August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Wissahickon (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Wissahickon (Montgomery, PA)

New Listings 23

-32.4% from Jul 2026: **34**
-23.3% from Aug 2025: **30**

YTD	2026	2025	+/-
	300	**337**	-11.0%

5-year Aug average: **28**

New Pendings 30

3.4% from Jul 2026: **29**
-11.8% from Aug 2025: **34**

YTD	2026	2025	+/-
	248	**278**	-10.8%

5-year Aug average: **29**

Closed Sales 34

3.0% from Jul 2026: **33**
-30.6% from Aug 2025: **49**

YTD	2026	2025	+/-
	236	**260**	-9.2%

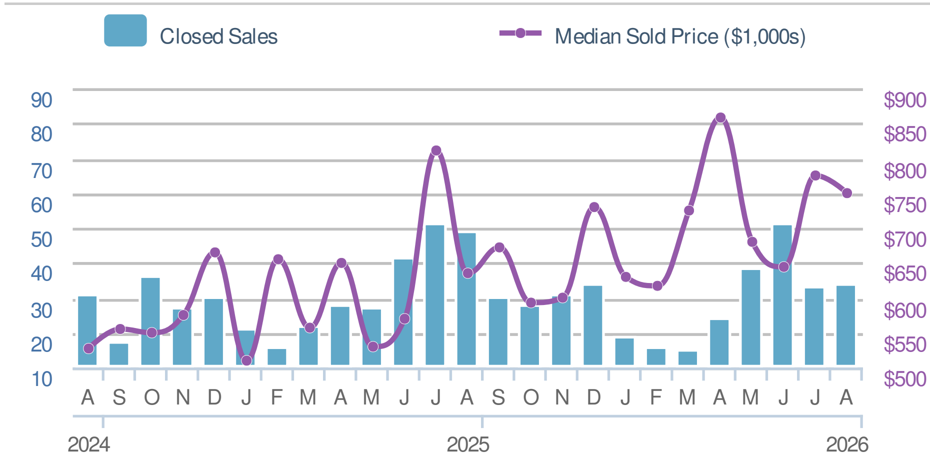
5-year Aug average: **42**

Median Sold Price $750,000

-3.2% from Jul 2026: **$775,000**
18.1% from Aug 2025: **$635,000**

YTD	2026	2025	+/-
	$720,000	**$645,000**	11.6%

5-year Aug average: **$628,400**



Active Listings 38

38
Min 27 | 42 | Max 50
5-year Aug average

Jul 2026	Aug 2025
48	**48**

Avg DOM 19

19
Min 11 | 17 | Max 24
5-year Aug average

Jul 2026	Aug 2025	YTD
13	**14**	**21**

Avg Sold to OLP Ratio 100.9%

100.9%
Min 100.5% | 101.1% | Max 101.6%
5-year Aug average

Jul 2026	Aug 2025	YTD
105.1%	**101.6%**	**101.1%**

Local Market **Insight**

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August 2026

Wissahickon (Montgomery, PA) - Detached

New Listings — 14

-48.1% from Jul 2026: **27**
-22.2% from Aug 2025: **18**

YTD	2026	2025	+/-
	189	**212**	-10.8%

5-year Aug average: **15**

New Pendings — 20

0.0% from Jul 2026: **20**
-13.0% from Aug 2025: **23**

YTD	2026	2025	+/-
	152	**166**	-8.4%

5-year Aug average: **17**

Closed Sales — 23

-8.0% from Jul 2026: **25**
-32.4% from Aug 2025: **34**

YTD	2026	2025	+/-
	139	**153**	-9.2%

5-year Aug average: **28**

Median Sold Price — $825,000

-9.9% from Jul 2026: **$916,000**
21.7% from Aug 2025: **$677,750**

YTD	2026	2025	+/-
	$918,500	**$861,000**	6.7%

5-year Aug average: **$703,530**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for August was $825,000, representing a decrease of 9.9% compared to last month and an increase of 21.7% from Aug 2025. The average days on market for units sold in August was 15 days, 17% below the 5-year August average of 18 days. There was no month over month change in new contract activity with 20 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 32; and a 22.6% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.13 in July and an increase from 0.91 in August 2025. The Contract Ratio is 41% higher than the 5-year August average of 0.94. 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 — 24

