August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Methacton (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

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August 2026

Methacton (Montgomery, PA)

New Listings 31

▲19.2% from Jul 2026: **26**

▲10.7% from Aug 2025: **28**

YTD	2026	2025	+/-
	232	**235**	-1.3%

5-year Aug average: **32**

New Pendings 28

▲3.7% from Jul 2026: **27**

▲12.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	199	**208**	-4.3%

5-year Aug average: **29**

Closed Sales 29

▲7.4% from Jul 2026: **27**

▼-6.5% from Aug 2025: **31**

YTD	2026	2025	+/-
	168	**210**	-20.0%

5-year Aug average: **29**

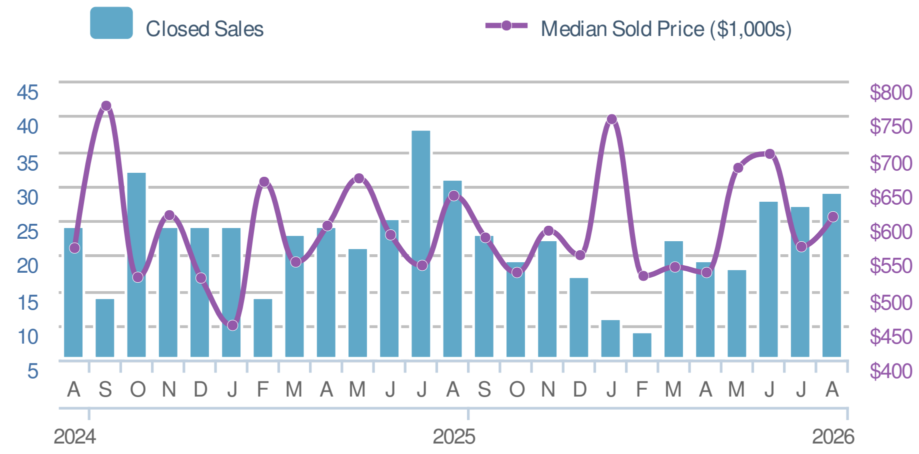
Median Sold Price $605,000

▲7.6% from Jul 2026: **$562,500**

▼-4.7% from Aug 2025: **$635,000**

YTD	2026	2025	+/-
	$585,000	**$580,000**	0.9%

5-year Aug average: **$573,000**



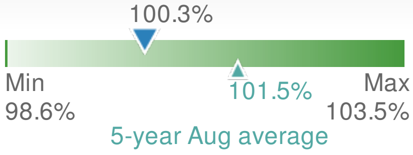
Active Listings 37

Jul 2026	Aug 2025
38	**43**

Avg DOM 19

Jul 2026	Aug 2025	YTD
22	**20**	**23**

Avg Sold to OLP Ratio 100.3%



Jul 2026	Aug 2025	YTD
101.0%	**98.6%**	**100.7%**

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

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August 2026

Methacton (Montgomery, PA) - Detached

New Listings 22

▲ 4.8% from Jul 2026: **21**

▼ -12.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	187	**195**	-4.1%

5-year Aug average: **24**

New Pendings 20

▼ -4.8% from Jul 2026: **21**

▲ 17.6% from Aug 2025: **17**

YTD	2026	2025	+/-
	160	**170**	-5.9%

5-year Aug average: **21**

Closed Sales 26

▲ 23.8% from Jul 2026: **21**

▲ 4.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	139	**174**	-20.1%

5-year Aug average: **24**

Median Sold Price $602,500

▲ 0.4% from Jul 2026: **$600,000**

▼ -5.9% from Aug 2025: **$640,000**

YTD	2026	2025	+/-
	$617,000	**$610,000**	1.1%

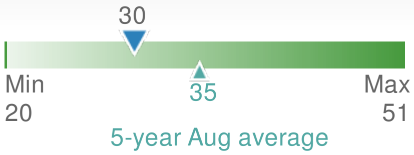
5-year Aug average: **$590,550**

Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for August was $602,500, representing an increase of 0.4% compared to last month and a decrease of 5.9% from Aug 2025. The average days on market for units sold in August was 20 days, 18% above the 5-year August average of 17 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 34; and no change in supply with 30 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.37 in July and an increase from 0.54 in August 2025. The Contract Ratio is 6% higher than the 5-year August average of 1.07. 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

