July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Upper Dublin (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
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July 2026

Upper Dublin (Montgomery, PA)

New Listings 37

8.8% from Jun 2026: **34**

48.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	210	**174**	20.7%

5-year Jul average: **32**

New Pendings 30

15.4% from Jun 2026: **26**

36.4% from Jul 2025: **22**

YTD	2026	2025	+/-
	178	**160**	11.3%

5-year Jul average: **27**

Closed Sales 22

-33.3% from Jun 2026: **33**

15.8% from Jul 2025: **19**

YTD	2026	2025	+/-
	148	**145**	2.1%

5-year Jul average: **28**

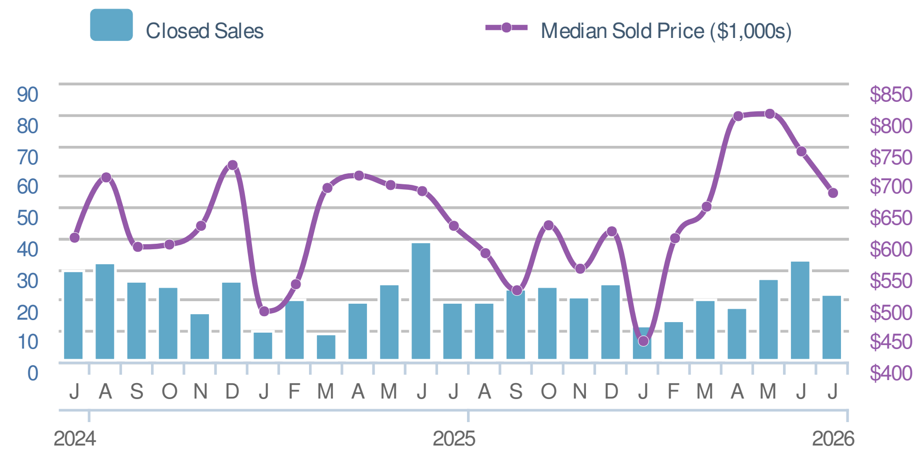
Median Sold Price $672,500

-9.0% from Jun 2026: **$739,000**

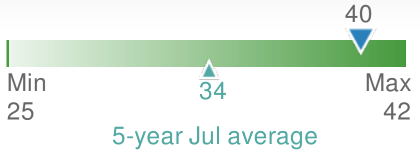
8.6% from Jul 2025: **$619,000**

YTD	2026	2025	+/-
	$707,500	**$655,000**	8.0%

5-year Jul average: **$614,300**



Active Listings 40

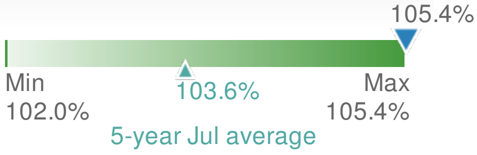


Jun 2026	Jul 2025
33	**25**

Avg DOM 7

Jun 2026	Jul 2025	YTD
8	**13**	**24**

Avg Sold to OLP Ratio 105.4%



Jun 2026	Jul 2025	YTD
103.8%	**102.0%**	**101.3%**

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

Local Market **Insight**

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July 2026

Upper Dublin (Montgomery, PA) - Detached

New Listings 22

↔ 0.0% from Jun 2026: **22**

▲ 22.2% from Jul 2025: **18**

YTD	2026	2025	+/-
	134	**124**	8.1%

5-year Jul average: **22**

New Pendings 25

▲ 31.6% from Jun 2026: **19**

▲ 56.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	124	**119**	4.2%

5-year Jul average: **20**

Closed Sales 16

▼ -44.8% from Jun 2026: **29**

▲ 23.1% from Jul 2025: **13**

YTD	2026	2025	+/-
	104	**105**	-1.0%

5-year Jul average: **19**

Median Sold Price $721,500

▼ -3.8% from Jun 2026: **$750,000**

▼ -1.0% from Jul 2025: **$729,000**

YTD	2026	2025	+/-
	$800,000	**$720,000**	11.1%

5-year Jul average: **$684,300**

Summary

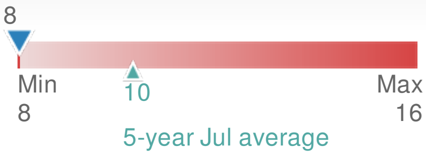
In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for July was $721,500, representing a decrease of 3.8% compared to last month and a decrease of 1% from Jul 2025. The average days on market for units sold in July was 8 days, 23% below the 5-year July average of 10 days. There was a 31.6% month over month increase in new contract activity with 25 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and no change in supply with 19 active units.

