

September 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

September 2025

Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings**904****↑13.4%**from Aug 2025:
797**↑4.4%**from Sep 2024:
866

YTD	2025	2024	+/-
	8,278	8,067	2.6%

5-year Sep average: **938****New Pendings****767****↓-0.6%**from Aug 2025:
772**↓-0.5%**from Sep 2024:
771

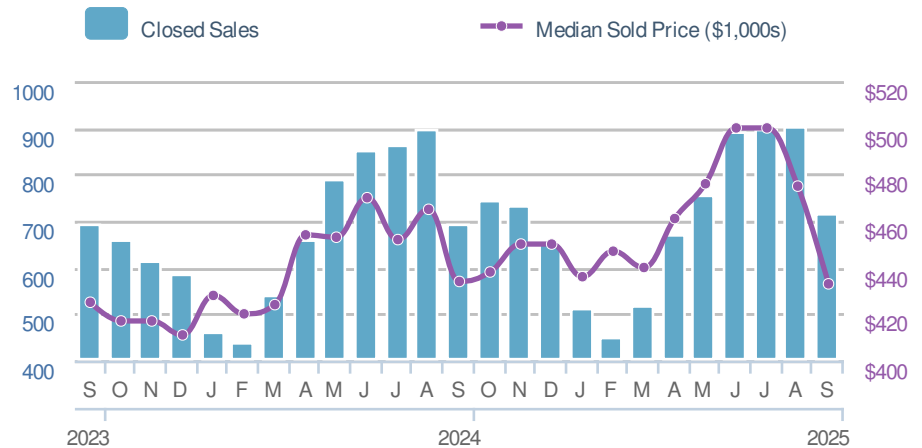
YTD	2025	2024	+/-
	6,816	6,841	-0.4%

5-year Sep average: **793****Closed Sales****712****↓-21.0%**from Aug 2025:
901**↑3.2%**from Sep 2024:
690

YTD	2025	2024	+/-
	6,525	6,362	2.6%

5-year Sep average: **821****Median Sold Price****\$433,750****↓-8.7%**from Aug 2025:
\$475,050**↓-0.2%**from Sep 2024:
\$434,500

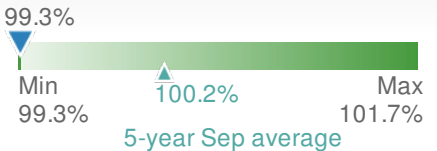
YTD	2025	2024	+/-
	\$465,125	\$450,000	3.4%

5-year Sep average: **\$410,900****Active Listings****1,221**

Aug 2025	Sep 2024
1,141	1,058

Avg DOM**24**


Aug 2025	Sep 2024	YTD
20	22	22

Avg Sold to OLP Ratio**99.3%**



Aug 2025	Sep 2024	YTD
99.4%	99.4%	100.0%

September 2025


Montgomery County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****562**
 **24.1%**
from Aug 2025:
453
 **11.5%**
from Sep 2024:
504



YTD	2025	2024	+/-
	5,008	4,983	0.5%

5-year Sep average: **561****New Pendings****458**
 **-0.4%**
from Aug 2025:
460
 **-1.5%**
from Sep 2024:
465

YTD	2025	2024	+/-
	4,196	4,173	0.6%

5-year Sep average: **473****Closed Sales****439**
 **-25.6%**
from Aug 2025:
590
 **0.7%**
from Sep 2024:
436

YTD	2025	2024	+/-
	4,019	3,874	3.7%

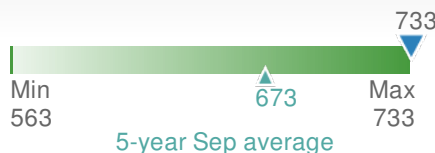
5-year Sep average: **503****Median
Sold Price****\$523,000**
 **-9.8%**
from Aug 2025:
\$580,000
 **1.9%**
from Sep 2024:
\$513,500

YTD	2025	2024	+/-
	\$551,000	\$525,000	5.0%

5-year Sep average: **\$481,290****Summary**

In Montgomery County, PA, the median sold price for Detached properties for September was \$523,000, representing a decrease of 9.8% compared to last month and an increase of 1.9% from Sep 2024. The average days on market for units sold in September was 23 days, 13% above the 5-year September average of 20 days. There was a 0.4% month over month decrease in new contract activity with 458 New Pendings; a 0.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 618; and an 11.7% increase in supply to 733 active units.

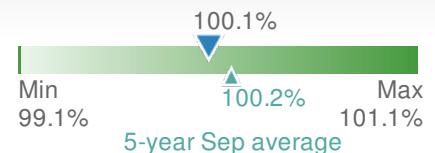
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.95 in August and a decrease from 1.07 in September 2024. The Contract Ratio is 25% lower than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**733**

Aug 2025	Sep 2024
656	668

Avg DOM**23**

Aug 2025	Sep 2024	YTD
19	24	22

**Avg Sold to
OLP Ratio****100.1%**

Aug 2025	Sep 2024	YTD
99.7%	99.1%	100.4%

September 2025

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**342** **-0.6%**from Aug 2025:
344 **-5.3%**from Sep 2024:
361

YTD	2025	2024	+/-
	3,270	3,079	6.2%

5-year Sep average: **376****New Pendings****309** **-1.0%**from Aug 2025:
312 **1.3%**from Sep 2024:
305

YTD	2025	2024	+/-
	2,620	2,666	-1.7%

5-year Sep average: **319****Closed Sales****273** **-12.2%**from Aug 2025:
311 **7.9%**from Sep 2024:
253

YTD	2025	2024	+/-
	2,506	2,486	0.8%

5-year Sep average: **318****Median
Sold Price****\$350,000** **-2.8%**from Aug 2025:
\$359,900 **-4.1%**from Sep 2024:
\$365,000

YTD	2025	2024	+/-
	\$365,000	\$353,612	3.2%

5-year Sep average: **\$327,000****Summary**

In Montgomery County, PA, the median sold price for Attached properties for September was \$350,000, representing a decrease of 2.8% compared to last month and a decrease of 4.1% from Sep 2024. The average days on market for units sold in September was 26 days, 33% above the 5-year September average of 20 days. There was a 1% month over month decrease in new contract activity with 309 New Pendings; a 4.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 478; and a 0.6% increase in supply to 488 active units.

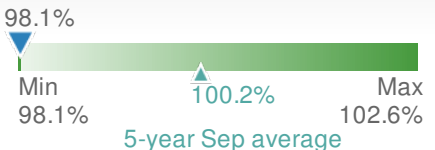
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.94 in August and a decrease from 1.24 in September 2024. The Contract Ratio is 28% lower than the 5-year September average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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**488**

Aug 2025	Sep 2024
485	390

Avg DOM**26**

Aug 2025	Sep 2024	YTD
21	18	24

**Avg Sold to
OLP Ratio****98.1%**

Aug 2025	Sep 2024	YTD
98.8%	99.8%	99.3%

September 2025

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**60****↑30.4%**from Aug 2025:
46**↑17.6%**from Sep 2024:
51

YTD	2025	2024	+/-
	523	509	2.8%

5-year Sep average: **58****New Pendings****62****↑47.6%**from Aug 2025:
42**↑31.9%**from Sep 2024:
47

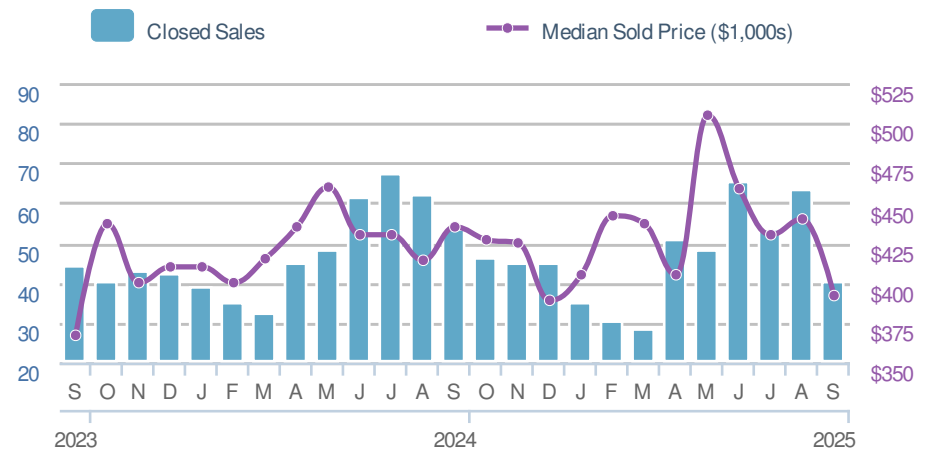
YTD	2025	2024	+/-
	453	468	-3.2%

5-year Sep average: **50****Closed Sales****40****↓-36.5%**from Aug 2025:
63**↓-24.5%**from Sep 2024:
53

YTD	2025	2024	+/-
	427	451	-5.3%

5-year Sep average: **53****Median Sold Price****\$392,750****↓-10.7%**from Aug 2025:
\$440,000**↓-9.7%**from Sep 2024:
\$435,000

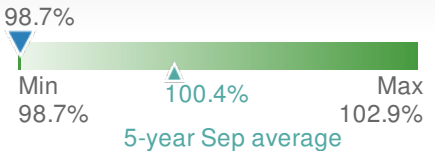
YTD	2025	2024	+/-
	\$432,000	\$424,500	1.8%

5-year Sep average: **\$392,250****Active Listings****71**

Aug 2025	Sep 2024
74	59

Avg DOM**28**

Aug 2025	Sep 2024	YTD
12	20	19

Avg Sold to OLP Ratio**98.7%**

Aug 2025	Sep 2024	YTD
100.4%	99.5%	100.4%

September 2025

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****49** **48.5%**from Aug 2025:
33 **8.9%**from Sep 2024:
45

YTD	2025	2024	+/-
	443	438	1.1%

5-year Sep average: **50****New Pendings****47** **30.6%**from Aug 2025:
36 **14.6%**from Sep 2024:
41

YTD	2025	2024	+/-
	389	398	-2.3%

5-year Sep average: **42****Closed Sales****34** **-37.0%**from Aug 2025:
54 **-26.1%**from Sep 2024:
46

YTD	2025	2024	+/-
	370	385	-3.9%

5-year Sep average: **46****Median
Sold Price****\$410,000** **-16.8%**from Aug 2025:
\$492,500 **-6.0%**from Sep 2024:
\$436,250

YTD	2025	2024	+/-
	\$450,750	\$447,000	0.8%

5-year Sep average: **\$405,450****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for September was \$410,000, representing a decrease of 16.8% compared to last month and a decrease of 6% from Sep 2024. The average days on market for units sold in September was 23 days, 26% above the 5-year September average of 18 days. There was a 30.6% month over month increase in new contract activity with 47 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 55; and a 5.7% increase in supply to 56 active units.

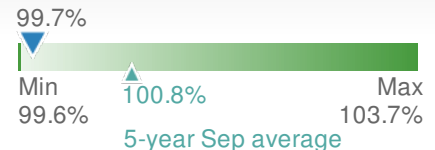
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.85 in August and a decrease from 1.13 in September 2024. The Contract Ratio is 12% lower than the 5-year September average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**56**

Aug 2025	Sep 2024
53	53

Avg DOM**23**

Aug 2025	Sep 2024	YTD
11	20	18



**Avg Sold to
OLP Ratio****99.7%**

Aug 2025	Sep 2024	YTD
100.5%	99.6%	100.8%

September 2025

Abington (Montgomery, PA) - Attached



Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

 **-15.4%**
 from Aug 2025: **13**
 **83.3%**
 from Sep 2024: **6**

YTD	2025	2024	+/-
	80	71	12.7%

5-year Sep average: 8



New Pendings**15**

 **150.0%**
 from Aug 2025: **6**
 **150.0%**
 from Sep 2024: **6**

YTD	2025	2024	+/-
	64	70	-8.6%

5-year Sep average: 8

Closed Sales**6**

 **-33.3%**
 from Aug 2025: **9**
 **-14.3%**
 from Sep 2024: **7**

YTD	2025	2024	+/-
	57	66	-13.6%

5-year Sep average: 7

Median Sold Price**\$263,000**

 **-22.6%**
 from Aug 2025: **\$340,000**
 **-26.1%**
 from Sep 2024: **\$356,000**

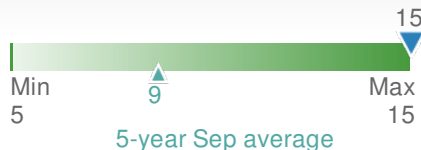
YTD	2025	2024	+/-
	\$321,000	\$292,750	9.6%

5-year Sep average: \$290,000

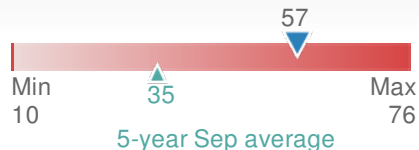
Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for September was \$263,000, representing a decrease of 22.6% compared to last month and a decrease of 26.1% from Sep 2024. The average days on market for units sold in September was 57 days, 65% above the 5-year September average of 35 days. There was a 150% month over month increase in new contract activity with 15 New Pendings; a 114.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 15; and a 28.6% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.33 in August and a decrease from 1.50 in September 2024. The Contract Ratio is 36% lower than the 5-year September average of 1.57. 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**15**

Aug 2025	Sep 2024
21	6

Avg DOM**57**

Aug 2025	Sep 2024	YTD
20	18	29

Avg Sold to OLP Ratio**93.2%**

Aug 2025	Sep 2024	YTD
99.4%	99.5%	97.7%

September 2025

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**23**

↓ -8.0%
from Aug 2025:
25

↓ -8.0%
from Sep 2024:
25

YTD	2025	2024	+/-
	265	345	-23.2%

5-year Sep average: **30****New Pendings****20**

↑ 53.8%
from Aug 2025:
13

↓ -33.3%
from Sep 2024:
30

YTD	2025	2024	+/-
	217	307	-29.3%

5-year Sep average: **26****Closed Sales****17**

↓ -45.2%
from Aug 2025:
31

↓ -15.0%
from Sep 2024:
20

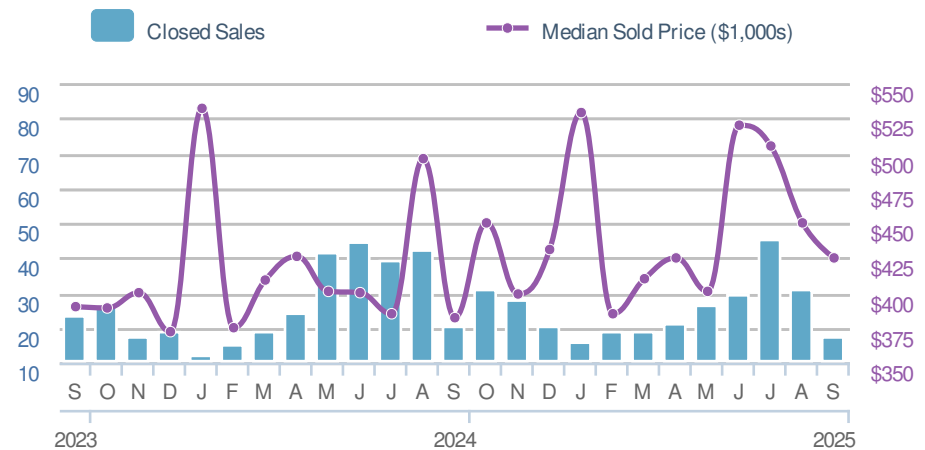
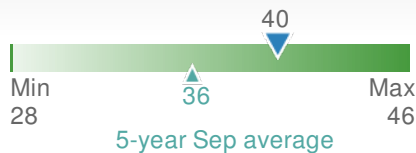
YTD	2025	2024	+/-
	243	275	-11.6%

5-year Sep average: **27****Median Sold Price****\$425,000**

↓ -5.6%
from Aug 2025:
\$450,000

↑ 11.1%
from Sep 2024:
\$382,500

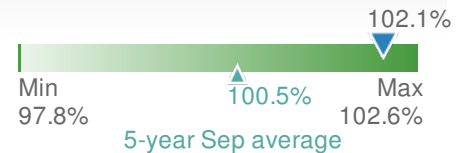
YTD	2025	2024	+/-
	\$445,000	\$402,165	10.7%

5-year Sep average: **\$395,149****Active Listings****40**

Aug 2025	Sep 2024
41	28

Avg DOM**14**

Aug 2025	Sep 2024	YTD
13	10	18

Avg Sold to OLP Ratio**102.1%**

Aug 2025	Sep 2024	YTD
101.8%	99.7%	101.6%

September 2025**Boyertown Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **-13.6%**from Aug 2025:
22 **-5.0%**from Sep 2024:
20

YTD	2025	2024	+/-
	220	218	0.9%

5-year Sep average: **24****New Pending****13** **44.4%**from Aug 2025:
9 **-31.6%**from Sep 2024:
19

YTD	2025	2024	+/-
	172	197	-12.7%

5-year Sep average: **20****Closed Sales****13** **-48.0%**from Aug 2025:
25 **18.2%**from Sep 2024:
11

YTD	2025	2024	+/-
	182	182	0.0%

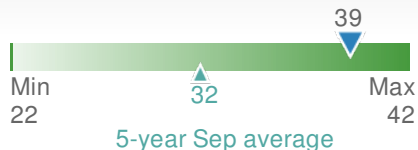
5-year Sep average: **20****Median
Sold Price****\$480,000** **0.0%**from Aug 2025:
\$480,000 **17.1%**from Sep 2024:
\$410,000

YTD	2025	2024	+/-
	\$517,500	\$495,500	4.4%

5-year Sep average: **\$428,400****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for September was \$480,000, representing no change compared to last month and an increase of 17.1% from Sep 2024. The average days on market for units sold in September was 15 days, 16% below the 5-year September average of 18 days. There was a 44.4% month over month increase in new contract activity with 13 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 20; and a 2.5% decrease in supply to 39 active units.

