July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Montgomery County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Montgomery County, PA

New Listings — 936

-5.0% from Jun 2026: **985**

8.0% from Jul 2025: **867**

YTD	2026	2025	+/-
	6,545	**6,376**	2.7%

5-year Jul average: **926**

New Pendings — 820

-12.1% from Jun 2026: **933**

0.0% from Jul 2025: **820**

YTD	2026	2025	+/-
	5,378	**5,305**	1.4%

5-year Jul average: **831**

Closed Sales — 904

-7.7% from Jun 2026: **979**

1.1% from Jul 2025: **894**

YTD	2026	2025	+/-
	4,800	**4,852**	-1.1%

5-year Jul average: **879**

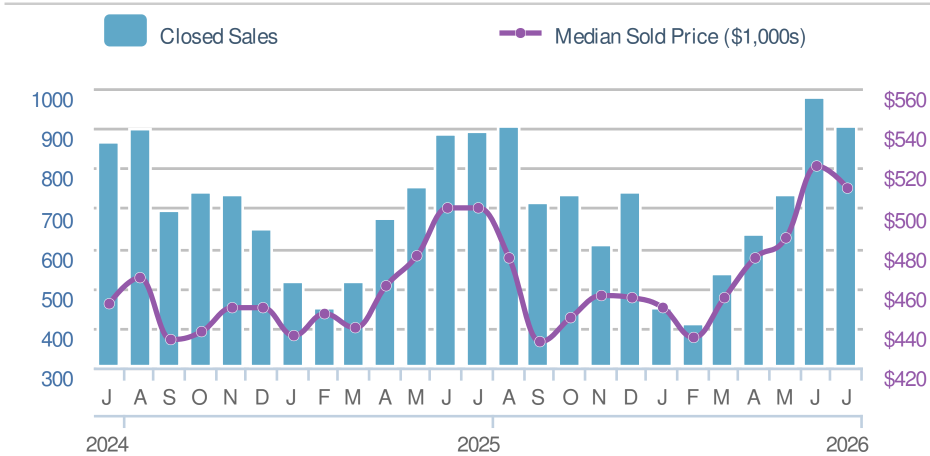
Median Sold Price — $510,000

-2.1% from Jun 2026: **$521,000**

2.0% from Jul 2025: **$500,000**

YTD	2026	2025	+/-
	$480,000	**$470,000**	2.1%

5-year Jul average: **$467,534**



Active Listings — 1,299

1,299

Min	5-year Jul average	Max
785	1,063	1,299

Jun 2026	Jul 2025
1,244	**1,147**

Avg DOM — 20

20

Min	5-year Jul average	Max
12	17	20

Jun 2026	Jul 2025	YTD
19	**18**	**26**

Avg Sold to OLP Ratio — 100.6%

100.6%

Min	5-year Jul average	Max
100.0%	101.3%	102.7%

Jun 2026	Jul 2025	YTD
100.9%	**100.0%**	**100.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Montgomery County, PA - Detached

New Listings — 547

-9.9%	6.8%
from Jun 2026: **607**	from Jul 2025: **512**

YTD	2026	2025	+/-
	3,900	**3,861**	1.0%

5-year Jul average: **559**

New Pendings — 499

-17.1%	-2.9%
from Jun 2026: **602**	from Jul 2025: **514**

YTD	2026	2025	+/-
	3,261	**3,294**	-1.0%

5-year Jul average: **509**

Closed Sales — 567

-11.1%	-2.4%
from Jun 2026: **638**	from Jul 2025: **581**

YTD	2026	2025	+/-
	2,885	**2,954**	-2.3%

5-year Jul average: **555**

Median Sold Price — $600,000

-2.4%	3.5%
from Jun 2026: **$615,000**	from Jul 2025: **$579,900**

YTD	2026	2025	+/-
	$565,000	**$551,500**	2.4%

5-year Jul average: **$544,537**

Summary

In Montgomery County, PA, the median sold price for Detached properties for July was $600,000, representing a decrease of 2.4% compared to last month and an increase of 3.5% from Jul 2025. The average days on market for units sold in July was 17 days, 5% above the 5-year July average of 16 days. There was a 17.1% month over month decrease in new contract activity with 499 New Pendings; an 11.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 762; and a 3.3% increase in supply to 711 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 1.26 in June and a decrease from 1.19 in July 2025. The Contract Ratio is 15% lower than the 5-year July 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 — 711

