August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Montgomery County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 764

-18.4% from Jul 2026: **936**
-4.1% from Aug 2025: **797**

YTD	2026	2025	+/-
	7,406	7,273	1.8%

5-year Aug average: **807**

New Pendings — 791

-3.5% from Jul 2026: **820**
2.5% from Aug 2025: **772**

YTD	2026	2025	+/-
	6,165	6,058	1.8%

5-year Aug average: **794**

Closed Sales — 856

-5.3% from Jul 2026: **904**
-5.0% from Aug 2025: **901**

YTD	2026	2025	+/-
	5,695	5,785	-1.6%

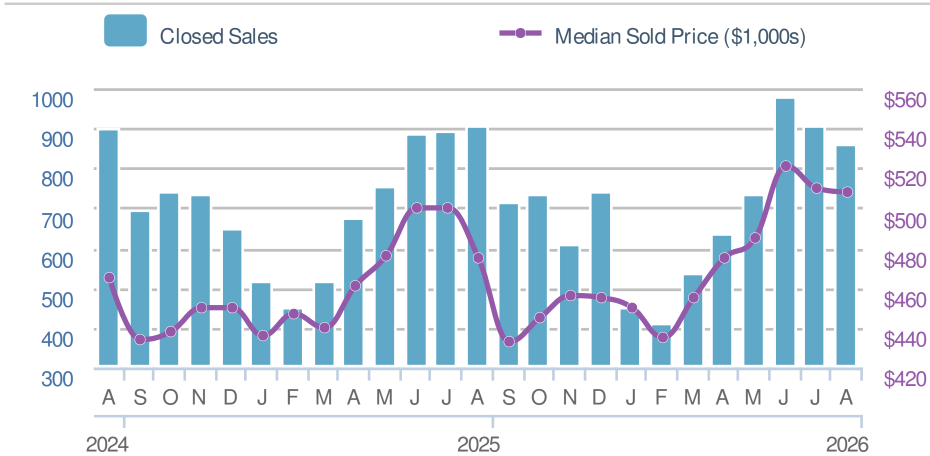
5-year Aug average: **898**

Median Sold Price — $508,750

-0.2% from Jul 2026: **$510,000**
7.1% from Aug 2025: **$475,050**

YTD	2026	2025	+/-
	$485,000	$472,500	2.6%

5-year Aug average: **$464,760**



Active Listings — 1,212

1,212
Min 795
1,026
Max 1,212
5-year Aug average

Jul 2026	Aug 2025
1,299	**1,141**

Avg DOM — 22

22
Min 15
19
Max 22
5-year Aug average

Jul 2026	Aug 2025	YTD
20	**20**	**25**

Avg Sold to OLP Ratio — 99.6%

99.6%
Min 99.4%
100.6%
Max 102.4%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.6%	**99.4%**	**100.0%**

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

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August 2026

Montgomery County, PA - Detached

New Listings — 458

-16.3% from Jul 2026: **547**

1.1% from Aug 2025: **453**

YTD	2026	2025	+/-
	4,415	**4,383**	0.7%

5-year Aug average: **482**

New Pendings — 478

-4.2% from Jul 2026: **499**

3.9% from Aug 2025: **460**

YTD	2026	2025	+/-
	3,736	**3,743**	-0.2%

5-year Aug average: **481**

Closed Sales — 543

-4.2% from Jul 2026: **567**

-8.0% from Aug 2025: **590**

YTD	2026	2025	+/-
	3,450	**3,564**	-3.2%

5-year Aug average: **570**

Median Sold Price — $600,000

0.0% from Jul 2026: **$600,000**

3.4% from Aug 2025: **$580,000**

YTD	2026	2025	+/-
	$575,000	**$560,000**	2.7%

5-year Aug average: **$545,000**

Summary

In Montgomery County, PA, the median sold price for Detached properties for August was $600,000, representing no change compared to last month and an increase of 3.4% from Aug 2025. The average days on market for units sold in August was 18 days, 1% below the 5-year August average of 18 days. There was a 4.2% month over month decrease in new contract activity with 478 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 672; and a 7.3% decrease in supply to 659 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.07 in July and an increase from 0.95 in August 2025. The Contract Ratio is 10% lower than the 5-year August average of 1.13. 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 — 659

