

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

July 2026

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

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

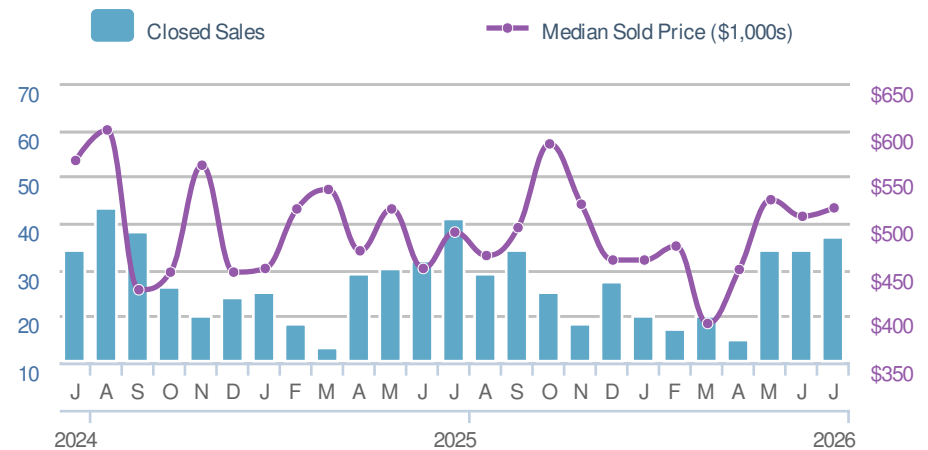
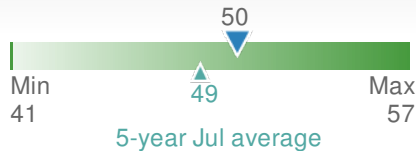
YTD	2026	2025	+/-
	182	197	-7.6%

5-year Jul average: **38****Median Sold Price****\$516,000**

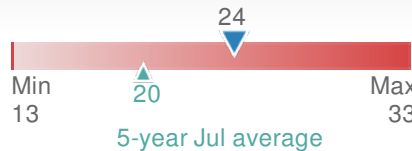
↑ **1.7%**
from Jun 2026:
\$507,500

↑ **5.3%**
from Jul 2025:
\$490,000

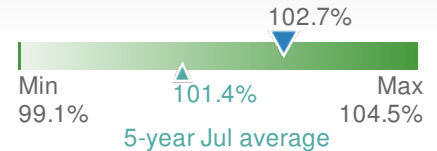
YTD	2026	2025	+/-
	\$487,450	\$475,000	2.6%

5-year Jul average: **\$480,700****Active Listings****50**

Jun 2026	Jul 2025
48	43

Avg DOM**24**

Jun 2026	Jul 2025	YTD
27	16	25

Avg Sold to OLP Ratio**102.7%**

Jun 2026	Jul 2025	YTD
102.5%	99.4%	101.6%

July 2026

Hatboro-Horsham (Montgomery, PA) - Detached

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

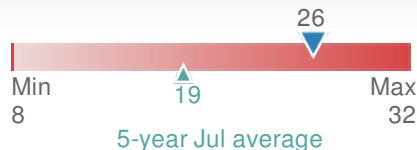
5-year Jul average: **\$577,400****Summary**

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.

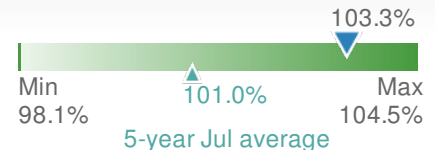
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, no change from June and a decrease from 1.10 in July 2025. The Contract Ratio is 7% higher than the 5-year July average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

July 2026

Hatboro-Horsham (Montgomery, PA) - Attached

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

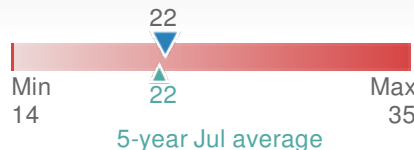
5-year Jul average: **\$399,680****Summary**

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.

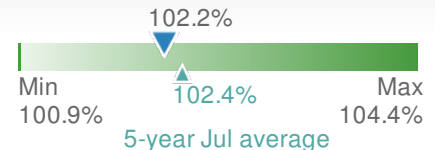
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.88 in June and an increase from 1.38 in July 2025. The Contract Ratio is 7% lower than the 5-year July average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

July 2026

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

15 County Suburban REALTORS

Email: ldavis@tcsr.realtor

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%

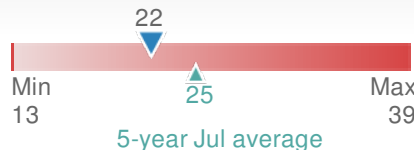
5-year Jul average: **\$427,100****Summary**

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.

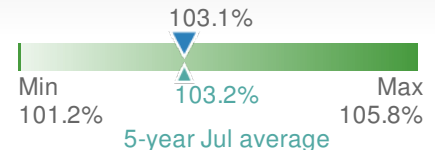
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 2.00 in June and a decrease from 1.64 in July 2025. The Contract Ratio is 4% lower than the 5-year July average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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