August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Colonial (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

Email: ldavis@tcsr.realtor

August 2026

Colonial (Montgomery, PA)

New Listings — 38

5.6%	-22.4%
from Jul 2026: **36**	from Aug 2025: **49**

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

5-year Aug average: **41**

New Pendings — 35

9.4%	-10.3%
from Jul 2026: **32**	from Aug 2025: **39**

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

5-year Aug average: **39**

Closed Sales — 29

-47.3%	-50.0%
from Jul 2026: **55**	from Aug 2025: **58**

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

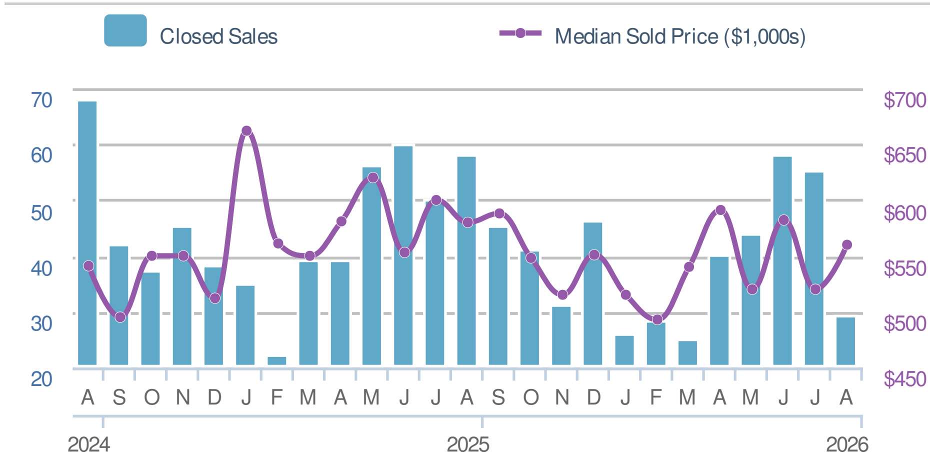
5-year Aug average: **55**

Median Sold Price — $560,000

7.7%	-3.4%
from Jul 2026: **$520,000**	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 39
54
Max 70
5-year Aug average

Jul 2026	Aug 2025
59	**70**

Avg DOM — 24

24
Min 13
22
Max 31
5-year Aug average

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

Avg Sold to OLP Ratio — 98.2%

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

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

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

Colonial (Montgomery, PA) - Detached

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

28

Min	5-year Aug average	Max
25	31	37

Jul 2026	Aug 2025
25	**33**

Avg DOM — 21

21

Min	5-year Aug average	Max
12	20	30

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

Avg Sold to OLP Ratio — 97.9%

97.9%

Min	5-year Aug average	Max
97.9%	100.2%	103.1%

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

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

MarketStats by ShowingTime

Presented by
Lauren Davis

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

August 2026

Colonial (Montgomery, PA) - Attached

New Listings — 25

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

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

5-year Aug average: **21**

New Pendings — 25

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

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

5-year Aug average: **19**

Closed Sales — 13

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

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

5-year Aug average: **24**

Median Sold Price — $460,000

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

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

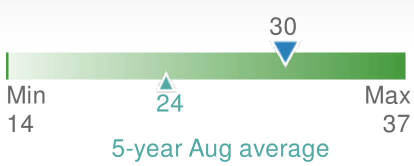
5-year Aug average: **$451,500**

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.

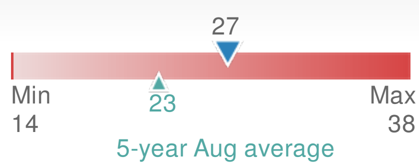
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 0.76 in July and an increase from 1.14 in August 2025. The Contract Ratio is 29% lower than the 5-year August average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to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



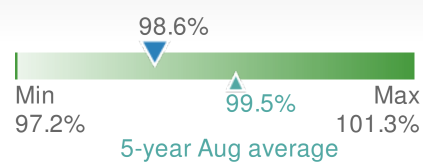
Jul 2026	Aug 2025
34	**37**

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%**

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%

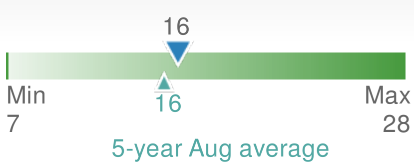
5-year Aug average: **$486,957**

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

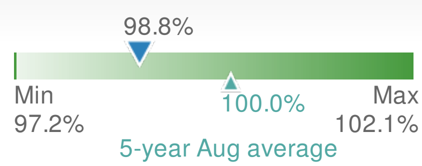


Jul 2026	Aug 2025
21	**28**

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.