July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Methacton (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Methacton (Montgomery, PA)

New Listings — 26

-18.8% from Jun 2026: **32**
30.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	196	**202**	-3.0%

5-year Jul average: **31**

New Pendings — 27

-10.0% from Jun 2026: **30**
3.8% from Jul 2025: **26**

YTD	2026	2025	+/-
	169	**184**	-8.2%

5-year Jul average: **27**

Closed Sales — 27

-3.6% from Jun 2026: **28**
-28.9% from Jul 2025: **38**

YTD	2026	2025	+/-
	136	**177**	-23.2%

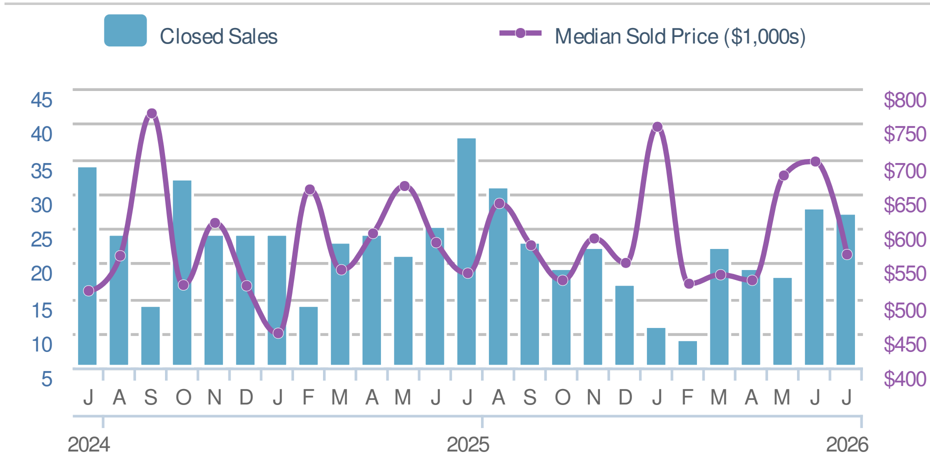
5-year Jul average: **33**

Median Sold Price — $562,500

-19.2% from Jun 2026: **$695,803**
5.1% from Jul 2025: **$535,000**

YTD	2026	2025	+/-
	$559,000	**$576,450**	-3.0%

5-year Jul average: **$552,500**



Active Listings — 38

38
Min 33
46
Max 69
5-year Jul average

Jun 2026	Jul 2025
37	**41**

Avg DOM — 22

22
Min 10
17
Max 22
5-year Jul average

Jun 2026	Jul 2025	YTD
22	**16**	**24**

Avg Sold to OLP Ratio — 101.0%

101.0%
Min 98.8%
100.5%
Max 102.2%
5-year Jul average

Jun 2026	Jul 2025	YTD
99.2%	**98.8%**	**100.9%**

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

Local Market **Insight**

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July 2026

Methacton (Montgomery, PA) - Detached

New Listings — 21

-16.0% from Jun 2026: **25**
61.5% from Jul 2025: **13**

YTD	2026	2025	+/-
	161	**165**	-2.4%

5-year Jul average: **22**

New Pendings — 21

-16.0% from Jun 2026: **25**
0.0% from Jul 2025: **21**

YTD	2026	2025	+/-
	139	**153**	-9.2%

5-year Jul average: **21**

Closed Sales — 21

-8.7% from Jun 2026: **23**
-40.0% from Jul 2025: **35**

YTD	2026	2025	+/-
	111	**147**	-24.5%

5-year Jul average: **27**

Median Sold Price — $600,000

-17.2% from Jun 2026: **$725,000**
4.5% from Jul 2025: **$573,900**

YTD	2026	2025	+/-
	$620,000	**$600,000**	3.3%

5-year Jul average: **$577,980**

Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for July was $600,000, representing a decrease of 17.2% compared to last month and an increase of 4.5% from Jul 2025. The average days on market for units sold in July was 12 days, 21% below the 5-year July average of 15 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 41; and no change in supply with 30 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 1.33 in June and an increase from 1.00 in July 2025. The Contract Ratio is 23% higher than the 5-year July average of 1.11. 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 — 30

