

August 2026

Montgomery County, PA

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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

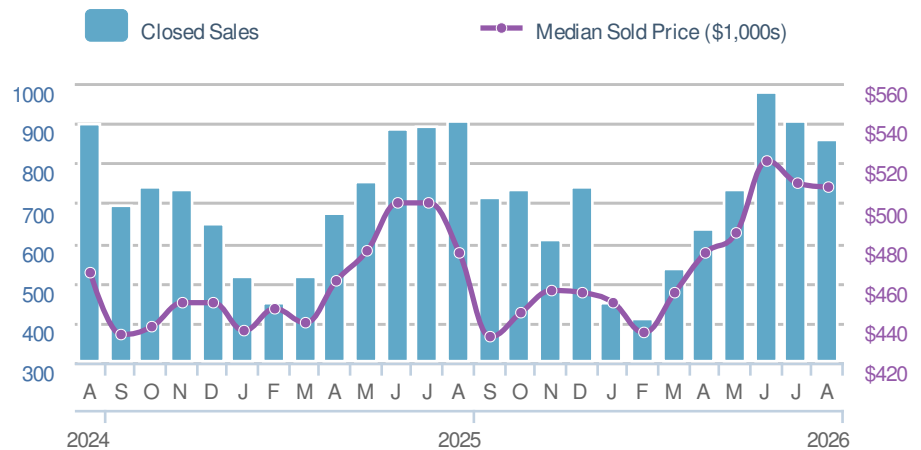
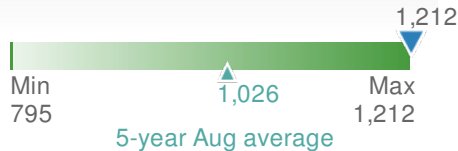
YTD	2026	2025	+/-
	6,165	6,058	1.8%

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

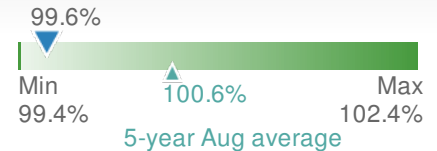
YTD	2026	2025	+/-
	\$485,000	\$472,500	2.6%

5-year Aug average: **\$464,760****Active Listings****1,212**

Jul 2026	Aug 2025
1,299	1,141

Avg DOM**22**

Jul 2026	Aug 2025	YTD 25
20	20	25

Avg Sold to OLP Ratio**99.6%**

Jul 2026	Aug 2025	YTD
100.6%	99.4%	100.0%