

August 2025

All Home Types
Detached
Attached

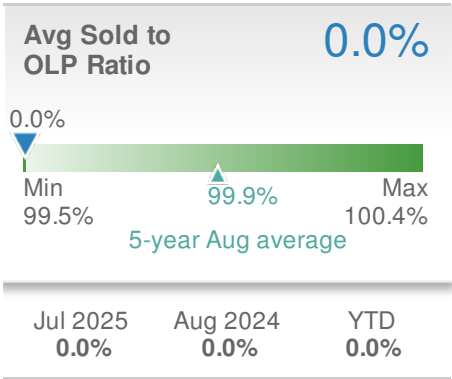
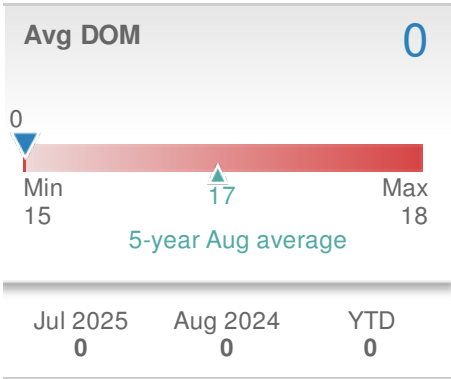
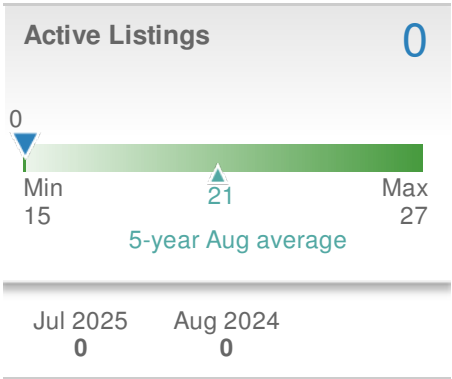
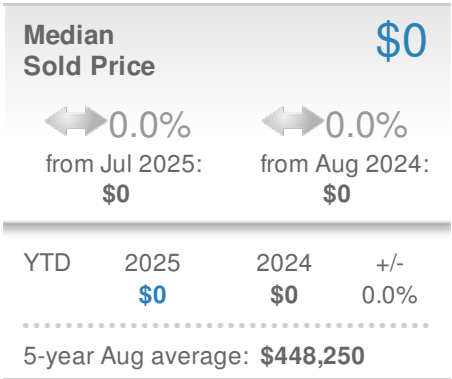
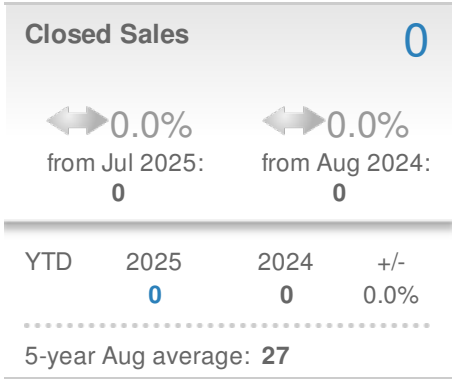
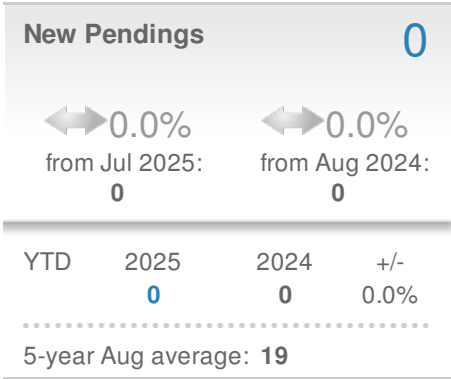
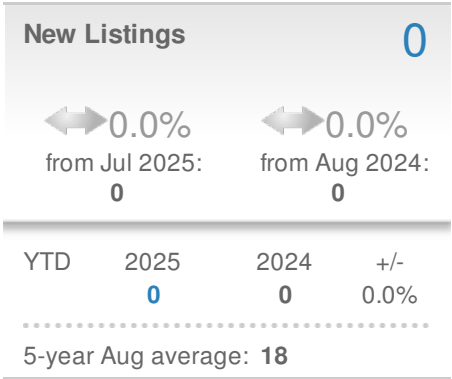
Local Market Insight

