August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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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**

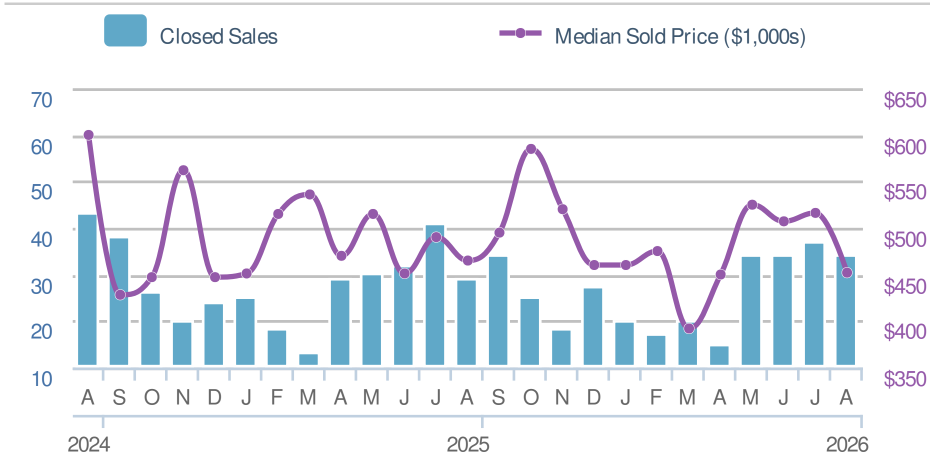
Median Sold Price $452,500

-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

51

Min 39 | 46 | Max 56

5-year Aug average

Jul 2026	Aug 2025
50	**39**

Avg DOM 27

27

Min 18 | 22 | Max 27

5-year Aug average

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

Avg Sold to OLP Ratio 101.0%

101.0%

Min 98.2% | 100.1% | 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.

MarketStats

Local Market **Insight**

Presented by
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August 2026

Hatboro-Horsham (Montgomery, PA) - Detached

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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

28
Min 26 — 32 (5-year Aug average) — Max 45

Jul 2026	Aug 2025
25	**26**

Avg DOM — 21

21
Min 16 — 19 (5-year Aug average) — Max 24

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

Avg Sold to OLP Ratio — 100.1%

100.1%
Min 97.2% — 99.9% (5-year Aug average) — Max 104.0%

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

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

Local Market **Insight**

Presented by
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August 2026

Hatboro-Horsham (Montgomery, PA) - Attached

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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

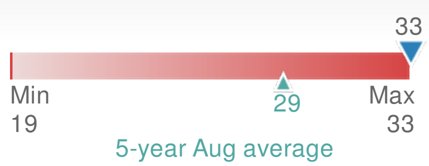
In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for August was $400,000, representing a decrease of 13.5% compared to last month and a decrease of 1.2% from Aug 2025. The average days on market for units sold in August was 33 days, 15% above the 5-year August average 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

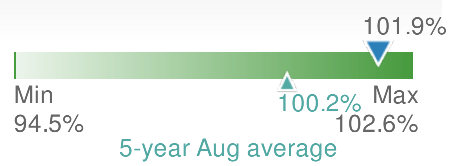
Jul 2026	Aug 2025
25	**13**

Avg DOM — 33



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

Avg Sold to OLP Ratio — 101.9%



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

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

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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%

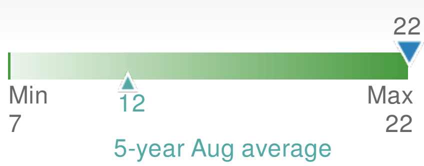
5-year Aug average: **$431,825**

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.

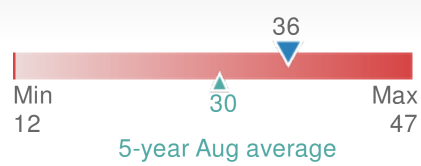
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.43 in July and a decrease from 1.80 in August 2025. The Contract Ratio is 17% lower than the 5-year August average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to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



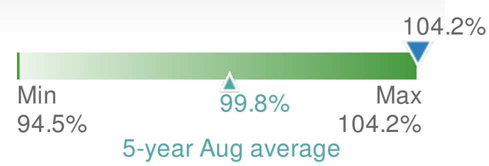
Jul 2026	Aug 2025
23	**10**

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.