August 2025

All Home Types
Detached
Attached

Local Market Insight

Colonial (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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New Listings 49

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

YTD	2025	2024	+/-
	469	**435**	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	+/-
	369	**370**	-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	+/-
	365	**322**	13.4%

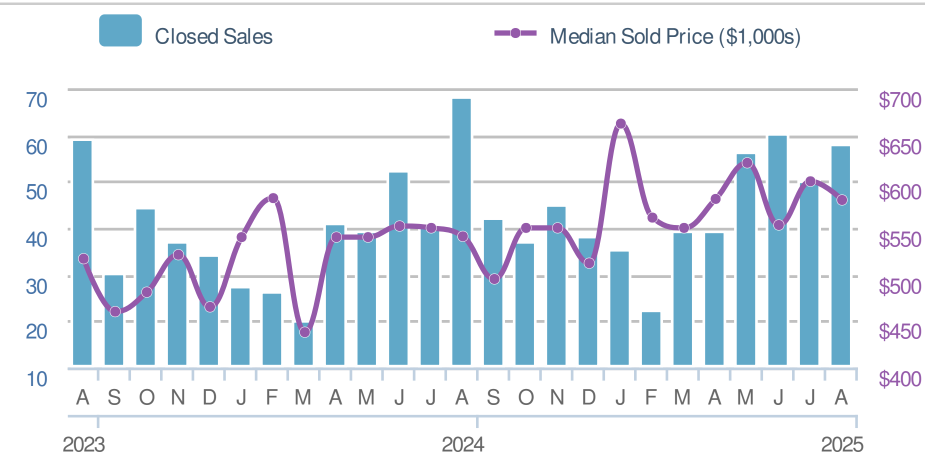
5-year Aug average: **63**

Median Sold Price $580,000

-3.3% from Jul 2025: **$600,000**
7.1% from Aug 2024: **$541,697**

YTD	2025	2024	+/-
	$583,407	**$540,000**	8.0%

5-year Aug average: **$506,739**



Active Listings 70

70
Min 39
57
Max 74
5-year Aug average

Jul 2025	Aug 2024
64	**56**

Avg DOM 26

26
Min 13
23
Max 31
5-year Aug average

Jul 2025	Aug 2024	YTD
20	**31**	**28**

Avg Sold to OLP Ratio 98.2%

98.2%
Min 97.4%
99.8%
Max 101.9%
5-year Aug average

Jul 2025	Aug 2024	YTD
101.6%	**101.6%**	**100.9%**

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New Listings 22

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

YTD	2025	2024	+/-
	242	**233**	3.9%

5-year Aug average: **24**

New Pendings 25

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

YTD	2025	2024	+/-
	198	**192**	3.1%

5-year Aug average: **24**

Closed Sales 38

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

YTD	2025	2024	+/-
	189	**181**	4.4%

5-year Aug average: **35**

Median Sold Price $699,000

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

YTD	2025	2024	+/-
	$666,250	**$625,000**	6.6%

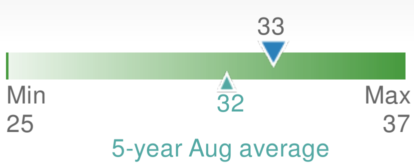
5-year Aug average: **$578,040**

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.

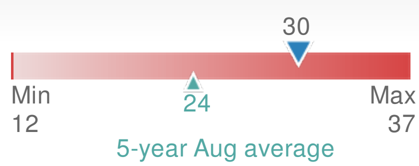
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.53 in July and an increase from 1.14 in August 2024. The Contract Ratio is 9% higher than the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared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



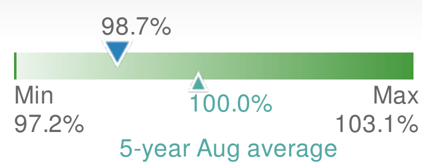
Jul 2025	Aug 2024
38	**37**

Avg DOM 30



Jul 2025	Aug 2024	YTD
26	**25**	**30**

Avg Sold to OLP Ratio 98.7%



Jul 2025	Aug 2024	YTD
102.0%	**101.8%**	**100.2%**

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

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August 2025

Colonial (Montgomery, PA) - Attached

New Listings — 27

12.5% from Jul 2025: **24**

107.7% from Aug 2024: **13**

YTD	2025	2024	+/-
	227	**202**	12.4%

5-year Aug average: **23**

New Pendings — 14

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

-26.3% from Aug 2024: **19**

YTD	2025	2024	+/-
	171	**178**	-3.9%

5-year Aug average: **20**

Closed Sales — 20

-13.0% from Jul 2025: **23**

-35.5% from Aug 2024: **31**

YTD	2025	2024	+/-
	176	**141**	24.8%

5-year Aug average: **28**

Median Sold Price — $442,500

-14.9% from Jul 2025: **$520,000**

-6.8% from Aug 2024: **$475,000**

YTD	2025	2024	+/-
	$525,000	**$463,000**	13.4%

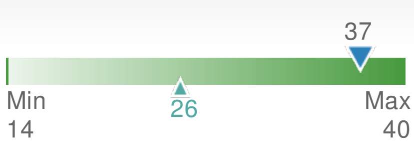
5-year Aug average: **$428,500**

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.

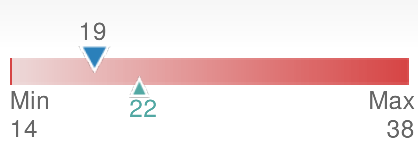
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.85 in July and a decrease from 3.26 in August 2024. The Contract Ratio is 36% lower than the 5-year August average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to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



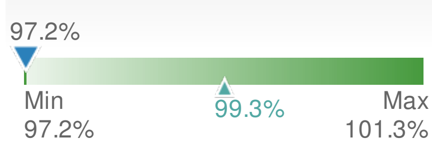
Jul 2025	Aug 2024
26	**19**

Avg DOM — 19



Jul 2025	Aug 2024	YTD
12	**38**	**26**

Avg Sold to OLP Ratio — 97.2%



Jul 2025	Aug 2024	YTD
101.0%	**101.3%**	**101.5%**

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

MarketStats by ShowingTime