

# August 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

**August 2025**

Montgomery County, PA

Email: ldavis@tcsr.realtor

**New Listings****797****↓ -8.1%**from Jul 2025:  
**867****↓ -1.0%**from Aug 2024:  
**805**

YTD	2025	2024	+/-
	<b>7,273</b>	<b>7,100</b>	2.4%

5-year Aug average: **901****New Pendings****772****↓ -5.9%**from Jul 2025:  
**820****↑ 1.7%**from Aug 2024:  
**759**

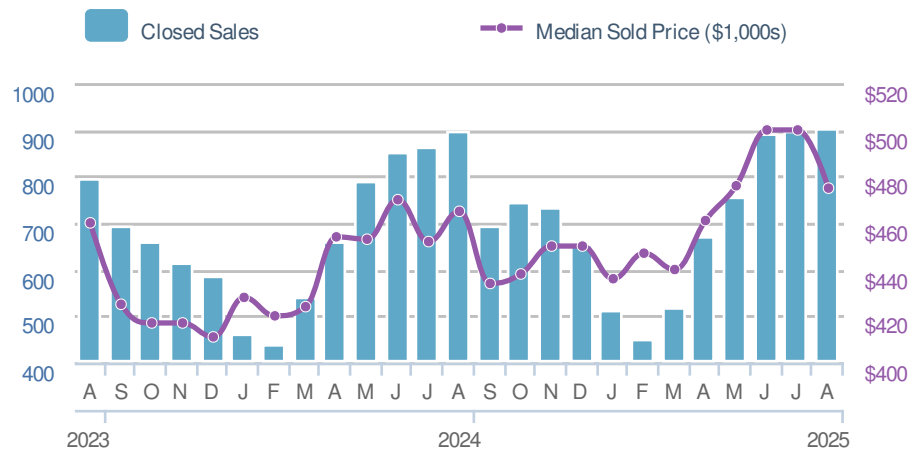
YTD	2025	2024	+/-
	<b>6,058</b>	<b>6,063</b>	-0.1%

5-year Aug average: **878****Closed Sales****901****↑ 0.8%**from Jul 2025:  
**894****↑ 0.6%**from Aug 2024:  
**896**

YTD	2025	2024	+/-
	<b>5,785</b>	<b>5,641</b>	2.6%

5-year Aug average: **983****Median Sold Price****\$475,050****↓ -5.0%**from Jul 2025:  
**\$500,000****↑ 2.2%**from Aug 2024:  
**\$465,000**

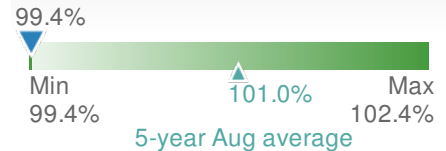
YTD	2025	2024	+/-
	<b>\$472,500</b>	<b>\$450,000</b>	5.0%

5-year Aug average: **\$441,010****Active Listings****1,141**

Jul 2025	Aug 2024
<b>1,147</b>	<b>1,016</b>

**Avg DOM****20**

Jul 2025	Aug 2024	YTD
<b>18</b>	<b>21</b>	<b>22</b>

**Avg Sold to OLP Ratio****99.4%**

Jul 2025	Aug 2024	YTD
<b>100.0%</b>	<b>100.5%</b>	<b>100.1%</b>

**August 2025**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****453** **-11.5%**from Jul 2025:  
**512** **-8.9%**from Aug 2024:  
**497**

YTD	2025	2024	+/-
	<b>4,383</b>	<b>4,418</b>	-0.8%

5-year Aug average: **540****New Pending****460** **-10.5%**from Jul 2025:  
**514** **-3.2%**from Aug 2024:  
**475**

YTD	2025	2024	+/-
	<b>3,743</b>	<b>3,708</b>	0.9%

5-year Aug average: **529****Closed Sales****590** **1.5%**from Jul 2025:  
**581** **5.7%**from Aug 2024:  
**558**

YTD	2025	2024	+/-
	<b>3,564</b>	<b>3,423</b>	4.1%

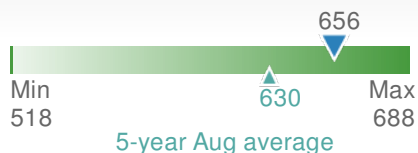
5-year Aug average: **621****Median  
Sold Price****\$580,000** **0.0%**from Jul 2025:  
**\$579,900** **7.4%**from Aug 2024:  
**\$540,000**

YTD	2025	2024	+/-
	<b>\$560,000</b>	<b>\$525,000</b>	6.7%

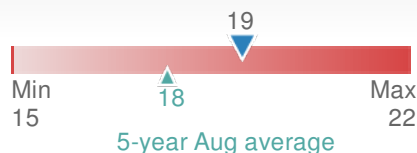
5-year Aug average: **\$515,000****Summary**

In Montgomery County, PA, the median sold price for Detached properties for August was \$580,000, representing an increase of 0% compared to last month and an increase of 7.4% from Aug 2024. The average days on market for units sold in August was 19 days, 7% above the 5-year August average of 18 days. There was a 10.5% month over month decrease in new contract activity with 460 New Pending; a 20.5% MoM decrease in All Pending (new contracts + contracts carried over from July) to 621; and a 0.2% increase in supply to 656 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.19 in July and a decrease from 1.06 in August 2024. The Contract Ratio is 26% lower than the 5-year August average of 1.28. 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****656**

Jul 2025	Aug 2024
<b>655</b>	<b>664</b>

**Avg DOM****19**


Jul 2025	Aug 2024	YTD
<b>19</b>	<b>22</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****99.7%**

Jul 2025	Aug 2024	YTD
<b>100.1%</b>	<b>100.6%</b>	<b>100.5%</b>

**August 2025**

## Montgomery County, PA - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****344** **-3.1%**from Jul 2025:  
**355** **11.7%**from Aug 2024:  
**308**

YTD	2025	2024	+/-
	<b>2,890</b>	<b>2,678</b>	7.9%

5-year Aug average: **362****New Pending****312** **2.0%**from Jul 2025:  
**306** **9.9%**from Aug 2024:  
**284**

YTD	2025	2024	+/-
	<b>2,315</b>	<b>2,354</b>	-1.7%

5-year Aug average: **348****Closed Sales****311** **-0.6%**from Jul 2025:  
**313** **-8.0%**from Aug 2024:  
**338**

YTD	2025	2024	+/-
	<b>2,221</b>	<b>2,217</b>	0.2%

5-year Aug average: **362****Median  
Sold Price****\$359,900** **-4.0%**from Jul 2025:  
**\$375,000** **2.8%**from Aug 2024:  
**\$350,000**

YTD	2025	2024	+/-
	<b>\$365,000</b>	<b>\$351,000</b>	4.0%

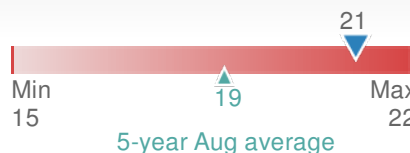
5-year Aug average: **\$331,480****Summary**

In Montgomery County, PA, the median sold price for Attached properties for August was \$359,900, representing a decrease of 4% compared to last month and an increase of 2.8% from Aug 2024. The average days on market for units sold in August was 21 days, 12% above the 5-year August average of 19 days. There was a 2% month over month increase in new contract activity with 312 New Pending; a 3.2% MoM decrease in All Pending (new contracts + contracts carried over from July) to 458; and a 1.4% decrease in supply to 485 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 0.96 in July and a decrease from 1.25 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.56. 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****485**

Jul 2025	Aug 2024
<b>492</b>	<b>352</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>18</b>	<b>20</b>	<b>23</b>

**Avg Sold to  
OLP Ratio****98.8%**

Jul 2025	Aug 2024	YTD
<b>99.8%</b>	<b>100.4%</b>	<b>99.4%</b>

**August 2025**

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****46** **-11.5%**from Jul 2025:  
**52** **0.0%**from Aug 2024:  
**46**

YTD	2025	2024	+/-
	<b>453</b>	<b>456</b>	-0.7%

5-year Aug average: **55****New Pendings****42** **-19.2%**from Jul 2025:  
**52** **-19.2%**from Aug 2024:  
**52**

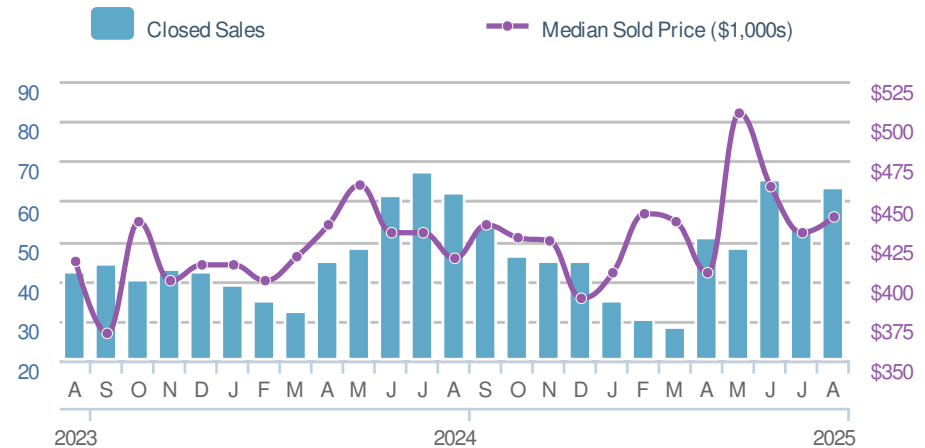
YTD	2025	2024	+/-
	<b>391</b>	<b>421</b>	-7.1%

5-year Aug average: **55****Closed Sales****63** **18.9%**from Jul 2025:  
**53** **1.6%**from Aug 2024:  
**62**

YTD	2025	2024	+/-
	<b>383</b>	<b>396</b>	-3.3%

5-year Aug average: **63****Median Sold Price****\$440,000** **2.3%**from Jul 2025:  
**\$430,000** **6.3%**from Aug 2024:  
**\$414,000**

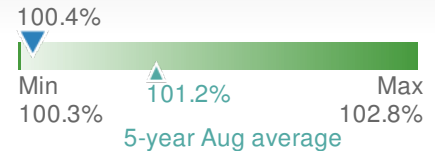
YTD	2025	2024	+/-
	<b>\$440,000</b>	<b>\$420,000</b>	4.8%

5-year Aug average: **\$408,300****Active Listings****74**

Jul 2025	Aug 2024
<b>62</b>	<b>58</b>

**Avg DOM****12**

Jul 2025	Aug 2024	YTD
<b>15</b>	<b>15</b>	<b>18</b>

**Avg Sold to OLP Ratio****100.4%**

Jul 2025	Aug 2024	YTD
<b>100.0%</b>	<b>100.3%</b>	<b>100.6%</b>

**August 2025**

## Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****33**


 **-21.4%**  
 from Jul 2025: **42**

 **-19.5%**  
 from Aug 2024: **41**

YTD	2025	2024	+/-
	<b>384</b>	<b>391</b>	-1.8%


5-year Aug average: **47****New Pendings****36**


 **-14.3%**  
 from Jul 2025: **42**

 **-20.0%**  
 from Aug 2024: **45**

YTD	2025	2024	+/-
	<b>341</b>	<b>357</b>	-4.5%


5-year Aug average: **47****Closed Sales****54**


 **17.4%**  
 from Jul 2025: **46**

 **0.0%**  
 from Aug 2024: **54**

YTD	2025	2024	+/-
	<b>332</b>	<b>337</b>	-1.5%

5-year Aug average: **56****Median Sold Price****\$492,500**

 **6.5%**  
 from Jul 2025: **\$462,500**

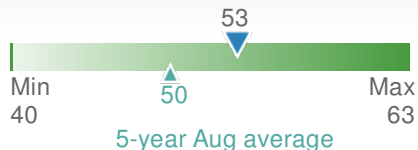
 **14.5%**  
 from Aug 2024: **\$430,000**

YTD	2025	2024	+/-
	<b>\$460,499</b>	<b>\$449,000</b>	2.6%

5-year Aug average: **\$433,400****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for August was \$492,500, representing an increase of 6.5% compared to last month and an increase of 14.5% from Aug 2024. The average days on market for units sold in August was 11 days, 18% below the 5-year August average of 13 days. There was a 14.3% month over month decrease in new contract activity with 36 New Pendings; a 31.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 45; and an 8.2% increase in supply to 53 active units.

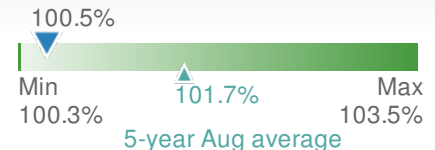
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.35 in July and a decrease from 1.34 in August 2024. The Contract Ratio is 38% lower than the 5-year August average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****53**

Jul 2025	Aug 2024
<b>49</b>	<b>50</b>

**Avg DOM****11**

Jul 2025	Aug 2024	YTD
<b>13</b>	<b>14</b>	<b>17</b>

**Avg Sold to OLP Ratio****100.5%**

Jul 2025	Aug 2024	YTD
<b>100.4%</b>	<b>100.3%</b>	<b>100.9%</b>

**August 2025**

## Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13** **30.0%**from Jul 2025:  
**10** **160.0%**from Aug 2024:  
**5**

YTD	2025	2024	+/-
	<b>69</b>	<b>65</b>	6.2%

5-year Aug average: **8****New Pendings****6** **-40.0%**from Jul 2025:  
**10** **-14.3%**from Aug 2024:  
**7**

YTD	2025	2024	+/-
	<b>50</b>	<b>64</b>	-21.9%

5-year Aug average: **8****Closed Sales****9** **28.6%**from Jul 2025:  
**7** **12.5%**from Aug 2024:  
**8**

YTD	2025	2024	+/-
	<b>51</b>	<b>59</b>	-13.6%

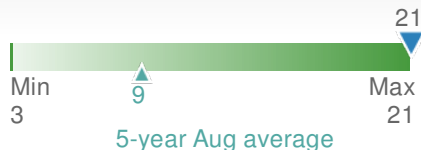
5-year Aug average: **7****Median Sold Price****\$340,000** **5.9%**from Jul 2025:  
**\$321,000** **7.5%**from Aug 2024:  
**\$316,250**

YTD	2025	2024	+/-
	<b>\$324,500</b>	<b>\$285,400</b>	13.7%

5-year Aug average: **\$280,730****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for August was \$340,000, representing an increase of 5.9% compared to last month and an increase of 7.5% from Aug 2024. The average days on market for units sold in August was 20 days, 33% below the 5-year August average of 30 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 7; and a 61.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.77 in July and a decrease from 1.25 in August 2024. The Contract Ratio is 85% lower than the 5-year August average of 2.20. 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****21**

Jul 2025	Aug 2024
<b>13</b>	<b>8</b>

**Avg DOM****20**

Jul 2025	Aug 2024	YTD
<b>31</b>	<b>18</b>	<b>26</b>

**Avg Sold to OLP Ratio****99.4%**

Jul 2025	Aug 2024	YTD
<b>97.3%</b>	<b>100.1%</b>	<b>98.2%</b>

**August 2025**

## Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****25**

↓ -13.8%    ↑ 13.6%  
from Jul 2025:    from Aug 2024:  
29                    22

YTD	2025	2024	+/-
	<b>234</b>	<b>311</b>	-24.8%

5-year Aug average: **28****New Pendings****13**

↓ -53.6%    ↓ -45.8%  
from Jul 2025:    from Aug 2024:  
28                    24

YTD	2025	2024	+/-
	<b>197</b>	<b>273</b>	-27.8%

5-year Aug average: **26****Closed Sales****31**

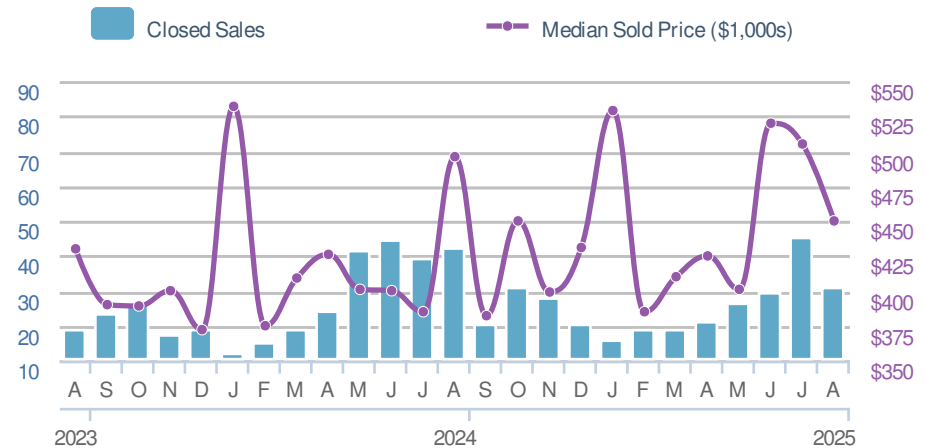
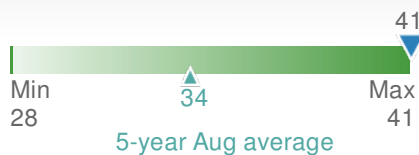
↓ -31.1%    ↓ -26.2%  
from Jul 2025:    from Aug 2024:  
45                    42

YTD	2025	2024	+/-
	<b>226</b>	<b>255</b>	-11.4%

5-year Aug average: **34****Median Sold Price****\$450,000**

↓ -10.9%    ↓ -9.3%  
from Jul 2025:    from Aug 2024:  
\$505,000        \$496,000

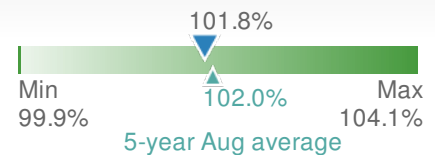
YTD	2025	2024	+/-
	<b>\$447,500</b>	<b>\$404,995</b>	10.5%

5-year Aug average: **\$436,883****Active Listings****41**

Jul 2025	Aug 2024
<b>31</b>	<b>32</b>

**Avg DOM****13**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>31</b>	<b>18</b>

**Avg Sold to OLP Ratio****101.8%**



Jul 2025	Aug 2024	YTD
<b>102.6%</b>	<b>99.9%</b>	<b>101.6%</b>



**August 2025**



## Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22**

 **-15.4%**      **37.5%**  
 from Jul 2025: **26**     from Aug 2024: **16**

YTD	2025	2024	+/-
	<b>196</b>	<b>197</b>	-0.5%

5-year Aug average: **24****New Pendings****9**

 **-60.9%**      **-50.0%**  
 from Jul 2025: **23**     from Aug 2024: **18**

YTD	2025	2024	+/-
	<b>159</b>	<b>178</b>	-10.7%

5-year Aug average: **21****Closed Sales****25**

 **-39.0%**      **-21.9%**  
 from Jul 2025: **41**     from Aug 2024: **32**

YTD	2025	2024	+/-
	<b>169</b>	<b>171</b>	-1.2%

5-year Aug average: **27****Median Sold Price****\$480,000**

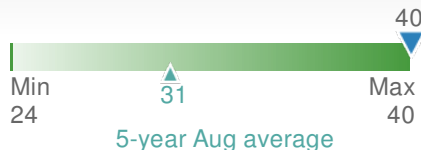
 **-6.4%**      **-8.1%**  
 from Jul 2025: **\$513,000**     from Aug 2024: **\$522,500**

YTD	2025	2024	+/-
	<b>\$520,000</b>	<b>\$500,000</b>	4.0%

5-year Aug average: **\$471,600****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for August was \$480,000, representing a decrease of 6.4% compared to last month and a decrease of 8.1% from Aug 2024. The average days on market for units sold in August was 14 days, 21% below the 5-year August average of 18 days. There was a 60.9% month over month decrease in new contract activity with 9 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 33.3% increase in supply to 40 active units.

