August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Norristown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings 55

-20.3% from Jul 2026: **69**
-17.9% from Aug 2025: **67**

YTD	2026	2025	+/-
	522	**560**	-6.8%

5-year Aug average: **67**

New Pendings 55

-16.7% from Jul 2026: **66**
-3.5% from Aug 2025: **57**

YTD	2026	2025	+/-
	438	**474**	-7.6%

5-year Aug average: **63**

Closed Sales 62

14.8% from Jul 2026: **54**
-7.5% from Aug 2025: **67**

YTD	2026	2025	+/-
	425	**436**	-2.5%

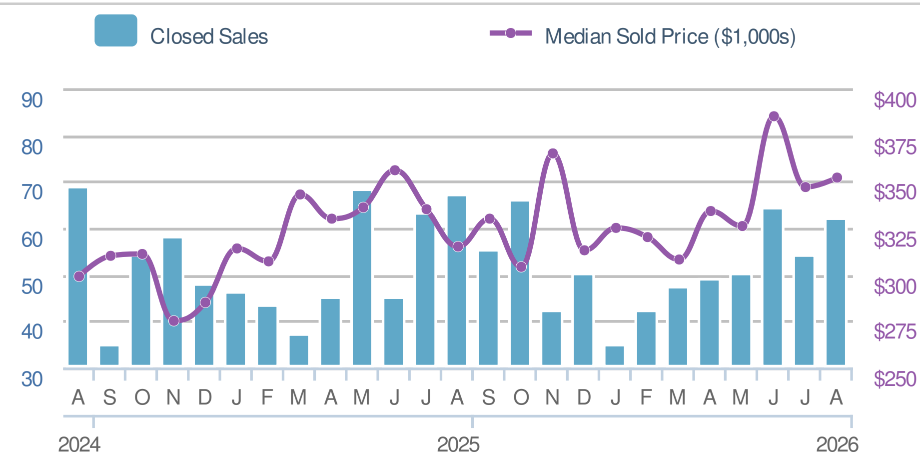
5-year Aug average: **64**

Median Sold Price $352,500

1.4% from Jul 2026: **$347,500**
11.9% from Aug 2025: **$315,000**

YTD	2026	2025	+/-
	$335,000	**$328,250**	2.1%

5-year Aug average: **$304,550**



Active Listings 81

81
Min 51
77
Max 96
5-year Aug average

Jul 2026	Aug 2025
82	**86**

Avg DOM 21

21
Min 13
18
Max 23
5-year Aug average

Jul 2026	Aug 2025	YTD
21	**23**	**24**

Avg Sold to OLP Ratio 98.9%

98.9%
Min 98.9%
99.7%
Max 101.3%
5-year Aug average

Jul 2026	Aug 2025	YTD
101.5%	**99.0%**	**99.4%**

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

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Norristown Area (Montgomery, PA) - Detached

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New Listings 25

4.2% from Jul 2026: **24**
13.6% from Aug 2025: **22**

YTD	2026	2025	+/-
	189	**178**	6.2%

5-year Aug average: **24**

New Pendings 23

-4.2% from Jul 2026: **24**
21.1% from Aug 2025: **19**

YTD	2026	2025	+/-
	168	**171**	-1.8%

5-year Aug average: **23**

Closed Sales 28

16.7% from Jul 2026: **24**
7.7% from Aug 2025: **26**

YTD	2026	2025	+/-
	156	**162**	-3.7%

5-year Aug average: **24**

Median Sold Price $497,500

15.2% from Jul 2026: **$432,000**
4.7% from Aug 2025: **$475,050**

YTD	2026	2025	+/-
	$432,000	**$432,700**	-0.2%

5-year Aug average: **$426,310**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for August was $497,500, representing an increase of 15.2% compared to last month and an increase of 4.7% from Aug 2025. The average days on market for units sold in August was 11 days, 23% below the 5-year August average of 14 days. There was a 4.2% month over month decrease in new contract activity with 23 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.65 in July and a decrease from 1.55 in August 2025. The Contract Ratio is 18% 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 21

