July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Upper Merion Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026

Upper Merion Area (Montgomery, PA)

New Listings — 58

- 34.9% from Jun 2026: **43**
- 52.6% from Jul 2025: **38**

YTD	2026	2025	+/-
	350	**326**	7.4%

5-year Jul average: **45**

New Pendings — 38

- 8.6% from Jun 2026: **35**
- 5.6% from Jul 2025: **36**

YTD	2026	2025	+/-
	271	**251**	8.0%

5-year Jul average: **36**

Closed Sales — 48

- 2.1% from Jun 2026: **47**
- 17.1% from Jul 2025: **41**

YTD	2026	2025	+/-
	258	**253**	2.0%

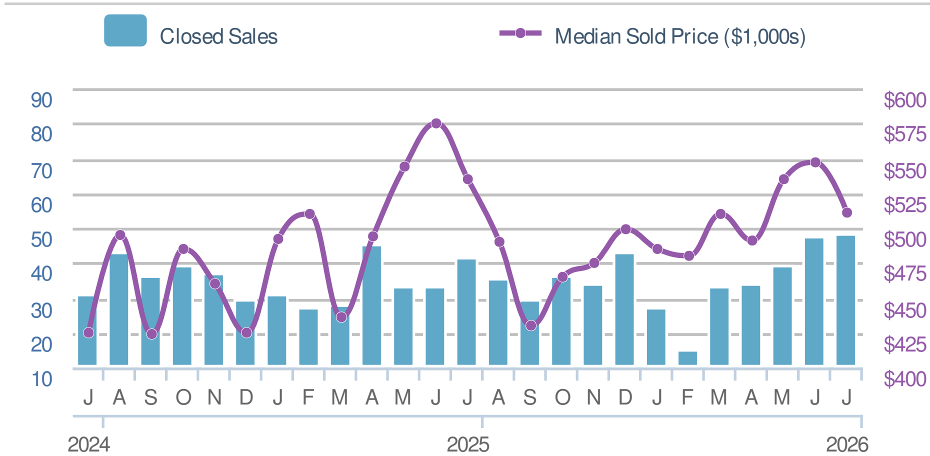
5-year Jul average: **39**

Median Sold Price — $511,250

- -6.5% from Jun 2026: **$547,000**
- -4.4% from Jul 2025: **$535,000**

YTD	2026	2025	+/-
	$512,250	**$502,000**	2.0%

5-year Jul average: **$479,950**



Active Listings — 75

Min 44 | 5-year Jul average 63 | Max 75

Jun 2026	Jul 2025
75	**75**

Avg DOM — 37

Min 13 | 5-year Jul average 27 | Max 37

Jun 2026	Jul 2025	YTD
18	**21**	**34**

Avg Sold to OLP Ratio — 98.1%

Min 98.1% | 5-year Jul average 99.8% | Max 101.3%

Jun 2026	Jul 2025	YTD
99.9%	**100.5%**	**98.0%**

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

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Upper Merion Area (Montgomery, PA) - Detached

New Listings — 26

0.0%	44.4%
from Jun 2026: **26**	from Jul 2025: **18**

YTD	2026	2025	+/-
	154	**139**	10.8%

5-year Jul average: **21**

New Pendings — 23

0.0%	4.5%
from Jun 2026: **23**	from Jul 2025: **22**

YTD	2026	2025	+/-
	124	**116**	6.9%

5-year Jul average: **20**

Closed Sales — 25

19.0%	38.9%
from Jun 2026: **21**	from Jul 2025: **18**

YTD	2026	2025	+/-
	106	**105**	1.0%

5-year Jul average: **18**

Median Sold Price — $570,000

-18.0%	3.6%
from Jun 2026: **$695,000**	from Jul 2025: **$550,000**

YTD	2026	2025	+/-
	$626,000	**$556,500**	12.5%

5-year Jul average: **$541,000**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for July was $570,000, representing a decrease of 18% compared to last month and an increase of 3.6% from Jul 2025. The average days on market for units sold in July was 20 days, 2% below the 5-year July average of 20 days. There was no month over month change in new contract activity with 23 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 26; and a 15.6% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.88 in June and a decrease from 1.08 in July 2025. The Contract Ratio is 17% lower than the 5-year July average of 1.16. 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 — 27

