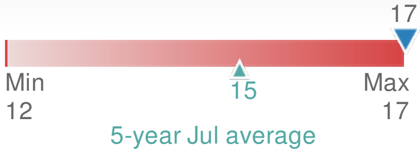


Active Listings 144



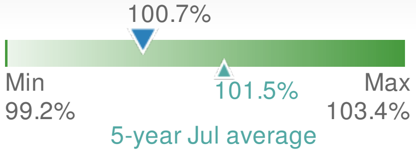
Jun 2026	Jul 2025
124	**111**

Avg DOM 17



Jun 2026	Jul 2025	YTD
16	**17**	**23**

Avg Sold to OLP Ratio 100.7%



Jun 2026	Jul 2025	YTD
101.4%	**99.2%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

North Penn (Montgomery, PA) - Detached

New Listings 66

▲4.8% from Jun 2026: **63**

▲34.7% from Jul 2025: **49**

YTD	2026	2025	+/-
	401	**366**	9.6%

5-year Jul average: **58**

New Pendings 47

▼-36.5% from Jun 2026: **74**

▼-4.1% from Jul 2025: **49**

YTD	2026	2025	+/-
	340	**310**	9.7%

5-year Jul average: **55**

Closed Sales 63

▲21.2% from Jun 2026: **52**

▲16.7% from Jul 2025: **54**

YTD	2026	2025	+/-
	303	**266**	13.9%

5-year Jul average: **60**

Median Sold Price $555,000

▼-11.3% from Jun 2026: **$625,500**

▼-3.1% from Jul 2025: **$572,500**

YTD	2026	2025	+/-
	$550,000	**$571,000**	-3.7%

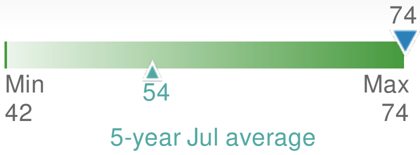
5-year Jul average: **$524,450**

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for July was $555,000, representing a decrease of 11.3% compared to last month and a decrease of 3.1% from Jul 2025. The average days on market for units sold in July was 20 days, 11% above the 5-year July average of 18 days. There was a 36.5% month over month decrease in new contract activity with 47 New Pendings; a 24.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 77; and a 37% increase in supply to 74 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.89 in June and a decrease from 1.40 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.71. 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 74

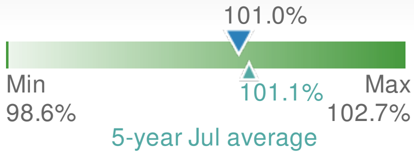


Jun 2026	Jul 2025
54	**52**

Avg DOM 20

Jun 2026	Jul 2025	YTD
12	**22**	**25**

Avg Sold to OLP Ratio 101.0%



Jun 2026	Jul 2025	YTD
102.6%	**98.6%**	**100.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

July 2026

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 55

-3.5% from Jun 2026: **57**

25.0% from Jul 2025: **44**

YTD	2026	2025	+/-
	368	**320**	15.0%

5-year Jul average: **48**

New Pendings 57

-9.5% from Jun 2026: **63**

35.7% from Jul 2025: **42**

YTD	2026	2025	+/-
	319	**267**	19.5%

5-year Jul average: **48**

Closed Sales 66

20.0% from Jun 2026: **55**

73.7% from Jul 2025: **38**

YTD	2026	2025	+/-
	288	**249**	15.7%

5-year Jul average: **46**

Median Sold Price $400,000

-9.1% from Jun 2026: **$440,000**

-9.6% from Jul 2025: **$442,500**

YTD	2026	2025	+/-
	$415,000	**$400,000**	3.8%

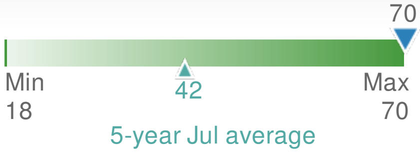
5-year Jul average: **$391,100**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for July was $400,000, representing a decrease of 9.1% compared to last month and a decrease of 9.6% from Jul 2025. The average days on market for units sold in July was 15 days, 32% above the 5-year July average of 11 days. There was a 9.5% month over month decrease in new contract activity with 57 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 66; and no change in supply with 70 active units.

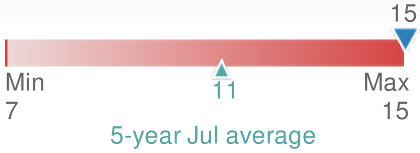
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.11 in June and a decrease from 0.95 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 70



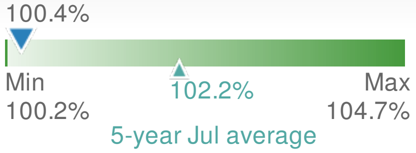
Jun 2026	Jul 2025
70	**59**

Avg DOM 15



Jun 2026	Jul 2025	YTD
20	**11**	**20**

Avg Sold to OLP Ratio 100.4%



Jun 2026	Jul 2025	YTD
100.2%	**100.2%**	**99.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

North Penn (Montgomery, PA) - Attached/Townhouse

New Listings 35

-23.9% from Jun 2026: **46**

-5.4% from Jul 2025: **37**

YTD	2026	2025	+/-
	269	**254**	5.9%

5-year Jul average: **37**

New Pendings 41

-18.0% from Jun 2026: **50**

20.6% from Jul 2025: **34**

YTD	2026	2025	+/-
	236	**214**	10.3%

5-year Jul average: **37**

Closed Sales 51

15.9% from Jun 2026: **44**

50.0% from Jul 2025: **34**

YTD	2026	2025	+/-
	216	**195**	10.8%

5-year Jul average: **38**

Median Sold Price $450,000

-0.4% from Jun 2026: **$451,750**

1.1% from Jul 2025: **$445,000**

YTD	2026	2025	+/-
	$442,500	**$437,000**	1.3%

5-year Jul average: **$415,890**

Summary

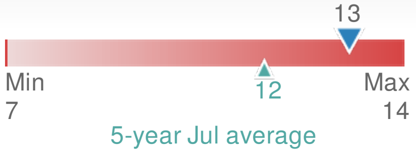
In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $450,000, representing a decrease of 0.4% compared to last month and an increase of 1.1% from Jul 2025. The average days on market for units sold in July was 13 days, 12% above the 5-year July average of 12 days. There was an 18% month over month decrease in new contract activity with 41 New Pendings; a 20.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 47; and a 5.7% decrease in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.11 in June and a decrease from 1.00 in July 2025. The Contract Ratio is 49% lower than the 5-year July average of 1.86. 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 50

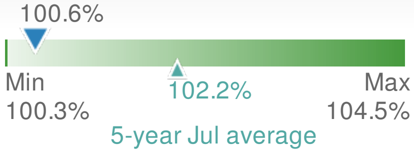
Jun 2026	Jul 2025
53	**47**

Avg DOM 13



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

Avg Sold to OLP Ratio 100.6%



Jun 2026	Jul 2025	YTD
99.7%	**100.3%**	**100.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
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July 2026

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 51

▲ 18.6% from Jun 2026: **43**

▲ 21.4% from Jul 2025: **42**

YTD	2026	2025	+/-
	333	**284**	17.3%

5-year Jul average: **47**

New Pendings 35

▼ -20.5% from Jun 2026: **44**

▲ 29.6% from Jul 2025: **27**

YTD	2026	2025	+/-
	260	**223**	16.6%

5-year Jul average: **35**

Closed Sales 38

▼ -19.1% from Jun 2026: **47**

▼ -2.6% from Jul 2025: **39**

YTD	2026	2025	+/-
	218	**199**	9.5%

5-year Jul average: **38**

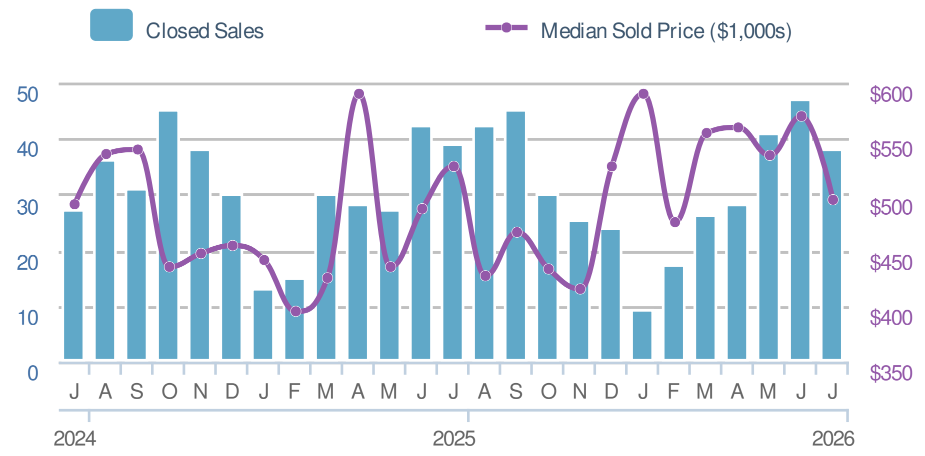
Median Sold Price $495,550

▼ -13.1% from Jun 2026: **$570,000**

▼ -5.6% from Jul 2025: **$525,000**

YTD	2026	2025	+/-
	$525,000	**$480,000**	9.4%

5-year Jul average: **$476,810**



Active Listings 76

76

Min	5-year Jul average	Max
42	58	76

Jun 2026	Jul 2025
64	**68**

Avg DOM 14

14

Min	5-year Jul average	Max
11	15	23

Jun 2026	Jul 2025	YTD
14	**23**	**25**

Avg Sold to OLP Ratio 102.2%

102.2%

Min	5-year Jul average	Max
99.7%	102.4%	105.9%

Jun 2026	Jul 2025	YTD
103.3%	**99.7%**	**100.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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July 2026

Perkiomen Valley (Montgomery, PA) - Detached

New Listings 32

▲6.7%	▲33.3%
from Jun 2026:	from Jul 2025:
30	**24**

YTD	2026	2025	+/-
	247	**185**	33.5%

5-year Jul average: **27**

New Pendings 22

▼-35.3%	▲69.2%
from Jun 2026:	from Jul 2025:
34	**13**

YTD	2026	2025	+/-
	185	**145**	27.6%

5-year Jul average: **20**

Closed Sales 25

▼-34.2%	▼-10.7%
from Jun 2026:	from Jul 2025:
38	**28**

YTD	2026	2025	+/-
	154	**134**	14.9%

5-year Jul average: **26**

Median Sold Price $640,000

▲0.5%	▲0.7%
from Jun 2026:	from Jul 2025:
$637,000	**$635,500**

YTD	2026	2025	+/-
	$614,995	**$597,500**	2.9%

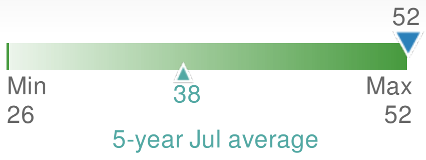
5-year Jul average: **$590,406**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for July was $640,000, representing an increase of 0.5% compared to last month and an increase of 0.7% from Jul 2025. The average days on market for units sold in July was 11 days, 28% below the 5-year July average of 15 days. There was a 35.3% month over month decrease in new contract activity with 22 New Pendings; an 8.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and a 13% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.07 in June and an increase from 0.61 in July 2025. The Contract Ratio is 2% lower than the 5-year July average of 0.89. 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 52

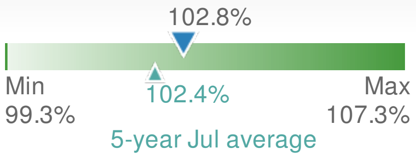


Jun 2026	Jul 2025
46	**41**

Avg DOM 11

Jun 2026	Jul 2025	YTD
16	**25**	**25**

Avg Sold to OLP Ratio 102.8%



Jun 2026	Jul 2025	YTD
103.1%	**99.3%**	**101.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Perkiomen Valley (Montgomery, PA) - Attached

New Listings 19

▲ 46.2% from Jun 2026: **13**
▲ 5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	86	**99**	-13.1%

5-year Jul average: **20**

New Pendings 13

▲ 30.0% from Jun 2026: **10**
▼ -7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	75	**78**	-3.8%