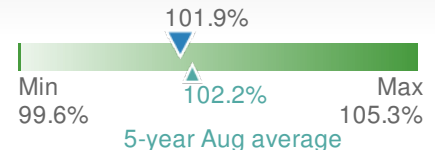
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.20 in July and a decrease from 1.04 in August 2024. The Contract Ratio is 60% lower than the 5-year August average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****40**

Jul 2025	Aug 2024
<b>30</b>	<b>24</b>

**Avg DOM****14**

Jul 2025	Aug 2024	YTD
<b>15</b>	<b>39</b>	<b>20</b>

**Avg Sold to OLP Ratio****101.9%**

Jul 2025	Aug 2024	YTD
<b>103.1%</b>	<b>99.6%</b>	<b>102.0%</b>

**August 2025**

## Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

↔ 0.0%

from Jul 2025:  
**3**

↓ -50.0%

from Aug 2024:  
**6**

YTD	2025	2024	+/-
	<b>38</b>	<b>113</b>	-66.4%

5-year Aug average: **4****New Pendings****4**

↓ -20.0%

from Jul 2025:  
**5**

↓ -33.3%

from Aug 2024:  
**6**

YTD	2025	2024	+/-
	<b>38</b>	<b>95</b>	-60.0%

5-year Aug average: **5****Closed Sales****6**

↑ 50.0%

from Jul 2025:  
**4**

↓ -40.0%

from Aug 2024:  
**10**

YTD	2025	2024	+/-
	<b>57</b>	<b>84</b>	-32.1%

5-year Aug average: **8****Median Sold Price****\$360,000**

↓ -5.9%

from Jul 2025:  
**\$382,500**

↓ -2.1%

from Aug 2024:  
**\$367,750**

YTD	2025	2024	+/-
	<b>\$365,940</b>	<b>\$365,250</b>	0.2%

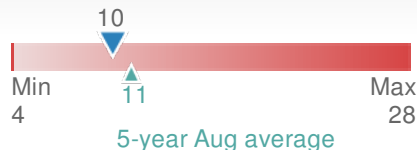
5-year Aug average: **\$334,658****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for August was \$360,000, representing a decrease of 5.9% compared to last month and a decrease of 2.1% from Aug 2024. The average days on market for units sold in August was 10 days, 12% below the 5-year August average of 11 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and no change in supply with 1 active units.

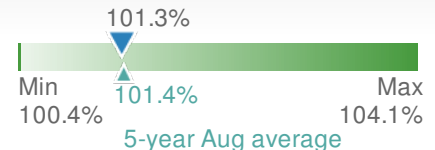
This activity resulted in a Contract Ratio of 13.00 pendings per active listing, down from 15.00 in July and an increase from 4.38 in August 2024. The Contract Ratio is 52% higher than the 5-year August average of 8.58. A higher Contract Ratio signifies a relative increase in contract activity compared 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****1**

Jul 2025	Aug 2024
<b>1</b>	<b>8</b>

**Avg DOM****10**

Jul 2025	Aug 2024	YTD
<b>28</b>	<b>4</b>	<b>12</b>

**Avg Sold to OLP Ratio****101.3%**

Jul 2025	Aug 2024	YTD
<b>97.7%</b>	<b>100.6%</b>	<b>100.2%</b>

**August 2025**

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****28**

↓ **-34.9%**    ↓ **-22.2%**  
from Jul 2025:    from Aug 2024:  
**43**                      **36**

YTD	2025	2024	+/-
	<b>326</b>	<b>361</b>	-9.7%

5-year Aug average: **42****New Pendings****32**

↓ **-5.9%**    ↓ **-20.0%**  
from Jul 2025:    from Aug 2024:  
**34**                      **40**

YTD	2025	2024	+/-
	<b>284</b>	<b>305</b>	-6.9%

5-year Aug average: **46****Closed Sales****37**

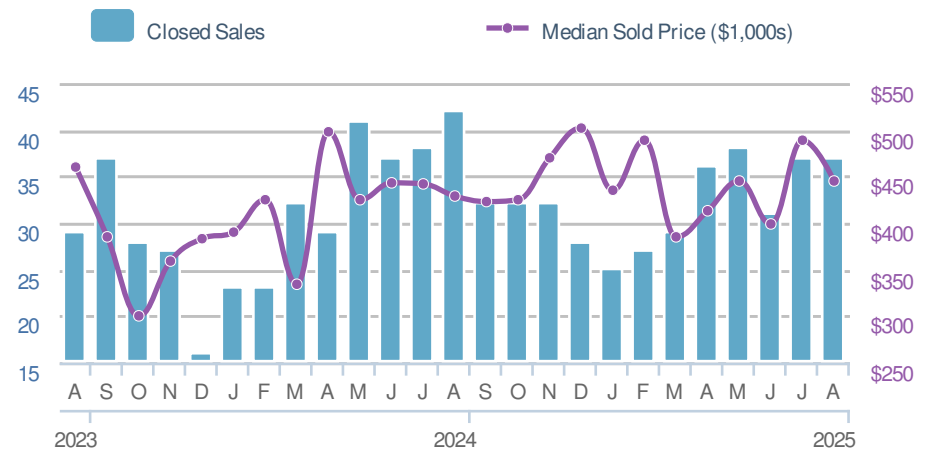
↔ **0.0%**    ↓ **-11.9%**  
from Jul 2025:    from Aug 2024:  
**37**                      **42**

YTD	2025	2024	+/-
	<b>269</b>	<b>270</b>	-0.4%

5-year Aug average: **40****Median Sold Price****\$445,000**

↓ **-9.2%**    ↑ **3.6%**  
from Jul 2025:    from Aug 2024:  
**\$489,900**            **\$429,500**

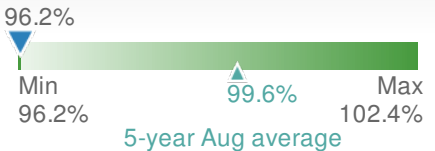
YTD	2025	2024	+/-
	<b>\$435,000</b>	<b>\$427,500</b>	1.8%

5-year Aug average: **\$410,900****Active Listings****59**

Jul 2025	Aug 2024
<b>62</b>	<b>58</b>

**Avg DOM****29**

Jul 2025	Aug 2024	YTD
<b>19</b>	<b>26</b>	<b>33</b>


**Avg Sold to OLP Ratio****96.2%**

Jul 2025	Aug 2024	YTD
<b>100.9%</b>	<b>99.4%</b>	<b>98.3%</b>

**August 2025**

## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15**

 **-54.5%**      **-28.6%**  
 from Jul 2025: **33**     from Aug 2024: **21**

YTD	2025	2024	+/-
	<b>208</b>	<b>254</b>	-18.1%

5-year Aug average: **22****New Pendings****20**

 **-13.0%**      **-9.1%**  
 from Jul 2025: **23**     from Aug 2024: **22**

YTD	2025	2024	+/-
	<b>186</b>	<b>210</b>	-11.4%

5-year Aug average: **28****Closed Sales****25**

 **4.2%**      **-7.4%**  
 from Jul 2025: **24**     from Aug 2024: **27**

YTD	2025	2024	+/-
	<b>179</b>	<b>185</b>	-3.2%

5-year Aug average: **25****Median Sold Price****\$520,000**

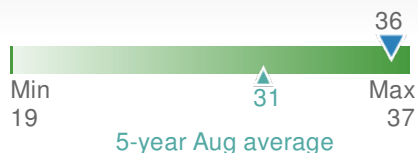
 **-3.8%**      **6.1%**  
 from Jul 2025: **\$540,500**     from Aug 2024: **\$490,000**

YTD	2025	2024	+/-
	<b>\$490,000</b>	<b>\$480,000</b>	2.1%

5-year Aug average: **\$465,600****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for August was \$520,000, representing a decrease of 3.8% compared to last month and an increase of 6.1% from Aug 2024. The average days on market for units sold in August was 34 days, 43% above the 5-year August average of 24 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; a 22% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 32; and a 7.7% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.05 in July and a decrease from 1.49 in August 2024. The Contract Ratio is 52% lower than the 5-year August average of 1.84. 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****36**

Jul 2025	Aug 2024
<b>39</b>	<b>37</b>

**Avg DOM****34**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>29</b>	<b>29</b>

**Avg Sold to OLP Ratio****95.8%**

Jul 2025	Aug 2024	YTD
<b>102.0%</b>	<b>100.3%</b>	<b>99.5%</b>

**August 2025**

## Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13** **30.0%**from Jul 2025:  
**10** **-13.3%**from Aug 2024:  
**15**

YTD	2025	2024	+/-
	<b>118</b>	<b>107</b>	10.3%

5-year Aug average: **19****New Pendings****12** **9.1%**from Jul 2025:  
**11** **-33.3%**from Aug 2024:  
**18**

YTD	2025	2024	+/-
	<b>98</b>	<b>95</b>	3.2%

5-year Aug average: **18****Closed Sales****12** **-7.7%**from Jul 2025:  
**13** **-20.0%**from Aug 2024:  
**15**

YTD	2025	2024	+/-
	<b>90</b>	<b>85</b>	5.9%

5-year Aug average: **15****Median  
Sold Price****\$275,000** **-12.7%**from Jul 2025:  
**\$315,000** **-8.3%**from Aug 2024:  
**\$300,000**

YTD	2025	2024	+/-
	<b>\$279,750</b>	<b>\$275,000</b>	1.7%

5-year Aug average: **\$279,570****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for August was \$275,000, representing a decrease of 12.7% compared to last month and a decrease of 8.3% from Aug 2024. The average days on market for units sold in August was 18 days, 13% above the 5-year August average of 16 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 15; and no change in supply with 23 active units.

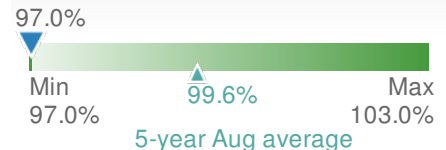
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.70 in July and a decrease from 0.86 in August 2024. The Contract Ratio is 72% lower than the 5-year August average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****23**

Jul 2025	Aug 2024
<b>23</b>	<b>21</b>

**Avg DOM****18**

Jul 2025	Aug 2024	YTD
<b>23</b>	<b>21</b>	<b>40</b>

**Avg Sold to  
OLP Ratio****97.0%**

Jul 2025	Aug 2024	YTD
<b>98.8%</b>	<b>97.7%</b>	<b>96.1%</b>

**August 2025**

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****49** **-10.9%**from Jul 2025:  
**55** **25.6%**from Aug 2024:  
**39**

YTD	2025	2024	+/-
	<b>469</b>	<b>435</b>	7.8%

5-year Aug average: **47****New Pendings****39** **-35.0%**from Jul 2025:  
**60** **-11.4%**from Aug 2024:  
**44**

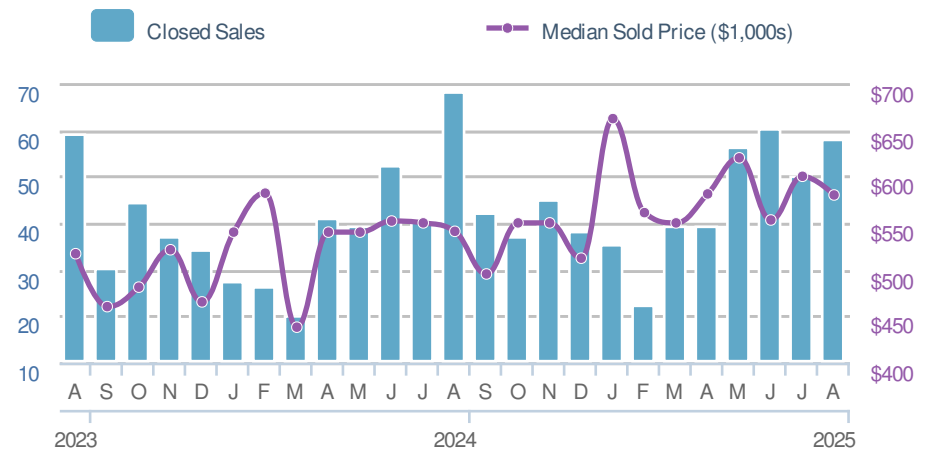
YTD	2025	2024	+/-
	<b>369</b>	<b>370</b>	-0.3%

5-year Aug average: **44****Closed Sales****58** **16.0%**from Jul 2025:  
**50** **-14.7%**from Aug 2024:  
**68**

YTD	2025	2024	+/-
	<b>365</b>	<b>322</b>	13.4%

5-year Aug average: **63****Median Sold Price****\$580,000** **-3.3%**from Jul 2025:  
**\$600,000** **7.1%**from Aug 2024:  
**\$541,697**

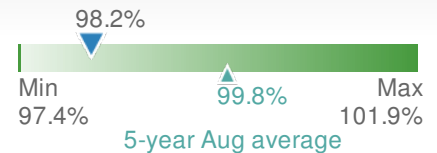
YTD	2025	2024	+/-
	<b>\$583,407</b>	<b>\$540,000</b>	8.0%

5-year Aug average: **\$506,739****Active Listings****70**

Jul 2025	Aug 2024
<b>64</b>	<b>56</b>

**Avg DOM****26**

Jul 2025	Aug 2024	YTD
<b>20</b>	<b>31</b>	<b>28</b>

**Avg Sold to OLP Ratio****98.2%**

Jul 2025	Aug 2024	YTD
<b>101.6%</b>	<b>101.6%</b>	<b>100.9%</b>

**August 2025**



## Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22**

 **-29.0%**      **-15.4%**  
 from Jul 2025: **31**     from Aug 2024: **26**



YTD	2025	2024	+/-
	<b>242</b>	<b>233</b>	3.9%

5-year Aug average: **24****New Pendings****25**

 **-34.2%**      **0.0%**  
 from Jul 2025: **38**     from Aug 2024: **25**



YTD	2025	2024	+/-
	<b>198</b>	<b>192</b>	3.1%

5-year Aug average: **24****Closed Sales****38**

 **40.7%**      **2.7%**  
 from Jul 2025: **27**     from Aug 2024: **37**

YTD	2025	2024	+/-
	<b>189</b>	<b>181</b>	4.4%

5-year Aug average: **35****Median Sold Price****\$699,000**

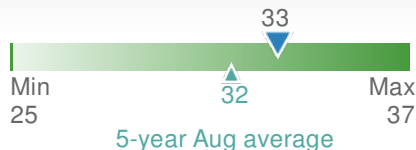
 **10.1%**      **6.7%**  
 from Jul 2025: **\$635,000**     from Aug 2024: **\$655,000**

YTD	2025	2024	+/-
	<b>\$666,250</b>	<b>\$625,000</b>	6.6%

5-year Aug average: **\$578,040****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for August was \$699,000, representing an increase of 10.1% compared to last month and an increase of 6.7% from Aug 2024. The average days on market for units sold in August was 30 days, 27% above the 5-year August average of 24 days. There was a 34.2% month over month decrease in new contract activity with 25 New Pendings; a 25.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 43; and a 13.2% decrease in supply to 33 active units.

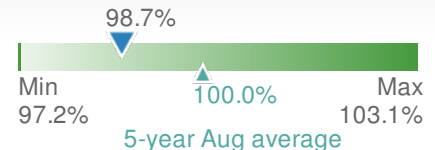
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.53 in July and an increase from 1.14 in August 2024. The Contract Ratio is 9% higher than the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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****33**

Jul 2025	Aug 2024
<b>38</b>	<b>37</b>

**Avg DOM****30**

Jul 2025	Aug 2024	YTD
<b>26</b>	<b>25</b>	<b>30</b>



**Avg Sold to OLP Ratio****98.7%**

Jul 2025	Aug 2024	YTD
<b>102.0%</b>	<b>101.8%</b>	<b>100.2%</b>

**August 2025**


## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****27**

 **12.5%**      **107.7%**  
 from Jul 2025:     from Aug 2024:  
**24**                    **13**

YTD	2025	2024	+/-
	<b>227</b>	<b>202</b>	12.4%

5-year Aug average: **23****New Pendings****14**

 **-36.4%**      **-26.3%**  
 from Jul 2025:     from Aug 2024:  
**22**                    **19**

YTD	2025	2024	+/-
	<b>171</b>	<b>178</b>	-3.9%

5-year Aug average: **20****Closed Sales****20**

 **-13.0%**      **-35.5%**  
 from Jul 2025:     from Aug 2024:  
**23**                    **31**

YTD	2025	2024	+/-
	<b>176</b>	<b>141</b>	24.8%

5-year Aug average: **28****Median Sold Price****\$442,500**

 **-14.9%**      **-6.8%**  
 from Jul 2025:     from Aug 2024:  
**\$520,000**            **\$475,000**

YTD	2025	2024	+/-
	<b>\$525,000</b>	<b>\$463,000</b>	13.4%

5-year Aug average: **\$428,500****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for August was \$442,500, representing a decrease of 14.9% compared to last month and a decrease of 6.8% from Aug 2024. The average days on market for units sold in August was 19 days, 14% below the 5-year August average of 22 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 42; and a 42.3% increase in supply to 37 active units.