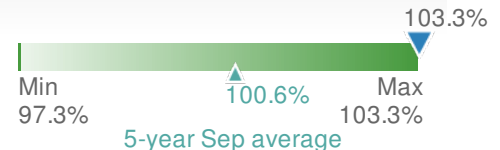
This activity resulted in a Contract Ratio of 0.51 pendings per active listing, up from 0.50 in August and a decrease from 1.50 in September 2024. The Contract Ratio is 59% lower than the 5-year September average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**39**

Aug 2025	Sep 2024
40	22

Avg DOM**15**

Aug 2025	Sep 2024	YTD
14	12	19

**Avg Sold to
OLP Ratio****103.3%**

Aug 2025	Sep 2024	YTD
101.9%	100.3%	102.1%

September 2025

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4** **33.3%**from Aug 2025:
3 **-20.0%**from Sep 2024:
5

YTD	2025	2024	+/-
	45	126	-64.3%

5-year Sep average: **6****New Pendings****7** **75.0%**from Aug 2025:
4 **-36.4%**from Sep 2024:
11

YTD	2025	2024	+/-
	45	110	-59.1%

5-year Sep average: **6****Closed Sales****4** **-33.3%**from Aug 2025:
6 **-55.6%**from Sep 2024:
9

YTD	2025	2024	+/-
	61	93	-34.4%

5-year Sep average: **7****Median Sold Price****\$362,450** **0.7%**from Aug 2025:
\$360,000 **-3.3%**from Sep 2024:
\$375,000

YTD	2025	2024	+/-
	\$365,940	\$370,000	-1.1%

5-year Sep average: **\$351,410****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for September was \$362,450, representing an increase of 0.7% compared to last month and a decrease of 3.3% from Sep 2024. The average days on market for units sold in September was 13 days, 12% above the 5-year September average of 12 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 16; and no change in supply with 1 active units.

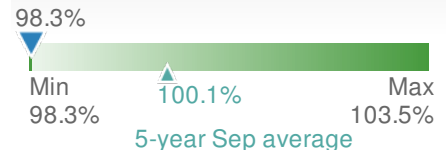
This activity resulted in a Contract Ratio of 16.00 pendings per active listing, up from 13.00 in August and an increase from 6.83 in September 2024. The Contract Ratio is 137% higher than the 5-year September average of 6.76. A higher Contract Ratio signifies a relative increase in contract activity 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**1**

Aug 2025	Sep 2024
1	6

Avg DOM**13**

Aug 2025	Sep 2024	YTD
10	7	12


Avg Sold to OLP Ratio**98.3%**

Aug 2025	Sep 2024	YTD
101.3%	99.1%	100.1%


September 2025

Cheltenham (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**31** **10.7%**
from Aug 2025:
28 **-11.4%**
from Sep 2024:
35



YTD	2025	2024	+/-
	365	403	-9.4%

5-year Sep average: **47****New Pendings****26** **-18.8%**
from Aug 2025:
32 **-18.8%**
from Sep 2024:
32

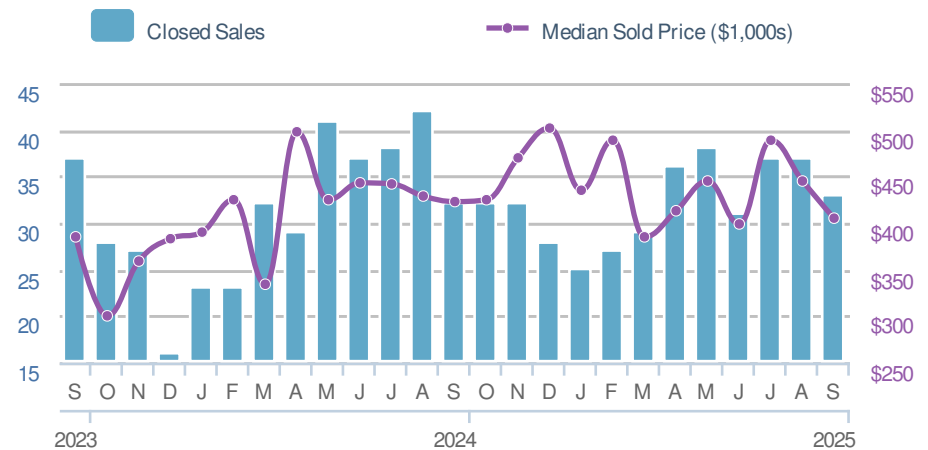
YTD	2025	2024	+/-
	309	336	-8.0%

5-year Sep average: **34****Closed Sales****33** **-10.8%**
from Aug 2025:
37 **3.1%**
from Sep 2024:
32

YTD	2025	2024	+/-
	304	306	-0.7%

5-year Sep average: **40****Median Sold Price****\$405,000** **-9.0%**
from Aug 2025:
\$445,000 **-4.3%**
from Sep 2024:
\$423,000

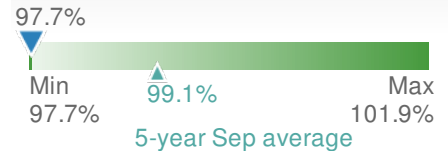
YTD	2025	2024	+/-
	\$425,000	\$429,500	-1.0%

5-year Sep average: **\$385,100****Active Listings****63**

Aug 2025	Sep 2024
59	58

Avg DOM**27**

Aug 2025	Sep 2024	YTD
29	27	32

Avg Sold to OLP Ratio**97.7%**

Aug 2025	Sep 2024	YTD
96.2%	98.8%	98.2%

September 2025

Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **46.7%**from Aug 2025:
15 **-18.5%**from Sep 2024:
27

YTD	2025	2024	+/-
	236	287	-17.8%

5-year Sep average: **31****New Pendings****17** **-15.0%**from Aug 2025:
20 **-34.6%**from Sep 2024:
26

YTD	2025	2024	+/-
	203	236	-14.0%

5-year Sep average: **23****Closed Sales****25** **0.0%**from Aug 2025:
25 **8.7%**from Sep 2024:
23

YTD	2025	2024	+/-
	206	212	-2.8%

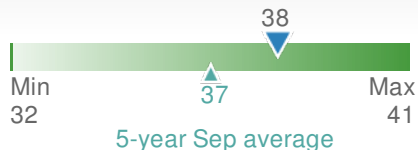
5-year Sep average: **26****Median Sold Price****\$420,000** **-19.2%**from Aug 2025:
\$520,000 **-7.7%**from Sep 2024:
\$455,000

YTD	2025	2024	+/-
	\$487,450	\$477,500	2.1%

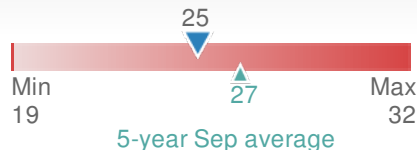
5-year Sep average: **\$422,800****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for September was \$420,000, representing a decrease of 19.2% compared to last month and a decrease of 7.7% from Sep 2024. The average days on market for units sold in September was 25 days, 6% below the 5-year September average of 27 days. There was a 15% month over month decrease in new contract activity with 17 New Pendings; a 31.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 22; and a 5.6% increase in supply to 38 active units.

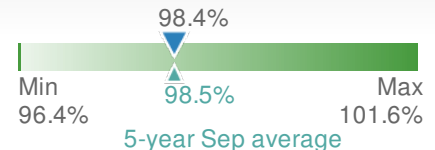
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.89 in August and a decrease from 1.50 in September 2024. The Contract Ratio is 53% lower than the 5-year September average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**38**

Aug 2025	Sep 2024
36	36

Avg DOM**25**

Aug 2025	Sep 2024	YTD
34	32	29

Avg Sold to OLP Ratio**98.4%**

Aug 2025	Sep 2024	YTD
95.8%	98.3%	99.3%



September 2025

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS


Email: ldavis@tcsr.realtor

New Listings**9**

 **-30.8%**  **12.5%**
 from Aug 2025: 13 from Sep 2024: 8

YTD	2025	2024	+/-
	129	116	11.2%

5-year Sep average: **16****New Pendings****9**

 **-25.0%**  **50.0%**
 from Aug 2025: 12 from Sep 2024: 6

YTD	2025	2024	+/-
	106	100	6.0%

5-year Sep average: **12****Closed Sales****8**

 **-33.3%**  **-11.1%**
 from Aug 2025: 12 from Sep 2024: 9

YTD	2025	2024	+/-
	98	94	4.3%

5-year Sep average: **13****Median Sold Price****\$285,000**

 **3.6%**  **-8.1%**
 from Aug 2025: **\$275,000** from Sep 2024: **\$310,000**

YTD	2025	2024	+/-
	\$279,750	\$294,500	-5.0%

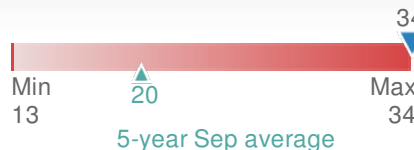
5-year Sep average: **\$282,050****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for September was \$285,000, representing an increase of 3.6% compared to last month and a decrease of 8.1% from Sep 2024. The average days on market for units sold in September was 34 days, 70% above the 5-year September average of 20 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 15; and an 8.7% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.65 in August and a decrease from 0.64 in September 2024. The Contract Ratio is 65% lower than the 5-year September average of 1.71. 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**25**

Aug 2025	Sep 2024
23	22

Avg DOM**34**

Aug 2025	Sep 2024	YTD
18	13	40

Avg Sold to OLP Ratio**95.3%**

Aug 2025	Sep 2024	YTD
97.0%	100.2%	96.0%

September 2025

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**49**

↔ 0.0%
from Aug 2025:
49

↓ -18.3%
from Sep 2024:
60

YTD	2025	2024	+/-
	525	499	5.2%

5-year Sep average: **52****New Pendings****38**

↓ -2.6%
from Aug 2025:
39

↓ -13.6%
from Sep 2024:
44

YTD	2025	2024	+/-
	409	411	-0.5%

5-year Sep average: **45****Closed Sales****45**

↓ -22.4%
from Aug 2025:
58

↑ 7.1%
from Sep 2024:
42

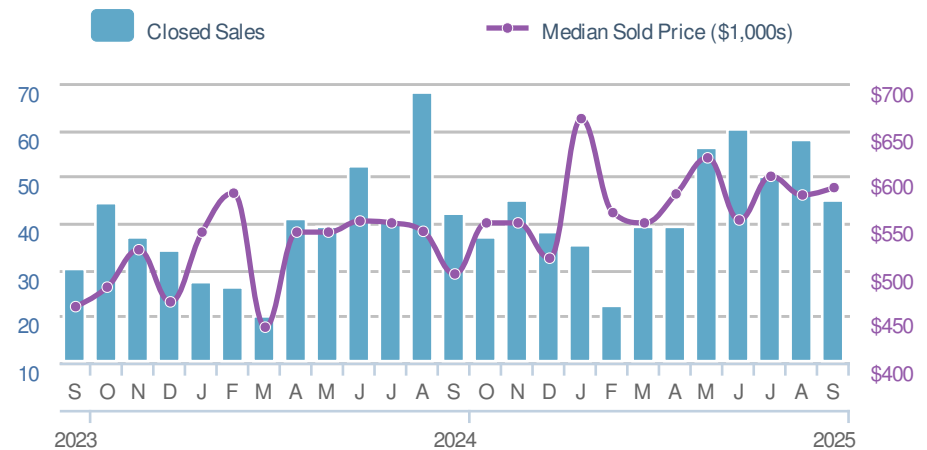
YTD	2025	2024	+/-
	410	367	11.7%

5-year Sep average: **44****Median Sold Price****\$588,000**

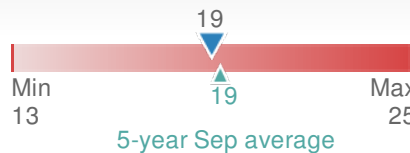
↑ 1.4%
from Aug 2025:
\$580,000

↑ 18.8%
from Sep 2024:
\$495,000

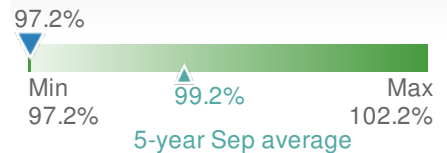
YTD	2025	2024	+/-
	\$585,000	\$538,395	8.7%

5-year Sep average: **\$478,200****Active Listings****74**

Aug 2025	Sep 2024
70	62

Avg DOM**19**

Aug 2025	Sep 2024	YTD
26	23	27

Avg Sold to OLP Ratio**97.2%**

Aug 2025	Sep 2024	YTD
98.2%	99.3%	100.4%

September 2025

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24** **9.1%**from Aug 2025:
22 **-4.0%**from Sep 2024:
25

YTD	2025	2024	+/-
	270	260	3.8%

5-year Sep average: **25****New Pendings****17** **-32.0%**from Aug 2025:
25 **-22.7%**from Sep 2024:
22

YTD	2025	2024	+/-
	216	214	0.9%

5-year Sep average: **22****Closed Sales****31** **-18.4%**from Aug 2025:
38 **24.0%**from Sep 2024:
25

YTD	2025	2024	+/-
	220	206	6.8%

5-year Sep average: **24****Median
Sold Price****\$715,000** **2.3%**from Aug 2025:
\$699,000 **13.0%**from Sep 2024:
\$633,000

YTD	2025	2024	+/-
	\$672,500	\$629,000	6.9%

5-year Sep average: **\$555,100****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for September was \$715,000, representing an increase of 2.3% compared to last month and an increase of 13% from Sep 2024. The average days on market for units sold in September was 22 days, 9% above the 5-year September average of 20 days. There was a 32% month over month decrease in new contract activity with 17 New Pendings; a 30.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 30; and an 18.2% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.30 in August and a decrease from 1.08 in September 2024. The Contract Ratio is 34% lower than the 5-year September average of 1.16. 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**39**

Aug 2025	Sep 2024
33	36

Avg DOM**22**

Aug 2025	Sep 2024	YTD
30	24	29

**Avg Sold to
OLP Ratio****95.9%**

Aug 2025	Sep 2024	YTD
98.7%	100.1%	99.6%

September 2025

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**

-7.4%

from Aug 2025:
27

-28.6%

from Sep 2024:
35

YTD	2025	2024	+/-
	255	239	6.7%

5-year Sep average: 27

New Pendings**21**

50.0%

from Aug 2025:
14

-4.5%

from Sep 2024:
22

YTD	2025	2024	+/-
	193	197	-2.0%

5-year Sep average: 23

Closed Sales**14**

-30.0%

from Aug 2025:
20

-17.6%

from Sep 2024:
17

YTD	2025	2024	+/-
	190	161	18.0%

5-year Sep average: 19

**Median
Sold Price****\$431,300**

-2.5%

from Aug 2025:
\$442,500

11.3%

from Sep 2024:
\$387,500

YTD	2025	2024	+/-
	\$515,000	\$452,500	13.8%

5-year Sep average: \$393,260

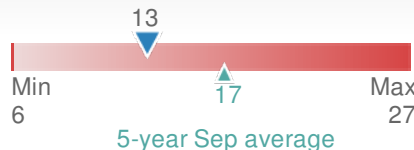
Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for September was \$431,300, representing a decrease of 2.5% compared to last month and an increase of 11.3% from Sep 2024. The average days on market for units sold in September was 13 days, 25% below the 5-year September average of 17 days. There was a 50% month over month increase in new contract activity with 21 New Pendings; a 19% MoM increase in All Pendings (new contracts + contracts carried over from August) to 50; and a 5.4% decrease in supply to 35 active units.

