August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

North Penn (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
North Penn (Montgomery, PA)

New Listings 89

-26.4% from Jul 2026: **121**

-10.1% from Aug 2025: **99**

YTD	2026	2025	+/-
	866	**795**	8.9%

5-year Aug average: **96**

New Pendings 106

1.9% from Jul 2026: **104**

6.0% from Aug 2025: **100**

YTD	2026	2025	+/-
	763	**677**	12.7%

5-year Aug average: **99**

Closed Sales 102

-20.9% from Jul 2026: **129**

-11.3% from Aug 2025: **115**

YTD	2026	2025	+/-
	697	**637**	9.4%

5-year Aug average: **112**

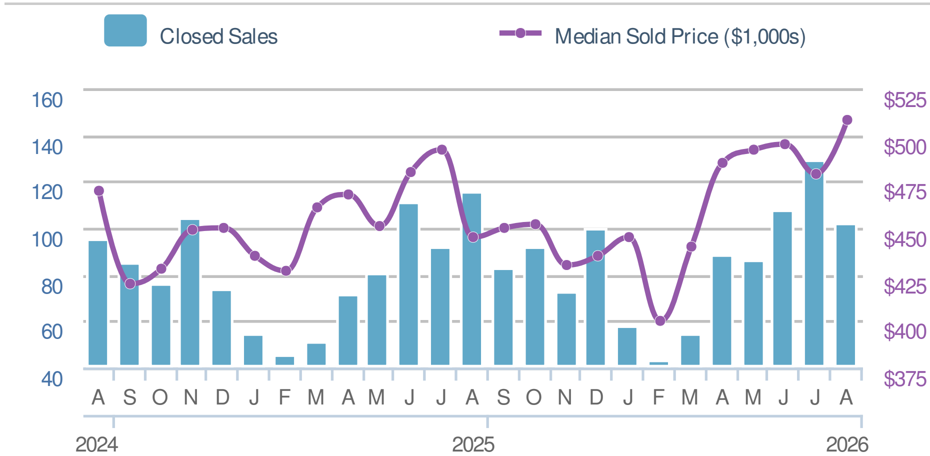
Median Sold Price $508,000

6.1% from Jul 2026: **$479,000**

14.2% from Aug 2025: **$445,000**

YTD	2026	2025	+/-
	$476,000	**$460,000**	3.5%

5-year Aug average: **$459,580**



Active Listings 122

122

Min	5-year Aug average	Max
58	90	122

Jul 2026	Aug 2025
144	**106**

Avg DOM 17

17

Min	5-year Aug average	Max
11	15	19

Jul 2026	Aug 2025	YTD
17	**19**	**22**

Avg Sold to OLP Ratio 100.3%

100.3%

Min	5-year Aug average	Max
99.6%	101.0%	103.8%

Jul 2026	Aug 2025	YTD
100.7%	**99.9%**	**100.3%**

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

North Penn (Montgomery, PA) - Detached

New Listings — 40

-39.4% from Jul 2026: **66**

-28.6% from Aug 2025: **56**

YTD	2026	2025	+/-
	444	**428**	3.7%

5-year Aug average: **52**

New Pendings — 58

23.4% from Jul 2026: **47**

9.4% from Aug 2025: **53**

YTD	2026	2025	+/-
	396	**365**	8.5%

5-year Aug average: **56**

Closed Sales — 58

-7.9% from Jul 2026: **63**

-12.1% from Aug 2025: **66**

YTD	2026	2025	+/-
	363	**334**	8.7%

5-year Aug average: **66**

Median Sold Price — $650,000

17.1% from Jul 2026: **$555,000**

20.7% from Aug 2025: **$538,360**

YTD	2026	2025	+/-
	$555,000	**$567,500**	-2.2%

5-year Aug average: **$550,272**

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for August was $650,000, representing an increase of 17.1% compared to last month and an increase of 20.7% from Aug 2025. The average days on market for units sold in August was 14 days, 3% below the 5-year August average of 14 days. There was a 23.4% month over month increase in new contract activity with 58 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 73; and a 21.6% decrease in supply to 58 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.04 in July and an increase from 1.09 in August 2025. The Contract Ratio is 20% 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 — 58