711

Min 527 | 653 | Max 711

5-year Jul average

Jun 2026	Jul 2025
688	**655**

Avg DOM — 17

17

Min 12 | 16 | Max 19

5-year Jul average

Jun 2026	Jul 2025	YTD
15	**19**	**23**

Avg Sold to OLP Ratio — 101.3%

101.3%

Min 100.1% | 101.5% | Max 103.0%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.1%	**100.1%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026
Montgomery County, PA - Attached

New Listings — 389

2.9% from Jun 2026:	9.6% from Jul 2025:
378	**355**

YTD	2026	2025	+/-
	2,641	**2,515**	5.0%

5-year Jul average: **367**

New Pendings — 321

-3.0% from Jun 2026:	4.9% from Jul 2025:
331	**306**

YTD	2026	2025	+/-
	2,114	**2,011**	5.1%

5-year Jul average: **322**

Closed Sales — 337

-1.2% from Jun 2026:	7.7% from Jul 2025:
341	**313**

YTD	2026	2025	+/-
	1,912	**1,898**	0.7%

5-year Jul average: **324**

Median Sold Price — $399,707

0.9% from Jun 2026:	6.6% from Jul 2025:
$396,045	**$375,000**

YTD	2026	2025	+/-
	$374,495	**$367,250**	2.0%

5-year Jul average: **$360,819**

Summary

In Montgomery County, PA, the median sold price for Attached properties for July was $399,707, representing an increase of 0.9% compared to last month and an increase of 6.6% from Jul 2025. The average days on market for units sold in July was 25 days, 32% above the 5-year July average of 19 days. There was a 3% month over month decrease in new contract activity with 321 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 490; and a 5.8% increase in supply to 588 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.93 in June and a decrease from 0.96 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 1.41. 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 — 588

588

Min 258 — 410 — Max 588
5-year Jul average

Jun 2026	Jul 2025
556	**492**

Avg DOM — 25

25

Min 13 — 19 — Max 25
5-year Jul average

Jun 2026	Jul 2025	YTD
26	**18**	**29**

Avg Sold to OLP Ratio — 99.3%

99.3%

Min 99.3% — 101.1% — Max 102.9%
5-year Jul average

Jun 2026	Jul 2025	YTD
98.7%	**99.8%**	**98.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Montgomery County, PA - Attached/Townhouse

New Listings 303

▲ 1.0% from Jun 2026: **300**

▲ 5.9% from Jul 2025: **286**

YTD	2026	2025	+/-
	2,068	**1,982**	4.3%

5-year Jul average: **290**

New Pendings 249

▼ -6.4% from Jun 2026: **266**

▲ 0.4% from Jul 2025: **248**

YTD	2026	2025	+/-
	1,666	**1,603**	3.9%

5-year Jul average: **251**

Closed Sales 265

▼ -2.6% from Jun 2026: **272**

▲ 2.3% from Jul 2025: **259**

YTD	2026	2025	+/-
	1,502	**1,495**	0.5%

5-year Jul average: **260**

Median Sold Price $419,000

▼ -1.6% from Jun 2026: **$426,000**

▲ 7.4% from Jul 2025: **$390,000**

YTD	2026	2025	+/-
	$399,945	**$385,000**	3.9%

5-year Jul average: **$376,900**

Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for July was $419,000, representing a decrease of 1.6% compared to last month and an increase of 7.4% from Jul 2025. The average days on market for units sold in July was 19 days, 11% above the 5-year July average of 17 days. There was a 6.4% month over month decrease in new contract activity with 249 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 408; and a 7.5% increase in supply to 416 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.12 in June and a decrease from 1.11 in July 2025. The Contract Ratio is 36% lower than the 5-year July average of 1.53. 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 416

416

Min 207 — 308 5-year Jul average — Max 416

Jun 2026	Jul 2025
387	**360**

Avg DOM 19

19

Min 12 — 17 5-year Jul average — Max 24

Jun 2026	Jul 2025	YTD
20	**16**	**25**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 100.1% — 101.6% 5-year Jul average — Max 103.1%

Jun 2026	Jul 2025	YTD
99.6%	**100.1%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime