July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Wissahickon (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Wissahickon (Montgomery, PA)

New Listings — 34

-17.1% from Jun 2026: **41**
-26.1% from Jul 2025: **46**

YTD	2026	2025	+/-
	274	**301**	-9.0%

5-year Jul average: **42**

New Pendings — 29

-34.1% from Jun 2026: **44**
-39.6% from Jul 2025: **48**

YTD	2026	2025	+/-
	218	**246**	-11.4%

5-year Jul average: **36**

Closed Sales — 33

-35.3% from Jun 2026: **51**
-35.3% from Jul 2025: **51**

YTD	2026	2025	+/-
	200	**210**	-4.8%

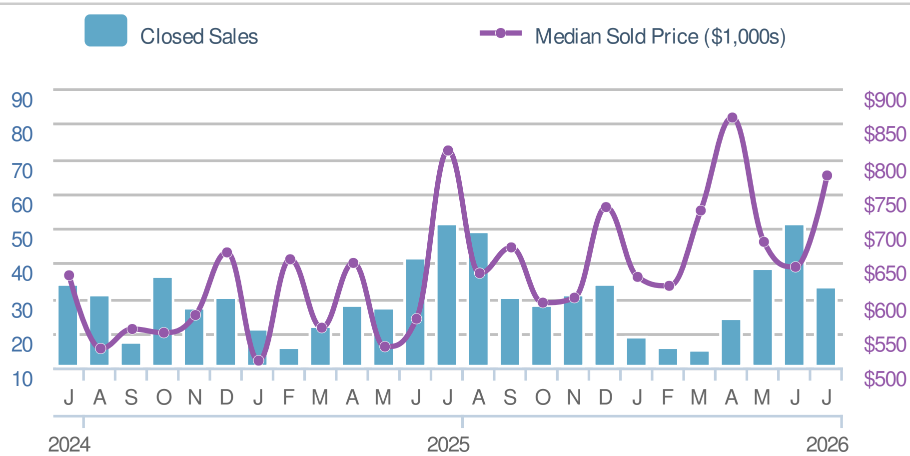
5-year Jul average: **38**

Median Sold Price — $775,000

20.3% from Jun 2026: **$644,000**
-4.4% from Jul 2025: **$811,000**

YTD	2026	2025	+/-
	$690,000	**$645,000**	7.0%

5-year Jul average: **$703,337**



Active Listings — 48

48
Min 27 — 46 — Max 54
5-year Jul average

Jun 2026	Jul 2025
53	**51**

Avg DOM — 13

13
Min 8 — 14 — Max 21
5-year Jul average

Jun 2026	Jul 2025	YTD
12	**14**	**22**

Avg Sold to OLP Ratio — 105.1%

105.1%
Min 99.5% — 101.9% — Max 105.1%
5-year Jul average

Jun 2026	Jul 2025	YTD
103.1%	**99.5%**	**101.1%**

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

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Wissahickon (Montgomery, PA) - Detached

New Listings 27

from Jun 2026:	from Jul 2025:
▲ 17.4%	▼ -12.9%
23	31

YTD	2026	2025	+/-
	172	189	-9.0%

5-year Jul average: **28**

New Pendings 20

from Jun 2026:	from Jul 2025:
▼ -31.0%	▼ -33.3%
29	30

YTD	2026	2025	+/-
	132	144	-8.3%

5-year Jul average: **22**

Closed Sales 25

from Jun 2026:	from Jul 2025:
▼ -13.8%	▼ -26.5%
29	34

YTD	2026	2025	+/-
	116	118	-1.7%

5-year Jul average: **23**

Median Sold Price $916,000

from Jun 2026:	from Jul 2025:
▼ -0.3%	▲ 0.9%
$918,500	$907,500

YTD	2026	2025	+/-
	$925,000	$862,000	7.3%

5-year Jul average: **$830,737**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for July was $916,000, representing a decrease of 0.3% compared to last month and an increase of 0.9% from Jul 2025. The average days on market for units sold in July was 13 days, 16% below the 5-year July average of 15 days. There was a 31% month over month decrease in new contract activity with 20 New Pendings; a 14.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and an 11.4% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.17 in June and no change from July 2025. The Contract Ratio is 9% lower than the 5-year July average of 1.24. 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 31