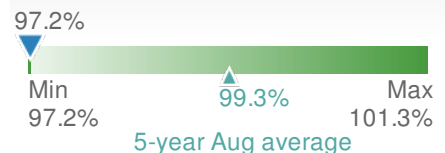
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.85 in July and a decrease from 3.26 in August 2024. The Contract Ratio is 36% lower than the 5-year August average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****37**

Jul 2025	Aug 2024
<b>26</b>	<b>19</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>12</b>	<b>38</b>	<b>26</b>

**Avg Sold to OLP Ratio****97.2%**

Jul 2025	Aug 2024	YTD
<b>101.0%</b>	<b>101.3%</b>	<b>101.5%</b>



**August 2025**

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****24**

↓ **-33.3%**    ↓ **-38.5%**  
from Jul 2025: **36**    from Aug 2024: **39**

YTD	2025	2024	+/-
	<b>272</b>	<b>286</b>	-4.9%

5-year Aug average: **35****New Pendings****29**

↓ **-6.5%**    ↓ **-21.6%**  
from Jul 2025: **31**    from Aug 2024: **37**

YTD	2025	2024	+/-
	<b>242</b>	<b>249</b>	-2.8%

5-year Aug average: **36****Closed Sales****29**

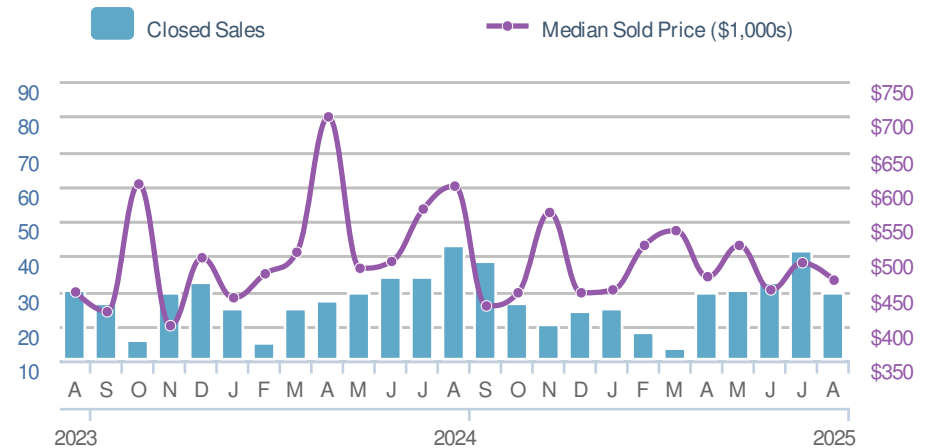
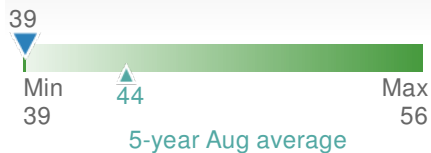
↓ **-29.3%**    ↓ **-32.6%**  
from Jul 2025: **41**    from Aug 2024: **43**

YTD	2025	2024	+/-
	<b>228</b>	<b>237</b>	-3.8%

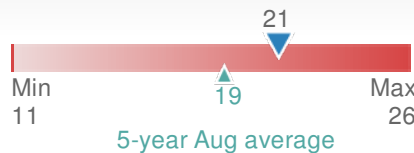
5-year Aug average: **40****Median Sold Price****\$465,000**

↓ **-5.1%**    ↓ **-22.5%**  
from Jul 2025: **\$490,000**    from Aug 2024: **\$600,000**

YTD	2025	2024	+/-
	<b>\$475,000</b>	<b>\$524,950</b>	-9.5%

5-year Aug average: **\$488,700****Active Listings****39**

Jul 2025	Aug 2024
<b>43</b>	<b>39</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>26</b>	<b>27</b>

**Avg Sold to OLP Ratio****98.2%**

Jul 2025	Aug 2024	YTD
<b>99.4%</b>	<b>98.8%</b>	<b>99.0%</b>

**August 2025**

## Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17**

 **-19.0%**     **-22.7%**  
 from Jul 2025: **21**    from Aug 2024: **22**


YTD	2025	2024	+/-
	<b>177</b>	<b>191</b>	-7.3%

5-year Aug average: **24****New Pendings****21**

 **16.7%**     **-12.5%**  
 from Jul 2025: **18**    from Aug 2024: **24**



YTD	2025	2024	+/-
	<b>158</b>	<b>165</b>	-4.2%

5-year Aug average: **23****Closed Sales****23**

 **-14.8%**     **-23.3%**  
 from Jul 2025: **27**    from Aug 2024: **30**

YTD	2025	2024	+/-
	<b>147</b>	<b>161</b>	-8.7%

5-year Aug average: **27****Median Sold Price****\$500,000**

 **-28.6%**     **-22.1%**  
 from Jul 2025: **\$700,000**    from Aug 2024: **\$641,500**

YTD	2025	2024	+/-
	<b>\$585,000</b>	<b>\$597,500</b>	-2.1%

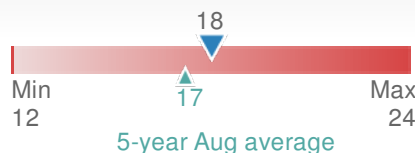
5-year Aug average: **\$562,200****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for August was \$500,000, representing a decrease of 28.6% compared to last month and a decrease of 22.1% from Aug 2024. The average days on market for units sold in August was 18 days, 3% above the 5-year August average of 17 days. There was a 16.7% month over month increase in new contract activity with 21 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 13.3% decrease in supply to 26 active units.

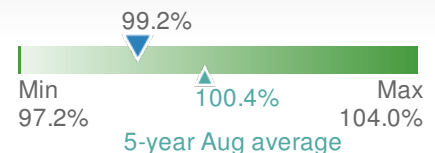
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.10 in July and a decrease from 1.35 in August 2024. The Contract Ratio is the same as the 5-year August average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****26**

Jul 2025	Aug 2024
<b>30</b>	<b>26</b>

**Avg DOM****18**

Jul 2025	Aug 2024	YTD
<b>18</b>	<b>24</b>	<b>25</b>

**Avg Sold to OLP Ratio****99.2%**

Jul 2025	Aug 2024	YTD
<b>98.6%</b>	<b>97.2%</b>	<b>99.5%</b>

**August 2025**

## Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7**

 **-53.3%**  
 from Jul 2025:  
**15**

 **-58.8%**  
 from Aug 2024:  
**17**

YTD	2025	2024	+/-
	<b>95</b>	<b>95</b>	0.0%

5-year Aug average: **12****New Pendings****8**

 **-38.5%**  
 from Jul 2025:  
**13**

 **-38.5%**  
 from Aug 2024:  
**13**

YTD	2025	2024	+/-
	<b>84</b>	<b>84</b>	0.0%


5-year Aug average: **12****Closed Sales****6**


 **-57.1%**  
 from Jul 2025:  
**14**

 **-53.8%**  
 from Aug 2024:  
**13**

YTD	2025	2024	+/-
	<b>81</b>	<b>76</b>	6.6%

5-year Aug average: **13****Median Sold Price****\$405,000**

 **4.7%**  
 from Jul 2025:  
**\$386,650**

 **14.1%**  
 from Aug 2024:  
**\$355,000**

YTD	2025	2024	+/-
	<b>\$375,000</b>	<b>\$387,000</b>	-3.1%

5-year Aug average: **\$346,990****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for August was \$405,000, representing an increase of 4.7% compared to last month and an increase of 14.1% from Aug 2024. The average days on market for units sold in August was 33 days, 38% above the 5-year August average of 24 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 20; and no change in supply with 13 active units.

This activity resulted in a Contract Ratio of 1.54 pendings per active listing, up from 1.38 in July and an increase from 1.38 in August 2024. The Contract Ratio is 12% lower than the 5-year August average of 1.75. 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****13**

Jul 2025	Aug 2024
<b>13</b>	<b>13</b>

**Avg DOM****33**

Jul 2025	Aug 2024	YTD
<b>14</b>	<b>31</b>	<b>32</b>

**Avg Sold to OLP Ratio****94.5%**

Jul 2025	Aug 2024	YTD
<b>100.9%</b>	<b>102.6%</b>	<b>98.0%</b>

**August 2025**

## Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****60****↓ -17.8%**from Jul 2025:  
**73****↑ 11.1%**from Aug 2024:  
**54**

YTD	2025	2024	+/-
	<b>632</b>	<b>591</b>	6.9%

5-year Aug average: **66****New Pendings****63****↑ 10.5%**from Jul 2025:  
**57****↑ 37.0%**from Aug 2024:  
**46**

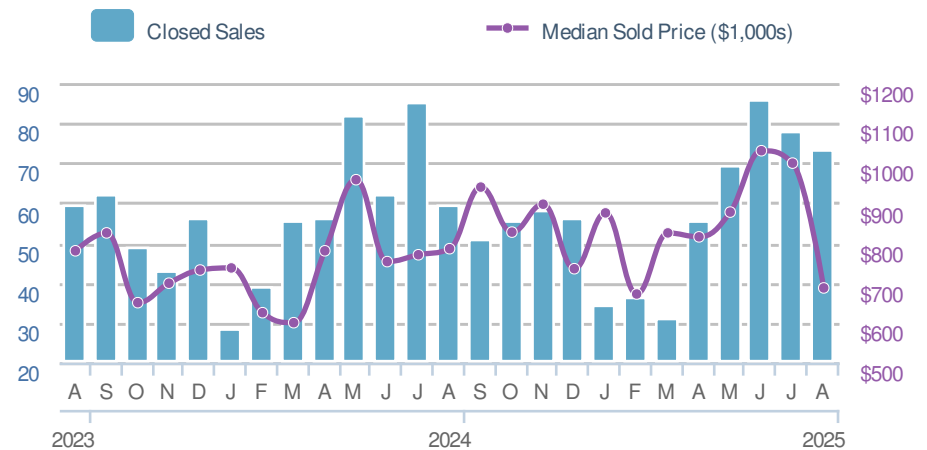
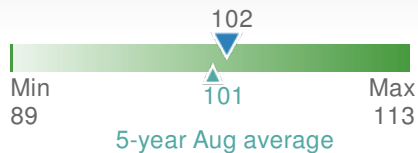
YTD	2025	2024	+/-
	<b>500</b>	<b>495</b>	1.0%

5-year Aug average: **58****Closed Sales****73****↓ -6.4%**from Jul 2025:  
**78****↑ 23.7%**from Aug 2024:  
**59**

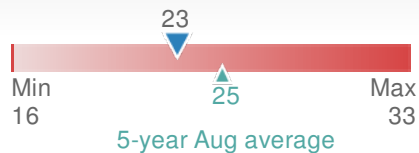
YTD	2025	2024	+/-
	<b>477</b>	<b>475</b>	0.4%

5-year Aug average: **75****Median Sold Price****\$687,500****↓ -31.3%**from Jul 2025:  
**\$1,000,000****↓ -12.4%**from Aug 2024:  
**\$785,000**

YTD	2025	2024	+/-
	<b>\$855,000</b>	<b>\$770,000</b>	11.0%

5-year Aug average: **\$731,708****Active Listings****102**

Jul 2025	Aug 2024
<b>117</b>	<b>89</b>

**Avg DOM****23**

Jul 2025	Aug 2024	YTD
<b>27</b>	<b>33</b>	<b>26</b>

**Avg Sold to OLP Ratio****98.0%**

Jul 2025	Aug 2024	YTD
<b>100.5%</b>	<b>100.9%</b>	<b>100.6%</b>

**August 2025**

## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****31** **-8.8%**from Jul 2025:  
**34** **-6.1%**from Aug 2024:  
**33**

YTD	2025	2024	+/-
	<b>370</b>	<b>380</b>	-2.6%

5-year Aug average: **38****New Pending****31** **-3.1%**from Jul 2025:  
**32** **19.2%**from Aug 2024:  
**26**

YTD	2025	2024	+/-
	<b>306</b>	<b>295</b>	3.7%

5-year Aug average: **33****Closed Sales****42** **-20.8%**from Jul 2025:  
**53** **13.5%**from Aug 2024:  
**37**

YTD	2025	2024	+/-
	<b>297</b>	<b>283</b>	4.9%

5-year Aug average: **49****Median  
Sold Price****\$1,120,000** **-6.7%**from Jul 2025:  
**\$1,201,000** **-3.4%**from Aug 2024:  
**\$1,160,000**

YTD	2025	2024	+/-
	<b>\$1,150,000</b>	<b>\$1,125,000</b>	2.2%

5-year Aug average: **\$1,007,600****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for August was \$1,120,000, representing a decrease of 6.7% compared to last month and a decrease of 3.4% from Aug 2024. The average days on market for units sold in August was 16 days, 39% below the 5-year August average of 26 days. There was a 3.1% month over month decrease in new contract activity with 31 New Pending; a 20.8% MoM decrease in All Pending (new contracts + contracts carried over from July) to 42; and a 9.8% decrease in supply to 46 active units.

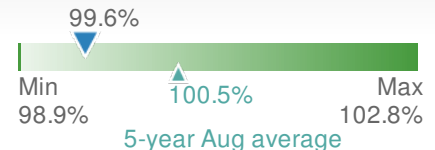
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.04 in July and an increase from 0.68 in August 2024. The Contract Ratio is 4% higher than the 5-year August average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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****46**

Jul 2025	Aug 2024
<b>51</b>	<b>66</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>27</b>	<b>37</b>	<b>24</b>

**Avg Sold to  
OLP Ratio****99.6%**

Jul 2025	Aug 2024	YTD
<b>100.8%</b>	<b>102.8%</b>	<b>101.8%</b>

**August 2025**

## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****29** **-25.6%**from Jul 2025:  
**39** **38.1%**from Aug 2024:  
**21**

YTD	2025	2024	+/-
	<b>262</b>	<b>211</b>	24.2%

5-year Aug average: **28****New Pendings****32** **28.0%**from Jul 2025:  
**25** **60.0%**from Aug 2024:  
**20**

YTD	2025	2024	+/-
	<b>194</b>	<b>200</b>	-3.0%

5-year Aug average: **25****Closed Sales****31** **24.0%**from Jul 2025:  
**25** **40.9%**from Aug 2024:  
**22**

YTD	2025	2024	+/-
	<b>180</b>	<b>192</b>	-6.3%

5-year Aug average: **26****Median Sold Price****\$350,000** **-3.4%**from Jul 2025:  
**\$362,500** **9.4%**from Aug 2024:  
**\$320,000**

YTD	2025	2024	+/-
	<b>\$372,500</b>	<b>\$343,250</b>	8.5%

5-year Aug average: **\$317,105****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for August was \$350,000, representing a decrease of 3.4% compared to last month and an increase of 9.4% from Aug 2024. The average days on market for units sold in August was 32 days, 31% above the 5-year August average of 24 days. There was a 28% month over month increase in new contract activity with 32 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 34; and a 15.2% decrease in supply to 56 active units.

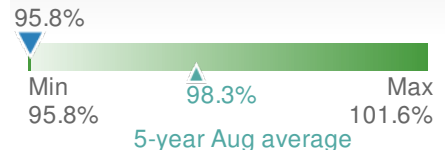
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.55 in July and a decrease from 1.39 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****56**

Jul 2025	Aug 2024
<b>66</b>	<b>23</b>

**Avg DOM****32**

Jul 2025	Aug 2024	YTD
<b>26</b>	<b>28</b>	<b>30</b>


**Avg Sold to OLP Ratio****95.8%**

Jul 2025	Aug 2024	YTD
<b>99.9%</b>	<b>97.8%</b>	<b>98.6%</b>


**August 2025**

Methacton (Montgomery, PA)


Email: ldavis@tcsr.realtor

**New Listings****28** **40.0%**  
from Jul 2025:  
**20** **-12.5%**  
from Aug 2024:  
**32**



YTD	2025	2024	+/-
	<b>235</b>	<b>271</b>	-13.3%

5-year Aug average: **35****New Pendings****25** **-3.8%**  
from Jul 2025:  
**26** **-10.7%**  
from Aug 2024:  
**28**

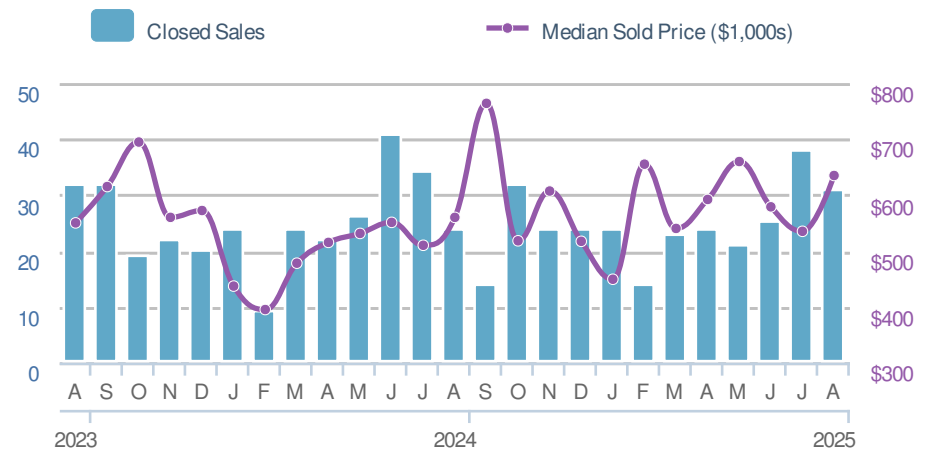
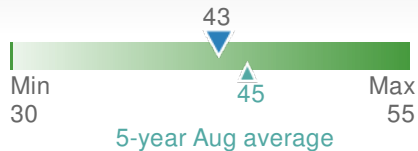
YTD	2025	2024	+/-
	<b>208</b>	<b>216</b>	-3.7%

5-year Aug average: **35****Closed Sales****31** **-18.4%**  
from Jul 2025:  
**38** **29.2%**  
from Aug 2024:  
**24**

YTD	2025	2024	+/-
	<b>210</b>	<b>209</b>	0.5%

5-year Aug average: **33****Median Sold Price****\$635,000** **18.7%**  
from Jul 2025:  
**\$535,000** **13.4%**  
from Aug 2024:  
**\$560,000**

YTD	2025	2024	+/-
	<b>\$580,000</b>	<b>\$523,900</b>	10.7%

5-year Aug average: **\$537,000****Active Listings****43**

Jul 2025	Aug 2024
<b>41</b>	<b>55</b>

**Avg DOM****20**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>18</b>	<b>27</b>

**Avg Sold to OLP Ratio****98.6%**

Jul 2025	Aug 2024	YTD
<b>98.8%</b>	<b>101.8%</b>	<b>99.1%</b>

**August 2025****Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25** **92.3%**from Jul 2025:  
**13** **-3.8%**from Aug 2024:  
**26**

YTD	2025	2024	+/-
	<b>195</b>	<b>221</b>	-11.8%

5-year Aug average: **26****New Pending****17** **-19.0%**from Jul 2025:  
**21** **-26.1%**from Aug 2024:  
**23**

YTD	2025	2024	+/-
	<b>170</b>	<b>169</b>	0.6%

5-year Aug average: **26****Closed Sales****25** **-28.6%**from Jul 2025:  
**35** **38.9%**from Aug 2024:  
**18**

YTD	2025	2024	+/-
	<b>174</b>	<b>157</b>	10.8%

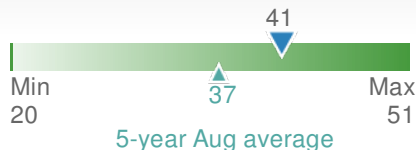
5-year Aug average: **26****Median  
Sold Price****\$640,000** **11.5%**from Jul 2025:  
**\$573,900** **7.7%**from Aug 2024:  
**\$594,250**

YTD	2025	2024	+/-
	<b>\$610,000</b>	<b>\$555,000</b>	9.9%

5-year Aug average: **\$556,550****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for August was \$640,000, representing an increase of 11.5% compared to last month and an increase of 7.7% from Aug 2024. The average days on market for units sold in August was 21 days, 36% above the 5-year August average of 15 days. There was a 19% month over month decrease in new contract activity with 17 New Pending; a 31.3% MoM decrease in All Pending (new contracts + contracts carried over from July) to 22; and a 28.1% increase in supply to 41 active units.

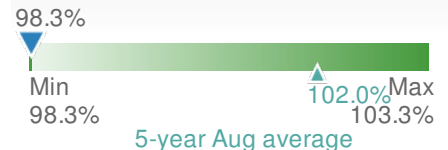
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 1.00 in July and a decrease from 0.61 in August 2024. The Contract Ratio is 54% lower than the 5-year August average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****41**

Jul 2025	Aug 2024
<b>32</b>	<b>51</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>19</b>	<b>27</b>

**Avg Sold to  
OLP Ratio****98.3%**

Jul 2025	Aug 2024	YTD
<b>99.5%</b>	<b>101.9%</b>	<b>99.3%</b>



**August 2025**

## Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

↓ **-57.1%**    ↓ **-50.0%**  
from Jul 2025:    from Aug 2024:  
7                      6

YTD	2025	2024	+/-
	<b>40</b>	<b>50</b>	-20.0%

5-year Aug average: 8

**New Pendings****8**

↑ **60.0%**    ↑ **60.0%**  
from Jul 2025:    from Aug 2024:  
5                      5

YTD	2025	2024	+/-
	<b>38</b>	<b>47</b>	-19.1%

5-year Aug average: 9

**Closed Sales****6**

↑ **100.0%**    ↔ **0.0%**  
from Jul 2025:    from Aug 2024:  
3                      6

YTD	2025	2024	+/-
	<b>36</b>	<b>52</b>	-30.8%

5-year Aug average: 7

**Median  
Sold Price****\$487,500**

↑ **41.3%**    ↑ **3.4%**  
from Jul 2025:    from Aug 2024:  
**\$345,000**        **\$471,500**

YTD	2025	2024	+/-
	<b>\$490,000</b>	<b>\$453,500</b>	8.0%

5-year Aug average: **\$442,000****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for August was \$487,500, representing an increase of 41.3% compared to last month and an increase of 3.4% from Aug 2024. The average days on market for units sold in August was 19 days, 22% below the 5-year August average of 24 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 9; and a 77.8% decrease in supply to 2 active units.

