

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Abington (Montgomery, PA)

July 2026

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**52****↓ -16.1%**from Jun 2026:
62**↔ 0.0%**from Jul 2025:
52

YTD	2026	2025	+/-
	360	400	-10.0%

5-year Jul average: **54****New Pendings****37****↓ -28.8%**from Jun 2026:
52**↓ -28.8%**from Jul 2025:
52

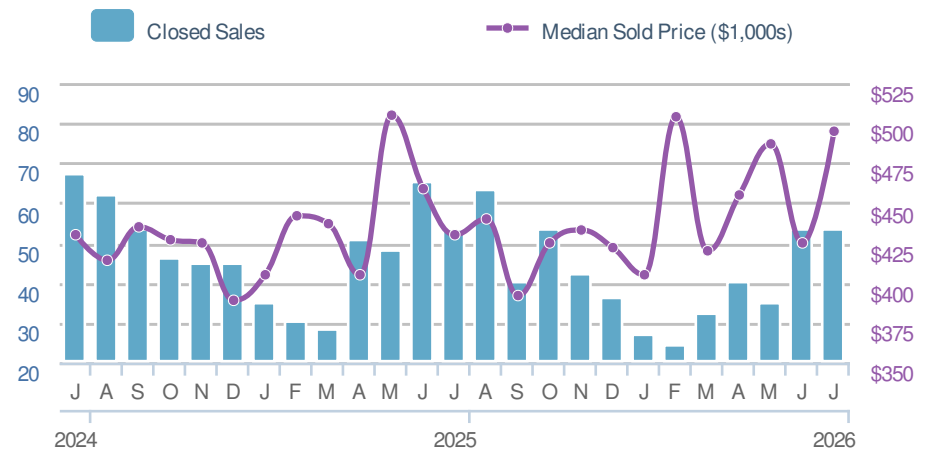
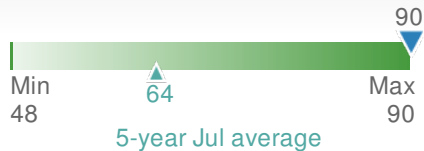
YTD	2026	2025	+/-
	293	351	-16.5%

5-year Jul average: **49****Closed Sales****53****↔ 0.0%**from Jun 2026:
53**↔ 0.0%**from Jul 2025:
53

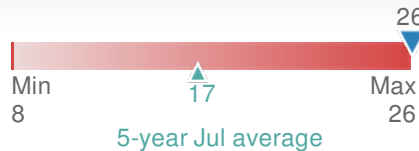
YTD	2026	2025	+/-
	272	319	-14.7%

5-year Jul average: **56****Median Sold Price****\$495,000****↑ 16.5%**from Jun 2026:
\$425,000**↑ 15.1%**from Jul 2025:
\$430,000

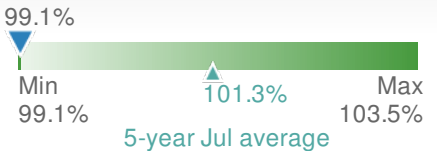
YTD	2026	2025	+/-
	\$460,000	\$440,000	4.5%

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%

July 2026

Abington (Montgomery, PA) - Detached

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

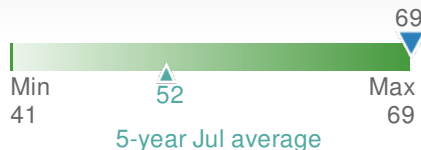
5-year Jul average: **49****Median Sold Price****\$502,500** **9.2%**from Jun 2026:
\$460,000 **8.6%**from Jul 2025:
\$462,500

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

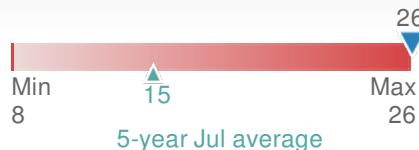
5-year Jul average: **\$458,990****Summary**

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.

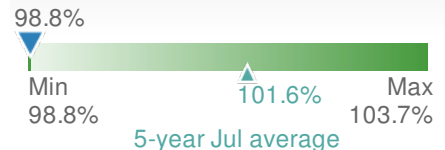
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 1.20 in June and a decrease from 1.35 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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%

July 2026

Abington (Montgomery, PA) - Attached

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

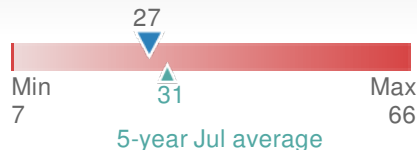
5-year Jul average: **\$303,700****Summary**

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.

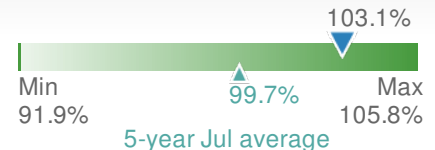
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, up from 0.22 in June and a decrease from 0.77 in July 2025. The Contract Ratio is 67% lower than the 5-year July average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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%

July 2026

Abington (Montgomery, PA) - Attached/Townhouse

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

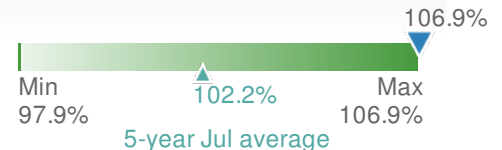
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, up from 0.44 in June and a decrease from 1.40 in July 2025. The Contract Ratio is 62% lower than the 5-year July average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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%