August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Cheltenham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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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%

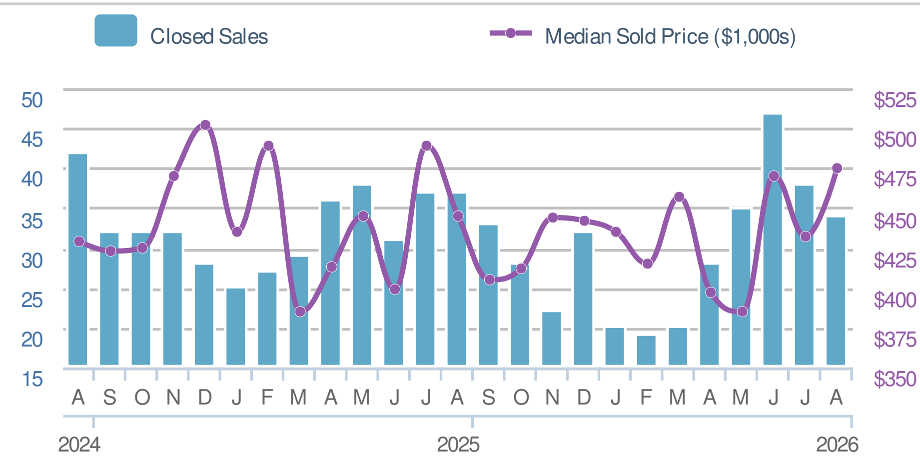
5-year Aug average: **36**

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 33
54
Max 83
5-year Aug average

Jul 2026	Aug 2025
76	**59**

Avg DOM — 27

27
Min 18
24
Max 29
5-year Aug average

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

Avg Sold to OLP Ratio — 96.1%

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

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

Local Market **Insight**

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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%

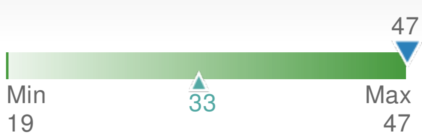
5-year Aug average: **$490,300**

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.

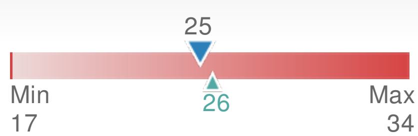
This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 0.63 in July and a decrease from 0.89 in August 2025. The Contract Ratio is 77% lower than the 5-year August average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to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



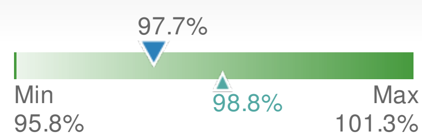
Jul 2026	Aug 2025
43	**36**

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**

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August 2026

Cheltenham (Montgomery, PA) - Attached

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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

36
Min 12 — 21 (5-year Aug average) — Max 36

Jul 2026	Aug 2025
33	**23**

Avg DOM — 32

32
Min 12 — 20 (5-year Aug average) — Max 32

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

Avg Sold to OLP Ratio — 92.3%

92.3%
Min 92.3% — 97.5% (5-year Aug average) — Max 100.6%

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

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

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August 2026

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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

22

Min 10 — 14 (5-year Aug average) — Max 22

Jul 2026	Aug 2025
20	**16**

Avg DOM — 28

28

Min 12 — 19 (5-year Aug average) — Max 28

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

Avg Sold to OLP Ratio — 93.0%

93.0%

Min 93.0% — 98.2% (5-year Aug average) — Max 101.2%

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

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