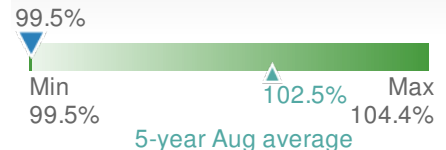
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 0.89 in July and an increase from 1.00 in August 2024. The Contract Ratio is 108% higher than the 5-year August average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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****2**

Jul 2025	Aug 2024
<b>9</b>	<b>4</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>13</b>	<b>16</b>	<b>27</b>

**Avg Sold to  
OLP Ratio****99.5%**

Jul 2025	Aug 2024	YTD
<b>91.2%</b>	<b>101.5%</b>	<b>98.0%</b>

**August 2025**

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****67**

↔ 0.0%

from Jul 2025:  
**67**

↑ 8.1%

from Aug 2024:  
**62**

YTD	2025	2024	+/-
	<b>560</b>	<b>523</b>	7.1%

5-year Aug average: **79****New Pendings****57**

↓ -20.8%

from Jul 2025:  
**72**

↑ 3.6%

from Aug 2024:  
**55**

YTD	2025	2024	+/-
	<b>474</b>	<b>453</b>	4.6%

5-year Aug average: **75****Closed Sales****67**

↑ 6.3%

from Jul 2025:  
**63**

↓ -2.9%

from Aug 2024:  
**69**

YTD	2025	2024	+/-
	<b>436</b>	<b>444</b>	-1.8%

5-year Aug average: **68****Median Sold Price****\$315,000**

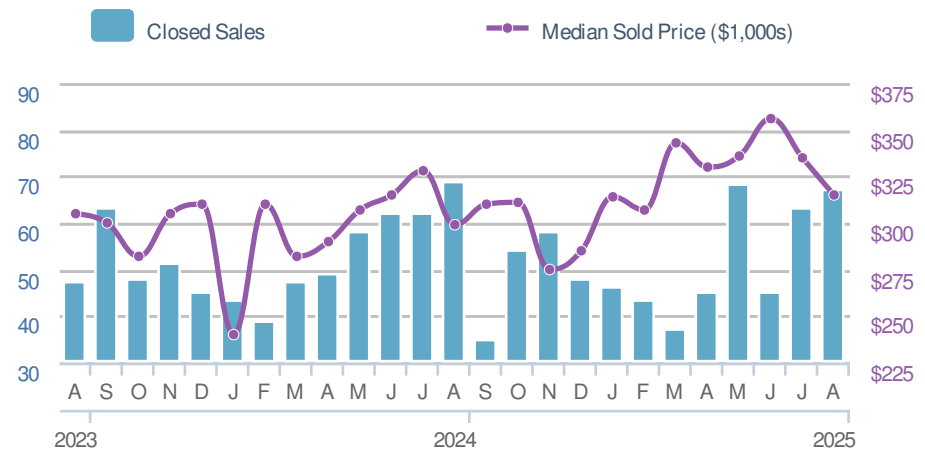
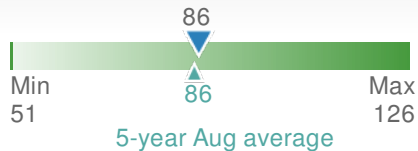
↓ -6.0%

from Jul 2025:  
**\$335,000**

↑ 5.4%

from Aug 2024:  
**\$299,000**

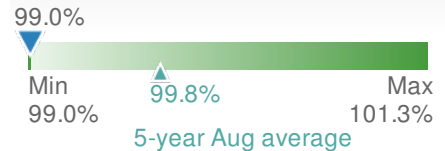
YTD	2025	2024	+/-
	<b>\$328,250</b>	<b>\$301,200</b>	9.0%

5-year Aug average: **\$282,050****Active Listings****86**

Jul 2025	Aug 2024
<b>76</b>	<b>73</b>

**Avg DOM****23**

Jul 2025	Aug 2024	YTD
<b>21</b>	<b>13</b>	<b>23</b>

**Avg Sold to OLP Ratio****99.0%**

Jul 2025	Aug 2024	YTD
<b>98.1%</b>	<b>101.3%</b>	<b>99.4%</b>

**August 2025**

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22** **10.0%**from Jul 2025:  
**20** **-8.3%**from Aug 2024:  
**24**

YTD	2025	2024	+/-
	<b>178</b>	<b>190</b>	-6.3%

5-year Aug average: **27****New Pendings****19** **-29.6%**from Jul 2025:  
**27** **-29.6%**from Aug 2024:  
**27**

YTD	2025	2024	+/-
	<b>171</b>	<b>166</b>	3.0%

5-year Aug average: **25****Closed Sales****26** **4.0%**from Jul 2025:  
**25** **0.0%**from Aug 2024:  
**26**

YTD	2025	2024	+/-
	<b>162</b>	<b>147</b>	10.2%

5-year Aug average: **25****Median  
Sold Price****\$475,050** **-1.0%**from Jul 2025:  
**\$480,000** **4.4%**from Aug 2024:  
**\$455,000**

YTD	2025	2024	+/-
	<b>\$432,700</b>	<b>\$404,000</b>	7.1%

5-year Aug average: **\$393,810****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for August was \$475,050, representing a decrease of 1% compared to last month and an increase of 4.4% from Aug 2024. The average days on market for units sold in August was 22 days, 47% above the 5-year August average of 15 days. There was a 29.6% month over month decrease in new contract activity with 19 New Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and a 33.3% increase in supply to 20 active units.

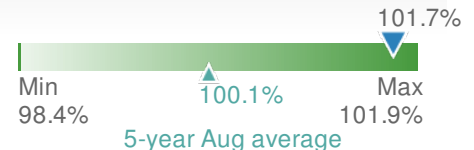
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, down from 2.60 in July and no change from August 2024. The Contract Ratio is 4% lower than the 5-year August average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****20**

Jul 2025	Aug 2024
<b>15</b>	<b>20</b>

**Avg DOM****22**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>14</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****101.7%**

Jul 2025	Aug 2024	YTD
<b>98.3%</b>	<b>101.9%</b>	<b>100.5%</b>

**August 2025**

## Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****45**

-4.3%

from Jul 2025:  
**47**

18.4%

from Aug 2024:  
**38**

YTD	2025	2024	+/-
	<b>382</b>	<b>333</b>	14.7%

5-year Aug average: **52****New Pendings****38**

-15.6%

from Jul 2025:  
**45**

35.7%

from Aug 2024:  
**28**

YTD	2025	2024	+/-
	<b>303</b>	<b>287</b>	5.6%

5-year Aug average: **50****Closed Sales****41**

7.9%

from Jul 2025:  
**38**

-4.7%

from Aug 2024:  
**43**

YTD	2025	2024	+/-
	<b>274</b>	<b>297</b>	-7.7%

5-year Aug average: **43****Median Sold Price****\$250,000**

-16.4%

from Jul 2025:  
**\$299,000**

-2.0%

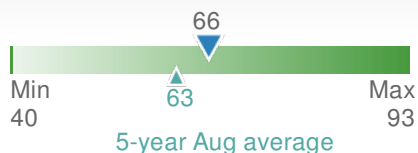
from Aug 2024:  
**\$255,000**

YTD	2025	2024	+/-
	<b>\$280,000</b>	<b>\$260,000</b>	7.7%

5-year Aug average: **\$228,500****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for August was \$250,000, representing a decrease of 16.4% compared to last month and a decrease of 2% from Aug 2024. The average days on market for units sold in August was 24 days, 36% above the 5-year August average of 18 days. There was a 15.6% month over month decrease in new contract activity with 38 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 79; and an 8.2% increase in supply to 66 active units.

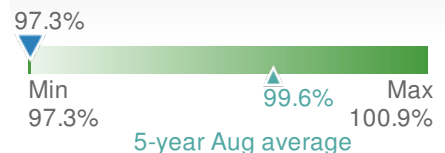
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.36 in July and an increase from 0.60 in August 2024. The Contract Ratio is 7% lower than the 5-year August average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****66**

Jul 2025	Aug 2024
<b>61</b>	<b>53</b>

**Avg DOM****24**

Jul 2025	Aug 2024	YTD
<b>24</b>	<b>12</b>	<b>25</b>



**Avg Sold to OLP Ratio****97.3%**

Jul 2025	Aug 2024	YTD
<b>97.9%</b>	<b>100.9%</b>	<b>98.8%</b>



**August 2025**

North Penn (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****99** **6.5%**  
from Jul 2025:  
**93** **15.1%**  
from Aug 2024:  
**86**



YTD	2025	2024	+/-
	<b>795</b>	<b>821</b>	-3.2%

5-year Aug average: **104****New Pendings****100** **9.9%**  
from Jul 2025:  
**91** **8.7%**  
from Aug 2024:  
**92**

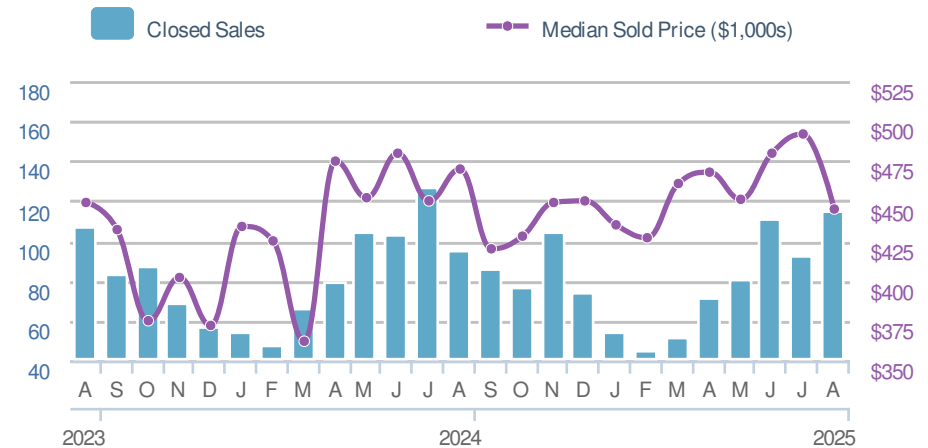
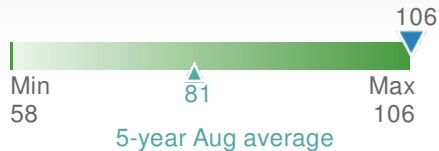
YTD	2025	2024	+/-
	<b>677</b>	<b>742</b>	-8.8%

5-year Aug average: **102****Closed Sales****115** **25.0%**  
from Jul 2025:  
**92** **21.1%**  
from Aug 2024:  
**95**

YTD	2025	2024	+/-
	<b>637</b>	<b>687</b>	-7.3%

5-year Aug average: **120****Median Sold Price****\$445,000** **-9.6%**  
from Jul 2025:  
**\$492,500** **-5.3%**  
from Aug 2024:  
**\$470,000**

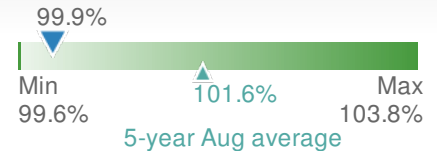
YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$450,000</b>	2.2%

5-year Aug average: **\$436,980****Active Listings****106**

Jul 2025	Aug 2024
<b>111</b>	<b>84</b>

**Avg DOM****19**



Jul 2025	Aug 2024	YTD
<b>17</b>	<b>15</b>	<b>18</b>

**Avg Sold to OLP Ratio****99.9%**



Jul 2025	Aug 2024	YTD
<b>99.2%</b>	<b>99.6%</b>	<b>100.2%</b>

**August 2025**



## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****56**
 **14.3%**  
from Jul 2025:  
**49**
 **14.3%**  
from Aug 2024:  
**49**



YTD	2025	2024	+/-
	<b>428</b>	<b>446</b>	-4.0%

5-year Aug average: **58****New Pendings****53**
 **8.2%**  
from Jul 2025:  
**49**
 **3.9%**  
from Aug 2024:  
**51**

YTD	2025	2024	+/-
	<b>365</b>	<b>408</b>	-10.5%

5-year Aug average: **56****Closed Sales****66**
 **22.2%**  
from Jul 2025:  
**54**
 **24.5%**  
from Aug 2024:  
**53**

YTD	2025	2024	+/-
	<b>334</b>	<b>383</b>	-12.8%

5-year Aug average: **69****Median  
Sold Price****\$538,360**
 **-6.0%**  
from Jul 2025:  
**\$572,500**
 **-2.1%**  
from Aug 2024:  
**\$550,000**

YTD	2025	2024	+/-
	<b>\$567,500</b>	<b>\$515,000</b>	10.2%

5-year Aug average: **\$512,272****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for August was \$538,360, representing a decrease of 6% compared to last month and a decrease of 2.1% from Aug 2024. The average days on market for units sold in August was 19 days, 32% above the 5-year August average of 14 days. There was an 8.2% month over month increase in new contract activity with 53 New Pendings; a 17.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 60; and a 5.8% increase in supply to 55 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.40 in July and a decrease from 1.36 in August 2024. The Contract Ratio is 39% lower than the 5-year August average of 1.78. 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****55**

Jul 2025	Aug 2024
<b>52</b>	<b>47</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>22</b>	<b>16</b>	<b>17</b>

**Avg Sold to  
OLP Ratio****99.1%**

Jul 2025	Aug 2024	YTD
<b>98.6%</b>	<b>99.6%</b>	<b>100.3%</b>

**August 2025**

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****43** **-2.3%**from Jul 2025:  
**44** **16.2%**from Aug 2024:  
**37**

YTD	2025	2024	+/-
	<b>367</b>	<b>375</b>	-2.1%

5-year Aug average: **46****New Pendings****47** **11.9%**from Jul 2025:  
**42** **14.6%**from Aug 2024:  
**41**

YTD	2025	2024	+/-
	<b>312</b>	<b>334</b>	-6.6%

5-year Aug average: **46****Closed Sales****49** **28.9%**from Jul 2025:  
**38** **16.7%**from Aug 2024:  
**42**

YTD	2025	2024	+/-
	<b>303</b>	<b>304</b>	-0.3%

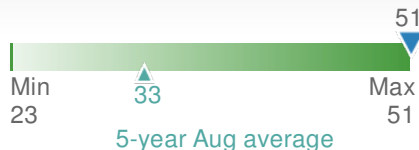
5-year Aug average: **52****Median  
Sold Price****\$376,000** **-15.0%**from Jul 2025:  
**\$442,500** **-2.3%**from Aug 2024:  
**\$385,000**

YTD	2025	2024	+/-
	<b>\$395,000</b>	<b>\$390,000</b>	1.3%

5-year Aug average: **\$364,650****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for August was \$376,000, representing a decrease of 15% compared to last month and a decrease of 2.3% from Aug 2024. The average days on market for units sold in August was 18 days, 41% above the 5-year August average of 13 days. There was an 11.9% month over month increase in new contract activity with 47 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 51; and a 13.6% decrease in supply to 51 active units.

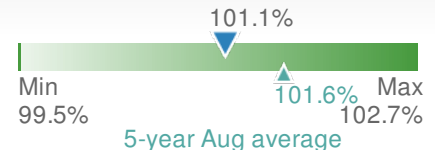
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.95 in July and a decrease from 1.51 in August 2024. The Contract Ratio is 53% lower than the 5-year August average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****51**

Jul 2025	Aug 2024
<b>59</b>	<b>37</b>

**Avg DOM****18**

Jul 2025	Aug 2024	YTD
<b>11</b>	<b>13</b>	<b>18</b>

**Avg Sold to  
OLP Ratio****101.1%**

Jul 2025	Aug 2024	YTD
<b>100.2%</b>	<b>99.5%</b>	<b>100.2%</b>

**August 2025**

## Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****47**

↑ **11.9%**  
from Jul 2025:  
**42**

↑ **23.7%**  
from Aug 2024:  
**38**

YTD	2025	2024	+/-
	<b>337</b>	<b>284</b>	18.7%

5-year Aug average: **43****New Pendings****56**

↑ **107.4%**  
from Jul 2025:  
**27**

↑ **55.6%**  
from Aug 2024:  
**36**

YTD	2025	2024	+/-
	<b>279</b>	<b>242</b>	15.3%

5-year Aug average: **45****Closed Sales****42**

↑ **7.7%**  
from Jul 2025:  
**39**

↑ **16.7%**  
from Aug 2024:  
**36**

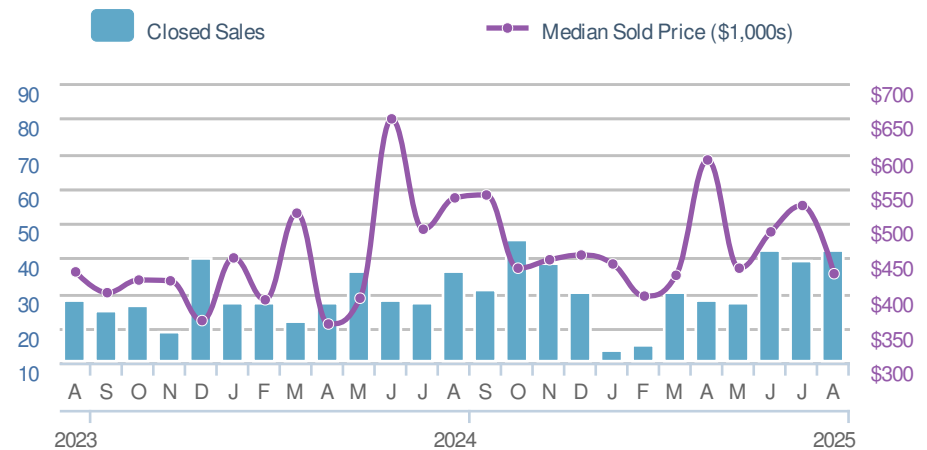
YTD	2025	2024	+/-
	<b>242</b>	<b>233</b>	3.9%

5-year Aug average: **45****Median Sold Price****\$427,500**

↓ **-18.6%**  
from Jul 2025:  
**\$525,000**

↓ **-20.4%**  
from Aug 2024:  
**\$536,750**

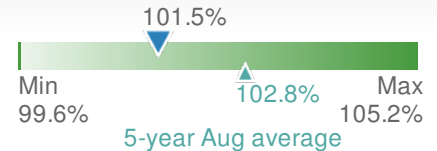
YTD	2025	2024	+/-
	<b>\$460,500</b>	<b>\$455,000</b>	1.2%

5-year Aug average: **\$429,950****Active Listings****55**

Jul 2025	Aug 2024
<b>68</b>	<b>57</b>

**Avg DOM****15**

Jul 2025	Aug 2024	YTD
<b>23</b>	<b>19</b>	<b>19</b>

**Avg Sold to OLP Ratio****101.5%**

Jul 2025	Aug 2024	YTD
<b>99.7%</b>	<b>99.6%</b>	<b>100.6%</b>



**August 2025**

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25** **4.2%**from Jul 2025:  
**24** **0.0%**from Aug 2024:  
**25**

YTD	2025	2024	+/-
	<b>214</b>	<b>182</b>	17.6%

5-year Aug average: **27****New Pendings****34** **161.5%**from Jul 2025:  
**13** **41.7%**from Aug 2024:  
**24**

YTD	2025	2024	+/-
	<b>179</b>	<b>156</b>	14.7%

5-year Aug average: **27****Closed Sales****24** **-14.3%**from Jul 2025:  
**28** **-7.7%**from Aug 2024:  
**26**

YTD	2025	2024	+/-
	<b>158</b>	<b>154</b>	2.6%

5-year Aug average: **28****Median  
Sold Price****\$634,500** **-0.2%**from Jul 2025:  
**\$635,500** **-0.1%**from Aug 2024:  
**\$635,000**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$565,500</b>	6.1%

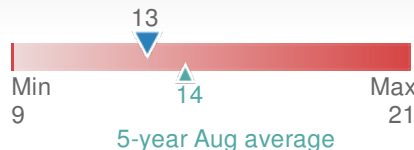
5-year Aug average: **\$568,240****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for August was \$634,500, representing a decrease of 0.2% compared to last month and a decrease of 0.1% from Aug 2024. The average days on market for units sold in August was 13 days, 10% below the 5-year August average of 14 days. There was a 161.5% month over month increase in new contract activity with 34 New Pendings; a 44% MoM increase in All Pendings (new contracts + contracts carried over from July) to 36; and a 22% decrease in supply to 32 active units.