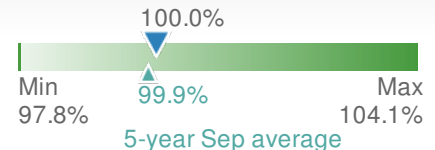
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.14 in August and a decrease from 2.35 in September 2024. The Contract Ratio is 9% lower than the 5-year September average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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**35**

Aug 2025	Sep 2024
37	26

Avg DOM**13**

Aug 2025	Sep 2024	YTD
19	20	25



**Avg Sold to
OLP Ratio****100.0%**

Aug 2025	Sep 2024	YTD
97.2%	98.3%	101.4%


September 2025

Hatboro-Horsham (Montgomery, PA)


Email: ldavis@tcsr.realtor

New Listings**30** **25.0%**
from Aug 2025:
24 **7.1%**
from Sep 2024:
28



YTD	2025	2024	+/-
	304	316	-3.8%

5-year Sep average: **32****New Pendings****24** **-17.2%**
from Aug 2025:
29 **9.1%**
from Sep 2024:
22

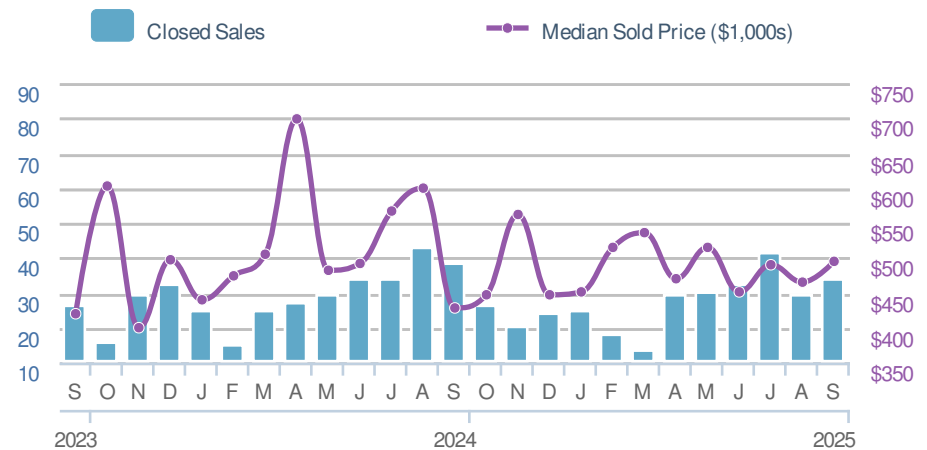
YTD	2025	2024	+/-
	266	271	-1.8%

5-year Sep average: **26****Closed Sales****34** **17.2%**
from Aug 2025:
29 **-10.5%**
from Sep 2024:
38

YTD	2025	2024	+/-
	262	275	-4.7%

5-year Sep average: **35****Median Sold Price****\$495,000** **6.5%**
from Aug 2025:
\$465,000 **15.7%**
from Sep 2024:
\$428,000

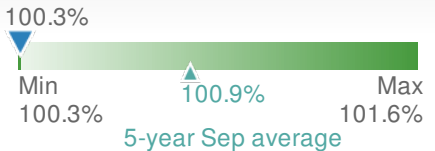
YTD	2025	2024	+/-
	\$475,000	\$513,500	-7.5%

5-year Sep average: **\$420,550****Active Listings****39**

Aug 2025	Sep 2024
39	45

Avg DOM**31**


Aug 2025	Sep 2024	YTD
21	15	28

Avg Sold to OLP Ratio**100.3%**


Aug 2025	Sep 2024	YTD
98.2%	101.2%	99.1%

September 2025



Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20** **17.6%**
from Aug 2025:
17 **42.9%**
from Sep 2024:
14



YTD	2025	2024	+/-
	199	207	-3.9%

5-year Sep average: **19****New Pendings****18** **-14.3%**
from Aug 2025:
21 **63.6%**
from Sep 2024:
11

YTD	2025	2024	+/-
	176	176	0.0%

5-year Sep average: **16****Closed Sales****21** **-8.7%**
from Aug 2025:
23 **-4.5%**
from Sep 2024:
22

YTD	2025	2024	+/-
	168	183	-8.2%

5-year Sep average: **21****Median
Sold Price****\$624,900** **25.0%**
from Aug 2025:
\$500,000 **19.4%**
from Sep 2024:
\$523,500

YTD	2025	2024	+/-
	\$590,000	\$590,000	0.0%

5-year Sep average: **\$531,743****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for September was \$624,900, representing an increase of 25% compared to last month and an increase of 19.4% from Sep 2024. The average days on market for units sold in September was 39 days, 119% above the 5-year September average of 18 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 26; and no change in supply with 26 active units.

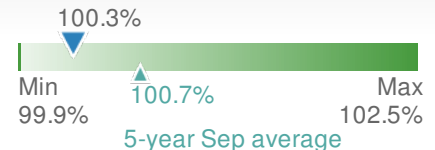
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.15 in August and an increase from 0.83 in September 2024. The Contract Ratio is 1% higher than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
26	29

Avg DOM**39**

Aug 2025	Sep 2024	YTD
18	9	27

**Avg Sold to
OLP Ratio****100.3%**

Aug 2025	Sep 2024	YTD
99.2%	102.5%	99.6%

September 2025

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **42.9%**from Aug 2025:
7 **-28.6%**from Sep 2024:
14

YTD	2025	2024	+/-
	105	109	-3.7%

5-year Sep average: **13****New Pending****6** **-25.0%**from Aug 2025:
8 **-45.5%**from Sep 2024:
11

YTD	2025	2024	+/-
	90	95	-5.3%

5-year Sep average: **10****Closed Sales****13** **116.7%**from Aug 2025:
6 **-18.8%**from Sep 2024:
16

YTD	2025	2024	+/-
	94	92	2.2%

5-year Sep average: **14****Median
Sold Price****\$420,000** **3.7%**from Aug 2025:
\$405,000 **13.8%**from Sep 2024:
\$369,000

YTD	2025	2024	+/-
	\$383,500	\$385,000	-0.4%

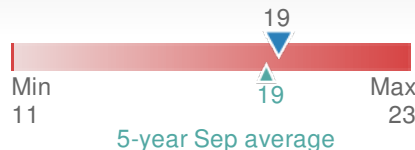
5-year Sep average: **\$349,019****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for September was \$420,000, representing an increase of 3.7% compared to last month and an increase of 13.8% from Sep 2024. The average days on market for units sold in September was 19 days, 1% above the 5-year September average of 19 days. There was a 25% month over month decrease in new contract activity with 6 New Pending; a 35% MoM decrease in All Pending (new contracts + contracts carried over from August) to 13; and no change in supply with 13 active units.

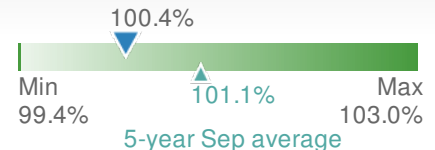
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.54 in August and an increase from 0.81 in September 2024. The Contract Ratio is 19% lower than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
13	16

Avg DOM**19**

Aug 2025	Sep 2024	YTD
33	23	30


**Avg Sold to
OLP Ratio****100.4%**

Aug 2025	Sep 2024	YTD
94.5%	99.4%	98.3%


September 2025

Lower Merion (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**79** **31.7%**
from Aug 2025:
60 **12.9%**
from Sep 2024:
70



YTD	2025	2024	+/-
	719	679	5.9%

5-year Sep average: **79****New Pendings****67** **6.3%**
from Aug 2025:
63 **17.5%**
from Sep 2024:
57

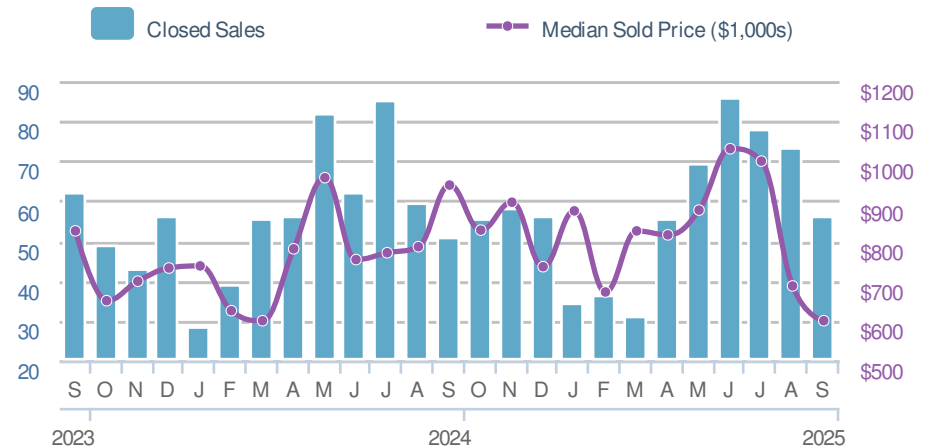
YTD	2025	2024	+/-
	566	553	2.4%

5-year Sep average: **60****Closed Sales****56** **-23.3%**
from Aug 2025:
73 **9.8%**
from Sep 2024:
51

YTD	2025	2024	+/-
	535	527	1.5%

5-year Sep average: **61****Median Sold Price****\$600,000** **-12.7%**
from Aug 2025:
\$687,500 **-36.2%**
from Sep 2024:
\$940,000

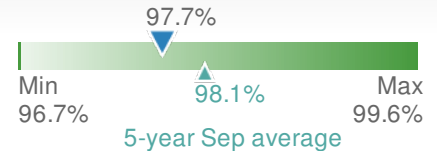
YTD	2025	2024	+/-
	\$850,000	\$785,000	8.3%

5-year Sep average: **\$767,100****Active Listings****116**

Aug 2025	Sep 2024
102	110

Avg DOM**31**



Aug 2025	Sep 2024	YTD
23	25	27

Avg Sold to OLP Ratio**97.7%**


Aug 2025	Sep 2024	YTD
98.0%	97.4%	100.3%

September 2025



Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****47** **51.6%**
from Aug 2025:
31 **2.2%**
from Sep 2024:
46



YTD	2025	2024	+/-
	420	440	-4.5%

5-year Sep average: **51****New Pending****39** **25.8%**
from Aug 2025:
31 **14.7%**
from Sep 2024:
34

YTD	2025	2024	+/-
	344	330	4.2%

5-year Sep average: **36****Closed Sales****29** **-31.0%**
from Aug 2025:
42 **-6.5%**
from Sep 2024:
31

YTD	2025	2024	+/-
	327	314	4.1%

5-year Sep average: **35****Median
Sold Price****\$1,215,000** **8.5%**
from Aug 2025:
\$1,120,000 **5.7%**
from Sep 2024:
\$1,150,000

YTD	2025	2024	+/-
	\$1,155,000	\$1,125,000	2.7%

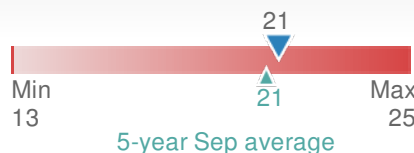
5-year Sep average: **\$1,043,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for September was \$1,215,000, representing an increase of 8.5% compared to last month and an increase of 5.7% from Sep 2024. The average days on market for units sold in September was 21 days, 1% above the 5-year September average of 21 days. There was a 25.8% month over month increase in new contract activity with 39 New Pending; a 19% MoM increase in All Pending (new contracts + contracts carried over from August) to 50; and a 15.2% increase in supply to 53 active units.

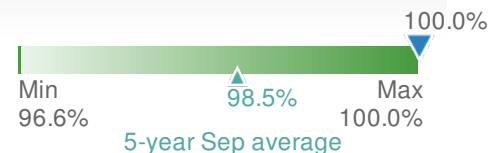
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.91 in August and an increase from 0.59 in September 2024. The Contract Ratio is 21% higher than the 5-year September average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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**53**

Aug 2025	Sep 2024
46	83

Avg DOM**21**


Aug 2025	Sep 2024	YTD
16	25	23

**Avg Sold to
OLP Ratio****100.0%**


Aug 2025	Sep 2024	YTD
99.6%	96.6%	101.6%

September 2025


Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****32**
 **10.3%**
from Aug 2025:
29
 **33.3%**
from Sep 2024:
24



YTD	2025	2024	+/-
	299	239	25.1%

5-year Sep average: **28****New Pendings****28**
 **-12.5%**
from Aug 2025:
32
 **21.7%**
from Sep 2024:
23

YTD	2025	2024	+/-
	222	223	-0.4%

5-year Sep average: **24****Closed Sales****27**
 **-12.9%**
from Aug 2025:
31
 **35.0%**
from Sep 2024:
20

YTD	2025	2024	+/-
	208	213	-2.3%

5-year Sep average: **26****Median
Sold Price****\$320,000**
 **-8.6%**
from Aug 2025:
\$350,000
 **-27.3%**
from Sep 2024:
\$440,000

YTD	2025	2024	+/-
	\$361,250	\$360,000	0.3%

5-year Sep average: **\$349,640****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for September was \$320,000, representing a decrease of 8.6% compared to last month and a decrease of 27.3% from Sep 2024. The average days on market for units sold in September was 41 days, 35% above the 5-year September average of 30 days. There was a 12.5% month over month decrease in new contract activity with 28 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 34; and a 12.5% increase in supply to 63 active units.

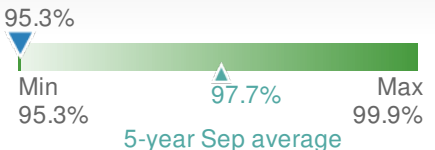
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.61 in August and a decrease from 1.26 in September 2024. The Contract Ratio is 38% lower than the 5-year September average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**63**

Aug 2025	Sep 2024
56	27

Avg DOM**41**

Aug 2025	Sep 2024	YTD
32	25	32

**Avg Sold to
OLP Ratio****95.3%**

Aug 2025	Sep 2024	YTD
95.8%	98.6%	98.2%

September 2025

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**30****↑7.1%**from Aug 2025:
28**↑20.0%**from Sep 2024:
25

YTD	2025	2024	+/-
	267	299	-10.7%

5-year Sep average: **29****New Pendings****26****↑4.0%**from Aug 2025:
25**↓-13.3%**from Sep 2024:
30

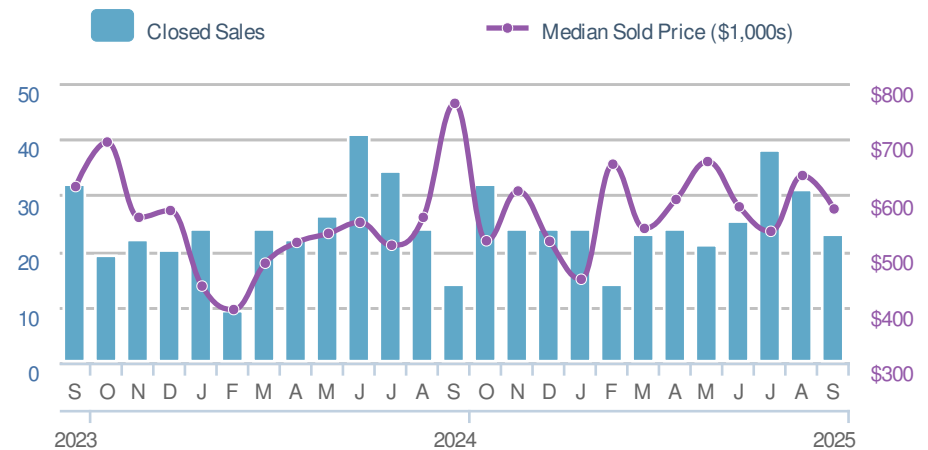
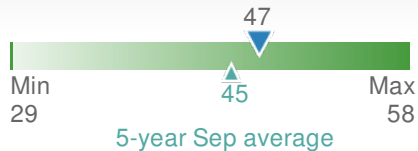
YTD	2025	2024	+/-
	234	244	-4.1%

5-year Sep average: **26****Closed Sales****23****↓-25.8%**from Aug 2025:
31**↑64.3%**from Sep 2024:
14

YTD	2025	2024	+/-
	233	223	4.5%

5-year Sep average: **31****Median Sold Price****\$575,000****↓-9.4%**from Aug 2025:
\$635,000**↓-24.7%**from Sep 2024:
\$764,000

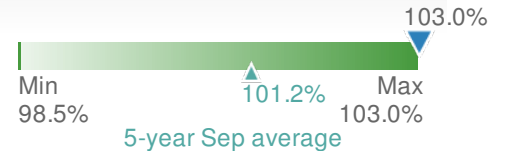
YTD	2025	2024	+/-
	\$580,000	\$525,000	10.5%

5-year Sep average: **\$593,200****Active Listings****47**

Aug 2025	Sep 2024
43	43

Avg DOM**19**

Aug 2025	Sep 2024	YTD
20	34	26

Avg Sold to OLP Ratio**103.0%**

Aug 2025	Sep 2024	YTD
98.6%	100.1%	99.4%

September 2025**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **-12.0%**from Aug 2025:
25 **4.8%**from Sep 2024:
21

YTD	2025	2024	+/-
	219	245	-10.6%

5-year Sep average: **22****New Pendings****22** **29.4%**from Aug 2025:
17 **-15.4%**from Sep 2024:
26

YTD	2025	2024	+/-
	192	193	-0.5%

5-year Sep average: **20****Closed Sales****16** **-36.0%**from Aug 2025:
25 **23.1%**from Sep 2024:
13

YTD	2025	2024	+/-
	190	170	11.8%

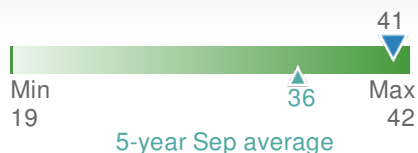
5-year Sep average: **24****Median
Sold Price****\$609,500** **-4.8%**from Aug 2025:
\$640,000 **-23.9%**from Sep 2024:
\$801,000

YTD	2025	2024	+/-
	\$610,000	\$563,000	8.3%

5-year Sep average: **\$619,700****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for September was \$609,500, representing a decrease of 4.8% compared to last month and a decrease of 23.9% from Sep 2024. The average days on market for units sold in September was 16 days, 39% below the 5-year September average of 26 days. There was a 29.4% month over month increase in new contract activity with 22 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 28; and no change in supply with 41 active units.

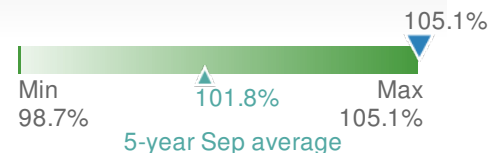
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.54 in August and a decrease from 1.08 in September 2024. The Contract Ratio is 32% lower than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**41**

Aug 2025	Sep 2024
41	39



Avg DOM**16**

Aug 2025	Sep 2024	YTD
21	36	26

**Avg Sold to
OLP Ratio****105.1%**

Aug 2025	Sep 2024	YTD
98.3%	100.1%	99.8%

September 2025**Methacton (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **166.7%**  **100.0%**
 from Aug 2025: from Sep 2024:
 3 4



YTD	2025	2024	+/-
	48	54	-11.1%

5-year Sep average: **7****New Pendings****4**

 **-50.0%**  **0.0%**
 from Aug 2025: from Sep 2024:
 8 4



YTD	2025	2024	+/-
	42	51	-17.6%

5-year Sep average: **6****Closed Sales****7**

 **16.7%**  **600.0%**
 from Aug 2025: from Sep 2024:
 6 1

YTD	2025	2024	+/-
	43	53	-18.9%

5-year Sep average: **7****Median Sold Price****\$565,000**

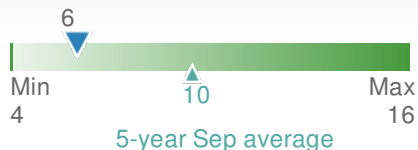
 **15.9%**  **0.9%**
 from Aug 2025: from Sep 2024:
 \$487,500 \$560,000

YTD	2025	2024	+/-
	\$495,000	\$455,000	8.8%

5-year Sep average: **\$527,990****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for September was \$565,000, representing an increase of 15.9% compared to last month and an increase of 0.9% from Sep 2024. The average days on market for units sold in September was 25 days, 58% above the 5-year September average of 16 days. There was a 50% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 6; and a 200% increase in supply to 6 active units.

