July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Norristown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026

Norristown Area (Montgomery, PA)

New Listings — 69

21.1% from Jun 2026: 57

3.0% from Jul 2025: 67

YTD	2026	2025	+/-
	461	485	-4.9%

5-year Jul average: **67**

New Pendings — 66

20.0% from Jun 2026: 55

-8.3% from Jul 2025: 72

YTD	2026	2025	+/-
	383	416	-7.9%

5-year Jul average: **66**

Closed Sales — 54

-15.6% from Jun 2026: 64

-14.3% from Jul 2025: 63

YTD	2026	2025	+/-
	358	367	-2.5%

5-year Jul average: **62**

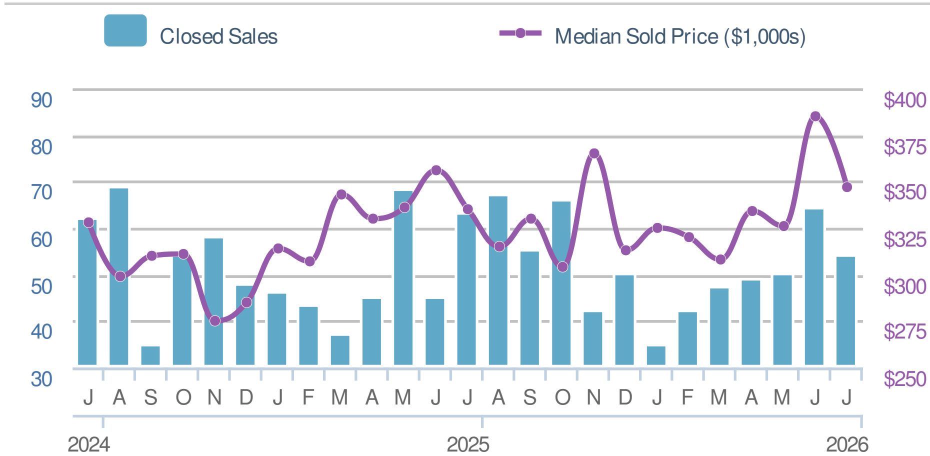
Median Sold Price — $347,500

-10.0% from Jun 2026: $385,937

3.7% from Jul 2025: $335,000

YTD	2026	2025	+/-
	$330,000	$330,000	0.0%

5-year Jul average: **$316,500**



Active Listings — 82

82

Min 50 — 74 — Max 96

5-year Jul average

Jun 2026	Jul 2025
78	76

Avg DOM — 21

21

Min 10 — 18 — Max 21

5-year Jul average

Jun 2026	Jul 2025	YTD
17	21	24

Avg Sold to OLP Ratio — 101.5%

101.5%

Min 98.1% — 100.7% — Max 102.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
100.1%	98.1%	99.5%

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

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Norristown Area (Montgomery, PA) - Detached

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New Listings 24

0.0% from Jun 2026: **24**
20.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	161	**152**	5.9%

5-year Jul average: **24**

New Pendings 24

-7.7% from Jun 2026: **26**
-11.1% from Jul 2025: **27**

YTD	2026	2025	+/-
	145	**151**	-4.0%

5-year Jul average: **24**

Closed Sales 24

-14.3% from Jun 2026: **28**
-4.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	127	**135**	-5.9%

5-year Jul average: **26**

Median Sold Price $432,000

-10.5% from Jun 2026: **$482,500**
-10.0% from Jul 2025: **$480,000**

YTD	2026	2025	+/-
	$425,000	**$425,000**	0.0%

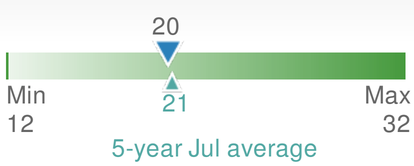
5-year Jul average: **$422,400**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for July was $432,000, representing a decrease of 10.5% compared to last month and a decrease of 10% from Jul 2025. The average days on market for units sold in July was 18 days, 25% above the 5-year July average of 14 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 5.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 33; and no change in supply with 20 active units.