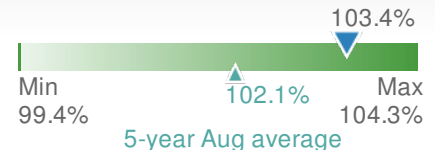
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.61 in July and an increase from 0.75 in August 2024. The Contract Ratio is 6% lower than the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****32**

Jul 2025	Aug 2024
<b>41</b>	<b>40</b>

**Avg DOM****13**



Jul 2025	Aug 2024	YTD
<b>25</b>	<b>21</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****103.4%**


Jul 2025	Aug 2024	YTD
<b>99.3%</b>	<b>99.4%</b>	<b>100.7%</b>

**August 2025**


## Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22**
 **22.2%**  
from Jul 2025:  
**18**
 **69.2%**  
from Aug 2024:  
**13**



YTD	2025	2024	+/-
	<b>123</b>	<b>102</b>	20.6%

5-year Aug average: **16****New Pendings****22**
 **57.1%**  
from Jul 2025:  
**14**
 **83.3%**  
from Aug 2024:  
**12**

YTD	2025	2024	+/-
	<b>100</b>	<b>86</b>	16.3%

5-year Aug average: **18****Closed Sales****18**
 **63.6%**  
from Jul 2025:  
**11**
 **80.0%**  
from Aug 2024:  
**10**

YTD	2025	2024	+/-
	<b>84</b>	<b>79</b>	6.3%

5-year Aug average: **17****Median Sold Price****\$350,000**
 **-2.2%**  
from Jul 2025:  
**\$358,000**
 **-2.8%**  
from Aug 2024:  
**\$359,900**

YTD	2025	2024	+/-
	<b>\$350,000</b>	<b>\$360,000</b>	-2.8%

5-year Aug average: **\$338,980****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for August was \$350,000, representing a decrease of 2.2% compared to last month and a decrease of 2.8% from Aug 2024. The average days on market for units sold in August was 17 days, 21% above the 5-year August average of 14 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 14.8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.67 in July and a decrease from 1.06 in August 2024. The Contract Ratio is 48% lower than the 5-year August average of 1.76. 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****23**

Jul 2025	Aug 2024
<b>27</b>	<b>17</b>

**Avg DOM****17**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>14</b>	<b>15</b>

**Avg Sold to OLP Ratio****99.1%**

Jul 2025	Aug 2024	YTD
<b>100.8%</b>	<b>99.9%</b>	<b>100.2%</b>

**August 2025**

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****25**

↑ **31.6%**  
from Jul 2025:  
**19**

↓ **-16.7%**  
from Aug 2024:  
**30**

YTD	2025	2024	+/-
	<b>243</b>	<b>242</b>	0.4%

5-year Aug average: **39****New Pendings****28**

↑ **21.7%**  
from Jul 2025:  
**23**

↑ **7.7%**  
from Aug 2024:  
**26**

YTD	2025	2024	+/-
	<b>224</b>	<b>201</b>	11.4%

5-year Aug average: **37****Closed Sales****31**

↑ **10.7%**  
from Jul 2025:  
**28**

↓ **-18.4%**  
from Aug 2024:  
**38**

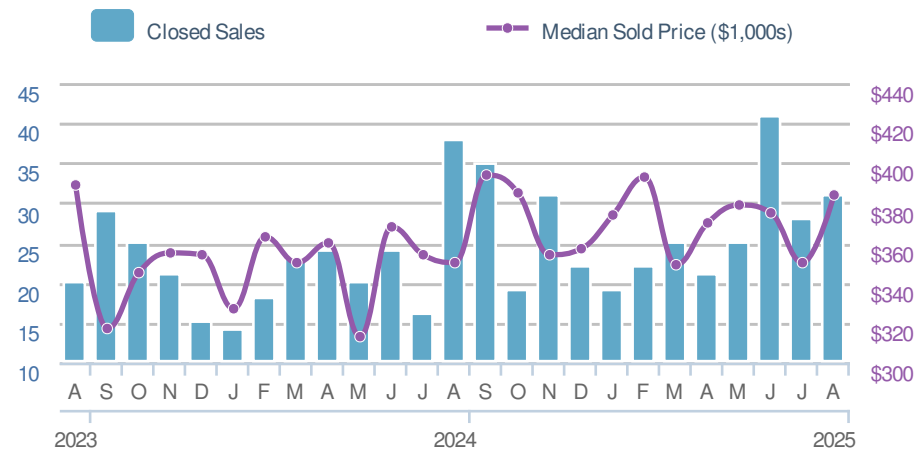
YTD	2025	2024	+/-
	<b>218</b>	<b>181</b>	20.4%

5-year Aug average: **34****Median Sold Price****\$384,900**

↑ **9.8%**  
from Jul 2025:  
**\$350,500**

↑ **10.0%**  
from Aug 2024:  
**\$350,000**

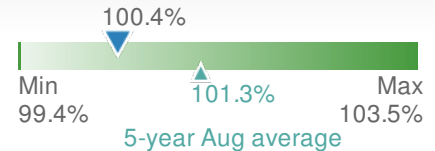
YTD	2025	2024	+/-
	<b>\$370,000</b>	<b>\$355,000</b>	4.2%

5-year Aug average: **\$342,779****Active Listings****25**

Jul 2025	Aug 2024
<b>25</b>	<b>35</b>

**Avg DOM****23**

Jul 2025	Aug 2024	YTD
<b>20</b>	<b>23</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.4%**

Jul 2025	Aug 2024	YTD
<b>100.0%</b>	<b>99.4%</b>	<b>100.4%</b>

**August 2025**

## Pottsgrove (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17** **30.8%**from Jul 2025:  
**13** **-32.0%**from Aug 2024:  
**25**

YTD	2025	2024	+/-
	<b>180</b>	<b>182</b>	-1.1%

5-year Aug average: **28****New Pendings****21** **31.3%**from Jul 2025:  
**16** **0.0%**from Aug 2024:  
**21**

YTD	2025	2024	+/-
	<b>165</b>	<b>147</b>	12.2%

5-year Aug average: **28****Closed Sales****24** **20.0%**from Jul 2025:  
**20** **-14.3%**from Aug 2024:  
**28**

YTD	2025	2024	+/-
	<b>163</b>	<b>129</b>	26.4%

5-year Aug average: **25****Median  
Sold Price****\$461,250** **2.6%**from Jul 2025:  
**\$449,661** **21.4%**from Aug 2024:  
**\$380,000**

YTD	2025	2024	+/-
	<b>\$415,000</b>	<b>\$399,640</b>	3.8%

5-year Aug average: **\$381,629****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for August was \$461,250, representing an increase of 2.6% compared to last month and an increase of 21.4% from Aug 2024. The average days on market for units sold in August was 28 days, 33% above the 5-year August average of 21 days. There was a 31.3% month over month increase in new contract activity with 21 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 10% decrease in supply to 18 active units.

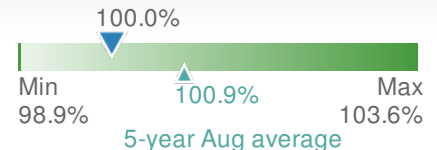
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.35 in July and an increase from 1.13 in August 2024. The Contract Ratio is 35% lower than the 5-year August average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****18**

Jul 2025	Aug 2024
<b>20</b>	<b>30</b>

**Avg DOM****28**

Jul 2025	Aug 2024	YTD
<b>23</b>	<b>28</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****100.0%**

Jul 2025	Aug 2024	YTD
<b>99.7%</b>	<b>98.9%</b>	<b>100.3%</b>

**August 2025****Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8** **33.3%**from Jul 2025:  
**6** **60.0%**from Aug 2024:  
**5**

YTD	2025	2024	+/-
	<b>63</b>	<b>60</b>	5.0%

5-year Aug average: **10****New Pendings****7** **0.0%**from Jul 2025:  
**7** **40.0%**from Aug 2024:  
**5**

YTD	2025	2024	+/-
	<b>59</b>	<b>54</b>	9.3%

5-year Aug average: **9****Closed Sales****7** **-12.5%**from Jul 2025:  
**8** **-30.0%**from Aug 2024:  
**10**

YTD	2025	2024	+/-
	<b>55</b>	<b>52</b>	5.8%

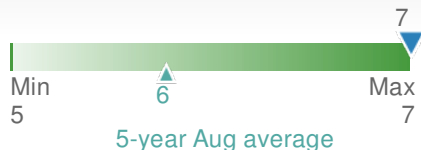
5-year Aug average: **8****Median  
Sold Price****\$305,000** **11.9%**from Jul 2025:  
**\$272,500** **13.0%**from Aug 2024:  
**\$270,000**

YTD	2025	2024	+/-
	<b>\$300,000</b>	<b>\$277,000</b>	8.3%

5-year Aug average: **\$254,000****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for August was \$305,000, representing an increase of 11.9% compared to last month and an increase of 13% from Aug 2024. The average days on market for units sold in August was 5 days, 29% below the 5-year August average of 7 days. There was no month over month change in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 9; and a 40% increase in supply to 7 active units.

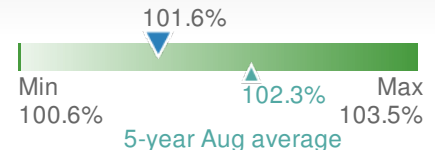
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.80 in July and a decrease from 2.20 in August 2024. The Contract Ratio is 67% lower than the 5-year August average of 3.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****7**

Jul 2025	Aug 2024
<b>5</b>	<b>5</b>

**Avg DOM****5**

Jul 2025	Aug 2024	YTD
<b>12</b>	<b>9</b>	<b>17</b>

**Avg Sold to  
OLP Ratio****101.6%**

Jul 2025	Aug 2024	YTD
<b>100.5%</b>	<b>100.6%</b>	<b>100.7%</b>

**August 2025**

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27**

↓ **-10.0%**    ↓ **-28.9%**  
from Jul 2025:    from Aug 2024:  
**30**                      **38**

YTD	2025	2024	+/-
	<b>236</b>	<b>254</b>	-7.1%

5-year Aug average: **39****New Pendings****21**

↓ **-4.5%**    ↓ **-43.2%**  
from Jul 2025:    from Aug 2024:  
**22**                      **37**

YTD	2025	2024	+/-
	<b>184</b>	<b>230</b>	-20.0%

5-year Aug average: **34****Closed Sales****19**

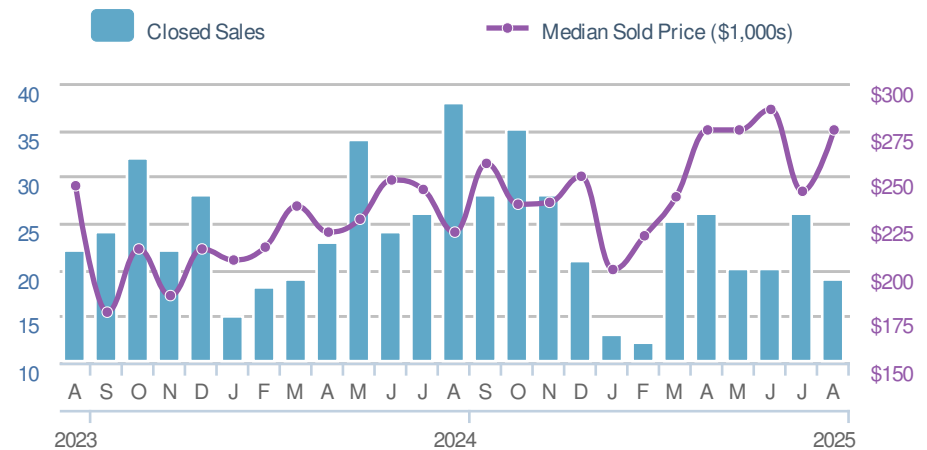
↓ **-26.9%**    ↓ **-50.0%**  
from Jul 2025:    from Aug 2024:  
**26**                      **38**

YTD	2025	2024	+/-
	<b>165</b>	<b>207</b>	-20.3%

5-year Aug average: **32****Median Sold Price****\$275,000**

↑ **13.4%**    ↑ **24.7%**  
from Jul 2025:    from Aug 2024:  
**\$242,450**            **\$220,500**

YTD	2025	2024	+/-
	<b>\$252,000</b>	<b>\$230,000</b>	9.6%

5-year Aug average: **\$226,880****Active Listings****49**

Jul 2025	Aug 2024
<b>48</b>	<b>30</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>15</b>	<b>12</b>	<b>22</b>

**Avg Sold to OLP Ratio****99.1%**

Jul 2025	Aug 2024	YTD
<b>98.9%</b>	<b>100.0%</b>	<b>99.5%</b>

**August 2025****Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13** **18.2%**from Jul 2025:  
**11** **-27.8%**from Aug 2024:  
**18**

YTD	2025	2024	+/-
	<b>125</b>	<b>132</b>	-5.3%

5-year Aug average: **17****New Pendings****11** **-35.3%**from Jul 2025:  
**17** **-45.0%**from Aug 2024:  
**20**

YTD	2025	2024	+/-
	<b>111</b>	<b>120</b>	-7.5%

5-year Aug average: **18****Closed Sales****15** **-11.8%**from Jul 2025:  
**17** **-6.3%**from Aug 2024:  
**16**

YTD	2025	2024	+/-
	<b>100</b>	<b>103</b>	-2.9%

5-year Aug average: **17****Median  
Sold Price****\$275,000** **-1.8%**from Jul 2025:  
**\$280,000** **1.9%**from Aug 2024:  
**\$270,000**

YTD	2025	2024	+/-
	<b>\$281,000</b>	<b>\$255,000</b>	10.2%

5-year Aug average: **\$253,600****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for August was \$275,000, representing a decrease of 1.8% compared to last month and an increase of 1.9% from Aug 2024. The average days on market for units sold in August was 15 days, 23% above the 5-year August average of 12 days. There was a 35.3% month over month decrease in new contract activity with 11 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 33.3% increase in supply to 20 active units.

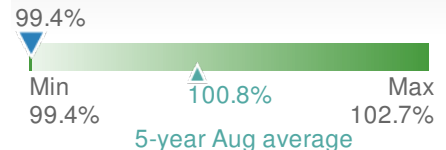
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.47 in July and a decrease from 1.35 in August 2024. The Contract Ratio is 57% lower than the 5-year August average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****20**

Jul 2025	Aug 2024
<b>15</b>	<b>17</b>

**Avg DOM****15**

Jul 2025	Aug 2024	YTD
<b>15</b>	<b>12</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****99.4%**

Jul 2025	Aug 2024	YTD
<b>99.5%</b>	<b>99.9%</b>	<b>100.2%</b>

**August 2025**



## Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14**

 **-26.3%**     **-30.0%**  
 from Jul 2025: 19    from Aug 2024: 20


YTD	2025	2024	+/-
	<b>111</b>	<b>122</b>	-9.0%

5-year Aug average: **22****New Pendings****10**

 **100.0%**     **-41.2%**  
 from Jul 2025: 5    from Aug 2024: 17



YTD	2025	2024	+/-
	<b>73</b>	<b>110</b>	-33.6%

5-year Aug average: **17****Closed Sales****4**

 **-55.6%**     **-81.8%**  
 from Jul 2025: 9    from Aug 2024: 22

YTD	2025	2024	+/-
	<b>65</b>	<b>104</b>	-37.5%

5-year Aug average: **15****Median Sold Price****\$241,717**

 **7.4%**     **31.0%**  
 from Jul 2025: **\$225,000**    from Aug 2024: **\$184,500**

YTD	2025	2024	+/-
	<b>\$220,000</b>	<b>\$185,500</b>	18.6%

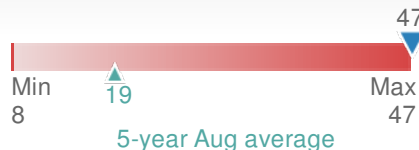
5-year Aug average: **\$183,593****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for August was \$241,717, representing an increase of 7.4% compared to last month and an increase of 31% from Aug 2024. The average days on market for units sold in August was 47 days, 153% above the 5-year August average of 19 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 12.1% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.27 in July and a decrease from 1.38 in August 2024. The Contract Ratio is 69% lower than the 5-year August average of 1.57. 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****29**

Jul 2025	Aug 2024
<b>33</b>	<b>13</b>

**Avg DOM****47**

Jul 2025	Aug 2024	YTD
<b>14</b>	<b>11</b>	<b>27</b>

**Avg Sold to OLP Ratio****98.3%**

Jul 2025	Aug 2024	YTD
<b>97.9%</b>	<b>100.2%</b>	<b>98.6%</b>



**August 2025**

## Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****47****↓ -13.0%**from Jul 2025:  
**54****↓ -4.1%**from Aug 2024:  
**49**

YTD	2025	2024	+/-
	<b>381</b>	<b>373</b>	2.1%

5-year Aug average: **43****New Pendings****42****↓ -6.7%**from Jul 2025:  
**45****↑ 23.5%**from Aug 2024:  
**34**

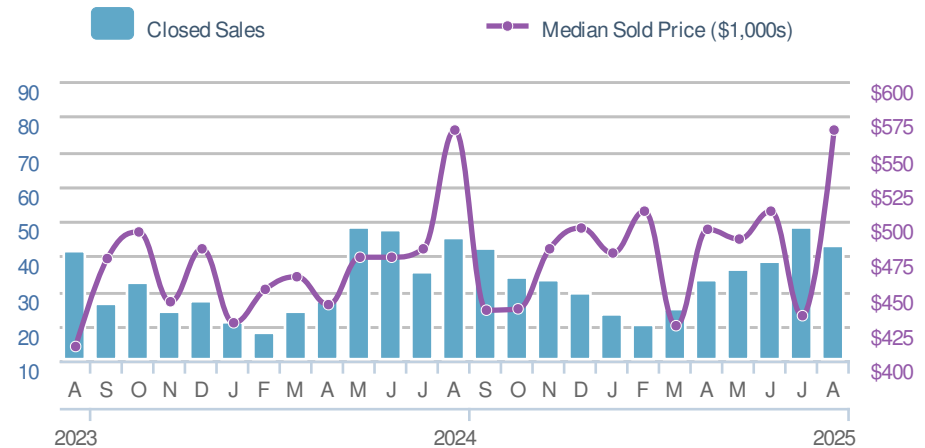
YTD	2025	2024	+/-
	<b>295</b>	<b>280</b>	5.4%