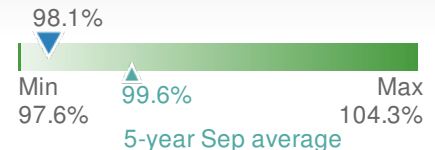
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 4.50 in August and a decrease from 1.75 in September 2024. The Contract Ratio is 26% lower than the 5-year September average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Aug 2025	Sep 2024
2	4

Avg DOM**25**

Aug 2025	Sep 2024	YTD
19	8	27

Avg Sold to OLP Ratio**98.1%**

Aug 2025	Sep 2024	YTD
99.5%	100.0%	98.1%

September 2025

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**56**

↓ **-16.4%**
from Aug 2025:
67

↓ **-12.5%**
from Sep 2024:
64

YTD	2025	2024	+/-
	620	594	4.4%

5-year Sep average: **78****New Pendings****64**

↑ **12.3%**
from Aug 2025:
57

↑ **14.3%**
from Sep 2024:
56

YTD	2025	2024	+/-
	536	506	5.9%

5-year Sep average: **70****Closed Sales****55**

↓ **-17.9%**
from Aug 2025:
67

↑ **57.1%**
from Sep 2024:
35

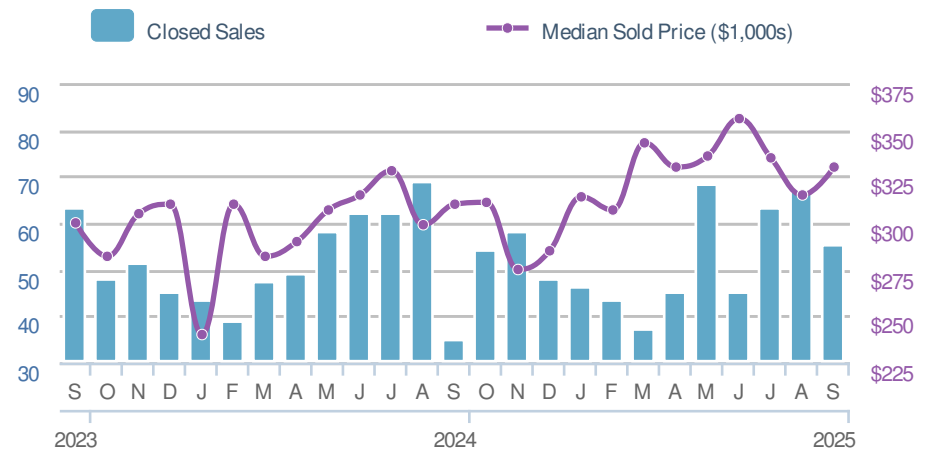
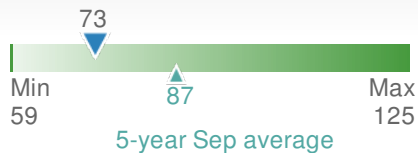
YTD	2025	2024	+/-
	494	484	2.1%

5-year Sep average: **67****Median Sold Price****\$330,000**

↑ **4.8%**
from Aug 2025:
\$315,000

↑ **6.5%**
from Sep 2024:
\$310,000

YTD	2025	2024	+/-
	\$328,250	\$304,950	7.6%

5-year Sep average: **\$290,500****Active Listings****73**

Aug 2025	Sep 2024
86	83

Avg DOM**22**

Aug 2025	Sep 2024	YTD
23	21	24

Avg Sold to OLP Ratio**99.8%**

Aug 2025	Sep 2024	YTD
99.0%	96.8%	99.4%

September 2025

Norristown Area (Montgomery, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**


 **-27.3%**
 from Aug 2025: **22**

 **-15.8%**
 from Sep 2024: **19**

YTD	2025	2024	+/-
	195	212	-8.0%

5-year Sep average: **26****New Pending****21**


 **10.5%**
 from Aug 2025: **19**

 **10.5%**
 from Sep 2024: **19**

YTD	2025	2024	+/-
	190	182	4.4%

5-year Sep average: **25****Closed Sales****23**

 **-11.5%**
 from Aug 2025: **26**

 **53.3%**
 from Sep 2024: **15**

YTD	2025	2024	+/-
	185	163	13.5%

5-year Sep average: **23****Median Sold Price****\$445,500**

 **-6.2%**
 from Aug 2025: **\$475,050**

 **11.4%**
 from Sep 2024: **\$400,000**

YTD	2025	2024	+/-
	\$434,400	\$404,000	7.5%

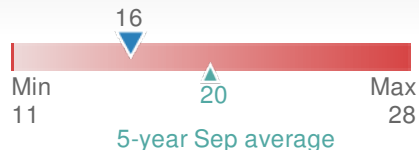
5-year Sep average: **\$384,400****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for September was \$445,500, representing a decrease of 6.2% compared to last month and an increase of 11.4% from Sep 2024. The average days on market for units sold in September was 16 days, 18% below the 5-year September average of 20 days. There was a 10.5% month over month increase in new contract activity with 21 New Pending; a 12.9% MoM decrease in All Pending (new contracts + contracts carried over from August) to 27; and a 20% decrease in supply to 16 active units.

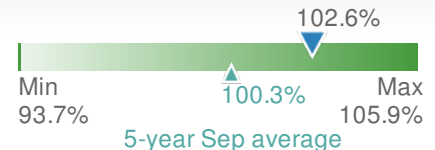
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.55 in August and an increase from 1.19 in September 2024. The Contract Ratio is 13% higher than the 5-year September average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2025	Sep 2024
20	26

Avg DOM**16**

Aug 2025	Sep 2024	YTD
22	27	20

Avg Sold to OLP Ratio**102.6%**

Aug 2025	Sep 2024	YTD
101.7%	93.7%	100.8%

September 2025

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****40** **-11.1%**from Aug 2025:
45 **-9.1%**from Sep 2024:
44

YTD	2025	2024	+/-
	425	381	11.5%

5-year Sep average: **52****New Pendings****43** **13.2%**from Aug 2025:
38 **16.2%**from Sep 2024:
37

YTD	2025	2024	+/-
	346	324	6.8%

5-year Sep average: **45****Closed Sales****32** **-22.0%**from Aug 2025:
41 **60.0%**from Sep 2024:
20

YTD	2025	2024	+/-
	309	321	-3.7%

5-year Sep average: **44****Median Sold Price****\$252,500** **1.0%**from Aug 2025:
\$250,000 **-3.8%**from Sep 2024:
\$262,500

YTD	2025	2024	+/-
	\$278,000	\$260,000	6.9%

5-year Sep average: **\$240,500****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for September was \$252,500, representing an increase of 1% compared to last month and a decrease of 3.8% from Sep 2024. The average days on market for units sold in September was 25 days, 25% above the 5-year September average of 20 days. There was a 13.2% month over month increase in new contract activity with 43 New Pendings; a 10.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 87; and a 13.6% decrease in supply to 57 active units.

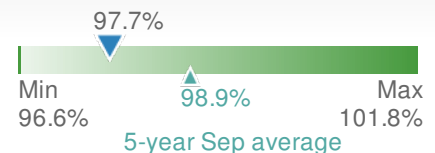
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 1.20 in August and an increase from 0.79 in September 2024. The Contract Ratio is 25% higher than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**57**

Aug 2025	Sep 2024
66	57

Avg DOM**25**

Aug 2025	Sep 2024	YTD
24	16	26



Avg Sold to OLP Ratio**97.7%**

Aug 2025	Sep 2024	YTD
97.3%	99.2%	98.5%


September 2025

North Penn (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**109** **10.1%**
from Aug 2025:
99 **-4.4%**
from Sep 2024:
114



YTD	2025	2024	+/-
	917	943	-2.8%

5-year Sep average: **108****New Pendings****99** **-1.0%**
from Aug 2025:
100 **5.3%**
from Sep 2024:
94

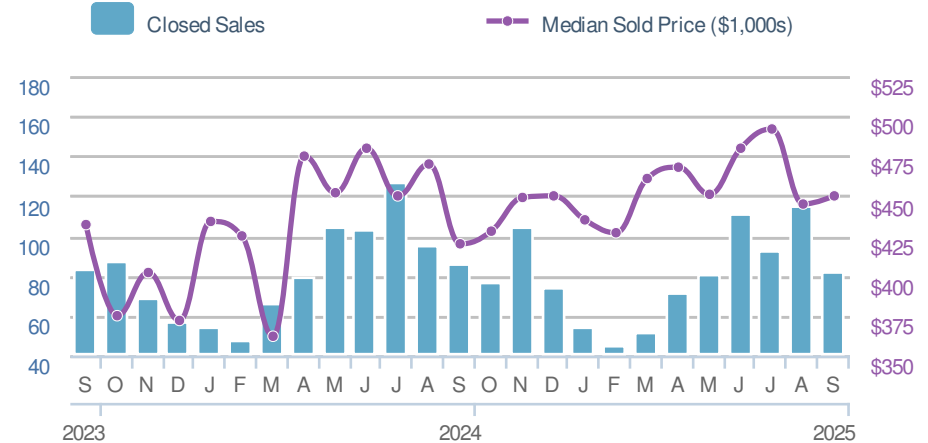
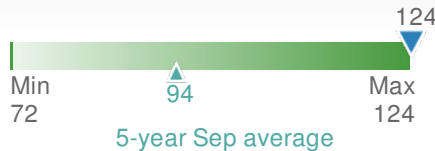
YTD	2025	2024	+/-
	776	838	-7.4%

5-year Sep average: **91****Closed Sales****82** **-28.7%**
from Aug 2025:
115 **-3.5%**
from Sep 2024:
85

YTD	2025	2024	+/-
	719	776	-7.3%

5-year Sep average: **97****Median Sold Price****\$450,000** **1.1%**
from Aug 2025:
\$445,000 **7.1%**
from Sep 2024:
\$420,000

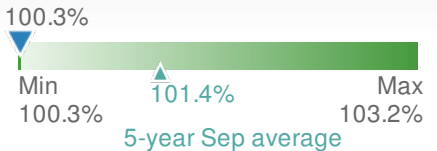
YTD	2025	2024	+/-
	\$457,000	\$450,000	1.6%

5-year Sep average: **\$419,590****Active Listings****124**

Aug 2025	Sep 2024
106	101

Avg DOM**21**


Aug 2025	Sep 2024	YTD
19	19	18

Avg Sold to OLP Ratio**100.3%**


Aug 2025	Sep 2024	YTD
99.9%	100.3%	100.2%

September 2025


North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****64**
 **14.3%**
from Aug 2025:
56
 **25.5%**
from Sep 2024:
51



YTD	2025	2024	+/-
	501	499	0.4%

5-year Sep average: **58****New Pendings****57**
 **7.5%**
from Aug 2025:
53
 **32.6%**
from Sep 2024:
43

YTD	2025	2024	+/-
	423	451	-6.2%

5-year Sep average: **48****Closed Sales****42**
 **-36.4%**
from Aug 2025:
66
 **5.0%**
from Sep 2024:
40

YTD	2025	2024	+/-
	376	427	-11.9%

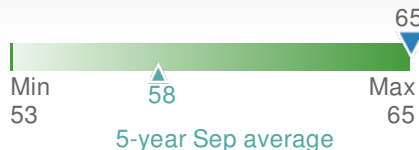
5-year Sep average: **53****Median
Sold Price****\$507,500**
 **-5.7%**
from Aug 2025:
\$538,360
 **-8.6%**
from Sep 2024:
\$555,000

YTD	2025	2024	+/-
	\$555,000	\$516,000	7.6%

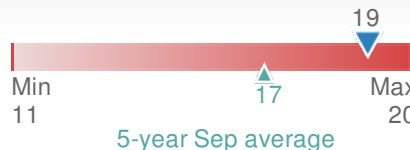
5-year Sep average: **\$500,300****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for September was \$507,500, representing a decrease of 5.7% compared to last month and a decrease of 8.6% from Sep 2024. The average days on market for units sold in September was 19 days, 13% above the 5-year September average of 17 days. There was a 7.5% month over month increase in new contract activity with 57 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 76; and an 18.2% increase in supply to 65 active units.

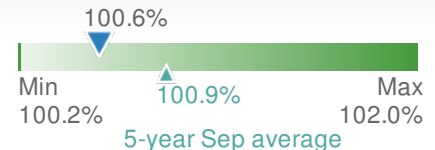
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.09 in August and no change from September 2024. The Contract Ratio is 12% lower than the 5-year September average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**65**

Aug 2025	Sep 2024
55	54

Avg DOM**19**

Aug 2025	Sep 2024	YTD
19	20	18

**Avg Sold to
OLP Ratio****100.6%**

Aug 2025	Sep 2024	YTD
99.1%	100.2%	100.3%

September 2025

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**45** **4.7%**from Aug 2025:
43 **-28.6%**from Sep 2024:
63

YTD	2025	2024	+/-
	416	444	-6.3%

5-year Sep average: **50****New Pendings****42** **-10.6%**from Aug 2025:
47 **-17.6%**from Sep 2024:
51

YTD	2025	2024	+/-
	353	387	-8.8%

5-year Sep average: **43****Closed Sales****40** **-18.4%**from Aug 2025:
49 **-11.1%**from Sep 2024:
45

YTD	2025	2024	+/-
	343	349	-1.7%

5-year Sep average: **44****Median
Sold Price****\$395,000** **5.1%**from Aug 2025:
\$376,000 **8.2%**from Sep 2024:
\$365,000

YTD	2025	2024	+/-
	\$395,000	\$382,250	3.3%

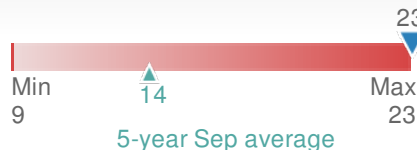
5-year Sep average: **\$365,700****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for September was \$395,000, representing an increase of 5.1% compared to last month and an increase of 8.2% from Sep 2024. The average days on market for units sold in September was 23 days, 64% above the 5-year September average of 14 days. There was a 10.6% month over month decrease in new contract activity with 42 New Pendings; a 2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 52; and a 15.7% increase in supply to 59 active units.

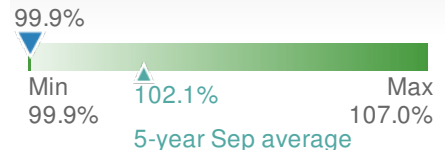
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in August and a decrease from 1.36 in September 2024. The Contract Ratio is 55% lower than the 5-year September average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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**59**

Aug 2025	Sep 2024
51	47

Avg DOM**23**

Aug 2025	Sep 2024	YTD
18	17	19

**Avg Sold to
OLP Ratio****99.9%**

Aug 2025	Sep 2024	YTD
101.1%	100.4%	100.2%

September 2025

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**39**

↓ **-17.0%** ↓ **-13.3%**
from Aug 2025: **47** from Sep 2024: **45**

YTD	2025	2024	+/-
	378	333	13.5%

5-year Sep average: **39****New Pendings****29**

↓ **-48.2%** ↓ **-38.3%**
from Aug 2025: **56** from Sep 2024: **47**

YTD	2025	2024	+/-
	309	290	6.6%

5-year Sep average: **35****Closed Sales****45**

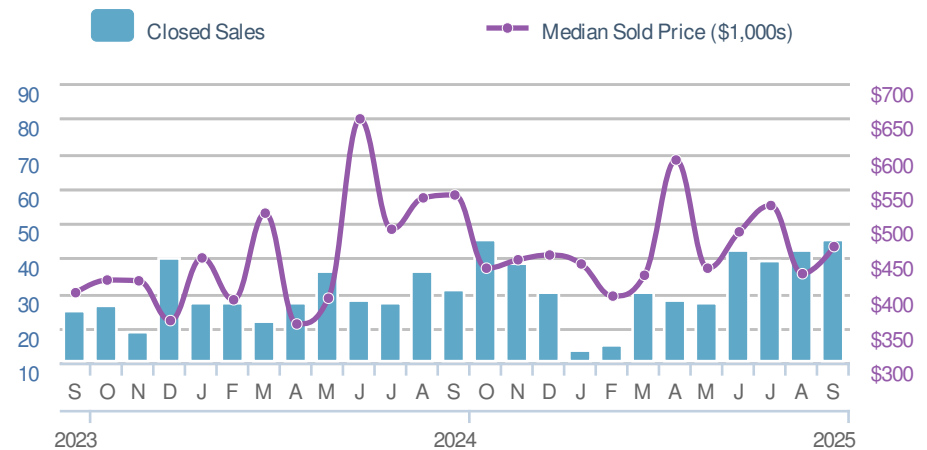
↑ **7.1%** ↑ **45.2%**
from Aug 2025: **42** from Sep 2024: **31**

YTD	2025	2024	+/-
	289	267	8.2%

5-year Sep average: **37****Median Sold Price****\$466,000**

↑ **9.0%** ↓ **-13.7%**
from Aug 2025: **\$427,500** from Sep 2024: **\$540,000**

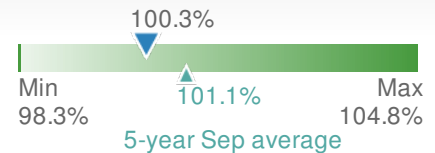
YTD	2025	2024	+/-
	\$466,000	\$465,000	0.2%

5-year Sep average: **\$434,690****Active Listings****60**

Aug 2025	Sep 2024
55	53

Avg DOM**24**


Aug 2025	Sep 2024	YTD
15	26	20

Avg Sold to OLP Ratio**100.3%**



Aug 2025	Sep 2024	YTD
101.5%	98.3%	100.5%

September 2025


Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30**
 **20.0%**
from Aug 2025:
25
 **42.9%**
from Sep 2024:
21



YTD	2025	2024	+/-
	246	204	20.6%

5-year Sep average: **22****New Pendings****15**
 **-55.9%**
from Aug 2025:
34
 **-37.5%**
from Sep 2024:
24

YTD	2025	2024	+/-
	194	180	7.8%

5-year Sep average: **18****Closed Sales****27**
 **12.5%**
from Aug 2025:
24
 **42.1%**
from Sep 2024:
19

YTD	2025	2024	+/-
	188	173	8.7%

5-year Sep average: **21****Median
Sold Price****\$587,500**
 **-7.4%**
from Aug 2025:
\$634,500
 **2.2%**
from Sep 2024:
\$575,000

YTD	2025	2024	+/-
	\$600,000	\$573,000	4.7%

5-year Sep average: **\$532,850****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for September was \$587,500, representing a decrease of 7.4% compared to last month and an increase of 2.2% from Sep 2024. The average days on market for units sold in September was 23 days, 12% above the 5-year September average of 21 days. There was a 55.9% month over month decrease in new contract activity with 15 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 34.4% increase in supply to 43 active units.

