July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Moreland (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 21

16.7%	31.3%
from Jun 2026: **18**	from Jul 2025: **16**

YTD	2026	2025	+/-
	133	**139**	-4.3%

5-year Jul average: **19**

New Pendings — 19

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

YTD	2026	2025	+/-
	120	**113**	6.2%

5-year Jul average: **19**

Closed Sales — 16

-33.3%	-15.8%
from Jun 2026: **24**	from Jul 2025: **19**

YTD	2026	2025	+/-
	112	**100**	12.0%

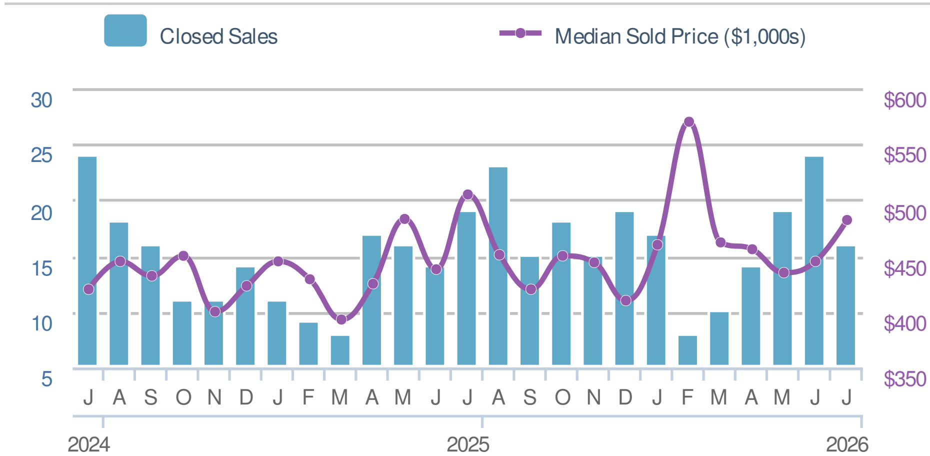
5-year Jul average: **20**

Median Sold Price — $482,500

8.4%	-4.5%
from Jun 2026: **$445,000**	from Jul 2025: **$505,000**

YTD	2026	2025	+/-
	$457,500	**$453,000**	1.0%

5-year Jul average: **$436,100**



Active Listings — 18

18
Min 6 | 15 | Max 23
5-year Jul average

Jun 2026	Jul 2025
17	**23**

Avg DOM — 21

21
Min 6 | 12 | Max 21
5-year Jul average

Jun 2026	Jul 2025	YTD
7	**13**	**19**

Avg Sold to OLP Ratio — 100.1%

100.1%
Min 100.1% | 102.0% | Max 103.5%
5-year Jul average

Jun 2026	Jul 2025	YTD
103.4%	**102.8%**	**101.0%**

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

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Upper Moreland (Montgomery, PA) - Detached

New Listings 17

-5.6%	21.4%
from Jun 2026: **18**	from Jul 2025: **14**

YTD	2026	2025	+/-
	118	128	-7.8%

5-year Jul average: **17**

New Pendings 16

-11.1%	-5.9%
from Jun 2026: **18**	from Jul 2025: **17**

YTD	2026	2025	+/-
	108	101	6.9%

5-year Jul average: **18**

Closed Sales 15

-34.8%	-11.8%
from Jun 2026: **23**	from Jul 2025: **17**

YTD	2026	2025	+/-
	104	90	15.6%

5-year Jul average: **19**

Median Sold Price $490,000

8.9%	-5.8%
from Jun 2026: **$450,000**	from Jul 2025: **$520,000**

YTD	2026	2025	+/-
	$465,000	$466,500	-0.3%

5-year Jul average: **$455,050**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for July was $490,000, representing an increase of 8.9% compared to last month and a decrease of 5.8% from Jul 2025. The average days on market for units sold in July was 11 days, 2% above the 5-year July average of 11 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and a 6.7% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.80 in June and an increase from 1.09 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 2.42. 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 16

16

Min 4 — 14 — Max 22

5-year Jul average

Jun 2026	Jul 2025
15	22

Avg DOM 11

11

Min 6 — 11 — Max 13

5-year Jul average

Jun 2026	Jul 2025	YTD
7	13	18

Avg Sold to OLP Ratio 100.4%

100.4%

Min 100.4% — 102.1% — Max 103.4%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.5%	103.2%	101.2%

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Upper Moreland (Montgomery, PA) - Attached

New Listings 4

0.0%	100.0%
from Jun 2026: **0**	from Jul 2025: **2**

YTD	2026	2025	+/-
	15	**11**	36.4%

5-year Jul average: **2**

New Pendings 3

50.0%	200.0%
from Jun 2026: **2**	from Jul 2025: **1**

YTD	2026	2025	+/-
	12	**12**	0.0%

5-year Jul average: **2**

Closed Sales 1

0.0%	-50.0%
from Jun 2026: **1**	from Jul 2025: **2**

YTD	2026	2025	+/-
	8	**10**	-20.0%

5-year Jul average: **2**

Median Sold Price $255,000

-22.7%	-6.8%
from Jun 2026: **$330,000**	from Jul 2025: **$273,750**

YTD	2026	2025	+/-
	$262,500	**$287,500**	-8.7%

5-year Jul average: **$265,750**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for July was $255,000, representing a decrease of 22.7% compared to last month and a decrease of 6.8% from Jul 2025. The average days on market for units sold in July was 178 days, 338% above the 5-year July average of 41 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in June and no change from July 2025. The Contract Ratio is 82% higher than the 5-year July average of 1.10. 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 2

2

Min 0 — 1 — Max 2

5-year Jul average

Jun 2026	Jul 2025
2	**1**

Avg DOM 178

178

Min 5 — 41 — Max 178

5-year Jul average

Jun 2026	Jul 2025	YTD
6	**7**	**31**

Avg Sold to OLP Ratio 96.2%

96.2%

Min 96.2% — 101.3% — Max 104.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
101.5%	**99.1%**	**98.4%**

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New Listings 2

0.0% from Jun 2026: **0**
0.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	7	**5**	40.0%

5-year Jul average: **1**

New Pendings 0

-100.0% from Jun 2026: **1**
-100.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	5	**5**	0.0%

5-year Jul average: **0**

Closed Sales 1

0.0% from Jun 2026: **1**
0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	5	**4**	25.0%

5-year Jul average: **1**

Median Sold Price $255,000

-22.7% from Jun 2026: **$330,000**
0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$255,000	**$323,450**	-21.2%

5-year Jul average: **$145,000**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $255,000, representing a decrease of 22.7% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 178 days, 289% above the 5-year July average of 46 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 0; and a 0% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and a decrease from 1.00 in July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.50. 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 2

2
Min 0 — 1 (5-year Jul average) — Max 2

Jun 2026	Jul 2025
0	**1**

Avg DOM 178

178
Min 0 — 46 (5-year Jul average) — Max 178

Jun 2026	Jul 2025	YTD
6	**0**	**45**

Avg Sold to OLP Ratio 96.2%

96.2%
Min 0.0% — 51.4% (5-year Jul average) — Max 109.2%

Jun 2026	Jul 2025	YTD
101.5%	**0.0%**	**98.1%**

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

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