July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Spring-Ford Area (Montgomery, PA)

New Listings 81

32.8% from Jun 2026: **61**
58.8% from Jul 2025: **51**

YTD	2026	2025	+/-
	409	**370**	10.5%

5-year Jul average: **62**

New Pendings 61

8.9% from Jun 2026: **56**
8.9% from Jul 2025: **56**

YTD	2026	2025	+/-
	335	**324**	3.4%

5-year Jul average: **58**

Closed Sales 58

-13.4% from Jun 2026: **67**
20.8% from Jul 2025: **48**

YTD	2026	2025	+/-
	299	**299**	0.0%

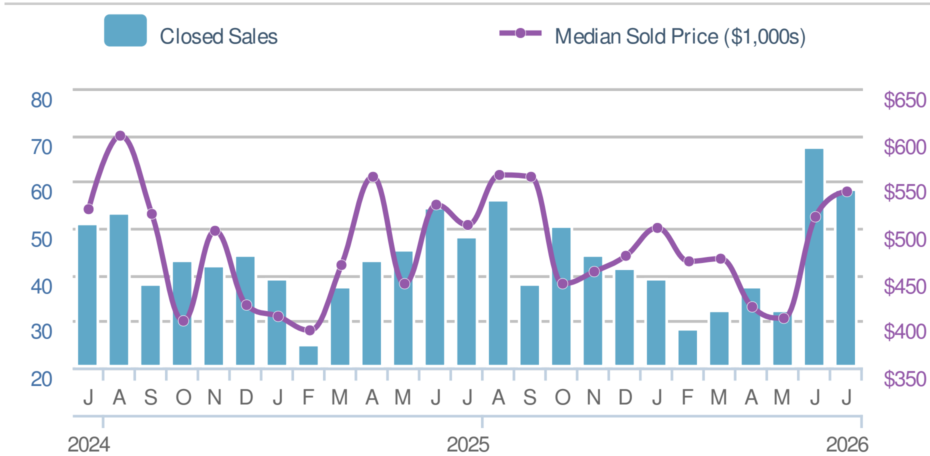
5-year Jul average: **49**

Median Sold Price $539,950

5.4% from Jun 2026: **$512,500**
7.2% from Jul 2025: **$503,500**

YTD	2026	2025	+/-
	$485,000	**$480,000**	1.0%

5-year Jul average: **$508,540**



Active Listings 87

87
Min 40
61
Max 87
5-year Jul average

Jun 2026	Jul 2025
70	**60**

Avg DOM 14

14
Min 11
13
Max 14
5-year Jul average

Jun 2026	Jul 2025	YTD
21	**12**	**24**

Avg Sold to OLP Ratio 100.8%

100.8%
Min 100.8%
102.1%
Max 103.8%
5-year Jul average

Jun 2026	Jul 2025	YTD
100.6%	**100.8%**	**99.8%**

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

Local Market **Insight**

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July 2026

Spring-Ford Area (Montgomery, PA) - Detached

New Listings — 40

▲ 37.9%	▲ 42.9%
from Jun 2026: **29**	from Jul 2025: **28**

YTD	2026	2025	+/-
	203	**193**	5.2%

5-year Jul average: **31**

New Pendings — 35

▲ 2.9%	▲ 20.7%
from Jun 2026: **34**	from Jul 2025: **29**

YTD	2026	2025	+/-
	173	**166**	4.2%

5-year Jul average: **28**

Closed Sales — 35

▼ -12.5%	▲ 25.0%
from Jun 2026: **40**	from Jul 2025: **28**

YTD	2026	2025	+/-
	154	**149**	3.4%

5-year Jul average: **27**

Median Sold Price — $626,000

▼ -2.6%	▼ -9.6%
from Jun 2026: **$642,500**	from Jul 2025: **$692,500**

YTD	2026	2025	+/-
	$601,250	**$660,000**	-8.9%

5-year Jul average: **$634,723**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for July was $626,000, representing a decrease of 2.6% compared to last month and a decrease of 9.6% 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 a 2.9% month over month increase in new contract activity with 35 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and a 16.7% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.33 in June and a decrease from 1.14 in July 2025. The Contract Ratio is 23% lower than the 5-year July average of 1.39. 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 — 42

