August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Lower Merion (Montgomery, PA)

New Listings 55

▼ -22.5%	▼ -8.3%
from Jul 2026: **71**	from Aug 2025: **60**

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

5-year Aug average: **60**

New Pendings 58

▼ -23.7%	▼ -7.9%
from Jul 2026: **76**	from Aug 2025: **63**

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

5-year Aug average: **55**

Closed Sales 84

↔ 0.0%	▲ 15.1%
from Jul 2026: **84**	from Aug 2025: **73**

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

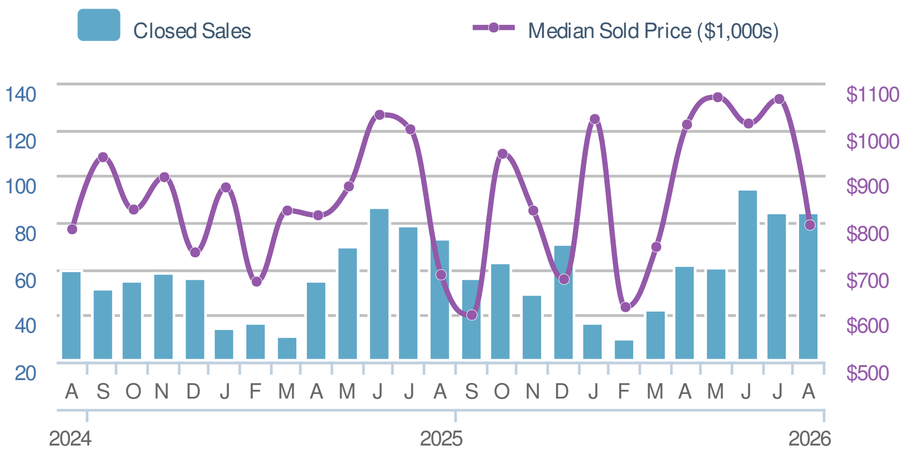
5-year Aug average: **69**

Median Sold Price $794,000

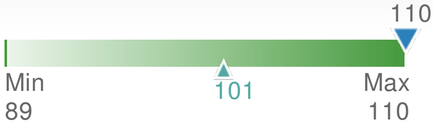
▼ -25.4%	▲ 15.5%
from Jul 2026: **$1,065,000**	from Aug 2025: **$687,500**

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

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



Active Listings 110

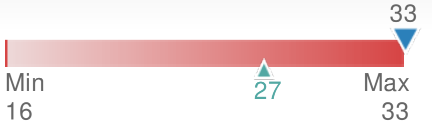


Min	Max
89	110

5-year Aug average

Jul 2026	Aug 2025
125	**102**

Avg DOM 33

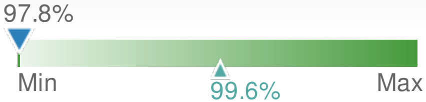


Min	Max
16	33

5-year Aug average

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

Avg Sold to OLP Ratio 97.8%



Min	Max
97.8%	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.

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August 2026

Lower Merion (Montgomery, PA) - Detached

New Listings 31

▼ -16.2%	↔ 0.0%
from Jul 2026:	from Aug 2025:
37	**31**

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

5-year Aug average: **33**

New Pendings 34

▼ -20.9%	▲ 9.7%
from Jul 2026:	from Aug 2025:
43	**31**

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

5-year Aug average: **31**

Closed Sales 52

▼ -14.8%	▲ 23.8%
from Jul 2026:	from Aug 2025:
61	**42**

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

5-year Aug average: **43**

Median Sold Price $1,220,000

▼ -8.0%	▲ 8.9%
from Jul 2026:	from Aug 2025:
$1,326,000	**$1,120,000**

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

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

Summary

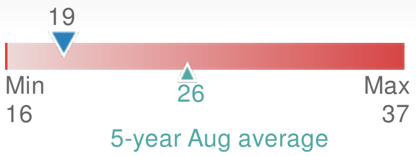
In Lower Merion (Montgomery, PA), the median sold price for Detached properties for August was $1,220,000, representing a decrease of 8% compared to last month and an increase of 8.9% from Aug 2025. The average days on market for units sold in August was 19 days, 26% below the 5-year August average of 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

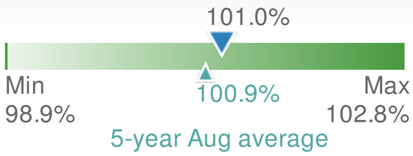
Jul 2026	Aug 2025
50	**46**

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.

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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%

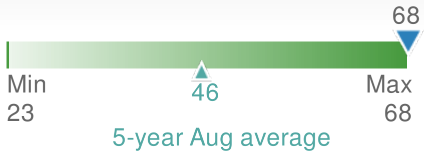
5-year Aug average: **$337,450**

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.

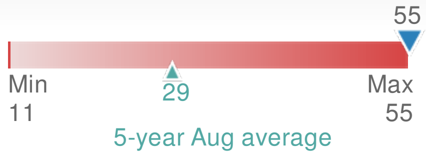
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.51 in July and a decrease from 0.61 in August 2025. The Contract Ratio is 48% lower than the 5-year August average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to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



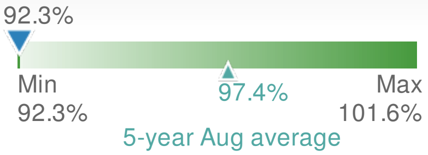
Jul 2026	Aug 2025
75	**56**

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.

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August 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

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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.

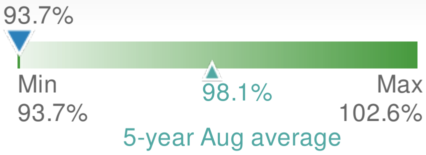
Active Listings 20

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.