58

Min 35 — 50 — Max 58

5-year Aug average

Jul 2026	Aug 2025
74	**55**

Avg DOM — 14

14

Min 11 — 14 — Max 19

5-year Aug average

Jul 2026	Aug 2025	YTD
20	**19**	**23**

Avg Sold to OLP Ratio — 101.7%

101.7%

Min 99.1% — 101.1% — Max 104.3%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.0%	**99.1%**	**100.9%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

North Penn (Montgomery, PA) - Attached

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

New Listings 49

-10.9% from Jul 2026: **55**
14.0% from Aug 2025: **43**

YTD	2026	2025	+/-
	422	**367**	15.0%

5-year Aug average: **44**

New Pendings 48

-15.8% from Jul 2026: **57**
2.1% from Aug 2025: **47**

YTD	2026	2025	+/-
	367	**312**	17.6%

5-year Aug average: **43**

Closed Sales 44

-33.3% from Jul 2026: **66**
-10.2% from Aug 2025: **49**

YTD	2026	2025	+/-
	334	**303**	10.2%

5-year Aug average: **46**

Median Sold Price $415,000

3.8% from Jul 2026: **$400,000**
10.4% from Aug 2025: **$376,000**

YTD	2026	2025	+/-
	$411,250	**$395,000**	4.1%

5-year Aug average: **$386,650**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for August was $415,000, representing an increase of 3.8% compared to last month and an increase of 10.4% from Aug 2025. The average days on market for units sold in August was 20 days, 35% above the 5-year August average of 15 days. There was a 15.8% month over month decrease in new contract activity with 48 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 68; and an 8.6% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.94 in July and an increase from 1.00 in August 2025. The Contract Ratio is 34% lower than the 5-year August average of 1.61. 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 64

64
Min 23 — 40 (5-year Aug average) — Max 64

Jul 2026	Aug 2025
70	**51**

Avg DOM 20

20
Min 9 — 15 (5-year Aug average) — Max 20

Jul 2026	Aug 2025	YTD
15	**18**	**20**

Avg Sold to OLP Ratio 98.4%

98.4%
Min 98.4% — 100.8% (5-year Aug average) — Max 102.7%

Jul 2026	Aug 2025	YTD
100.4%	**101.1%**	**99.7%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

North Penn (Montgomery, PA) - Attached/Townhouse

New Listings 35

0.0% from Jul 2026: **35**
2.9% from Aug 2025: **34**

YTD	2026	2025	+/-
	308	**291**	5.8%

5-year Aug average: **34**

New Pendings 31

-24.4% from Jul 2026: **41**
-6.1% from Aug 2025: **33**

YTD	2026	2025	+/-
	267	**245**	9.0%

5-year Aug average: **32**

Closed Sales 32

-37.3% from Jul 2026: **51**
-17.9% from Aug 2025: **39**

YTD	2026	2025	+/-
	249	**239**	4.2%

5-year Aug average: **37**

Median Sold Price $450,000

0.0% from Jul 2026: **$450,000**
15.0% from Aug 2025: **$391,250**

YTD	2026	2025	+/-
	$445,000	**$435,000**	2.3%

5-year Aug average: **$407,950**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $450,000, representing no change compared to last month and an increase of 15% from Aug 2025. The average days on market for units sold in August was 19 days, 23% above the 5-year August average of 15 days. There was a 24.4% month over month decrease in new contract activity with 31 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 45; and a 4% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 0.94 in July and an increase from 0.84 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.54. 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

52
Min 18 | 33 | Max 52
5-year Aug average

Jul 2026	Aug 2025
50	**45**

Avg DOM 19

19
Min 10 | 15 | Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
13	**19**	**19**

Avg Sold to OLP Ratio 98.7%

98.7%
Min 98.7% | 100.8% | Max 102.1%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.6%	**101.8%**	**99.9%**

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