5-year Jul average: **15**

Closed Sales 13

▲ 44.4% from Jun 2026: **9**
▲ 18.2% from Jul 2025: **11**

YTD	2026	2025	+/-
	64	**65**	-1.5%

5-year Jul average: **12**

Median Sold Price $361,000

▼ -6.2% from Jun 2026: **$385,000**
▲ 0.8% from Jul 2025: **$358,000**

YTD	2026	2025	+/-
	$380,000	**$355,000**	7.0%

5-year Jul average: **$350,000**

Summary

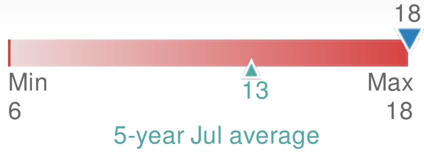
In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for July was $361,000, representing a decrease of 6.2% compared to last month and an increase of 0.8% from Jul 2025. The average days on market for units sold in July was 18 days, 34% above the 5-year July average of 13 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 15; and a 33.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.89 in June and a decrease from 0.67 in July 2025. The Contract Ratio is 47% lower than the 5-year July average of 1.20. 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 24

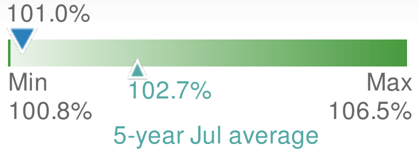
Jun 2026	Jul 2025
18	**27**

Avg DOM 18



Jun 2026	Jul 2025	YTD
5	**17**	**26**

Avg Sold to OLP Ratio 101.0%



Jun 2026	Jul 2025	YTD
104.2%	**100.8%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

July 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

New Listings 17

70.0% from Jun 2026: **10**

6.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	74	**80**	-7.5%

5-year Jul average: **17**

New Pendings 13

85.7% from Jun 2026: **7**

8.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	65	**63**	3.2%

5-year Jul average: **13**

Closed Sales 9

12.5% from Jun 2026: **8**

-10.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	53	**52**	1.9%

5-year Jul average: **10**

Median Sold Price $361,000

-8.1% from Jun 2026: **$393,000**

-0.1% from Jul 2025: **$361,500**

YTD	2026	2025	+/-
	$375,000	**$362,500**	3.4%

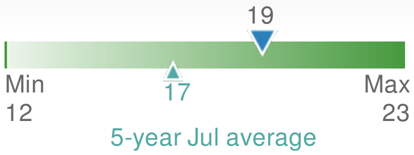
5-year Jul average: **$351,100**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $361,000, representing a decrease of 8.1% compared to last month and a decrease of 0.1% from Jul 2025. The average days on market for units sold in July was 7 days, 40% below the 5-year July average of 12 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from June) to 15; and a 26.7% increase in supply to 19 active units.

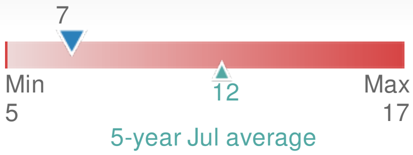
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.80 in June and an increase from 0.70 in July 2025. The Contract Ratio is 35% lower than the 5-year July average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



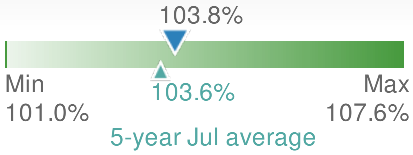
Jun 2026	Jul 2025
15	**23**

Avg DOM 7



Jun 2026	Jul 2025	YTD
4	**17**	**18**

Avg Sold to OLP Ratio 103.8%



Jun 2026	Jul 2025	YTD
104.7%	**101.0%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Pottsgrove (Montgomery, PA)

New Listings 29

-23.7% from Jun 2026: **38**

52.6% from Jul 2025: **19**

YTD	2026	2025	+/-
	193	**209**	-7.7%

5-year Jul average: **32**

New Pendings 28

-20.0% from Jun 2026: **35**

21.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	167	**195**	-14.4%

5-year Jul average: **31**

Closed Sales 24

20.0% from Jun 2026: **20**

-14.3% from Jul 2025: **28**

YTD	2026	2025	+/-
	150	**187**	-19.8%

5-year Jul average: **24**

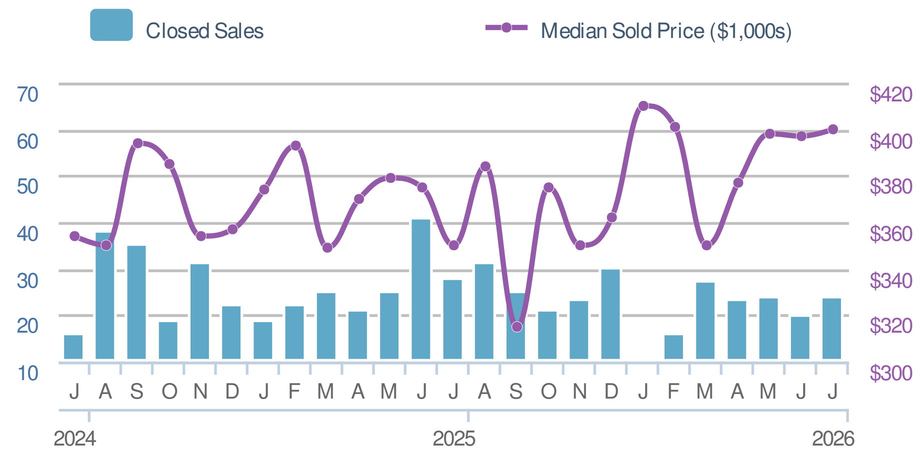
Median Sold Price $400,000

0.6% from Jun 2026: **$397,500**

14.1% from Jul 2025: **$350,500**

YTD	2026	2025	+/-
	$385,000	**$365,000**	5.5%

5-year Jul average: **$359,150**



Active Listings 39

39

Min 25

29

Max 39

5-year Jul average

Jun 2026	Jul 2025
27	**25**

Avg DOM 11

11

Min 8

17

Max 34

5-year Jul average

Jun 2026	Jul 2025	YTD
8	**20**	**17**

Avg Sold to OLP Ratio 100.8%

100.8%

Min 99.4%

100.7%

Max 103.5%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.2%	**100.0%**	**100.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Pottsgrove (Montgomery, PA) - Detached

New Listings 22

-26.7% from Jun 2026: **30**

69.2% from Jul 2025: **13**

YTD	2026	2025	+/-
	137	**155**	-11.6%

5-year Jul average: **24**

New Pendings 21

-22.2% from Jun 2026: **27**

31.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	113	**143**	-21.0%

5-year Jul average: **23**

Closed Sales 17

6.3% from Jun 2026: **16**

-15.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	105	**139**	-24.5%

5-year Jul average: **18**

Median Sold Price $487,500

14.1% from Jun 2026: **$427,250**

8.4% from Jul 2025: **$449,661**

YTD	2026	2025	+/-
	$432,500	**$400,000**	8.1%

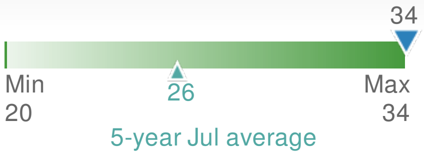
5-year Jul average: **$422,029**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for July was $487,500, representing an increase of 14.1% compared to last month and an increase of 8.4% from Jul 2025. The average days on market for units sold in July was 11 days, 45% below the 5-year July average of 20 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 47.8% increase in supply to 34 active units.

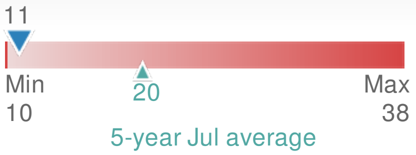
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.26 in June and a decrease from 1.35 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



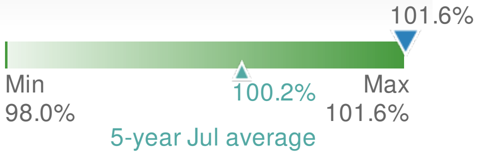
Jun 2026	Jul 2025
23	**20**

Avg DOM 11



Jun 2026	Jul 2025	YTD
9	**23**	**18**

Avg Sold to OLP Ratio 101.6%



Jun 2026	Jul 2025	YTD
103.2%	**99.7%**	**100.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Pottsgrove (Montgomery, PA) - Attached

New Listings 7

▼-12.5% from Jun 2026: **8**

▲16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	56	**54**	3.7%

5-year Jul average: **7**

New Pendings 7

▼-12.5% from Jun 2026: **8**

↔0.0% from Jul 2025: **7**

YTD	2026	2025	+/-
	54	**52**	3.8%

5-year Jul average: **8**

Closed Sales 7

▲75.0% from Jun 2026: **4**

▼-12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	45	**48**	-6.3%

5-year Jul average: **6**

Median Sold Price $275,000

▼-17.9% from Jun 2026: **$335,000**

▲0.9% from Jul 2025: **$272,500**

YTD	2026	2025	+/-
	$282,500	**$300,000**	-5.8%

5-year Jul average: **$265,500**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for July was $275,000, representing a decrease of 17.9% compared to last month and an increase of 0.9% from Jul 2025. The average days on market for units sold in July was 12 days, 58% above the 5-year July average of 8 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 12; and a 25% increase in supply to 5 active units.

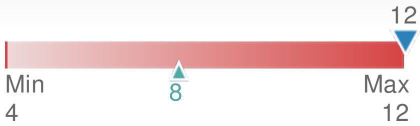
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, down from 3.25 in June and an increase from 1.80 in July 2025. The Contract Ratio is 84% lower than the 5-year July average of 15.11. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 5

5-year Jul average

Jun 2026	Jul 2025
4	**5**

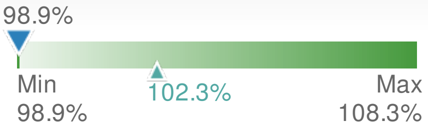
Avg DOM 12



5-year Jul average

Jun 2026	Jul 2025	YTD
4	**12**	**16**

Avg Sold to OLP Ratio 98.9%



5-year Jul average

Jun 2026	Jul 2025	YTD
103.4%	**100.5%**	**100.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
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July 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

New Listings 7

↔ 0.0% from Jun 2026: **7**

▲ 40.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	54	**50**	8.0%

5-year Jul average: **7**

New Pendings 6

▼ -25.0% from Jun 2026: **8**

↔ 0.0% from Jul 2025: **6**

YTD	2026	2025	+/-
	52	**48**	8.3%

5-year Jul average: **7**

Closed Sales 7

▲ 75.0% from Jun 2026: **4**

▼ -12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	44	**44**	0.0%

5-year Jul average: **6**

Median Sold Price $275,000

▼ -17.9% from Jun 2026: **$335,000**

▲ 0.9% from Jul 2025: **$272,500**

YTD	2026	2025	+/-
	$283,250	**$300,000**	-5.6%

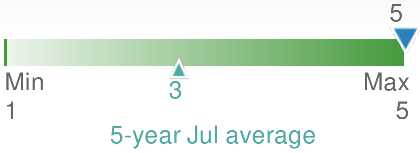
5-year Jul average: **$265,500**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $275,000, representing a decrease of 17.9% compared to last month and an increase of 0.9% from Jul 2025. The average days on market for units sold in July was 12 days, 58% above the 5-year July average of 8 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 11; and a 66.7% increase in supply to 5 active units.