21
Min 11 — 21 5-year Aug average — Max 35

Jul 2026	Aug 2025
20	**20**

Avg DOM 11

11
Min 11 — 14 5-year Aug average — Max 22

Jul 2026	Aug 2025	YTD
18	**22**	**16**

Avg Sold to OLP Ratio 100.9%

100.9%
Min 98.4% — 100.4% 5-year Aug average — Max 101.9%

Jul 2026	Aug 2025	YTD
103.6%	**101.7%**	**101.6%**

Local Market Insight

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Norristown Area (Montgomery, PA) - Attached

New Listings 30

-33.3% from Jul 2026: **45**
-33.3% from Aug 2025: **45**

YTD	2026	2025	+/-
	333	**382**	-12.8%

5-year Aug average: **43**

New Pendings 32

-23.8% from Jul 2026: **42**
-15.8% from Aug 2025: **38**

YTD	2026	2025	+/-
	270	**303**	-10.9%

5-year Aug average: **40**

Closed Sales 34

13.3% from Jul 2026: **30**
-17.1% from Aug 2025: **41**

YTD	2026	2025	+/-
	269	**274**	-1.8%

5-year Aug average: **40**

Median Sold Price $295,308

4.5% from Jul 2026: **$282,500**
18.1% from Aug 2025: **$250,000**

YTD	2026	2025	+/-
	$289,900	**$280,000**	3.5%

5-year Aug average: **$250,862**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for August was $295,308, representing an increase of 4.5% compared to last month and an increase of 18.1% from Aug 2025. The average days on market for units sold in August was 30 days, 46% above the 5-year August average of 21 days. There was a 23.8% month over month decrease in new contract activity with 32 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 50; and a 3.2% decrease in supply to 60 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.90 in July and a decrease from 1.20 in August 2025. The Contract Ratio is 27% lower than the 5-year August average of 1.14. 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 60

60
Min 40 | 56 | Max 66
5-year Aug average

Jul 2026	Aug 2025
62	**66**

Avg DOM 30

30
Min 12 | 21 | Max 30
5-year Aug average

Jul 2026	Aug 2025	YTD
23	**24**	**28**

Avg Sold to OLP Ratio 97.2%

97.2%
Min 97.2% | 99.2% | Max 100.9%
5-year Aug average

Jul 2026	Aug 2025	YTD
99.8%	**97.3%**	**98.1%**

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

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August 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

New Listings — 25

-32.4% from Jul 2026: **37**
-30.6% from Aug 2025: **36**

YTD	2026	2025	+/-
	283	**325**	-12.9%

5-year Aug average: **36**

New Pendings — 26

-25.7% from Jul 2026: **35**
-10.3% from Aug 2025: **29**

YTD	2026	2025	+/-
	226	**259**	-12.7%

5-year Aug average: **33**

Closed Sales — 27

3.8% from Jul 2026: **26**
-15.6% from Aug 2025: **32**

YTD	2026	2025	+/-
	226	**235**	-3.8%

5-year Aug average: **33**

Median Sold Price — $325,000

12.1% from Jul 2026: **$290,000**
32.8% from Aug 2025: **$244,750**

YTD	2026	2025	+/-
	$295,000	**$290,000**	1.7%

5-year Aug average: **$257,450**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $325,000, representing an increase of 12.1% compared to last month and an increase of 32.8% from Aug 2025. The average days on market for units sold in August was 28 days, 36% above the 5-year August average of 21 days. There was a 25.7% month over month decrease in new contract activity with 26 New Pendings; an 8.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 43; and a 1.9% decrease in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.89 in July and a decrease from 1.30 in August 2025. The Contract Ratio is 27% lower than the 5-year August average of 1.13. 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 — 52

Jul 2026	Aug 2025
53	**53**

Avg DOM — 28

Jul 2026	Aug 2025	YTD
18	**23**	**26**

Avg Sold to OLP Ratio — 97.7%

Jul 2026	Aug 2025	YTD
100.6%	**98.2%**	**98.6%**

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