31

Min		Max
25	34	40

5-year Jul average

Jun 2026	Jul 2025
35	40

Avg DOM 13

13

Min		Max
9	15	29

5-year Jul average

Jun 2026	Jul 2025	YTD
9	17	25

Avg Sold to OLP Ratio 106.8%

106.8%

Min		Max
98.3%	102.4%	106.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
106.3%	98.3%	102.4%

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

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Wissahickon (Montgomery, PA) - Attached

New Listings — 7

-61.1% from Jun 2026: **18**
-53.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	102	**112**	-8.9%

5-year Jul average: **14**

New Pendings — 9

-40.0% from Jun 2026: **15**
-50.0% from Jul 2025: **18**

YTD	2026	2025	+/-
	86	**102**	-15.7%

5-year Jul average: **14**

Closed Sales — 8

-63.6% from Jun 2026: **22**
-52.9% from Jul 2025: **17**

YTD	2026	2025	+/-
	84	**92**	-8.7%

5-year Jul average: **15**

Median Sold Price — $577,500

9.0% from Jun 2026: **$530,000**
4.8% from Jul 2025: **$551,000**

YTD	2026	2025	+/-
	$580,000	**$463,750**	25.1%

5-year Jul average: **$561,300**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for July was $577,500, representing an increase of 9% compared to last month and an increase of 4.8% from Jul 2025. The average days on market for units sold in July was 14 days, 30% above the 5-year July average of 11 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 16; and a 5.6% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.89 in June and a decrease from 1.82 in July 2025. The Contract Ratio is 66% lower than the 5-year July average of 2.75. 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 — 17

17
Min 2 — 12 — Max 20
5-year Jul average

Jun 2026	Jul 2025
18	**11**

Avg DOM — 14

14
Min 7 — 11 — Max 14
5-year Jul average

Jun 2026	Jul 2025	YTD
17	**8**	**18**

Avg Sold to OLP Ratio — 99.9%

99.9%
Min 99.9% — 100.9% — Max 101.9%
5-year Jul average

Jun 2026	Jul 2025	YTD
98.8%	**101.9%**	**99.2%**

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New Listings 6

-64.7% from Jun 2026: **17**

-50.0% from Jul 2025: **12**

YTD	2026	2025	+/-
	87	**90**	-3.3%

5-year Jul average: **12**

New Pendings 8

-42.9% from Jun 2026: **14**

-50.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	71	**83**	-14.5%

5-year Jul average: **12**

Closed Sales 7

-61.1% from Jun 2026: **18**

-53.3% from Jul 2025: **15**

YTD	2026	2025	+/-
	69	**75**	-8.0%

5-year Jul average: **13**

Median Sold Price $585,000

0.9% from Jun 2026: **$580,000**

6.2% from Jul 2025: **$551,000**

YTD	2026	2025	+/-
	$600,000	**$497,100**	20.7%

5-year Jul average: **$591,100**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $585,000, representing an increase of 0.9% compared to last month and an increase of 6.2% from Jul 2025. The average days on market for units sold in July was 15 days, 27% above the 5-year July average of 12 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 15; and a 5.9% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.88 in June and a decrease from 2.25 in July 2025. The Contract Ratio is 78% lower than the 5-year July average of 4.23. 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 1 — 10 — Max 18

5-year Jul average

Jun 2026	Jul 2025
17	**8**

Avg DOM 15

15

Min 7 — 12 — Max 16

5-year Jul average

Jun 2026	Jul 2025	YTD
17	**9**	**19**

Avg Sold to OLP Ratio 99.1%

99.1%

Min 99.1% — 100.8% — Max 102.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
98.3%	**102.2%**	**98.9%**

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

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