August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Montgomery County, PA

MarketStats
by ShowingTime

Presented by
Lauren Davis
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Local Market **Insight**

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August 2026
Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings 764

▼ -18.4% from Jul 2026: **936**

▼ -4.1% from Aug 2025: **797**

YTD	2026	2025	+/-
	7,406	**7,273**	1.8%

5-year Aug average: **807**

New Pendings 791

▼ -3.5% from Jul 2026: **820**

▲ 2.5% from Aug 2025: **772**

YTD	2026	2025	+/-
	6,165	**6,058**	1.8%

5-year Aug average: **794**

Closed Sales 856

▼ -5.3% from Jul 2026: **904**

▼ -5.0% from Aug 2025: **901**

YTD	2026	2025	+/-
	5,695	**5,785**	-1.6%

5-year Aug average: **898**

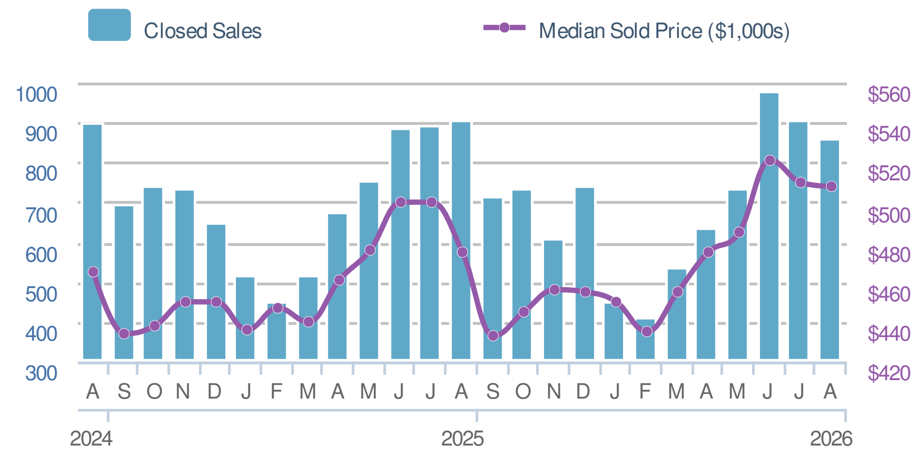
Median Sold Price $508,750

▼ -0.2% from Jul 2026: **$510,000**

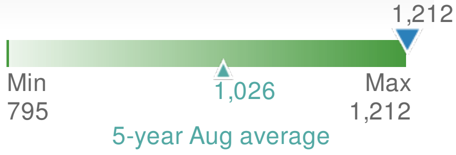
▲ 7.1% from Aug 2025: **$475,050**

YTD	2026	2025	+/-
	$485,000	**$472,500**	2.6%

5-year Aug average: **$464,760**



Active Listings 1,212



Jul 2026	Aug 2025
1,299	**1,141**

Avg DOM 22

Jul 2026	Aug 2025	YTD
20	**20**	**25**

Avg Sold to OLP Ratio 99.6%

Jul 2026	Aug 2025	YTD
100.6%	**99.4%**	**100.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

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August 2026

Montgomery County, PA - Detached

New Listings 458

-16.3% from Jul 2026: **547**

1.1% from Aug 2025: **453**

YTD	2026	2025	+/-
	4,415	**4,383**	0.7%

5-year Aug average: **482**

New Pendings 478

-4.2% from Jul 2026: **499**

3.9% from Aug 2025: **460**

YTD	2026	2025	+/-
	3,736	**3,743**	-0.2%

5-year Aug average: **481**

Closed Sales 543

-4.2% from Jul 2026: **567**

-8.0% from Aug 2025: **590**

YTD	2026	2025	+/-
	3,450	**3,564**	-3.2%

5-year Aug average: **570**

Median Sold Price $600,000

0.0% from Jul 2026: **$600,000**

3.4% from Aug 2025: **$580,000**

YTD	2026	2025	+/-
	$575,000	**$560,000**	2.7%

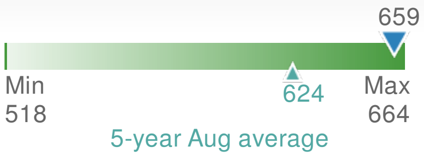
5-year Aug average: **$545,000**

Summary

In Montgomery County, PA, the median sold price for Detached properties for August was $600,000, representing no change compared to last month and an increase of 3.4% from Aug 2025. The average days on market for units sold in August was 18 days, 1% below the 5-year August average of 18 days. There was a 4.2% month over month decrease in new contract activity with 478 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 672; and a 7.3% decrease in supply to 659 active units.

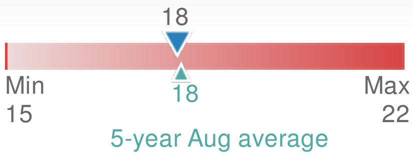
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.07 in July and an increase from 0.95 in August 2025. The Contract Ratio is 10% lower than the 5-year August average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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 659



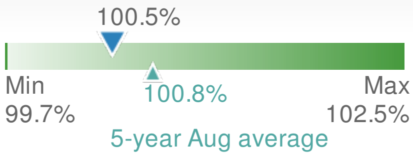
Jul 2026	Aug 2025
711	**656**

Avg DOM 18



Jul 2026	Aug 2025	YTD
17	**19**	**22**

Avg Sold to OLP Ratio 100.5%



Jul 2026	Aug 2025	YTD
101.3%	**99.7%**	**100.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Montgomery County, PA - Attached

New Listings 306

▼-21.3% from Jul 2026: **389**

▼-11.0% from Aug 2025: **344**

YTD	2026	2025	+/-
	2,987	**2,890**	3.4%

5-year Aug average: **325**

New Pendings 313

▼-2.5% from Jul 2026: **321**

▲0.3% from Aug 2025: **312**

YTD	2026	2025	+/-
	2,426	**2,315**	4.8%

5-year Aug average: **313**

Closed Sales 313

▼-7.1% from Jul 2026: **337**

▲0.6% from Aug 2025: **311**

YTD	2026	2025	+/-
	2,242	**2,221**	0.9%

5-year Aug average: **328**

Median Sold Price $380,087

▼-4.9% from Jul 2026: **$399,707**

▲5.6% from Aug 2025: **$359,900**

YTD	2026	2025	+/-
	$375,000	**$365,000**	2.7%

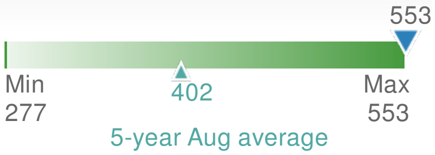
5-year Aug average: **$349,997**

Summary

In Montgomery County, PA, the median sold price for Attached properties for August was $380,087, representing a decrease of 4.9% compared to last month and an increase of 5.6% from Aug 2025. The average days on market for units sold in August was 30 days, 39% above the 5-year August average of 22 days. There was a 2.5% month over month decrease in new contract activity with 313 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 474; and a 6% decrease in supply to 553 active units.

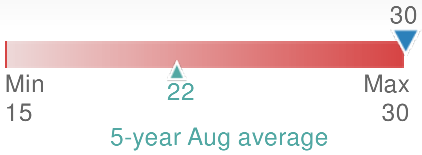
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.83 in July and a decrease from 0.94 in August 2025. The Contract Ratio is 34% lower than the 5-year August average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 553



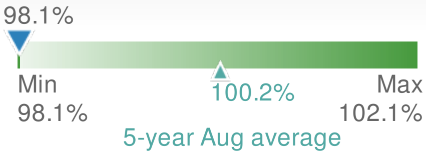
Jul 2026	Aug 2025
588	**485**

Avg DOM 30



Jul 2026	Aug 2025	YTD
25	**21**	**29**

Avg Sold to OLP Ratio 98.1%



Jul 2026	Aug 2025	YTD
99.3%	**98.8%**	**98.6%**

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Montgomery County, PA - Attached/Townhouse

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New Listings 235

▼-22.4% from Jul 2026: **303**

▼-6.4% from Aug 2025: **251**

YTD	2026	2025	+/-
	2,340	**2,260**	3.5%

5-year Aug average: **251**

New Pendings 239

▼-4.0% from Jul 2026: **249**

▲4.4% from Aug 2025: **229**

YTD	2026	2025	+/-
	1,905	**1,825**	4.4%

5-year Aug average: **242**

Closed Sales 252

▼-4.9% from Jul 2026: **265**

▲1.6% from Aug 2025: **248**

YTD	2026	2025	+/-
	1,769	**1,753**	0.9%

5-year Aug average: **264**

Median Sold Price $405,000

▼-3.3% from Jul 2026: **$419,000**

▲8.0% from Aug 2025: **$375,000**

YTD	2026	2025	+/-
	$400,000	**$385,000**	3.9%

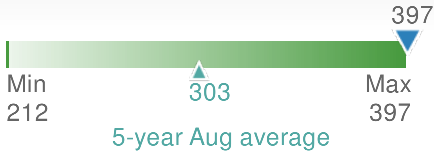
5-year Aug average: **$367,000**

Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for August was $405,000, representing a decrease of 3.3% compared to last month and an increase of 8% from Aug 2025. The average days on market for units sold in August was 27 days, 36% above the 5-year August average of 20 days. There was a 4% month over month decrease in new contract activity with 239 New Pendings; a 6.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 382; and a 4.6% decrease in supply to 397 active units.

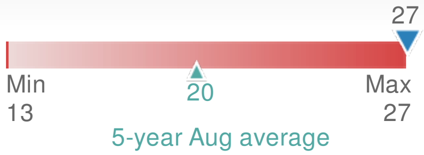
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 0.98 in July and a decrease from 1.02 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 397



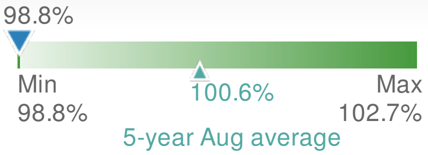
Jul 2026	Aug 2025
416	**363**

Avg DOM 27



Jul 2026	Aug 2025	YTD
19	**19**	**25**

Avg Sold to OLP Ratio 98.8%



Jul 2026	Aug 2025	YTD
100.5%	**99.3%**	**99.3%**

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August 2026

Abington (Montgomery, PA)

New Listings 48

▼-7.7% from Jul 2026: **52**

▲4.3% from Aug 2025: **46**

YTD	2026	2025	+/-
	413	**453**	-8.8%

5-year Aug average: **49**

New Pendings 51

▲37.8% from Jul 2026: **37**

▲21.4% from Aug 2025: **42**

YTD	2026	2025	+/-
	345	**391**	-11.8%

5-year Aug average: **49**

Closed Sales 46

▼-13.2% from Jul 2026: **53**

▼-27.0% from Aug 2025: **63**

YTD	2026	2025	+/-
	319	**383**	-16.7%

5-year Aug average: **55**

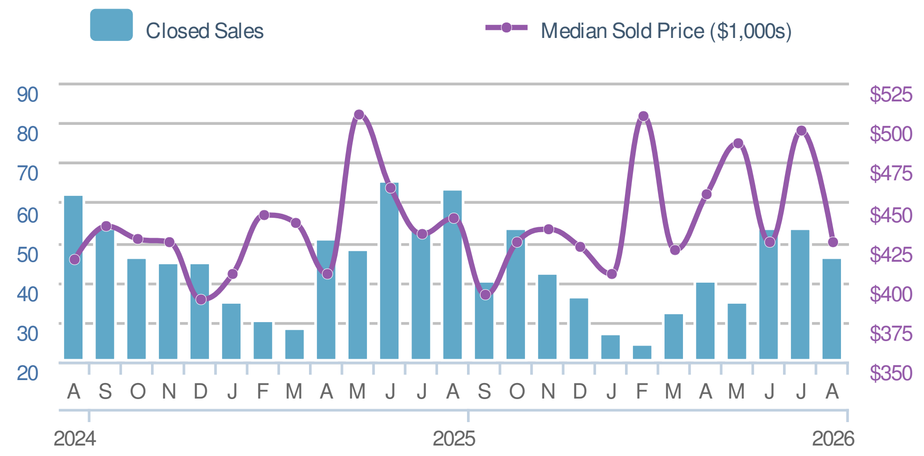
Median Sold Price $425,000

▼-14.1% from Jul 2026: **$495,000**

▼-3.4% from Aug 2025: **$440,000**

YTD	2026	2025	+/-
	$458,500	**$440,000**	4.2%

5-year Aug average: **$417,300**



Active Listings 74

74

Min 48 — 60 — Max 74

5-year Aug average

Jul 2026	Aug 2025
90	**74**

Avg DOM 30

30

Min 12 — 19 — Max 30

5-year Aug average

Jul 2026	Aug 2025	YTD
26	**12**	**27**

Avg Sold to OLP Ratio 98.9%

98.9%

Min 98.9% — 100.8% — Max 102.8%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.1%	**100.4%**	**99.1%**

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August 2026

Abington (Montgomery, PA) - Detached

New Listings 41

↔ 0.0%	▲ 24.2%
from Jul 2026: **41**	from Aug 2025: **33**

YTD	2026	2025	+/-
	354	**384**	-7.8%

5-year Aug average: **42**

New Pendings 45

▲ 45.2%	▲ 25.0%
from Jul 2026: **31**	from Aug 2025: **36**

YTD	2026	2025	+/-
	303	**341**	-11.1%

5-year Aug average: **43**

Closed Sales 40

▼ -20.0%	▼ -25.9%
from Jul 2026: **50**	from Aug 2025: **54**

YTD	2026	2025	+/-
	278	**332**	-16.3%

5-year Aug average: **48**

Median Sold Price $450,000

▼ -10.4%	▼ -8.6%
from Jul 2026: **$502,500**	from Aug 2025: **$492,500**

YTD	2026	2025	+/-
	$479,000	**$460,499**	4.0%

5-year Aug average: **$445,900**

Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for August was $450,000, representing a decrease of 10.4% compared to last month and a decrease of 8.6% from Aug 2025. The average days on market for units sold in August was 26 days, 63% above the 5-year August average of 16 days. There was a 45.2% month over month increase in new contract activity with 45 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from July) to 55; and an 18.8% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.72 in July and an increase from 0.85 in August 2025. The Contract Ratio is 21% lower than the 5-year August 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 56

Jul 2026	Aug 2025
69	**53**

Avg DOM 26

Jul 2026	Aug 2025	YTD
26	**11**	**25**

Avg Sold to OLP Ratio 99.0%

Jul 2026	Aug 2025	YTD
98.8%	**100.5%**	**99.4%**

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August 2026

Abington (Montgomery, PA) - Attached

New Listings 7

▼ -36.4%	▼ -46.2%
from Jul 2026:	from Aug 2025:
11	**13**

YTD	2026	2025	+/-
	59	**69**	-14.5%

5-year Aug average: **7**

New Pendings 6

◆ 0.0%	◆ 0.0%
from Jul 2026:	from Aug 2025:
6	**6**

YTD	2026	2025	+/-
	42	**50**	-16.0%

5-year Aug average: **6**

Closed Sales 6

▲ 100.0%	▼ -33.3%
from Jul 2026:	from Aug 2025:
3	**9**

YTD	2026	2025	+/-
	41	**51**	-19.6%

5-year Aug average: **7**

Median Sold Price $286,500

▼ -17.0%	▼ -15.7%
from Jul 2026:	from Aug 2025:
$345,000	**$340,000**

YTD	2026	2025	+/-
	$270,000	**$324,500**	-16.8%

5-year Aug average: **$285,540**

Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for August was $286,500, representing a decrease of 17% compared to last month and a decrease of 15.7% from Aug 2025. The average days on market for units sold in August was 55 days, 47% above the 5-year August average of 37 days. There was no month over month change in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 7; and a 14.3% decrease in supply to 18 active units.

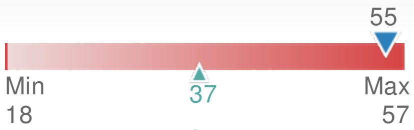
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, up from 0.33 in July and an increase from 0.33 in August 2025. The Contract Ratio is 59% lower than the 5-year August average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 18

5-year Aug average

Jul 2026	Aug 2025
21	**21**

Avg DOM 55



5-year Aug average

Jul 2026	Aug 2025	YTD
27	**20**	**47**

Avg Sold to OLP Ratio 98.3%

5-year Aug average

Jul 2026	Aug 2025	YTD
103.1%	**99.4%**	**96.5%**

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MarketStats by ShowingTime

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August 2026

Abington (Montgomery, PA) - Attached/Townhouse

New Listings 4

▼-42.9%	▲100.0%
from Jul 2026: **7**	from Aug 2025: **2**

YTD	2026	2025	+/-
	33	**39**	-15.4%

5-year Aug average: **3**

New Pendings 4

▲33.3%	▲33.3%
from Jul 2026: **3**	from Aug 2025: **3**

YTD	2026	2025	+/-
	21	**34**	-38.2%

5-year Aug average: **4**

Closed Sales 4

▲100.0%	▼-42.9%
from Jul 2026: **2**	from Aug 2025: **7**

YTD	2026	2025	+/-
	18	**38**	-52.6%

5-year Aug average: **5**

Median Sold Price $289,000

▼-16.8%	▼-15.7%
from Jul 2026: **$347,500**	from Aug 2025: **$343,000**

YTD	2026	2025	+/-
	$342,250	**$353,500**	-3.2%

5-year Aug average: **$314,880**

Summary

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $289,000, representing a decrease of 16.8% compared to last month and a decrease of 15.7% from Aug 2025. The average days on market for units sold in August was 10 days, 18% below the 5-year August average of 12 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 5; and a 27.3% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.45 in July and an increase from 0.60 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 0.95. 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 8

Jul 2026	Aug 2025
11	**5**

Avg DOM 10

Jul 2026	Aug 2025	YTD
11	**19**	**18**

Avg Sold to OLP Ratio 99.7%

Jul 2026	Aug 2025	YTD
106.9%	**99.9%**	**101.9%**

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August 2026

Boyertown Area (Montgomery, PA)

New Listings 22

▲46.7% from Jul 2026: **15**

▼-12.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	213	**234**	-9.0%

5-year Aug average: **25**

New Pendings 13

▼-40.9% from Jul 2026: **22**

↔0.0% from Aug 2025: **13**

YTD	2026	2025	+/-
	179	**197**	-9.1%

5-year Aug average: **23**

Closed Sales 20

▼-44.4% from Jul 2026: **36**

▼-35.5% from Aug 2025: **31**

YTD	2026	2025	+/-
	177	**226**	-21.7%

5-year Aug average: **30**

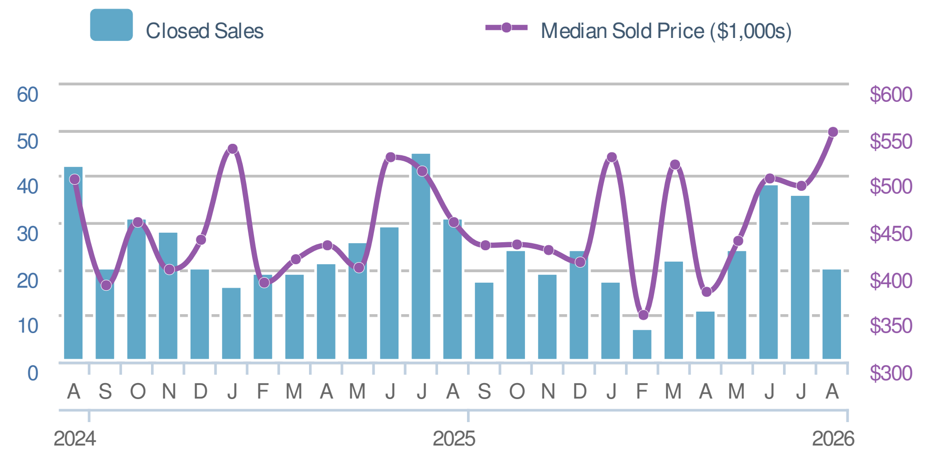
Median Sold Price $547,500

▲12.0% from Jul 2026: **$489,027**

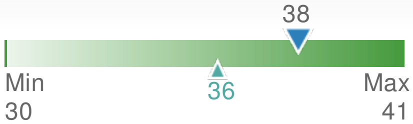
▲21.7% from Aug 2025: **$450,000**

YTD	2026	2025	+/-
	$482,000	**$447,500**	7.7%

5-year Aug average: **$469,190**



Active Listings 38



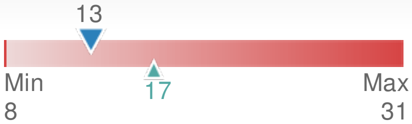
Min 30

Max 41

5-year Aug average

Jul 2026	Aug 2025
28	**41**

Avg DOM 13



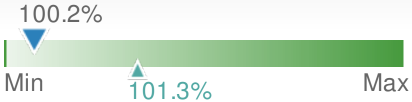
Min 8

Max 31

5-year Aug average

Jul 2026	Aug 2025	YTD
12	**13**	**21**

Avg Sold to OLP Ratio 100.2%



Min 99.9%

Max 104.1%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.2%	**101.8%**	**100.9%**

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August 2026

Boyertown Area (Montgomery, PA) - Detached

New Listings 20

▲81.8% from Jul 2026: **11**

▼-9.1% from Aug 2025: **22**

YTD	2026	2025	+/-
	180	**196**	-8.2%

5-year Aug average: **22**

New Pendings 12

▼-33.3% from Jul 2026: **18**

▲33.3% from Aug 2025: **9**

YTD	2026	2025	+/-
	152	**159**	-4.4%

5-year Aug average: **18**

Closed Sales 17

▼-41.4% from Jul 2026: **29**

▼-32.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	148	**169**	-12.4%

5-year Aug average: **24**

Median Sold Price $561,000

▲1.8% from Jul 2026: **$551,000**

▲16.9% from Aug 2025: **$480,000**

YTD	2026	2025	+/-
	$532,400	**$520,000**	2.4%

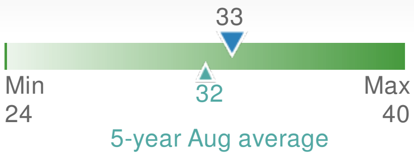
5-year Aug average: **$492,800**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for August was $561,000, representing an increase of 1.8% compared to last month and an increase of 16.9% from Aug 2025. The average days on market for units sold in August was 14 days, 26% below the 5-year August average of 19 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 26.9% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.04 in July and an increase from 0.50 in August 2025. The Contract Ratio is 23% lower than the 5-year August average of 0.83. 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 33

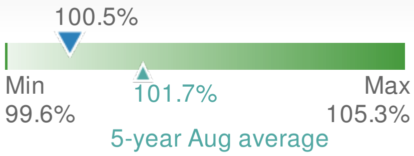


Jul 2026	Aug 2025
26	**40**

Avg DOM 14

Jul 2026	Aug 2025	YTD
11	**14**	**23**

Avg Sold to OLP Ratio 100.5%



Jul 2026	Aug 2025	YTD
101.8%	**101.9%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by

Lauren Davis

August 2026

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 2

-50.0% from Jul 2026: **4**

-33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	33	**38**	-13.2%

5-year Aug average: **3**

New Pendings 1

-75.0% from Jul 2026: **4**

-75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	27	**38**	-28.9%

5-year Aug average: **5**

Closed Sales 3

-57.1% from Jul 2026: **7**

-50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	29	**57**	-49.1%

5-year Aug average: **6**

Median Sold Price $330,000

-15.4% from Jul 2026: **$390,000**

-8.3% from Aug 2025: **$360,000**

YTD	2026	2025	+/-
	$350,000	**$365,940**	-4.4%

5-year Aug average: **$339,550**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for August was $330,000, representing a decrease of 15.4% compared to last month and a decrease of 8.3% from Aug 2025. The average days on market for units sold in August was 12 days, 3% below the 5-year August average of 12 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 150% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 1.50 in July and a decrease from 13.00 in August 2025. The Contract Ratio is 97% lower than the 5-year August average of 6.95. 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.

