

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Springfield (Montgomery, PA)

July 2026

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	0.0%

5-year Jul average: **22****New Pendings****0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	0.0%

5-year Jul average: **23****Closed Sales****0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	0.0%

5-year Jul average: **21****Median
Sold Price****\$0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
\$0 \$0

YTD	2026	2025	+/-
	\$0	\$0	0.0%

5-year Jul average: **\$510,000****Active Listings****0**

Jun 2026	Jul 2025
0	0

Avg DOM**0**

Jun 2026	Jul 2025	YTD
0	0	0

**Avg Sold to
OLP Ratio****0.0%**

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%

July 2026

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0%

from Jun 2026:
0

↔ 0.0%

from Jul 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **3****New Pendings****0**

↔ 0.0%

from Jun 2026:
0

↔ 0.0%

from Jul 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **4****Closed Sales****0**

↔ 0.0%

from Jun 2026:
0

↔ 0.0%

from Jul 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **4****Median Sold Price****\$0**

↔ 0.0%

from Jun 2026:
\$0

↔ 0.0%

from Jul 2025:
\$0

YTD	2026	2025	+/-
	\$0	\$0	%

5-year Jul average: **\$512,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for July was \$0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 12 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 1.80. 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**0**

Jun 2026	Jul 2025
0	0

Avg DOM**0**

Jun 2026	Jul 2025	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%

July 2026

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 1

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 1

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 1

**Median
Sold Price****\$0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
\$0 \$0

YTD	2026	2025	+/-
	\$0	\$0	%

5-year Jul average: **\$355,000****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for July was \$0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 19 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.63. 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**0**

Jun 2026	Jul 2025
0	0

Avg DOM**0**

Jun 2026	Jul 2025	YTD
0	0	0

**Avg Sold to
OLP Ratio****0.0%**

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%

July 2026

Springfield (Montgomery, PA) - Attached/Townhouse

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Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 1

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 1

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 1

**Median
Sold Price****\$0**

↔ 0.0% ↔ 0.0%
from Jun 2026: from Jul 2025:
\$0 \$0

YTD	2026	2025	+/-
	\$0	\$0	%

5-year Jul average: \$355,000

Summary

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was \$0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 19 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.63. 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**0**

Jun 2026	Jul 2025
0	0

Avg DOM**0**

Jun 2026	Jul 2025	YTD
0	0	0

**Avg Sold to
OLP Ratio****0.0%**

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%