August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2026
Spring-Ford Area (Montgomery, PA)

New Listings 41

-49.4% from Jul 2026: **81**
-18.0% from Aug 2025: **50**

YTD	2026	2025	+/-
	460	**427**	7.7%

5-year Aug average: **49**

New Pendings 60

-1.6% from Jul 2026: **61**
9.1% from Aug 2025: **55**

YTD	2026	2025	+/-
	395	**376**	5.1%

5-year Aug average: **52**

Closed Sales 62

6.9% from Jul 2026: **58**
10.7% from Aug 2025: **56**

YTD	2026	2025	+/-
	364	**358**	1.7%

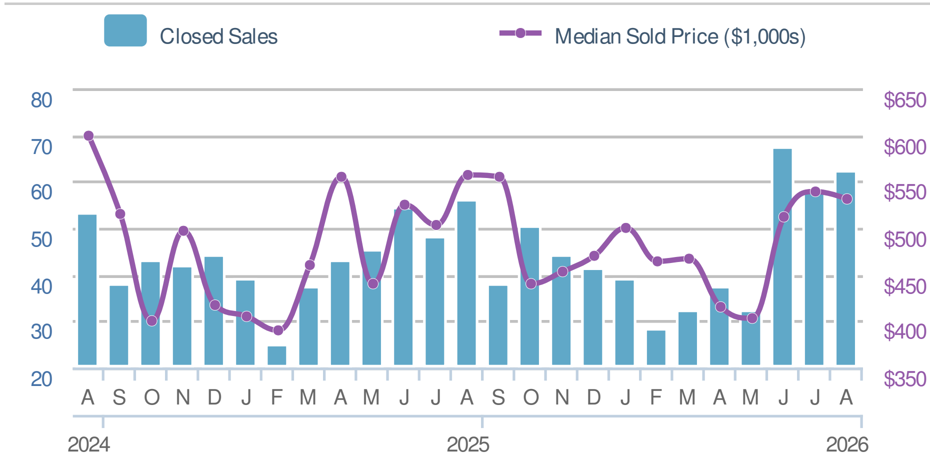
5-year Aug average: **63**

Median Sold Price $531,650

-1.5% from Jul 2026: **$539,950**
-4.6% from Aug 2025: **$557,499**

YTD	2026	2025	+/-
	$497,750	**$500,000**	-0.5%

5-year Aug average: **$520,930**



Active Listings 68

68
Min 42 — 54 — Max 68
5-year Aug average

Jul 2026	Aug 2025
87	**54**

Avg DOM 19

19
Min 13 — 19 — Max 27
5-year Aug average

Jul 2026	Aug 2025	YTD
14	**24**	**23**

Avg Sold to OLP Ratio 99.1%

99.1%
Min 99.1% — 100.6% — Max 102.1%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.8%	**99.6%**	**99.7%**

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

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Local Market **Insight**

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August 2026

Spring-Ford Area (Montgomery, PA) - Detached

New Listings — 23

-42.5% from Jul 2026: **40**
4.5% from Aug 2025: **22**

YTD	2026	2025	+/-
	230	**218**	5.5%

5-year Aug average: **24**

New Pendings — 25

-28.6% from Jul 2026: **35**
-26.5% from Aug 2025: **34**

YTD	2026	2025	+/-
	198	**198**	0.0%

5-year Aug average: **25**

Closed Sales — 27

-22.9% from Jul 2026: **35**
-18.2% from Aug 2025: **33**

YTD	2026	2025	+/-
	183	**185**	-1.1%

5-year Aug average: **31**

Median Sold Price — $640,000

2.2% from Jul 2026: **$626,000**
-12.3% from Aug 2025: **$730,000**

YTD	2026	2025	+/-
	$615,000	**$675,000**	-8.9%

5-year Aug average: **$667,500**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for August was $640,000, representing an increase of 2.2% compared to last month and a decrease of 12.3% from Aug 2025. The average days on market for units sold in August was 16 days, 13% below the 5-year August average of 18 days. There was a 28.6% month over month decrease in new contract activity with 25 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 41; and a 9.5% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 1.07 in July and a decrease from 1.65 in August 2025. The Contract Ratio is 14% lower than the 5-year August average of 1.26. 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 — 38

