July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Colonial (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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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%

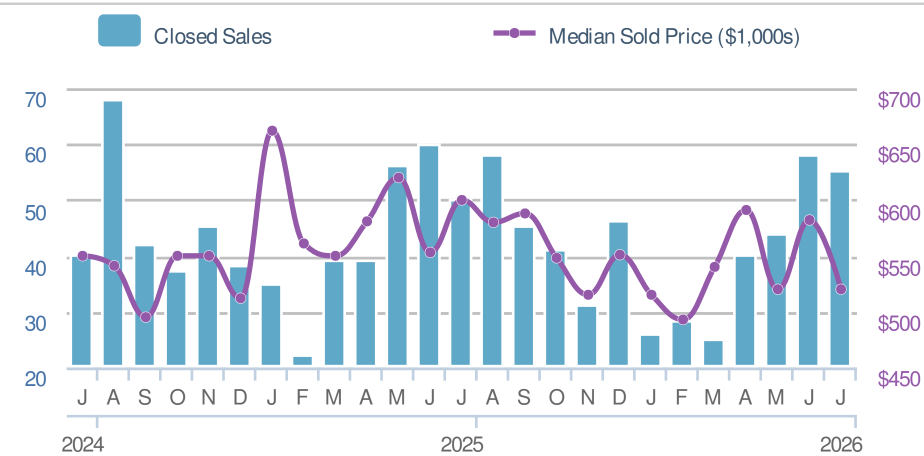
5-year Jul average: **48**

Median Sold Price $520,000

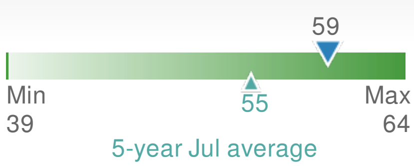
-10.7% from Jun 2026: **$582,500**
-13.3% from Jul 2025: **$600,000**

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

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

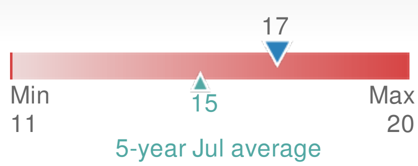


Active Listings 59



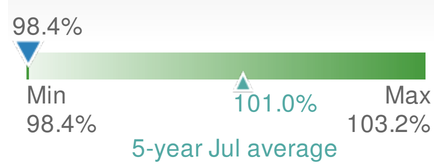
Jun 2026	Jul 2025
57	**64**

Avg DOM 17



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

Avg Sold to OLP Ratio 98.4%



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

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

Local Market **Insight**

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July 2026

Colonial (Montgomery, PA) - Detached

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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

25

Min 23 — 31 (5-year Jul average) — Max 38

Jun 2026	Jul 2025
23	**38**

Avg DOM — 12

12

Min 9 — 16 (5-year Jul average) — Max 26

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

Avg Sold to OLP Ratio — 96.0%

96.0%

Min 96.0% — 100.8% (5-year Jul average) — Max 103.7%

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

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

Local Market **Insight**

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Colonial (Montgomery, PA) - Attached

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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

34

Min 16 — 24 (5-year Jul average) — Max 34

Jun 2026	Jul 2025
34	**26**

Avg DOM 20

20

Min 8 — 13 (5-year Jul average) — Max 20

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

Avg Sold to OLP Ratio 99.5%

99.5%

Min 99.5% — 101.1% (5-year Jul average) — Max 102.5%

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

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July 2026

Colonial (Montgomery, PA) - Attached/Townhouse

New Listings 16

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

YTD	2026	2025	+/-
	148	161	-8.1%

5-year Jul average: **18**

New Pendings 12

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

YTD	2026	2025	+/-
	120	124	-3.2%

5-year Jul average: **16**

Closed Sales 29

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

YTD	2026	2025	+/-
	124	123	0.8%

5-year Jul average: **19**

Median Sold Price $495,000

-7.5% from Jun 2026: **$535,000**
-14.3% 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

21
Min 9 — 17 — Max 22
5-year Jul average

Jun 2026	Jul 2025
19	20

Avg DOM 11

11
Min 6 — 10 — Max 13
5-year Jul average

Jun 2026	Jul 2025	YTD
12	13	24

Avg Sold to OLP Ratio 99.8%

99.8%
Min 99.8% — 101.5% — Max 103.6%
5-year Jul average

Jun 2026	Jul 2025	YTD
100.0%	100.9%	100.0%

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

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