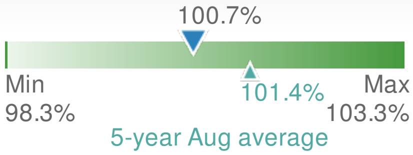


Jul 2026	Aug 2025
30	**41**

Avg DOM 20

Jul 2026	Aug 2025	YTD
12	**21**	**22**

Avg Sold to OLP Ratio 100.7%



Jul 2026	Aug 2025	YTD
101.6%	**98.3%**	**101.0%**

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

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August 2026

Methacton (Montgomery, PA) - Attached

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New Listings 9

▲80.0% from Jul 2026: **5**

▲200.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	45	**40**	12.5%

5-year Aug average: **8**

New Pendings 8

▲33.3% from Jul 2026: **6**

↔0.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	39	**38**	2.6%

5-year Aug average: **8**

Closed Sales 3

▼-50.0% from Jul 2026: **6**

▼-50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	29	**36**	-19.4%

5-year Aug average: **5**

Median Sold Price $670,000

▲39.1% from Jul 2026: **$481,500**

▲37.4% from Aug 2025: **$487,500**

YTD	2026	2025	+/-
	$539,500	**$490,000**	10.1%

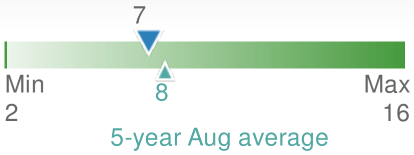
5-year Aug average: **$491,000**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for August was $670,000, representing an increase of 39.1% compared to last month and an increase of 37.4% from Aug 2025. The average days on market for units sold in August was 11 days, 48% below the 5-year August average of 21 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; an 83.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 11; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 0.75 in July and a decrease from 4.50 in August 2025. The Contract Ratio is 18% lower than the 5-year August average of 1.91. 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 7

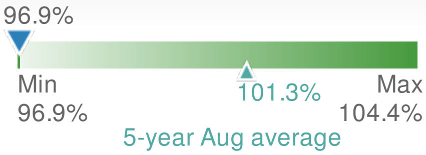


Jul 2026	Aug 2025
8	**2**

Avg DOM 11

Jul 2026	Aug 2025	YTD
57	**19**	**24**

Avg Sold to OLP Ratio 96.9%



Jul 2026	Aug 2025	YTD
98.9%	**99.5%**	**99.4%**

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

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New Listings 9

▲80.0% from Jul 2026: **5**

▲200.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	43	**37**	16.2%

5-year Aug average: **7**

New Pendings 8

▲60.0% from Jul 2026: **5**

↔0.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	37	**34**	8.8%

5-year Aug average: **8**

Closed Sales 3

▼-50.0% from Jul 2026: **6**

▼-40.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	28	**31**	-9.7%

5-year Aug average: **5**

Median Sold Price $670,000

▲39.1% from Jul 2026: **$481,500**

▲48.9% from Aug 2025: **$450,000**

YTD	2026	2025	+/-
	$539,750	**$500,000**	8.0%

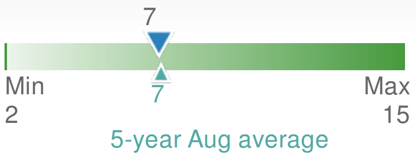
5-year Aug average: **$489,000**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $670,000, representing an increase of 39.1% compared to last month and an increase of 48.9% from Aug 2025. The average days on market for units sold in August was 11 days, 50% below the 5-year August average of 22 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 10; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 0.63 in July and a decrease from 4.50 in August 2025. The Contract Ratio is 26% 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 7

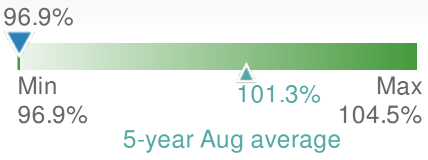


Jul 2026	Aug 2025
8	**2**

Avg DOM 11

Jul 2026	Aug 2025	YTD
57	**21**	**25**

Avg Sold to OLP Ratio 96.9%



Jul 2026	Aug 2025	YTD
98.9%	**99.4%**	**99.2%**

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

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