38
Min 23 — 29 — Max 38
5-year Aug average

Jul 2026	Aug 2025
42	**23**

Avg DOM — 16

16
Min 14 — 18 — Max 30
5-year Aug average

Jul 2026	Aug 2025	YTD
13	**30**	**24**

Avg Sold to OLP Ratio — 100.1%

100.1%
Min 99.5% — 100.0% — Max 100.6%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.6%	**99.5%**	**99.9%**

Local Market **Insight**

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August 2026

Spring-Ford Area (Montgomery, PA) - Attached

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New Listings 18

-56.1% from Jul 2026: **41**

-35.7% from Aug 2025: **28**

YTD	2026	2025	+/-
	230	**209**	10.0%

5-year Aug average: **25**

New Pendings 35

34.6% from Jul 2026: **26**

66.7% from Aug 2025: **21**

YTD	2026	2025	+/-
	197	**178**	10.7%

5-year Aug average: **27**

Closed Sales 35

52.2% from Jul 2026: **23**

52.2% from Aug 2025: **23**

YTD	2026	2025	+/-
	181	**173**	4.6%

5-year Aug average: **32**

Median Sold Price $485,000

19.8% from Jul 2026: **$405,000**

18.3% from Aug 2025: **$410,000**

YTD	2026	2025	+/-
	$409,000	**$380,000**	7.6%

5-year Aug average: **$429,000**

Summary

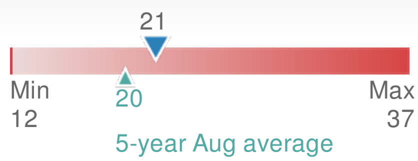
In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for August was $485,000, representing an increase of 19.8% compared to last month and an increase of 18.3% from Aug 2025. The average days on market for units sold in August was 21 days, 7% above the 5-year August average of 20 days. There was a 34.6% month over month increase in new contract activity with 35 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 41; and a 33.3% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 0.91 in July and an increase from 0.87 in August 2025. The Contract Ratio is 16% lower than the 5-year August average of 1.64. 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

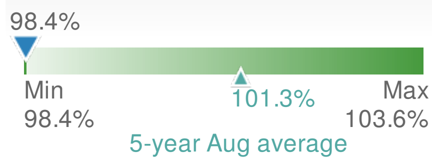
Jul 2026	Aug 2025
45	**31**

Avg DOM 21



Jul 2026	Aug 2025	YTD
15	**15**	**22**

Avg Sold to OLP Ratio 98.4%



Jul 2026	Aug 2025	YTD
101.1%	**99.7%**	**99.5%**

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

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August 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

New Listings — 16

-52.9%	-38.5%
from Jul 2026: **34**	from Aug 2025: **26**

YTD	2026	2025	+/-
	189	**169**	11.8%

5-year Aug average: **21**

New Pendings — 29

38.1%	81.3%
from Jul 2026: **21**	from Aug 2025: **16**

YTD	2026	2025	+/-
	160	**144**	11.1%

5-year Aug average: **22**

Closed Sales — 31

63.2%	55.0%
from Jul 2026: **19**	from Aug 2025: **20**

YTD	2026	2025	+/-
	149	**138**	8.0%

5-year Aug average: **27**

Median Sold Price — $488,000

12.2%	19.5%
from Jul 2026: **$435,000**	from Aug 2025: **$408,250**

YTD	2026	2025	+/-
	$435,000	**$408,250**	6.6%

5-year Aug average: **$454,676**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $488,000, representing an increase of 12.2% compared to last month and an increase of 19.5% from Aug 2025. The average days on market for units sold in August was 22 days, 3% below the 5-year August average of 23 days. There was a 38.1% month over month increase in new contract activity with 29 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 34; and a 29.7% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 0.97 in July and an increase from 0.81 in August 2025. The Contract Ratio is 20% lower than the 5-year August average of 1.63. 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 — 26

26

Min 13 — 21 (5-year Aug average) — Max 27

Jul 2026	Aug 2025
37	**27**

Avg DOM — 22

22

Min 13 — 23 (5-year Aug average) — Max 49

Jul 2026	Aug 2025	YTD
17	**15**	**23**

Avg Sold to OLP Ratio — 98.8%

98.8%

Min 98.8% — 101.3% (5-year Aug average) — Max 104.3%

Jul 2026	Aug 2025	YTD
101.0%	**99.6%**	**99.4%**

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

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