

January 2026

Montgomery County, PA

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New Listings 491

42.3%
 from Dec 2025: **345**

-2.8%
 from Jan 2025: **505**

YTD	2026	2025	+/-
	491	505	-2.8%

5-year Jan average: **568****New Pendings 494**

12.8%
 from Dec 2025: **438**

-4.4%
 from Jan 2025: **517**

YTD	2026	2025	+/-
	494	517	-4.4%

5-year Jan average: **554****Closed Sales 447**

-39.5%
 from Dec 2025: **739**

-12.7%
 from Jan 2025: **512**

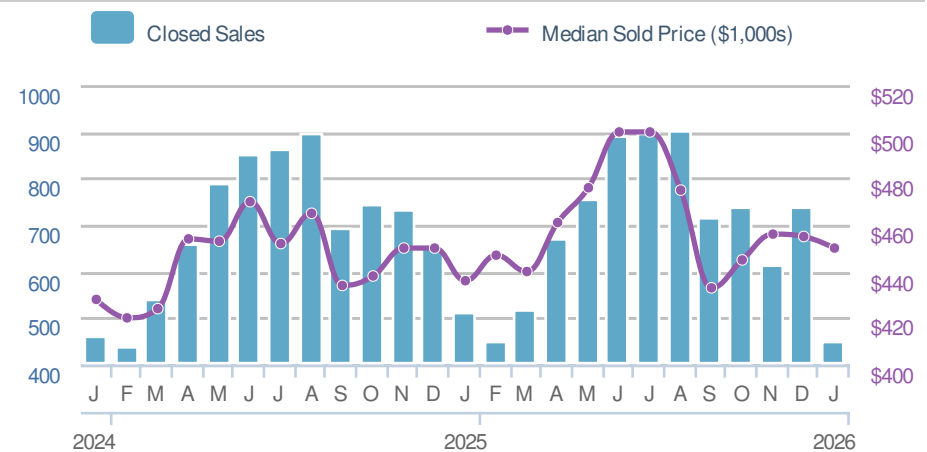
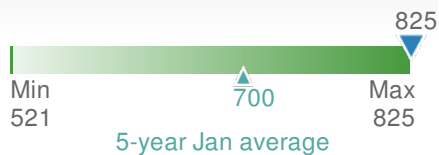
YTD	2026	2025	+/-
	447	512	-12.7%

5-year Jan average: **513****Median Sold Price \$450,000**

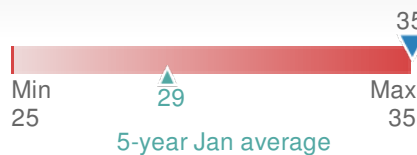
-1.1%
 from Dec 2025: **\$455,000**

3.2%
 from Jan 2025: **\$436,000**

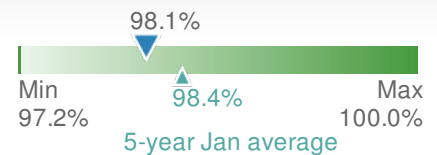
YTD	2026	2025	+/-
	\$450,000	\$436,000	3.2%

5-year Jan average: **\$412,309****Active Listings 825**

Dec 2025	Jan 2025
858	713

Avg DOM 35

Dec 2025	Jan 2025	YTD
29	30	35

Avg Sold to OLP Ratio 98.1%

Dec 2025	Jan 2025	YTD
98.1%	97.9%	98.1%