5-year Aug average: **43****Closed Sales****43****↓ -10.4%**from Jul 2025:  
**48****↓ -4.4%**from Aug 2024:  
**45**

YTD	2025	2024	+/-
	<b>272</b>	<b>274</b>	-0.7%

5-year Aug average: **47****Median Sold Price****\$565,000****↑ 30.6%**from Jul 2025:  
**\$432,500****↔ 0.0%**from Aug 2024:  
**\$565,000**

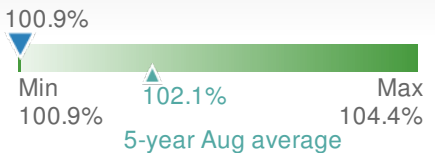
YTD	2025	2024	+/-
	<b>\$478,750</b>	<b>\$467,800</b>	2.3%

5-year Aug average: **\$470,600****Active Listings****45**

Jul 2025	Aug 2024
<b>54</b>	<b>56</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>13</b>	<b>19</b>

**Avg Sold to OLP Ratio****100.9%**



Jul 2025	Aug 2024	YTD
<b>100.2%</b>	<b>101.6%</b>	<b>100.9%</b>

**August 2025****Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****30**

 **-16.7%**      **-21.1%**  
 from Jul 2025: **36**     from Aug 2024: **38**

YTD	2025	2024	+/-
	<b>248</b>	<b>253</b>	-2.0%

5-year Aug average: **29****New Pendings****27**

 **-12.9%**      **22.7%**  
 from Jul 2025: **31**     from Aug 2024: **22**



YTD	2025	2024	+/-
	<b>189</b>	<b>183</b>	3.3%

5-year Aug average: **27****Closed Sales****31**

 **34.8%**      **-16.2%**  
 from Jul 2025: **23**     from Aug 2024: **37**

YTD	2025	2024	+/-
	<b>173</b>	<b>165</b>	4.8%

5-year Aug average: **33****Median Sold Price****\$635,000**

 **23.3%**      **9.5%**  
 from Jul 2025: **\$515,000**     from Aug 2024: **\$580,000**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$495,000</b>	11.1%

5-year Aug average: **\$520,500****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for August was \$635,000, representing an increase of 23.3% compared to last month and an increase of 9.5% from Aug 2024. The average days on market for units sold in August was 24 days, 28% above the 5-year August average of 19 days. There was a 12.9% month over month decrease in new contract activity with 27 New Pendings; an 11.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 39; and a 2.6% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.16 in July and an increase from 0.88 in August 2024. The Contract Ratio is 26% 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****37**

Jul 2025	Aug 2024
<b>38</b>	<b>41</b>

**Avg DOM****24**


Jul 2025	Aug 2024	YTD
<b>22</b>	<b>11</b>	<b>19</b>

**Avg Sold to OLP Ratio****100.2%**



Jul 2025	Aug 2024	YTD
<b>99.6%</b>	<b>102.0%</b>	<b>101.1%</b>

**August 2025****Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17**
 **-5.6%**  
from Jul 2025:  
**18**
 **54.5%**  
from Aug 2024:  
**11**



YTD	2025	2024	+/-
	<b>133</b>	<b>118</b>	12.7%

5-year Aug average: **15****New Pendings****15**
 **7.1%**  
from Jul 2025:  
**14**
 **25.0%**  
from Aug 2024:  
**12**

YTD	2025	2024	+/-
	<b>106</b>	<b>97</b>	9.3%

5-year Aug average: **15****Closed Sales****12**
 **-52.0%**  
from Jul 2025:  
**25**
 **50.0%**  
from Aug 2024:  
**8**

YTD	2025	2024	+/-
	<b>99</b>	<b>109</b>	-9.2%

5-year Aug average: **15****Median  
Sold Price****\$412,500**
 **0.5%**  
from Jul 2025:  
**\$410,500**
 **-19.3%**  
from Aug 2024:  
**\$511,250**

YTD	2025	2024	+/-
	<b>\$415,000</b>	<b>\$439,990</b>	-5.7%

5-year Aug average: **\$386,240****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for August was \$412,500, representing an increase of 0.5% compared to last month and a decrease of 19.3% from Aug 2024. The average days on market for units sold in August was 14 days, 8% above the 5-year August average of 13 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 50% decrease in supply to 8 active units.

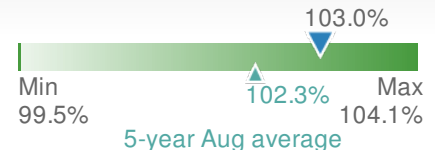
This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 1.19 in July and an increase from 1.20 in August 2024. The Contract Ratio is 2% higher than the 5-year August average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****8**

Jul 2025	Aug 2024
<b>16</b>	<b>15</b>

**Avg DOM****14**

Jul 2025	Aug 2024	YTD
<b>13</b>	<b>22</b>	<b>20</b>

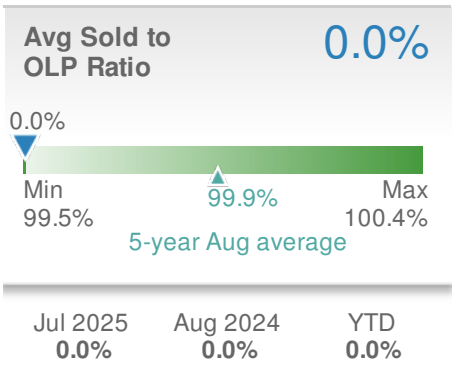
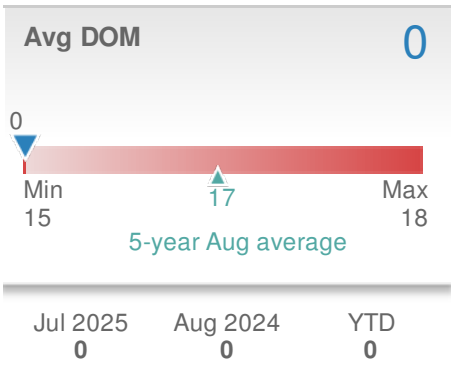
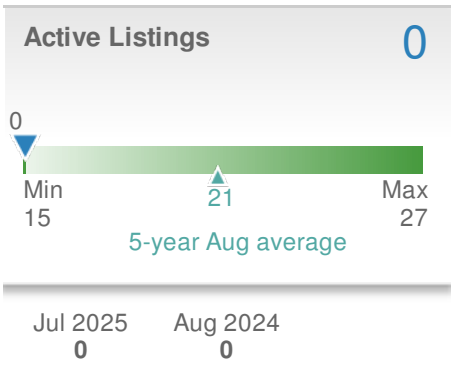
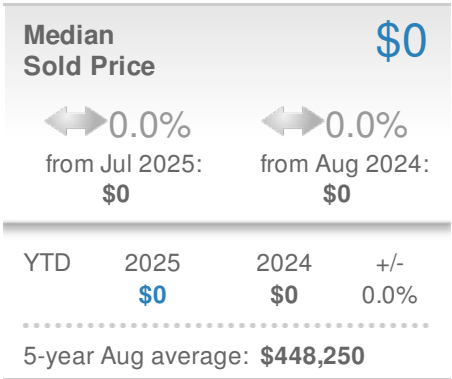
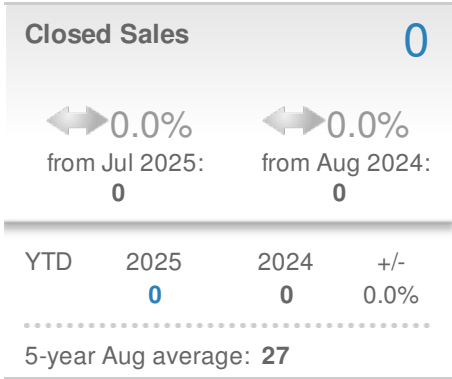
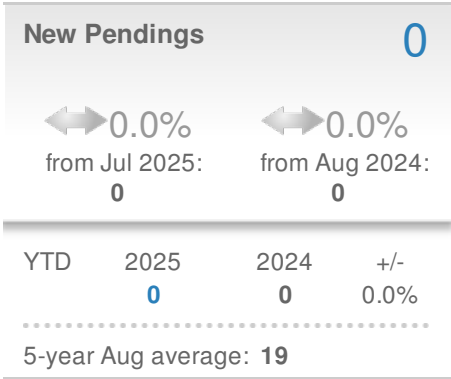
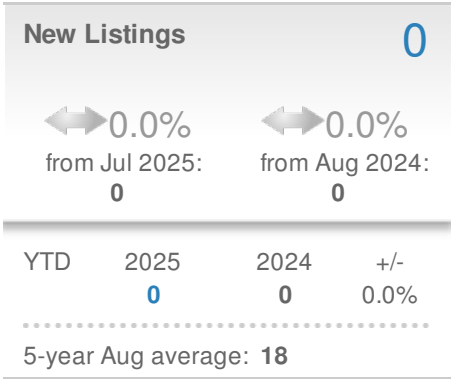
**Avg Sold to  
OLP Ratio****103.0%**

Jul 2025	Aug 2024	YTD
<b>100.7%</b>	<b>99.5%</b>	<b>100.4%</b>

**August 2025**

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



**August 2025**

## Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0% ↔ 0.0%

from Jul 2025: 0 from Aug 2024: 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Aug average: 7

**New Pendings****0**

↔ 0.0% ↔ 0.0%

from Jul 2025: 0 from Aug 2024: 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Aug average: 6

**Closed Sales****0**

↔ 0.0% ↔ 0.0%

from Jul 2025: 0 from Aug 2024: 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Aug average: 8

**Median Sold Price****\$0**

↔ 0.0% ↔ 0.0%

from Jul 2025: \$0 from Aug 2024: \$0

YTD	2025	2024	+/-
	<b>\$0</b>	<b>\$0</b>	%

5-year Aug average: **\$443,750****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for August was \$0, representing no change compared to last month and no change from Aug 2024. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 18 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 0; and no change in supply with 0 active units.

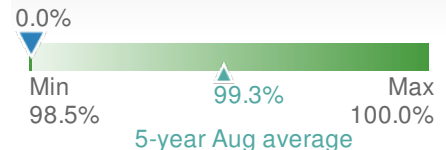
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2024. The Contract Ratio is 100% lower than the 5-year August average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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****0**

Jul 2025	Aug 2024
<b>0</b>	<b>0</b>

**Avg DOM****0**

Jul 2025	Aug 2024	YTD
<b>0</b>	<b>0</b>	<b>0</b>

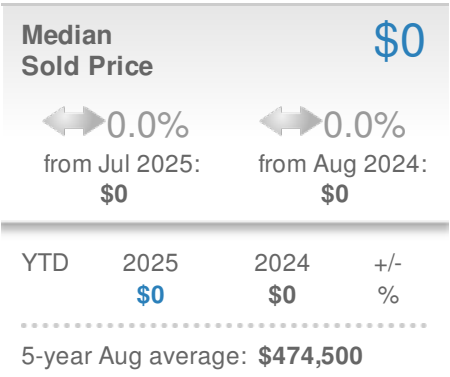
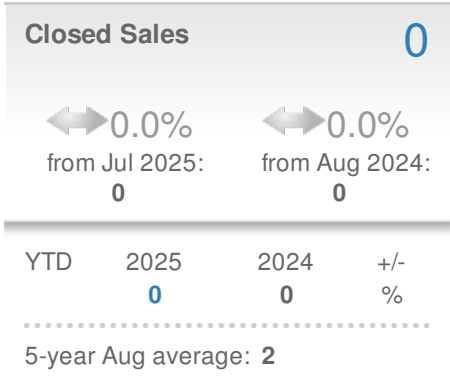
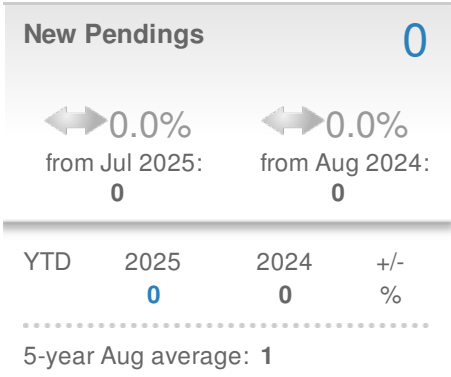
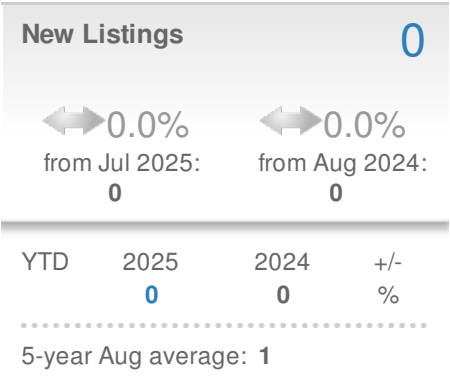
**Avg Sold to OLP Ratio****0.0%**

Jul 2025	Aug 2024	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**August 2025**

Springfield (Montgomery, PA) - Attached

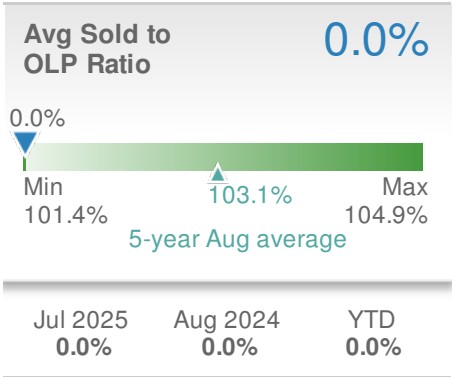
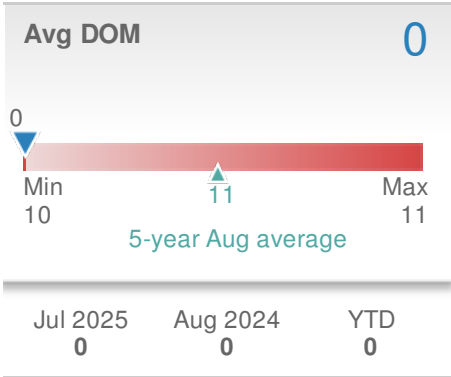
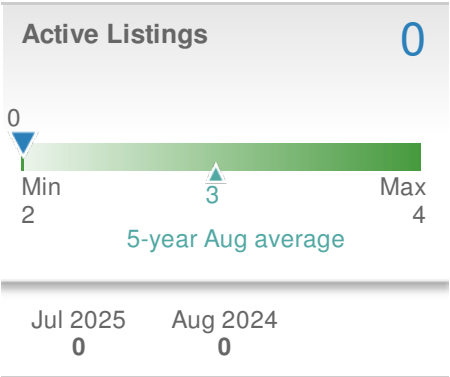
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for August was \$0, representing no change compared to last month and no change from Aug 2024. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 11 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2024. The Contract Ratio is 100% lower than the 5-year August average of 1.25. 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.



**August 2025**

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****50****↓ -2.0%**from Jul 2025:  
**51****↑ 6.4%**from Aug 2024:  
**47**

YTD	2025	2024	+/-
	<b>427</b>	<b>395</b>	8.1%

5-year Aug average: **57****New Pendings****55****↓ -1.8%**from Jul 2025:  
**56****↑ 31.0%**from Aug 2024:  
**42**

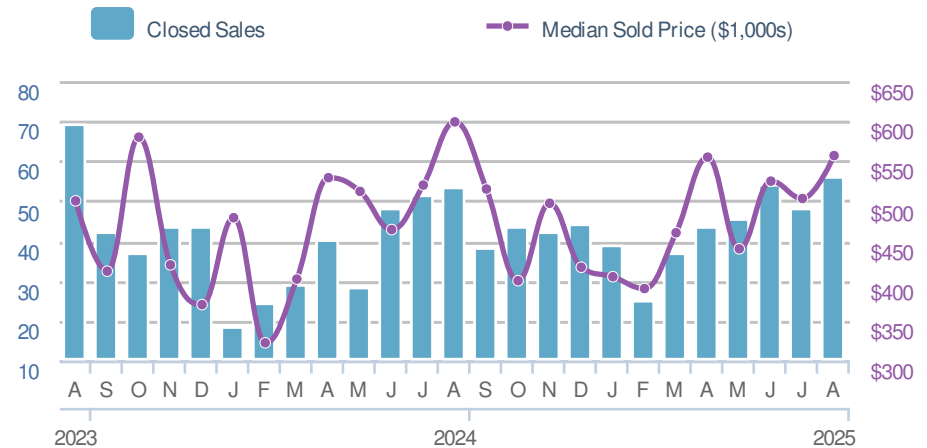
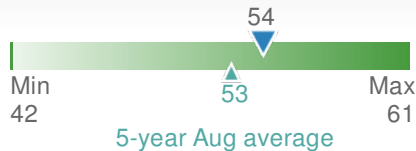
YTD	2025	2024	+/-
	<b>376</b>	<b>336</b>	11.9%

5-year Aug average: **58****Closed Sales****56****↑ 16.7%**from Jul 2025:  
**48****↑ 5.7%**from Aug 2024:  
**53**

YTD	2025	2024	+/-
	<b>358</b>	<b>305</b>	17.4%

5-year Aug average: **71****Median Sold Price****\$557,499****↑ 10.7%**from Jul 2025:  
**\$503,500****↓ -6.9%**from Aug 2024:  
**\$599,000**

YTD	2025	2024	+/-
	<b>\$500,000</b>	<b>\$490,500</b>	1.9%

5-year Aug average: **\$500,600****Active Listings****54**

Jul 2025	Aug 2024
<b>60</b>	<b>54</b>

**Avg DOM****24**

Jul 2025	Aug 2024	YTD
<b>12</b>	<b>14</b>	<b>22</b>

**Avg Sold to OLP Ratio****99.6%**

Jul 2025	Aug 2024	YTD
<b>100.8%</b>	<b>101.4%</b>	<b>99.7%</b>

**August 2025**

## Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22** **-21.4%**from Jul 2025:  
**28** **15.8%**from Aug 2024:  
**19**

YTD	2025	2024	+/-
	<b>218</b>	<b>188</b>	16.0%

5-year Aug average: **27****New Pendings****34** **17.2%**from Jul 2025:  
**29** **78.9%**from Aug 2024:  
**19**

YTD	2025	2024	+/-
	<b>198</b>	<b>159</b>	24.5%

5-year Aug average: **28****Closed Sales****33** **17.9%**from Jul 2025:  
**28** **17.9%**from Aug 2024:  
**28**

YTD	2025	2024	+/-
	<b>185</b>	<b>137</b>	35.0%

5-year Aug average: **34****Median  
Sold Price****\$730,000** **5.4%**from Jul 2025:  
**\$692,500** **-0.3%**from Aug 2024:  
**\$732,500**

YTD	2025	2024	+/-
	<b>\$675,000</b>	<b>\$655,000</b>	3.1%

5-year Aug average: **\$669,400****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for August was \$730,000, representing an increase of 5.4% compared to last month and a decrease of 0.3% from Aug 2024. The average days on market for units sold in August was 30 days, 71% above the 5-year August average of 18 days. There was a 17.2% month over month increase in new contract activity with 34 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 38; and a 37.8% decrease in supply to 23 active units.