Springfield (Montgomery, PA)

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: from Aug 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Aug average: 7

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Jul 2025: from Aug 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Aug average: 6

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Jul 2025: from Aug 2024:
0 0

YTD	2025	2024	+/-
	0	0	%

5-year Aug average: 8

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

↔ 0.0% ↔ 0.0%
from Jul 2025: from Aug 2024:
\$0 \$0

YTD	2025	2024	+/-
	\$0	\$0	%

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.

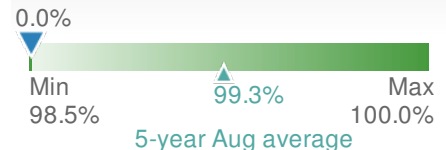
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2024. The Contract Ratio is 100% lower than the 5-year August average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and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

Avg DOM**0**

Jul 2025	Aug 2024	YTD
0	0	0

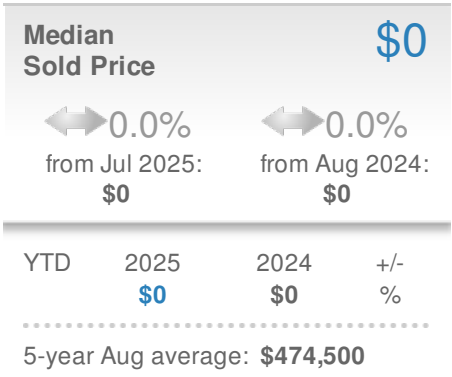
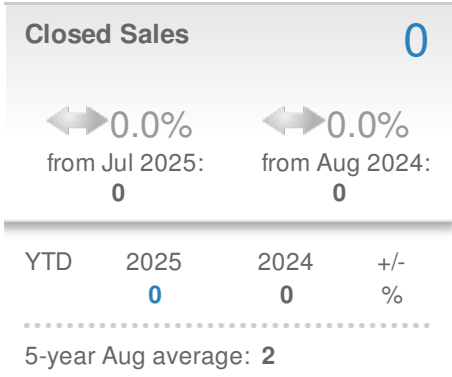
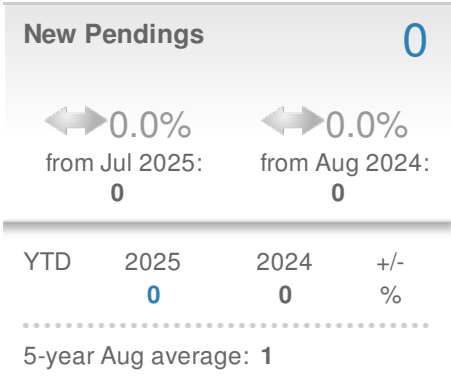
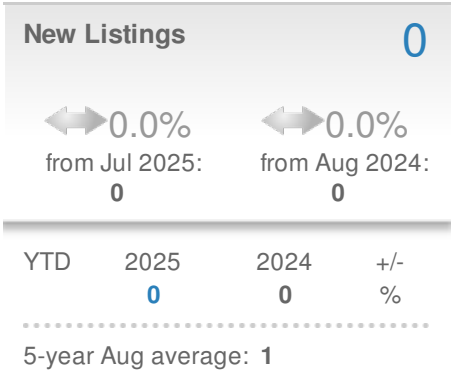
**Avg Sold to
OLP Ratio****0.0%**

Jul 2025	Aug 2024	YTD
0.0%	0.0%	0.0%

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.