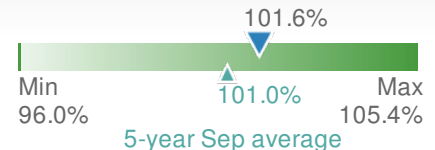
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 1.13 in August and a decrease from 1.03 in September 2024. The Contract Ratio is 48% lower than the 5-year September average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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**43**

Aug 2025	Sep 2024
32	34

Avg DOM**23**

Aug 2025	Sep 2024	YTD
13	38	22


**Avg Sold to
OLP Ratio****101.6%**


Aug 2025	Sep 2024	YTD
103.4%	96.0%	100.8%

September 2025

Perkiomen Valley (Montgomery, PA) - Attached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9**


 **-59.1%**
 from Aug 2025: **22**

 **-62.5%**
 from Sep 2024: **24**

YTD	2025	2024	+/-
	132	129	2.3%


5-year Sep average: **16****New Pendings****14**


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

 **-39.1%**
 from Sep 2024: **23**

YTD	2025	2024	+/-
	115	110	4.5%

5-year Sep average: **17****Closed Sales****18**


 **0.0%**
 from Aug 2025: **18**

 **50.0%**
 from Sep 2024: **12**

YTD	2025	2024	+/-
	101	94	7.4%

5-year Sep average: **15****Median Sold Price****\$400,000**

 **14.3%**
 from Aug 2025: **\$350,000**

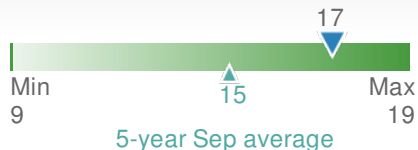
 **19.9%**
 from Sep 2024: **\$333,500**

YTD	2025	2024	+/-
	\$365,000	\$360,250	1.3%

5-year Sep average: **\$352,900****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for September was \$400,000, representing an increase of 14.3% compared to last month and an increase of 19.9% from Sep 2024. The average days on market for units sold in September was 25 days, 79% above the 5-year September average of 14 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 19; and a 26.1% decrease in supply to 17 active units.

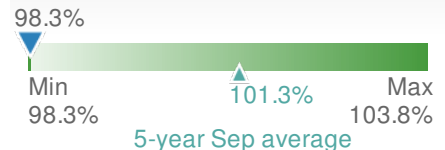
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.91 in August and a decrease from 1.42 in September 2024. The Contract Ratio is 36% lower than the 5-year September average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2025	Sep 2024
23	19

Avg DOM**25**

Aug 2025	Sep 2024	YTD
17	7	17

Avg Sold to OLP Ratio**98.3%**

Aug 2025	Sep 2024	YTD
99.1%	101.9%	99.9%

September 2025

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**38****↑52.0%**from Aug 2025:
25**↑31.0%**from Sep 2024:
29

YTD	2025	2024	+/-
	283	281	0.7%

5-year Sep average: **33****New Pendings****29****↑3.6%**from Aug 2025:
28**↓-6.5%**from Sep 2024:
31

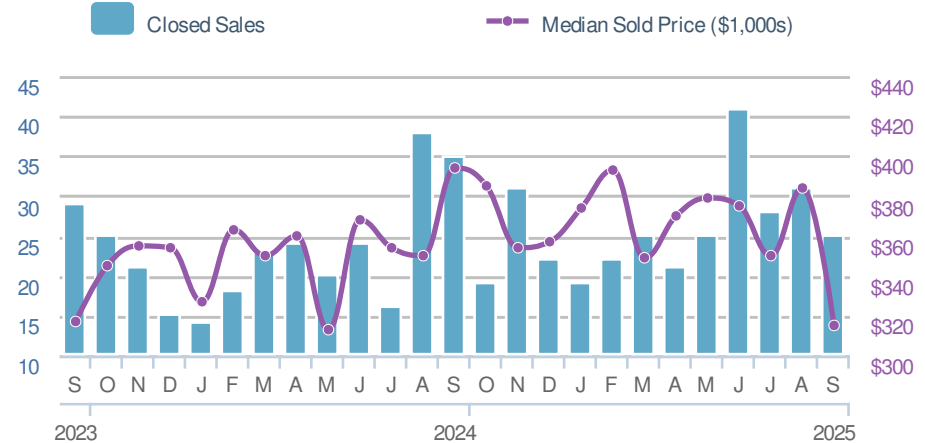
YTD	2025	2024	+/-
	254	239	6.3%

5-year Sep average: **30****Closed Sales****25****↓-19.4%**from Aug 2025:
31**↓-28.6%**from Sep 2024:
35

YTD	2025	2024	+/-
	242	216	12.0%

5-year Sep average: **34****Median Sold Price****\$315,000****↓-18.2%**from Aug 2025:
\$384,900**↓-20.2%**from Sep 2024:
\$394,640

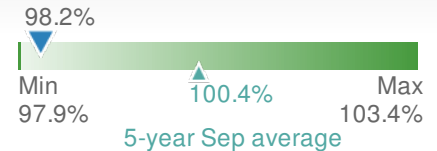
YTD	2025	2024	+/-
	\$365,000	\$360,000	1.4%

5-year Sep average: **\$329,028****Active Listings****32**

Aug 2025	Sep 2024
25	35

Avg DOM**17**

Aug 2025	Sep 2024	YTD
23	38	20

Avg Sold to OLP Ratio**98.2%**

Aug 2025	Sep 2024	YTD
100.4%	97.9%	100.2%

September 2025**Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **82.4%**from Aug 2025:
17 **29.2%**from Sep 2024:
24

YTD	2025	2024	+/-
	213	215	-0.9%

5-year Sep average: **26****New Pendings****23** **9.5%**from Aug 2025:
21 **-8.0%**from Sep 2024:
25

YTD	2025	2024	+/-
	189	179	5.6%

5-year Sep average: **23****Closed Sales****21** **-12.5%**from Aug 2025:
24 **-25.0%**from Sep 2024:
28

YTD	2025	2024	+/-
	183	157	16.6%

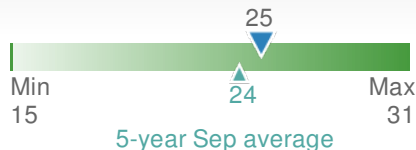
5-year Sep average: **26****Median
Sold Price****\$325,000** **-29.5%**from Aug 2025:
\$461,250 **-18.7%**from Sep 2024:
\$399,640

YTD	2025	2024	+/-
	\$395,000	\$399,640	-1.2%

5-year Sep average: **\$343,528****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for September was \$325,000, representing a decrease of 29.5% compared to last month and a decrease of 18.7% from Sep 2024. The average days on market for units sold in September was 16 days, 27% below the 5-year September average of 22 days. There was a 9.5% month over month increase in new contract activity with 23 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from August) to 29; and a 38.9% increase in supply to 25 active units.

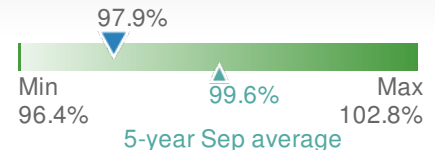
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.39 in August and a decrease from 1.19 in September 2024. The Contract Ratio is 35% lower than the 5-year September average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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**25**

Aug 2025	Sep 2024
18	31

Avg DOM**16**

Aug 2025	Sep 2024	YTD
28	46	21

**Avg Sold to
OLP Ratio****97.9%**

Aug 2025	Sep 2024	YTD
100.0%	96.4%	100.0%

September 2025**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7** **-12.5%**from Aug 2025:
8 **40.0%**from Sep 2024:
5

YTD	2025	2024	+/-
	70	66	6.1%

5-year Sep average: **7****New Pendings****6** **-14.3%**from Aug 2025:
7 **0.0%**from Sep 2024:
6

YTD	2025	2024	+/-
	65	60	8.3%

5-year Sep average: **7****Closed Sales****4** **-42.9%**from Aug 2025:
7 **-42.9%**from Sep 2024:
7

YTD	2025	2024	+/-
	59	59	0.0%

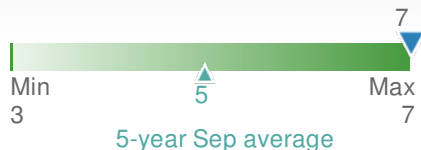
5-year Sep average: **8****Median
Sold Price****\$280,000** **-8.2%**from Aug 2025:
\$305,000 **20.2%**from Sep 2024:
\$233,000

YTD	2025	2024	+/-
	\$300,000	\$275,000	9.1%

5-year Sep average: **\$243,600****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for September was \$280,000, representing a decrease of 8.2% compared to last month and an increase of 20.2% from Sep 2024. The average days on market for units sold in September was 19 days, 107% above the 5-year September average of 9 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and no change in supply with 7 active units.

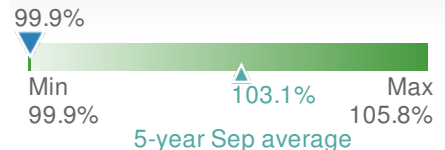
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.29 in August and a decrease from 2.50 in September 2024. The Contract Ratio is 66% lower than the 5-year September average of 4.58. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Aug 2025	Sep 2024
7	4

Avg DOM**19**

Aug 2025	Sep 2024	YTD
5	4	17

**Avg Sold to
OLP Ratio****99.9%**

Aug 2025	Sep 2024	YTD
101.6%	104.0%	100.6%

September 2025

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**22**

↓ -18.5% ↓ -21.4%
from Aug 2025: 27 from Sep 2024: 28

YTD	2025	2024	+/-
	263	285	-7.7%

5-year Sep average: **32****New Pendings****21**

↔ 0.0% ↓ -19.2%
from Aug 2025: 21 from Sep 2024: 26

YTD	2025	2024	+/-
	207	253	-18.2%

5-year Sep average: **30****Closed Sales****20**

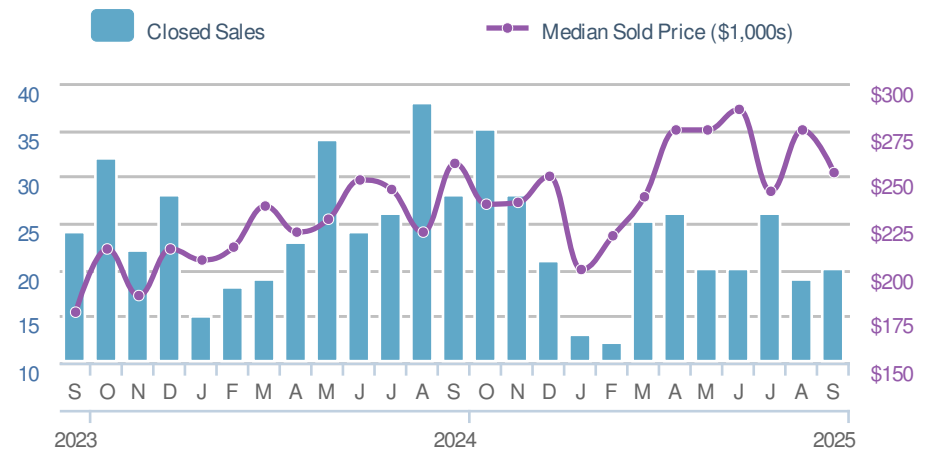
↑ 5.3% ↓ -28.6%
from Aug 2025: 19 from Sep 2024: 28

YTD	2025	2024	+/-
	186	234	-20.5%

5-year Sep average: **27****Median Sold Price****\$252,500**

↓ -8.2% ↓ -1.9%
from Aug 2025: \$275,000 from Sep 2024: \$257,500

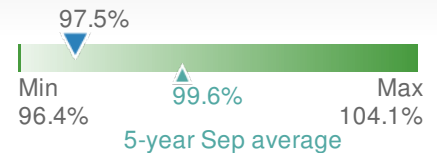
YTD	2025	2024	+/-
	\$253,500	\$234,500	8.1%

5-year Sep average: **\$211,990****Active Listings****44**

Aug 2025	Sep 2024
49	30

Avg DOM**39**

Aug 2025	Sep 2024	YTD
21	19	24

Avg Sold to OLP Ratio**97.5%**

Aug 2025	Sep 2024	YTD
99.1%	96.4%	99.3%

September 2025**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **30.8%**from Aug 2025:
13 **30.8%**from Sep 2024:
13

YTD	2025	2024	+/-
	144	148	-2.7%

5-year Sep average: **18****New Pendings****12** **9.1%**from Aug 2025:
11 **-25.0%**from Sep 2024:
16

YTD	2025	2024	+/-
	124	134	-7.5%

5-year Sep average: **16****Closed Sales****8** **-46.7%**from Aug 2025:
15 **-50.0%**from Sep 2024:
16

YTD	2025	2024	+/-
	109	119	-8.4%

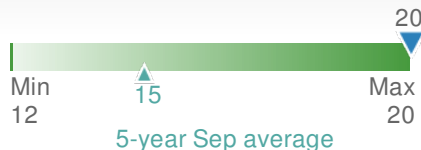
5-year Sep average: **15****Median
Sold Price****\$299,950** **9.1%**from Aug 2025:
\$275,000 **12.3%**from Sep 2024:
\$267,000

YTD	2025	2024	+/-
	\$283,000	\$260,000	8.8%

5-year Sep average: **\$239,790****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for September was \$299,950, representing an increase of 9.1% compared to last month and an increase of 12.3% from Sep 2024. The average days on market for units sold in September was 40 days, 80% above the 5-year September average of 22 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from August) to 20; and no change in supply with 20 active units.

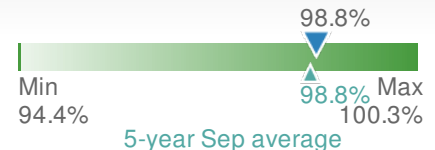
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.80 in August and a decrease from 1.75 in September 2024. The Contract Ratio is 39% lower than the 5-year September average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**20**

Aug 2025	Sep 2024
20	12

Avg DOM**40**

Aug 2025	Sep 2024	YTD
15	26	20

**Avg Sold to
OLP Ratio****98.8%**

Aug 2025	Sep 2024	YTD
99.4%	94.4%	100.1%

September 2025**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-64.3%**
 from Aug 2025: **14**

 **-66.7%**
 from Sep 2024: **15**

YTD	2025	2024	+/-
	119	137	-13.1%


5-year Sep average: **15****New Pendings****9**


 **-10.0%**
 from Aug 2025: **10**

 **-10.0%**
 from Sep 2024: **10**

YTD	2025	2024	+/-
	83	119	-30.3%

5-year Sep average: **14****Closed Sales****12**

 **200.0%**
 from Aug 2025: **4**

 **0.0%**
 from Sep 2024: **12**

YTD	2025	2024	+/-
	77	115	-33.0%

5-year Sep average: **13****Median Sold Price****\$237,500**

 **-1.7%**
 from Aug 2025: **\$241,717**

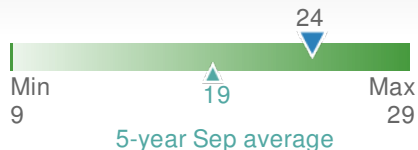
 **-2.1%**
 from Sep 2024: **\$242,500**

YTD	2025	2024	+/-
	\$225,000	\$190,000	18.4%

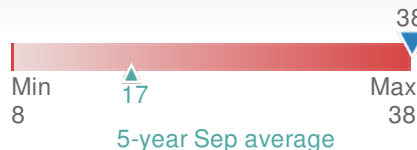
5-year Sep average: **\$198,290****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for September was \$237,500, representing a decrease of 1.7% compared to last month and a decrease of 2.1% from Sep 2024. The average days on market for units sold in September was 38 days, 121% above the 5-year September average of 17 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 12; and a 17.2% decrease in supply to 24 active units.