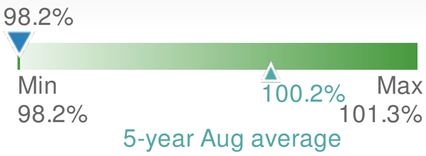
Active Listings 5

Jul 2026	Aug 2025
2	**1**

Avg DOM 12

Jul 2026	Aug 2025	YTD
15	**10**	**12**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
99.2%	**101.3%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

New Listings 2

▼ -50.0% from Jul 2026: **4**

▼ -33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	33	**38**	-13.2%

5-year Aug average: **3**

New Pendings 1

▼ -75.0% from Jul 2026: **4**

▼ -75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	27	**38**	-28.9%

5-year Aug average: **5**

Closed Sales 3

▼ -57.1% from Jul 2026: **7**

▼ -50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	29	**57**	-49.1%

5-year Aug average: **6**

Median Sold Price $330,000

▼ -15.4% from Jul 2026: **$390,000**

▼ -8.3% from Aug 2025: **$360,000**

YTD	2026	2025	+/-
	$350,000	**$365,940**	-4.4%

5-year Aug average: **$336,850**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $330,000, representing a decrease of 15.4% compared to last month and a decrease of 8.3% from Aug 2025. The average days on market for units sold in August was 12 days, 6% below the 5-year August average of 13 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 150% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 1.50 in July and a decrease from 13.00 in August 2025. The Contract Ratio is 97% lower than the 5-year August average of 6.85. 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.

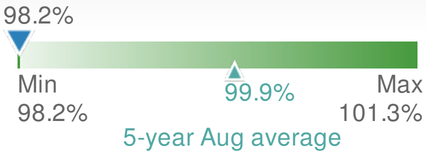
Active Listings 5

Jul 2026	Aug 2025
2	**1**

Avg DOM 12

Jul 2026	Aug 2025	YTD
15	**10**	**12**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
99.2%	**101.3%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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August 2026

Cheltenham (Montgomery, PA)

New Listings 38

↔ 0.0% from Jul 2026: **38**

▲ 35.7% from Aug 2025: **28**

YTD	2026	2025	+/-
	324	**326**	-0.6%

5-year Aug average: **36**

New Pendings 26

↔ 0.0% from Jul 2026: **26**

▼ -18.8% from Aug 2025: **32**

YTD	2026	2025	+/-
	247	**284**	-13.0%

5-year Aug average: **37**

Closed Sales 34

▼ -10.5% from Jul 2026: **38**

▼ -8.1% from Aug 2025: **37**

YTD	2026	2025	+/-
	244	**269**	-9.3%

5-year Aug average: **36**

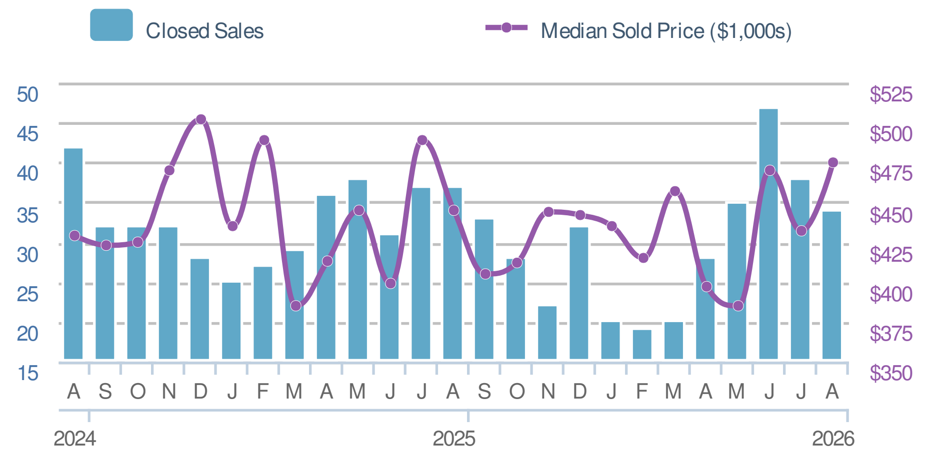
Median Sold Price $475,000

▲ 9.8% from Jul 2026: **$432,500**

▲ 6.7% from Aug 2025: **$445,000**

YTD	2026	2025	+/-
	$447,000	**$435,000**	2.8%

5-year Aug average: **$432,400**



Active Listings 83

83

Min	5-year Aug average	Max
33	54	83

Jul 2026	Aug 2025
76	**59**

Avg DOM 27

27

Min	5-year Aug average	Max
18	24	29

Jul 2026	Aug 2025	YTD
23	**29**	**33**

Avg Sold to OLP Ratio 96.1%

96.1%

Min	5-year Aug average	Max
96.1%	98.4%	101.1%

Jul 2026	Aug 2025	YTD
98.9%	**96.2%**	**97.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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August 2026

Cheltenham (Montgomery, PA) - Detached

New Listings 22

▲ 4.8% from Jul 2026: **21**

▲ 46.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	207	**208**	-0.5%

5-year Aug average: **18**

New Pendings 14

▼ -17.6% from Jul 2026: **17**

▼ -30.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	160	**186**	-14.0%

5-year Aug average: **21**

Closed Sales 24

↔ 0.0% from Jul 2026: **24**

▼ -4.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	163	**179**	-8.9%

5-year Aug average: **23**

Median Sold Price $525,000

▲ 7.5% from Jul 2026: **$488,500**

▲ 1.0% from Aug 2025: **$520,000**

YTD	2026	2025	+/-
	$510,000	**$490,000**	4.1%

5-year Aug average: **$490,300**

Summary

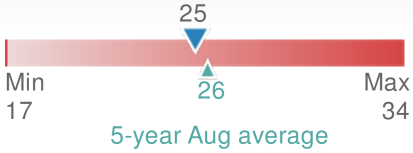
In Cheltenham (Montgomery, PA), the median sold price for Detached properties for August was $525,000, representing an increase of 7.5% compared to last month and an increase of 1% from Aug 2025. The average days on market for units sold in August was 25 days, 3% below the 5-year August average of 26 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 37% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 17; and a 9.3% increase in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 0.63 in July and a decrease from 0.89 in August 2025. The Contract Ratio is 77% lower than the 5-year August average of 1.55. 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 47

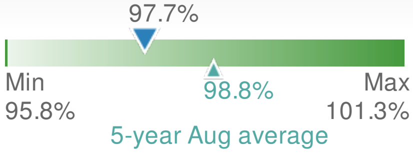
Jul 2026	Aug 2025
43	**36**

Avg DOM 25



Jul 2026	Aug 2025	YTD
18	**34**	**28**

Avg Sold to OLP Ratio 97.7%



Jul 2026	Aug 2025	YTD
100.6%	**95.8%**	**99.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 16

▼-5.9% from Jul 2026: **17**

▲23.1% from Aug 2025: **13**

YTD	2026	2025	+/-
	116	**118**	-1.7%

5-year Aug average: **18**

New Pendings 12

▲33.3% from Jul 2026: **9**

↔0.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	87	**98**	-11.2%

5-year Aug average: **16**

Closed Sales 10

▼-28.6% from Jul 2026: **14**

▼-16.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	81	**90**	-10.0%

5-year Aug average: **13**

Median Sold Price $300,000

▼-14.5% from Jul 2026: **$351,000**

▲9.1% from Aug 2025: **$275,000**

YTD	2026	2025	+/-
	$296,000	**$279,750**	5.8%

5-year Aug average: **$278,770**

Summary

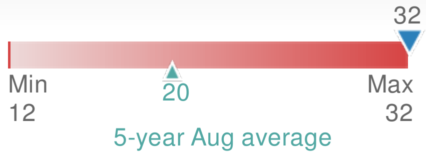
In Cheltenham (Montgomery, PA), the median sold price for Attached properties for August was $300,000, representing a decrease of 14.5% compared to last month and an increase of 9.1% from Aug 2025. The average days on market for units sold in August was 32 days, 57% above the 5-year August average of 20 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 12; and a 9.1% increase in supply to 36 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.39 in July and a decrease from 0.65 in August 2025. The Contract Ratio is 82% lower than the 5-year August average of 1.79. 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 36

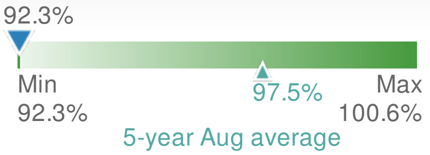
Jul 2026	Aug 2025
33	**23**

Avg DOM 32



Jul 2026	Aug 2025	YTD
32	**18**	**43**

Avg Sold to OLP Ratio 92.3%



Jul 2026	Aug 2025	YTD
96.0%	**97.0%**	**95.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
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August 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

New Listings 12

▲ 9.1% from Jul 2026: **11**

▲ 50.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	79	**78**	1.3%

5-year Aug average: **13**

New Pendings 10

▲ 42.9% from Jul 2026: **7**

▲ 11.1% from Aug 2025: **9**

YTD	2026	2025	+/-
	59	**61**	-3.3%

5-year Aug average: **12**

Closed Sales 9

▼ -18.2% from Jul 2026: **11**

▲ 12.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	54	**54**	0.0%

5-year Aug average: **9**

Median Sold Price $300,000

▼ -18.9% from Jul 2026: **$370,000**

▲ 7.1% from Aug 2025: **$280,000**

YTD	2026	2025	+/-
	$327,500	**$320,000**	2.3%

5-year Aug average: **$299,835**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $300,000, representing a decrease of 18.9% compared to last month and an increase of 7.1% from Aug 2025. The average days on market for units sold in August was 28 days, 47% above the 5-year August average of 19 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 10; and a 10% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.55 in July and a decrease from 0.69 in August 2025. The Contract Ratio is 77% lower than the 5-year August average of 1.93. 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.

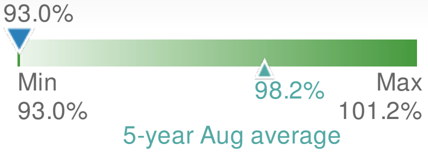
Active Listings 22

Jul 2026	Aug 2025
20	**16**

Avg DOM 28

Jul 2026	Aug 2025	YTD
9	**21**	**28**

Avg Sold to OLP Ratio 93.0%



Jul 2026	Aug 2025	YTD
100.8%	**97.1%**	**98.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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August 2026

Colonial (Montgomery, PA)

New Listings 38

▲5.6% from Jul 2026: **36**

▼-22.4% from Aug 2025: **49**

YTD	2026	2025	+/-
	402	**469**	-14.3%

5-year Aug average: **41**

New Pendings 35

▲9.4% from Jul 2026: **32**

▼-10.3% from Aug 2025: **39**

YTD	2026	2025	+/-
	329	**369**	-10.8%

5-year Aug average: **39**

Closed Sales 29

▼-47.3% from Jul 2026: **55**

▼-50.0% from Aug 2025: **58**

YTD	2026	2025	+/-
	316	**365**	-13.4%

5-year Aug average: **55**

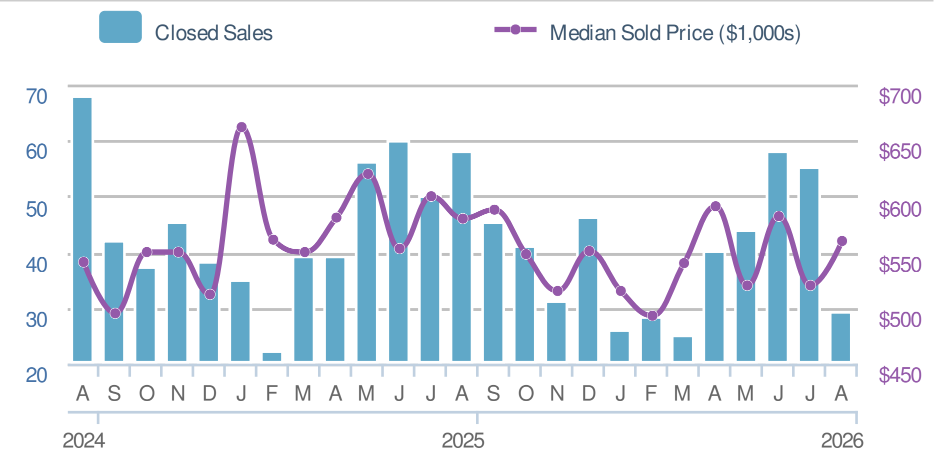
Median Sold Price $560,000

▲7.7% from Jul 2026: **$520,000**

▼-3.4% from Aug 2025: **$580,000**

YTD	2026	2025	+/-
	$542,087	**$583,407**	-7.1%

5-year Aug average: **$534,739**



Active Listings 58

58

Min	5-year Aug average	Max
39	54	70

Jul 2026	Aug 2025
59	**70**

Avg DOM 24

24

Min	5-year Aug average	Max
13	22	31

Jul 2026	Aug 2025	YTD
17	**26**	**25**

Avg Sold to OLP Ratio 98.2%

98.2%

Min	5-year Aug average	Max
98.2%	99.9%	101.9%

Jul 2026	Aug 2025	YTD
98.4%	**98.2%**	**99.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis

August 2026

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 13

↔ 0.0%	▼ -40.9%
from Jul 2026: **13**	from Aug 2025: **22**

YTD	2026	2025	+/-
	173	**242**	-28.5%

5-year Aug average: **20**

New Pendings 10

▼ -28.6%	▼ -60.0%
from Jul 2026: **14**	from Aug 2025: **25**

YTD	2026	2025	+/-
	148	**198**	-25.3%

5-year Aug average: **19**

Closed Sales 16

▼ -11.1%	▼ -57.9%
from Jul 2026: **18**	from Aug 2025: **38**

YTD	2026	2025	+/-
	145	**189**	-23.3%

5-year Aug average: **31**

Median Sold Price $615,000

▼ -2.4%	▼ -12.0%
from Jul 2026: **$630,000**	from Aug 2025: **$699,000**

YTD	2026	2025	+/-
	$599,000	**$666,250**	-10.1%

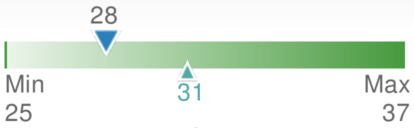
5-year Aug average: **$605,300**

Summary

In Colonial (Montgomery, PA), the median sold price for Detached properties for August was $615,000, representing a decrease of 2.4% compared to last month and a decrease of 12% from Aug 2025. The average days on market for units sold in August was 21 days, 3% above the 5-year August average of 20 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 22.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 24; and a 12% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.24 in July and a decrease from 1.30 in August 2025. The Contract Ratio is 20% lower than the 5-year August average of 1.08. 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.

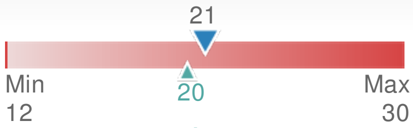
Active Listings 28



5-year Aug average

Jul 2026	Aug 2025
25	**33**

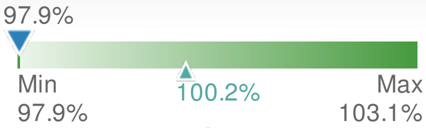
Avg DOM 21



5-year Aug average

Jul 2026	Aug 2025	YTD
12	**30**	**24**

Avg Sold to OLP Ratio 97.9%



5-year Aug average

Jul 2026	Aug 2025	YTD
96.0%	**98.7%**	**99.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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Tri-County Suburban REALTORS
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August 2026

Colonial (Montgomery, PA) - Attached

New Listings 25

8.7% from Jul 2026: **23**	-7.4% from Aug 2025: **27**

YTD	2026	2025	+/-
	228	**227**	0.4%

5-year Aug average: **21**

New Pendings 25

38.9% from Jul 2026: **18**	78.6% from Aug 2025: **14**

YTD	2026	2025	+/-
	180	**171**	5.3%

5-year Aug average: **19**

Closed Sales 13

-64.9% from Jul 2026: **37**	-35.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	170	**176**	-3.4%

5-year Aug average: **24**

Median Sold Price $460,000

-6.7% from Jul 2026: **$493,000**	4.0% from Aug 2025: **$442,500**

YTD	2026	2025	+/-
	$494,000	**$525,000**	-5.9%

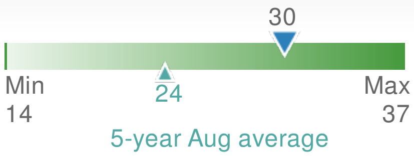
5-year Aug average: **$451,500**

Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for August was $460,000, representing a decrease of 6.7% compared to last month and an increase of 4% from Aug 2025. The average days on market for units sold in August was 27 days, 16% above the 5-year August average of 23 days. There was a 38.9% month over month increase in new contract activity with 25 New Pendings; a 46.2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 38; and an 11.8% decrease in supply to 30 active units.

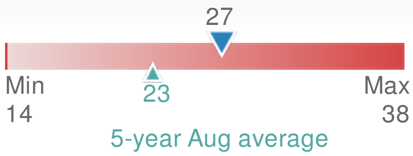
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 0.76 in July and an increase from 1.14 in August 2025. The Contract Ratio is 29% lower than the 5-year August average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 30



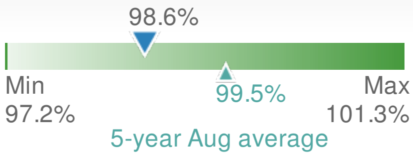
Jul 2026	Aug 2025
34	**37**

Avg DOM 27



Jul 2026	Aug 2025	YTD
20	**19**	**27**

Avg Sold to OLP Ratio 98.6%



Jul 2026	Aug 2025	YTD
99.5%	**97.2%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Colonial (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 16

↔ 0.0% from Jul 2026: **16**

▼ -15.8% from Aug 2025: **19**

YTD	2026	2025	+/-
	165	**182**	-9.3%

5-year Aug average: **13**

New Pendings 17

▲ 41.7% from Jul 2026: **12**

▲ 54.5% from Aug 2025: **11**

YTD	2026	2025	+/-
	137	**135**	1.5%

5-year Aug average: **13**

Closed Sales 9

▼ -69.0% from Jul 2026: **29**

▼ -43.8% from Aug 2025: **16**

YTD	2026	2025	+/-
	134	**139**	-3.6%

5-year Aug average: **19**

Median Sold Price $485,440

▼ -1.9% from Jul 2026: **$495,000**

▲ 0.2% from Aug 2025: **$484,500**

YTD	2026	2025	+/-
	$525,000	**$555,000**	-5.4%

5-year Aug average: **$486,957**

Summary

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $485,440, representing a decrease of 1.9% compared to last month and an increase of 0.2% from Aug 2025. The average days on market for units sold in August was 17 days, 23% below the 5-year August average of 22 days. There was a 41.7% month over month increase in new contract activity with 17 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from July) to 27; and a 23.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 0.95 in July and an increase from 1.32 in August 2025. The Contract Ratio is 22% lower than the 5-year August average of 2.16. 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.

