September 2025

All Home Types
Detached
Attached

Local Market Insight

Abington (Montgomery, PA)

MarketStats by ShowingTime

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

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September 2025
Abington (Montgomery, PA)

New Listings — 60

30.4%	17.6%
from Aug 2025: **46**	from Sep 2024: **51**

YTD	2025	2024	+/-
	523	**509**	2.8%

5-year Sep average: **58**

New Pendings — 62

47.6%	31.9%
from Aug 2025: **42**	from Sep 2024: **47**

YTD	2025	2024	+/-
	453	**468**	-3.2%

5-year Sep average: **50**

Closed Sales — 40

-36.5%	-24.5%
from Aug 2025: **63**	from Sep 2024: **53**

YTD	2025	2024	+/-
	427	**451**	-5.3%

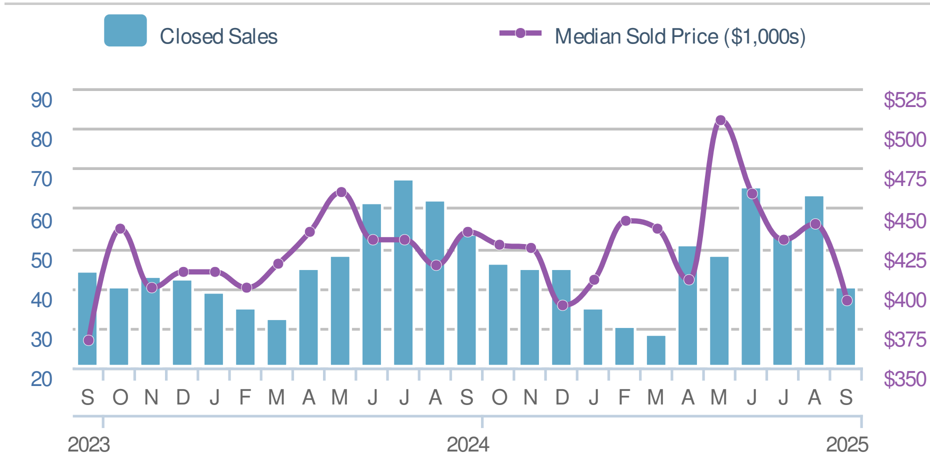
5-year Sep average: **53**

Median Sold Price — $392,750

-10.7%	-9.7%
from Aug 2025: **$440,000**	from Sep 2024: **$435,000**

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

5-year Sep average: **$392,250**



Active Listings — 71

71
Min 46 | 63 | Max 73
5-year Sep average

Aug 2025	Sep 2024
74	**59**

Avg DOM — 28

28
Min 15 | 21 | Max 28
5-year Sep average

Aug 2025	Sep 2024	YTD
12	**20**	**19**

Avg Sold to OLP Ratio — 98.7%

98.7%
Min 98.7% | 100.4% | Max 102.9%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.4%	**99.5%**	**100.4%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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September 2025

Abington (Montgomery, PA) - Detached

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%

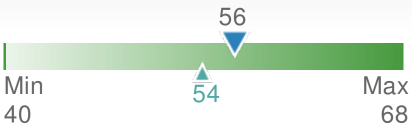
5-year Sep average: **$405,450**

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.

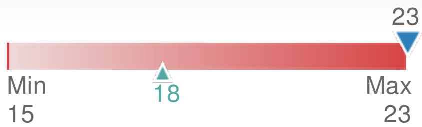
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.85 in August and a decrease from 1.13 in September 2024. The Contract Ratio is 12% lower than the 5-year September average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared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



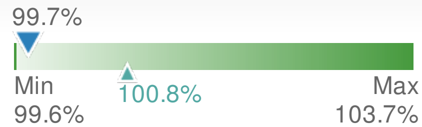
Aug 2025	Sep 2024
53	**53**

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%**

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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

15

Min 5 | 9 (5-year Sep average) | Max 15

Aug 2025	Sep 2024
21	**6**

Avg DOM — 57

57

Min 10 | 35 (5-year Sep average) | Max 76

Aug 2025	Sep 2024	YTD
20	**18**	**29**

Avg Sold to OLP Ratio — 93.2%

93.2%

Min 93.2% | 98.3% (5-year Sep average) | Max 100.9%

Aug 2025	Sep 2024	YTD
99.4%	**99.5%**	**97.7%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.