August 2025

All Home Types
Detached
Attached

Local Market Insight

Cheltenham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 28

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

YTD	2025	2024	+/-
	326	**361**	-9.7%

5-year Aug average: **42**

New Pendings 32

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

YTD	2025	2024	+/-
	284	**305**	-6.9%

5-year Aug average: **46**

Closed Sales 37

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

YTD	2025	2024	+/-
	269	**270**	-0.4%

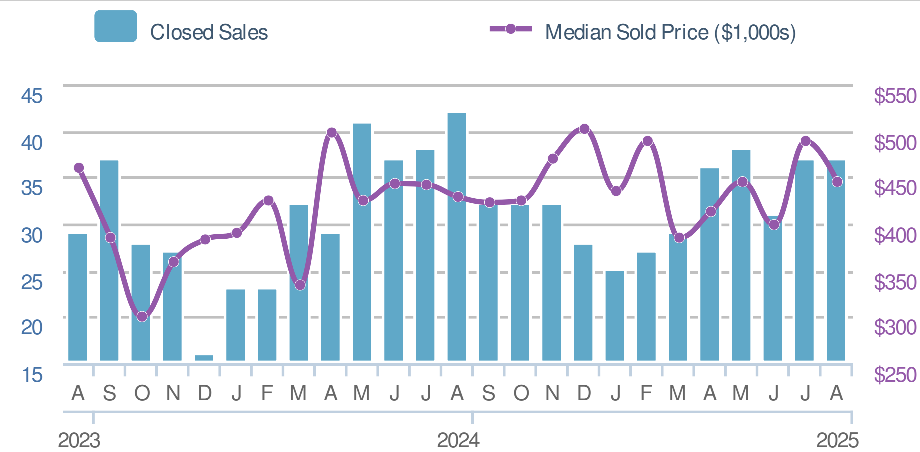
5-year Aug average: **40**

Median Sold Price $445,000

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

YTD	2025	2024	+/-
	$435,000	**$427,500**	1.8%

5-year Aug average: **$410,900**



Active Listings 59

59
Min 33
47
Max 59
5-year Aug average

Jul 2025	Aug 2024
62	**58**

Avg DOM 29

29
Min 13
21
Max 29
5-year Aug average

Jul 2025	Aug 2024	YTD
19	**26**	**33**

Avg Sold to OLP Ratio 96.2%

96.2%
Min 96.2%
99.6%
Max 102.4%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.9%	**99.4%**	**98.3%**

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

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Cheltenham (Montgomery, PA) - Detached

New Listings — 15

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

YTD	2025	2024	+/-
	208	**254**	-18.1%

5-year Aug average: **22**

New Pendings — 20

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

YTD	2025	2024	+/-
	186	**210**	-11.4%

5-year Aug average: **28**

Closed Sales — 25

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

YTD	2025	2024	+/-
	179	**185**	-3.2%

5-year Aug average: **25**

Median Sold Price — $520,000

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

YTD	2025	2024	+/-
	$490,000	**$480,000**	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

Current: 36
Min 19 | 31 5-year Aug average | Max 37

Jul 2025	Aug 2024
39	**37**

Avg DOM — 34

Current: 34
Min 15 | 24 5-year Aug average | Max 34

Jul 2025	Aug 2024	YTD
17	**29**	**29**

Avg Sold to OLP Ratio — 95.8%

Current: 95.8%
Min 95.8% | 99.6% 5-year Aug average | Max 102.0%

Jul 2025	Aug 2024	YTD
102.0%	**100.3%**	**99.5%**

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Cheltenham (Montgomery, PA) - Attached

New Listings 13

+30.0% from Jul 2025: **10**
-13.3% from Aug 2024: **15**

YTD	2025	2024	+/-
	118	**107**	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	+/-
	98	**95**	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	+/-
	90	**85**	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	+/-
	$279,750	**$275,000**	1.7%

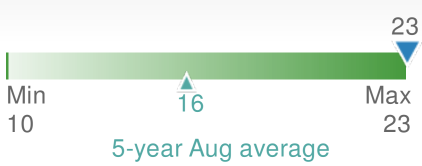
5-year Aug average: **$279,570**

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.

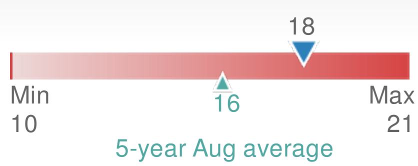
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.70 in July and a decrease from 0.86 in August 2024. The Contract Ratio is 72% lower than the 5-year August average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to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



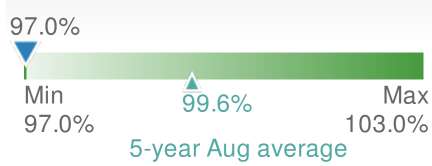
Jul 2025	Aug 2024
23	**21**

Avg DOM 18



Jul 2025	Aug 2024	YTD
23	**21**	**40**

Avg Sold to OLP Ratio 97.0%



Jul 2025	Aug 2024	YTD
98.8%	**97.7%**	**96.1%**

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