659

Min 518 — 624 — Max 664

5-year Aug average

Jul 2026	Aug 2025
711	**656**

Avg DOM — 18

18

Min 15 — 18 — Max 22

5-year Aug average

Jul 2026	Aug 2025	YTD
17	**19**	**22**

Avg Sold to OLP Ratio — 100.5%

100.5%

Min 99.7% — 100.8% — Max 102.5%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.3%	**99.7%**	**100.9%**

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

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Montgomery County, PA - Attached

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New Listings 306

-21.3% from Jul 2026: **389**

-11.0% from Aug 2025: **344**

YTD	2026	2025	+/-
	2,987	**2,890**	3.4%

5-year Aug average: **325**

New Pendings 313

-2.5% from Jul 2026: **321**

0.3% from Aug 2025: **312**

YTD	2026	2025	+/-
	2,426	**2,315**	4.8%

5-year Aug average: **313**

Closed Sales 313

-7.1% from Jul 2026: **337**

0.6% from Aug 2025: **311**

YTD	2026	2025	+/-
	2,242	**2,221**	0.9%

5-year Aug average: **328**

Median Sold Price $380,087

-4.9% from Jul 2026: **$399,707**

5.6% from Aug 2025: **$359,900**

YTD	2026	2025	+/-
	$375,000	**$365,000**	2.7%

5-year Aug average: **$349,997**

Summary

In Montgomery County, PA, the median sold price for Attached properties for August was $380,087, representing a decrease of 4.9% compared to last month and an increase of 5.6% from Aug 2025. The average days on market for units sold in August was 30 days, 39% above the 5-year August average of 22 days. There was a 2.5% month over month decrease in new contract activity with 313 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 474; and a 6% decrease in supply to 553 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.83 in July and a decrease from 0.94 in August 2025. The Contract Ratio is 34% lower than the 5-year August average of 1.31. 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 553

553

Min 277 | 402 | Max 553

5-year Aug average

Jul 2026	Aug 2025
588	**485**

Avg DOM 30

30

Min 15 | 22 | Max 30

5-year Aug average

Jul 2026	Aug 2025	YTD
25	**21**	**29**

Avg Sold to OLP Ratio 98.1%

98.1%

Min 98.1% | 100.2% | Max 102.1%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.3%	**98.8%**	**98.6%**

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

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Montgomery County, PA - Attached/Townhouse

New Listings 235

-22.4% from Jul 2026: **303**

-6.4% from Aug 2025: **251**

YTD	2026	2025	+/-
	2,340	**2,260**	3.5%

5-year Aug average: **251**

New Pendings 239

-4.0% from Jul 2026: **249**

4.4% from Aug 2025: **229**

YTD	2026	2025	+/-
	1,905	**1,825**	4.4%

5-year Aug average: **242**

Closed Sales 252

-4.9% from Jul 2026: **265**

1.6% from Aug 2025: **248**

YTD	2026	2025	+/-
	1,769	**1,753**	0.9%

5-year Aug average: **264**

Median Sold Price $405,000

-3.3% from Jul 2026: **$419,000**

8.0% from Aug 2025: **$375,000**

YTD	2026	2025	+/-
	$400,000	**$385,000**	3.9%

5-year Aug average: **$367,000**

Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for August was $405,000, representing a decrease of 3.3% compared to last month and an increase of 8% from Aug 2025. The average days on market for units sold in August was 27 days, 36% above the 5-year August average of 20 days. There was a 4% month over month decrease in new contract activity with 239 New Pendings; a 6.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 382; and a 4.6% decrease in supply to 397 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 0.98 in July and a decrease from 1.02 in August 2025. The Contract Ratio is 32% lower than the 5-year August 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 397

397

Min 212 | 303 | Max 397

5-year Aug average

Jul 2026	Aug 2025
416	**363**

Avg DOM 27

27

Min 13 | 20 | Max 27

5-year Aug average

Jul 2026	Aug 2025	YTD
19	**19**	**25**

Avg Sold to OLP Ratio 98.8%

98.8%

Min 98.8% | 100.6% | Max 102.7%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.5%	**99.3%**	**99.3%**

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