This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 1.16 in June and an increase from 1.41 in July 2025. The Contract Ratio is 4% lower than the 5-year July average of 1.64. 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 19

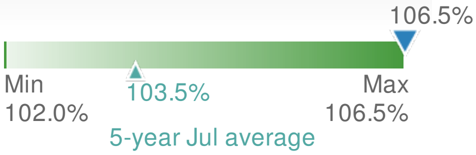
Jun 2026	Jul 2025
19	**17**

Avg DOM 8



Jun 2026	Jul 2025	YTD
9	**16**	**22**

Avg Sold to OLP Ratio 106.5%



Jun 2026	Jul 2025	YTD
103.9%	**102.0%**	**102.0%**

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

MarketStats by ShowingTime

Local Market **Insight**

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July 2026

Upper Dublin (Montgomery, PA) - Attached

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New Listings 15

▲ 25.0% from Jun 2026: **12**

▲ 114.3% from Jul 2025: **7**

YTD	2026	2025	+/-
	76	**50**	52.0%

5-year Jul average: **10**

New Pendings 5

▼ -28.6% from Jun 2026: **7**

▼ -16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	54	**41**	31.7%

5-year Jul average: **7**

Closed Sales 6

▲ 50.0% from Jun 2026: **4**

↔ 0.0% from Jul 2025: **6**

YTD	2026	2025	+/-
	44	**40**	10.0%

5-year Jul average: **9**

Median Sold Price $575,000

▲ 7.5% from Jun 2026: **$535,000**

▲ 53.3% from Jul 2025: **$375,000**

YTD	2026	2025	+/-
	$450,000	**$422,500**	6.5%

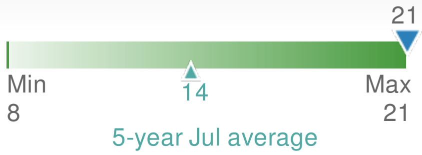
5-year Jul average: **$472,150**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for July was $575,000, representing an increase of 7.5% compared to last month and an increase of 53.3% from Jul 2025. The average days on market for units sold in July was 5 days, 87% below the 5-year July average of 38 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 17; and a 50% increase in supply to 21 active units.

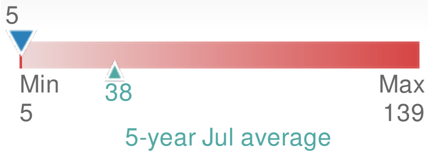
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.21 in June and a decrease from 1.13 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 21



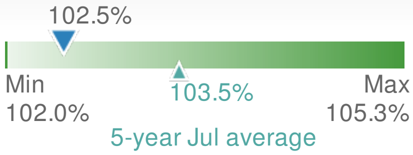
Jun 2026	Jul 2025
14	**8**

Avg DOM 5



Jun 2026	Jul 2025	YTD
7	**9**	**29**

Avg Sold to OLP Ratio 102.5%



Jun 2026	Jul 2025	YTD
103.1%	**102.0%**	**99.6%**

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

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July 2026

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New Listings 15

▲ 50.0% from Jun 2026: **10**

▲ 200.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	67	**38**	76.3%

5-year Jul average: **9**

New Pendings 5

▼ -16.7% from Jun 2026: **6**

◀▶ 0.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	47	**29**	62.1%

5-year Jul average: **6**

Closed Sales 3

▼ -25.0% from Jun 2026: **4**

◀▶ 0.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	35	**28**	25.0%

5-year Jul average: **7**

Median Sold Price $550,000

▲ 2.8% from Jun 2026: **$535,000**

▲ 34.1% from Jul 2025: **$410,000**

YTD	2026	2025	+/-
	$455,000	**$438,000**	3.9%

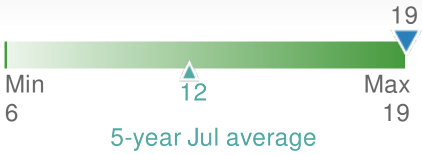
5-year Jul average: **$491,500**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $550,000, representing an increase of 2.8% compared to last month and an increase of 34.1% from Jul 2025. The average days on market for units sold in July was 3 days, 93% below the 5-year July average of 42 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 17; and a 58.3% increase in supply to 19 active units.

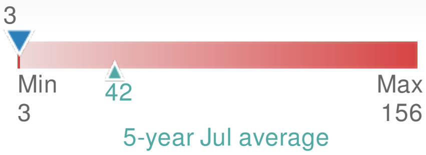
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.17 in June and a decrease from 1.33 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 19



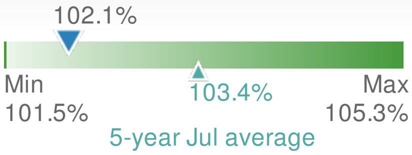
Jun 2026	Jul 2025
12	**6**

Avg DOM 3



Jun 2026	Jul 2025	YTD
7	**10**	**35**

Avg Sold to OLP Ratio 102.1%



Jun 2026	Jul 2025	YTD
103.1%	**103.4%**	**99.4%**

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