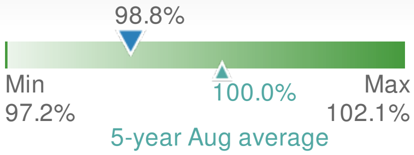
Active Listings 16

Jul 2026	Aug 2025
21	**28**

Avg DOM 17

Jul 2026	Aug 2025	YTD
11	**21**	**23**

Avg Sold to OLP Ratio 98.8%



Jul 2026	Aug 2025	YTD
99.8%	**97.2%**	**99.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis
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August 2026

Hatboro-Horsham (Montgomery, PA)

New Listings 29

▼ -19.4% from Jul 2026: **36**

▲ 20.8% from Aug 2025: **24**

YTD	2026	2025	+/-
	289	**272**	6.3%

5-year Aug average: **31**

New Pendings 28

▼ -17.6% from Jul 2026: **34**

▼ -3.4% from Aug 2025: **29**

YTD	2026	2025	+/-
	241	**242**	-0.4%

5-year Aug average: **33**

Closed Sales 34

▼ -8.1% from Jul 2026: **37**

▲ 17.2% from Aug 2025: **29**

YTD	2026	2025	+/-
	217	**228**	-4.8%

5-year Aug average: **36**

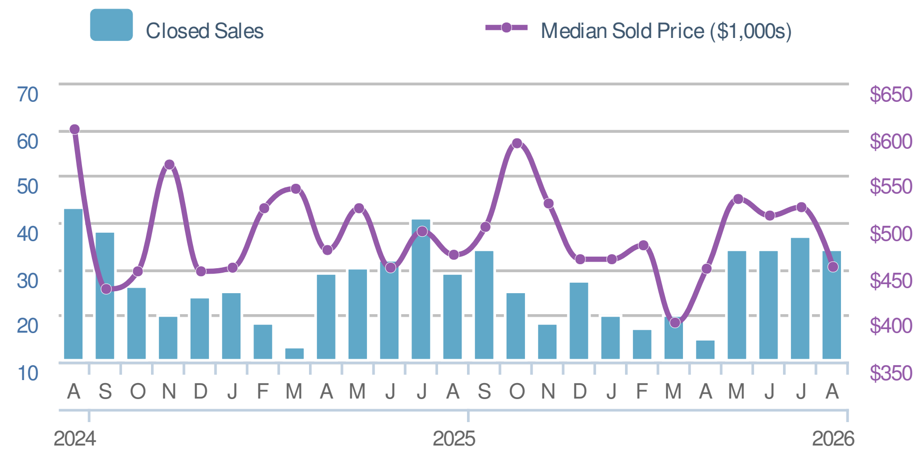
Median Sold Price $452,500

▼ -12.3% from Jul 2026: **$516,000**

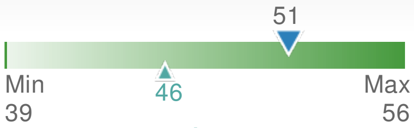
▼ -2.7% from Aug 2025: **$465,000**

YTD	2026	2025	+/-
	$480,000	**$475,000**	1.1%

5-year Aug average: **$496,200**



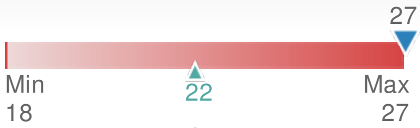
Active Listings 51



Min 39
Max 56
5-year Aug average

Jul 2026	Aug 2025
50	**39**

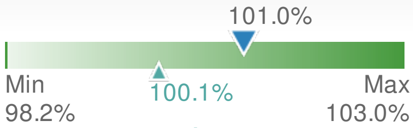
Avg DOM 27



Min 18
Max 27
5-year Aug average

Jul 2026	Aug 2025	YTD
24	**21**	**25**

Avg Sold to OLP Ratio 101.0%



Min 98.2%
Max 103.0%
5-year Aug average

Jul 2026	Aug 2025	YTD
102.7%	**98.2%**	**101.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 21

▲ 5.0% from Jul 2026: **20**

▲ 23.5% from Aug 2025: **17**

YTD	2026	2025	+/-
	169	**177**	-4.5%

5-year Aug average: **21**

New Pendings 17

◆ 0.0% from Jul 2026: **17**

▼ -19.0% from Aug 2025: **21**

YTD	2026	2025	+/-
	137	**158**	-13.3%

5-year Aug average: **22**

Closed Sales 17

▲ 13.3% from Jul 2026: **15**

▼ -26.1% from Aug 2025: **23**

YTD	2026	2025	+/-
	130	**147**	-11.6%

5-year Aug average: **23**

Median Sold Price $555,000

▼ -12.6% from Jul 2026: **$635,000**

▲ 11.0% from Aug 2025: **$500,000**

YTD	2026	2025	+/-
	$553,125	**$585,000**	-5.4%

5-year Aug average: **$569,200**

Summary

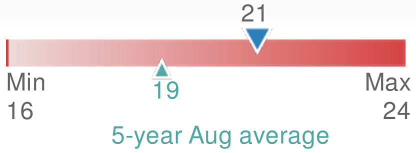
In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for August was $555,000, representing a decrease of 12.6% compared to last month and an increase of 11% from Aug 2025. The average days on market for units sold in August was 21 days, 9% above the 5-year August average of 19 days. There was no month over month change in new contract activity with 17 New Pendings; a 3.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 28; and a 12% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.08 in July and a decrease from 1.15 in August 2025. The Contract Ratio is 3% lower than the 5-year August average of 1.03. 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 28

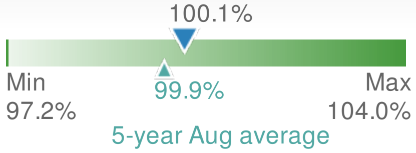
Jul 2026	Aug 2025
25	**26**

Avg DOM 21



Jul 2026	Aug 2025	YTD
26	**18**	**24**

Avg Sold to OLP Ratio 100.1%



Jul 2026	Aug 2025	YTD
103.3%	**99.2%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Hatboro-Horsham (Montgomery, PA) - Attached

New Listings 8

▼ -50.0% from Jul 2026: **16**

▲ 14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	120	**95**	26.3%

5-year Aug average: **10**

New Pendings 11

▼ -35.3% from Jul 2026: **17**

▲ 37.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	104	**84**	23.8%

5-year Aug average: **11**

Closed Sales 17

▼ -22.7% from Jul 2026: **22**

▲ 183.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	87	**81**	7.4%

5-year Aug average: **13**

Median Sold Price $400,000

▼ -13.5% from Jul 2026: **$462,500**

▼ -1.2% from Aug 2025: **$405,000**

YTD	2026	2025	+/-
	$400,000	**$375,000**	6.7%

5-year Aug average: **$361,490**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for August was $400,000, representing a decrease of 13.5% compared to last month and a decrease of 1.2% from Aug 2025. The average days on market for units sold in August was 33 days, 15% above the 5-year August average of 29 days. There was a 35.3% month over month decrease in new contract activity with 11 New Pendings; an 18.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and an 8% decrease in supply to 23 active units.

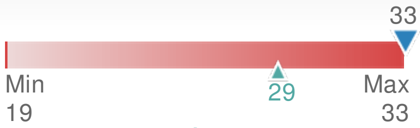
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.48 in July and a decrease from 1.54 in August 2025. The Contract Ratio is 17% lower than the 5-year August average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 23

5-year Aug average

Jul 2026	Aug 2025
25	**13**

Avg DOM 33



5-year Aug average

Jul 2026	Aug 2025	YTD
22	**33**	**27**

Avg Sold to OLP Ratio 101.9%

5-year Aug average

Jul 2026	Aug 2025	YTD
102.2%	**94.5%**	**102.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

New Listings 7

▼ -50.0% from Jul 2026: **14**

▲ 75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	101	**69**	46.4%

5-year Aug average: **7**

New Pendings 9

▼ -35.7% from Jul 2026: **14**

▲ 50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	84	**61**	37.7%

5-year Aug average: **8**

Closed Sales 12

▼ -40.0% from Jul 2026: **20**

▲ 100.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	66	**59**	11.9%

5-year Aug average: **9**

Median Sold Price $455,000

▼ -4.7% from Jul 2026: **$477,500**

▲ 12.3% from Aug 2025: **$405,000**

YTD	2026	2025	+/-
	$450,000	**$410,000**	9.8%

5-year Aug average: **$431,825**

Summary

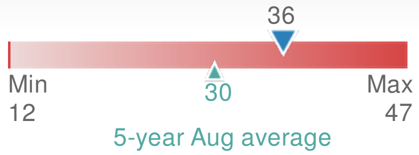
In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $455,000, representing a decrease of 4.7% compared to last month and an increase of 12.3% from Aug 2025. The average days on market for units sold in August was 36 days, 18% above the 5-year August average of 30 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 12.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 29; and a 4.3% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.43 in July and a decrease from 1.80 in August 2025. The Contract Ratio is 17% lower than the 5-year August average of 1.58. 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 22

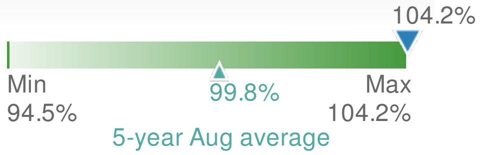
Jul 2026	Aug 2025
23	**10**

Avg DOM 36



Jul 2026	Aug 2025	YTD
22	**33**	**28**

Avg Sold to OLP Ratio 104.2%



Jul 2026	Aug 2025	YTD
103.1%	**94.5%**	**103.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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August 2026

Lower Merion (Montgomery, PA)

New Listings 55

▼ -22.5% from Jul 2026: **71**

▼ -8.3% from Aug 2025: **60**

YTD	2026	2025	+/-
	657	**632**	4.0%

5-year Aug average: **60**

New Pendings 58

▼ -23.7% from Jul 2026: **76**

▼ -7.9% from Aug 2025: **63**

YTD	2026	2025	+/-
	529	**500**	5.8%

5-year Aug average: **55**

Closed Sales 84

◆ 0.0% from Jul 2026: **84**

▲ 15.1% from Aug 2025: **73**

YTD	2026	2025	+/-
	499	**477**	4.6%

5-year Aug average: **69**

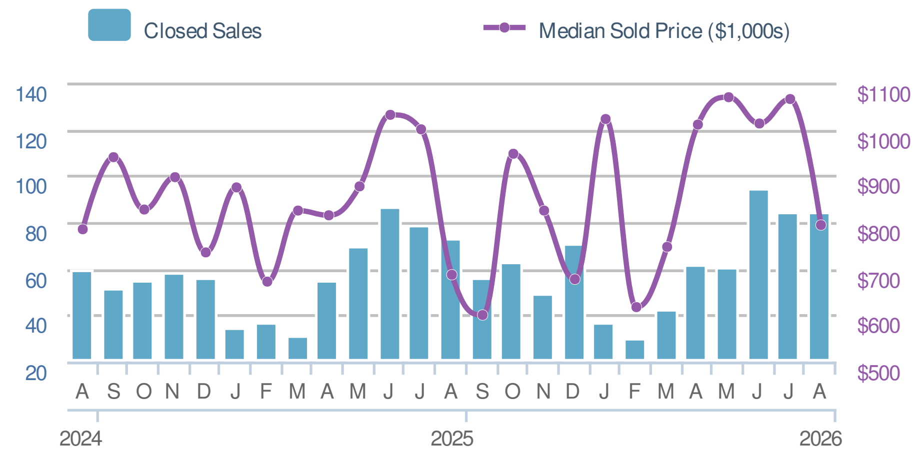
Median Sold Price $794,000

▼ -25.4% from Jul 2026: **$1,065,000**

▲ 15.5% from Aug 2025: **$687,500**

YTD	2026	2025	+/-
	$975,000	**$855,000**	14.0%

5-year Aug average: **$749,408**



Active Listings 110

Min 89 | 101 | Max 110
5-year Aug average

Jul 2026	Aug 2025
125	**102**

Avg DOM 33

Min 16 | 27 | Max 33
5-year Aug average

Jul 2026	Aug 2025	YTD
25	**23**	**28**

Avg Sold to OLP Ratio 97.8%

Min 97.8% | 99.6% | Max 101.2%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.5%	**98.0%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 31

▼ -16.2% from Jul 2026: **37**

↔ 0.0% from Aug 2025: **31**

YTD	2026	2025	+/-
	406	**370**	9.7%

5-year Aug average: **33**

New Pendings 34

▼ -20.9% from Jul 2026: **43**

▲ 9.7% from Aug 2025: **31**

YTD	2026	2025	+/-
	335	**306**	9.5%

5-year Aug average: **31**

Closed Sales 52

▼ -14.8% from Jul 2026: **61**

▲ 23.8% from Aug 2025: **42**

YTD	2026	2025	+/-
	320	**297**	7.7%

5-year Aug average: **43**

Median Sold Price $1,220,000

▼ -8.0% from Jul 2026: **$1,326,000**

▲ 8.9% from Aug 2025: **$1,120,000**

YTD	2026	2025	+/-
	$1,290,000	**$1,150,000**	12.2%

5-year Aug average: **$1,074,200**

Summary

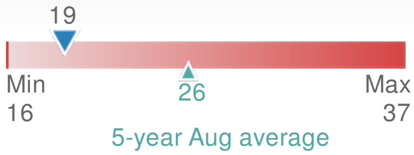
In Lower Merion (Montgomery, PA), the median sold price for Detached properties for August was $1,220,000, representing a decrease of 8% compared to last month and an increase of 8.9% from Aug 2025. The average days on market for units sold in August was 19 days, 26% below the 5-year August average of 26 days. There was a 20.9% month over month decrease in new contract activity with 34 New Pendings; a 26.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 50; and a 16% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.36 in July and an increase from 0.91 in August 2025. The Contract Ratio is 35% higher than the 5-year August average of 0.88. 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 42

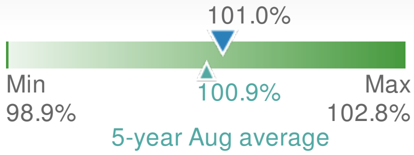
Jul 2026	Aug 2025
50	**46**

Avg DOM 19



Jul 2026	Aug 2025	YTD
12	**16**	**17**

Avg Sold to OLP Ratio 101.0%



Jul 2026	Aug 2025	YTD
103.3%	**99.6%**	**103.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Lower Merion (Montgomery, PA) - Attached

New Listings 24

▼ -29.4% from Jul 2026: **34**

▼ -17.2% from Aug 2025: **29**

YTD	2026	2025	+/-
	251	**262**	-4.2%

5-year Aug average: **27**

New Pendings 24

▼ -27.3% from Jul 2026: **33**

▼ -25.0% from Aug 2025: **32**

YTD	2026	2025	+/-
	194	**194**	0.0%

5-year Aug average: **24**

Closed Sales 32

▲ 39.1% from Jul 2026: **23**

▲ 3.2% from Aug 2025: **31**

YTD	2026	2025	+/-
	179	**180**	-0.6%

5-year Aug average: **26**

Median Sold Price $358,500

▼ -24.5% from Jul 2026: **$475,000**

▲ 2.4% from Aug 2025: **$350,000**

YTD	2026	2025	+/-
	$395,000	**$372,500**	6.0%

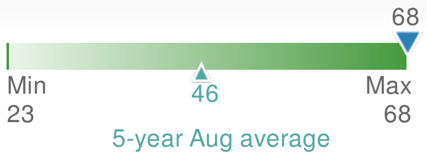
5-year Aug average: **$337,450**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for August was $358,500, representing a decrease of 24.5% compared to last month and an increase of 2.4% from Aug 2025. The average days on market for units sold in August was 55 days, 87% above the 5-year August average of 29 days. There was a 27.3% month over month decrease in new contract activity with 24 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 9.3% decrease in supply to 68 active units.

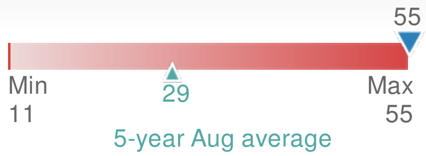
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.51 in July and a decrease from 0.61 in August 2025. The Contract Ratio is 48% lower than the 5-year August average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 68



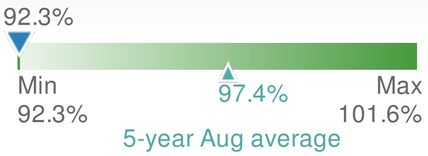
Jul 2026	Aug 2025
75	**56**

Avg DOM 55



Jul 2026	Aug 2025	YTD
59	**32**	**48**

Avg Sold to OLP Ratio 92.3%



Jul 2026	Aug 2025	YTD
93.1%	**95.8%**	**94.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 13

▼-13.3% from Jul 2026: **15**

▲8.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	121	**136**	-11.0%

5-year Aug average: **13**

New Pendings 14

▼-6.7% from Jul 2026: **15**

↔0.0% from Aug 2025: **14**

YTD	2026	2025	+/-
	102	**108**	-5.6%

5-year Aug average: **12**

Closed Sales 19

▲72.7% from Jul 2026: **11**

▲18.8% from Aug 2025: **16**

YTD	2026	2025	+/-
	97	**103**	-5.8%

5-year Aug average: **14**

Median Sold Price $353,250

▼-36.4% from Jul 2026: **$555,000**

▼-1.2% from Aug 2025: **$357,500**

YTD	2026	2025	+/-
	$458,795	**$425,000**	8.0%

5-year Aug average: **$398,649**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $353,250, representing a decrease of 36.4% compared to last month and a decrease of 1.2% from Aug 2025. The average days on market for units sold in August was 58 days, 115% above the 5-year August average of 27 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 27.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and a 16.7% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.75 in July and a decrease from 0.67 in August 2025. The Contract Ratio is 34% lower than the 5-year August average of 0.98. 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.

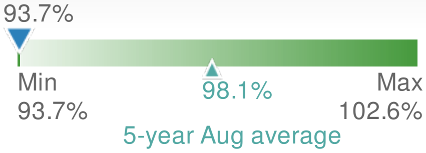
Active Listings 20

Jul 2026	Aug 2025
24	**24**

Avg DOM 58

Jul 2026	Aug 2025	YTD
40	**22**	**38**

Avg Sold to OLP Ratio 93.7%



Jul 2026	Aug 2025	YTD
99.1%	**94.5%**	**97.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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August 2026

Methacton (Montgomery, PA)

New Listings 31

▲19.2% from Jul 2026: **26**

▲10.7% from Aug 2025: **28**

YTD	2026	2025	+/-
	232	**235**	-1.3%

5-year Aug average: **32**

New Pendings 28

▲3.7% from Jul 2026: **27**

▲12.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	199	**208**	-4.3%

5-year Aug average: **29**

Closed Sales 29

▲7.4% from Jul 2026: **27**

▼-6.5% from Aug 2025: **31**

YTD	2026	2025	+/-
	168	**210**	-20.0%

5-year Aug average: **29**

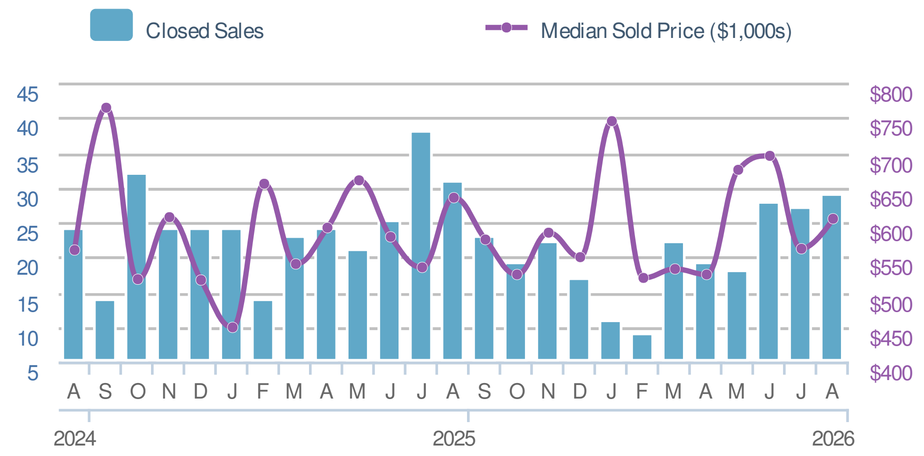
Median Sold Price $605,000

▲7.6% from Jul 2026: **$562,500**

▼-4.7% from Aug 2025: **$635,000**

YTD	2026	2025	+/-
	$585,000	**$580,000**	0.9%

5-year Aug average: **$573,000**



Active Listings 37

37

Min 30 — 43 — Max 55

5-year Aug average

Jul 2026	Aug 2025
38	**43**

Avg DOM 19

19

Min 12 — 18 — Max 20

5-year Aug average

Jul 2026	Aug 2025	YTD
22	**20**	**23**

Avg Sold to OLP Ratio 100.3%

100.3%

Min 98.6% — 101.5% — Max 103.5%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.0%	**98.6%**	**100.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

Methacton (Montgomery, PA) - Detached

New Listings 22

▲4.8% from Jul 2026: **21**

▼-12.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	187	**195**	-4.1%

5-year Aug average: **24**

New Pendings 20

▼-4.8% from Jul 2026: **21**

▲17.6% from Aug 2025: **17**

YTD	2026	2025	+/-
	160	**170**	-5.9%

5-year Aug average: **21**

Closed Sales 26

▲23.8% from Jul 2026: **21**

▲4.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	139	**174**	-20.1%

5-year Aug average: **24**

Median Sold Price $602,500

▲0.4% from Jul 2026: **$600,000**

▼-5.9% from Aug 2025: **$640,000**

YTD	2026	2025	+/-
	$617,000	**$610,000**	1.1%

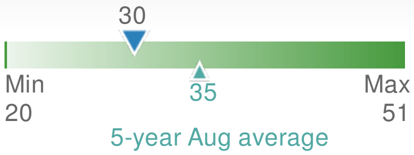
5-year Aug average: **$590,550**

Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for August was $602,500, representing an increase of 0.4% compared to last month and a decrease of 5.9% from Aug 2025. The average days on market for units sold in August was 20 days, 18% above the 5-year August average of 17 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 34; and no change in supply with 30 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.37 in July and an increase from 0.54 in August 2025. The Contract Ratio is 6% higher than the 5-year August average of 1.07. 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 30

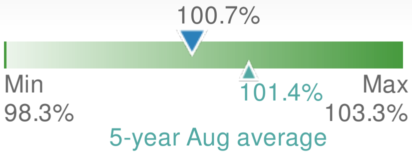


Jul 2026	Aug 2025
30	**41**

Avg DOM 20

Jul 2026	Aug 2025	YTD
12	**21**	**22**

Avg Sold to OLP Ratio 100.7%



Jul 2026	Aug 2025	YTD
101.6%	**98.3%**	**101.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 9

▲80.0% from Jul 2026: **5**
▲200.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	45	**40**	12.5%

5-year Aug average: **8**

New Pendings 8

▲33.3% from Jul 2026: **6**
↔0.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	39	**38**	2.6%

5-year Aug average: **8**

Closed Sales 3

▼-50.0% from Jul 2026: **6**
▼-50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	29	**36**	-19.4%

5-year Aug average: **5**

Median Sold Price $670,000

▲39.1% from Jul 2026: **$481,500**
▲37.4% from Aug 2025: **$487,500**

YTD	2026	2025	+/-
	$539,500	**$490,000**	10.1%

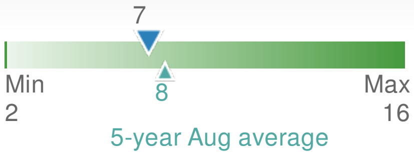
5-year Aug average: **$491,000**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for August was $670,000, representing an increase of 39.1% compared to last month and an increase of 37.4% from Aug 2025. The average days on market for units sold in August was 11 days, 48% below the 5-year August average of 21 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; an 83.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 11; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 0.75 in July and a decrease from 4.50 in August 2025. The Contract Ratio is 18% lower than the 5-year August average of 1.91. 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 7

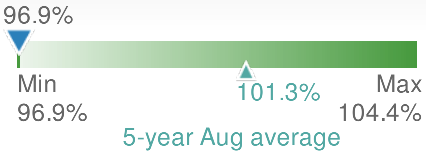


Jul 2026	Aug 2025
8	**2**

Avg DOM 11

Jul 2026	Aug 2025	YTD
57	**19**	**24**

Avg Sold to OLP Ratio 96.9%



Jul 2026	Aug 2025	YTD
98.9%	**99.5%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
Lauren Davis

August 2026

Methacton (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 9

▲80.0% from Jul 2026: **5**

▲200.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	43	**37**	16.2%

5-year Aug average: **7**

New Pendings 8

▲60.0% from Jul 2026: **5**

↔0.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	37	**34**	8.8%

5-year Aug average: **8**

Closed Sales 3

▼-50.0% from Jul 2026: **6**

▼-40.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	28	**31**	-9.7%

5-year Aug average: **5**

Median Sold Price $670,000

▲39.1% from Jul 2026: **$481,500**

▲48.9% from Aug 2025: **$450,000**

YTD	2026	2025	+/-
	$539,750	**$500,000**	8.0%

5-year Aug average: **$489,000**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $670,000, representing an increase of 39.1% compared to last month and an increase of 48.9% from Aug 2025. The average days on market for units sold in August was 11 days, 50% below the 5-year August average of 22 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 10; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 0.63 in July and a decrease from 4.50 in August 2025. The Contract Ratio is 26% lower than the 5-year August average of 1.93. 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.

