Local Market **Insight**

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February 2026

Montgomery County, PA

New Listings 481

-2.0% from Jan 2026: **491**
-10.8% from Feb 2025: **539**

YTD	2026	2025	+/-
	1,030	**1,104**	-6.7%

5-year Feb average: **636**

New Pendings 514

4.0% from Jan 2026: **494**
-2.7% from Feb 2025: **528**

YTD	2026	2025	+/-
	989	**1,039**	-4.8%

5-year Feb average: **609**

Closed Sales 407

-8.9% from Jan 2026: **447**
-9.2% from Feb 2025: **448**

YTD	2026	2025	+/-
	871	**981**	-11.2%

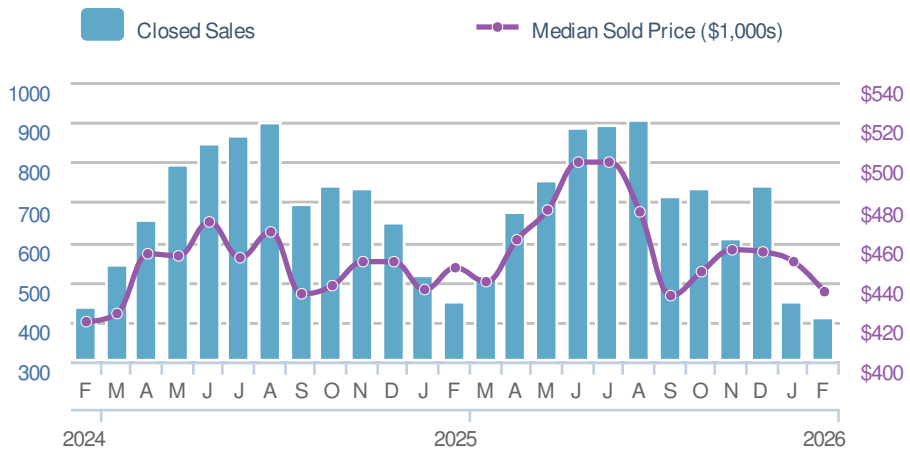
5-year Feb average: **460**

Median Sold Price $435,000

-3.3% from Jan 2026: **$450,000**
-2.7% from Feb 2025: **$447,000**

YTD	2026	2025	+/-
	$440,000	**$440,000**	0.0%

5-year Feb average: **$407,399**



Active Listings 809

809
Min 556
719
Max 809
5-year Feb average

Jan 2026	Feb 2025
825	**725**

Avg DOM 35

35
Min 29
34
Max 39
5-year Feb average

Jan 2026	Feb 2025	YTD
35	**39**	**36**

Avg Sold to OLP Ratio 98.4%

98.4%
Min 97.7%
98.7%
Max 100.6%
5-year Feb average

Jan 2026	Feb 2025	YTD
98.1%	**97.7%**	**98.2%**

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