August 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Dublin (Montgomery, PA)

MarketStats by ShowingTime

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

Local Market **Insight**

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

August 2025

Upper Dublin (Montgomery, PA)

New Listings 23

-8.0% from Jul 2025: **25**
4.5% from Aug 2024: **22**

YTD	2025	2024	+/-
	203	**230**	-11.7%

5-year Aug average: **29**

New Pendings 19

-13.6% from Jul 2025: **22**
-24.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	178	**209**	-14.8%

5-year Aug average: **29**

Closed Sales 19

0.0% from Jul 2025: **19**
-40.6% from Aug 2024: **32**

YTD	2025	2024	+/-
	165	**190**	-13.2%

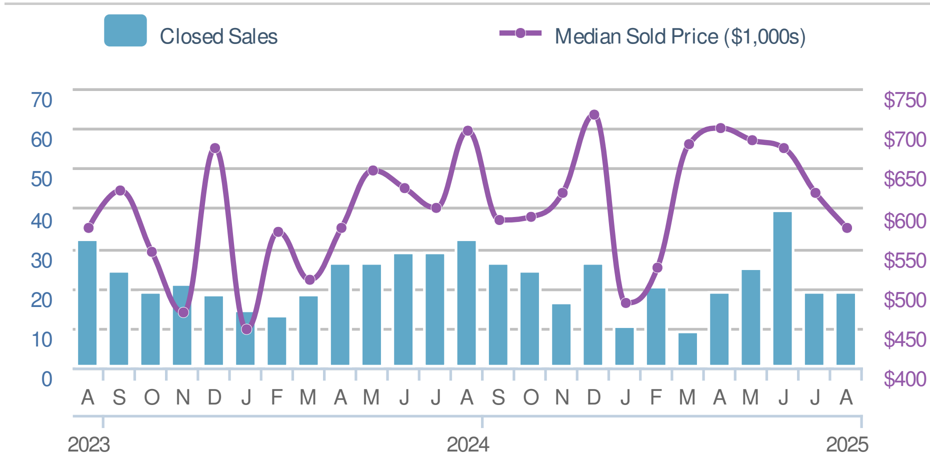
5-year Aug average: **30**

Median Sold Price $575,000

-7.1% from Jul 2025: **$619,000**
-17.6% from Aug 2024: **$697,500**

YTD	2025	2024	+/-
	$652,500	**$610,000**	7.0%

5-year Aug average: **$593,700**



Active Listings 34

34
Min 30
35
Max 39
5-year Aug average

Jul 2025	Aug 2024
25	**30**

Avg DOM 12

12
Min 12
21
Max 35
5-year Aug average

Jul 2025	Aug 2024	YTD
13	**25**	**18**

Avg Sold to OLP Ratio 99.9%

99.9%
Min 99.9%
103.1%
Max 105.4%
5-year Aug average

Jul 2025	Aug 2024	YTD
102.0%	**105.4%**	**101.9%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2025

Upper Dublin (Montgomery, PA) - Detached

New Listings — 17

-5.6% from Jul 2025:	13.3% from Aug 2024:
18	15

YTD	2025	2024	+/-
	145	155	-6.5%

5-year Aug average: **20**

New Pendings — 10

-37.5% from Jul 2025:	-33.3% from Aug 2024:
16	15

YTD	2025	2024	+/-
	129	138	-6.5%

5-year Aug average: **18**

Closed Sales — 13

0.0% from Jul 2025:	-38.1% from Aug 2024:
13	21

YTD	2025	2024	+/-
	119	124	-4.0%

5-year Aug average: **21**

Median Sold Price — $700,000

-4.0% from Jul 2025:	-2.9% from Aug 2024:
$729,000	$721,000

YTD	2025	2024	+/-
	$720,000	$667,500	7.9%

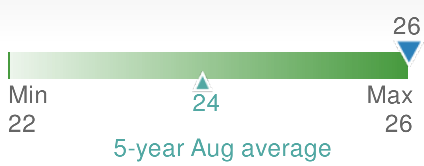
5-year Aug average: **$652,500**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for August was $700,000, representing a decrease of 4% compared to last month and a decrease of 2.9% from Aug 2024. The average days on market for units sold in August was 8 days, 49% below the 5-year August average of 16 days. There was a 37.5% month over month decrease in new contract activity with 10 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 52.9% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.41 in July and a decrease from 1.14 in August 2024. The Contract Ratio is 44% lower than the 5-year August average of 1.37. 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



Jul 2025	Aug 2024
17	22

Avg DOM — 8

Jul 2025	Aug 2024	YTD
16	10	17

Avg Sold to OLP Ratio — 101.2%

Jul 2025	Aug 2024	YTD
102.0%	102.8%	101.7%

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

MarketStats by ShowingTime

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2025

Upper Dublin (Montgomery, PA) - Attached

New Listings 6

-14.3%	-14.3%
from Jul 2025: 7	from Aug 2024: 7

YTD	2025	2024	+/-
	58	75	-22.7%

5-year Aug average: **8**

New Pendings 9

50.0%	-10.0%
from Jul 2025: 6	from Aug 2024: 10

YTD	2025	2024	+/-
	49	71	-31.0%

5-year Aug average: **11**

Closed Sales 6

0.0%	-45.5%
from Jul 2025: 6	from Aug 2024: 11

YTD	2025	2024	+/-
	46	66	-30.3%

5-year Aug average: **9**

Median Sold Price $507,500

35.3%	-17.5%
from Jul 2025: $375,000	from Aug 2024: $615,000

YTD	2025	2024	+/-
	$436,500	$457,500	-4.6%

5-year Aug average: **$478,300**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for August was $507,500, representing an increase of 35.3% compared to last month and a decrease of 17.5% from Aug 2024. The average days on market for units sold in August was 20 days, 41% below the 5-year August average of 34 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 11; and no change in supply with 8 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.13 in July and a decrease from 2.38 in August 2024. The Contract Ratio is 37% lower than the 5-year August average of 2.19. 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 8

8

Min	5-year Aug average	Max
8	11	15

Jul 2025	Aug 2024
8	8

Avg DOM 20

20

Min	5-year Aug average	Max
17	34	54

Jul 2025	Aug 2024	YTD
9	54	20

Avg Sold to OLP Ratio 97.0%

97.0%

Min	5-year Aug average	Max
97.0%	103.4%	110.3%

Jul 2025	Aug 2024	YTD
102.0%	110.3%	102.4%

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