July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

North Penn (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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July 2026
North Penn (Montgomery, PA)

New Listings — 121

▲ 0.8% from Jun 2026: **120**
▲ 30.1% from Jul 2025: **93**

YTD	2026	2025	+/-
	769	**686**	12.1%

5-year Jul average: **106**

New Pendings — 104

▼ -24.1% from Jun 2026: **137**
▲ 14.3% from Jul 2025: **91**

YTD	2026	2025	+/-
	659	**577**	14.2%

5-year Jul average: **103**

Closed Sales — 129

▲ 20.6% from Jun 2026: **107**
▲ 40.2% from Jul 2025: **92**

YTD	2026	2025	+/-
	591	**515**	14.8%

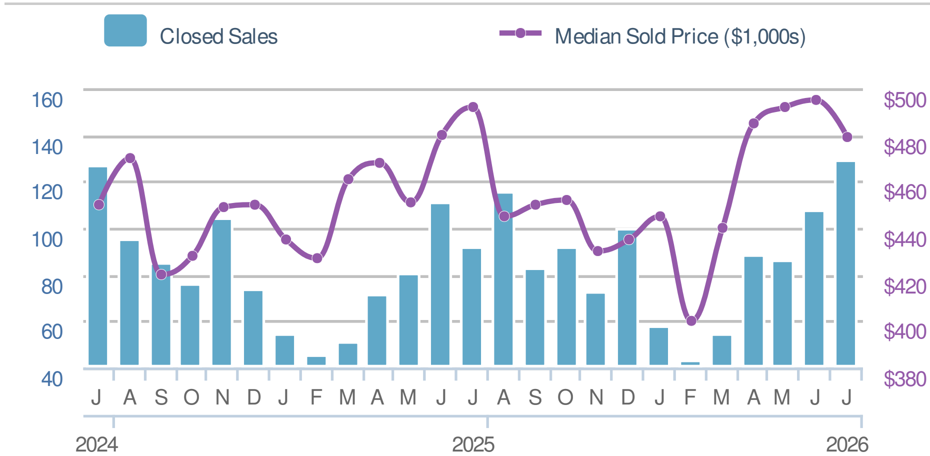
5-year Jul average: **106**

Median Sold Price — $479,000

▼ -3.2% from Jun 2026: **$495,000**
▼ -2.7% from Jul 2025: **$492,500**

YTD	2026	2025	+/-
	$470,000	**$460,000**	2.2%

5-year Jul average: **$462,300**



Active Listings — 144

144
Min 60
96
Max 144
5-year Jul average

Jun 2026	Jul 2025
124	**111**

Avg DOM — 17

17
Min 12
15
Max 17
5-year Jul average

Jun 2026	Jul 2025	YTD
16	**17**	**23**

Avg Sold to OLP Ratio — 100.7%

100.7%
Min 99.2%
101.5%
Max 103.4%
5-year Jul average

Jun 2026	Jul 2025	YTD
101.4%	**99.2%**	**100.3%**

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

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Email: ldavis@tcsr.realtor

July 2026

North Penn (Montgomery, PA) - Detached

New Listings — 66

from Jun 2026: 63	from Jul 2025: 49
▲ 4.8%	▲ 34.7%

YTD	2026	2025	+/-
	401	366	9.6%

5-year Jul average: **58**

New Pendings — 47

from Jun 2026: 74	from Jul 2025: 49
▼ -36.5%	▼ -4.1%

YTD	2026	2025	+/-
	340	310	9.7%

5-year Jul average: **55**

Closed Sales — 63

from Jun 2026: 52	from Jul 2025: 54
▲ 21.2%	▲ 16.7%

YTD	2026	2025	+/-
	303	266	13.9%

5-year Jul average: **60**

Median Sold Price — $555,000

from Jun 2026: $625,500	from Jul 2025: $572,500
▼ -11.3%	▼ -3.1%

YTD	2026	2025	+/-
	$550,000	$571,000	-3.7%

5-year Jul average: **$524,450**

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for July was $555,000, representing a decrease of 11.3% compared to last month and a decrease of 3.1% from Jul 2025. The average days on market for units sold in July was 20 days, 11% above the 5-year July average of 18 days. There was a 36.5% month over month decrease in new contract activity with 47 New Pendings; a 24.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 77; and a 37% increase in supply to 74 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.89 in June and a decrease from 1.40 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.71. 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 — 74

