August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Dublin (Montgomery, PA)

Presented by
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August 2026

Upper Dublin (Montgomery, PA)

New Listings — 28

-24.3% from Jul 2026: **37**
21.7% from Aug 2025: **23**

YTD	2026	2025	+/-
	240	**203**	18.2%

5-year Aug average: **27**

New Pendings — 32

6.7% from Jul 2026: **30**
68.4% from Aug 2025: **19**

YTD	2026	2025	+/-
	208	**178**	16.9%

5-year Aug average: **26**

Closed Sales — 33

50.0% from Jul 2026: **22**
73.7% from Aug 2025: **19**

YTD	2026	2025	+/-
	181	**165**	9.7%

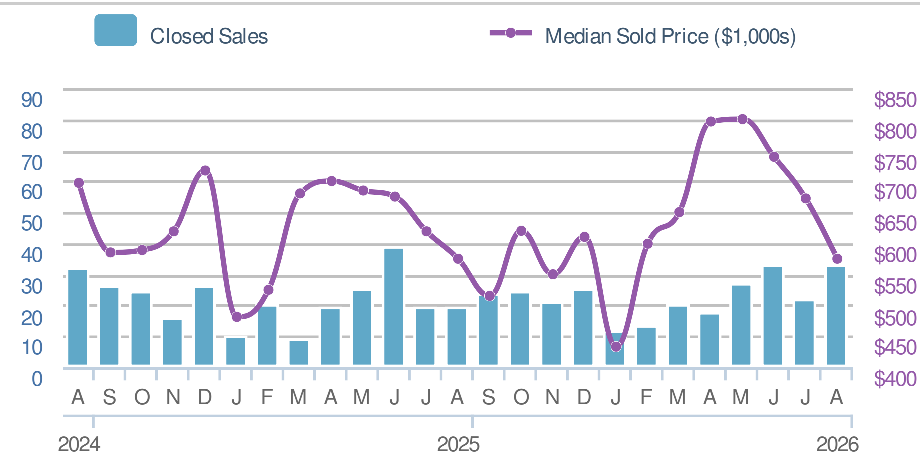
5-year Aug average: **28**

Median Sold Price — $575,000

-14.5% from Jul 2026: **$672,500**
0.0% from Aug 2025: **$575,000**

YTD	2026	2025	+/-
	$695,000	**$652,500**	6.5%

5-year Aug average: **$597,500**



Active Listings — 38

Min 30 | 38 | 36 (5-year Aug average) | Max 39

Jul 2026	Aug 2025
40	**34**

Avg DOM — 17

Min 12 | 17 | 22 (5-year Aug average) | Max 35

Jul 2026	Aug 2025	YTD
7	**12**	**23**

Avg Sold to OLP Ratio — 102.4%

Min 99.9% | 102.4% | 103.0% (5-year Aug average) | Max 105.4%

Jul 2026	Aug 2025	YTD
105.4%	**99.9%**	**101.5%**

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

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August 2026

Upper Dublin (Montgomery, PA) - Detached

New Listings 21

-4.5% from Jul 2026: **22**

23.5% from Aug 2025: **17**

YTD	2026	2025	+/-
	156	**145**	7.6%

5-year Aug average: **20**

New Pendings 22

-12.0% from Jul 2026: **25**

120.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	144	**129**	11.6%

5-year Aug average: **17**

Closed Sales 25

56.3% from Jul 2026: **16**

92.3% from Aug 2025: **13**

YTD	2026	2025	+/-
	129	**119**	8.4%

5-year Aug average: **20**

Median Sold Price $640,000

-11.3% from Jul 2026: **$721,500**

-8.6% from Aug 2025: **$700,000**

YTD	2026	2025	+/-
	$770,000	**$720,000**	6.9%

5-year Aug average: **$665,200**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for August was $640,000, representing a decrease of 11.3% compared to last month and a decrease of 8.6% from Aug 2025. The average days on market for units sold in August was 13 days, 18% below the 5-year August average of 16 days. There was a 12% month over month decrease in new contract activity with 22 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 5.3% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.58 in July and an increase from 0.77 in August 2025. The Contract Ratio is 8% higher than the 5-year August average of 1.16. 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