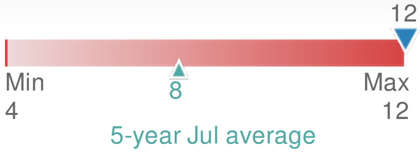
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, down from 4.33 in June and an increase from 1.60 in July 2025. The Contract Ratio is 85% lower than the 5-year July average of 14.96. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 5



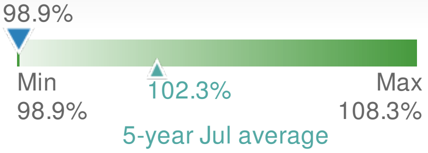
Jun 2026	Jul 2025
3	**5**

Avg DOM 12



Jun 2026	Jul 2025	YTD
4	**12**	**16**

Avg Sold to OLP Ratio 98.9%



Jun 2026	Jul 2025	YTD
103.4%	**100.5%**	**100.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

July 2026

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 25

▼-32.4% from Jun 2026: **37**

▼-16.7% from Jul 2025: **30**

YTD	2026	2025	+/-
	223	**204**	9.3%

5-year Jul average: **30**

New Pendings 29

▼-31.0% from Jun 2026: **42**

▲31.8% from Jul 2025: **22**

YTD	2026	2025	+/-
	184	**164**	12.2%

5-year Jul average: **31**

Closed Sales 27

▲42.1% from Jun 2026: **19**

▲3.8% from Jul 2025: **26**

YTD	2026	2025	+/-
	154	**144**	6.9%

5-year Jul average: **28**

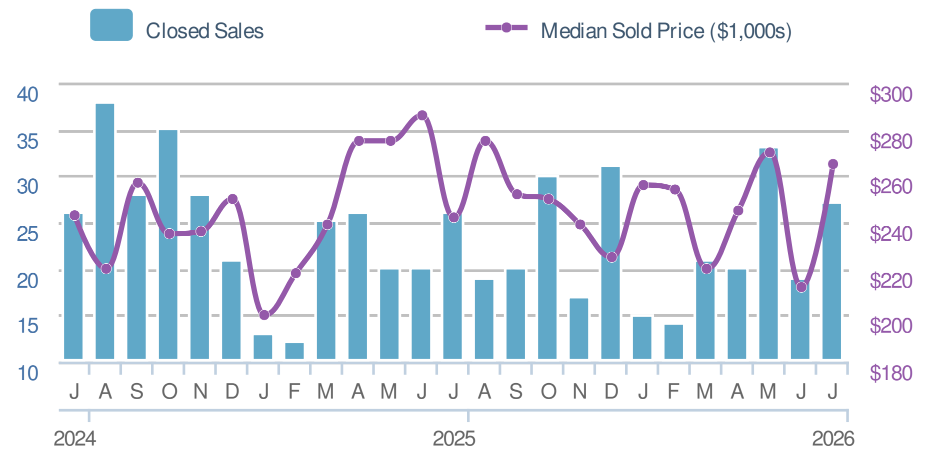
Median Sold Price $265,900

▲25.1% from Jun 2026: **$212,500**

▲9.7% from Jul 2025: **$242,450**

YTD	2026	2025	+/-
	$255,000	**$250,000**	2.0%

5-year Jul average: **$231,095**



Active Listings 34

34

Min 11

30

Max 48

5-year Jul average

Jun 2026	Jul 2025
41	**48**

Avg DOM 11

11

Min 8

11

Max 15

5-year Jul average

Jun 2026	Jul 2025	YTD
29	**15**	**26**

Avg Sold to OLP Ratio 101.3%

101.3%

Min 98.9%

101.1%

Max 103.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
96.3%	**98.9%**	**99.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Pottstown (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 12

▼-45.5% from Jun 2026: **22**

▲9.1% from Jul 2025: **11**

YTD	2026	2025	+/-
	104	**108**	-3.7%

5-year Jul average: **14**

New Pendings 15

▼-25.0% from Jun 2026: **20**

▼-11.8% from Jul 2025: **17**

YTD	2026	2025	+/-
	85	**100**	-15.0%

5-year Jul average: **17**

Closed Sales 19

▲137.5% from Jun 2026: **8**

▲11.8% from Jul 2025: **17**

YTD	2026	2025	+/-
	74	**83**	-10.8%

5-year Jul average: **15**

Median Sold Price $285,000

▲9.1% from Jun 2026: **$261,250**

▲1.8% from Jul 2025: **$280,000**

YTD	2026	2025	+/-
	$290,000	**$283,000**	2.5%

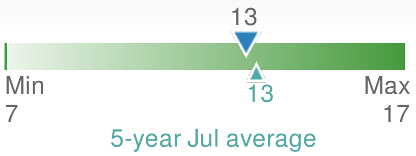
5-year Jul average: **$275,590**

Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for July was $285,000, representing an increase of 9.1% compared to last month and an increase of 1.8% from Jul 2025. The average days on market for units sold in July was 9 days, 24% below the 5-year July average of 12 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and a 38.1% decrease in supply to 13 active units.

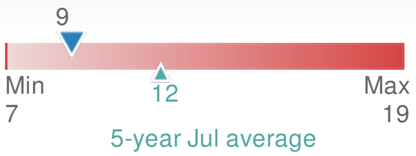
This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.33 in June and an increase from 1.47 in July 2025. The Contract Ratio is the same as the 5-year July average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 13



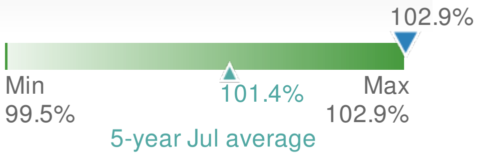
Jun 2026	Jul 2025
21	**15**

Avg DOM 9



Jun 2026	Jul 2025	YTD
18	**15**	**21**

Avg Sold to OLP Ratio 102.9%



Jun 2026	Jul 2025	YTD
100.2%	**99.5%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Pottstown (Montgomery, PA) - Attached

New Listings 13

▼-13.3% from Jun 2026: **15**

▼-31.6% from Jul 2025: **19**

YTD	2026	2025	+/-
	119	**96**	24.0%

5-year Jul average: **16**

New Pendings 14

▼-36.4% from Jun 2026: **22**

▲180.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	99	**64**	54.7%

5-year Jul average: **14**

Closed Sales 8

▼-27.3% from Jun 2026: **11**

▼-11.1% from Jul 2025: **9**

YTD	2026	2025	+/-
	80	**61**	31.1%

5-year Jul average: **13**

Median Sold Price $232,500

▲17.7% from Jun 2026: **$197,500**

▲3.3% from Jul 2025: **$225,000**

YTD	2026	2025	+/-
	$225,000	**$220,000**	2.3%

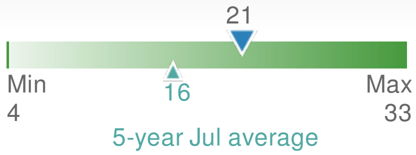
5-year Jul average: **$211,150**

Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for July was $232,500, representing an increase of 17.7% compared to last month and an increase of 3.3% from Jul 2025. The average days on market for units sold in July was 17 days, 47% above the 5-year July average of 12 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 27; and a 5% increase in supply to 21 active units.

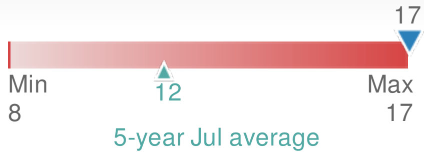
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.10 in June and an increase from 0.27 in July 2025. The Contract Ratio is 32% lower than the 5-year July average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 21



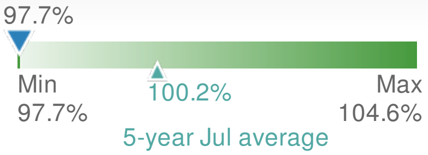
Jun 2026	Jul 2025
20	**33**

Avg DOM 17



Jun 2026	Jul 2025	YTD
36	**14**	**32**

Avg Sold to OLP Ratio 97.7%



Jun 2026	Jul 2025	YTD
93.6%	**97.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Presented by
Lauren Davis

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July 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

New Listings 12

▼-7.7% from Jun 2026: **13**

▼-33.3% from Jul 2025: **18**

YTD	2026	2025	+/-
	110	**91**	20.9%

5-year Jul average: **16**

New Pendings 14

▼-26.3% from Jun 2026: **19**

▲180.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	93	**63**	47.6%

5-year Jul average: **13**

Closed Sales 8

▼-27.3% from Jun 2026: **11**

▼-11.1% from Jul 2025: **9**

YTD	2026	2025	+/-
	76	**59**	28.8%

5-year Jul average: **13**

Median Sold Price $232,500

▲17.7% from Jun 2026: **$197,500**

▲3.3% from Jul 2025: **$225,000**

YTD	2026	2025	+/-
	$225,500	**$220,000**	2.5%

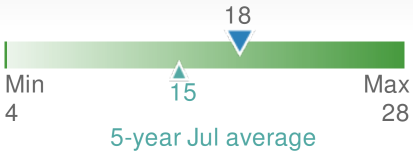
5-year Jul average: **$210,040**

Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $232,500, representing an increase of 17.7% compared to last month and an increase of 3.3% from Jul 2025. The average days on market for units sold in July was 17 days, 47% above the 5-year July average of 12 days. There was a 26.3% month over month decrease in new contract activity with 14 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 24; and a 10% decrease in supply to 18 active units.

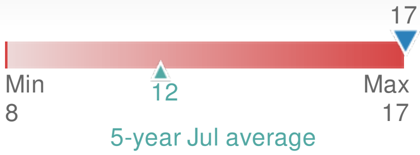
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.90 in June and an increase from 0.32 in July 2025. The Contract Ratio is 26% lower than the 5-year July average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



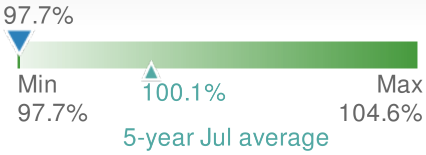
Jun 2026	Jul 2025
20	**28**

Avg DOM 17



Jun 2026	Jul 2025	YTD
36	**14**	**32**

Avg Sold to OLP Ratio 97.7%



Jun 2026	Jul 2025	YTD
93.6%	**97.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
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July 2026

Souderton Area (Montgomery, PA)

New Listings 52

▲18.2% from Jun 2026: **44**

▼-3.7% from Jul 2025: **54**

YTD	2026	2025	+/-
	304	**330**	-7.9%

5-year Jul average: **53**

New Pendings 41

▼-2.4% from Jun 2026: **42**

▼-8.9% from Jul 2025: **45**

YTD	2026	2025	+/-
	250	**254**	-1.6%

5-year Jul average: **43**

Closed Sales 32

▼-45.8% from Jun 2026: **59**

▼-33.3% from Jul 2025: **48**

YTD	2026	2025	+/-
	216	**228**	-5.3%

5-year Jul average: **43**

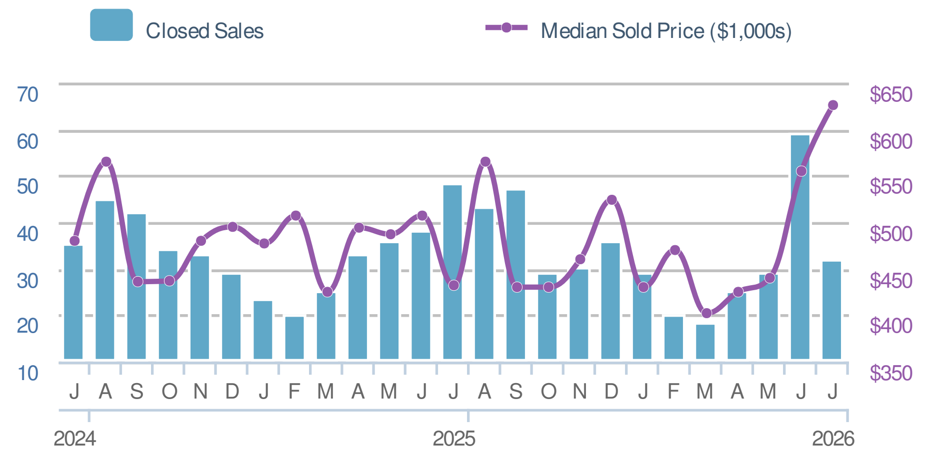
Median Sold Price $626,000

▲12.8% from Jun 2026: **$555,000**

▲44.7% from Jul 2025: **$432,500**

YTD	2026	2025	+/-
	$500,000	**$470,000**	6.4%

5-year Jul average: **$495,300**



Active Listings 48

48

Min 41

47

Max 54

5-year Jul average

Jun 2026	Jul 2025
46	**54**

Avg DOM 16

16

Min 8

14

Max 19

5-year Jul average

Jun 2026	Jul 2025	YTD
14	**17**	**20**

Avg Sold to OLP Ratio 101.3%

101.3%

Min 100.2%

102.2%

Max 104.9%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.1%	**100.2%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Souderton Area (Montgomery, PA) - Detached

New Listings 36

▲33.3% from Jun 2026: **27**

◄►0.0% from Jul 2025: **36**

YTD	2026	2025	+/-
	191	**215**	-11.2%

5-year Jul average: **35**

New Pendings 28

◄►0.0% from Jun 2026: **28**

▼-9.7% from Jul 2025: **31**

YTD	2026	2025	+/-
	166	**162**	2.5%

5-year Jul average: **30**

Closed Sales 22

▼-52.2% from Jun 2026: **46**

▼-4.3% from Jul 2025: **23**

YTD	2026	2025	+/-
	141	**141**	0.0%

5-year Jul average: **28**

Median Sold Price $663,250

▲8.8% from Jun 2026: **$609,500**

▲28.8% from Jul 2025: **$515,000**

YTD	2026	2025	+/-
	$580,000	**$540,000**	7.4%

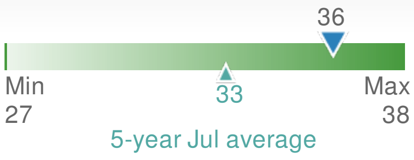
5-year Jul average: **$535,950**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for July was $663,250, representing an increase of 8.8% compared to last month and an increase of 28.8% from Jul 2025. The average days on market for units sold in July was 20 days, 19% above the 5-year July average of 17 days. There was no month over month change in new contract activity with 28 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 45; and a 24.1% increase in supply to 36 active units.