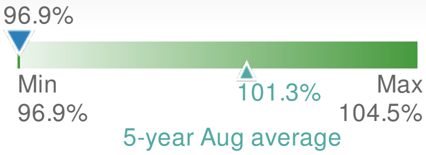
Active Listings 7

Jul 2026	Aug 2025
8	**2**

Avg DOM 11

Jul 2026	Aug 2025	YTD
57	**21**	**25**

Avg Sold to OLP Ratio 96.9%



Jul 2026	Aug 2025	YTD
98.9%	**99.4%**	**99.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Norristown Area (Montgomery, PA)

New Listings 55

▼-20.3% from Jul 2026: **69**

▼-17.9% from Aug 2025: **67**

YTD	2026	2025	+/-
	522	**560**	-6.8%

5-year Aug average: **67**

New Pendings 55

▼-16.7% from Jul 2026: **66**

▼-3.5% from Aug 2025: **57**

YTD	2026	2025	+/-
	438	**474**	-7.6%

5-year Aug average: **63**

Closed Sales 62

▲14.8% from Jul 2026: **54**

▼-7.5% from Aug 2025: **67**

YTD	2026	2025	+/-
	425	**436**	-2.5%

5-year Aug average: **64**

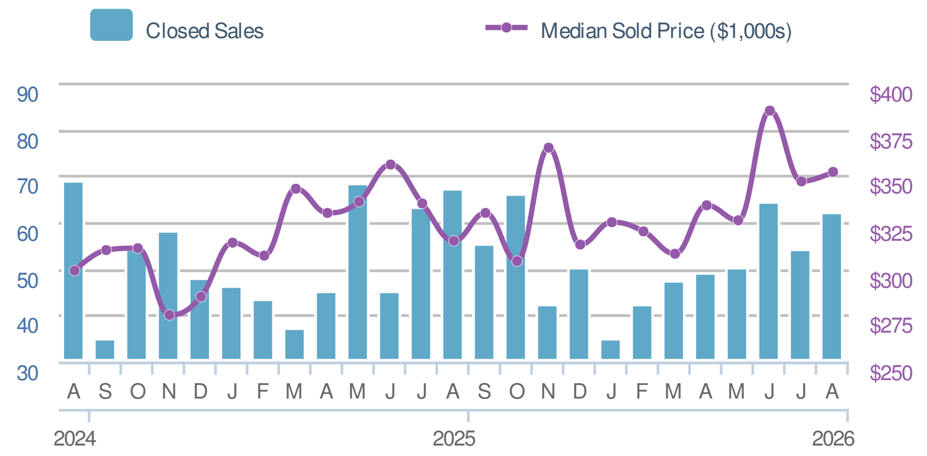
Median Sold Price $352,500

▲1.4% from Jul 2026: **$347,500**

▲11.9% from Aug 2025: **$315,000**

YTD	2026	2025	+/-
	$335,000	**$328,250**	2.1%

5-year Aug average: **$304,550**



Active Listings 81

81
Min 51
77
Max 96
5-year Aug average

Jul 2026	Aug 2025
82	**86**

Avg DOM 21

21
Min 13
18
Max 23
5-year Aug average

Jul 2026	Aug 2025	YTD
21	**23**	**24**

Avg Sold to OLP Ratio 98.9%

98.9%
Min 98.9%
99.7%
Max 101.3%
5-year Aug average

Jul 2026	Aug 2025	YTD
101.5%	**99.0%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
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August 2026

Norristown Area (Montgomery, PA) - Detached

New Listings 25

▲4.2% from Jul 2026: **24**

▲13.6% from Aug 2025: **22**

YTD	2026	2025	+/-
	189	**178**	6.2%

5-year Aug average: **24**

New Pendings 23

▼-4.2% from Jul 2026: **24**

▲21.1% from Aug 2025: **19**

YTD	2026	2025	+/-
	168	**171**	-1.8%

5-year Aug average: **23**

Closed Sales 28

▲16.7% from Jul 2026: **24**

▲7.7% from Aug 2025: **26**

YTD	2026	2025	+/-
	156	**162**	-3.7%

5-year Aug average: **24**

Median Sold Price $497,500

▲15.2% from Jul 2026: **$432,000**

▲4.7% from Aug 2025: **$475,050**

YTD	2026	2025	+/-
	$432,000	**$432,700**	-0.2%

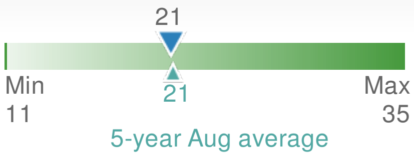
5-year Aug average: **$426,310**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for August was $497,500, representing an increase of 15.2% compared to last month and an increase of 4.7% from Aug 2025. The average days on market for units sold in August was 11 days, 23% below the 5-year August average of 14 days. There was a 4.2% month over month decrease in new contract activity with 23 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.65 in July and a decrease from 1.55 in August 2025. The Contract Ratio is 18% lower than the 5-year August average of 1.57. 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

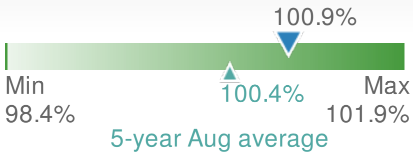


Jul 2026	Aug 2025
20	**20**

Avg DOM 11

Jul 2026	Aug 2025	YTD
18	**22**	**16**

Avg Sold to OLP Ratio 100.9%



Jul 2026	Aug 2025	YTD
103.6%	**101.7%**	**101.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Norristown Area (Montgomery, PA) - Attached

New Listings 30

▼-33.3%	▼-33.3%
from Jul 2026:	from Aug 2025:
45	**45**

YTD	2026	2025	+/-
	333	**382**	-12.8%

5-year Aug average: **43**

New Pendings 32

▼-23.8%	▼-15.8%
from Jul 2026:	from Aug 2025:
42	**38**

YTD	2026	2025	+/-
	270	**303**	-10.9%

5-year Aug average: **40**

Closed Sales 34

▲13.3%	▼-17.1%
from Jul 2026:	from Aug 2025:
30	**41**

YTD	2026	2025	+/-
	269	**274**	-1.8%

5-year Aug average: **40**

Median Sold Price $295,308

▲4.5%	▲18.1%
from Jul 2026:	from Aug 2025:
$282,500	**$250,000**

YTD	2026	2025	+/-
	$289,900	**$280,000**	3.5%

5-year Aug average: **$250,862**

Summary

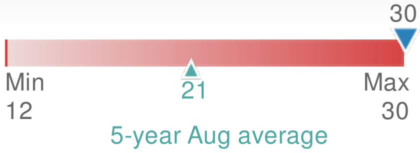
In Norristown Area (Montgomery, PA), the median sold price for Attached properties for August was $295,308, representing an increase of 4.5% compared to last month and an increase of 18.1% from Aug 2025. The average days on market for units sold in August was 30 days, 46% above the 5-year August average of 21 days. There was a 23.8% month over month decrease in new contract activity with 32 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 50; and a 3.2% decrease in supply to 60 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.90 in July and a decrease from 1.20 in August 2025. The Contract Ratio is 27% lower than the 5-year August average of 1.14. 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 60

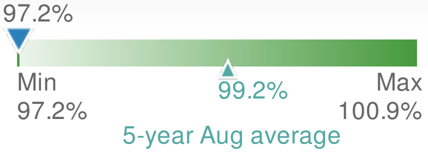
Jul 2026	Aug 2025
62	**66**

Avg DOM 30



Jul 2026	Aug 2025	YTD
23	**24**	**28**

Avg Sold to OLP Ratio 97.2%



Jul 2026	Aug 2025	YTD
99.8%	**97.3%**	**98.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

New Listings 25

-32.4%	-30.6%
from Jul 2026:	from Aug 2025:
37	**36**

YTD	2026	2025	+/-
	283	**325**	-12.9%

5-year Aug average: **36**

New Pendings 26

-25.7%	-10.3%
from Jul 2026:	from Aug 2025:
35	**29**

YTD	2026	2025	+/-
	226	**259**	-12.7%

5-year Aug average: **33**

Closed Sales 27

3.8%	-15.6%
from Jul 2026:	from Aug 2025:
26	**32**

YTD	2026	2025	+/-
	226	**235**	-3.8%

5-year Aug average: **33**

Median Sold Price $325,000

12.1%	32.8%
from Jul 2026:	from Aug 2025:
$290,000	**$244,750**

YTD	2026	2025	+/-
	$295,000	**$290,000**	1.7%

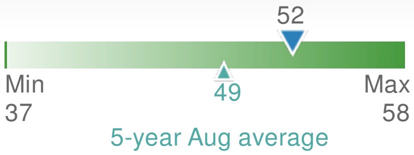
5-year Aug average: **$257,450**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $325,000, representing an increase of 12.1% compared to last month and an increase of 32.8% from Aug 2025. The average days on market for units sold in August was 28 days, 36% above the 5-year August average of 21 days. There was a 25.7% month over month decrease in new contract activity with 26 New Pendings; an 8.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 43; and a 1.9% decrease in supply to 52 active units.

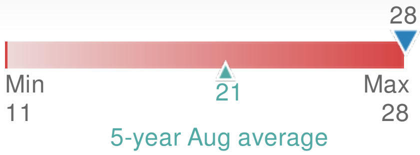
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.89 in July and a decrease from 1.30 in August 2025. The Contract Ratio is 27% lower than the 5-year August average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 52



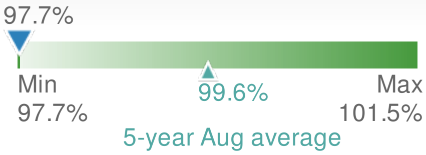
Jul 2026	Aug 2025
53	**53**

Avg DOM 28



Jul 2026	Aug 2025	YTD
18	**23**	**26**

Avg Sold to OLP Ratio 97.7%



Jul 2026	Aug 2025	YTD
100.6%	**98.2%**	**98.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

North Penn (Montgomery, PA)

New Listings 89

-26.4% from Jul 2026: **121**

-10.1% from Aug 2025: **99**

YTD	2026	2025	+/-
	866	**795**	8.9%

5-year Aug average: **96**

New Pendings 106

1.9% from Jul 2026: **104**

6.0% from Aug 2025: **100**

YTD	2026	2025	+/-
	763	**677**	12.7%

5-year Aug average: **99**

Closed Sales 102

-20.9% from Jul 2026: **129**

-11.3% from Aug 2025: **115**

YTD	2026	2025	+/-
	697	**637**	9.4%

5-year Aug average: **112**

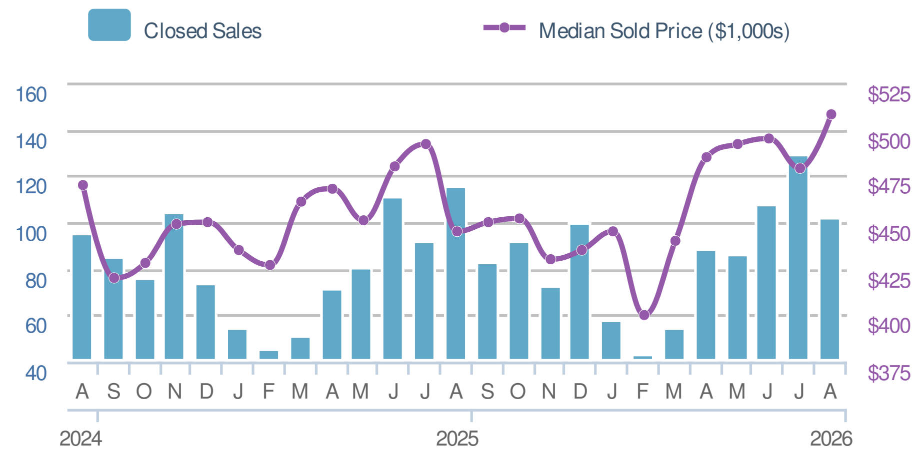
Median Sold Price $508,000

6.1% from Jul 2026: **$479,000**

14.2% from Aug 2025: **$445,000**

YTD	2026	2025	+/-
	$476,000	**$460,000**	3.5%

5-year Aug average: **$459,580**



Active Listings 122

122

Min	90	Max
58	5-year Aug average	122

Jul 2026	Aug 2025
144	**106**

Avg DOM 17

17

Min	15	Max
11	5-year Aug average	19

Jul 2026	Aug 2025	YTD
17	**19**	**22**

Avg Sold to OLP Ratio 100.3%

100.3%

Min	101.0%	Max
99.6%	5-year Aug average	103.8%

Jul 2026	Aug 2025	YTD
100.7%	**99.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

North Penn (Montgomery, PA) - Detached

New Listings 40

▼-39.4% from Jul 2026: **66**

▼-28.6% from Aug 2025: **56**

YTD	2026	2025	+/-
	444	**428**	3.7%

5-year Aug average: **52**

New Pendings 58

▲23.4% from Jul 2026: **47**

▲9.4% from Aug 2025: **53**

YTD	2026	2025	+/-
	396	**365**	8.5%

5-year Aug average: **56**

Closed Sales 58

▼-7.9% from Jul 2026: **63**

▼-12.1% from Aug 2025: **66**

YTD	2026	2025	+/-
	363	**334**	8.7%

5-year Aug average: **66**

Median Sold Price $650,000

▲17.1% from Jul 2026: **$555,000**

▲20.7% from Aug 2025: **$538,360**

YTD	2026	2025	+/-
	$555,000	**$567,500**	-2.2%

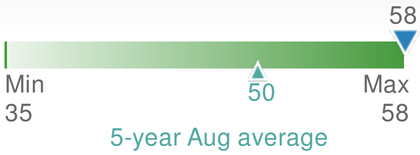
5-year Aug average: **$550,272**

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for August was $650,000, representing an increase of 17.1% compared to last month and an increase of 20.7% from Aug 2025. The average days on market for units sold in August was 14 days, 3% below the 5-year August average of 14 days. There was a 23.4% month over month increase in new contract activity with 58 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 73; and a 21.6% decrease in supply to 58 active units.

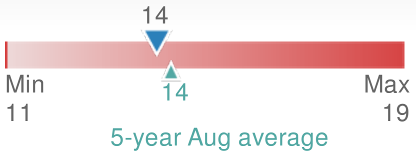
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.04 in July and an increase from 1.09 in August 2025. The Contract Ratio is 20% lower than the 5-year August average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 58



Jul 2026	Aug 2025
74	**55**

Avg DOM 14



Jul 2026	Aug 2025	YTD
20	**19**	**23**

Avg Sold to OLP Ratio 101.7%

Jul 2026	Aug 2025	YTD
101.0%	**99.1%**	**100.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market Insight

Presented by

Lauren Davis

August 2026

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 49

▼ -10.9% from Jul 2026: **55**

▲ 14.0% from Aug 2025: **43**

YTD	2026	2025	+/-
	422	**367**	15.0%

5-year Aug average: **44**

New Pendings 48

▼ -15.8% from Jul 2026: **57**

▲ 2.1% from Aug 2025: **47**

YTD	2026	2025	+/-
	367	**312**	17.6%

5-year Aug average: **43**

Closed Sales 44

▼ -33.3% from Jul 2026: **66**

▼ -10.2% from Aug 2025: **49**

YTD	2026	2025	+/-
	334	**303**	10.2%

5-year Aug average: **46**

Median Sold Price $415,000

▲ 3.8% from Jul 2026: **$400,000**

▲ 10.4% from Aug 2025: **$376,000**

YTD	2026	2025	+/-
	$411,250	**$395,000**	4.1%

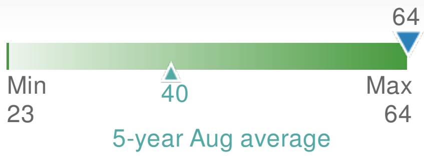
5-year Aug average: **$386,650**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for August was $415,000, representing an increase of 3.8% compared to last month and an increase of 10.4% from Aug 2025. The average days on market for units sold in August was 20 days, 35% above the 5-year August average of 15 days. There was a 15.8% month over month decrease in new contract activity with 48 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 68; and an 8.6% decrease in supply to 64 active units.

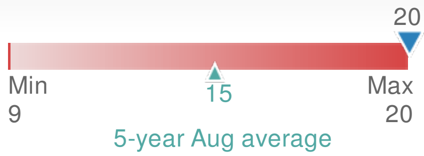
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.94 in July and an increase from 1.00 in August 2025. The Contract Ratio is 34% lower than the 5-year August average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 64



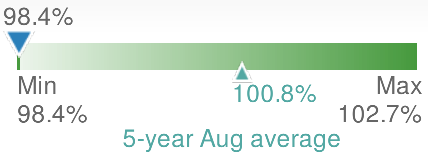
Jul 2026	Aug 2025
70	**51**

Avg DOM 20



Jul 2026	Aug 2025	YTD
15	**18**	**20**

Avg Sold to OLP Ratio 98.4%



Jul 2026	Aug 2025	YTD
100.4%	**101.1%**	**99.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

North Penn (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 35

↔ 0.0% from Jul 2026: **35**

▲ 2.9% from Aug 2025: **34**

YTD	2026	2025	+/-
	308	**291**	5.8%

5-year Aug average: **34**

New Pendings 31

▼ -24.4% from Jul 2026: **41**

▼ -6.1% from Aug 2025: **33**

YTD	2026	2025	+/-
	267	**245**	9.0%

5-year Aug average: **32**

Closed Sales 32

▼ -37.3% from Jul 2026: **51**

▼ -17.9% from Aug 2025: **39**

YTD	2026	2025	+/-
	249	**239**	4.2%

5-year Aug average: **37**

Median Sold Price $450,000

↔ 0.0% from Jul 2026: **$450,000**

▲ 15.0% from Aug 2025: **$391,250**

YTD	2026	2025	+/-
	$445,000	**$435,000**	2.3%

5-year Aug average: **$407,950**

Summary

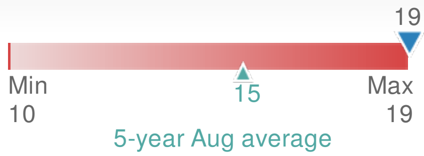
In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $450,000, representing no change compared to last month and an increase of 15% from Aug 2025. The average days on market for units sold in August was 19 days, 23% above the 5-year August average of 15 days. There was a 24.4% month over month decrease in new contract activity with 31 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 45; and a 4% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 0.94 in July and an increase from 0.84 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.54. 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 52

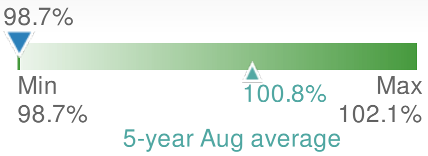
Jul 2026	Aug 2025
50	**45**

Avg DOM 19



Jul 2026	Aug 2025	YTD
13	**19**	**19**

Avg Sold to OLP Ratio 98.7%



Jul 2026	Aug 2025	YTD
100.6%	**101.8%**	**99.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Perkiomen Valley (Montgomery, PA)

New Listings 44

▼-13.7% from Jul 2026: **51**

▼-6.4% from Aug 2025: **47**

YTD	2026	2025	+/-
	391	**337**	16.0%

5-year Aug average: **40**

New Pendings 39

▲11.4% from Jul 2026: **35**

▼-30.4% from Aug 2025: **56**

YTD	2026	2025	+/-
	299	**279**	7.2%

5-year Aug average: **39**

Closed Sales 37

▼-2.6% from Jul 2026: **38**

▼-11.9% from Aug 2025: **42**

YTD	2026	2025	+/-
	260	**242**	7.4%

5-year Aug average: **40**

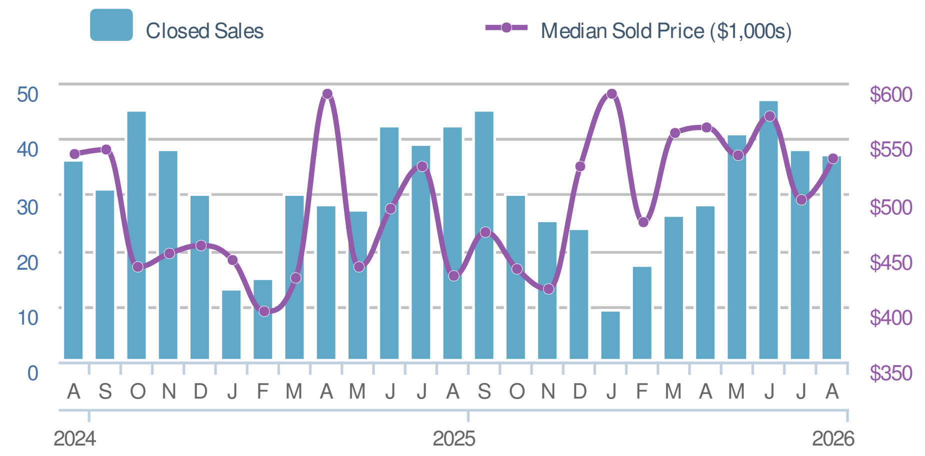
Median Sold Price $532,000

▲7.4% from Jul 2026: **$495,550**

▲24.4% from Aug 2025: **$427,500**

YTD	2026	2025	+/-
	$528,000	**$460,500**	14.7%

5-year Aug average: **$455,350**



Active Listings 72

72

Min	5-year Aug average	Max
41	55	72

Jul 2026	Aug 2025
76	**55**

Avg DOM 17

17

Min	5-year Aug average	Max
10	15	19

Jul 2026	Aug 2025	YTD
14	**15**	**24**

Avg Sold to OLP Ratio 102.2%

102.2%

Min	5-year Aug average	Max
99.6%	102.2%	103.9%

Jul 2026	Aug 2025	YTD
102.2%	**101.5%**	**101.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
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August 2026

Perkiomen Valley (Montgomery, PA) - Detached

New Listings 32

↔ 0.0% from Jul 2026: **32**

▲ 28.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	290	**214**	35.5%

5-year Aug average: **26**

New Pendings 28

▲ 27.3% from Jul 2026: **22**

▼ -17.6% from Aug 2025: **34**

YTD	2026	2025	+/-
	212	**179**	18.4%

5-year Aug average: **24**

Closed Sales 27

▲ 8.0% from Jul 2026: **25**

▲ 12.5% from Aug 2025: **24**

YTD	2026	2025	+/-
	185	**158**	17.1%

5-year Aug average: **24**

Median Sold Price $677,000

▲ 5.8% from Jul 2026: **$640,000**

▲ 6.7% from Aug 2025: **$634,500**

YTD	2026	2025	+/-
	$625,000	**$600,000**	4.2%

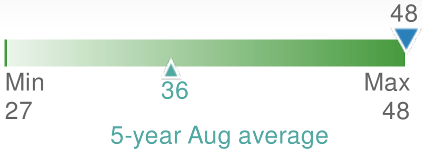
5-year Aug average: **$612,540**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for August was $677,000, representing an increase of 5.8% compared to last month and an increase of 6.7% from Aug 2025. The average days on market for units sold in August was 21 days, 31% above the 5-year August average of 16 days. There was a 27.3% month over month increase in new contract activity with 28 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 41; and a 7.7% decrease in supply to 48 active units.

