August 2025

All Home Types
Detached
Attached

Local Market Insight

Abington (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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New Listings 46

-11.5% from Jul 2025: **52**

0.0% from Aug 2024: **46**

YTD	2025	2024	+/-
	453	**456**	-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	+/-
	391	**421**	-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	+/-
	383	**396**	-3.3%

5-year Aug average: **63**

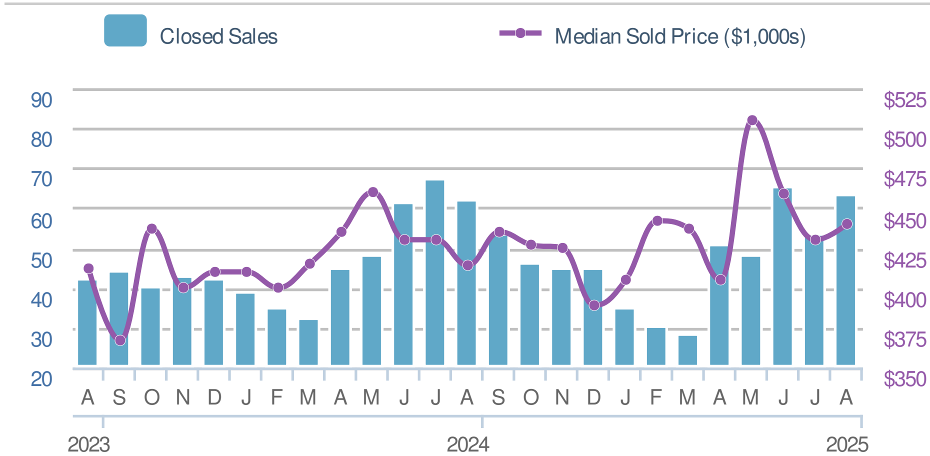
Median Sold Price $440,000

2.3% from Jul 2025: **$430,000**

6.3% from Aug 2024: **$414,000**

YTD	2025	2024	+/-
	$440,000	**$420,000**	4.8%

5-year Aug average: **$408,300**



Active Listings 74

74

Min	5-year Aug average	Max
48	59	74

Jul 2025	Aug 2024
62	**58**

Avg DOM 12

12

Min	5-year Aug average	Max
12	15	21

Jul 2025	Aug 2024	YTD
15	**15**	**18**

Avg Sold to OLP Ratio 100.4%

100.4%

Min	5-year Aug average	Max
100.3%	101.2%	102.8%

Jul 2025	Aug 2024	YTD
100.0%	**100.3%**	**100.6%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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Abington (Montgomery, PA) - Detached

New Listings 33

-21.4% from Jul 2025: **42**
-19.5% from Aug 2024: **41**

YTD	2025	2024	+/-
	384	**391**	-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	+/-
	341	**357**	-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	+/-
	332	**337**	-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	+/-
	$460,499	**$449,000**	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

53
Min 40 | 50 5-year Aug average | Max 63

Jul 2025	Aug 2024
49	**50**

Avg DOM 11

11
Min 11 | 13 5-year Aug average | Max 15

Jul 2025	Aug 2024	YTD
13	**14**	**17**

Avg Sold to OLP Ratio 100.5%

100.5%
Min 100.3% | 101.7% 5-year Aug average | Max 103.5%

Jul 2025	Aug 2024	YTD
100.4%	**100.3%**	**100.9%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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Abington (Montgomery, PA) - Attached

New Listings — 13

▲ 30.0% from Jul 2025: **10**
▲ 160.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	69	**65**	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	+/-
	50	**64**	-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	+/-
	51	**59**	-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	+/-
	$324,500	**$285,400**	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

21
Min 3 — 9 (5-year Aug average) — Max 21

Jul 2025	Aug 2024
13	**8**

Avg DOM — 20

20
Min 18 — 30 (5-year Aug average) — Max 57

Jul 2025	Aug 2024	YTD
31	**18**	**26**

Avg Sold to OLP Ratio — 99.4%

99.4%
Min 93.6% — 97.2% (5-year Aug average) — Max 100.1%

Jul 2025	Aug 2024	YTD
97.3%	**100.1%**	**98.2%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.