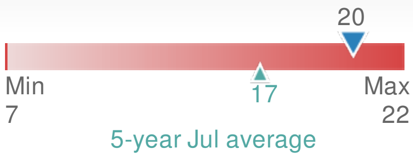
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.34 in June and an increase from 1.16 in July 2025. The Contract Ratio is 15% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 36



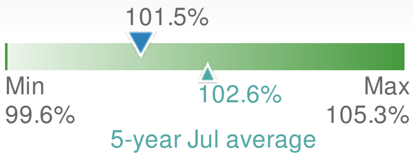
Jun 2026	Jul 2025
29	**38**

Avg DOM 20



Jun 2026	Jul 2025	YTD
16	**22**	**21**

Avg Sold to OLP Ratio 101.5%



Jun 2026	Jul 2025	YTD
102.4%	**99.6%**	**101.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Souderton Area (Montgomery, PA) - Attached

New Listings 16

▼ -5.9%	▼ -11.1%
from Jun 2026: **17**	from Jul 2025: **18**

YTD	2026	2025	+/-
	113	**115**	-1.7%

5-year Jul average: **18**

New Pendings 13

▼ -7.1%	▼ -7.1%
from Jun 2026: **14**	from Jul 2025: **14**

YTD	2026	2025	+/-
	84	**92**	-8.7%

5-year Jul average: **13**

Closed Sales 10

▼ -23.1%	▼ -60.0%
from Jun 2026: **13**	from Jul 2025: **25**

YTD	2026	2025	+/-
	75	**87**	-13.8%

5-year Jul average: **15**

Median Sold Price $428,500

▼ -0.3%	▲ 4.4%
from Jun 2026: **$430,000**	from Jul 2025: **$410,500**

YTD	2026	2025	+/-
	$400,000	**$415,000**	-3.6%

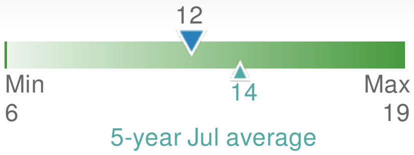
5-year Jul average: **$393,300**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for July was $428,500, representing a decrease of 0.3% compared to last month and an increase of 4.4% from Jul 2025. The average days on market for units sold in July was 8 days, 23% below the 5-year July average of 10 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from June) to 23; and a 29.4% decrease in supply to 12 active units.

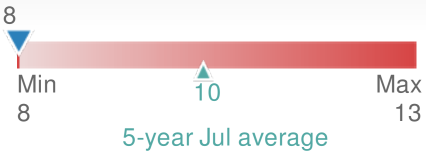
This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.18 in June and an increase from 1.19 in July 2025. The Contract Ratio is 7% lower than the 5-year July average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 12



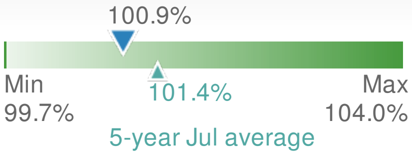
Jun 2026	Jul 2025
17	**16**

Avg DOM 8



Jun 2026	Jul 2025	YTD
8	**13**	**18**

Avg Sold to OLP Ratio 100.9%



Jun 2026	Jul 2025	YTD
101.2%	**100.7%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

New Listings 16

▼-5.9% from Jun 2026: **17**

▼-11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	111	**110**	0.9%

5-year Jul average: **18**

New Pendings 13

▼-7.1% from Jun 2026: **14**

▼-7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	82	**91**	-9.9%

5-year Jul average: **13**

Closed Sales 10

▼-16.7% from Jun 2026: **12**

▼-60.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	72	**85**	-15.3%

5-year Jul average: **15**

Median Sold Price $428,500

▼-2.6% from Jun 2026: **$440,000**

▲4.4% from Jul 2025: **$410,500**

YTD	2026	2025	+/-
	$400,000	**$415,000**	-3.6%

5-year Jul average: **$393,300**

Summary

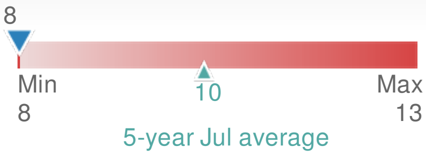
In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $428,500, representing a decrease of 2.6% compared to last month and an increase of 4.4% from Jul 2025. The average days on market for units sold in July was 8 days, 23% below the 5-year July average of 10 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from June) to 23; and a 29.4% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.18 in June and an increase from 1.36 in July 2025. The Contract Ratio is 9% lower than the 5-year July average of 2.10. 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

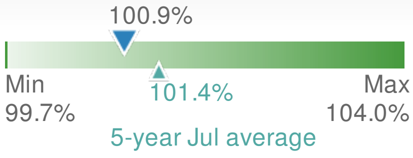
Jun 2026	Jul 2025
17	**14**

Avg DOM 8



Jun 2026	Jul 2025	YTD
9	**13**	**18**

Avg Sold to OLP Ratio 100.9%



Jun 2026	Jul 2025	YTD
101.1%	**100.7%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Springfield (Montgomery, PA)

New Listings 0

0.0%	0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Jul average: **22**

New Pendings 0

0.0%	0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Jul average: **23**

Closed Sales 0

0.0%	0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Jul average: **21**

Median Sold Price $0

0.0%	0.0%
from Jun 2026: **$0**	from Jul 2025: **$0**

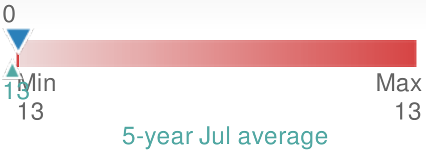
YTD	2026	2025	+/-
	$0	**$0**	0.0%

5-year Jul average: **$510,000**

Active Listings 0

Jun 2026	Jul 2025
0	**0**

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Springfield (Montgomery, PA) - Detached

New Listings 0

↔0.0% from Jun 2026: **0**

↔0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **3**

New Pendings 0

↔0.0% from Jun 2026: **0**

↔0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **4**

Closed Sales 0

↔0.0% from Jun 2026: **0**

↔0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **4**

Median Sold Price $0

↔0.0% from Jun 2026: **$0**

↔0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$0	**$0**	%

5-year Jul average: **$512,500**

Summary

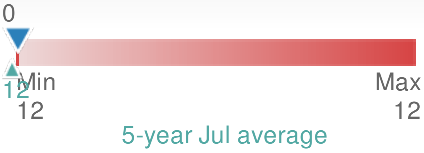
In Springfield (Montgomery, PA), the median sold price for Detached properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 12 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 1.80. 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

Jun 2026	Jul 2025
0	**0**

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Springfield (Montgomery, PA) - Attached

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New Listings 0

↔ 0.0%	↔ 0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **1**

New Pendings 0

↔ 0.0%	↔ 0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **1**

Closed Sales 0

↔ 0.0%	↔ 0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **1**

Median Sold Price $0

↔ 0.0%	↔ 0.0%
from Jun 2026: **$0**	from Jul 2025: **$0**

YTD	2026	2025	+/-
	$0	**$0**	%

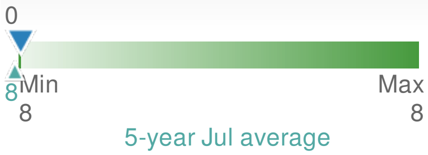
5-year Jul average: **$355,000**

Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 19 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

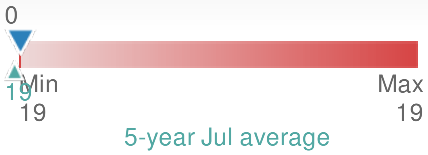
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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



Jun 2026	Jul 2025
0	**0**

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

Presented by
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July 2026

Springfield (Montgomery, PA) - Attached/Townhouse

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New Listings 0

↔ 0.0% from Jun 2026: **0**
↔ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **1**

New Pendings 0

↔ 0.0% from Jun 2026: **0**
↔ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **1**

Closed Sales 0

↔ 0.0% from Jun 2026: **0**
↔ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jul average: **1**

Median Sold Price $0

↔ 0.0% from Jun 2026: **$0**
↔ 0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$0	**$0**	%

5-year Jul average: **$355,000**

Summary

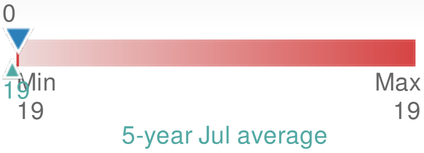
In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 19 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.63. 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

Jun 2026	Jul 2025
0	**0**

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

Local Market **Insight**

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July 2026

Spring-Ford Area (Montgomery, PA)

New Listings 81

▲32.8% from Jun 2026: **61**

▲58.8% from Jul 2025: **51**

YTD	2026	2025	+/-
	409	**370**	10.5%

5-year Jul average: **62**

New Pendings 61

▲8.9% from Jun 2026: **56**

▲8.9% from Jul 2025: **56**

YTD	2026	2025	+/-
	335	**324**	3.4%

5-year Jul average: **58**

Closed Sales 58

▼-13.4% from Jun 2026: **67**

▲20.8% from Jul 2025: **48**

YTD	2026	2025	+/-
	299	**299**	0.0%

5-year Jul average: **49**

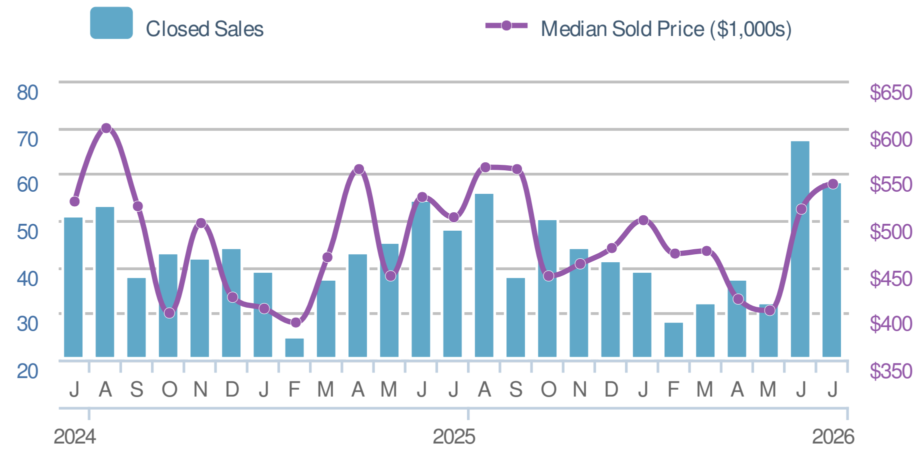
Median Sold Price $539,950

▲5.4% from Jun 2026: **$512,500**

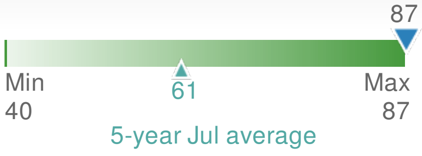
▲7.2% from Jul 2025: **$503,500**

YTD	2026	2025	+/-
	$485,000	**$480,000**	1.0%

5-year Jul average: **$508,540**



Active Listings 87



Jun 2026	Jul 2025
70	**60**

Avg DOM 14

Jun 2026	Jul 2025	YTD
21	**12**	**24**

Avg Sold to OLP Ratio 100.8%

Jun 2026	Jul 2025	YTD
100.6%	**100.8%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Spring-Ford Area (Montgomery, PA) - Detached

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

New Listings 40

▲37.9%	▲42.9%
from Jun 2026: **29**	from Jul 2025: **28**

YTD	2026	2025	+/-
	203	**193**	5.2%

5-year Jul average: **31**

New Pendings 35

▲2.9%	▲20.7%
from Jun 2026: **34**	from Jul 2025: **29**

YTD	2026	2025	+/-
	173	**166**	4.2%

5-year Jul average: **28**

Closed Sales 35

▼-12.5%	▲25.0%
from Jun 2026: **40**	from Jul 2025: **28**

YTD	2026	2025	+/-
	154	**149**	3.4%

5-year Jul average: **27**

Median Sold Price $626,000

▼-2.6%	▼-9.6%
from Jun 2026: **$642,500**	from Jul 2025: **$692,500**

YTD	2026	2025	+/-
	$601,250	**$660,000**	-8.9%

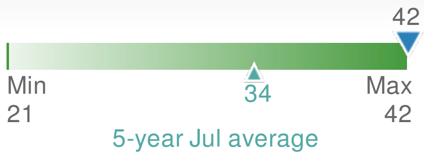
5-year Jul average: **$634,723**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for July was $626,000, representing a decrease of 2.6% compared to last month and a decrease of 9.6% from Jul 2025. The average days on market for units sold in July was 13 days, 12% above the 5-year July average of 12 days. There was a 2.9% month over month increase in new contract activity with 35 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and a 16.7% increase in supply to 42 active units.

