August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Merion Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Upper Merion Area (Montgomery, PA)

New Listings 43

-25.9% from Jul 2026: **58**

-4.4% from Aug 2025: **45**

YTD	2026	2025	+/-
	400	**374**	7.0%

5-year Aug average: **40**

New Pendings 46

21.1% from Jul 2026: **38**

31.4% from Aug 2025: **35**

YTD	2026	2025	+/-
	317	**283**	12.0%

5-year Aug average: **38**

Closed Sales 36

-25.0% from Jul 2026: **48**

2.9% from Aug 2025: **35**

YTD	2026	2025	+/-
	298	**290**	2.8%

5-year Aug average: **37**

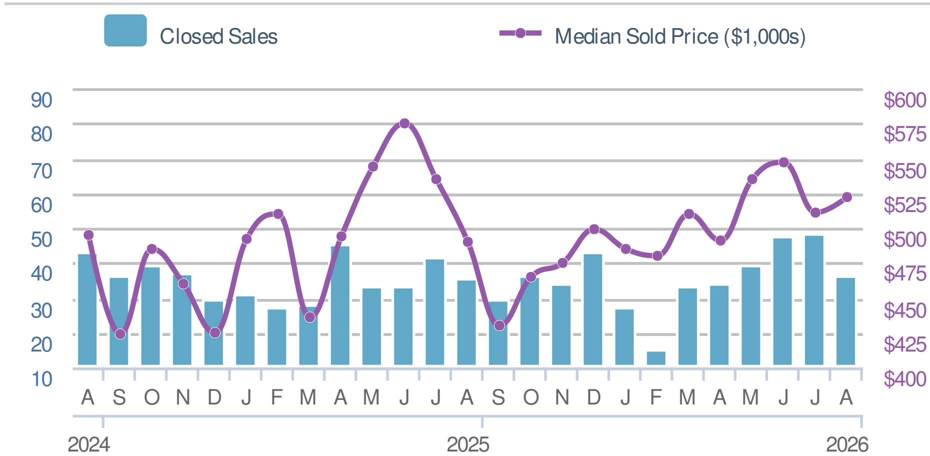
Median Sold Price $522,500

2.2% from Jul 2026: **$511,250**

6.6% from Aug 2025: **$490,000**

YTD	2026	2025	+/-
	$515,000	**$497,812**	3.5%

5-year Aug average: **$485,650**



Active Listings 69

69

Min 44 | 62 | Max 83

5-year Aug average

Jul 2026	Aug 2025
75	**83**

Avg DOM 27

27

Min 12 | 25 | Max 35

5-year Aug average

Jul 2026	Aug 2025	YTD
37	**21**	**33**

Avg Sold to OLP Ratio 98.7%

98.7%

Min 98.2% | 99.3% | Max 101.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
98.1%	**98.3%**	**98.2%**

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Upper Merion Area (Montgomery, PA) - Detached

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New Listings — 24

-7.7% from Jul 2026: **26**
60.0% from Aug 2025: **15**

YTD	2026	2025	+/-
	179	**156**	14.7%

5-year Aug average: **19**

New Pendings — 26

13.0% from Jul 2026: **23**
85.7% from Aug 2025: **14**

YTD	2026	2025	+/-
	149	**127**	17.3%

5-year Aug average: **20**

Closed Sales — 21

-16.0% from Jul 2026: **25**
5.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	129	**126**	2.4%

5-year Aug average: **20**

Median Sold Price — $600,000

5.3% from Jul 2026: **$570,000**
11.8% from Aug 2025: **$536,600**

YTD	2026	2025	+/-
	$620,000	**$549,000**	12.9%

5-year Aug average: **$550,210**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for August was $600,000, representing an increase of 5.3% compared to last month and an increase of 11.8% from Aug 2025. The average days on market for units sold in August was 18 days, 23% above the 5-year August average of 15 days. There was a 13% month over month increase in new contract activity with 26 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 28; and a 7.4% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.96 in July and an increase from 0.58 in August 2025. The Contract Ratio is 11% lower than the 5-year August average of 1.25. 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 — 25