24
Min 24 — 30 (5-year Aug average) — Max 38

Jul 2026	Aug 2025
31	**35**

Avg DOM — 15

15
Min 11 — 18 (5-year Aug average) — Max 33

Jul 2026	Aug 2025	YTD
13	**11**	**23**

Avg Sold to OLP Ratio — 102.2%

102.2%
Min 100.2% — 101.3% (5-year Aug average) — Max 102.2%

Jul 2026	Aug 2025	YTD
106.8%	**101.5%**	**102.4%**

MarketStats by ShowingTime

Local Market **Insight**

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New Listings 9

28.6% from Jul 2026: **7**
-25.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	111	**125**	-11.2%

5-year Aug average: **13**

New Pendings 10

11.1% from Jul 2026: **9**
-9.1% from Aug 2025: **11**

YTD	2026	2025	+/-
	96	**112**	-14.3%

5-year Aug average: **12**

Closed Sales 11

37.5% from Jul 2026: **8**
-26.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	97	**107**	-9.3%

5-year Aug average: **14**

Median Sold Price $619,900

7.3% from Jul 2026: **$577,500**
-0.8% from Aug 2025: **$625,000**

YTD	2026	2025	+/-
	$585,000	**$470,000**	24.5%

5-year Aug average: **$482,120**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for August was $619,900, representing an increase of 7.3% compared to last month and a decrease of 0.8% from Aug 2025. The average days on market for units sold in August was 26 days, 59% above the 5-year August average of 16 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and a 17.6% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 0.94 in July and a decrease from 1.15 in August 2025. The Contract Ratio is 45% lower than the 5-year August average of 1.68. 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 14

14

Min 3 | 12 | Max 18

5-year Aug average

Jul 2026	Aug 2025
17	**13**

Avg DOM 26

26

Min 5 | 16 | Max 26

5-year Aug average

Jul 2026	Aug 2025	YTD
14	**21**	**18**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 98.4% | 100.8% | Max 104.2%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.9%	**101.8%**	**99.2%**

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

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New Listings — 6

0.0% from Jul 2026: **6**
-50.0% from Aug 2025: **12**

YTD	2026	2025	+/-
	93	**103**	-9.7%

5-year Aug average: **12**

New Pendings — 8

0.0% from Jul 2026: **8**
-20.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	79	**92**	-14.1%

5-year Aug average: **11**

Closed Sales — 10

42.9% from Jul 2026: **7**
-28.6% from Aug 2025: **14**

YTD	2026	2025	+/-
	81	**89**	-9.0%

5-year Aug average: **12**

Median Sold Price — $627,450

7.3% from Jul 2026: **$585,000**
-0.4% from Aug 2025: **$630,000**

YTD	2026	2025	+/-
	$630,650	**$510,000**	23.7%

5-year Aug average: **$548,480**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $627,450, representing an increase of 7.3% compared to last month and a decrease of 0.4% from Aug 2025. The average days on market for units sold in August was 23 days, 83% above the 5-year August average of 13 days. There was no month over month change in new contract activity with 8 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 11; and a 25% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 0.94 in July and a decrease from 1.18 in August 2025. The Contract Ratio is 53% lower than the 5-year August average of 1.97. 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 — 12

12

Min 2 — 10 (5-year Aug average) — Max 16

Jul 2026	Aug 2025
16	**11**

Avg DOM — 23

23

Min 4 — 13 (5-year Aug average) — Max 23

Jul 2026	Aug 2025	YTD
15	**16**	**19**

Avg Sold to OLP Ratio — 98.8%

98.8%

Min 98.6% — 101.3% (5-year Aug average) — Max 104.8%

Jul 2026	Aug 2025	YTD
99.1%	**101.9%**	**99.0%**

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