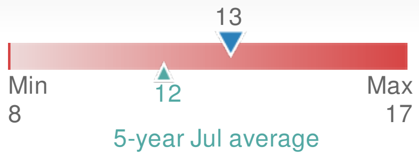
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.33 in June and a decrease from 1.14 in July 2025. The Contract Ratio is 23% lower than the 5-year July average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 42



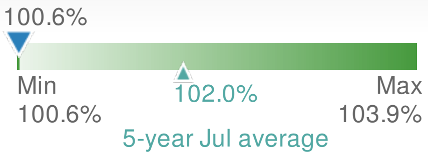
Jun 2026	Jul 2025
36	**37**

Avg DOM 13



Jun 2026	Jul 2025	YTD
20	**10**	**25**

Avg Sold to OLP Ratio 100.6%



Jun 2026	Jul 2025	YTD
101.4%	**101.6%**	**99.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis

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

July 2026

Spring-Ford Area (Montgomery, PA) - Attached

New Listings 41

▲ 28.1% from Jun 2026: **32**

▲ 78.3% from Jul 2025: **23**

YTD	2026	2025	+/-
	206	**177**	16.4%

5-year Jul average: **31**

New Pendings 26

▲ 18.2% from Jun 2026: **22**

▼ -3.7% from Jul 2025: **27**

YTD	2026	2025	+/-
	162	**158**	2.5%

5-year Jul average: **29**

Closed Sales 23

▼ -14.8% from Jun 2026: **27**

▲ 15.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	145	**150**	-3.3%

5-year Jul average: **22**

Median Sold Price $405,000

▲ 14.1% from Jun 2026: **$355,000**

▲ 3.2% from Jul 2025: **$392,500**

YTD	2026	2025	+/-
	$390,000	**$378,883**	2.9%

5-year Jul average: **$382,500**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for July was $405,000, representing an increase of 14.1% compared to last month and an increase of 3.2% from Jul 2025. The average days on market for units sold in July was 15 days, 1% below the 5-year July average of 15 days. There was an 18.2% month over month increase in new contract activity with 26 New Pendings; a 13.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 41; and a 32.4% increase in supply to 45 active units.

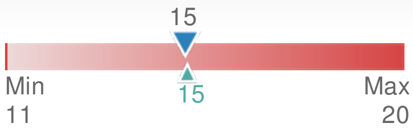
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.06 in June and a decrease from 1.30 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 45

5-year Jul average

Jun 2026	Jul 2025
34	**23**

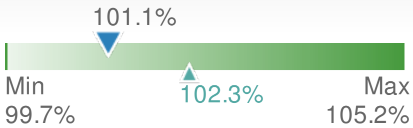
Avg DOM 15



5-year Jul average

Jun 2026	Jul 2025	YTD
22	**16**	**22**

Avg Sold to OLP Ratio 101.1%



5-year Jul average

Jun 2026	Jul 2025	YTD
99.4%	**99.7%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis
TriCounty Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

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

New Listings 34

▲47.8% from Jun 2026: **23**

▲61.9% from Jul 2025: **21**

YTD	2026	2025	+/-
	167	**140**	19.3%

5-year Jul average: **25**

New Pendings 21

▲16.7% from Jun 2026: **18**

▼-12.5% from Jul 2025: **24**

YTD	2026	2025	+/-
	131	**129**	1.6%

5-year Jul average: **23**

Closed Sales 19

▼-5.0% from Jun 2026: **20**

▲5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	117	**118**	-0.8%

5-year Jul average: **18**

Median Sold Price $435,000

▲19.7% from Jun 2026: **$363,500**

▲8.8% from Jul 2025: **$400,000**

YTD	2026	2025	+/-
	$420,000	**$410,000**	2.4%

5-year Jul average: **$411,675**

Summary

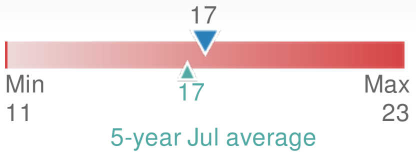
In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $435,000, representing an increase of 19.7% compared to last month and an increase of 8.8% from Jul 2025. The average days on market for units sold in July was 17 days, 2% above the 5-year July average of 17 days. There was a 16.7% month over month increase in new contract activity with 21 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 36; and a 37% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.19 in June and a decrease from 1.59 in July 2025. The Contract Ratio is 43% lower than the 5-year July 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 37

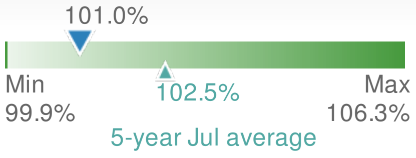
Jun 2026	Jul 2025
27	**17**

Avg DOM 17



Jun 2026	Jul 2025	YTD
24	**14**	**23**

Avg Sold to OLP Ratio 101.0%



Jun 2026	Jul 2025	YTD
99.9%	**99.9%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Upper Dublin (Montgomery, PA)

New Listings 37

▲8.8%	▲48.0%
from Jun 2026: **34**	from Jul 2025: **25**

YTD	2026	2025	+/-
	210	**174**	20.7%

5-year Jul average: **32**

New Pendings 30

▲15.4%	▲36.4%
from Jun 2026: **26**	from Jul 2025: **22**

YTD	2026	2025	+/-
	178	**160**	11.3%

5-year Jul average: **27**

Closed Sales 22

▼-33.3%	▲15.8%
from Jun 2026: **33**	from Jul 2025: **19**

YTD	2026	2025	+/-
	148	**145**	2.1%

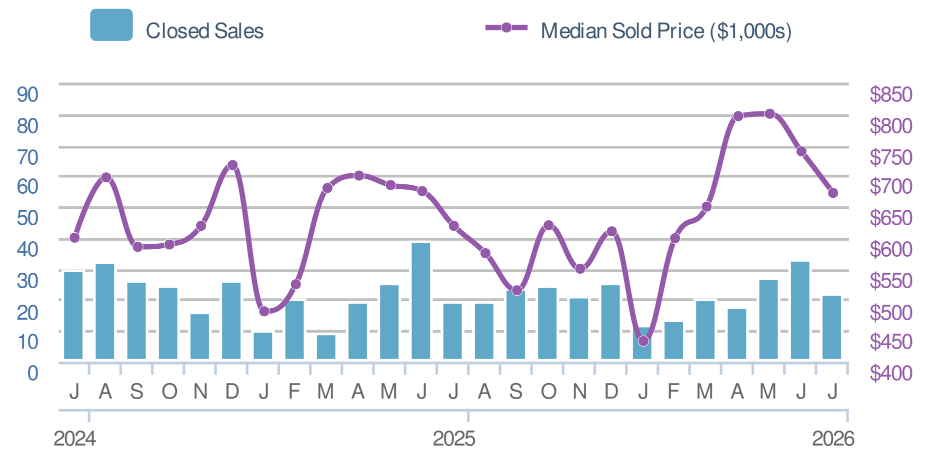
5-year Jul average: **28**

Median Sold Price $672,500

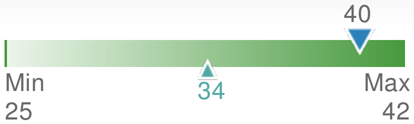
▼-9.0%	▲8.6%
from Jun 2026: **$739,000**	from Jul 2025: **$619,000**

YTD	2026	2025	+/-
	$707,500	**$655,000**	8.0%

5-year Jul average: **$614,300**



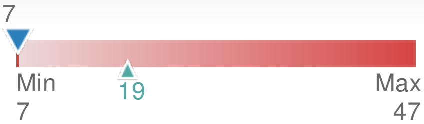
Active Listings 40



5-year Jul average

Jun 2026	Jul 2025
33	**25**

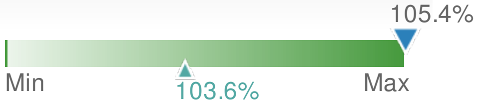
Avg DOM 7



5-year Jul average

Jun 2026	Jul 2025	YTD
8	**13**	**24**

Avg Sold to OLP Ratio 105.4%



5-year Jul average

Jun 2026	Jul 2025	YTD
103.8%	**102.0%**	**101.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

July 2026
Upper Dublin (Montgomery, PA) - Detached

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

New Listings 22

0.0% from Jun 2026: **22**

22.2% from Jul 2025: **18**

YTD	2026	2025	+/-
	134	**124**	8.1%

5-year Jul average: **22**

New Pendings 25

31.6% from Jun 2026: **19**

56.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	124	**119**	4.2%

5-year Jul average: **20**

Closed Sales 16

-44.8% from Jun 2026: **29**

23.1% from Jul 2025: **13**

YTD	2026	2025	+/-
	104	**105**	-1.0%

5-year Jul average: **19**

Median Sold Price $721,500

-3.8% from Jun 2026: **$750,000**

-1.0% from Jul 2025: **$729,000**

YTD	2026	2025	+/-
	$800,000	**$720,000**	11.1%

5-year Jul average: **$684,300**

Summary

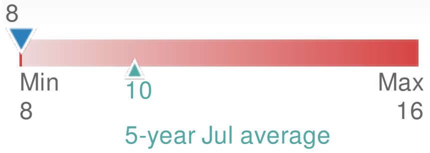
In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for July was $721,500, representing a decrease of 3.8% compared to last month and a decrease of 1% from Jul 2025. The average days on market for units sold in July was 8 days, 23% below the 5-year July average of 10 days. There was a 31.6% month over month increase in new contract activity with 25 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and no change in supply with 19 active units.

This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 1.16 in June and an increase from 1.41 in July 2025. The Contract Ratio is 4% lower than the 5-year July average of 1.64. 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

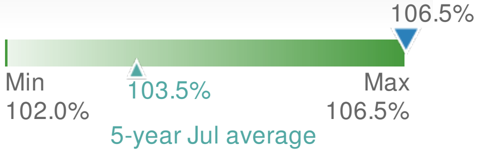
Jun 2026	Jul 2025
19	**17**

Avg DOM 8



Jun 2026	Jul 2025	YTD
9	**16**	**22**

Avg Sold to OLP Ratio 106.5%



Jun 2026	Jul 2025	YTD
103.9%	**102.0%**	**102.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Upper Dublin (Montgomery, PA) - Attached

New Listings 15

▲ 25.0% from Jun 2026: **12**

▲ 114.3% from Jul 2025: **7**

YTD	2026	2025	+/-
	76	**50**	52.0%

5-year Jul average: **10**

New Pendings 5

▼ -28.6% from Jun 2026: **7**

▼ -16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	54	**41**	31.7%

5-year Jul average: **7**

Closed Sales 6

▲ 50.0% from Jun 2026: **4**

↔ 0.0% from Jul 2025: **6**

YTD	2026	2025	+/-
	44	**40**	10.0%

5-year Jul average: **9**

Median Sold Price $575,000

▲ 7.5% from Jun 2026: **$535,000**

▲ 53.3% from Jul 2025: **$375,000**

YTD	2026	2025	+/-
	$450,000	**$422,500**	6.5%

5-year Jul average: **$472,150**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for July was $575,000, representing an increase of 7.5% compared to last month and an increase of 53.3% from Jul 2025. The average days on market for units sold in July was 5 days, 87% below the 5-year July average of 38 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 17; and a 50% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.21 in June and a decrease from 1.13 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 1.36. 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 21

21

Min 8 — 14 (5-year Jul average) — Max 21

Jun 2026	Jul 2025
14	**8**

Avg DOM 5

5

Min 5 — 38 (5-year Jul average) — Max 139

Jun 2026	Jul 2025	YTD
7	**9**	**29**

Avg Sold to OLP Ratio 102.5%

102.5%

Min 102.0% — 103.5% (5-year Jul average) — Max 105.3%

Jun 2026	Jul 2025	YTD
103.1%	**102.0%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