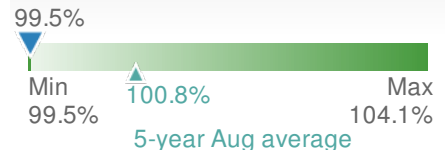
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, up from 1.14 in July and an increase from 1.03 in August 2024. The Contract Ratio is 17% higher than the 5-year August average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****23**

Jul 2025	Aug 2024
<b>37</b>	<b>29</b>

**Avg DOM****30**

Jul 2025	Aug 2024	YTD
<b>10</b>	<b>16</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****99.5%**

Jul 2025	Aug 2024	YTD
<b>101.6%</b>	<b>99.5%</b>	<b>99.9%</b>



**August 2025**

## Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28** **21.7%**from Jul 2025:  
**23** **0.0%**from Aug 2024:  
**28**

YTD	2025	2024	+/-
	<b>209</b>	<b>207</b>	1.0%

5-year Aug average: **30****New Pendings****21** **-22.2%**from Jul 2025:  
**27** **-8.7%**from Aug 2024:  
**23**

YTD	2025	2024	+/-
	<b>178</b>	<b>177</b>	0.6%

5-year Aug average: **29****Closed Sales****23** **15.0%**from Jul 2025:  
**20** **-8.0%**from Aug 2024:  
**25**

YTD	2025	2024	+/-
	<b>173</b>	<b>168</b>	3.0%

5-year Aug average: **37****Median Sold Price****\$410,000** **4.5%**from Jul 2025:  
**\$392,500** **-4.7%**from Aug 2024:  
**\$430,000**

YTD	2025	2024	+/-
	<b>\$380,000</b>	<b>\$385,000</b>	-1.3%

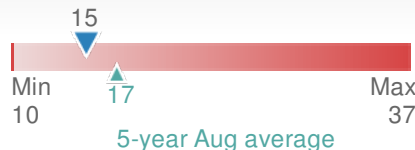
5-year Aug average: **\$397,000****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for August was \$410,000, representing an increase of 4.5% compared to last month and a decrease of 4.7% from Aug 2024. The average days on market for units sold in August was 15 days, 14% below the 5-year August average of 17 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 34.8% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.30 in July and a decrease from 1.08 in August 2024. The Contract Ratio is 58% lower than the 5-year August average of 2.05. 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****31**

Jul 2025	Aug 2024
<b>23</b>	<b>25</b>

**Avg DOM****15**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>13</b>	<b>20</b>

**Avg Sold to OLP Ratio****99.7%**

Jul 2025	Aug 2024	YTD
<b>99.7%</b>	<b>103.4%</b>	<b>99.5%</b>

**August 2025**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****23****↓ -8.0%**from Jul 2025:  
**25****↑ 4.5%**from Aug 2024:  
**22**

YTD	2025	2024	+/-
	<b>203</b>	<b>230</b>	-11.7%

5-year Aug average: **29****New Pendings****19****↓ -13.6%**from Jul 2025:  
**22****↓ -24.0%**from Aug 2024:  
**25**

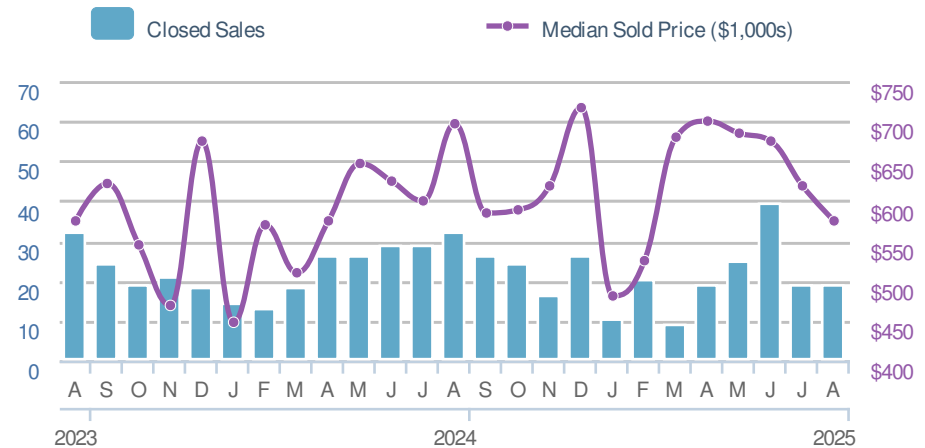
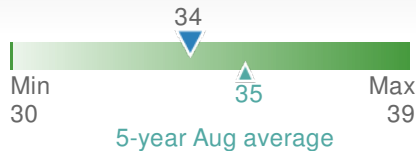
YTD	2025	2024	+/-
	<b>178</b>	<b>209</b>	-14.8%

5-year Aug average: **29****Closed Sales****19****↔ 0.0%**from Jul 2025:  
**19****↓ -40.6%**from Aug 2024:  
**32**

YTD	2025	2024	+/-
	<b>165</b>	<b>190</b>	-13.2%

5-year Aug average: **30****Median Sold Price****\$575,000****↓ -7.1%**from Jul 2025:  
**\$619,000****↓ -17.6%**from Aug 2024:  
**\$697,500**

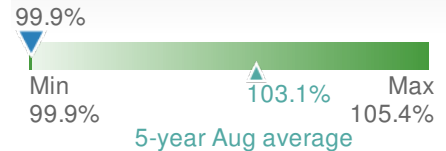
YTD	2025	2024	+/-
	<b>\$652,500</b>	<b>\$610,000</b>	7.0%

5-year Aug average: **\$593,700****Active Listings****34**

Jul 2025	Aug 2024
<b>25</b>	<b>30</b>

**Avg DOM****12**

Jul 2025	Aug 2024	YTD
<b>13</b>	<b>25</b>	<b>18</b>

**Avg Sold to OLP Ratio****99.9%**

Jul 2025	Aug 2024	YTD
<b>102.0%</b>	<b>105.4%</b>	<b>101.9%</b>

**August 2025**

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17**

-5.6%

from Jul 2025:  
**18**

13.3%

from Aug 2024:  
**15**

YTD	2025	2024	+/-
	<b>145</b>	<b>155</b>	-6.5%

5-year Aug average: **20****New Pendings****10**

-37.5%

from Jul 2025:  
**16**

-33.3%

from Aug 2024:  
**15**

YTD	2025	2024	+/-
	<b>129</b>	<b>138</b>	-6.5%

5-year Aug average: **18****Closed Sales****13**

0.0%

from Jul 2025:  
**13**

-38.1%

from Aug 2024:  
**21**

YTD	2025	2024	+/-
	<b>119</b>	<b>124</b>	-4.0%

5-year Aug average: **21****Median  
Sold Price****\$700,000**

-4.0%

from Jul 2025:  
**\$729,000**

-2.9%

from Aug 2024:  
**\$721,000**

YTD	2025	2024	+/-
	<b>\$720,000</b>	<b>\$667,500</b>	7.9%

5-year Aug average: **\$652,500****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for August was \$700,000, representing a decrease of 4% compared to last month and a decrease of 2.9% from Aug 2024. The average days on market for units sold in August was 8 days, 49% below the 5-year August average of 16 days. There was a 37.5% month over month decrease in new contract activity with 10 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 52.9% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.41 in July and a decrease from 1.14 in August 2024. The Contract Ratio is 44% lower than the 5-year August average of 1.37. 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****26**

Jul 2025	Aug 2024
<b>17</b>	<b>22</b>

**Avg DOM****8**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>10</b>	<b>17</b>

**Avg Sold to  
OLP Ratio****101.2%**

Jul 2025	Aug 2024	YTD
<b>102.0%</b>	<b>102.8%</b>	<b>101.7%</b>

**August 2025**

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

↓ -14.3%    ↓ -14.3%  
from Jul 2025:    from Aug 2024:  
7                      7

YTD	2025	2024	+/-
	<b>58</b>	<b>75</b>	-22.7%

5-year Aug average: 8

**New Pendings****9**

↑ 50.0%    ↓ -10.0%  
from Jul 2025:    from Aug 2024:  
6                      10

YTD	2025	2024	+/-
	<b>49</b>	<b>71</b>	-31.0%

5-year Aug average: 11

**Closed Sales****6**

↔ 0.0%    ↓ -45.5%  
from Jul 2025:    from Aug 2024:  
6                      11

YTD	2025	2024	+/-
	<b>46</b>	<b>66</b>	-30.3%

5-year Aug average: 9

**Median  
Sold Price****\$507,500**

↑ 35.3%    ↓ -17.5%  
from Jul 2025:    from Aug 2024:  
**\$375,000**            **\$615,000**

YTD	2025	2024	+/-
	<b>\$436,500</b>	<b>\$457,500</b>	-4.6%

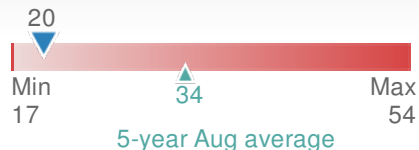
5-year Aug average: **\$478,300****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for August was \$507,500, representing an increase of 35.3% compared to last month and a decrease of 17.5% from Aug 2024. The average days on market for units sold in August was 20 days, 41% below the 5-year August average of 34 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 11; and no change in supply with 8 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.13 in July and a decrease from 2.38 in August 2024. The Contract Ratio is 37% lower than the 5-year August average of 2.19. 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****8**

Jul 2025	Aug 2024
<b>8</b>	<b>8</b>

**Avg DOM****20**

Jul 2025	Aug 2024	YTD
<b>9</b>	<b>54</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****97.0%**

Jul 2025	Aug 2024	YTD
<b>102.0%</b>	<b>110.3%</b>	<b>102.4%</b>

**August 2025**

## Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****45****↑18.4%**from Jul 2025:  
**38****↑2.3%**from Aug 2024:  
**44**

YTD	2025	2024	+/-
	<b>374</b>	<b>348</b>	7.5%

5-year Aug average: **44****New Pendings****35****↓-2.8%**from Jul 2025:  
**36****↓-2.8%**from Aug 2024:  
**36**

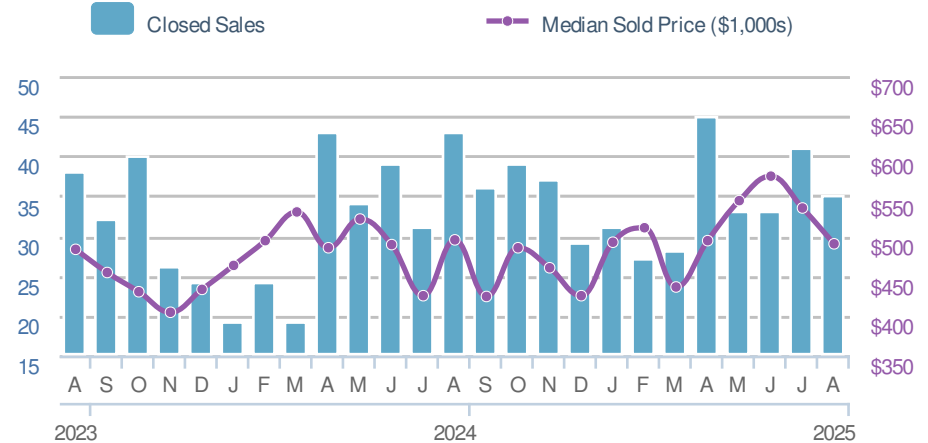
YTD	2025	2024	+/-
	<b>283</b>	<b>292</b>	-3.1%

5-year Aug average: **39****Closed Sales****35****↓-14.6%**from Jul 2025:  
**41****↓-18.6%**from Aug 2024:  
**43**

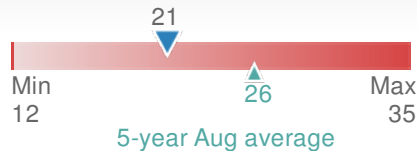
YTD	2025	2024	+/-
	<b>290</b>	<b>267</b>	8.6%

5-year Aug average: **41****Median Sold Price****\$490,000****↓-8.4%**from Jul 2025:  
**\$535,000****↓-1.0%**from Aug 2024:  
**\$495,000**

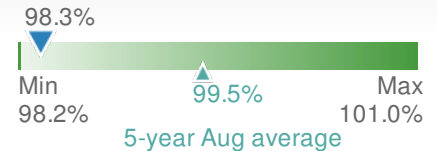
YTD	2025	2024	+/-
	<b>\$497,812</b>	<b>\$503,709</b>	-1.2%

5-year Aug average: **\$465,150****Active Listings****83**

Jul 2025	Aug 2024
<b>75</b>	<b>62</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>21</b>	<b>29</b>	<b>25</b>

**Avg Sold to OLP Ratio****98.3%**

Jul 2025	Aug 2024	YTD
<b>100.5%</b>	<b>98.2%</b>	<b>98.7%</b>

**August 2025**

## Upper Merion Area (Montgomery, PA) - Detached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15**

 **-16.7%**  
 from Jul 2025: **18**

 **-25.0%**  
 from Aug 2024: **20**

YTD	2025	2024	+/-
	<b>156</b>	<b>165</b>	-5.5%

5-year Aug average: **20****New Pendings****14**

 **-36.4%**  
 from Jul 2025: **22**

 **-30.0%**  
 from Aug 2024: **20**

YTD	2025	2024	+/-
	<b>127</b>	<b>141</b>	-9.9%

5-year Aug average: **21****Closed Sales****20**

 **11.1%**  
 from Jul 2025: **18**

 **-4.8%**  
 from Aug 2024: **21**

YTD	2025	2024	+/-
	<b>126</b>	<b>129</b>	-2.3%

5-year Aug average: **21****Median Sold Price****\$536,600**

 **-2.4%**  
 from Jul 2025: **\$550,000**

 **-5.9%**  
 from Aug 2024: **\$570,000**

YTD	2025	2024	+/-
	<b>\$549,000</b>	<b>\$540,000</b>	1.7%

5-year Aug average: **\$526,200****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for August was \$536,600, representing a decrease of 2.4% compared to last month and a decrease of 5.9% from Aug 2024. The average days on market for units sold in August was 13 days, 17% below the 5-year August average of 16 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 19.2% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.08 in July and a decrease from 1.32 in August 2024. The Contract Ratio is 55% lower than the 5-year August average of 1.30. 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****31**

Jul 2025	Aug 2024
<b>26</b>	<b>19</b>

**Avg DOM****13**

Jul 2025	Aug 2024	YTD
<b>9</b>	<b>19</b>	<b>20</b>

**Avg Sold to OLP Ratio****99.9%**

Jul 2025	Aug 2024	YTD
<b>101.3%</b>	<b>100.4%</b>	<b>100.2%</b>

**August 2025**

## Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****30** **50.0%**from Jul 2025:  
**20** **25.0%**from Aug 2024:  
**24**

YTD	2025	2024	+/-
	<b>218</b>	<b>182</b>	19.8%

5-year Aug average: **24****New Pending****21** **50.0%**from Jul 2025:  
**14** **31.3%**from Aug 2024:  
**16**

YTD	2025	2024	+/-
	<b>156</b>	<b>150</b>	4.0%

5-year Aug average: **18****Closed Sales****15** **-34.8%**from Jul 2025:  
**23** **-31.8%**from Aug 2024:  
**22**

YTD	2025	2024	+/-
	<b>164</b>	<b>137</b>	19.7%

5-year Aug average: **20****Median  
Sold Price****\$405,000** **-21.0%**from Jul 2025:  
**\$512,900** **-8.0%**from Aug 2024:  
**\$440,000**

YTD	2025	2024	+/-
	<b>\$467,750</b>	<b>\$460,000</b>	1.7%

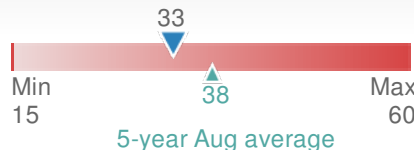
5-year Aug average: **\$396,800****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for August was \$405,000, representing a decrease of 21% compared to last month and a decrease of 8% from Aug 2024. The average days on market for units sold in August was 33 days, 14% below the 5-year August average of 38 days. There was a 50% month over month increase in new contract activity with 21 New Pending; a 25% MoM increase in All Pending (new contracts + contracts carried over from July) to 25; and a 6.1% increase in supply to 52 active units.

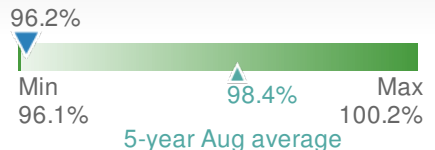
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.41 in July and a decrease from 0.65 in August 2024. The Contract Ratio is 39% lower than the 5-year August average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****52**

Jul 2025	Aug 2024
<b>49</b>	<b>43</b>

**Avg DOM****33**

Jul 2025	Aug 2024	YTD
<b>30</b>	<b>39</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****96.2%**

Jul 2025	Aug 2024	YTD
<b>99.9%</b>	<b>96.1%</b>	<b>97.5%</b>

**August 2025**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****19****↑ 18.8%**from Jul 2025:  
**16****↔ 0.0%**from Aug 2024:  
**19**

YTD	2025	2024	+/-
	<b>159</b>	<b>149</b>	6.7%

5-year Aug average: **18****New Pendings****21****↑ 16.7%**from Jul 2025:  
**18****↑ 10.5%**from Aug 2024:  
**19**

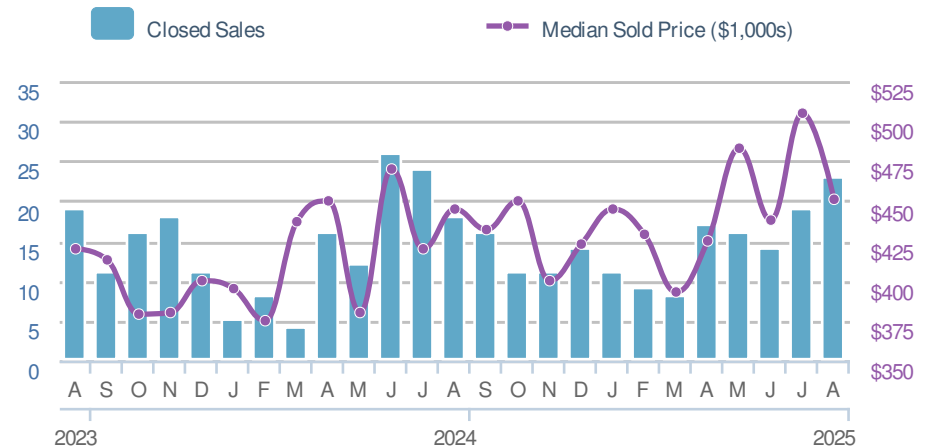
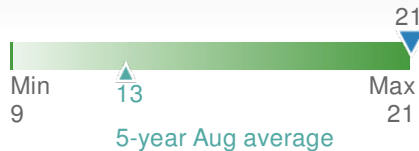
YTD	2025	2024	+/-
	<b>134</b>	<b>129</b>	3.9%

5-year Aug average: **21****Closed Sales****23****↑ 21.1%**from Jul 2025:  
**19****↑ 27.8%**from Aug 2024:  
**18**

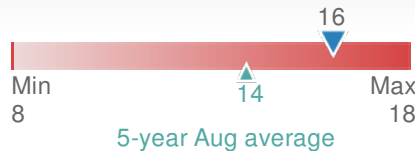
YTD	2025	2024	+/-
	<b>125</b>	<b>114</b>	9.6%

5-year Aug average: **24****Median Sold Price****\$451,000****↓ -10.7%**from Jul 2025:  
**\$505,000****↑ 1.3%**from Aug 2024:  
**\$445,000**

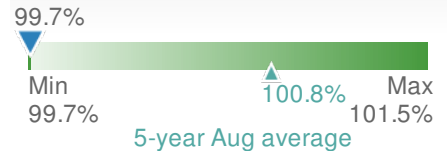
YTD	2025	2024	+/-
	<b>\$451,000</b>	<b>\$435,000</b>	3.7%

5-year Aug average: **\$411,705****Active Listings****21**

Jul 2025	Aug 2024
<b>23</b>	<b>12</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>13</b>	<b>18</b>	<b>11</b>

**Avg Sold to OLP Ratio****99.7%**

Jul 2025	Aug 2024	YTD
<b>102.8%</b>	<b>101.5%</b>	<b>102.3%</b>



**August 2025**

## Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **28.6%**from Jul 2025:  
**14** **5.9%**from Aug 2024:  
**17**

YTD	2025	2024	+/-
	<b>147</b>	<b>135</b>	8.9%

5-year Aug average: **17****New Pendings****19** **11.8%**from Jul 2025:  
**17** **18.8%**from Aug 2024:  
**16**

YTD	2025	2024	+/-
	<b>120</b>	<b>117</b>	2.6%

5-year Aug average: **18****Closed Sales****22** **29.4%**from Jul 2025:  
**17** **37.5%**from Aug 2024:  
**16**

YTD	2025	2024	+/-
	<b>113</b>	<b>102</b>	10.8%

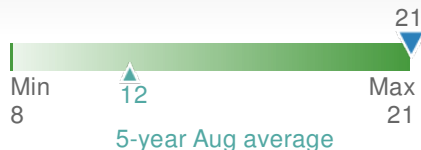
5-year Aug average: **23****Median Sold Price****\$438,000** **-15.8%**from Jul 2025:  
**\$520,000** **-3.7%**from Aug 2024:  
**\$455,000**

YTD	2025	2024	+/-
	<b>\$461,200</b>	<b>\$443,500</b>	4.0%

5-year Aug average: **\$412,830****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for August was \$438,000, representing a decrease of 15.8% compared to last month and a decrease of 3.7% from Aug 2024. The average days on market for units sold in August was 16 days, 13% above the 5-year August average of 14 days. There was an 11.8% month over month increase in new contract activity with 19 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 4.5% decrease in supply to 21 active units.

