July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Cheltenham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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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%

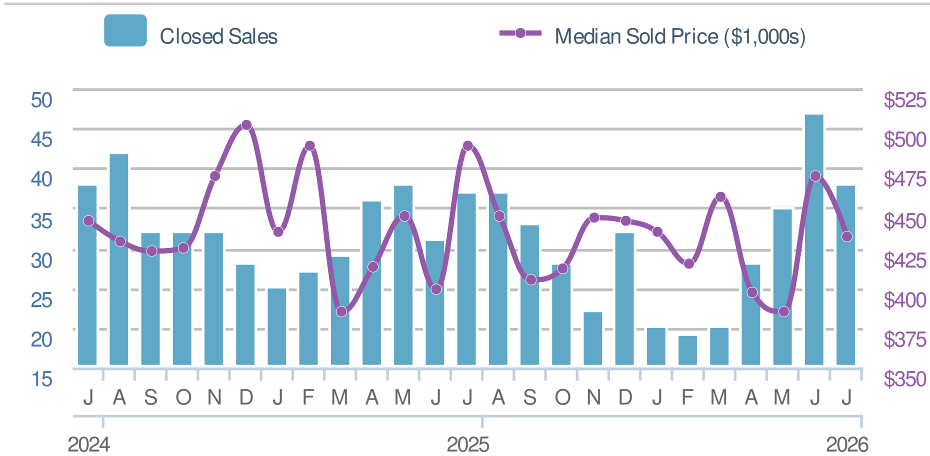
5-year Jul average: **38**

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

Current: 76
Min 36
57 — 5-year Jul average
Max 76

Jun 2026	Jul 2025
59	**62**

Avg DOM: 23

Current: 23
Min 19
22 — 5-year Jul average
Max 27

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

Avg Sold to OLP Ratio: 98.9%

Current: 98.9%
Min 98.3%
100.1% — 5-year Jul average
Max 102.2%

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

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

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July 2026

Cheltenham (Montgomery, PA) - Detached

New Listings — 21

-22.2%	-36.4%
from Jun 2026: **27**	from Jul 2025: **33**

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

5-year Jul average: **27**

New Pendings — 17

-26.1%	-26.1%
from Jun 2026: **23**	from Jul 2025: **23**

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

5-year Jul average: **23**

Closed Sales — 24

-29.4%	0.0%
from Jun 2026: **34**	from Jul 2025: **24**

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

5-year Jul average: **24**

Median Sold Price — $488,500

-6.7%	-9.6%
from Jun 2026: **$523,500**	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.

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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

33

Min 8 — 20 (5-year Jul average) — Max 33

Jun 2026	Jul 2025
22	**23**

Avg DOM 32

32

Min 8 — 26 (5-year Jul average) — Max 46

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

Avg Sold to OLP Ratio 96.0%

96.0%

Min 96.0% — 98.0% (5-year Jul average) — Max 101.0%

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

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

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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

Current: 20 | Min: 6 | 5-year Jul average: 13 | Max: 20

Jun 2026	Jul 2025
15	**16**

Avg DOM: 9

Current: 9 | Min: 9 | 5-year Jul average: 26 | Max: 65

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

Avg Sold to OLP Ratio: 100.8%

Current: 100.8% | Min: 95.0% | 5-year Jul average: 98.5% | Max: 100.8%

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

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