Current: 30
Min 24 | 5-year Jul average 36 | Max 47

Jun 2026	Jul 2025
30	**32**

Avg DOM — 12

Current: 12
Min 10 | 5-year Jul average 15 | Max 23

Jun 2026	Jul 2025	YTD
23	**17**	**23**

Avg Sold to OLP Ratio — 101.6%

Current: 101.6%
Min 99.5% | 5-year Jul average 100.5% | Max 101.6%

Jun 2026	Jul 2025	YTD
99.1%	**99.5%**	**101.2%**

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

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July 2026

Methacton (Montgomery, PA) - Attached

New Listings 5

-28.6% from Jun 2026: **7**

-28.6% from Jul 2025: **7**

YTD	2026	2025	+/-
	35	**37**	-5.4%

5-year Jul average: **9**

New Pendings 6

20.0% from Jun 2026: **5**

20.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	30	**31**	-3.2%

5-year Jul average: **6**

Closed Sales 6

20.0% from Jun 2026: **5**

100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	25	**30**	-16.7%

5-year Jul average: **6**

Median Sold Price $481,500

-25.9% from Jun 2026: **$650,000**

39.6% from Jul 2025: **$345,000**

YTD	2026	2025	+/-
	$530,000	**$490,000**	8.2%

5-year Jul average: **$471,328**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for July was $481,500, representing a decrease of 25.9% compared to last month and an increase of 39.6% from Jul 2025. The average days on market for units sold in July was 57 days, 159% above the 5-year July average of 22 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 6; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.86 in June and a decrease from 0.89 in July 2025. The Contract Ratio is 28% lower than the 5-year July average of 1.04. 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 8

8

Min 3 | 10 (5-year Jul average) | Max 23

Jun 2026	Jul 2025
7	**9**

Avg DOM 57

57

Min 11 | 22 (5-year Jul average) | Max 57

Jun 2026	Jul 2025	YTD
21	**13**	**26**

Avg Sold to OLP Ratio 98.9%

98.9%

Min 91.2% | 99.5% (5-year Jul average) | Max 104.5%

Jun 2026	Jul 2025	YTD
99.6%	**91.2%**	**99.7%**

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

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July 2026

Methacton (Montgomery, PA) - Attached/Townhouse

New Listings: 5

-16.7% from Jun 2026: **6**
-28.6% from Jul 2025: **7**

YTD	2026	2025	+/-
	33	**34**	-2.9%

5-year Jul average: **8**

New Pendings: 5

0.0% from Jun 2026: **5**
0.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	28	**27**	3.7%

5-year Jul average: **5**

Closed Sales: 6

20.0% from Jun 2026: **5**
100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	24	**26**	-7.7%

5-year Jul average: **6**

Median Sold Price: $481,500

-25.9% from Jun 2026: **$650,000**
39.6% from Jul 2025: **$345,000**

YTD	2026	2025	+/-
	$534,750	**$507,500**	5.4%

5-year Jul average: **$471,328**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $481,500, representing a decrease of 25.9% compared to last month and an increase of 39.6% from Jul 2025. The average days on market for units sold in July was 57 days, 159% above the 5-year July average of 22 days. There was no month over month change in new contract activity with 5 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 5; and a 33.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.00 in June and a decrease from 0.78 in July 2025. The Contract Ratio is 32% lower than the 5-year July average of 0.93. 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: 8

8
Min 3 — 10 — Max 23
5-year Jul average: 10

Jun 2026	Jul 2025
6	**9**

Avg DOM: 57

57
Min 11 — 22 — Max 57
5-year Jul average: 22

Jun 2026	Jul 2025	YTD
21	**13**	**27**

Avg Sold to OLP Ratio: 98.9%

98.9%
Min 91.2% — 99.5% — Max 104.5%
5-year Jul average: 99.5%

Jun 2026	Jul 2025	YTD
99.6%	**91.2%**	**99.5%**