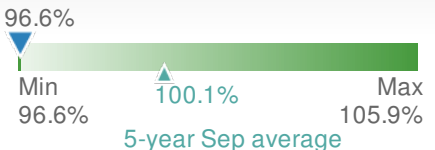
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.48 in August and a decrease from 0.89 in September 2024. The Contract Ratio is 59% lower than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2025	Sep 2024
29	18

Avg DOM**38**

Aug 2025	Sep 2024	YTD
47	9	29

Avg Sold to OLP Ratio**96.6%**

Aug 2025	Sep 2024	YTD
98.3%	99.1%	98.3%

September 2025

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**40**

↓ **-14.9%**
from Aug 2025:
47

↓ **-20.0%**
from Sep 2024:
50

YTD	2025	2024	+/-
	430	425	1.2%

5-year Sep average: **44****New Pendings****38**

↓ **-9.5%**
from Aug 2025:
42

↓ **-15.6%**
from Sep 2024:
45

YTD	2025	2024	+/-
	331	324	2.2%

5-year Sep average: **43****Closed Sales****47**

↑ **9.3%**
from Aug 2025:
43

↑ **11.9%**
from Sep 2024:
42

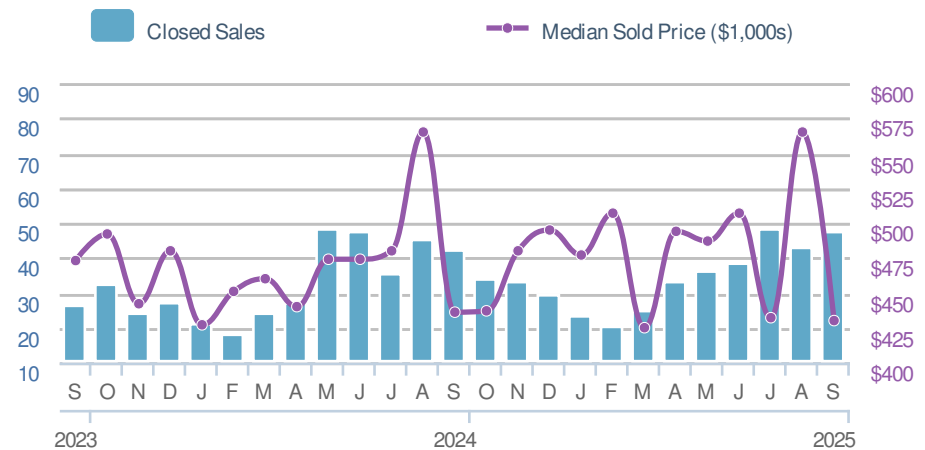
YTD	2025	2024	+/-
	321	316	1.6%

5-year Sep average: **44****Median Sold Price****\$430,000**

↓ **-23.9%**
from Aug 2025:
\$565,000

↓ **-1.5%**
from Sep 2024:
\$436,500

YTD	2025	2024	+/-
	\$470,000	\$465,000	1.1%

5-year Sep average: **\$415,900****Active Listings****50**

Aug 2025	Sep 2024
45	52


Avg DOM**20**


Aug 2025	Sep 2024	YTD
21	17	19

Avg Sold to OLP Ratio**100.3%**

Aug 2025	Sep 2024	YTD
100.9%	100.8%	100.9%


September 2025**Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22**


 **-26.7%**
 from Aug 2025: **30**

 **-40.5%**
 from Sep 2024: **37**

YTD	2025	2024	+/-
	276	291	-5.2%

5-year Sep average: **30****New Pendings****25**

 **-7.4%**
 from Aug 2025: **27**

 **-19.4%**
 from Sep 2024: **31**

YTD	2025	2024	+/-
	214	213	0.5%


5-year Sep average: **29****Closed Sales****29**


 **-6.5%**
 from Aug 2025: **31**

 **-3.3%**
 from Sep 2024: **30**

YTD	2025	2024	+/-
	203	195	4.1%

5-year Sep average: **29****Median Sold Price****\$485,000**

 **-23.6%**
 from Aug 2025: **\$635,000**

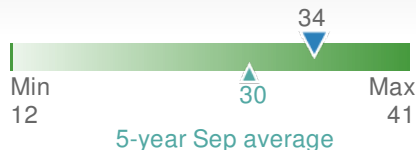
 **2.6%**
 from Sep 2024: **\$472,500**

YTD	2025	2024	+/-
	\$540,000	\$495,000	9.1%

5-year Sep average: **\$473,100****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for September was \$485,000, representing a decrease of 23.6% compared to last month and an increase of 2.6% from Sep 2024. The average days on market for units sold in September was 19 days, 32% above the 5-year September average of 14 days. There was a 7.4% month over month decrease in new contract activity with 25 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 34; and an 8.1% decrease in supply to 34 active units.

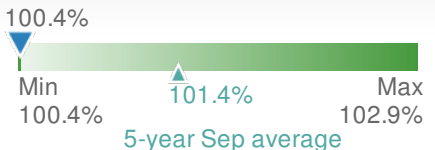
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.05 in August and no change from September 2024. The Contract Ratio is 37% lower than the 5-year September average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**34**

Aug 2025	Sep 2024
37	36

Avg DOM**19**

Aug 2025	Sep 2024	YTD
24	13	19

Avg Sold to OLP Ratio**100.4%**

Aug 2025	Sep 2024	YTD
100.2%	101.2%	101.1%

September 2025**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **5.9%**from Aug 2025:
17 **38.5%**from Sep 2024:
13

YTD	2025	2024	+/-
	154	132	16.7%

5-year Sep average: **14****New Pendings****13** **-13.3%**from Aug 2025:
15 **0.0%**from Sep 2024:
13

YTD	2025	2024	+/-
	117	110	6.4%

5-year Sep average: **13****Closed Sales****18** **50.0%**from Aug 2025:
12 **63.6%**from Sep 2024:
11

YTD	2025	2024	+/-
	118	120	-1.7%

5-year Sep average: **14****Median
Sold Price****\$415,250** **0.7%**from Aug 2025:
\$412,500 **6.5%**from Sep 2024:
\$390,000

YTD	2025	2024	+/-
	\$415,000	\$432,500	-4.0%

5-year Sep average: **\$361,650****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for September was \$415,250, representing an increase of 0.7% compared to last month and an increase of 6.5% from Sep 2024. The average days on market for units sold in September was 21 days, 54% above the 5-year September average of 14 days. There was a 13.3% month over month decrease in new contract activity with 13 New Pendings; a 38.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and a 100% increase in supply to 16 active units.

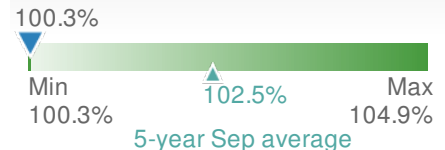
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 2.63 in August and a decrease from 1.25 in September 2024. The Contract Ratio is 69% lower than the 5-year September average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2025	Sep 2024
8	16

Avg DOM**21**

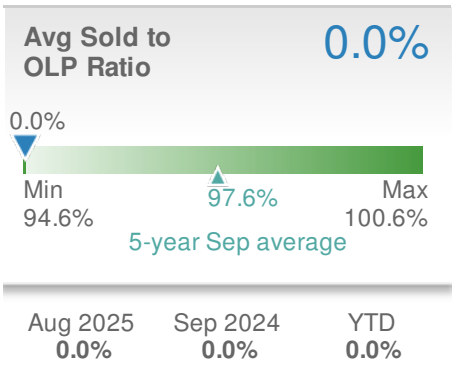
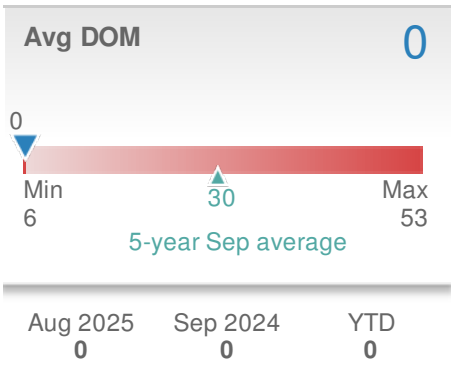
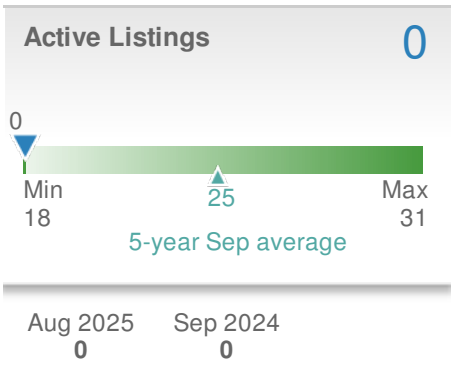
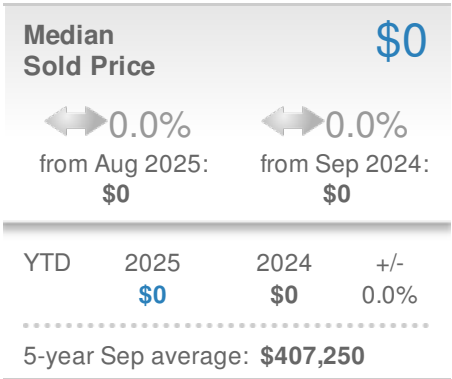
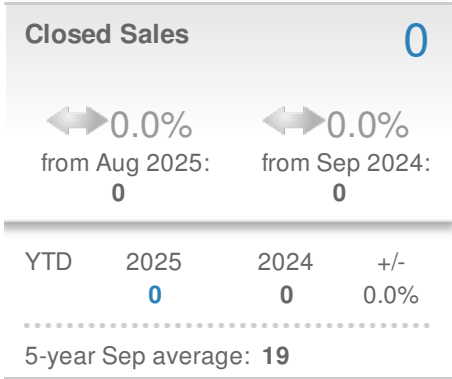
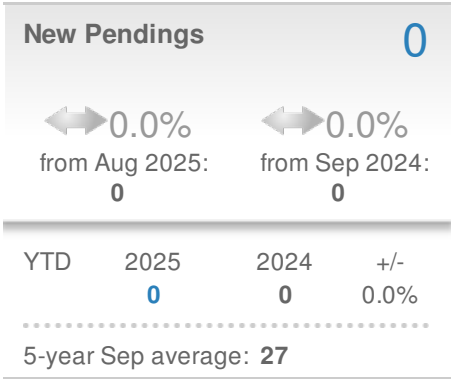
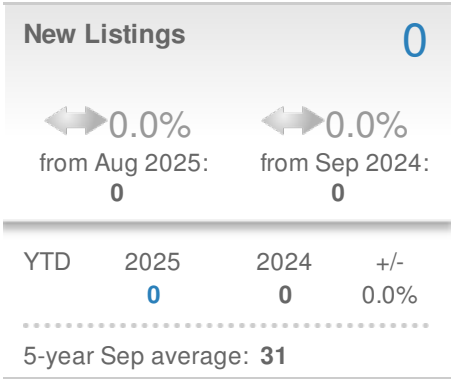
Aug 2025	Sep 2024	YTD
14	24	20

**Avg Sold to
OLP Ratio****100.3%**

Aug 2025	Sep 2024	YTD
103.0%	100.8%	100.5%

September 2025
Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



September 2025

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Sep average: **10****New Pendings****0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Sep average: **10****Closed Sales****0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Sep average: **6****Median Sold Price****\$0**

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

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

5-year Sep average: **\$408,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for September was \$0, representing no change compared to last month and no change from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 31 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 August) with 0; and no change in supply with 0 active units.

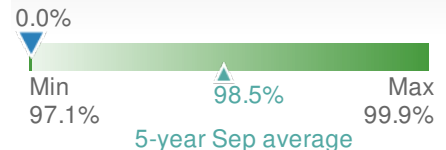
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2024. The Contract Ratio is 100% lower than the 5-year September average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2025	Sep 2024
0	0

Avg DOM**0**

Aug 2025	Sep 2024	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Aug 2025	Sep 2024	YTD
0.0%	0.0%	0.0%

September 2025

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Sep average: 2

New Pendings**0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Sep average: 1

Closed Sales**0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Sep average: 1

Median Sold Price**\$0**

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

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

5-year Sep average: **\$358,938****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and no change from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 26 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 August) with 0; and no change in supply with 0 active units.

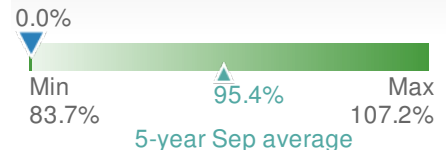
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2024. The Contract Ratio is 100% lower than the 5-year September average of 0.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2025	Sep 2024
0	0

Avg DOM**0**

Aug 2025	Sep 2024	YTD
0	0	0


Avg Sold to OLP Ratio**0.0%**

Aug 2025	Sep 2024	YTD
0.0%	0.0%	0.0%


September 2025

Spring-Ford Area (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**60** **20.0%**
from Aug 2025:
50 **30.4%**
from Sep 2024:
46



YTD	2025	2024	+/-
	490	445	10.1%

5-year Sep average: **52****New Pendings****54** **-1.8%**
from Aug 2025:
55 **22.7%**
from Sep 2024:
44

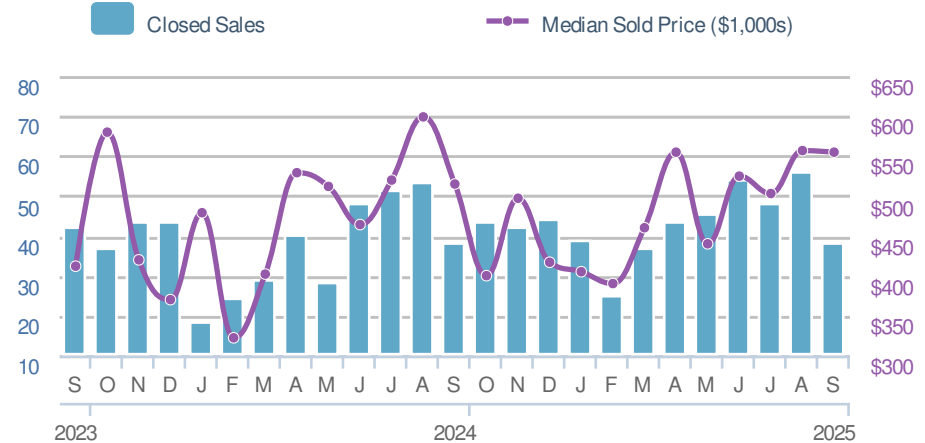
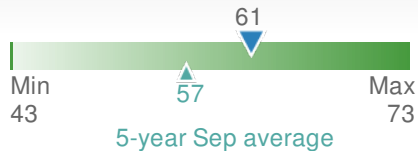
YTD	2025	2024	+/-
	424	379	11.9%

5-year Sep average: **50****Closed Sales****38** **-32.1%**
from Aug 2025:
56 **0.0%**
from Sep 2024:
38

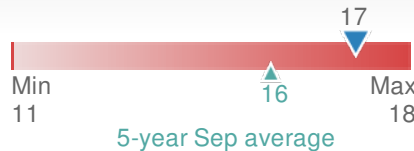
YTD	2025	2024	+/-
	399	343	16.3%

5-year Sep average: **52****Median Sold Price****\$555,000** **-0.4%**
from Aug 2025:
\$557,499 **7.8%**
from Sep 2024:
\$515,000

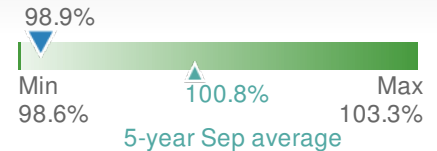
YTD	2025	2024	+/-
	\$501,000	\$495,000	1.2%

5-year Sep average: **\$457,190****Active Listings****61**

Aug 2025	Sep 2024
54	54

Avg DOM**17**


Aug 2025	Sep 2024	YTD
24	18	22

Avg Sold to OLP Ratio**98.9%**


Aug 2025	Sep 2024	YTD
99.6%	98.6%	99.6%

September 2025


Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****36**
 **63.6%**
from Aug 2025:
22
 **24.1%**
from Sep 2024:
29



YTD	2025	2024	+/-
	255	220	15.9%

5-year Sep average: **26****New Pendings****27**
 **-20.6%**
from Aug 2025:
34
 **8.0%**
from Sep 2024:
25

YTD	2025	2024	+/-
	221	183	20.8%

5-year Sep average: **25****Closed Sales****22**
 **-33.3%**
from Aug 2025:
33
 **4.8%**
from Sep 2024:
21

YTD	2025	2024	+/-
	208	158	31.6%

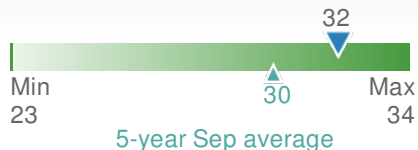
5-year Sep average: **25****Median Sold Price****\$692,500**
 **-5.1%**
from Aug 2025:
\$730,000
 **5.7%**
from Sep 2024:
\$655,000

YTD	2025	2024	+/-
	\$676,000	\$655,000	3.2%

5-year Sep average: **\$613,610****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for September was \$692,500, representing a decrease of 5.1% compared to last month and an increase of 5.7% from Sep 2024. The average days on market for units sold in September was 18 days, 8% below the 5-year September average of 20 days. There was a 20.6% month over month decrease in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 38; and a 39.1% increase in supply to 32 active units.