25

Min 12 — 22 (5-year Aug average) — Max 31

Jul 2026	Aug 2025
27	**31**

Avg DOM — 18

18

Min 10 — 15 (5-year Aug average) — Max 19

Jul 2026	Aug 2025	YTD
20	**13**	**30**

Avg Sold to OLP Ratio — 98.9%

98.9%

Min 98.9% — 100.3% (5-year Aug average) — Max 101.9%

Jul 2026	Aug 2025	YTD
100.5%	**99.9%**	**99.7%**

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

Local Market **Insight**

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August 2026

Upper Merion Area (Montgomery, PA) - Attached

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New Listings 19

-40.6% from Jul 2026: **32**

-36.7% from Aug 2025: **30**

YTD	2026	2025	+/-
	219	**218**	0.5%

5-year Aug average: **21**

New Pendings 20

33.3% from Jul 2026: **15**

-4.8% from Aug 2025: **21**

YTD	2026	2025	+/-
	166	**156**	6.4%

5-year Aug average: **18**

Closed Sales 15

-34.8% from Jul 2026: **23**

0.0% from Aug 2025: **15**

YTD	2026	2025	+/-
	167	**164**	1.8%

5-year Aug average: **17**

Median Sold Price $455,000

5.8% from Jul 2026: **$430,000**

12.3% from Aug 2025: **$405,000**

YTD	2026	2025	+/-
	$459,000	**$467,750**	-1.9%

5-year Aug average: **$415,000**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for August was $455,000, representing an increase of 5.8% compared to last month and an increase of 12.3% from Aug 2025. The average days on market for units sold in August was 39 days, 5% above the 5-year August average of 37 days. There was a 33.3% month over month increase in new contract activity with 20 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 23; and an 8.3% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.40 in July and an increase from 0.48 in August 2025. The Contract Ratio is 25% lower than the 5-year August average of 0.69. 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 44

44

Min 22 — 40 5-year Aug average — Max 52

Jul 2026	Aug 2025
48	**52**

Avg DOM 39

39

Min 15 — 37 5-year Aug average — Max 60

Jul 2026	Aug 2025	YTD
55	**33**	**35**

Avg Sold to OLP Ratio 98.3%

98.3%

Min 96.1% — 98.0% 5-year Aug average — Max 100.0%

Jul 2026	Aug 2025	YTD
95.4%	**96.2%**	**96.9%**

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

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August 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

New Listings — 16

-46.7% from Jul 2026: **30**
-40.7% from Aug 2025: **27**

YTD	2026	2025	+/-
	181	**182**	-0.5%

5-year Aug average: **17**

New Pendings — 16

33.3% from Jul 2026: **12**
-11.1% from Aug 2025: **18**

YTD	2026	2025	+/-
	132	**126**	4.8%

5-year Aug average: **14**

Closed Sales — 13

-18.8% from Jul 2026: **16**
18.2% from Aug 2025: **11**

YTD	2026	2025	+/-
	135	**121**	11.6%

5-year Aug average: **13**

Median Sold Price — $490,000

6.5% from Jul 2026: **$459,950**
21.0% from Aug 2025: **$405,000**

YTD	2026	2025	+/-
	$470,000	**$441,000**	6.6%

5-year Aug average: **$421,200**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $490,000, representing an increase of 6.5% compared to last month and an increase of 21% from Aug 2025. The average days on market for units sold in August was 26 days, 33% above the 5-year August average of 20 days. There was a 33.3% month over month increase in new contract activity with 16 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and a 10% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.43 in July and an increase from 0.45 in August 2025. The Contract Ratio is 33% lower than the 5-year August average of 0.79. 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 — 36

36
Min 11 | 29 | Max 47
5-year Aug average

Jul 2026	Aug 2025
40	**47**

Avg DOM — 26

26
Min 13 | 20 | Max 26
5-year Aug average

Jul 2026	Aug 2025	YTD
46	**20**	**33**

Avg Sold to OLP Ratio — 99.2%

99.2%
Min 97.1% | 99.3% | Max 103.1%
5-year Aug average

Jul 2026	Aug 2025	YTD
96.8%	**97.3%**	**97.0%**

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

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