August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Moreland (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 12

-42.9% from Jul 2026: **21**

-36.8% from Aug 2025: **19**

YTD	2026	2025	+/-
	146	**159**	-8.2%

5-year Aug average: **16**

New Pendings — 18

-5.3% from Jul 2026: **19**

-14.3% from Aug 2025: **21**

YTD	2026	2025	+/-
	138	**134**	3.0%

5-year Aug average: **18**

Closed Sales — 22

37.5% from Jul 2026: **16**

-4.3% from Aug 2025: **23**

YTD	2026	2025	+/-
	134	**125**	7.2%

5-year Aug average: **22**

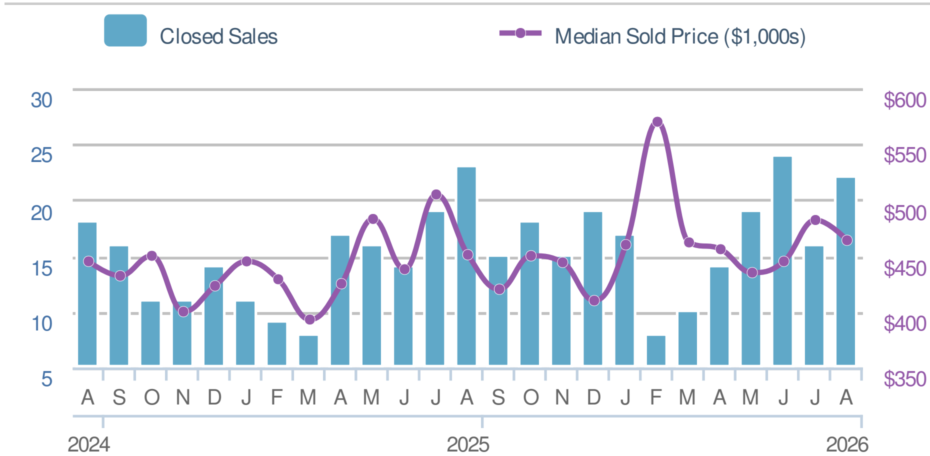
Median Sold Price — $464,636

-3.7% from Jul 2026: **$482,500**

3.0% from Aug 2025: **$451,000**

YTD	2026	2025	+/-
	$460,575	**$451,000**	2.1%

5-year Aug average: **$434,377**



Active Listings — 12

12

Min 9 — 13 — Max 21

5-year Aug average

Jul 2026	Aug 2025
18	**21**

Avg DOM — 12

12

Min 8 — 13 — Max 18

5-year Aug average

Jul 2026	Aug 2025	YTD
21	**16**	**18**

Avg Sold to OLP Ratio — 101.4%

101.4%

Min 99.7% — 101.0% — Max 101.5%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.1%	**99.7%**	**101.0%**

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

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August 2026

Upper Moreland (Montgomery, PA) - Detached

New Listings — 10

-41.2%	-44.4%
from Jul 2026: **17**	from Aug 2025: **18**

YTD	2026	2025	+/-
	129	**147**	-12.2%

5-year Aug average: **15**

New Pendings — 15

-6.3%	-21.1%
from Jul 2026: **16**	from Aug 2025: **19**

YTD	2026	2025	+/-
	124	**120**	3.3%

5-year Aug average: **16**

Closed Sales — 20

33.3%	-9.1%
from Jul 2026: **15**	from Aug 2025: **22**

YTD	2026	2025	+/-
	124	**113**	9.7%

5-year Aug average: **21**

Median Sold Price — $469,061

-4.3%	7.1%
from Jul 2026: **$490,000**	from Aug 2025: **$438,000**

YTD	2026	2025	+/-
	$465,000	**$461,200**	0.8%

5-year Aug average: **$434,662**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for August was $469,061, representing a decrease of 4.3% compared to last month and an increase of 7.1% from Aug 2025. The average days on market for units sold in August was 12 days, 12% below the 5-year August average of 14 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 43.8% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.11 pendings per active listing, up from 1.44 in July and an increase from 0.95 in August 2025. The Contract Ratio is 19% higher than the 5-year August average of 1.77. 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 — 9

9
Min 8 — 12 (5-year Aug average) — Max 21

Jul 2026	Aug 2025
16	**21**

Avg DOM — 12

12
Min 8 — 14 (5-year Aug average) — Max 19

Jul 2026	Aug 2025	YTD
11	**16**	**17**

Avg Sold to OLP Ratio — 101.5%

101.5%
Min 99.8% — 101.0% (5-year Aug average) — Max 101.5%

Jul 2026	Aug 2025	YTD
100.4%	**99.8%**	**101.2%**

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

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Upper Moreland (Montgomery, PA) - Attached

New Listings 2

-50.0% from Jul 2026: **4**
100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	17	**12**	41.7%

5-year Aug average: **1**

New Pendings 3

0.0% from Jul 2026: **3**
50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	14	**14**	0.0%

5-year Aug average: **2**

Closed Sales 2

100.0% from Jul 2026: **1**
100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	10	**12**	-16.7%

5-year Aug average: **1**

Median Sold Price $285,000

11.8% from Jul 2026: **$255,000**
-48.2% from Aug 2025: **$549,900**

YTD	2026	2025	+/-
	$270,000	**$287,500**	-6.1%

5-year Aug average: **$221,980**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for August was $285,000, representing an increase of 11.8% compared to last month and a decrease of 48.2% from Aug 2025. The average days on market for units sold in August was 13 days, 59% above the 5-year August average of 8 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 4; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 2.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 100% higher than the 5-year August average of 0.67. 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 3

3
Min 0 — 1 (5-year Aug average) — Max 3

Jul 2026	Aug 2025
2	**0**

Avg DOM 13

13
Min 0 — 8 (5-year Aug average) — Max 19

Jul 2026	Aug 2025	YTD
178	**19**	**28**

Avg Sold to OLP Ratio 100.2%

100.2%
Min 0.0% — 60.1% (5-year Aug average) — Max 101.9%

Jul 2026	Aug 2025	YTD
96.2%	**98.2%**	**98.7%**

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August 2026

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New Listings 0

-100.0% from Jul 2026: **2**
0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	7	5	40.0%

5-year Aug average: **1**

New Pendings 1

0.0% from Jul 2026: **0**
0.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	6	6	0.0%

5-year Aug average: **1**

Closed Sales 0

-100.0% from Jul 2026: **1**
-100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	5	5	0.0%

5-year Aug average: **0**

Median Sold Price $0

-100.0% from Jul 2026: **$255,000**
-100.0% from Aug 2025: **$549,900**

YTD	2026	2025	+/-
	$255,000	$336,900	-24.3%

5-year Aug average: **$109,980**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 4 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from July) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 150% higher than the 5-year August average of 0.40. 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 1

Current: 1
Min 0 — Max 1
5-year Aug average: 1

Jul 2026	Aug 2025
2	0

Avg DOM 0

Current: 0
Min 0 — Max 19
5-year Aug average: 4

Jul 2026	Aug 2025	YTD
178	19	45

Avg Sold to OLP Ratio 0.0%

Current: 0.0%
Min 0.0% — Max 98.2%
5-year Aug average: 19.6%

Jul 2026	Aug 2025	YTD
96.2%	98.2%	98.1%

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