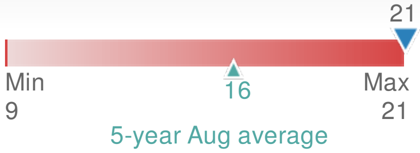
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.87 in July and a decrease from 1.13 in August 2025. The Contract Ratio is 4% lower than the 5-year August average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared to 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



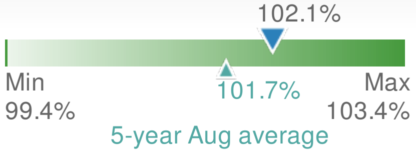
Jul 2026	Aug 2025
52	**32**

Avg DOM 21



Jul 2026	Aug 2025	YTD
11	**13**	**24**

Avg Sold to OLP Ratio 102.1%



Jul 2026	Aug 2025	YTD
102.8%	**103.4%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 12

▼-36.8% from Jul 2026: **19**

▼-45.5% from Aug 2025: **22**

YTD	2026	2025	+/-
	101	**123**	-17.9%

5-year Aug average: **14**

New Pendings 11

▼-15.4% from Jul 2026: **13**

▼-50.0% from Aug 2025: **22**

YTD	2026	2025	+/-
	87	**100**	-13.0%

5-year Aug average: **15**

Closed Sales 10

▼-23.1% from Jul 2026: **13**

▼-44.4% from Aug 2025: **18**

YTD	2026	2025	+/-
	75	**84**	-10.7%

5-year Aug average: **16**

Median Sold Price $405,750

▲12.4% from Jul 2026: **$361,000**

▲15.9% from Aug 2025: **$350,000**

YTD	2026	2025	+/-
	$387,000	**$350,000**	10.6%

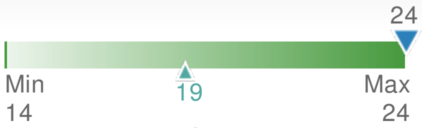
5-year Aug average: **$363,130**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for August was $405,750, representing an increase of 12.4% compared to last month and an increase of 15.9% from Aug 2025. The average days on market for units sold in August was 8 days, 34% below the 5-year August average of 12 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 16; and no change in supply with 24 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.63 in July and a decrease from 0.91 in August 2025. The Contract Ratio is 40% lower than the 5-year August average of 1.12. 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.

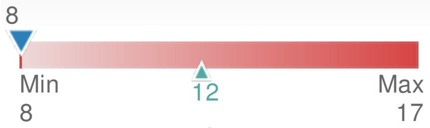
Active Listings 24



5-year Aug average

Jul 2026	Aug 2025
24	**23**

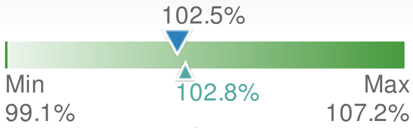
Avg DOM 8



5-year Aug average

Jul 2026	Aug 2025	YTD
18	**17**	**23**

Avg Sold to OLP Ratio 102.5%



5-year Aug average

Jul 2026	Aug 2025	YTD
101.0%	**99.1%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

New Listings 10

▼ -41.2% from Jul 2026: **17**

▼ -33.3% from Aug 2025: **15**

YTD	2026	2025	+/-
	87	**95**	-8.4%

5-year Aug average: **11**

New Pendings 10

▼ -23.1% from Jul 2026: **13**

▼ -44.4% from Aug 2025: **18**

YTD	2026	2025	+/-
	76	**81**	-6.2%

5-year Aug average: **12**

Closed Sales 10

▲ 11.1% from Jul 2026: **9**

▼ -37.5% from Aug 2025: **16**

YTD	2026	2025	+/-
	64	**69**	-7.2%

5-year Aug average: **14**

Median Sold Price $405,750

▲ 12.4% from Jul 2026: **$361,000**

▲ 15.9% from Aug 2025: **$350,000**

YTD	2026	2025	+/-
	$388,500	**$358,000**	8.5%

5-year Aug average: **$363,930**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $405,750, representing an increase of 12.4% compared to last month and an increase of 15.9% from Aug 2025. The average days on market for units sold in August was 8 days, 29% below the 5-year August average of 11 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 15; and a 5.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.79 in July and a decrease from 0.94 in August 2025. The Contract Ratio is 25% lower than the 5-year August average of 1.11. 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.

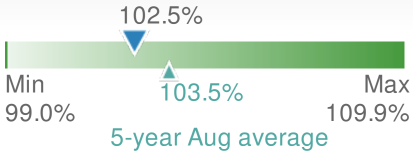
Active Listings 18

Jul 2026	Aug 2025
19	**18**

Avg DOM 8

Jul 2026	Aug 2025	YTD
7	**12**	**17**

Avg Sold to OLP Ratio 102.5%



Jul 2026	Aug 2025	YTD
103.8%	**99.0%**	**101.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Presented by
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August 2026

Pottsgrove (Montgomery, PA)

New Listings 32

▲10.3% from Jul 2026: **29**

▲28.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	229	**243**	-5.8%

5-year Aug average: **33**

New Pendings 37

▲32.1% from Jul 2026: **28**

▲32.1% from Aug 2025: **28**

YTD	2026	2025	+/-
	204	**224**	-8.9%

5-year Aug average: **33**

Closed Sales 35

▲45.8% from Jul 2026: **24**

▲12.9% from Aug 2025: **31**

YTD	2026	2025	+/-
	185	**218**	-15.1%

5-year Aug average: **33**

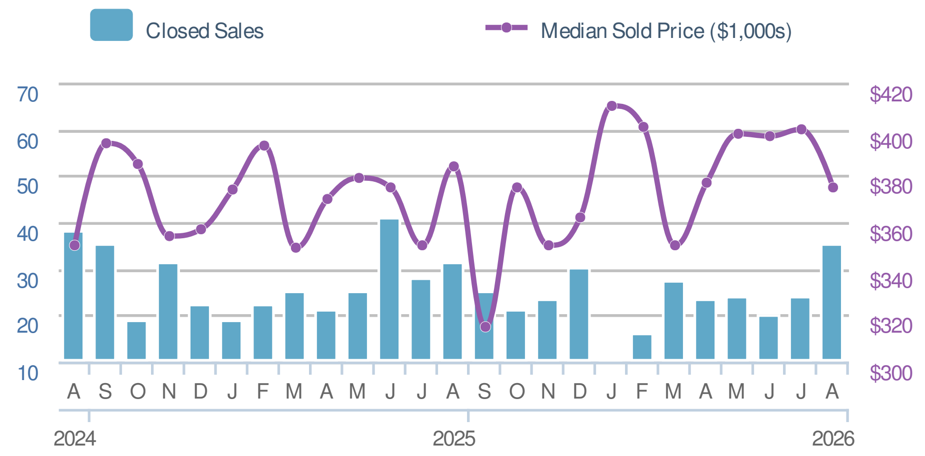
Median Sold Price $375,000

▼-6.3% from Jul 2026: **$400,000**

▼-2.6% from Aug 2025: **$384,900**

YTD	2026	2025	+/-
	$382,500	**$370,000**	3.4%

5-year Aug average: **$361,379**



Active Listings 35

35

Min 24 — 30 — Max 35

5-year Aug average

Jul 2026	Aug 2025
39	**25**

Avg DOM 17

17

Min 12 — 20 — Max 23

5-year Aug average

Jul 2026	Aug 2025	YTD
11	**23**	**17**

Avg Sold to OLP Ratio 99.1%

99.1%

Min 99.1% — 100.4% — Max 102.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.8%	**100.4%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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August 2026

Pottsgrove (Montgomery, PA) - Detached

New Listings 20

▼-9.1% from Jul 2026: **22**

▲17.6% from Aug 2025: **17**

YTD	2026	2025	+/-
	159	**180**	-11.7%

5-year Aug average: **24**

New Pendings 27

▲28.6% from Jul 2026: **21**

▲28.6% from Aug 2025: **21**

YTD	2026	2025	+/-
	140	**165**	-15.2%

5-year Aug average: **25**

Closed Sales 27

▲58.8% from Jul 2026: **17**

▲12.5% from Aug 2025: **24**

YTD	2026	2025	+/-
	132	**163**	-19.0%

5-year Aug average: **25**

Median Sold Price $390,000

▼-20.0% from Jul 2026: **$487,500**

▼-15.4% from Aug 2025: **$461,250**

YTD	2026	2025	+/-
	$430,000	**$415,000**	3.6%

5-year Aug average: **$401,049**

Summary

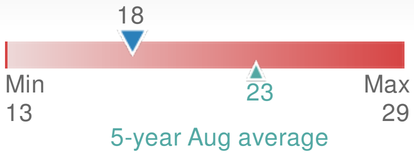
In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for August was $390,000, representing a decrease of 20% compared to last month and a decrease of 15.4% from Aug 2025. The average days on market for units sold in August was 18 days, 22% below the 5-year August average of 23 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 30; and a 17.6% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.88 in July and a decrease from 1.39 in August 2025. The Contract Ratio is 31% lower than the 5-year August average of 1.56. 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 28

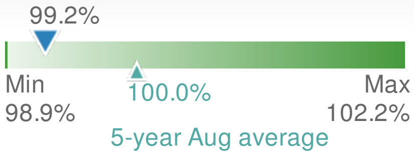
Jul 2026	Aug 2025
34	**18**

Avg DOM 18



Jul 2026	Aug 2025	YTD
11	**28**	**18**

Avg Sold to OLP Ratio 99.2%



Jul 2026	Aug 2025	YTD
101.6%	**100.0%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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Email: ldavis@tcsr.realtor

August 2026

Pottsgrove (Montgomery, PA) - Attached

New Listings 12

▲71.4% from Jul 2026: **7**

▲50.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	70	**63**	11.1%

5-year Aug average: **9**

New Pendings 10

▲42.9% from Jul 2026: **7**

▲42.9% from Aug 2025: **7**

YTD	2026	2025	+/-
	64	**59**	8.5%

5-year Aug average: **8**

Closed Sales 8

▲14.3% from Jul 2026: **7**

▲14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	53	**55**	-3.6%

5-year Aug average: **8**

Median Sold Price $287,500

▲4.5% from Jul 2026: **$275,000**

▼-5.7% from Aug 2025: **$305,000**

YTD	2026	2025	+/-
	$282,500	**$300,000**	-5.8%

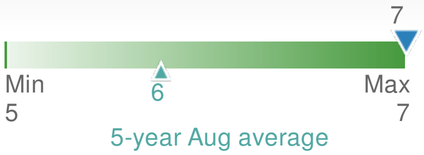
5-year Aug average: **$278,050**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for August was $287,500, representing an increase of 4.5% compared to last month and a decrease of 5.7% from Aug 2025. The average days on market for units sold in August was 13 days, 51% above the 5-year August average of 9 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 40% increase in supply to 7 active units.

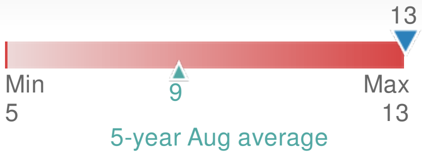
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.40 in July and an increase from 1.29 in August 2025. The Contract Ratio is 45% lower than the 5-year August average of 3.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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 7



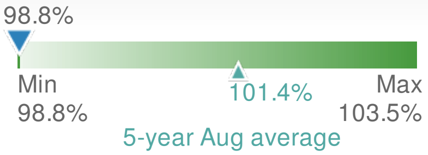
Jul 2026	Aug 2025
5	**7**

Avg DOM 13



Jul 2026	Aug 2025	YTD
12	**5**	**16**

Avg Sold to OLP Ratio 98.8%



Jul 2026	Aug 2025	YTD
98.9%	**101.6%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 11

57.1% from Jul 2026: **7**

37.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	67	**59**	13.6%

5-year Aug average: **9**

New Pendings 10

66.7% from Jul 2026: **6**

42.9% from Aug 2025: **7**

YTD	2026	2025	+/-
	62	**55**	12.7%

5-year Aug average: **8**

Closed Sales 7

0.0% from Jul 2026: **7**

16.7% from Aug 2025: **6**

YTD	2026	2025	+/-
	51	**50**	2.0%

5-year Aug average: **7**

Median Sold Price $310,000

12.7% from Jul 2026: **$275,000**

-7.6% from Aug 2025: **$335,450**

YTD	2026	2025	+/-
	$284,000	**$302,500**	-6.1%

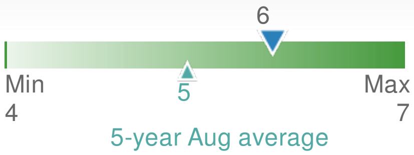
5-year Aug average: **$283,640**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $310,000, representing an increase of 12.7% compared to last month and a decrease of 7.6% from Aug 2025. The average days on market for units sold in August was 13 days, 44% above the 5-year August average of 9 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 20% increase in supply to 6 active units.

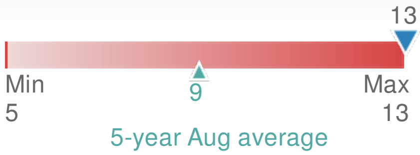
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 2.20 in July and an increase from 1.29 in August 2025. The Contract Ratio is 38% lower than the 5-year August average of 3.75. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 6



Jul 2026	Aug 2025
5	**7**

Avg DOM 13



Jul 2026	Aug 2025	YTD
12	**5**	**16**

Avg Sold to OLP Ratio 98.9%

Jul 2026	Aug 2025	YTD
98.9%	**102.2%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Pottstown (Montgomery, PA)

New Listings 35

▲ 40.0% from Jul 2026: **25**

▲ 29.6% from Aug 2025: **27**

YTD	2026	2025	+/-
	260	**236**	10.2%

5-year Aug average: **36**

New Pendings 31

▲ 6.9% from Jul 2026: **29**

▲ 47.6% from Aug 2025: **21**

YTD	2026	2025	+/-
	215	**184**	16.8%

5-year Aug average: **31**

Closed Sales 32

▲ 18.5% from Jul 2026: **27**

▲ 68.4% from Aug 2025: **19**

YTD	2026	2025	+/-
	188	**165**	13.9%

5-year Aug average: **29**

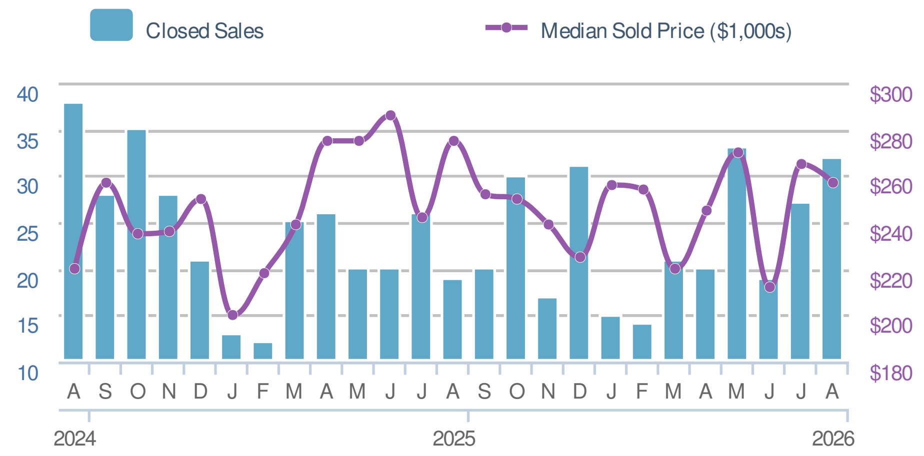
Median Sold Price $257,500

▼ -3.2% from Jul 2026: **$265,900**

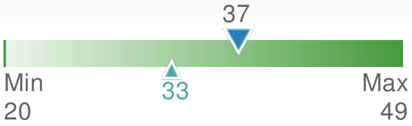
▼ -6.4% from Aug 2025: **$275,000**

YTD	2026	2025	+/-
	$255,000	**$252,000**	1.2%

5-year Aug average: **$243,380**



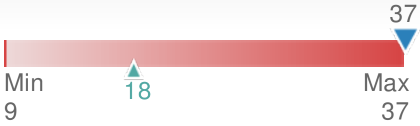
Active Listings 37



5-year Aug average

Jul 2026	Aug 2025
34	**49**

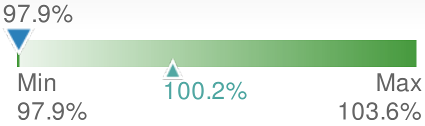
Avg DOM 37



5-year Aug average

Jul 2026	Aug 2025	YTD
11	**21**	**28**

Avg Sold to OLP Ratio 97.9%



5-year Aug average

Jul 2026	Aug 2025	YTD
101.3%	**99.1%**	**98.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Pottstown (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 17

▲41.7% from Jul 2026: **12**

▲30.8% from Aug 2025: **13**

YTD	2026	2025	+/-
	122	**125**	-2.4%

5-year Aug average: **17**

New Pendings 19

▲26.7% from Jul 2026: **15**

▲72.7% from Aug 2025: **11**

YTD	2026	2025	+/-
	104	**111**	-6.3%

5-year Aug average: **17**

Closed Sales 14

▼-26.3% from Jul 2026: **19**

▼-6.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	88	**100**	-12.0%

5-year Aug average: **15**

Median Sold Price $313,500

▲10.0% from Jul 2026: **$285,000**

▲14.0% from Aug 2025: **$275,000**

YTD	2026	2025	+/-
	$295,000	**$281,000**	5.0%

5-year Aug average: **$275,100**

Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for August was $313,500, representing an increase of 10% compared to last month and an increase of 14% from Aug 2025. The average days on market for units sold in August was 24 days, 62% above the 5-year August average of 15 days. There was a 26.7% month over month increase in new contract activity with 19 New Pendings; a 21.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 28; and a 7.7% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.77 in July and an increase from 0.80 in August 2025. The Contract Ratio is 5% higher than the 5-year August average of 1.91. 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.

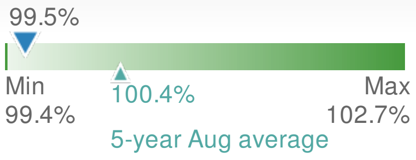
Active Listings 14

Jul 2026	Aug 2025
13	**20**

Avg DOM 24

Jul 2026	Aug 2025	YTD
9	**15**	**21**

Avg Sold to OLP Ratio 99.5%



Jul 2026	Aug 2025	YTD
102.9%	**99.4%**	**100.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 18

▲38.5% from Jul 2026: **13**

▲28.6% from Aug 2025: **14**

YTD	2026	2025	+/-
	138	**111**	24.3%

5-year Aug average: **19**

New Pendings 12

▼-14.3% from Jul 2026: **14**

▲20.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	111	**73**	52.1%

5-year Aug average: **14**

Closed Sales 18

▲125.0% from Jul 2026: **8**

▲350.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	100	**65**	53.8%

5-year Aug average: **14**

Median Sold Price $237,500

▲2.2% from Jul 2026: **$232,500**

▼-1.7% from Aug 2025: **$241,717**

YTD	2026	2025	+/-
	$230,000	**$220,000**	4.5%

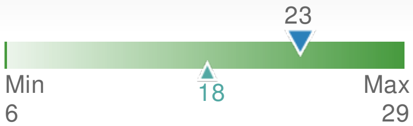
5-year Aug average: **$202,343**

Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for August was $237,500, representing an increase of 2.2% compared to last month and a decrease of 1.7% from Aug 2025. The average days on market for units sold in August was 47 days, 88% above the 5-year August average of 25 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 29.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 9.5% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.29 in July and an increase from 0.48 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.47. 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.