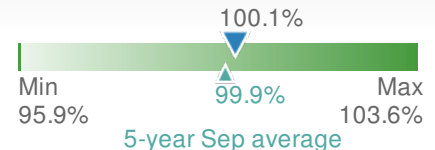
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.65 in August and an increase from 0.97 in September 2024. The Contract Ratio is 6% lower than the 5-year September average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2025	Sep 2024
23	34

Avg DOM**18**

Aug 2025	Sep 2024	YTD
30	24	25

Avg Sold to OLP Ratio**100.1%**

Aug 2025	Sep 2024	YTD
99.5%	97.0%	99.9%

September 2025

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24** **-14.3%**from Aug 2025:
28 **41.2%**from Sep 2024:
17

YTD	2025	2024	+/-
	235	225	4.4%

5-year Sep average: **27****New Pending****27** **28.6%**from Aug 2025:
21 **42.1%**from Sep 2024:
19

YTD	2025	2024	+/-
	203	196	3.6%

5-year Sep average: **25****Closed Sales****16** **-30.4%**from Aug 2025:
23 **-5.9%**from Sep 2024:
17

YTD	2025	2024	+/-
	191	185	3.2%

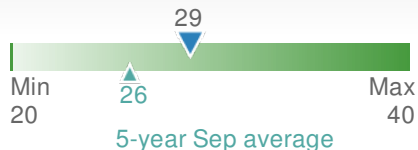
5-year Sep average: **27****Median
Sold Price****\$450,000** **9.8%**from Aug 2025:
\$410,000 **8.4%**from Sep 2024:
\$415,000

YTD	2025	2024	+/-
	\$390,000	\$389,900	0.0%

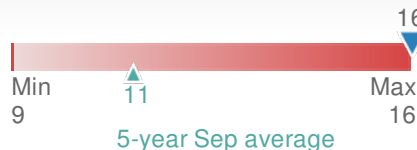
5-year Sep average: **\$380,990****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for September was \$450,000, representing an increase of 9.8% compared to last month and an increase of 8.4% from Sep 2024. The average days on market for units sold in September was 16 days, 43% above the 5-year September average of 11 days. There was a 28.6% month over month increase in new contract activity with 27 New Pending; a 25.9% MoM increase in All Pending (new contracts + contracts carried over from August) to 34; and a 6.5% decrease in supply to 29 active units.

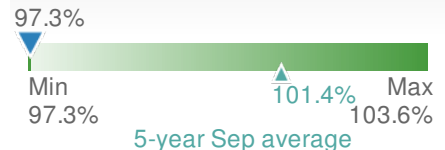
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.87 in August and a decrease from 1.45 in September 2024. The Contract Ratio is 25% lower than the 5-year September average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2025	Sep 2024
31	20

Avg DOM**16**

Aug 2025	Sep 2024	YTD
15	10	20


**Avg Sold to
OLP Ratio****97.3%**

Aug 2025	Sep 2024	YTD
99.7%	100.7%	99.2%


September 2025

Upper Dublin (Montgomery, PA)


Email: ldavis@tcsr.realtor

New Listings**33** **43.5%**
from Aug 2025:
23 **22.2%**
from Sep 2024:
27


YTD	2025	2024	+/-
	239	258	-7.4%

5-year Sep average: **31****New Pendings****22** **15.8%**
from Aug 2025:
19 **-8.3%**
from Sep 2024:
24

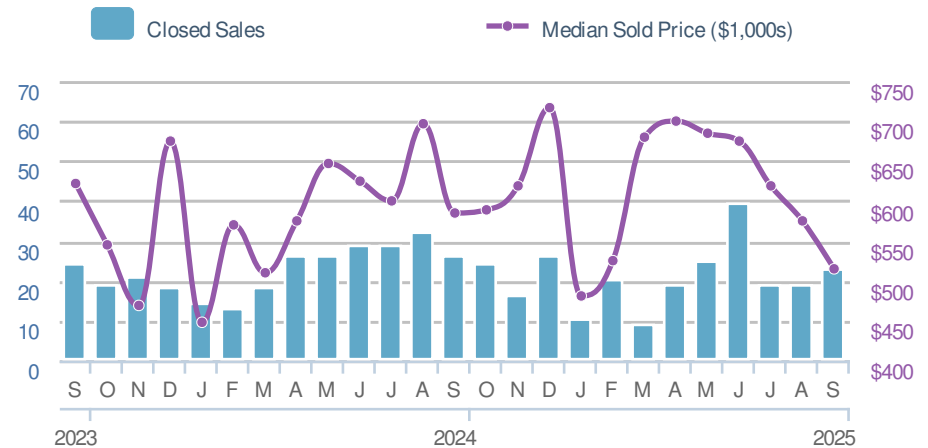
YTD	2025	2024	+/-
	200	232	-13.8%

5-year Sep average: **23****Closed Sales****23** **21.1%**
from Aug 2025:
19 **-11.5%**
from Sep 2024:
26

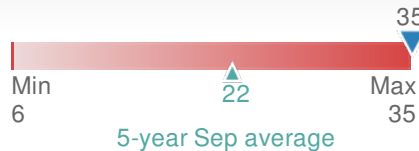
YTD	2025	2024	+/-
	188	216	-13.0%

5-year Sep average: **30****Median Sold Price****\$515,000** **-10.4%**
from Aug 2025:
\$575,000 **-12.0%**
from Sep 2024:
\$585,000

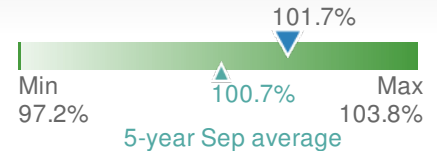
YTD	2025	2024	+/-
	\$647,500	\$600,000	7.9%

5-year Sep average: **\$565,500****Active Listings****44**

Aug 2025	Sep 2024
34	31

Avg DOM**35**

Aug 2025	Sep 2024	YTD
12	26	20

Avg Sold to OLP Ratio**101.7%**

Aug 2025	Sep 2024	YTD
99.9%	97.2%	101.9%

September 2025

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **11.8%**from Aug 2025:
17 **0.0%**from Sep 2024:
19

YTD	2025	2024	+/-
	167	174	-4.0%

5-year Sep average: **19****New Pendings****11** **10.0%**from Aug 2025:
10 **0.0%**from Sep 2024:
11

YTD	2025	2024	+/-
	140	149	-6.0%

5-year Sep average: **14****Closed Sales****15** **15.4%**from Aug 2025:
13 **7.1%**from Sep 2024:
14

YTD	2025	2024	+/-
	134	138	-2.9%

5-year Sep average: **21****Median Sold Price****\$662,422** **-5.4%**from Aug 2025:
\$700,000 **-16.1%**from Sep 2024:
\$790,000

YTD	2025	2024	+/-
	\$717,500	\$680,000	5.5%

5-year Sep average: **\$653,734****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for September was \$662,422, representing a decrease of 5.4% compared to last month and a decrease of 16.1% from Sep 2024. The average days on market for units sold in September was 51 days, 104% above the 5-year September average of 25 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 26.9% increase in supply to 33 active units.

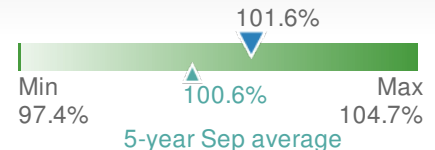
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.77 in August and a decrease from 0.85 in September 2024. The Contract Ratio is 51% lower than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
26	26

Avg DOM**51**

Aug 2025	Sep 2024	YTD
8	24	21

Avg Sold to OLP Ratio**101.6%**

Aug 2025	Sep 2024	YTD
101.2%	97.4%	101.7%

September 2025

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **133.3%**from Aug 2025:
6 **75.0%**from Sep 2024:
8

YTD	2025	2024	+/-
	72	84	-14.3%

5-year Sep average: **12****New Pending****11** **22.2%**from Aug 2025:
9 **-15.4%**from Sep 2024:
13

YTD	2025	2024	+/-
	60	83	-27.7%

5-year Sep average: **9****Closed Sales****8** **33.3%**from Aug 2025:
6 **-33.3%**from Sep 2024:
12

YTD	2025	2024	+/-
	54	78	-30.8%

5-year Sep average: **9****Median
Sold Price****\$480,000** **-5.4%**from Aug 2025:
\$507,500 **8.7%**from Sep 2024:
\$441,500

YTD	2025	2024	+/-
	\$438,500	\$457,500	-4.2%

5-year Sep average: **\$433,150****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for September was \$480,000, representing a decrease of 5.4% compared to last month and an increase of 8.7% from Sep 2024. The average days on market for units sold in September was 6 days, 68% below the 5-year September average of 19 days. There was a 22.2% month over month increase in new contract activity with 11 New Pending; a 27.3% MoM increase in All Pending (new contracts + contracts carried over from August) to 14; and a 37.5% increase in supply to 11 active units.

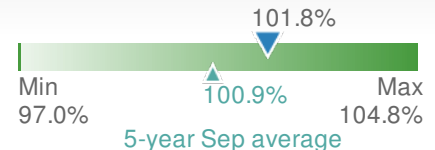
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.38 in August and a decrease from 3.80 in September 2024. The Contract Ratio is 42% lower than the 5-year September average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**11**

Aug 2025	Sep 2024
8	5

Avg DOM**6**

Aug 2025	Sep 2024	YTD
20	29	18

**Avg Sold to
OLP Ratio****101.8%**

Aug 2025	Sep 2024	YTD
97.0%	97.0%	102.3%

September 2025

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**44****↓ -2.2%**from Aug 2025:
45**↓ -18.5%**from Sep 2024:
54

YTD	2025	2024	+/-
	423	410	3.2%

5-year Sep average: **50****New Pendings****39****↑ 11.4%**from Aug 2025:
35**↑ 8.3%**from Sep 2024:
36

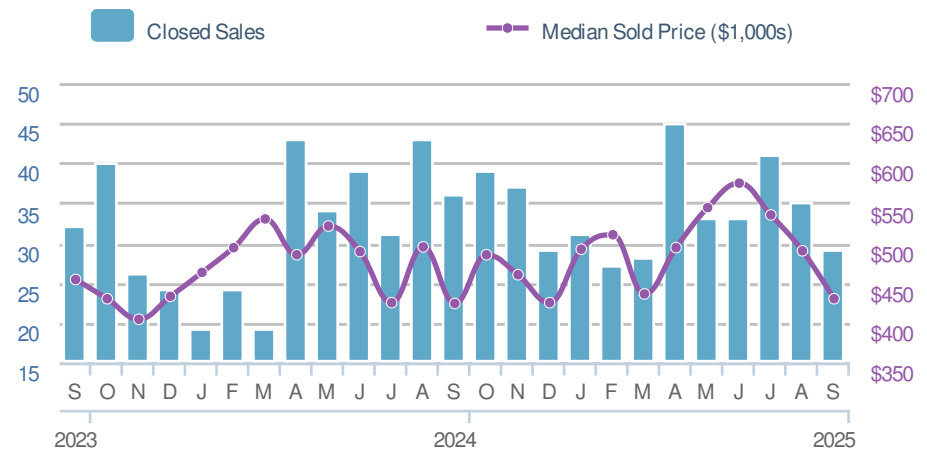
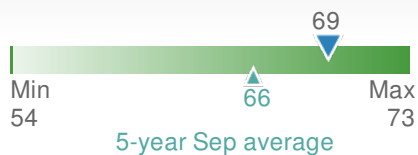
YTD	2025	2024	+/-
	323	336	-3.9%

5-year Sep average: **37****Closed Sales****29****↓ -17.1%**from Aug 2025:
35**↓ -19.4%**from Sep 2024:
36

YTD	2025	2024	+/-
	323	308	4.9%

5-year Sep average: **38****Median Sold Price****\$430,000****↓ -12.2%**from Aug 2025:
\$490,000**↑ 1.4%**from Sep 2024:
\$424,000

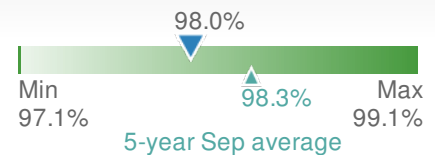
YTD	2025	2024	+/-
	\$492,843	\$500,000	-1.4%

5-year Sep average: **\$421,400****Active Listings****69**

Aug 2025	Sep 2024
83	73

Avg DOM**17**


Aug 2025	Sep 2024	YTD
21	25	24

Avg Sold to OLP Ratio**98.0%**


Aug 2025	Sep 2024	YTD
98.3%	98.7%	98.5%

September 2025

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21**
 **40.0%**
from Aug 2025:
15
 **16.7%**
from Sep 2024:
18



YTD	2025	2024	+/-
	178	185	-3.8%

5-year Sep average: **20****New Pendings****22**
 **57.1%**
from Aug 2025:
14
 **10.0%**
from Sep 2024:
20

YTD	2025	2024	+/-
	149	163	-8.6%

5-year Sep average: **20****Closed Sales****14**
 **-30.0%**
from Aug 2025:
20
 **-26.3%**
from Sep 2024:
19

YTD	2025	2024	+/-
	141	149	-5.4%

5-year Sep average: **20****Median
Sold Price****\$542,500**
 **1.1%**
from Aug 2025:
\$536,600
 **15.4%**
from Sep 2024:
\$470,000

YTD	2025	2024	+/-
	\$548,000	\$535,000	2.4%

5-year Sep average: **\$478,900****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for September was \$542,500, representing an increase of 1.1% compared to last month and an increase of 15.4% from Sep 2024. The average days on market for units sold in September was 14 days, 29% below the 5-year September average of 20 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 38.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 25; and a 9.7% decrease in supply to 28 active units.

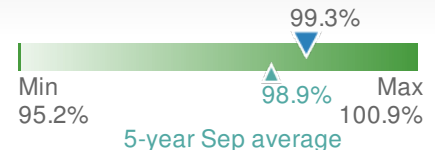
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.58 in August and a decrease from 1.87 in September 2024. The Contract Ratio is 29% lower than the 5-year September average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Aug 2025	Sep 2024
31	15

Avg DOM**14**

Aug 2025	Sep 2024	YTD
13	15	19

**Avg Sold to
OLP Ratio****99.3%**

Aug 2025	Sep 2024	YTD
99.9%	100.9%	100.1%

September 2025



Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****23**

 **-23.3%**  **-36.1%**
 from Aug 2025: **30** from Sep 2024: **36**



YTD	2025	2024	+/-
	245	224	9.4%

5-year Sep average: **30****New Pending****17**

 **-19.0%**  **6.3%**
 from Aug 2025: **21** from Sep 2024: **16**

YTD	2025	2024	+/-
	174	172	1.2%

5-year Sep average: **18****Closed Sales****15**

 **0.0%**  **-11.8%**
 from Aug 2025: **15** from Sep 2024: **17**

YTD	2025	2024	+/-
	182	158	15.2%

5-year Sep average: **18****Median Sold Price****\$329,900**

 **-18.5%**  **-21.5%**
 from Aug 2025: **\$405,000** from Sep 2024: **\$420,000**

YTD	2025	2024	+/-
	\$461,000	\$447,500	3.0%

5-year Sep average: **\$378,080****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for September was \$329,900, representing a decrease of 18.5% compared to last month and a decrease of 21.5% from Sep 2024. The average days on market for units sold in September was 20 days, 54% below the 5-year September average of 44 days. There was a 19% month over month decrease in new contract activity with 17 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 25; and a 21.2% decrease in supply to 41 active units.

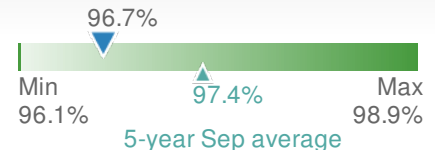
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.48 in August and an increase from 0.50 in September 2024. The Contract Ratio is 7% lower than the 5-year September average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**41**

Aug 2025	Sep 2024
52	58

Avg DOM**20**

Aug 2025	Sep 2024	YTD
33	37	28


Avg Sold to OLP Ratio**96.7%**

Aug 2025	Sep 2024	YTD
96.2%	96.1%	97.2%

September 2025

Upper Moreland (Montgomery, PA)



Email: ldavis@tcsr.realtor

New Listings**21** **10.5%**
from Aug 2025:
19 **162.5%**
from Sep 2024:
8



YTD	2025	2024	+/-
	180	158	13.9%

5-year Sep average: **18****New Pendings****19** **-9.5%**
from Aug 2025:
21 **90.0%**
from Sep 2024:
10

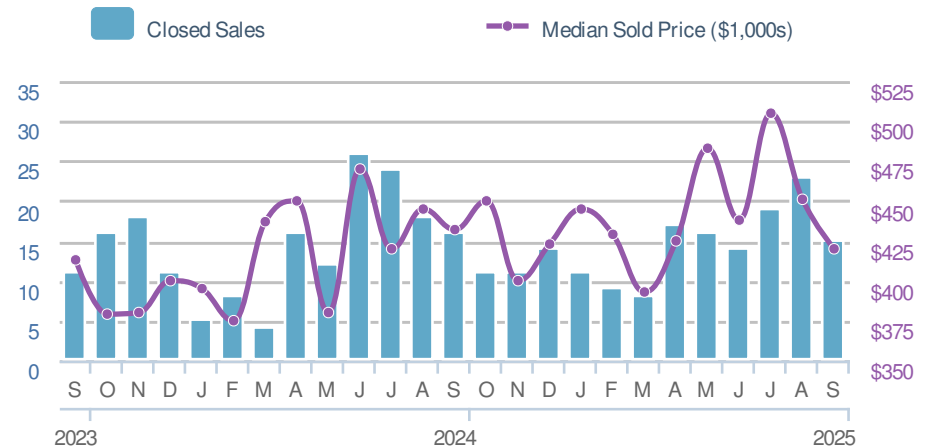
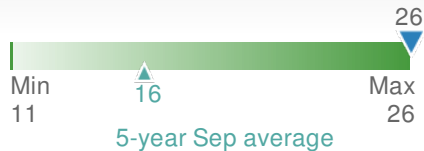
YTD	2025	2024	+/-
	150	139	7.9%

5-year Sep average: **16****Closed Sales****15** **-34.8%**
from Aug 2025:
23 **-6.3%**
from Sep 2024:
16

YTD	2025	2024	+/-
	140	132	6.1%

5-year Sep average: **18****Median Sold Price****\$420,000** **-6.9%**
from Aug 2025:
\$451,000 **-2.9%**
from Sep 2024:
\$432,500

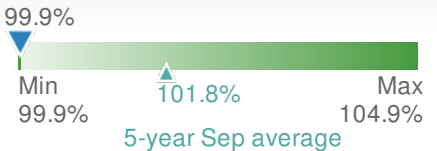
YTD	2025	2024	+/-
	\$451,000	\$435,000	3.7%

5-year Sep average: **\$404,700****Active Listings****26**

Aug 2025	Sep 2024
21	11

Avg DOM**29**

Aug 2025	Sep 2024	YTD
16	11	13

Avg Sold to OLP Ratio**99.9%**

Aug 2025	Sep 2024	YTD
99.7%	101.6%	102.0%

September 2025

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**

↔ 0.0%

from Aug 2025:
18

↑ 157.1%

from Sep 2024:
7

YTD	2025	2024	+/-
	165	143	15.4%

5-year Sep average: **15****New Pending****16**

↓ -15.8%

from Aug 2025:
19

↑ 60.0%

from Sep 2024:
10

YTD	2025	2024	+/-
	134	127	5.5%

5-year Sep average: **13****Closed Sales****14**

↓ -36.4%

from Aug 2025:
22

↓ -6.7%

from Sep 2024:
15

YTD	2025	2024	+/-
	127	119	6.7%

5-year Sep average: **16****Median
Sold Price****\$445,000**

↑ 1.6%

from Aug 2025:
\$438,000

↑ 1.1%

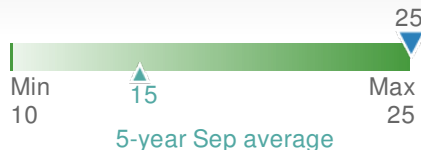
from Sep 2024:
\$440,000

YTD	2025	2024	+/-
	\$461,200	\$440,000	4.8%

5-year Sep average: **\$413,700****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for September was \$445,000, representing an increase of 1.6% compared to last month and an increase of 1.1% from Sep 2024. The average days on market for units sold in September was 30 days, 100% above the 5-year September average of 15 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 20; and a 19% increase in supply to 25 active units.