74

Min	5-year Jul average	Max
42	54	74

Jun 2026	Jul 2025
54	52

Avg DOM — 20

20

Min	5-year Jul average	Max
15	18	22

Jun 2026	Jul 2025	YTD
12	22	25

Avg Sold to OLP Ratio — 101.0%

101.0%

Min	5-year Jul average	Max
98.6%	101.1%	102.7%

Jun 2026	Jul 2025	YTD
102.6%	98.6%	100.7%

Local Market **Insight**

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July 2026

North Penn (Montgomery, PA) - Attached

New Listings 55

-3.5% from Jun 2026: **57**

25.0% from Jul 2025: **44**

YTD	2026	2025	+/-
	368	**320**	15.0%

5-year Jul average: **48**

New Pendings 57

-9.5% from Jun 2026: **63**

35.7% from Jul 2025: **42**

YTD	2026	2025	+/-
	319	**267**	19.5%

5-year Jul average: **48**

Closed Sales 66

20.0% from Jun 2026: **55**

73.7% from Jul 2025: **38**

YTD	2026	2025	+/-
	288	**249**	15.7%

5-year Jul average: **46**

Median Sold Price $400,000

-9.1% from Jun 2026: **$440,000**

-9.6% from Jul 2025: **$442,500**

YTD	2026	2025	+/-
	$415,000	**$400,000**	3.8%

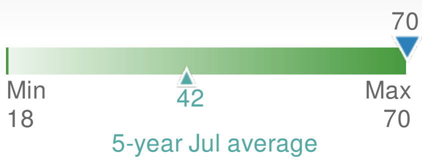
5-year Jul average: **$391,100**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for July was $400,000, representing a decrease of 9.1% compared to last month and a decrease of 9.6% from Jul 2025. The average days on market for units sold in July was 15 days, 32% above the 5-year July average of 11 days. There was a 9.5% month over month decrease in new contract activity with 57 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 66; and no change in supply with 70 active units.

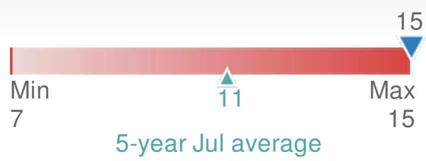
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.11 in June and a decrease from 0.95 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 70



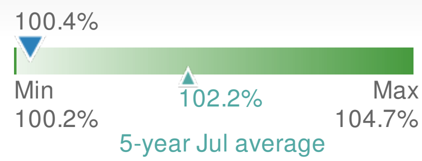
Jun 2026	Jul 2025
70	**59**

Avg DOM 15



Jun 2026	Jul 2025	YTD
20	**11**	**20**

Avg Sold to OLP Ratio 100.4%



Jun 2026	Jul 2025	YTD
100.2%	**100.2%**	**99.9%**

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

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July 2026

North Penn (Montgomery, PA) - Attached/Townhouse

New Listings — 35

-23.9% from Jun 2026: **46**
-5.4% from Jul 2025: **37**

YTD	2026	2025	+/-
	269	**254**	5.9%

5-year Jul average: **37**

New Pendings — 41

-18.0% from Jun 2026: **50**
20.6% from Jul 2025: **34**

YTD	2026	2025	+/-
	236	**214**	10.3%

5-year Jul average: **37**

Closed Sales — 51

15.9% from Jun 2026: **44**
50.0% from Jul 2025: **34**

YTD	2026	2025	+/-
	216	**195**	10.8%

5-year Jul average: **38**

Median Sold Price — $450,000

-0.4% from Jun 2026: **$451,750**
1.1% from Jul 2025: **$445,000**

YTD	2026	2025	+/-
	$442,500	**$437,000**	1.3%

5-year Jul average: **$415,890**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $450,000, representing a decrease of 0.4% compared to last month and an increase of 1.1% from Jul 2025. The average days on market for units sold in July was 13 days, 12% above the 5-year July average of 12 days. There was an 18% month over month decrease in new contract activity with 41 New Pendings; a 20.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 47; and a 5.7% decrease in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.11 in June and a decrease from 1.00 in July 2025. The Contract Ratio is 49% lower than the 5-year July average of 1.86. 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

50
Min 16 — 33 (5-year Jul average) — Max 50

Jun 2026	Jul 2025
53	**47**

Avg DOM — 13

13
Min 7 — 12 (5-year Jul average) — Max 14

Jun 2026	Jul 2025	YTD
13	**11**	**19**

Avg Sold to OLP Ratio — 100.6%

100.6%
Min 100.3% — 102.2% (5-year Jul average) — Max 104.5%

Jun 2026	Jul 2025	YTD
99.7%	**100.3%**	**100.1%**

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

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