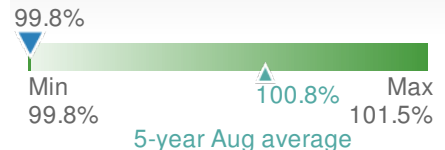
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.09 in July and a decrease from 1.82 in August 2024. The Contract Ratio is 60% lower than the 5-year August average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****21**

Jul 2025	Aug 2024
<b>22</b>	<b>11</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>13</b>	<b>19</b>	<b>11</b>

**Avg Sold to OLP Ratio****99.8%**

Jul 2025	Aug 2024	YTD
<b>103.2%</b>	<b>101.5%</b>	<b>102.5%</b>

**August 2025**

## Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****1**

↓ -50.0%    ↓ -50.0%  
from Jul 2025:    from Aug 2024:  
2                      2

YTD	2025	2024	+/-
	<b>12</b>	<b>14</b>	-14.3%

5-year Aug average: **1****New Pendings****2**

↑ 100.0%    ↓ -33.3%  
from Jul 2025:    from Aug 2024:  
1                      3

YTD	2025	2024	+/-
	<b>14</b>	<b>12</b>	16.7%

5-year Aug average: **2****Closed Sales****1**

↓ -50.0%    ↓ -50.0%  
from Jul 2025:    from Aug 2024:  
2                      2

YTD	2025	2024	+/-
	<b>12</b>	<b>12</b>	0.0%

5-year Aug average: **1****Median  
Sold Price****\$549,900**

↑ 100.9%    ↑ 100.0%  
from Jul 2025:    from Aug 2024:  
**\$273,750**        **\$275,000**

YTD	2025	2024	+/-
	<b>\$287,500</b>	<b>\$275,000</b>	4.5%

5-year Aug average: **\$204,980****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for August was \$549,900, representing an increase of 100.9% compared to last month and an increase of 100% from Aug 2024. The average days on market for units sold in August was 19 days, 188% above the 5-year August average of 7 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 2; and a 100% decrease in supply to 0 active units.

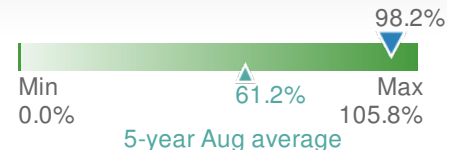
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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****0**

Jul 2025	Aug 2024
<b>1</b>	<b>1</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>7</b>	<b>9</b>	<b>12</b>


**Avg Sold to  
OLP Ratio****98.2%**

Jul 2025	Aug 2024	YTD
<b>99.1%</b>	<b>101.9%</b>	<b>100.3%</b>


**August 2025**

Upper Perkiomen (Montgomery, PA)



Email: ldavis@tcsr.realtor

**New Listings****27** **-6.9%**  
from Jul 2025:  
**29** **3.8%**  
from Aug 2024:  
**26**



YTD	2025	2024	+/-
	<b>199</b>	<b>160</b>	24.4%

5-year Aug average: **26****New Pendings****27** **-20.6%**  
from Jul 2025:  
**34** **22.7%**  
from Aug 2024:  
**22**

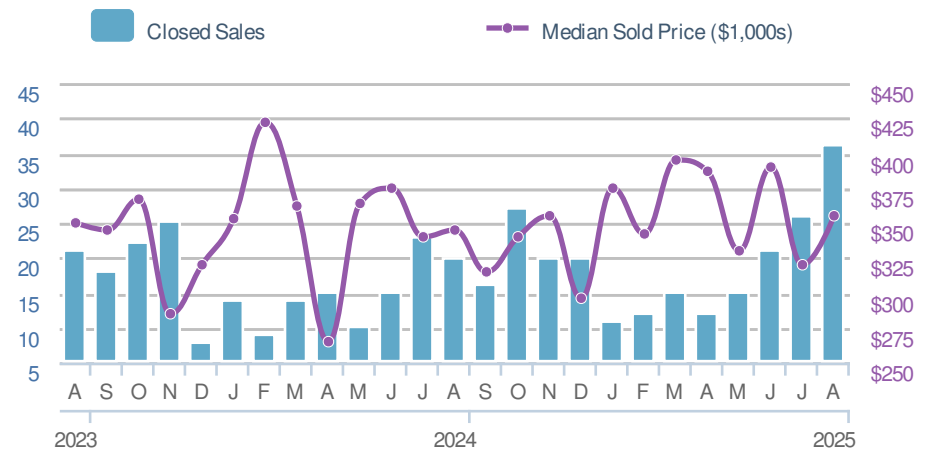
YTD	2025	2024	+/-
	<b>174</b>	<b>133</b>	30.8%

5-year Aug average: **25****Closed Sales****36** **38.5%**  
from Jul 2025:  
**26** **80.0%**  
from Aug 2024:  
**20**

YTD	2025	2024	+/-
	<b>158</b>	<b>126</b>	25.4%

5-year Aug average: **30****Median Sold Price****\$355,000** **10.9%**  
from Jul 2025:  
**\$320,000** **2.9%**  
from Aug 2024:  
**\$345,000**

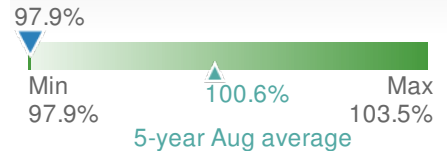
YTD	2025	2024	+/-
	<b>\$356,000</b>	<b>\$342,500</b>	3.9%

5-year Aug average: **\$320,000****Active Listings****39**

Jul 2025	Aug 2024
<b>38</b>	<b>23</b>

**Avg DOM****23**

Jul 2025	Aug 2024	YTD
<b>9</b>	<b>12</b>	<b>22</b>

**Avg Sold to OLP Ratio****97.9%**

Jul 2025	Aug 2024	YTD
<b>99.6%</b>	<b>102.0%</b>	<b>99.2%</b>

**August 2025**

## Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14**

↔ 0.0%

from Jul 2025:  
**14**

↑ 27.3%

from Aug 2024:  
**11**

YTD	2025	2024	+/-
	<b>119</b>	<b>95</b>	25.3%

5-year Aug average: **14****New Pendings****14**

↓ -36.4%

from Jul 2025:  
**22**

↑ 27.3%

from Aug 2024:  
**11**

YTD	2025	2024	+/-
	<b>102</b>	<b>78</b>	30.8%

5-year Aug average: **14****Closed Sales****20**

↑ 53.8%

from Jul 2025:  
**13**

↑ 122.2%

from Aug 2024:  
**9**

YTD	2025	2024	+/-
	<b>92</b>	<b>76</b>	21.1%

5-year Aug average: **16****Median Sold Price****\$420,000**

↑ 2.4%

from Jul 2025:  
**\$410,000**

↓ -10.4%

from Aug 2024:  
**\$468,500**

YTD	2025	2024	+/-
	<b>\$422,750</b>	<b>\$425,000</b>	-0.5%

5-year Aug average: **\$442,690****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for August was \$420,000, representing an increase of 2.4% compared to last month and a decrease of 10.4% from Aug 2024. The average days on market for units sold in August was 24 days, 17% above the 5-year August average of 21 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 27.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 7.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.12 in July and a decrease from 1.13 in August 2024. The Contract Ratio is 43% lower than the 5-year August average of 1.30. 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****28**

Jul 2025	Aug 2024
<b>26</b>	<b>15</b>

**Avg DOM****24**

Jul 2025	Aug 2024	YTD
<b>8</b>	<b>12</b>	<b>24</b>

**Avg Sold to OLP Ratio****97.1%**

Jul 2025	Aug 2024	YTD
<b>98.3%</b>	<b>104.8%</b>	<b>98.4%</b>

**August 2025**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**

↓ **-13.3%**    ↓ **-13.3%**  
from Jul 2025:    from Aug 2024:  
**15**                      **15**

YTD	2025	2024	+/-
	<b>80</b>	<b>65</b>	23.1%

5-year Aug average: **12****New Pendings****13**

↑ **8.3%**    ↑ **18.2%**  
from Jul 2025:    from Aug 2024:  
**12**                      **11**

YTD	2025	2024	+/-
	<b>72</b>	<b>55</b>	30.9%

5-year Aug average: **11****Closed Sales****16**

↑ **23.1%**    ↑ **45.5%**  
from Jul 2025:    from Aug 2024:  
**13**                      **11**

YTD	2025	2024	+/-
	<b>66</b>	<b>50</b>	32.0%

5-year Aug average: **14****Median Sold Price****\$304,500**

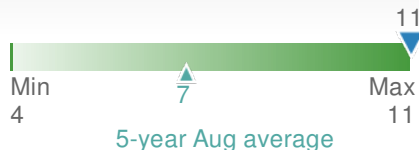
↓ **-0.1%**    ↓ **-6.3%**  
from Jul 2025:    from Aug 2024:  
**\$304,900**            **\$325,000**

YTD	2025	2024	+/-
	<b>\$312,000</b>	<b>\$283,000</b>	10.2%

5-year Aug average: **\$285,780****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for August was \$304,500, representing a decrease of 0.1% compared to last month and a decrease of 6.3% from Aug 2024. The average days on market for units sold in August was 21 days, 84% above the 5-year August average of 11 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 12; and an 8.3% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.33 in July and a decrease from 1.38 in August 2024. The Contract Ratio is 45% lower than the 5-year August average of 1.99. 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****11**

Jul 2025	Aug 2024
<b>12</b>	<b>8</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>11</b>	<b>12</b>	<b>19</b>

**Avg Sold to OLP Ratio****98.9%**

Jul 2025	Aug 2024	YTD
<b>100.9%</b>	<b>99.8%</b>	<b>100.3%</b>

**August 2025**

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****30****↓ -34.8%**from Jul 2025:  
**46****↓ -3.2%**from Aug 2024:  
**31**

YTD	2025	2024	+/-
	<b>337</b>	<b>260</b>	29.6%

5-year Aug average: **31****New Pendings****34****↓ -29.2%**from Jul 2025:  
**48****↑ 47.8%**from Aug 2024:  
**23**

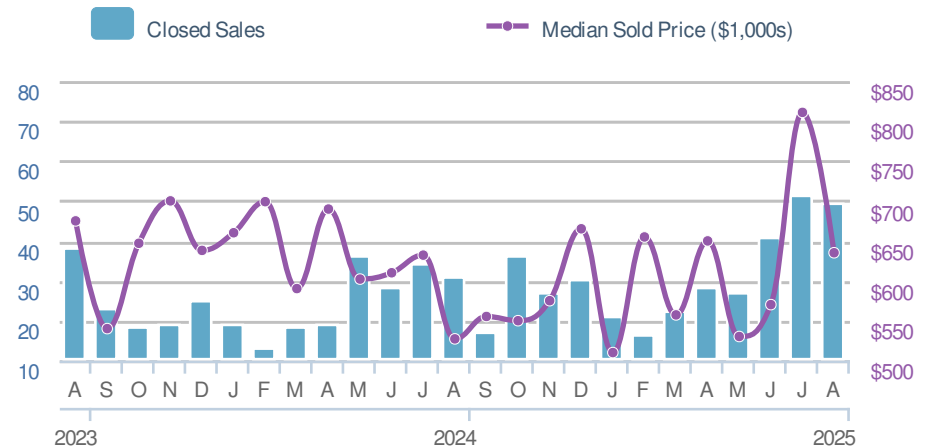
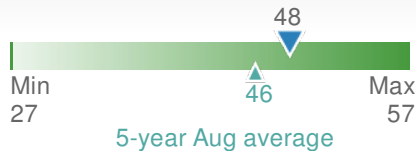
YTD	2025	2024	+/-
	<b>278</b>	<b>207</b>	34.3%

5-year Aug average: **31****Closed Sales****49****↓ -3.9%**from Jul 2025:  
**51****↑ 58.1%**from Aug 2024:  
**31**

YTD	2025	2024	+/-
	<b>260</b>	<b>201</b>	29.4%

5-year Aug average: **46****Median Sold Price****\$635,000****↓ -21.7%**from Jul 2025:  
**\$811,000****↑ 20.5%**from Aug 2024:  
**\$527,000**

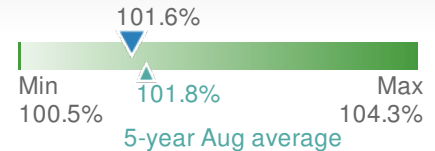
YTD	2025	2024	+/-
	<b>\$645,000</b>	<b>\$610,000</b>	5.7%

5-year Aug average: **\$584,900****Active Listings****48**

Jul 2025	Aug 2024
<b>51</b>	<b>50</b>

**Avg DOM****14**

Jul 2025	Aug 2024	YTD
<b>14</b>	<b>24</b>	<b>19</b>

**Avg Sold to OLP Ratio****101.6%**

Jul 2025	Aug 2024	YTD
<b>99.5%</b>	<b>100.5%</b>	<b>101.0%</b>

**August 2025**



## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**

 **-41.9%**      **38.5%**  
 from Jul 2025:     from Aug 2024:  
**31**                      **13**



YTD	2025	2024	+/-
	<b>212</b>	<b>160</b>	32.5%

5-year Aug average: **17****New Pendings****23**

 **-23.3%**      **109.1%**  
 from Jul 2025:     from Aug 2024:  
**30**                      **11**


YTD	2025	2024	+/-
	<b>166</b>	<b>121</b>	37.2%

5-year Aug average: **19****Closed Sales****34**

 **0.0%**      **100.0%**  
 from Jul 2025:     from Aug 2024:  
**34**                      **17**

YTD	2025	2024	+/-
	<b>153</b>	<b>120</b>	27.5%

5-year Aug average: **30****Median Sold Price****\$677,750**

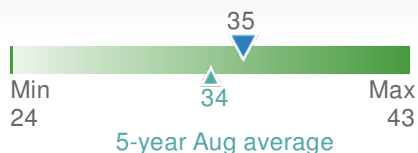
 **-25.3%**      **8.4%**  
 from Jul 2025:     from Aug 2024:  
**\$907,500**                      **\$625,000**

YTD	2025	2024	+/-
	<b>\$861,000</b>	<b>\$741,000</b>	16.2%

5-year Aug average: **\$686,530****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for August was \$677,750, representing a decrease of 25.3% compared to last month and an increase of 8.4% from Aug 2024. The average days on market for units sold in August was 11 days, 37% below the 5-year August average of 17 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; a 28.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 32; and a 12.5% decrease in supply to 35 active units.

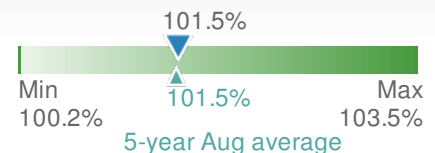
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.13 in July and an increase from 0.53 in August 2024. The Contract Ratio is 2% higher than the 5-year August average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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****35**

Jul 2025	Aug 2024
<b>40</b>	<b>38</b>

**Avg DOM****11**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>33</b>	<b>21</b>

**Avg Sold to OLP Ratio****101.5%**

Jul 2025	Aug 2024	YTD
<b>98.3%</b>	<b>101.2%</b>	<b>100.6%</b>

**August 2025**

## Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**

 **-20.0%**  
 from Jul 2025: **15**

 **-33.3%**  
 from Aug 2024: **18**

YTD	2025	2024	+/-
	<b>125</b>	<b>100</b>	25.0%

5-year Aug average: **14****New Pendings****11**

 **-38.9%**  
 from Jul 2025: **18**

 **-8.3%**  
 from Aug 2024: **12**

YTD	2025	2024	+/-
	<b>112</b>	<b>86</b>	30.2%


5-year Aug average: **12****Closed Sales****15**


 **-11.8%**  
 from Jul 2025: **17**

 **7.1%**  
 from Aug 2024: **14**

YTD	2025	2024	+/-
	<b>107</b>	<b>81</b>	32.1%

5-year Aug average: **15****Median Sold Price****\$625,000**

 **13.4%**  
 from Jul 2025: **\$551,000**

 **73.6%**  
 from Aug 2024: **\$360,000**

YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$499,000</b>	-5.8%

5-year Aug average: **\$427,940****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for August was \$625,000, representing an increase of 13.4% compared to last month and an increase of 73.6% from Aug 2024. The average days on market for units sold in August was 21 days, 62% above the 5-year August average of 13 days. There was a 38.9% month over month decrease in new contract activity with 11 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 15; and an 18.2% increase in supply to 13 active units.

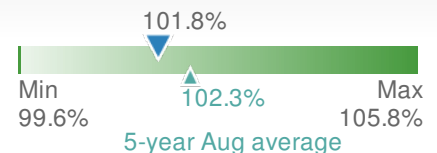
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.82 in July and a decrease from 1.25 in August 2024. The Contract Ratio is 35% lower than the 5-year August average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****13**

Jul 2025	Aug 2024
<b>11</b>	<b>12</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>8</b>	<b>13</b>	<b>15</b>

**Avg Sold to OLP Ratio****101.8%**

Jul 2025	Aug 2024	YTD
<b>101.9%</b>	<b>99.6%</b>	<b>101.5%</b>