20

Min 20 — 23 (5-year Aug average) — Max 26

Jul 2026	Aug 2025
19	**26**

Avg DOM 13

13

Min 8 — 16 (5-year Aug average) — Max 31

Jul 2026	Aug 2025	YTD
8	**8**	**20**

Avg Sold to OLP Ratio 101.9%

101.9%

Min 101.2% — 102.7% (5-year Aug average) — Max 103.9%

Jul 2026	Aug 2025	YTD
106.5%	**101.2%**	**102.0%**

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

Local Market **Insight**

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August 2026

Upper Dublin (Montgomery, PA) - Attached

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New Listings 7

-53.3% from Jul 2026: **15**

16.7% from Aug 2025: **6**

YTD	2026	2025	+/-
	84	**58**	44.8%

5-year Aug average: **7**

New Pendings 10

100.0% from Jul 2026: **5**

11.1% from Aug 2025: **9**

YTD	2026	2025	+/-
	64	**49**	30.6%

5-year Aug average: **9**

Closed Sales 8

33.3% from Jul 2026: **6**

33.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	52	**46**	13.0%

5-year Aug average: **8**

Median Sold Price $465,000

-19.1% from Jul 2026: **$575,000**

-8.4% from Aug 2025: **$507,500**

YTD	2026	2025	+/-
	$450,000	**$436,500**	3.1%

5-year Aug average: **$491,300**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for August was $465,000, representing a decrease of 19.1% compared to last month and a decrease of 8.4% from Aug 2025. The average days on market for units sold in August was 30 days, 17% below the 5-year August average of 36 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and a 14.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.81 in July and a decrease from 1.38 in August 2025. The Contract Ratio is 35% 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 18

18

Min 8 | 12 | Max 18

5-year Aug average

Jul 2026	Aug 2025
21	**8**

Avg DOM 30

30

Min 20 | 36 | Max 54

5-year Aug average

Jul 2026	Aug 2025	YTD
5	**20**	**29**

Avg Sold to OLP Ratio 103.9%

103.9%

Min 97.0% | 103.8% | Max 110.3%

5-year Aug average

Jul 2026	Aug 2025	YTD
102.5%	**97.0%**	**100.3%**

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New Listings 5

-66.7% from Jul 2026: **15**
150.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	73	**42**	73.8%

5-year Aug average: **5**

New Pendings 8

60.0% from Jul 2026: **5**
33.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	55	**34**	61.8%

5-year Aug average: **6**

Closed Sales 8

166.7% from Jul 2026: **3**
60.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	43	**33**	30.3%

5-year Aug average: **8**

Median Sold Price $465,000

-15.5% from Jul 2026: **$550,000**
-9.7% from Aug 2025: **$515,000**

YTD	2026	2025	+/-
	$455,000	**$445,000**	2.2%

5-year Aug average: **$502,200**

Summary

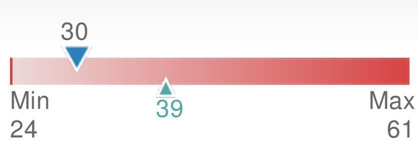
In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $465,000, representing a decrease of 15.5% compared to last month and a decrease of 9.7% from Aug 2025. The average days on market for units sold in August was 30 days, 23% below the 5-year August average of 39 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 17; and a 10.5% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.89 in July and a decrease from 1.60 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 1.47. 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 17

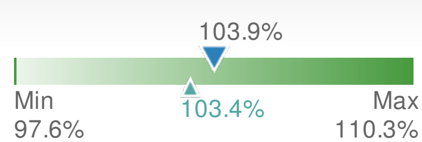
Jul 2026	Aug 2025
19	**5**

Avg DOM 30



Jul 2026	Aug 2025	YTD
3	**24**	**34**

Avg Sold to OLP Ratio 103.9%



Jul 2026	Aug 2025	YTD
102.1%	**97.6%**	**100.2%**

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