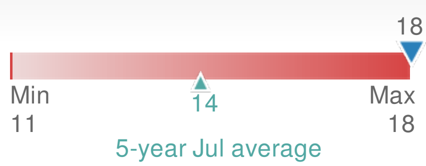
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 1.75 in June and a decrease from 2.60 in July 2025. The Contract Ratio is 7% lower than the 5-year July average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



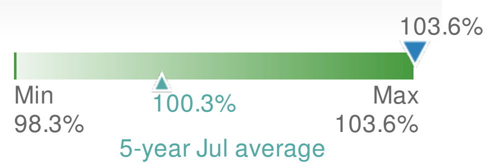
Jun 2026	Jul 2025
20	**15**

Avg DOM 18



Jun 2026	Jul 2025	YTD
8	**17**	**17**

Avg Sold to OLP Ratio 103.6%



Jun 2026	Jul 2025	YTD
103.4%	**98.3%**	**101.7%**

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

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Norristown Area (Montgomery, PA) - Attached

New Listings — 45

- 36.4% from Jun 2026: **33**
- -4.3% from Jul 2025: **47**

YTD	2026	2025	+/-
	300	**333**	-9.9%

5-year Jul average: **43**

New Pendings — 42

- 44.8% from Jun 2026: **29**
- -6.7% from Jul 2025: **45**

YTD	2026	2025	+/-
	238	**265**	-10.2%

5-year Jul average: **42**

Closed Sales — 30

- -16.7% from Jun 2026: **36**
- -21.1% from Jul 2025: **38**

YTD	2026	2025	+/-
	231	**232**	-0.4%

5-year Jul average: **37**

Median Sold Price — $282,500

- -3.6% from Jun 2026: **$293,000**
- -5.5% from Jul 2025: **$299,000**

YTD	2026	2025	+/-
	$287,500	**$290,950**	-1.2%

5-year Jul average: **$268,700**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for July was $282,500, representing a decrease of 3.6% compared to last month and a decrease of 5.5% from Jul 2025. The average days on market for units sold in July was 23 days, 9% above the 5-year July average of 21 days. There was a 44.8% month over month increase in new contract activity with 42 New Pendings; a 12% MoM increase in All Pendings (new contracts + contracts carried over from June) to 56; and a 6.9% increase in supply to 62 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.86 in June and a decrease from 1.36 in July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.27. 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 — 62

62

Min 38 — 53 — Max 64

5-year Jul average

Jun 2026	Jul 2025
58	**61**

Avg DOM — 23

23

Min 9 — 21 — Max 31

5-year Jul average

Jun 2026	Jul 2025	YTD
25	**24**	**28**

Avg Sold to OLP Ratio — 99.8%

99.8%

Min 97.9% — 101.0% — Max 103.0%

5-year Jul average

Jun 2026	Jul 2025	YTD
97.3%	**97.9%**	**98.3%**

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July 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

New Listings 37

19.4% from Jun 2026: **31**
-5.1% from Jul 2025: **39**

YTD	2026	2025	+/-
	254	**286**	-11.2%

5-year Jul average: **36**

New Pendings 35

45.8% from Jun 2026: **24**
-5.4% from Jul 2025: **37**

YTD	2026	2025	+/-
	199	**230**	-13.5%

5-year Jul average: **34**

Closed Sales 26

-7.1% from Jun 2026: **28**
-25.7% from Jul 2025: **35**

YTD	2026	2025	+/-
	195	**202**	-3.5%

5-year Jul average: **31**

Median Sold Price $290,000

-6.6% from Jun 2026: **$310,500**
-3.3% from Jul 2025: **$300,000**

YTD	2026	2025	+/-
	$290,000	**$300,000**	-3.3%

5-year Jul average: **$269,400**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $290,000, representing a decrease of 6.6% compared to last month and a decrease of 3.3% from Jul 2025. The average days on market for units sold in July was 18 days, 15% below the 5-year July average of 21 days. There was a 45.8% month over month increase in new contract activity with 35 New Pendings; a 6.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 47; and a 10.4% increase in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 0.92 in June and a decrease from 1.55 in July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.25. 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 53

53
Min 36 | 47 (5-year Jul average) | Max 62

Jun 2026	Jul 2025
48	**47**

Avg DOM 18

18
Min 9 | 21 (5-year Jul average) | Max 33

Jun 2026	Jul 2025	YTD
18	**24**	**26**

Avg Sold to OLP Ratio 100.6%

100.6%
Min 97.9% | 101.1% (5-year Jul average) | Max 103.1%

Jun 2026	Jul 2025	YTD
97.8%	**97.9%**	**98.7%**

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

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