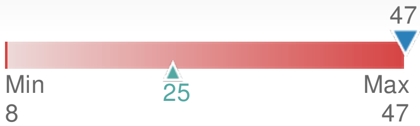
Active Listings 23



5-year Aug average

Jul 2026	Aug 2025
21	**29**

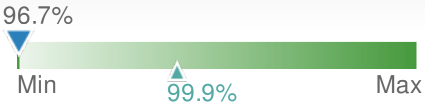
Avg DOM 47



5-year Aug average

Jul 2026	Aug 2025	YTD
17	**47**	**34**

Avg Sold to OLP Ratio 96.7%



5-year Aug average

Jul 2026	Aug 2025	YTD
97.7%	**98.3%**	**97.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

New Listings 18

50.0% from Jul 2026: **12**

63.6% from Aug 2025: **11**

YTD	2026	2025	+/-
	128	**103**	24.3%

5-year Aug average: **18**

New Pendings 8

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

-11.1% from Aug 2025: **9**

YTD	2026	2025	+/-
	101	**71**	42.3%

5-year Aug average: **13**

Closed Sales 16

100.0% from Jul 2026: **8**

300.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	93	**63**	47.6%

5-year Aug average: **13**

Median Sold Price $233,450

0.4% from Jul 2026: **$232,500**

-3.4% from Aug 2025: **$241,717**

YTD	2026	2025	+/-
	$230,000	**$225,000**	2.2%

5-year Aug average: **$202,533**

Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $233,450, representing an increase of 0.4% compared to last month and a decrease of 3.4% from Aug 2025. The average days on market for units sold in August was 50 days, 95% above the 5-year August average of 26 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 15; and a 27.8% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 1.33 in July and an increase from 0.50 in August 2025. The Contract Ratio is 53% lower than the 5-year August average of 1.39. 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 23

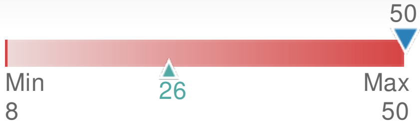
Min 6

Max 26

5-year Aug average

Jul 2026	Aug 2025
18	**26**

Avg DOM 50



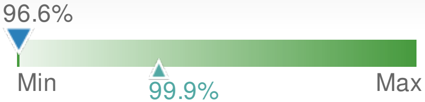
Min 8

Max 50

5-year Aug average

Jul 2026	Aug 2025	YTD
17	**47**	**35**

Avg Sold to OLP Ratio 96.6%



Min 96.6%

Max 105.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
97.7%	**98.3%**	**97.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Souderton Area (Montgomery, PA)

New Listings 30

-42.3% from Jul 2026: **52**

-36.2% from Aug 2025: **47**

YTD	2026	2025	+/-
	341	**381**	-10.5%

5-year Aug average: **41**

New Pendings 31

-24.4% from Jul 2026: **41**

-26.2% from Aug 2025: **42**

YTD	2026	2025	+/-
	281	**295**	-4.7%

5-year Aug average: **39**

Closed Sales 46

43.8% from Jul 2026: **32**

7.0% from Aug 2025: **43**

YTD	2026	2025	+/-
	265	**272**	-2.6%

5-year Aug average: **47**

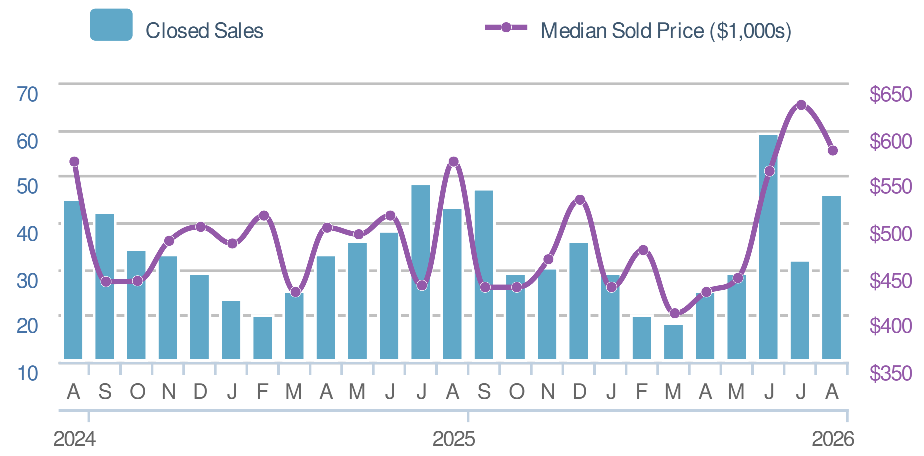
Median Sold Price $577,500

-7.7% from Jul 2026: **$626,000**

2.2% from Aug 2025: **$565,000**

YTD	2026	2025	+/-
	$520,000	**$478,750**	8.6%

5-year Aug average: **$509,500**



Active Listings 45

45
Min 34
46
Max 56
5-year Aug average

Jul 2026	Aug 2025
48	**45**

Avg DOM 14

14
Min 12
15
Max 21
5-year Aug average

Jul 2026	Aug 2025	YTD
16	**21**	**19**

Avg Sold to OLP Ratio 101.7%

101.7%
Min 100.9%
102.1%
Max 104.4%
5-year Aug average

Jul 2026	Aug 2025	YTD
101.3%	**100.9%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Souderton Area (Montgomery, PA) - Detached

New Listings 18

▼ -50.0% from Jul 2026: **36**

▼ -40.0% from Aug 2025: **30**

YTD	2026	2025	+/-
	211	**248**	-14.9%

5-year Aug average: **27**

New Pendings 20

▼ -28.6% from Jul 2026: **28**

▼ -25.9% from Aug 2025: **27**

YTD	2026	2025	+/-
	186	**189**	-1.6%

5-year Aug average: **25**

Closed Sales 32

▲ 45.5% from Jul 2026: **22**

▲ 3.2% from Aug 2025: **31**

YTD	2026	2025	+/-
	175	**173**	1.2%

5-year Aug average: **32**

Median Sold Price $721,500

▲ 8.8% from Jul 2026: **$663,250**

▲ 13.6% from Aug 2025: **$635,000**

YTD	2026	2025	+/-
	$606,000	**$550,000**	10.2%

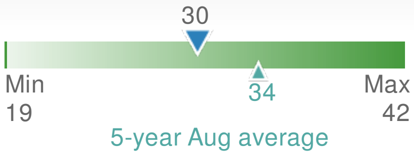
5-year Aug average: **$578,800**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for August was $721,500, representing an increase of 8.8% compared to last month and an increase of 13.6% from Aug 2025. The average days on market for units sold in August was 11 days, 32% below the 5-year August average of 16 days. There was a 28.6% month over month decrease in new contract activity with 20 New Pendings; a 31.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and a 16.7% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.25 in July and a decrease from 1.05 in August 2025. The Contract Ratio is 17% lower than the 5-year August 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 30

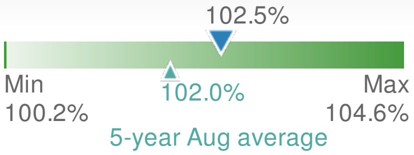


Jul 2026	Aug 2025
36	**37**

Avg DOM 11

Jul 2026	Aug 2025	YTD
20	**24**	**19**

Avg Sold to OLP Ratio 102.5%



Jul 2026	Aug 2025	YTD
101.5%	**100.2%**	**101.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Souderton Area (Montgomery, PA) - Attached

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Email: ldavis@tcsr.realtor

New Listings 12

▼-25.0% from Jul 2026: **16**

▼-29.4% from Aug 2025: **17**

YTD	2026	2025	+/-
	130	**133**	-2.3%

5-year Aug average: **14**

New Pendings 11

▼-15.4% from Jul 2026: **13**

▼-26.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	95	**106**	-10.4%

5-year Aug average: **14**

Closed Sales 14

▲40.0% from Jul 2026: **10**

▲16.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	90	**99**	-9.1%

5-year Aug average: **15**

Median Sold Price $460,000

▲7.4% from Jul 2026: **$428,500**

▲11.5% from Aug 2025: **$412,500**

YTD	2026	2025	+/-
	$404,500	**$415,000**	-2.5%

5-year Aug average: **$415,240**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for August was $460,000, representing an increase of 7.4% compared to last month and an increase of 11.5% from Aug 2025. The average days on market for units sold in August was 22 days, 39% above the 5-year August average of 16 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 25% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.92 in July and a decrease from 2.63 in August 2025. The Contract Ratio is 43% lower than the 5-year August average of 2.23. 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.

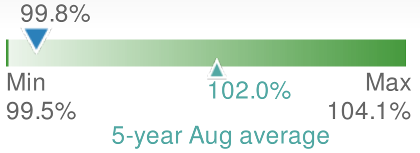
Active Listings 15

Jul 2026	Aug 2025
12	**8**

Avg DOM 22

Jul 2026	Aug 2025	YTD
8	**14**	**18**

Avg Sold to OLP Ratio 99.8%



Jul 2026	Aug 2025	YTD
100.9%	**103.0%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

New Listings 12

▼-25.0% from Jul 2026: **16**

▼-25.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	128	**128**	0.0%

5-year Aug average: **13**

New Pendings 11

▼-15.4% from Jul 2026: **13**

▼-26.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	93	**105**	-11.4%

5-year Aug average: **14**

Closed Sales 14

▲40.0% from Jul 2026: **10**

▲16.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	87	**97**	-10.3%

5-year Aug average: **15**

Median Sold Price $460,000

▲7.4% from Jul 2026: **$428,500**

▲11.5% from Aug 2025: **$412,500**

YTD	2026	2025	+/-
	$410,000	**$415,000**	-1.2%

5-year Aug average: **$415,240**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $460,000, representing an increase of 7.4% compared to last month and an increase of 11.5% from Aug 2025. The average days on market for units sold in August was 22 days, 39% above the 5-year August average of 16 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 25% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.92 in July and a decrease from 2.63 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 2.27. 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.

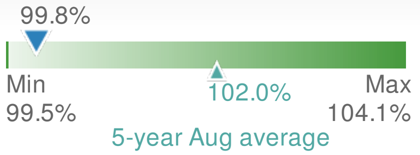
Active Listings 15

Jul 2026	Aug 2025
12	**8**

Avg DOM 22

Jul 2026	Aug 2025	YTD
8	**14**	**18**

Avg Sold to OLP Ratio 99.8%



Jul 2026	Aug 2025	YTD
100.9%	**103.0%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by

Lauren Davis

Tri-County Suburban REALTORS

August 2026

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 0

↔ 0.0% from Jul 2026: **0**

↔ 0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Aug average: **9**

New Pendings 0

↔ 0.0% from Jul 2026: **0**

↔ 0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Aug average: **14**

Closed Sales 0

↔ 0.0% from Jul 2026: **0**

↔ 0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Aug average: **26**

Median Sold Price $0

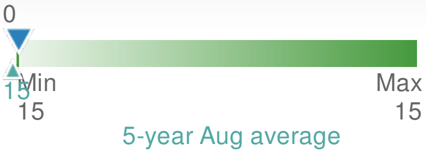
↔ 0.0% from Jul 2026: **$0**

↔ 0.0% from Aug 2025: **$0**

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

5-year Aug average: **$441,500**

Active Listings 0

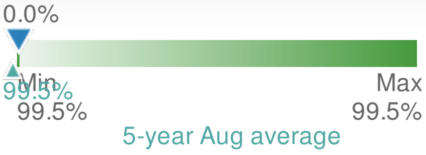


Jul 2026	Aug 2025
0	**0**

Avg DOM 0

Jul 2026	Aug 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%



Jul 2026	Aug 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **2**

New Pendings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **2**

Closed Sales 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **4**

Median Sold Price $0

0.0% from Jul 2026: **$0**

0.0% from Aug 2025: **$0**

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

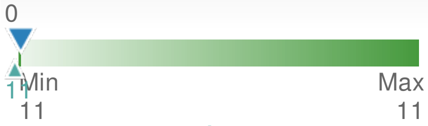
5-year Aug average: **$437,499**

Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for August was $0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August 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 July) 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 July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 1.55. 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.

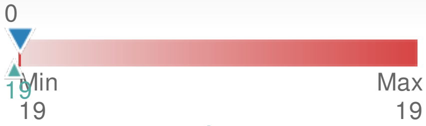
Active Listings 0



5-year Aug average

Jul 2026	Aug 2025
0	**0**

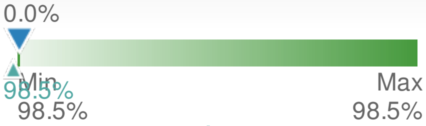
Avg DOM 0



5-year Aug average

Jul 2026	Aug 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%



5-year Aug average

Jul 2026	Aug 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **0**

New Pendings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **1**

Closed Sales 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **1**

Median Sold Price $0

0.0% from Jul 2026: **$0**

0.0% from Aug 2025: **$0**

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

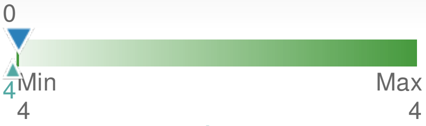
5-year Aug average: **$441,500**

Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for August was $0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 11 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 July) 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 July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 1.00. 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.

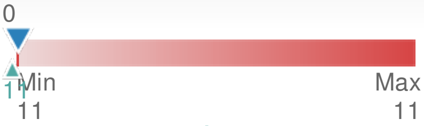
Active Listings 0



5-year Aug average

Jul 2026	Aug 2025
0	**0**

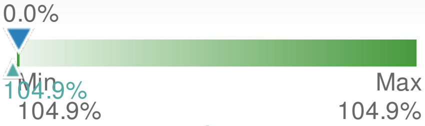
Avg DOM 0



5-year Aug average

Jul 2026	Aug 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%



5-year Aug average

Jul 2026	Aug 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Springfield (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **0**

New Pendings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **1**

Closed Sales 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **1**

Median Sold Price $0

0.0% from Jul 2026: **$0**

0.0% from Aug 2025: **$0**

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

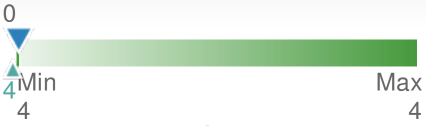
5-year Aug average: **$441,500**

Summary

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 11 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 July) 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 July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 1.00. 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.

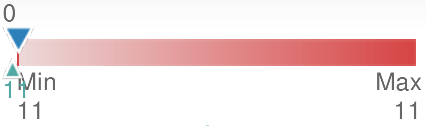
Active Listings 0



5-year Aug average

Jul 2026	Aug 2025
0	**0**

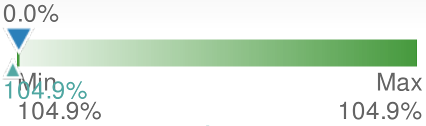
Avg DOM 0



5-year Aug average

Jul 2026	Aug 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%



5-year Aug average

Jul 2026	Aug 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

Local Market **Insight**

Presented by
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Tri-County Suburban REALTORS

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August 2026

Spring-Ford Area (Montgomery, PA)

New Listings 41

-49.4%	-18.0%
from Jul 2026: **81**	from Aug 2025: **50**

YTD	2026	2025	+/-
	460	**427**	7.7%

5-year Aug average: **49**

New Pendings 60

-1.6%	9.1%
from Jul 2026: **61**	from Aug 2025: **55**

YTD	2026	2025	+/-
	395	**376**	5.1%

5-year Aug average: **52**

Closed Sales 62

6.9%	10.7%
from Jul 2026: **58**	from Aug 2025: **56**

YTD	2026	2025	+/-
	364	**358**	1.7%

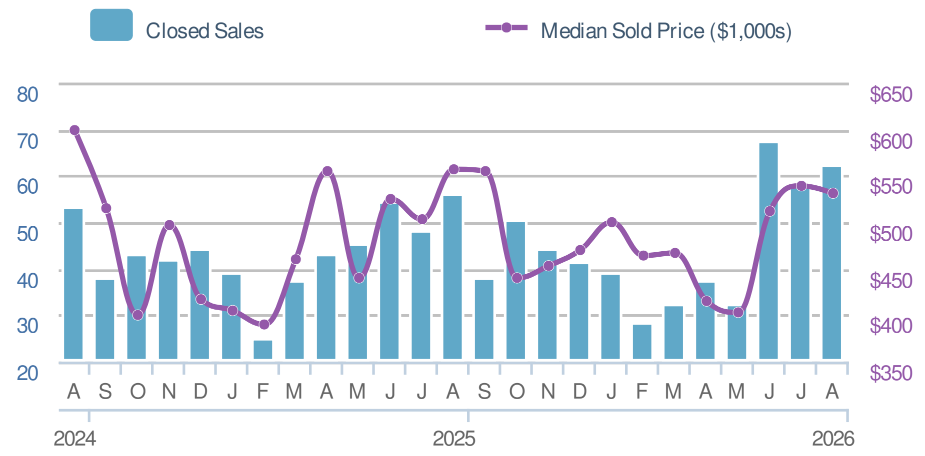
5-year Aug average: **63**

Median Sold Price $531,650

-1.5%	-4.6%
from Jul 2026: **$539,950**	from Aug 2025: **$557,499**

YTD	2026	2025	+/-
	$497,750	**$500,000**	-0.5%

5-year Aug average: **$520,930**



Active Listings 68

68

Min	54	Max
42		68

5-year Aug average

Jul 2026	Aug 2025
87	**54**

Avg DOM 19

19

Min	19	Max
13		27

5-year Aug average

Jul 2026	Aug 2025	YTD
14	**24**	**23**

Avg Sold to OLP Ratio 99.1%

99.1%

Min	100.6%	Max
99.1%		102.1%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.8%	**99.6%**	**99.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Spring-Ford Area (Montgomery, PA) - Detached

New Listings 23

▼-42.5% from Jul 2026: **40**

▲4.5% from Aug 2025: **22**

YTD	2026	2025	+/-
	230	**218**	5.5%

5-year Aug average: **24**

New Pendings 25

▼-28.6% from Jul 2026: **35**

▼-26.5% from Aug 2025: **34**

YTD	2026	2025	+/-
	198	**198**	0.0%

5-year Aug average: **25**

Closed Sales 27

▼-22.9% from Jul 2026: **35**

▼-18.2% from Aug 2025: **33**

YTD	2026	2025	+/-
	183	**185**	-1.1%

5-year Aug average: **31**

Median Sold Price $640,000

▲2.2% from Jul 2026: **$626,000**

▼-12.3% from Aug 2025: **$730,000**

YTD	2026	2025	+/-
	$615,000	**$675,000**	-8.9%

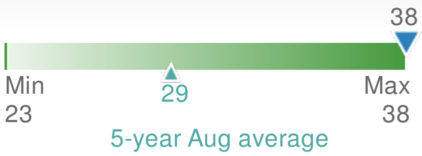
5-year Aug average: **$667,500**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for August was $640,000, representing an increase of 2.2% compared to last month and a decrease of 12.3% from Aug 2025. The average days on market for units sold in August was 16 days, 13% below the 5-year August average of 18 days. There was a 28.6% month over month decrease in new contract activity with 25 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 41; and a 9.5% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 1.07 in July and a decrease from 1.65 in August 2025. The Contract Ratio is 14% lower than the 5-year August average of 1.26. 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 38

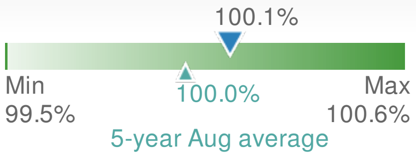


Jul 2026	Aug 2025
42	**23**

Avg DOM 16

Jul 2026	Aug 2025	YTD
13	**30**	**24**

Avg Sold to OLP Ratio 100.1%



Jul 2026	Aug 2025	YTD
100.6%	**99.5%**	**99.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Spring-Ford Area (Montgomery, PA) - Attached

New Listings 18

▼-56.1% from Jul 2026: **41**

▼-35.7% from Aug 2025: **28**

YTD	2026	2025	+/-
	230	**209**	10.0%

5-year Aug average: **25**

New Pendings 35

▲34.6% from Jul 2026: **26**

▲66.7% from Aug 2025: **21**

YTD	2026	2025	+/-
	197	**178**	10.7%

5-year Aug average: **27**

Closed Sales 35

▲52.2% from Jul 2026: **23**

▲52.2% from Aug 2025: **23**

YTD	2026	2025	+/-
	181	**173**	4.6%

5-year Aug average: **32**

Median Sold Price $485,000

▲19.8% from Jul 2026: **$405,000**

▲18.3% from Aug 2025: **$410,000**

YTD	2026	2025	+/-
	$409,000	**$380,000**	7.6%

5-year Aug average: **$429,000**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for August was $485,000, representing an increase of 19.8% compared to last month and an increase of 18.3% from Aug 2025. The average days on market for units sold in August was 21 days, 7% above the 5-year August average of 20 days. There was a 34.6% month over month increase in new contract activity with 35 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 41; and a 33.3% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 0.91 in July and an increase from 0.87 in August 2025. The Contract Ratio is 16% lower than the 5-year August 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.