42
Min 21 — 34 (5-year Jul average) — Max 42

Jun 2026	Jul 2025
36	**37**

Avg DOM — 13

13
Min 8 — 12 (5-year Jul average) — Max 17

Jun 2026	Jul 2025	YTD
20	**10**	**25**

Avg Sold to OLP Ratio — 100.6%

100.6%
Min 100.6% — 102.0% (5-year Jul average) — Max 103.9%

Jun 2026	Jul 2025	YTD
101.4%	**101.6%**	**99.9%**

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

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Spring-Ford Area (Montgomery, PA) - Attached

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New Listings — 41

28.1% from Jun 2026: **32**
78.3% from Jul 2025: **23**

YTD	2026	2025	+/-
	206	**177**	16.4%

5-year Jul average: **31**

New Pendings — 26

18.2% from Jun 2026: **22**
-3.7% from Jul 2025: **27**

YTD	2026	2025	+/-
	162	**158**	2.5%

5-year Jul average: **29**

Closed Sales — 23

-14.8% from Jun 2026: **27**
15.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	145	**150**	-3.3%

5-year Jul average: **22**

Median Sold Price — $405,000

14.1% from Jun 2026: **$355,000**
3.2% from Jul 2025: **$392,500**

YTD	2026	2025	+/-
	$390,000	**$378,883**	2.9%

5-year Jul average: **$382,500**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for July was $405,000, representing an increase of 14.1% compared to last month and an increase of 3.2% from Jul 2025. The average days on market for units sold in July was 15 days, 1% below the 5-year July average of 15 days. There was an 18.2% month over month increase in new contract activity with 26 New Pendings; a 13.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 41; and a 32.4% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.06 in June and a decrease from 1.30 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 1.75. 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 — 45

45
Min 19 | 27 (5-year Jul average) | Max 45

Jun 2026	Jul 2025
34	**23**

Avg DOM — 15

15
Min 11 | 15 (5-year Jul average) | Max 20

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

Avg Sold to OLP Ratio — 101.1%

101.1%
Min 99.7% | 102.3% (5-year Jul average) | Max 105.2%

Jun 2026	Jul 2025	YTD
99.4%	**99.7%**	**99.8%**

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

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July 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

New Listings — 34

47.8%	61.9%
from Jun 2026: **23**	from Jul 2025: **21**

YTD	2026	2025	+/-
	167	**140**	19.3%

5-year Jul average: **25**

New Pendings — 21

16.7%	-12.5%
from Jun 2026: **18**	from Jul 2025: **24**

YTD	2026	2025	+/-
	131	**129**	1.6%

5-year Jul average: **23**

Closed Sales — 19

-5.0%	5.6%
from Jun 2026: **20**	from Jul 2025: **18**

YTD	2026	2025	+/-
	117	**118**	-0.8%

5-year Jul average: **18**

Median Sold Price — $435,000

19.7%	8.8%
from Jun 2026: **$363,500**	from Jul 2025: **$400,000**

YTD	2026	2025	+/-
	$420,000	**$410,000**	2.4%

5-year Jul average: **$411,675**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $435,000, representing an increase of 19.7% compared to last month and an increase of 8.8% from Jul 2025. The average days on market for units sold in July was 17 days, 2% above the 5-year July average of 17 days. There was a 16.7% month over month increase in new contract activity with 21 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 36; and a 37% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.19 in June and a decrease from 1.59 in July 2025. The Contract Ratio is 43% lower than the 5-year July average of 1.69. 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 — 37

37
Min 17 — 23 (5-year Jul average) — Max 37

Jun 2026	Jul 2025
27	**17**

Avg DOM — 17

17
Min 11 — 17 (5-year Jul average) — Max 23

Jun 2026	Jul 2025	YTD
24	**14**	**23**

Avg Sold to OLP Ratio — 101.0%

101.0%
Min 99.9% — 102.5% (5-year Jul average) — Max 106.3%

Jun 2026	Jul 2025	YTD
99.9%	**99.9%**	**99.6%**

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

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