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

New Listings 15

▲ 50.0% from Jun 2026: **10**

▲ 200.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	67	**38**	76.3%

5-year Jul average: **9**

New Pendings 5

▼ -16.7% from Jun 2026: **6**

↔ 0.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	47	**29**	62.1%

5-year Jul average: **6**

Closed Sales 3

▼ -25.0% from Jun 2026: **4**

↔ 0.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	35	**28**	25.0%

5-year Jul average: **7**

Median Sold Price $550,000

▲ 2.8% from Jun 2026: **$535,000**

▲ 34.1% from Jul 2025: **$410,000**

YTD	2026	2025	+/-
	$455,000	**$438,000**	3.9%

5-year Jul average: **$491,500**

Summary

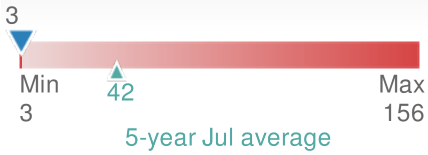
In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $550,000, representing an increase of 2.8% compared to last month and an increase of 34.1% from Jul 2025. The average days on market for units sold in July was 3 days, 93% below the 5-year July average of 42 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 17; and a 58.3% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.17 in June and a decrease from 1.33 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.64. 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

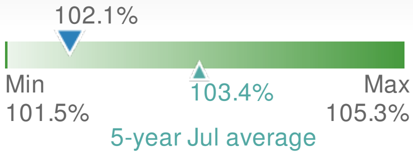
Jun 2026	Jul 2025
12	**6**

Avg DOM 3



Jun 2026	Jul 2025	YTD
7	**10**	**35**

Avg Sold to OLP Ratio 102.1%



Jun 2026	Jul 2025	YTD
103.1%	**103.4%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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July 2026

Upper Merion Area (Montgomery, PA)

New Listings 58

▲34.9% from Jun 2026: **43**

▲52.6% from Jul 2025: **38**

YTD	2026	2025	+/-
	350	**326**	7.4%

5-year Jul average: **45**

New Pendings 38

▲8.6% from Jun 2026: **35**

▲5.6% from Jul 2025: **36**

YTD	2026	2025	+/-
	271	**251**	8.0%

5-year Jul average: **36**

Closed Sales 48

▲2.1% from Jun 2026: **47**

▲17.1% from Jul 2025: **41**

YTD	2026	2025	+/-
	258	**253**	2.0%

5-year Jul average: **39**

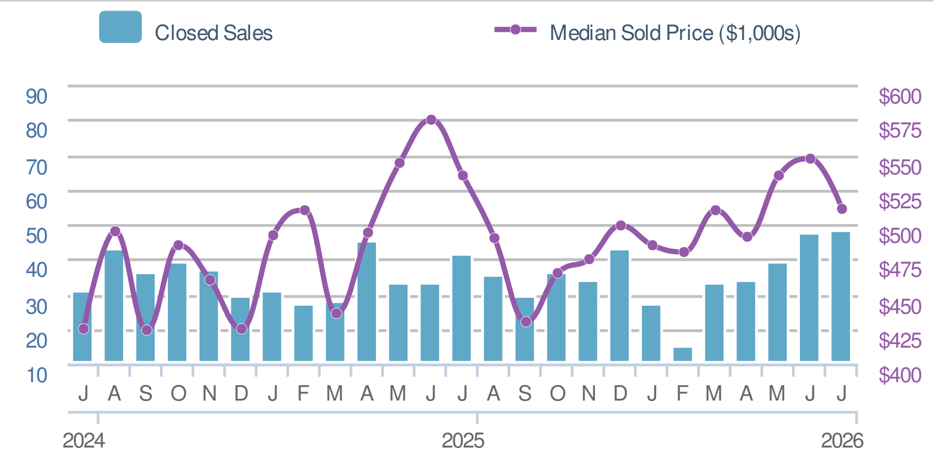
Median Sold Price $511,250

▼-6.5% from Jun 2026: **$547,000**

▼-4.4% from Jul 2025: **$535,000**

YTD	2026	2025	+/-
	$512,250	**$502,000**	2.0%

5-year Jul average: **$479,950**



Active Listings 75

75

Min 44

63

Max 75

5-year Jul average

Jun 2026	Jul 2025
75	**75**

Avg DOM 37

37

Min 13

27

Max 37

5-year Jul average

Jun 2026	Jul 2025	YTD
18	**21**	**34**

Avg Sold to OLP Ratio 98.1%

98.1%

Min 98.1%

99.8%

Max 101.3%

5-year Jul average

Jun 2026	Jul 2025	YTD
99.9%	**100.5%**	**98.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Upper Merion Area (Montgomery, PA) - Detached

New Listings 26

⇔ 0.0% from Jun 2026: **26**

▲ 44.4% from Jul 2025: **18**

YTD	2026	2025	+/-
	154	**139**	10.8%

5-year Jul average: **21**

New Pendings 23

⇔ 0.0% from Jun 2026: **23**

▲ 4.5% from Jul 2025: **22**

YTD	2026	2025	+/-
	124	**116**	6.9%

5-year Jul average: **20**

Closed Sales 25

▲ 19.0% from Jun 2026: **21**

▲ 38.9% from Jul 2025: **18**

YTD	2026	2025	+/-
	106	**105**	1.0%

5-year Jul average: **18**

Median Sold Price $570,000

▼ -18.0% from Jun 2026: **$695,000**

▲ 3.6% from Jul 2025: **$550,000**

YTD	2026	2025	+/-
	$626,000	**$556,500**	12.5%

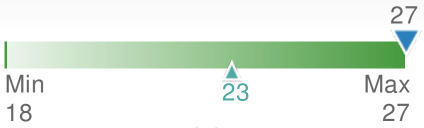
5-year Jul average: **$541,000**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for July was $570,000, representing a decrease of 18% compared to last month and an increase of 3.6% from Jul 2025. The average days on market for units sold in July was 20 days, 2% below the 5-year July average of 20 days. There was no month over month change in new contract activity with 23 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 26; and a 15.6% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.88 in June and a decrease from 1.08 in July 2025. The Contract Ratio is 17% lower than the 5-year July average of 1.16. 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.

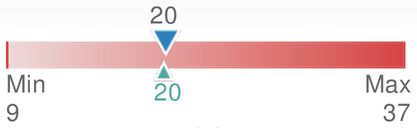
Active Listings 27



5-year Jul average

Jun 2026	Jul 2025
32	**26**

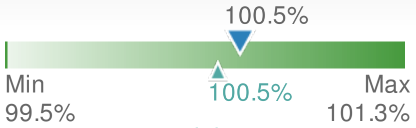
Avg DOM 20



5-year Jul average

Jun 2026	Jul 2025	YTD
17	**9**	**33**

Avg Sold to OLP Ratio 100.5%



5-year Jul average

Jun 2026	Jul 2025	YTD
99.9%	**101.3%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

Upper Merion Area (Montgomery, PA) - Attached

New Listings 32

▲88.2% from Jun 2026: **17**

▲60.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	194	**187**	3.7%

5-year Jul average: **24**

New Pendings 15

▲25.0% from Jun 2026: **12**

▲7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	145	**135**	7.4%

5-year Jul average: **16**

Closed Sales 23

▼-11.5% from Jun 2026: **26**

↔0.0% from Jul 2025: **23**

YTD	2026	2025	+/-
	150	**148**	1.4%

5-year Jul average: **21**

Median Sold Price $430,000

▼-13.9% from Jun 2026: **$499,500**

▼-16.2% from Jul 2025: **$512,900**

YTD	2026	2025	+/-
	$457,000	**$470,000**	-2.8%

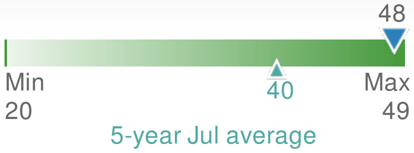
5-year Jul average: **$416,080**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for July was $430,000, representing a decrease of 13.9% compared to last month and a decrease of 16.2% from Jul 2025. The average days on market for units sold in July was 55 days, 73% above the 5-year July average of 32 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 32.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 19; and an 11.6% increase in supply to 48 active units.

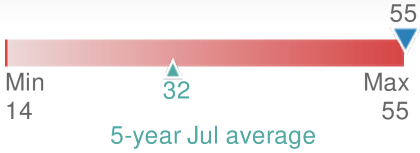
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.65 in June and a decrease from 0.41 in July 2025. The Contract Ratio is 42% lower than the 5-year July average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 48



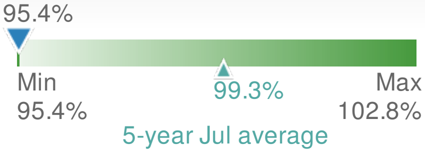
Jun 2026	Jul 2025
43	**49**

Avg DOM 55



Jun 2026	Jul 2025	YTD
20	**30**	**35**

Avg Sold to OLP Ratio 95.4%



Jun 2026	Jul 2025	YTD
99.8%	**99.9%**	**96.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

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

New Listings 30

▲114.3% from Jun 2026: **14**

▲76.5% from Jul 2025: **17**

YTD	2026	2025	+/-
	159	**154**	3.2%

5-year Jul average: **19**

New Pendings 12

▲50.0% from Jun 2026: **8**

▲50.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	115	**108**	6.5%

5-year Jul average: **11**

Closed Sales 16

▼-23.8% from Jun 2026: **21**

▼-11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	120	**110**	9.1%

5-year Jul average: **17**

Median Sold Price $459,950

▼-9.6% from Jun 2026: **$509,000**

▼-9.4% from Jul 2025: **$507,450**

YTD	2026	2025	+/-
	$465,950	**$443,000**	5.2%

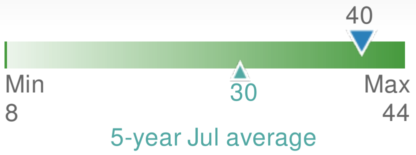
5-year Jul average: **$422,630**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $459,950, representing a decrease of 9.6% compared to last month and a decrease of 9.4% from Jul 2025. The average days on market for units sold in July was 46 days, 81% above the 5-year July average of 25 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 17; and a 29% increase in supply to 40 active units.

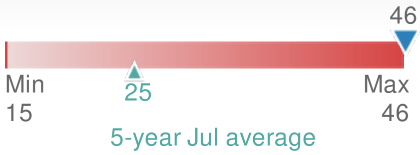
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.71 in June and an increase from 0.32 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 40



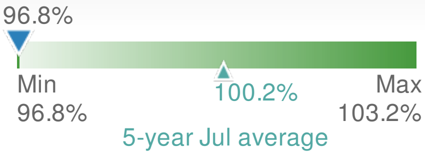
Jun 2026	Jul 2025
31	**44**

Avg DOM 46



Jun 2026	Jul 2025	YTD
21	**24**	**34**

Avg Sold to OLP Ratio 96.8%



Jun 2026	Jul 2025	YTD
100.1%	**100.9%**	**96.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Upper Moreland (Montgomery, PA)

New Listings 21

▲16.7% from Jun 2026: **18**

▲31.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	133	**139**	-4.3%

5-year Jul average: **19**

New Pendings 19

▼-5.0% from Jun 2026: **20**

▲5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	120	**113**	6.2%

5-year Jul average: **19**

Closed Sales 16

▼-33.3% from Jun 2026: **24**

▼-15.8% from Jul 2025: **19**

YTD	2026	2025	+/-
	112	**100**	12.0%

5-year Jul average: **20**

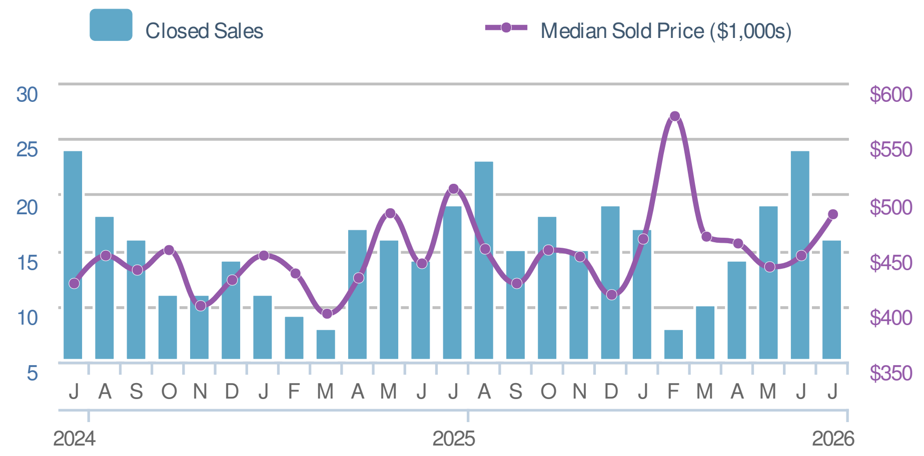
Median Sold Price $482,500

▲8.4% from Jun 2026: **$445,000**

▼-4.5% from Jul 2025: **$505,000**

YTD	2026	2025	+/-
	$457,500	**$453,000**	1.0%

5-year Jul average: **$436,100**



Active Listings 18

18

Min 6 | 15 | Max 23

5-year Jul average

Jun 2026	Jul 2025
17	**23**

Avg DOM 21

21

Min 6 | 12 | Max 21

5-year Jul average

Jun 2026	Jul 2025	YTD
7	**13**	**19**

Avg Sold to OLP Ratio 100.1%

100.1%

Min 100.1% | 102.0% | Max 103.5%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.4%	**102.8%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings — 17

