August 2025

All Home Types
Detached
Attached

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Hatboro-Horsham (Montgomery, PA)

New Listings — 24

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

YTD	2025	2024	+/-
	272	**286**	-4.9%

5-year Aug average: **35**

New Pendings — 29

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

YTD	2025	2024	+/-
	242	**249**	-2.8%

5-year Aug average: **36**

Closed Sales — 29

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

YTD	2025	2024	+/-
	228	**237**	-3.8%

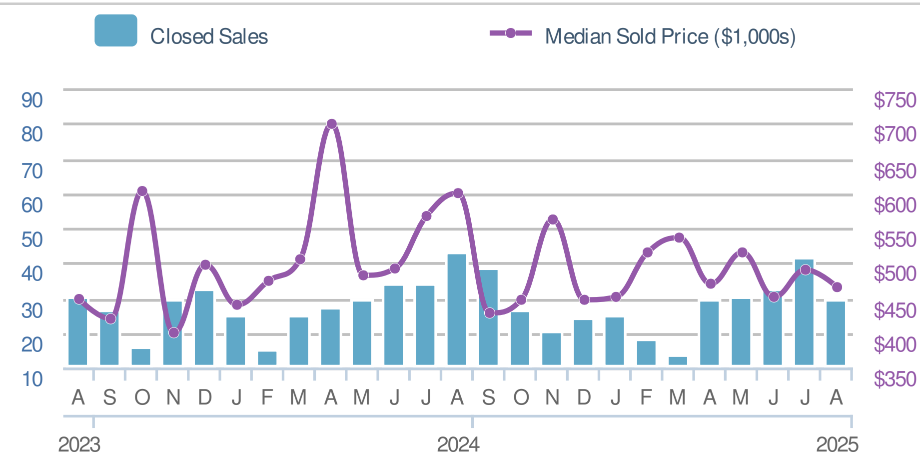
5-year Aug average: **40**

Median Sold Price — $465,000

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

YTD	2025	2024	+/-
	$475,000	**$524,950**	-9.5%

5-year Aug average: **$488,700**



Active Listings — 39

39
Min 39 — 44 (5-year Aug average) — Max 56

Jul 2025	Aug 2024
43	**39**

Avg DOM — 21

21
Min 11 — 19 (5-year Aug average) — Max 26

Jul 2025	Aug 2024	YTD
16	**26**	**27**

Avg Sold to OLP Ratio — 98.2%

98.2%
Min 98.2% — 100.4% (5-year Aug average) — Max 103.0%

Jul 2025	Aug 2024	YTD
99.4%	**98.8%**	**99.0%**

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

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New Listings — 17

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

YTD	2025	2024	+/-
	177	**191**	-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	+/-
	158	**165**	-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	+/-
	147	**161**	-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	+/-
	$585,000	**$597,500**	-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

26

Min 26 · 32 (5-year Aug average) · Max 45

Jul 2025	Aug 2024
30	**26**

Avg DOM — 18

18

Min 12 · 17 (5-year Aug average) · Max 24

Jul 2025	Aug 2024	YTD
18	**24**	**25**

Avg Sold to OLP Ratio — 99.2%

99.2%

Min 97.2% · 100.4% (5-year Aug average) · Max 104.0%

Jul 2025	Aug 2024	YTD
98.6%	**97.2%**	**99.5%**

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

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New Listings 7

-53.3% from Jul 2025: **15**
-58.8% from Aug 2024: **17**

YTD	2025	2024	+/-
	95	**95**	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	+/-
	84	**84**	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	+/-
	81	**76**	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	+/-
	$375,000	**$387,000**	-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

13
Min 8 — 11 (5-year Aug average) — Max 13

Jul 2025	Aug 2024
13	**13**

Avg DOM 33

33
Min 9 — 24 (5-year Aug average) — Max 33

Jul 2025	Aug 2024	YTD
14	**31**	**32**

Avg Sold to OLP Ratio 94.5%

94.5%
Min 94.5% — 100.4% (5-year Aug average) — Max 103.0%

Jul 2025	Aug 2024	YTD
100.9%	**102.6%**	**98.0%**

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

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