August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Abington (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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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**

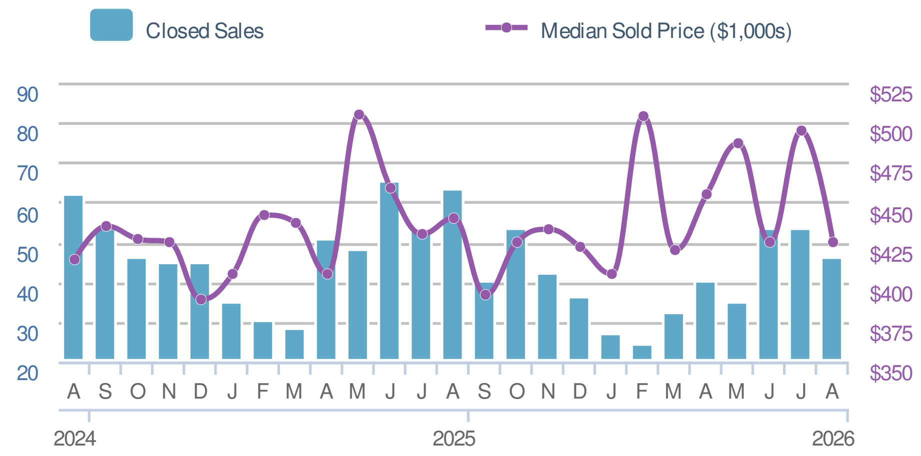
Median Sold Price $425,000

-14.1% from Jul 2026: **$495,000**

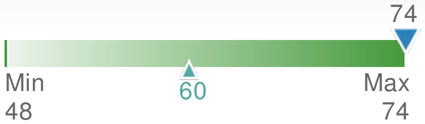
-3.4% from Aug 2025: **$440,000**

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

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



Active Listings 74



5-year Aug average

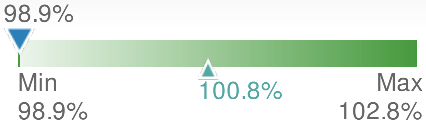
Jul 2026	Aug 2025
90	**74**

Avg DOM 30

5-year Aug average

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

Avg Sold to OLP Ratio 98.9%



5-year Aug average

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

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

Local Market **Insight**

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August 2026

Abington (Montgomery, PA) - Detached

New Listings 41

↔ 0.0% from Jul 2026: **41**

▲ 24.2% from Aug 2025: **33**

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

5-year Aug average: **42**

New Pendings 45

▲ 45.2% from Jul 2026: **31**

▲ 25.0% from Aug 2025: **36**

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

5-year Aug average: **43**

Closed Sales 40

▼ -20.0% from Jul 2026: **50**

▼ -25.9% from Aug 2025: **54**

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

5-year Aug average: **48**

Median Sold Price $450,000

▼ -10.4% from Jul 2026: **$502,500**

▼ -8.6% 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.

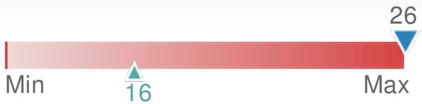
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.72 in July and an increase from 0.85 in August 2025. The Contract Ratio is 21% lower than the 5-year August average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Min 40
Max 56
5-year Aug average

Jul 2026	Aug 2025
69	**53**

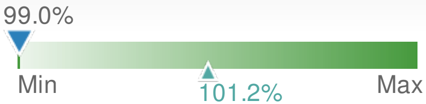
Avg DOM 26



Min 11
Max 26
5-year Aug average

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

Avg Sold to OLP Ratio 99.0%



Min 99.0%
Max 103.5%
5-year Aug average

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

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

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August 2026

Abington (Montgomery, PA) - Attached

New Listings 7

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

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

5-year Aug average: **7**

New Pendings 6

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

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

5-year Aug average: **6**

Closed Sales 6

▲ 100.0%	▼ -33.3%
from Jul 2026: **3**	from Aug 2025: **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: **$345,000**	from Aug 2025: **$340,000**

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

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

Summary

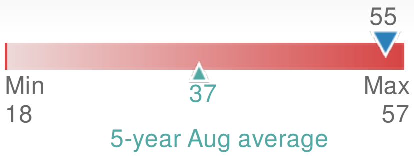
In Abington (Montgomery, PA), the median sold price for Attached properties for August was $286,500, representing a decrease of 17% compared to last month and a decrease of 15.7% from Aug 2025. The average days on market for units sold in August was 55 days, 47% above the 5-year August average of 37 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

Jul 2026	Aug 2025
21	**21**

Avg DOM 55



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

Avg Sold to OLP Ratio 98.3%

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

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

Local Market **Insight**

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August 2026

Abington (Montgomery, PA) - Attached/Townhouse

New Listings 4

▼-42.9% from Jul 2026: **7**

▲100.0% from Aug 2025: **2**

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

5-year Aug average: **3**

New Pendings 4

▲33.3% from Jul 2026: **3**

▲33.3% from Aug 2025: **3**

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

5-year Aug average: **4**

Closed Sales 4

▲100.0% from Jul 2026: **2**

▼-42.9% from Aug 2025: **7**

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

5-year Aug average: **5**

Median Sold Price $289,000

▼-16.8% from Jul 2026: **$347,500**

▼-15.7% 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.

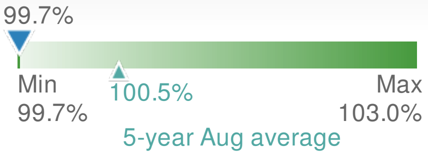
Active Listings 8

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%**

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