▼ -5.6% from Jun 2026: **18**

▲ 21.4% from Jul 2025: **14**

YTD	2026	2025	+/-
	118	**128**	-7.8%

5-year Jul average: **17**

New Pendings — 16

▼ -11.1% from Jun 2026: **18**

▼ -5.9% from Jul 2025: **17**

YTD	2026	2025	+/-
	108	**101**	6.9%

5-year Jul average: **18**

Closed Sales — 15

▼ -34.8% from Jun 2026: **23**

▼ -11.8% from Jul 2025: **17**

YTD	2026	2025	+/-
	104	**90**	15.6%

5-year Jul average: **19**

Median Sold Price — $490,000

▲ 8.9% from Jun 2026: **$450,000**

▼ -5.8% from Jul 2025: **$520,000**

YTD	2026	2025	+/-
	$465,000	**$466,500**	-0.3%

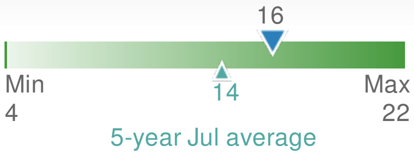
5-year Jul average: **$455,050**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for July was $490,000, representing an increase of 8.9% compared to last month and a decrease of 5.8% from Jul 2025. The average days on market for units sold in July was 11 days, 2% above the 5-year July average of 11 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and a 6.7% increase in supply to 16 active units.

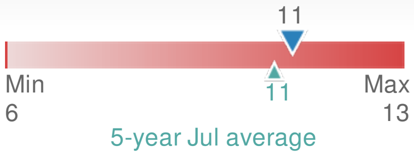
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.80 in June and an increase from 1.09 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 16



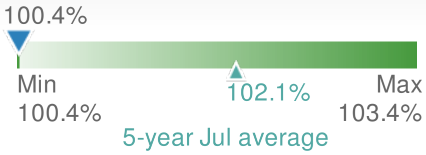
Jun 2026	Jul 2025
15	**22**

Avg DOM — 11



Jun 2026	Jul 2025	YTD
7	**13**	**18**

Avg Sold to OLP Ratio — 100.4%



Jun 2026	Jul 2025	YTD
103.5%	**103.2%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Upper Moreland (Montgomery, PA) - Attached

New Listings 4

◆ 0.0% from Jun 2026: **0**

▲ 100.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	15	**11**	36.4%

5-year Jul average: **2**

New Pendings 3

▲ 50.0% from Jun 2026: **2**

▲ 200.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	12	**12**	0.0%

5-year Jul average: **2**

Closed Sales 1

◆ 0.0% from Jun 2026: **1**

▼ -50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	8	**10**	-20.0%

5-year Jul average: **2**

Median Sold Price $255,000

▼ -22.7% from Jun 2026: **$330,000**

▼ -6.8% from Jul 2025: **$273,750**

YTD	2026	2025	+/-
	$262,500	**$287,500**	-8.7%

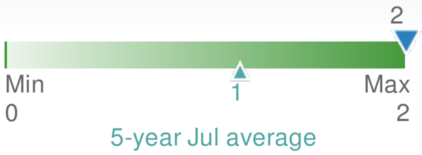
5-year Jul average: **$265,750**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for July was $255,000, representing a decrease of 22.7% compared to last month and a decrease of 6.8% from Jul 2025. The average days on market for units sold in July was 178 days, 338% above the 5-year July average of 41 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and no change in supply with 2 active units.

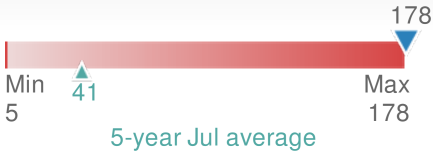
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in June and no change from July 2025. The Contract Ratio is 82% higher than the 5-year July average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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



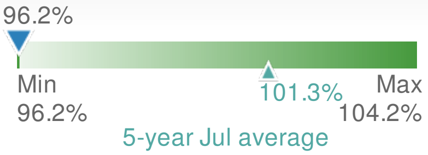
Jun 2026	Jul 2025
2	**1**

Avg DOM 178



Jun 2026	Jul 2025	YTD
6	**7**	**31**

Avg Sold to OLP Ratio 96.2%



Jun 2026	Jul 2025	YTD
101.5%	**99.1%**	**98.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
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July 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

New Listings 2

↔ 0.0% from Jun 2026: **0**

↔ 0.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	7	**5**	40.0%

5-year Jul average: **1**

New Pendings 0

▼ -100.0% from Jun 2026: **1**

▼ -100.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	5	**5**	0.0%

5-year Jul average: **0**

Closed Sales 1

↔ 0.0% from Jun 2026: **1**

↔ 0.0% from Jul 2025: **0**

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

5-year Jul average: **1**

Median Sold Price $255,000

▼ -22.7% from Jun 2026: **$330,000**

↔ 0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$255,000	**$323,450**	-21.2%

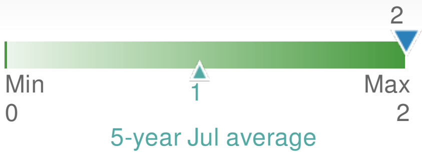
5-year Jul average: **$145,000**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $255,000, representing a decrease of 22.7% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 178 days, 289% above the 5-year July average of 46 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 0; and a 0% increase in supply to 2 active units.

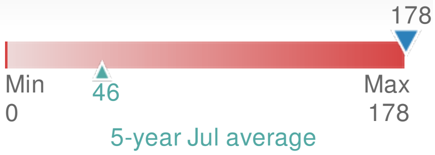
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and a decrease from 1.00 in July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



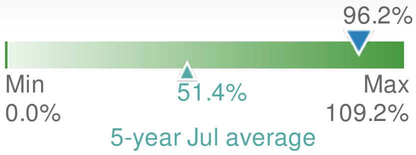
Jun 2026	Jul 2025
0	**1**

Avg DOM 178



Jun 2026	Jul 2025	YTD
6	**0**	**45**

Avg Sold to OLP Ratio 96.2%



Jun 2026	Jul 2025	YTD
101.5%	**0.0%**	**98.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Upper Perkiomen (Montgomery, PA)

New Listings 38

▼-9.5% from Jun 2026: **42**
▲31.0% from Jul 2025: **29**

YTD	2026	2025	+/-
	244	**171**	42.7%

5-year Jul average: **30**

New Pendings 32

▼-15.8% from Jun 2026: **38**
▼-5.9% from Jul 2025: **34**

YTD	2026	2025	+/-
	204	**150**	36.0%

5-year Jul average: **29**

Closed Sales 31

▼-20.5% from Jun 2026: **39**
▲19.2% from Jul 2025: **26**

YTD	2026	2025	+/-
	160	**122**	31.1%

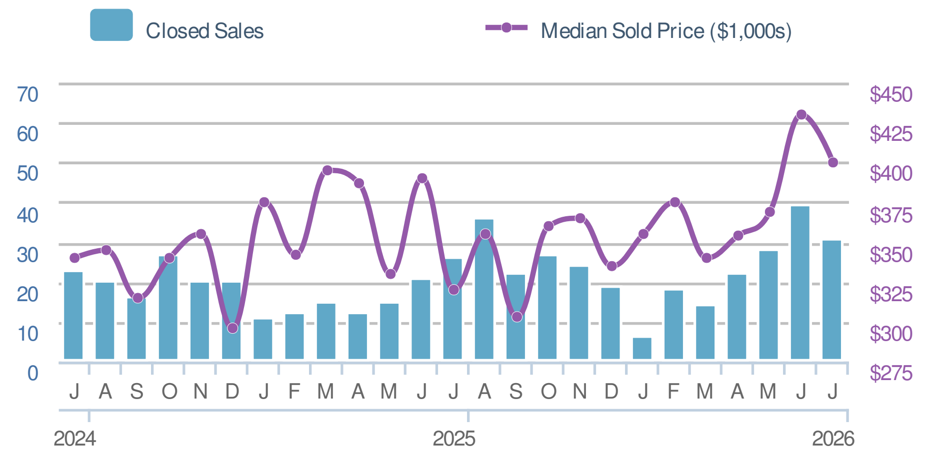
5-year Jul average: **25**

Median Sold Price $400,000

▼-7.2% from Jun 2026: **$430,990**
▲25.0% from Jul 2025: **$320,000**

YTD	2026	2025	+/-
	$372,495	**$356,000**	4.6%

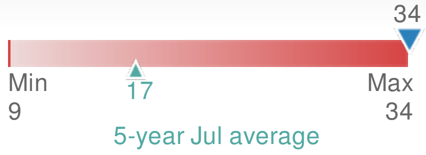
5-year Jul average: **$341,500**



Active Listings 48

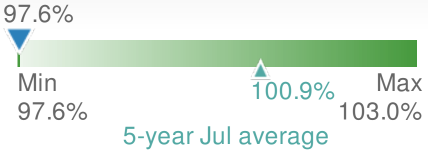
Jun 2026	Jul 2025
44	**38**

Avg DOM 34



Jun 2026	Jul 2025	YTD
18	**9**	**27**

Avg Sold to OLP Ratio 97.6%



Jun 2026	Jul 2025	YTD
100.5%	**99.6%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 25

▲ 4.2% from Jun 2026: **24**

▲ 78.6% from Jul 2025: **14**

YTD	2026	2025	+/-
	136	**104**	30.8%

5-year Jul average: **19**

New Pendings 21

▼ -12.5% from Jun 2026: **24**

▼ -4.5% from Jul 2025: **22**

YTD	2026	2025	+/-
	117	**90**	30.0%

5-year Jul average: **19**

Closed Sales 20

▼ -16.7% from Jun 2026: **24**

▲ 53.8% from Jul 2025: **13**

YTD	2026	2025	+/-
	95	**72**	31.9%

5-year Jul average: **15**

Median Sold Price $412,500

▼ -8.3% from Jun 2026: **$450,000**

▲ 0.6% from Jul 2025: **$410,000**

YTD	2026	2025	+/-
	$425,000	**$422,750**	0.5%

5-year Jul average: **$409,560**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for July was $412,500, representing a decrease of 8.3% compared to last month and an increase of 0.6% from Jul 2025. The average days on market for units sold in July was 47 days, 120% above the 5-year July average of 21 days. There was a 12.5% month over month decrease in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 29; and a 7.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.12 in June and a decrease from 1.12 in July 2025. The Contract Ratio is 10% lower than the 5-year July average of 1.16. 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.

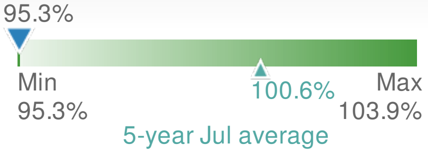
Active Listings 28

Jun 2026	Jul 2025
26	**26**

Avg DOM 47

Jun 2026	Jul 2025	YTD
19	**8**	**33**

Avg Sold to OLP Ratio 95.3%



Jun 2026	Jul 2025	YTD
101.2%	**98.3%**	**99.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
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July 2026

Upper Perkiomen (Montgomery, PA) - Attached

New Listings 13

-27.8% from Jun 2026: **18**

-13.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	108	**67**	61.2%

5-year Jul average: **11**

New Pendings 11

-21.4% from Jun 2026: **14**

-8.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	87	**60**	45.0%

5-year Jul average: **10**

Closed Sales 11

-26.7% from Jun 2026: **15**

-15.4% from Jul 2025: **13**

YTD	2026	2025	+/-
	65	**50**	30.0%

5-year Jul average: **10**

Median Sold Price $355,000

9.2% from Jun 2026: **$325,000**

16.4% from Jul 2025: **$304,900**

YTD	2026	2025	+/-
	$341,000	**$316,225**	7.8%

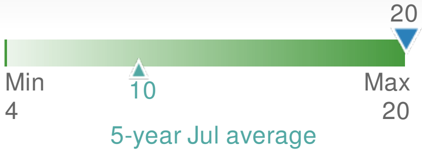
5-year Jul average: **$311,480**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for July was $355,000, representing an increase of 9.2% compared to last month and an increase of 16.4% from Jul 2025. The average days on market for units sold in July was 10 days, 2% above the 5-year July average of 10 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 27; and an 11.1% increase in supply to 20 active units.