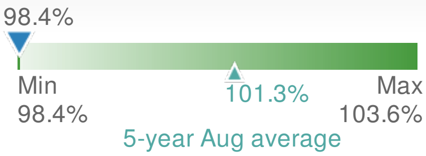
Active Listings 30

Jul 2026	Aug 2025
45	**31**

Avg DOM 21

Jul 2026	Aug 2025	YTD
15	**15**	**22**

Avg Sold to OLP Ratio 98.4%



Jul 2026	Aug 2025	YTD
101.1%	**99.7%**	**99.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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Lauren Davis
TriCounty Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

New Listings 16

-52.9% from Jul 2026: **34**

-38.5% from Aug 2025: **26**

YTD	2026	2025	+/-
	189	**169**	11.8%

5-year Aug average: **21**

New Pendings 29

38.1% from Jul 2026: **21**

81.3% from Aug 2025: **16**

YTD	2026	2025	+/-
	160	**144**	11.1%

5-year Aug average: **22**

Closed Sales 31

63.2% from Jul 2026: **19**

55.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	149	**138**	8.0%

5-year Aug average: **27**

Median Sold Price $488,000

12.2% from Jul 2026: **$435,000**

19.5% from Aug 2025: **$408,250**

YTD	2026	2025	+/-
	$435,000	**$408,250**	6.6%

5-year Aug average: **$454,676**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $488,000, representing an increase of 12.2% compared to last month and an increase of 19.5% from Aug 2025. The average days on market for units sold in August was 22 days, 3% below the 5-year August average of 23 days. There was a 38.1% month over month increase in new contract activity with 29 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 34; and a 29.7% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 0.97 in July and an increase from 0.81 in August 2025. The Contract Ratio is 20% lower than the 5-year August average of 1.63. 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 26

Jul 2026	Aug 2025
37	**27**

Avg DOM 22

Jul 2026	Aug 2025	YTD
17	**15**	**23**

Avg Sold to OLP Ratio 98.8%

Jul 2026	Aug 2025	YTD
101.0%	**99.6%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Upper Dublin (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

August 2026
Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 28

▼-24.3% from Jul 2026: **37**

▲21.7% from Aug 2025: **23**

YTD	2026	2025	+/-
	240	**203**	18.2%

5-year Aug average: **27**

New Pendings 32

▲6.7% from Jul 2026: **30**

▲68.4% from Aug 2025: **19**

YTD	2026	2025	+/-
	208	**178**	16.9%

5-year Aug average: **26**

Closed Sales 33

▲50.0% from Jul 2026: **22**

▲73.7% from Aug 2025: **19**

YTD	2026	2025	+/-
	181	**165**	9.7%

5-year Aug average: **28**

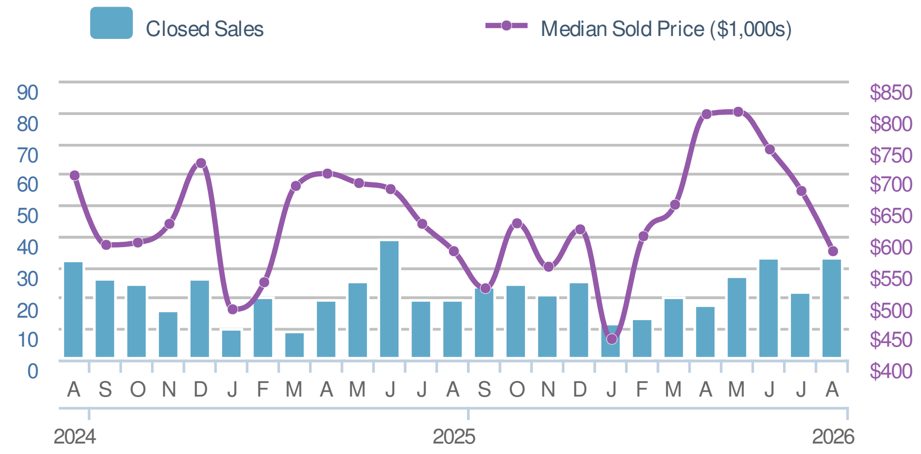
Median Sold Price $575,000

▼-14.5% from Jul 2026: **$672,500**

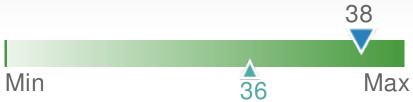
↔0.0% from Aug 2025: **$575,000**

YTD	2026	2025	+/-
	$695,000	**$652,500**	6.5%

5-year Aug average: **$597,500**



Active Listings 38



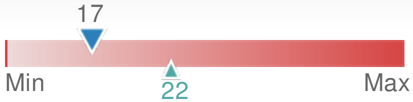
Min 30

Max 39

5-year Aug average

Jul 2026	Aug 2025
40	**34**

Avg DOM 17



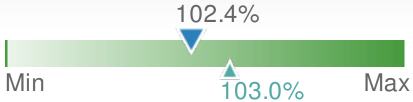
Min 12

Max 35

5-year Aug average

Jul 2026	Aug 2025	YTD
7	**12**	**23**

Avg Sold to OLP Ratio 102.4%



Min 99.9%

Max 105.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
105.4%	**99.9%**	**101.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 21

▼-4.5% from Jul 2026: **22**

▲23.5% from Aug 2025: **17**

YTD	2026	2025	+/-
	156	**145**	7.6%

5-year Aug average: **20**

New Pendings 22

▼-12.0% from Jul 2026: **25**

▲120.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	144	**129**	11.6%

5-year Aug average: **17**

Closed Sales 25

▲56.3% from Jul 2026: **16**

▲92.3% from Aug 2025: **13**

YTD	2026	2025	+/-
	129	**119**	8.4%

5-year Aug average: **20**

Median Sold Price $640,000

▼-11.3% from Jul 2026: **$721,500**

▼-8.6% from Aug 2025: **$700,000**

YTD	2026	2025	+/-
	$770,000	**$720,000**	6.9%

5-year Aug average: **$665,200**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for August was $640,000, representing a decrease of 11.3% compared to last month and a decrease of 8.6% from Aug 2025. The average days on market for units sold in August was 13 days, 18% below the 5-year August average of 16 days. There was a 12% month over month decrease in new contract activity with 22 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 5.3% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.58 in July and an increase from 0.77 in August 2025. The Contract Ratio is 8% higher than the 5-year August 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 20

20

Min 20 | 23 5-year Aug average | Max 26

Jul 2026	Aug 2025
19	**26**

Avg DOM 13

13

Min 8 | 16 5-year Aug average | Max 31

Jul 2026	Aug 2025	YTD
8	**8**	**20**

Avg Sold to OLP Ratio 101.9%

101.9%

Min 101.2% | 102.7% 5-year Aug average | Max 103.9%

Jul 2026	Aug 2025	YTD
106.5%	**101.2%**	**102.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 7

▼-53.3% from Jul 2026: **15**

▲16.7% from Aug 2025: **6**

YTD	2026	2025	+/-
	84	**58**	44.8%

5-year Aug average: **7**

New Pendings 10

▲100.0% from Jul 2026: **5**

▲11.1% from Aug 2025: **9**

YTD	2026	2025	+/-
	64	**49**	30.6%

5-year Aug average: **9**

Closed Sales 8

▲33.3% from Jul 2026: **6**

▲33.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	52	**46**	13.0%

5-year Aug average: **8**

Median Sold Price $465,000

▼-19.1% from Jul 2026: **$575,000**

▼-8.4% from Aug 2025: **$507,500**

YTD	2026	2025	+/-
	$450,000	**$436,500**	3.1%

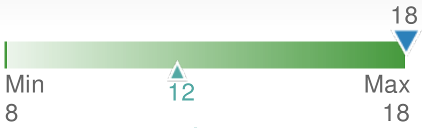
5-year Aug average: **$491,300**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for August was $465,000, representing a decrease of 19.1% compared to last month and a decrease of 8.4% from Aug 2025. The average days on market for units sold in August was 30 days, 17% below the 5-year August average of 36 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and a 14.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.81 in July and a decrease from 1.38 in August 2025. The Contract Ratio is 35% lower than the 5-year August average of 1.63. 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.

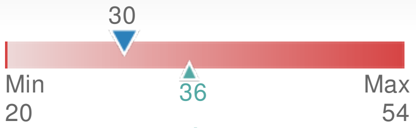
Active Listings 18



5-year Aug average

Jul 2026	Aug 2025
21	**8**

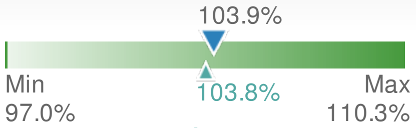
Avg DOM 30



5-year Aug average

Jul 2026	Aug 2025	YTD
5	**20**	**29**

Avg Sold to OLP Ratio 103.9%



5-year Aug average

Jul 2026	Aug 2025	YTD
102.5%	**97.0%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 5

▼ -66.7% from Jul 2026: **15**

▲ 150.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	73	**42**	73.8%

5-year Aug average: **5**

New Pendings 8

▲ 60.0% from Jul 2026: **5**

▲ 33.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	55	**34**	61.8%

5-year Aug average: **6**

Closed Sales 8

▲ 166.7% from Jul 2026: **3**

▲ 60.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	43	**33**	30.3%

5-year Aug average: **8**

Median Sold Price $465,000

▼ -15.5% from Jul 2026: **$550,000**

▼ -9.7% from Aug 2025: **$515,000**

YTD	2026	2025	+/-
	$455,000	**$445,000**	2.2%

5-year Aug average: **$502,200**

Summary

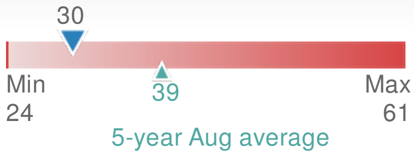
In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $465,000, representing a decrease of 15.5% compared to last month and a decrease of 9.7% from Aug 2025. The average days on market for units sold in August was 30 days, 23% below the 5-year August average of 39 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 17; and a 10.5% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.89 in July and a decrease from 1.60 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 1.47. 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

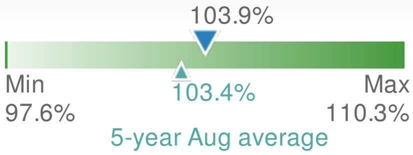
Jul 2026	Aug 2025
19	**5**

Avg DOM 30



Jul 2026	Aug 2025	YTD
3	**24**	**34**

Avg Sold to OLP Ratio 103.9%



Jul 2026	Aug 2025	YTD
102.1%	**97.6%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Upper Merion Area (Montgomery, PA)

New Listings 43

▼-25.9% from Jul 2026: **58**

▼-4.4% from Aug 2025: **45**

YTD	2026	2025	+/-
	400	**374**	7.0%

5-year Aug average: **40**

New Pendings 46

▲21.1% from Jul 2026: **38**

▲31.4% from Aug 2025: **35**

YTD	2026	2025	+/-
	317	**283**	12.0%

5-year Aug average: **38**

Closed Sales 36

▼-25.0% from Jul 2026: **48**

▲2.9% from Aug 2025: **35**

YTD	2026	2025	+/-
	298	**290**	2.8%

5-year Aug average: **37**

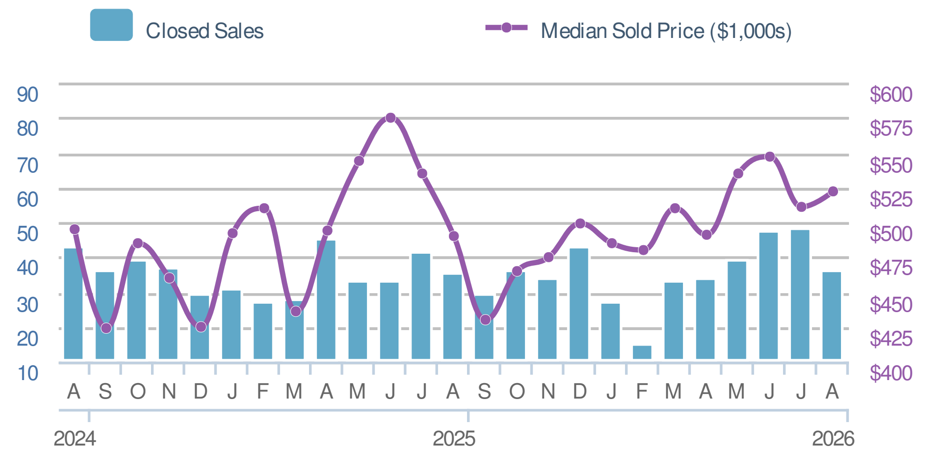
Median Sold Price $522,500

▲2.2% from Jul 2026: **$511,250**

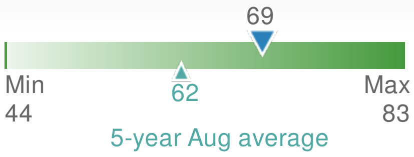
▲6.6% from Aug 2025: **$490,000**

YTD	2026	2025	+/-
	$515,000	**$497,812**	3.5%

5-year Aug average: **$485,650**

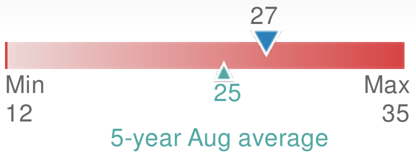


Active Listings 69



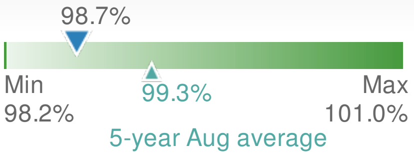
Jul 2026	Aug 2025
75	**83**

Avg DOM 27



Jul 2026	Aug 2025	YTD
37	**21**	**33**

Avg Sold to OLP Ratio 98.7%



Jul 2026	Aug 2025	YTD
98.1%	**98.3%**	**98.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Upper Merion Area (Montgomery, PA) - Detached

New Listings 24

▼ -7.7% from Jul 2026: **26**

▲ 60.0% from Aug 2025: **15**

YTD	2026	2025	+/-
	179	**156**	14.7%

5-year Aug average: **19**

New Pendings 26

▲ 13.0% from Jul 2026: **23**

▲ 85.7% from Aug 2025: **14**

YTD	2026	2025	+/-
	149	**127**	17.3%

5-year Aug average: **20**

Closed Sales 21

▼ -16.0% from Jul 2026: **25**

▲ 5.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	129	**126**	2.4%

5-year Aug average: **20**

Median Sold Price $600,000

▲ 5.3% from Jul 2026: **$570,000**

▲ 11.8% from Aug 2025: **$536,600**

YTD	2026	2025	+/-
	$620,000	**$549,000**	12.9%

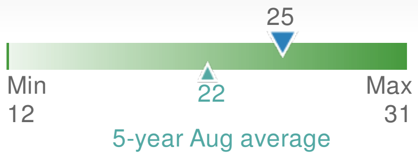
5-year Aug average: **$550,210**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for August was $600,000, representing an increase of 5.3% compared to last month and an increase of 11.8% from Aug 2025. The average days on market for units sold in August was 18 days, 23% above the 5-year August average of 15 days. There was a 13% month over month increase in new contract activity with 26 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 28; and a 7.4% decrease in supply to 25 active units.

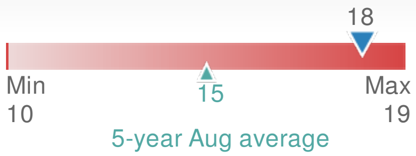
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.96 in July and an increase from 0.58 in August 2025. The Contract Ratio is 11% lower than the 5-year August average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 25



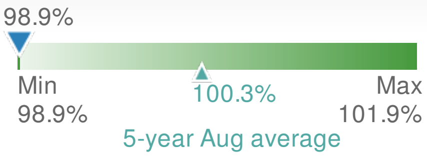
Jul 2026	Aug 2025
27	**31**

Avg DOM 18



Jul 2026	Aug 2025	YTD
20	**13**	**30**

Avg Sold to OLP Ratio 98.9%



Jul 2026	Aug 2025	YTD
100.5%	**99.9%**	**99.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 19

▼ -40.6%	▼ -36.7%
from Jul 2026: **32**	from Aug 2025: **30**

YTD	2026	2025	+/-
	219	**218**	0.5%

5-year Aug average: **21**

New Pendings 20

▲ 33.3%	▼ -4.8%
from Jul 2026: **15**	from Aug 2025: **21**

YTD	2026	2025	+/-
	166	**156**	6.4%

5-year Aug average: **18**

Closed Sales 15

▼ -34.8%	↔ 0.0%
from Jul 2026: **23**	from Aug 2025: **15**

YTD	2026	2025	+/-
	167	**164**	1.8%

5-year Aug average: **17**

Median Sold Price $455,000

▲ 5.8%	▲ 12.3%
from Jul 2026: **$430,000**	from Aug 2025: **$405,000**

YTD	2026	2025	+/-
	$459,000	**$467,750**	-1.9%

5-year Aug average: **$415,000**

Summary

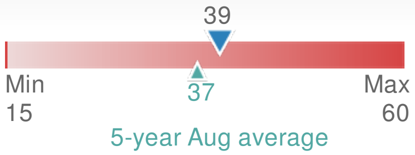
In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for August was $455,000, representing an increase of 5.8% compared to last month and an increase of 12.3% from Aug 2025. The average days on market for units sold in August was 39 days, 5% above the 5-year August average of 37 days. There was a 33.3% month over month increase in new contract activity with 20 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 23; and an 8.3% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.40 in July and an increase from 0.48 in August 2025. The Contract Ratio is 25% lower than the 5-year August 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 44

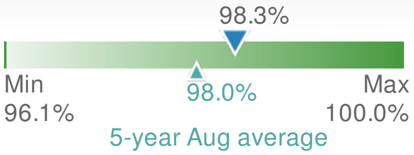
Jul 2026	Aug 2025
48	**52**

Avg DOM 39



Jul 2026	Aug 2025	YTD
55	**33**	**35**

Avg Sold to OLP Ratio 98.3%



Jul 2026	Aug 2025	YTD
95.4%	**96.2%**	**96.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

New Listings 16

▼ -46.7% from Jul 2026: **30**

▼ -40.7% from Aug 2025: **27**

YTD	2026	2025	+/-
	181	182	-0.5%

5-year Aug average: **17**

New Pendings 16

▲ 33.3% from Jul 2026: **12**

▼ -11.1% from Aug 2025: **18**

YTD	2026	2025	+/-
	132	126	4.8%

5-year Aug average: **14**

Closed Sales 13

▼ -18.8% from Jul 2026: **16**

▲ 18.2% from Aug 2025: **11**

YTD	2026	2025	+/-
	135	121	11.6%

5-year Aug average: **13**

Median Sold Price $490,000

▲ 6.5% from Jul 2026: **$459,950**

▲ 21.0% from Aug 2025: **$405,000**

YTD	2026	2025	+/-
	$470,000	$441,000	6.6%

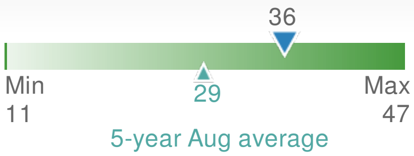
5-year Aug average: **$421,200**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $490,000, representing an increase of 6.5% compared to last month and an increase of 21% from Aug 2025. The average days on market for units sold in August was 26 days, 33% above the 5-year August average of 20 days. There was a 33.3% month over month increase in new contract activity with 16 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and a 10% decrease in supply to 36 active units.

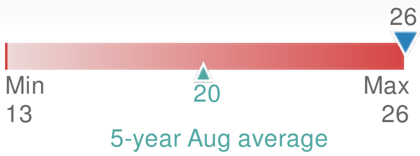
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.43 in July and an increase from 0.45 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 36



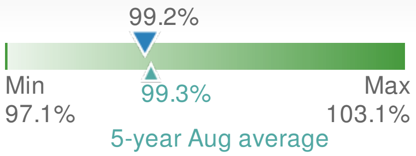
Jul 2026	Aug 2025
40	47

Avg DOM 26



Jul 2026	Aug 2025	YTD
46	20	33

Avg Sold to OLP Ratio 99.2%



Jul 2026	Aug 2025	YTD
96.8%	97.3%	97.0%

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2026

Upper Moreland (Montgomery, PA)

New Listings 12

-42.9% from Jul 2026: **21**

-36.8% from Aug 2025: **19**

YTD	2026	2025	+/-
	146	**159**	-8.2%

5-year Aug average: **16**

New Pendings 18

-5.3% from Jul 2026: **19**

-14.3% from Aug 2025: **21**

YTD	2026	2025	+/-
	138	**134**	3.0%

5-year Aug average: **18**

Closed Sales 22

37.5% from Jul 2026: **16**

-4.3% from Aug 2025: **23**

YTD	2026	2025	+/-
	134	**125**	7.2%

5-year Aug average: **22**

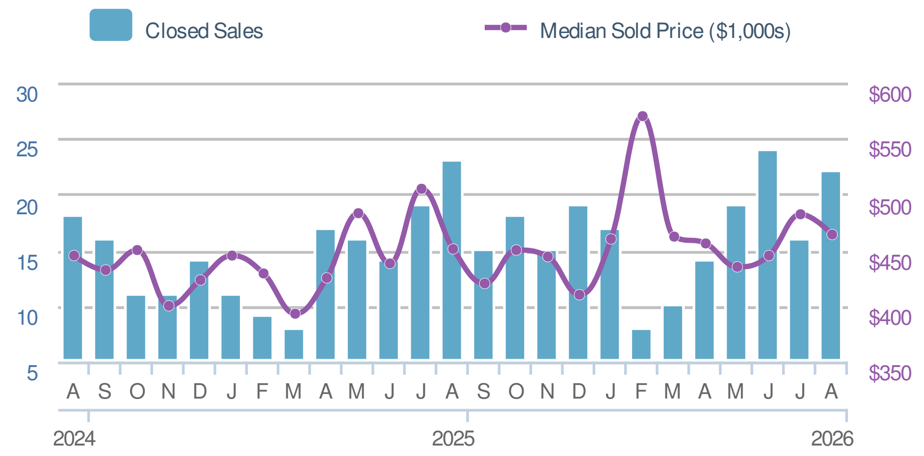
Median Sold Price $464,636

-3.7% from Jul 2026: **$482,500**

3.0% from Aug 2025: **$451,000**

YTD	2026	2025	+/-
	$460,575	**$451,000**	2.1%

5-year Aug average: **$434,377**



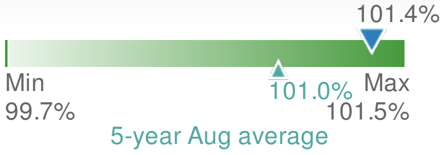
Active Listings 12

Jul 2026	Aug 2025
18	**21**

Avg DOM 12

Jul 2026	Aug 2025	YTD
21	**16**	**18**

Avg Sold to OLP Ratio 101.4%



Jul 2026	Aug 2025	YTD
100.1%	**99.7%**	**101.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 10