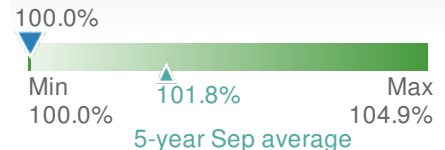
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.95 in August and a decrease from 1.30 in September 2024. The Contract Ratio is 42% lower than the 5-year September average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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**25**

Aug 2025	Sep 2024
21	10

Avg DOM**30**

Aug 2025	Sep 2024	YTD
16	11	13

**Avg Sold to
OLP Ratio****100.0%**

Aug 2025	Sep 2024	YTD
99.8%	101.3%	102.2%

September 2025

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

↑ **200.0%** ↑ **200.0%**
from Aug 2025: **1** from Sep 2024: **1**

YTD	2025	2024	+/-
	15	15	0.0%

5-year Sep average: **3****New Pendings****3**

↑ **50.0%** ↔ **0.0%**
from Aug 2025: **2** from Sep 2024: **0**

YTD	2025	2024	+/-
	16	12	33.3%

5-year Sep average: **2****Closed Sales****1**

↔ **0.0%** ↔ **0.0%**
from Aug 2025: **1** from Sep 2024: **1**

YTD	2025	2024	+/-
	13	13	0.0%

5-year Sep average: **1****Median
Sold Price****\$268,000**

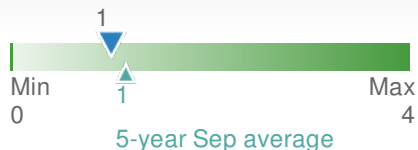
↓ **-51.3%** ↑ **1.1%**
from Aug 2025: **\$549,900** from Sep 2024: **\$265,000**

YTD	2025	2024	+/-
	\$285,000	\$270,000	5.6%

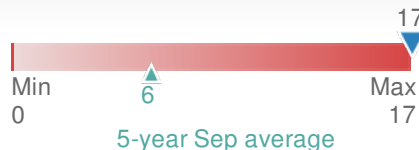
5-year Sep average: **\$154,600****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for September was \$268,000, representing a decrease of 51.3% compared to last month and an increase of 1.1% from Sep 2024. The average days on market for units sold in September was 17 days, 174% above the 5-year September average of 6 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from August) to 3; and a 0% increase in supply to 1 active units.

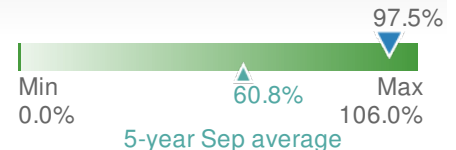
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 253% higher than the 5-year September average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2025	Sep 2024
0	1

Avg DOM**17**

Aug 2025	Sep 2024	YTD
19	6	13

**Avg Sold to
OLP Ratio****97.5%**

Aug 2025	Sep 2024	YTD
98.2%	106.0%	100.0%

September 2025

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**30**

↑ **11.1%**
from Aug 2025:
27

↔ **0.0%**
from Sep 2024:
30

YTD	2025	2024	+/-
	229	192	19.3%

5-year Sep average: **29****New Pendings****20**

↓ **-25.9%**
from Aug 2025:
27

↓ **-16.7%**
from Sep 2024:
24

YTD	2025	2024	+/-
	194	155	25.2%

5-year Sep average: **25****Closed Sales****22**

↓ **-38.9%**
from Aug 2025:
36

↑ **37.5%**
from Sep 2024:
16

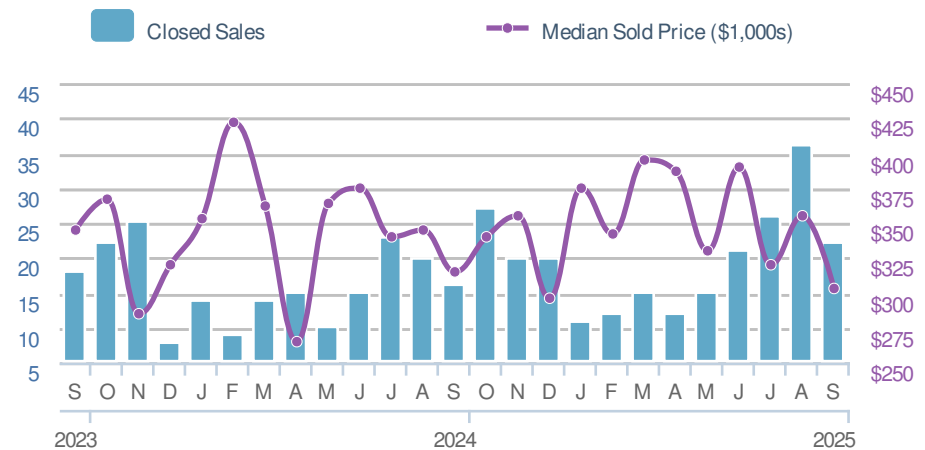
YTD	2025	2024	+/-
	181	144	25.7%

5-year Sep average: **23****Median Sold Price****\$303,500**

↓ **-14.5%**
from Aug 2025:
\$355,000

↓ **-3.7%**
from Sep 2024:
\$315,000

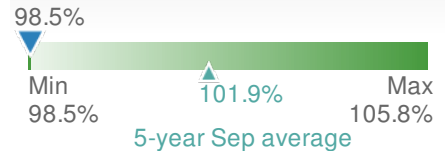
YTD	2025	2024	+/-
	\$350,000	\$333,500	4.9%

5-year Sep average: **\$307,355****Active Listings****45**

Aug 2025	Sep 2024
39	31

Avg DOM**29**

Aug 2025	Sep 2024	YTD
23	15	23

Avg Sold to OLP Ratio**98.5%**

Aug 2025	Sep 2024	YTD
97.9%	103.7%	99.1%

September 2025

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **7.1%**from Aug 2025:
14 **15.4%**from Sep 2024:
13

YTD	2025	2024	+/-
	134	110	21.8%

5-year Sep average: **15****New Pendings****8** **-42.9%**from Aug 2025:
14 **-11.1%**from Sep 2024:
9

YTD	2025	2024	+/-
	110	85	29.4%

5-year Sep average: **12****Closed Sales****12** **-40.0%**from Aug 2025:
20 **0.0%**from Sep 2024:
12

YTD	2025	2024	+/-
	105	88	19.3%

5-year Sep average: **14****Median
Sold Price****\$402,500** **-4.2%**from Aug 2025:
\$420,000 **-6.9%**from Sep 2024:
\$432,250

YTD	2025	2024	+/-
	\$420,500	\$425,000	-1.1%

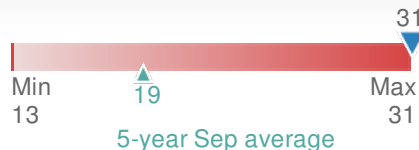
5-year Sep average: **\$397,450****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for September was \$402,500, representing a decrease of 4.2% compared to last month and a decrease of 6.9% from Sep 2024. The average days on market for units sold in September was 31 days, 62% above the 5-year September average of 19 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 14.3% increase in supply to 32 active units.

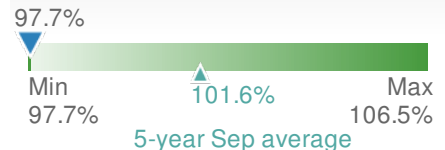
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.75 in August and a decrease from 0.57 in September 2024. The Contract Ratio is 55% lower than the 5-year September average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2025	Sep 2024
28	21

Avg DOM**31**

Aug 2025	Sep 2024	YTD
24	15	25

**Avg Sold to
OLP Ratio****97.7%**

Aug 2025	Sep 2024	YTD
97.1%	104.4%	98.3%

September 2025

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **15.4%**from Aug 2025:
13 **-11.8%**from Sep 2024:
17

YTD	2025	2024	+/-
	95	82	15.9%

5-year Sep average: **13****New Pendings****12** **-7.7%**from Aug 2025:
13 **-20.0%**from Sep 2024:
15

YTD	2025	2024	+/-
	84	70	20.0%

5-year Sep average: **13****Closed Sales****10** **-37.5%**from Aug 2025:
16 **150.0%**from Sep 2024:
4

YTD	2025	2024	+/-
	76	56	35.7%

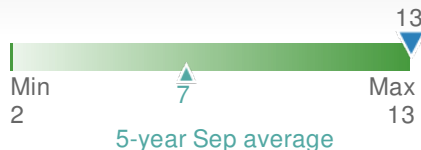
5-year Sep average: **9****Median Sold Price****\$255,000** **-16.3%**from Aug 2025:
\$304,500 **10.5%**from Sep 2024:
\$230,750

YTD	2025	2024	+/-
	\$298,500	\$280,000	6.6%

5-year Sep average: **\$256,350****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for September was \$255,000, representing a decrease of 16.3% compared to last month and an increase of 10.5% from Sep 2024. The average days on market for units sold in September was 26 days, 83% above the 5-year September average of 14 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and an 18.2% increase in supply to 13 active units.

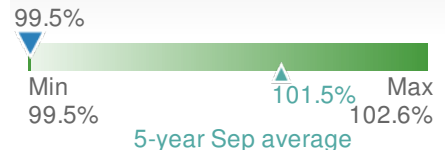
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.09 in August and a decrease from 2.00 in September 2024. The Contract Ratio is 72% lower than the 5-year September average of 3.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
11	10

Avg DOM**26**

Aug 2025	Sep 2024	YTD
21	16	20


Avg Sold to OLP Ratio**99.5%**

Aug 2025	Sep 2024	YTD
98.9%	101.8%	100.2%


September 2025

Wissahickon (Montgomery, PA)


Email: ldavis@tcsr.realtor

New Listings**40** **33.3%**
from Aug 2025:
30 **29.0%**
from Sep 2024:
31



YTD	2025	2024	+/-
	385	293	31.4%

5-year Sep average: **40****New Pendings****34** **0.0%**
from Aug 2025:
34 **-2.9%**
from Sep 2024:
35

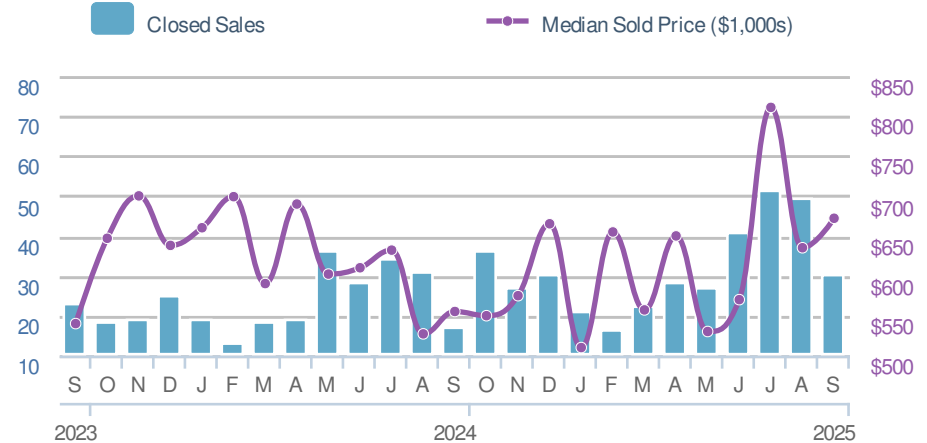
YTD	2025	2024	+/-
	312	241	29.5%

5-year Sep average: **34****Closed Sales****30** **-38.8%**
from Aug 2025:
49 **76.5%**
from Sep 2024:
17

YTD	2025	2024	+/-
	293	218	34.4%

5-year Sep average: **27****Median Sold Price****\$672,500** **5.9%**
from Aug 2025:
\$635,000 **21.1%**
from Sep 2024:
\$555,500

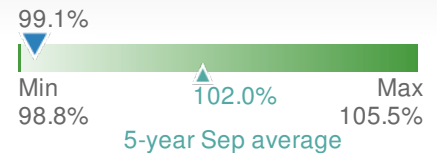
YTD	2025	2024	+/-
	\$646,250	\$610,000	5.9%

5-year Sep average: **\$559,600****Active Listings****52**

Aug 2025	Sep 2024
48	40

Avg DOM**26**



Aug 2025	Sep 2024	YTD
14	16	19

Avg Sold to OLP Ratio**99.1%**


Aug 2025	Sep 2024	YTD
101.6%	105.5%	100.8%

September 2025



Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30**
 **66.7%**
from Aug 2025:
18
 **57.9%**
from Sep 2024:
19



YTD	2025	2024	+/-
	245	180	36.1%

5-year Sep average: **26****New Pending****22**
 **-4.3%**
from Aug 2025:
23
 **0.0%**
from Sep 2024:
22

YTD	2025	2024	+/-
	188	142	32.4%

5-year Sep average: **20****Closed Sales****21**
 **-38.2%**
from Aug 2025:
34
 **250.0%**
from Sep 2024:
6

YTD	2025	2024	+/-
	175	126	38.9%

5-year Sep average: **15****Median
Sold Price****\$719,000**
 **6.1%**
from Aug 2025:
\$677,750
 **7.3%**
from Sep 2024:
\$670,000

YTD	2025	2024	+/-
	\$850,000	\$740,000	14.9%

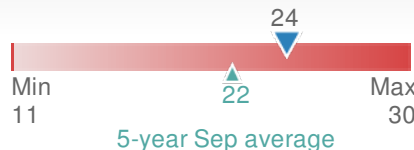
5-year Sep average: **\$684,000****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for September was \$719,000, representing an increase of 6.1% compared to last month and an increase of 7.3% from Sep 2024. The average days on market for units sold in September was 24 days, 10% above the 5-year September average of 22 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 32; and a 14.3% increase in supply to 40 active units.

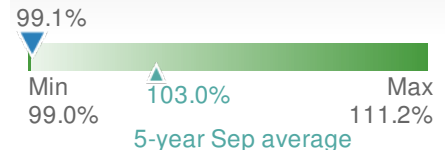
This activity resulted in a Contract Ratio of 0.80 pendencies per active listing, down from 0.91 in August and a decrease from 1.25 in September 2024. The Contract Ratio is 19% lower than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity 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**40**

Aug 2025	Sep 2024
35	28

Avg DOM**24**

Aug 2025	Sep 2024	YTD
11	30	21


**Avg Sold to
OLP Ratio****99.1%**


Aug 2025	Sep 2024	YTD
101.5%	111.2%	100.4%

September 2025

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10**

 **-16.7%**
 from Aug 2025: **12**

 **-16.7%**
 from Sep 2024: **12**

YTD	2025	2024	+/-
	140	113	23.9%

5-year Sep average: **15****New Pendings****12**


 **9.1%**
 from Aug 2025: **11**

 **-7.7%**
 from Sep 2024: **13**

YTD	2025	2024	+/-
	124	99	25.3%


5-year Sep average: **14****Closed Sales****9**

 **-40.0%**
 from Aug 2025: **15**

 **-18.2%**
 from Sep 2024: **11**

YTD	2025	2024	+/-
	118	92	28.3%

5-year Sep average: **12****Median Sold Price****\$590,000**

 **-5.6%**
 from Aug 2025: **\$625,000**

 **10.3%**
 from Sep 2024: **\$535,000**

YTD	2025	2024	+/-
	\$472,500	\$500,000	-5.5%

5-year Sep average: **\$486,880****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for September was \$590,000, representing a decrease of 5.6% compared to last month and an increase of 10.3% from Sep 2024. The average days on market for units sold in September was 29 days, 93% above the 5-year September average of 15 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 16; and a 7.7% decrease in supply to 12 active units.

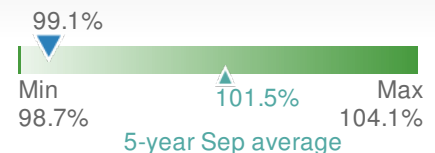
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.15 in August and a decrease from 1.42 in September 2024. The Contract Ratio is 15% lower than the 5-year September average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2025	Sep 2024
13	12

Avg DOM**29**

Aug 2025	Sep 2024	YTD
21	9	16

Avg Sold to OLP Ratio**99.1%**

Aug 2025	Sep 2024	YTD
101.8%	102.4%	101.4%