July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

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%

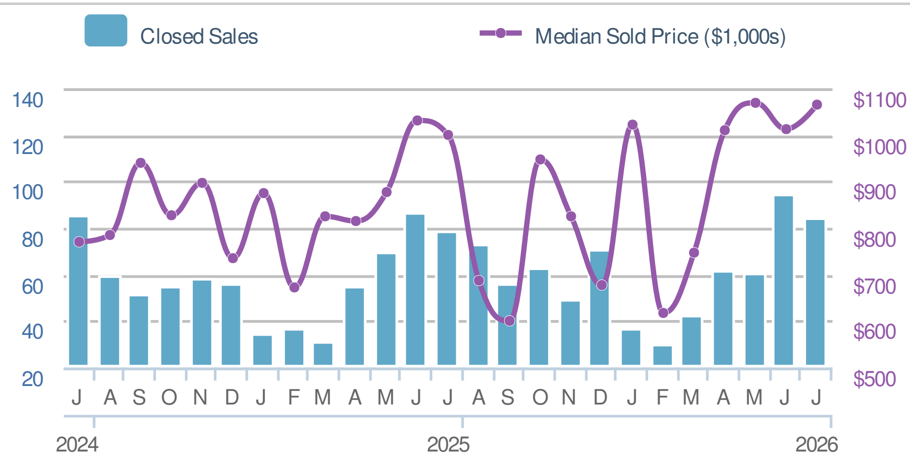
5-year Jul average: **79**

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 (5-year Jul average) | Max 125

Jun 2026	Jul 2025
152	**117**

Avg DOM — 25

25
Min 14 | 21 (5-year Jul average) | Max 27

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

Avg Sold to OLP Ratio — 100.5%

100.5%
Min 99.9% | 101.7% (5-year Jul average) | Max 106.2%

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

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

Local Market **Insight**

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July 2026

Lower Merion (Montgomery, PA) - Detached

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%

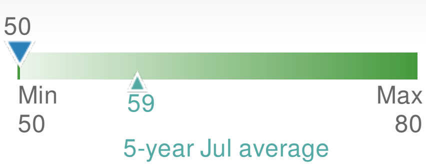
5-year Jul average: **$1,136,600**

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.

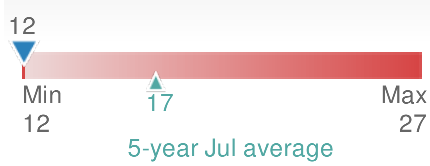
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.23 in June and an increase from 1.04 in July 2025. The Contract Ratio is 30% higher than the 5-year July average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



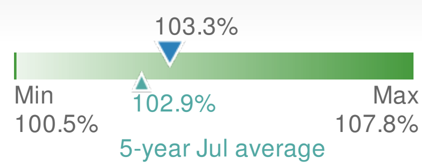
Jun 2026	Jul 2025
69	**51**

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.

MarketStats by ShowingTime

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July 2026

Lower Merion (Montgomery, PA) - Attached

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

75

Min 24 — 47 (5-year Jul average) — Max 75

Jun 2026	Jul 2025
83	**66**

Avg DOM 59

59

Min 10 — 30 (5-year Jul average) — Max 59

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

Avg Sold to OLP Ratio 93.1%

93.1%

Min 93.1% — 99.1% (5-year Jul average) — Max 103.6%

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

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July 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

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%

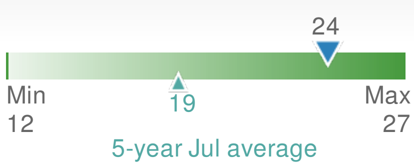
5-year Jul average: **$455,350**

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.

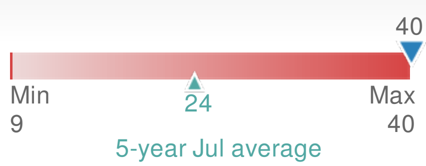
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.47 in June and an increase from 0.74 in July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



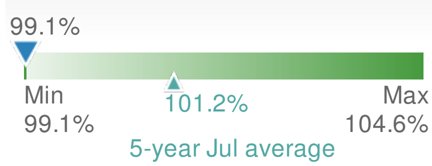
Jun 2026	Jul 2025
30	**27**

Avg DOM — 40



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

Avg Sold to OLP Ratio — 99.1%



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

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

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