27

Min 18 — 23 — Max 27

5-year Jul average

Jun 2026	Jul 2025
32	**26**

Avg DOM — 20

20

Min 9 — 20 — Max 37

5-year Jul average

Jun 2026	Jul 2025	YTD
17	**9**	**33**

Avg Sold to OLP Ratio — 100.5%

100.5%

Min 99.5% — 100.5% — Max 101.3%

5-year Jul average

Jun 2026	Jul 2025	YTD
99.9%	**101.3%**	**99.8%**

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Upper Merion Area (Montgomery, PA) - Attached

New Listings — 32

88.2% from Jun 2026: **17**

60.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	194	**187**	3.7%

5-year Jul average: **24**

New Pendings — 15

25.0% from Jun 2026: **12**

7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	145	**135**	7.4%

5-year Jul average: **16**

Closed Sales — 23

-11.5% from Jun 2026: **26**

0.0% from Jul 2025: **23**

YTD	2026	2025	+/-
	150	**148**	1.4%

5-year Jul average: **21**

Median Sold Price — $430,000

-13.9% from Jun 2026: **$499,500**

-16.2% from Jul 2025: **$512,900**

YTD	2026	2025	+/-
	$457,000	**$470,000**	-2.8%

5-year Jul average: **$416,080**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for July was $430,000, representing a decrease of 13.9% compared to last month and a decrease of 16.2% from Jul 2025. The average days on market for units sold in July was 55 days, 73% above the 5-year July average of 32 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 32.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 19; and an 11.6% increase in supply to 48 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.65 in June and a decrease from 0.41 in July 2025. The Contract Ratio is 42% lower than the 5-year July average of 0.69. 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 — 48

48

Min 20 | 40 (5-year Jul average) | Max 49

Jun 2026	Jul 2025
43	**49**

Avg DOM — 55

55

Min 14 | 32 (5-year Jul average) | Max 55

Jun 2026	Jul 2025	YTD
20	**30**	**35**

Avg Sold to OLP Ratio — 95.4%

95.4%

Min 95.4% | 99.3% (5-year Jul average) | Max 102.8%

Jun 2026	Jul 2025	YTD
99.8%	**99.9%**	**96.7%**

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New Listings 30

114.3% from Jun 2026: **14**

76.5% from Jul 2025: **17**

YTD	2026	2025	+/-
	159	**154**	3.2%

5-year Jul average: **19**

New Pendings 12

50.0% from Jun 2026: **8**

50.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	115	**108**	6.5%

5-year Jul average: **11**

Closed Sales 16

-23.8% from Jun 2026: **21**

-11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	120	**110**	9.1%

5-year Jul average: **17**

Median Sold Price $459,950

-9.6% from Jun 2026: **$509,000**

-9.4% from Jul 2025: **$507,450**

YTD	2026	2025	+/-
	$465,950	**$443,000**	5.2%

5-year Jul average: **$422,630**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $459,950, representing a decrease of 9.6% compared to last month and a decrease of 9.4% from Jul 2025. The average days on market for units sold in July was 46 days, 81% above the 5-year July average of 25 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 17; and a 29% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.71 in June and an increase from 0.32 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 0.87. 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 40

40

Min 8 — 30 (5-year Jul average) — Max 44

Jun 2026	Jul 2025
31	**44**

Avg DOM 46

46

Min 15 — 25 (5-year Jul average) — Max 46

Jun 2026	Jul 2025	YTD
21	**24**	**34**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 96.8% — 100.2% (5-year Jul average) — Max 103.2%

Jun 2026	Jul 2025	YTD
100.1%	**100.9%**	**96.7%**

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

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