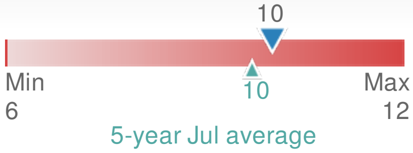
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.44 in June and an increase from 1.33 in July 2025. The Contract Ratio is 33% lower than the 5-year July average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 20



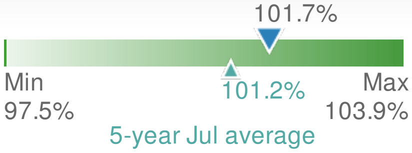
Jun 2026	Jul 2025
18	**12**

Avg DOM 10



Jun 2026	Jul 2025	YTD
16	**11**	**19**

Avg Sold to OLP Ratio 101.7%



Jun 2026	Jul 2025	YTD
99.3%	**100.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by

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July 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

New Listings 12

-33.3% from Jun 2026: **18**

0.0% from Jul 2025: **12**

YTD	2026	2025	+/-
	106	**55**	92.7%

5-year Jul average: **10**

New Pendings 10

-28.6% from Jun 2026: **14**

0.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	85	**51**	66.7%

5-year Jul average: **9**

Closed Sales 11

-26.7% from Jun 2026: **15**

-8.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	64	**43**	48.8%

5-year Jul average: **10**

Median Sold Price $355,000

9.2% from Jun 2026: **$325,000**

19.3% from Jul 2025: **$297,450**

YTD	2026	2025	+/-
	$343,000	**$297,000**	15.5%

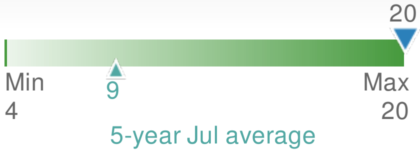
5-year Jul average: **$308,290**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $355,000, representing an increase of 9.2% compared to last month and an increase of 19.3% from Jul 2025. The average days on market for units sold in July was 10 days, 2% above the 5-year July average of 10 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 26; and an 11.1% increase in supply to 20 active units.

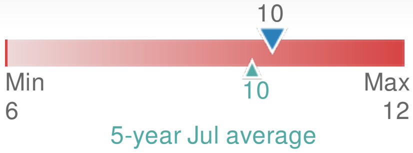
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.44 in June and a decrease from 1.75 in July 2025. The Contract Ratio is 36% lower than the 5-year July average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 20



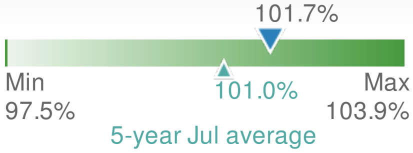
Jun 2026	Jul 2025
18	**8**

Avg DOM 10



Jun 2026	Jul 2025	YTD
16	**11**	**19**

Avg Sold to OLP Ratio 101.7%



Jun 2026	Jul 2025	YTD
99.3%	**101.2%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Wissahickon (Montgomery, PA)

New Listings 34

-17.1% from Jun 2026: **41**

-26.1% from Jul 2025: **46**

YTD	2026	2025	+/-
	274	**301**	-9.0%

5-year Jul average: **42**

New Pendings 29

-34.1% from Jun 2026: **44**

-39.6% from Jul 2025: **48**

YTD	2026	2025	+/-
	218	**246**	-11.4%

5-year Jul average: **36**

Closed Sales 33

-35.3% from Jun 2026: **51**

-35.3% from Jul 2025: **51**

YTD	2026	2025	+/-
	200	**210**	-4.8%

5-year Jul average: **38**

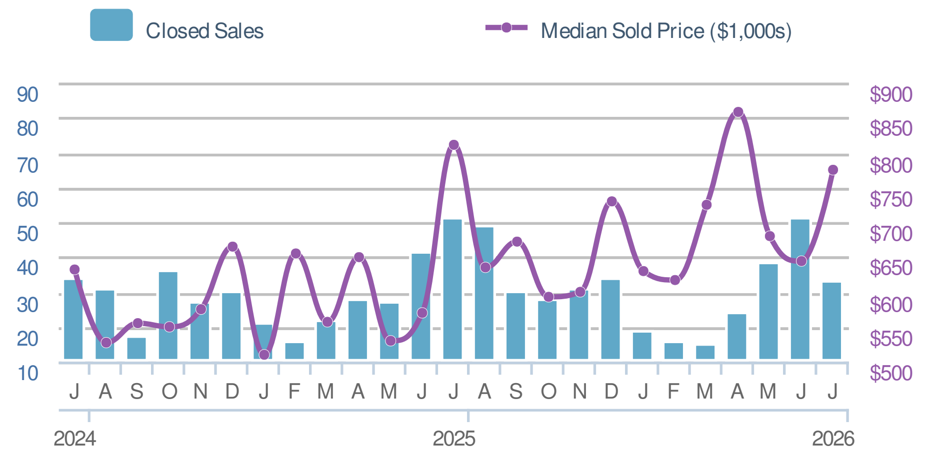
Median Sold Price $775,000

20.3% from Jun 2026: **$644,000**

-4.4% from Jul 2025: **$811,000**

YTD	2026	2025	+/-
	$690,000	**$645,000**	7.0%

5-year Jul average: **$703,337**



Active Listings 48

48

Min 27

46

Max 54

5-year Jul average

Jun 2026	Jul 2025
53	**51**

Avg DOM 13

13

Min 8

14

Max 21

5-year Jul average

Jun 2026	Jul 2025	YTD
12	**14**	**22**

Avg Sold to OLP Ratio 105.1%

105.1%

Min 99.5%

101.9%

Max 105.1%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.1%	**99.5%**	**101.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by

Lauren Davis

July 2026

Wissahickon (Montgomery, PA) - Detached

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New Listings 27

▲ 17.4% from Jun 2026: **23**

▼ -12.9% from Jul 2025: **31**

YTD	2026	2025	+/-
	172	**189**	-9.0%

5-year Jul average: **28**

New Pendings 20

▼ -31.0% from Jun 2026: **29**

▼ -33.3% from Jul 2025: **30**

YTD	2026	2025	+/-
	132	**144**	-8.3%

5-year Jul average: **22**

Closed Sales 25

▼ -13.8% from Jun 2026: **29**

▼ -26.5% from Jul 2025: **34**

YTD	2026	2025	+/-
	116	**118**	-1.7%

5-year Jul average: **23**

Median Sold Price $916,000

▼ -0.3% from Jun 2026: **$918,500**

▲ 0.9% from Jul 2025: **$907,500**

YTD	2026	2025	+/-
	$925,000	**$862,000**	7.3%

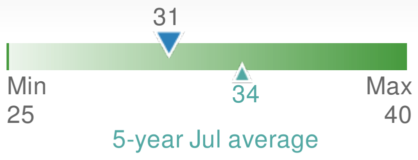
5-year Jul average: **$830,737**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for July was $916,000, representing a decrease of 0.3% compared to last month and an increase of 0.9% from Jul 2025. The average days on market for units sold in July was 13 days, 16% below the 5-year July average of 15 days. There was a 31% month over month decrease in new contract activity with 20 New Pendings; a 14.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and an 11.4% decrease in supply to 31 active units.

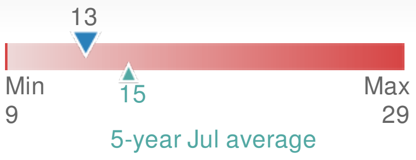
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.17 in June and no change from July 2025. The Contract Ratio is 9% lower than the 5-year July average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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



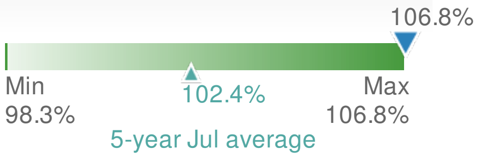
Jun 2026	Jul 2025
35	**40**

Avg DOM 13



Jun 2026	Jul 2025	YTD
9	**17**	**25**

Avg Sold to OLP Ratio 106.8%



Jun 2026	Jul 2025	YTD
106.3%	**98.3%**	**102.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Wissahickon (Montgomery, PA) - Attached

New Listings 7

▼-61.1% from Jun 2026: **18**

▼-53.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	102	**112**	-8.9%

5-year Jul average: **14**

New Pendings 9

▼-40.0% from Jun 2026: **15**

▼-50.0% from Jul 2025: **18**

YTD	2026	2025	+/-
	86	**102**	-15.7%

5-year Jul average: **14**

Closed Sales 8

▼-63.6% from Jun 2026: **22**

▼-52.9% from Jul 2025: **17**

YTD	2026	2025	+/-
	84	**92**	-8.7%

5-year Jul average: **15**

Median Sold Price $577,500

▲9.0% from Jun 2026: **$530,000**

▲4.8% from Jul 2025: **$551,000**

YTD	2026	2025	+/-
	$580,000	**$463,750**	25.1%

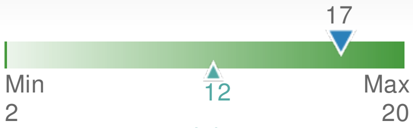
5-year Jul average: **$561,300**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for July was $577,500, representing an increase of 9% compared to last month and an increase of 4.8% from Jul 2025. The average days on market for units sold in July was 14 days, 30% above the 5-year July average of 11 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 16; and a 5.6% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.89 in June and a decrease from 1.82 in July 2025. The Contract Ratio is 66% lower than the 5-year July average of 2.75. 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.

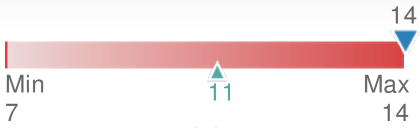
Active Listings 17



5-year Jul average

Jun 2026	Jul 2025
18	**11**

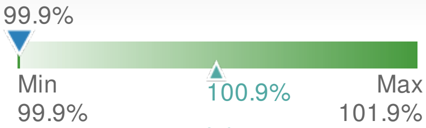
Avg DOM 14



5-year Jul average

Jun 2026	Jul 2025	YTD
17	**8**	**18**

Avg Sold to OLP Ratio 99.9%



5-year Jul average

Jun 2026	Jul 2025	YTD
98.8%	**101.9%**	**99.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

New Listings 6

-64.7% from Jun 2026: **17**

-50.0% from Jul 2025: **12**

YTD	2026	2025	+/-
	87	**90**	-3.3%

5-year Jul average: **12**

New Pendings 8

-42.9% from Jun 2026: **14**

-50.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	71	**83**	-14.5%

5-year Jul average: **12**

Closed Sales 7

-61.1% from Jun 2026: **18**

-53.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	69	**75**	-8.0%

5-year Jul average: **13**

Median Sold Price $585,000

0.9% from Jun 2026: **$580,000**

6.2% from Jul 2025: **$551,000**

YTD	2026	2025	+/-
	$600,000	**$497,100**	20.7%

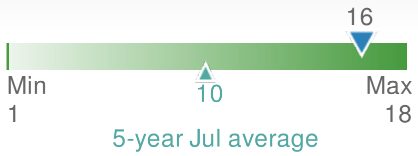
5-year Jul average: **$591,100**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $585,000, representing an increase of 0.9% compared to last month and an increase of 6.2% from Jul 2025. The average days on market for units sold in July was 15 days, 27% above the 5-year July average of 12 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 15; and a 5.9% decrease in supply to 16 active units.

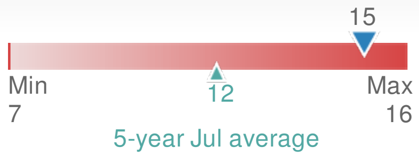
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.88 in June and a decrease from 2.25 in July 2025. The Contract Ratio is 78% lower than the 5-year July average of 4.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 16



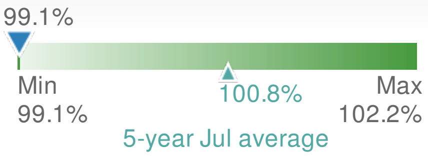
Jun 2026	Jul 2025
17	**8**

Avg DOM 15



Jun 2026	Jul 2025	YTD
17	**9**	**19**

Avg Sold to OLP Ratio 99.1%



Jun 2026	Jul 2025	YTD
98.3%	**102.2%**	**98.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.