▼ -41.2% from Jul 2026: **17**

▼ -44.4% from Aug 2025: **18**

YTD	2026	2025	+/-
	129	**147**	-12.2%

5-year Aug average: **15**

New Pendings 15

▼ -6.3% from Jul 2026: **16**

▼ -21.1% from Aug 2025: **19**

YTD	2026	2025	+/-
	124	**120**	3.3%

5-year Aug average: **16**

Closed Sales 20

▲ 33.3% from Jul 2026: **15**

▼ -9.1% from Aug 2025: **22**

YTD	2026	2025	+/-
	124	**113**	9.7%

5-year Aug average: **21**

Median Sold Price $469,061

▼ -4.3% from Jul 2026: **$490,000**

▲ 7.1% from Aug 2025: **$438,000**

YTD	2026	2025	+/-
	$465,000	**$461,200**	0.8%

5-year Aug average: **$434,662**

Summary

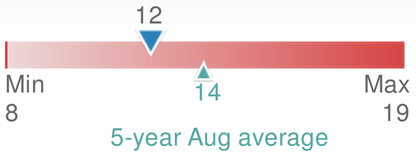
In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for August was $469,061, representing a decrease of 4.3% compared to last month and an increase of 7.1% from Aug 2025. The average days on market for units sold in August was 12 days, 12% below the 5-year August average of 14 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 43.8% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.11 pendings per active listing, up from 1.44 in July and an increase from 0.95 in August 2025. The Contract Ratio is 19% higher than the 5-year August average of 1.77. 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 9

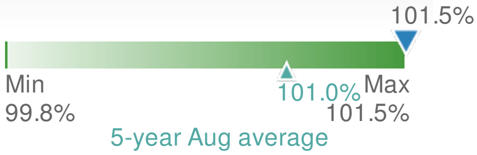
Jul 2026	Aug 2025
16	**21**

Avg DOM 12



Jul 2026	Aug 2025	YTD
11	**16**	**17**

Avg Sold to OLP Ratio 101.5%



Jul 2026	Aug 2025	YTD
100.4%	**99.8%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 2

▼ -50.0% from Jul 2026: **4**

▲ 100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	17	**12**	41.7%

5-year Aug average: **1**

New Pendings 3

↔ 0.0% from Jul 2026: **3**

▲ 50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	14	**14**	0.0%

5-year Aug average: **2**

Closed Sales 2

▲ 100.0% from Jul 2026: **1**

▲ 100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	10	**12**	-16.7%

5-year Aug average: **1**

Median Sold Price $285,000

▲ 11.8% from Jul 2026: **$255,000**

▼ -48.2% from Aug 2025: **$549,900**

YTD	2026	2025	+/-
	$270,000	**$287,500**	-6.1%

5-year Aug average: **$221,980**

Summary

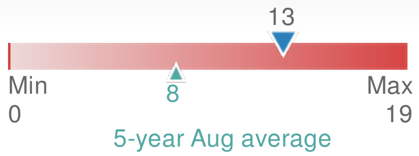
In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for August was $285,000, representing an increase of 11.8% compared to last month and a decrease of 48.2% from Aug 2025. The average days on market for units sold in August was 13 days, 59% above the 5-year August average of 8 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 4; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 2.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 100% higher than the 5-year August average of 0.67. 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 3

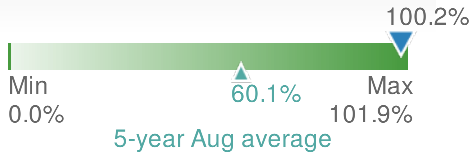
Jul 2026	Aug 2025
2	**0**

Avg DOM 13



Jul 2026	Aug 2025	YTD
178	**19**	**28**

Avg Sold to OLP Ratio 100.2%



Jul 2026	Aug 2025	YTD
96.2%	**98.2%**	**98.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

New Listings 0

-100.0%	0.0%
from Jul 2026: **2**	from Aug 2025: **0**

YTD	2026	2025	+/-
	7	5	40.0%

5-year Aug average: **1**

New Pendings 1

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

YTD	2026	2025	+/-
	6	6	0.0%

5-year Aug average: **1**

Closed Sales 0

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

YTD	2026	2025	+/-
	5	5	0.0%

5-year Aug average: **0**

Median Sold Price $0

-100.0%	-100.0%
from Jul 2026: **$255,000**	from Aug 2025: **$549,900**

YTD	2026	2025	+/-
	$255,000	$336,900	-24.3%

5-year Aug average: **$109,980**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 4 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from July) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 150% higher than the 5-year August average of 0.40. 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.

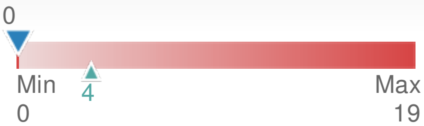
Active Listings 1

Min 0 — Max 1

5-year Aug average

Jul 2026	Aug 2025
2	0

Avg DOM 0



Min 0 — Max 19

5-year Aug average

Jul 2026	Aug 2025	YTD
178	19	45

Avg Sold to OLP Ratio 0.0%

Min 0.0% — Max 98.2%

5-year Aug average

Jul 2026	Aug 2025	YTD
96.2%	98.2%	98.1%

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Upper Perkiomen (Montgomery, PA)

New Listings
31

▼-18.4% from Jul 2026: **38**

▲14.8% from Aug 2025: **27**

YTD	2026	2025	+/-
	278	**199**	39.7%

5-year Aug average: **25**

New Pendings
31

▼-3.1% from Jul 2026: **32**

▲14.8% from Aug 2025: **27**

YTD	2026	2025	+/-
	233	**174**	33.9%

5-year Aug average: **24**

Closed Sales
33

▲6.5% from Jul 2026: **31**

▼-8.3% from Aug 2025: **36**

YTD	2026	2025	+/-
	194	**158**	22.8%

5-year Aug average: **28**

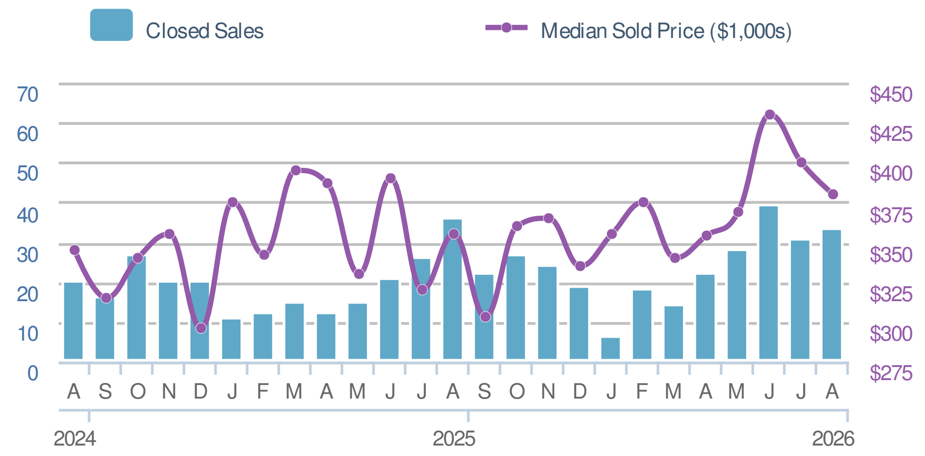
Median Sold Price
$380,000

▼-5.0% from Jul 2026: **$400,000**

▲7.0% from Aug 2025: **$355,000**

YTD	2026	2025	+/-
	$375,000	**$356,000**	5.3%

5-year Aug average: **$345,000**



Active Listings
52

Min	5-year Aug average	Max
16	31	52

Current: 52

Jul 2026	Aug 2025
48	**39**

Avg DOM
27

Min	5-year Aug average	Max
12	19	27

Current: 27

Jul 2026	Aug 2025	YTD
34	**23**	**27**

Avg Sold to OLP Ratio
98.4%

Min	5-year Aug average	Max
97.9%	99.6%	102.0%

Current: 98.4%

Jul 2026	Aug 2025	YTD
97.6%	**97.9%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Upper Perkiomen (Montgomery, PA) - Detached

New Listings 20

▼-20.0% from Jul 2026: **25**

▲42.9% from Aug 2025: **14**

YTD	2026	2025	+/-
	157	**119**	31.9%

5-year Aug average: **14**

New Pendings 19

▼-9.5% from Jul 2026: **21**

▲35.7% from Aug 2025: **14**

YTD	2026	2025	+/-
	135	**102**	32.4%

5-year Aug average: **14**

Closed Sales 18

▼-10.0% from Jul 2026: **20**

▼-10.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	113	**92**	22.8%

5-year Aug average: **15**

Median Sold Price $453,012

▲9.8% from Jul 2026: **$412,500**

▲7.9% from Aug 2025: **$420,000**

YTD	2026	2025	+/-
	$425,000	**$422,750**	0.5%

5-year Aug average: **$463,302**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for August was $453,012, representing an increase of 9.8% compared to last month and an increase of 7.9% from Aug 2025. The average days on market for units sold in August was 29 days, 34% above the 5-year August average of 22 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 29; and a 7.1% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.04 in July and an increase from 0.75 in August 2025. The Contract Ratio is 15% lower than the 5-year August average of 1.13. 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.

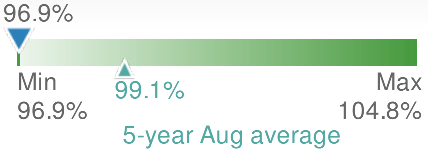
Active Listings 30

Jul 2026	Aug 2025
28	**28**

Avg DOM 29

Jul 2026	Aug 2025	YTD
47	**24**	**32**

Avg Sold to OLP Ratio 96.9%



Jul 2026	Aug 2025	YTD
95.3%	**97.1%**	**98.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 11

▼-15.4% from Jul 2026: **13**
▼-15.4% from Aug 2025: **13**

YTD	2026	2025	+/-
	121	**80**	51.3%

5-year Aug average: **11**

New Pendings 12

▲9.1% from Jul 2026: **11**
▼-7.7% from Aug 2025: **13**

YTD	2026	2025	+/-
	98	**72**	36.1%

5-year Aug average: **10**

Closed Sales 15

▲36.4% from Jul 2026: **11**
▼-6.3% from Aug 2025: **16**

YTD	2026	2025	+/-
	81	**66**	22.7%

5-year Aug average: **12**

Median Sold Price $365,000

▲2.8% from Jul 2026: **$355,000**
▲19.9% from Aug 2025: **$304,500**

YTD	2026	2025	+/-
	$350,000	**$312,000**	12.2%

5-year Aug average: **$312,800**

Summary

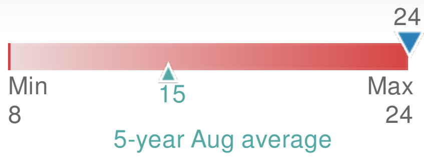
In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for August was $365,000, representing an increase of 2.8% compared to last month and an increase of 19.9% from Aug 2025. The average days on market for units sold in August was 24 days, 64% above the 5-year August average of 15 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; an 18.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 10% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.35 in July and a decrease from 1.09 in August 2025. The Contract Ratio is 35% lower than the 5-year August average of 1.53. 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 22

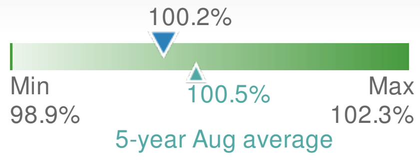
Jul 2026	Aug 2025
20	**11**

Avg DOM 24



Jul 2026	Aug 2025	YTD
10	**21**	**20**

Avg Sold to OLP Ratio 100.2%



Jul 2026	Aug 2025	YTD
101.7%	**98.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
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August 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

New Listings 9

▼-25.0% from Jul 2026: **12**
▼-10.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	117	**65**	80.0%

5-year Aug average: **9**

New Pendings 11

▲10.0% from Jul 2026: **10**
▲57.1% from Aug 2025: **7**

YTD	2026	2025	+/-
	95	**57**	66.7%

5-year Aug average: **8**

Closed Sales 14

▲27.3% from Jul 2026: **11**
▲7.7% from Aug 2025: **13**

YTD	2026	2025	+/-
	79	**56**	41.1%

5-year Aug average: **11**

Median Sold Price $372,450

▲4.9% from Jul 2026: **$355,000**
▲12.9% from Aug 2025: **$330,000**

YTD	2026	2025	+/-
	$352,500	**$306,950**	14.8%

5-year Aug average: **$321,490**

Summary

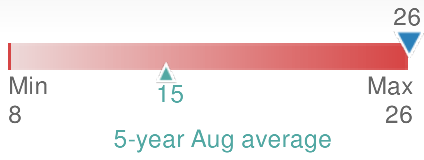
In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $372,450, representing an increase of 4.9% compared to last month and an increase of 12.9% from Aug 2025. The average days on market for units sold in August was 26 days, 69% above the 5-year August average of 15 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 19.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.30 in July and an increase from 0.70 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 1.48. 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

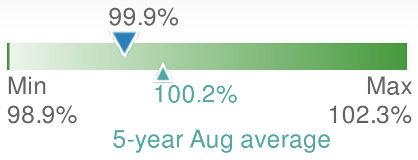
Jul 2026	Aug 2025
20	**10**

Avg DOM 26



Jul 2026	Aug 2025	YTD
10	**23**	**20**

Avg Sold to OLP Ratio 99.9%



Jul 2026	Aug 2025	YTD
101.7%	**98.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
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August 2026

Wissahickon (Montgomery, PA)

New Listings 23

▼ -32.4% from Jul 2026: **34**

▼ -23.3% from Aug 2025: **30**

YTD	2026	2025	+/-
	300	**337**	-11.0%

5-year Aug average: **28**

New Pendings 30

▲ 3.4% from Jul 2026: **29**

▼ -11.8% from Aug 2025: **34**

YTD	2026	2025	+/-
	248	**278**	-10.8%

5-year Aug average: **29**

Closed Sales 34

▲ 3.0% from Jul 2026: **33**

▼ -30.6% from Aug 2025: **49**

YTD	2026	2025	+/-
	236	**260**	-9.2%

5-year Aug average: **42**

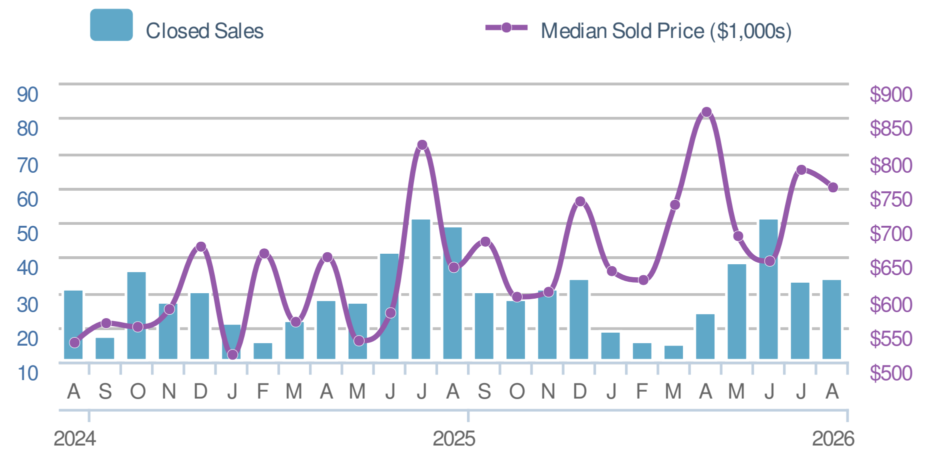
Median Sold Price $750,000

▼ -3.2% from Jul 2026: **$775,000**

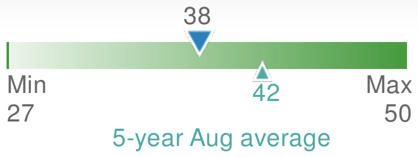
▲ 18.1% from Aug 2025: **$635,000**

YTD	2026	2025	+/-
	$720,000	**$645,000**	11.6%

5-year Aug average: **$628,400**

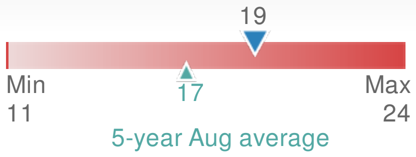


Active Listings 38



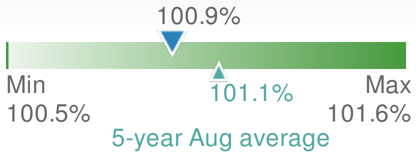
Jul 2026	Aug 2025
48	**48**

Avg DOM 19



Jul 2026	Aug 2025	YTD
13	**14**	**21**

Avg Sold to OLP Ratio 100.9%



Jul 2026	Aug 2025	YTD
105.1%	**101.6%**	**101.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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August 2026

Wissahickon (Montgomery, PA) - Detached

New Listings 14

▼ -48.1%	▼ -22.2%
from Jul 2026: **27**	from Aug 2025: **18**

YTD	2026	2025	+/-
	189	**212**	-10.8%

5-year Aug average: **15**

New Pendings 20

↔ 0.0%	▼ -13.0%
from Jul 2026: **20**	from Aug 2025: **23**

YTD	2026	2025	+/-
	152	**166**	-8.4%

5-year Aug average: **17**

Closed Sales 23

▼ -8.0%	▼ -32.4%
from Jul 2026: **25**	from Aug 2025: **34**

YTD	2026	2025	+/-
	139	**153**	-9.2%

5-year Aug average: **28**

Median Sold Price $825,000

▼ -9.9%	▲ 21.7%
from Jul 2026: **$916,000**	from Aug 2025: **$677,750**

YTD	2026	2025	+/-
	$918,500	**$861,000**	6.7%

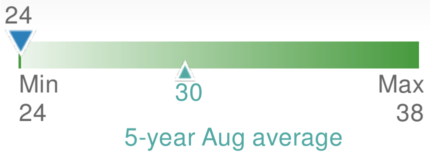
5-year Aug average: **$703,530**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for August was $825,000, representing a decrease of 9.9% compared to last month and an increase of 21.7% from Aug 2025. The average days on market for units sold in August was 15 days, 17% below the 5-year August average of 18 days. There was no month over month change in new contract activity with 20 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 32; and a 22.6% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.13 in July and an increase from 0.91 in August 2025. The Contract Ratio is 41% higher than the 5-year August average of 0.94. 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 24

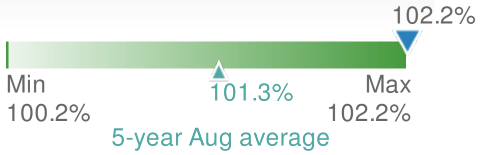


Jul 2026	Aug 2025
31	**35**

Avg DOM 15

Jul 2026	Aug 2025	YTD
13	**11**	**23**

Avg Sold to OLP Ratio 102.2%



Jul 2026	Aug 2025	YTD
106.8%	**101.5%**	**102.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Wissahickon (Montgomery, PA) - Attached

New Listings 9

▲28.6% from Jul 2026: **7**

▼-25.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	111	**125**	-11.2%

5-year Aug average: **13**

New Pendings 10

▲11.1% from Jul 2026: **9**

▼-9.1% from Aug 2025: **11**

YTD	2026	2025	+/-
	96	**112**	-14.3%

5-year Aug average: **12**

Closed Sales 11

▲37.5% from Jul 2026: **8**

▼-26.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	97	**107**	-9.3%

5-year Aug average: **14**

Median Sold Price $619,900

▲7.3% from Jul 2026: **$577,500**

▼-0.8% from Aug 2025: **$625,000**

YTD	2026	2025	+/-
	$585,000	**$470,000**	24.5%

5-year Aug average: **$482,120**

Summary

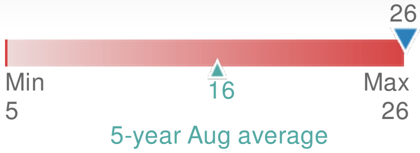
In Wissahickon (Montgomery, PA), the median sold price for Attached properties for August was $619,900, representing an increase of 7.3% compared to last month and a decrease of 0.8% from Aug 2025. The average days on market for units sold in August was 26 days, 59% above the 5-year August average of 16 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and a 17.6% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 0.94 in July and a decrease from 1.15 in August 2025. The Contract Ratio is 45% lower than the 5-year August average of 1.68. 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 14

Jul 2026	Aug 2025
17	**13**

Avg DOM 26



Jul 2026	Aug 2025	YTD
14	**21**	**18**

Avg Sold to OLP Ratio 98.4%

Jul 2026	Aug 2025	YTD
99.9%	**101.8%**	**99.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

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New Listings 6

0.0% from Jul 2026: 6

-50.0% from Aug 2025: 12

YTD	2026	2025	+/-
	93	**103**	-9.7%

5-year Aug average: **12**

New Pendings 8

0.0% from Jul 2026: 8

-20.0% from Aug 2025: 10

YTD	2026	2025	+/-
	79	**92**	-14.1%

5-year Aug average: **11**

Closed Sales 10

42.9% from Jul 2026: 7

-28.6% from Aug 2025: 14

YTD	2026	2025	+/-
	81	**89**	-9.0%

5-year Aug average: **12**

Median Sold Price $627,450

7.3% from Jul 2026: **$585,000**

-0.4% from Aug 2025: **$630,000**

YTD	2026	2025	+/-
	$630,650	**$510,000**	23.7%

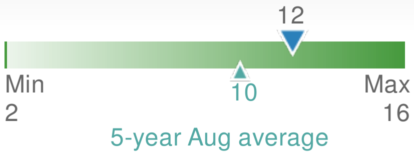
5-year Aug average: **$548,480**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $627,450, representing an increase of 7.3% compared to last month and a decrease of 0.4% from Aug 2025. The average days on market for units sold in August was 23 days, 83% above the 5-year August average of 13 days. There was no month over month change in new contract activity with 8 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 11; and a 25% decrease in supply to 12 active units.

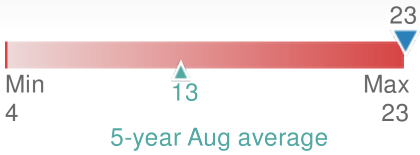
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 0.94 in July and a decrease from 1.18 in August 2025. The Contract Ratio is 53% lower than the 5-year August average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 12



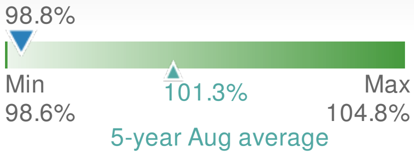
Jul 2026	Aug 2025
16	**11**

Avg DOM 23



Jul 2026	Aug 2025	YTD
15	**16**	**19**

Avg Sold to OLP Ratio 98.8%



Jul 2026	Aug 2025	YTD
99.1%	**101.9%**	**99.0%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime