September 2025

All Home Types
Detached
Attached

Local Market Insight

Cheltenham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Cheltenham (Montgomery, PA)

New Listings — 31

▲ 10.7%	▼ -11.4%
from Aug 2025: **28**	from Sep 2024: **35**

YTD	2025	2024	+/-
	365	**403**	-9.4%

5-year Sep average: **47**

New Pendings — 26

▼ -18.8%	▼ -18.8%
from Aug 2025: **32**	from Sep 2024: **32**

YTD	2025	2024	+/-
	309	**336**	-8.0%

5-year Sep average: **34**

Closed Sales — 33

▼ -10.8%	▲ 3.1%
from Aug 2025: **37**	from Sep 2024: **32**

YTD	2025	2024	+/-
	304	**306**	-0.7%

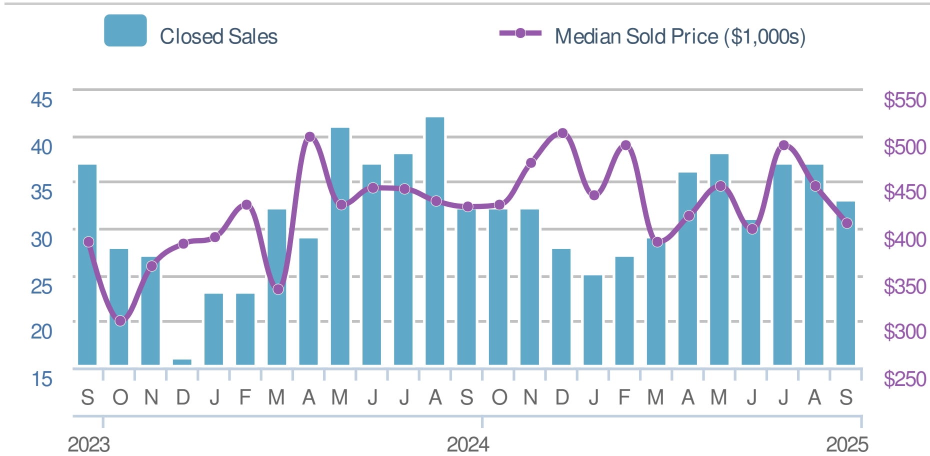
5-year Sep average: **40**

Median Sold Price — $405,000

▼ -9.0%	▼ -4.3%
from Aug 2025: **$445,000**	from Sep 2024: **$423,000**

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

5-year Sep average: **$385,100**



Active Listings — 63

63

Min	5-year Sep average	Max
43	56	63

Aug 2025	Sep 2024
59	**58**

Avg DOM — 27

27

Min	5-year Sep average	Max
18	24	27

Aug 2025	Sep 2024	YTD
29	**27**	**32**

Avg Sold to OLP Ratio — 97.7%

97.7%

Min	5-year Sep average	Max
97.7%	99.1%	101.9%

Aug 2025	Sep 2024	YTD
96.2%	**98.8%**	**98.2%**

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

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New Listings 22

-46.7%	-18.5%
from Aug 2025: **15**	from Sep 2024: **27**

Note: change values are 46.7% (up) and -18.5%.

YTD	2025	2024	+/-
	236	**287**	-17.8%

5-year Sep average: **31**

New Pendings 17

-15.0%	-34.6%
from Aug 2025: **20**	from Sep 2024: **26**

YTD	2025	2024	+/-
	203	**236**	-14.0%

5-year Sep average: **23**

Closed Sales 25

0.0%	8.7%
from Aug 2025: **25**	from Sep 2024: **23**

YTD	2025	2024	+/-
	206	**212**	-2.8%

5-year Sep average: **26**

Median Sold Price $420,000

-19.2%	-7.7%
from Aug 2025: **$520,000**	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

38

Min	37	Max
32	5-year Sep average	41

Aug 2025	Sep 2024
36	**36**

Avg DOM 25

25

Min	27	Max
19	5-year Sep average	32

Aug 2025	Sep 2024	YTD
34	**32**	**29**

Avg Sold to OLP Ratio 98.4%

98.4%

Min	98.5%	Max
96.4%	5-year Sep average	101.6%

Aug 2025	Sep 2024	YTD
95.8%	**98.3%**	**99.3%**

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

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New Listings — 9

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

YTD	2025	2024	+/-
	129	**116**	11.2%

5-year Sep average: **16**

New Pendings — 9

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

YTD	2025	2024	+/-
	106	**100**	6.0%

5-year Sep average: **12**

Closed Sales — 8

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

YTD	2025	2024	+/-
	98	**94**	4.3%

5-year Sep average: **13**

Median Sold Price — $285,000

3.6% from Aug 2025: **$275,000**
-8.1% 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

25
Min 11 — 20 (5-year Sep average) — Max 25

Aug 2025	Sep 2024
23	**22**

Avg DOM — 34

34
Min 13 — 20 (5-year Sep average) — Max 34

Aug 2025	Sep 2024	YTD
18	**13**	**40**

Avg Sold to OLP Ratio — 95.3%

95.3%
Min 95.3% — 100.0% (5-year Sep average) — Max 102.3%

Aug 2025	Sep 2024	YTD
97.0%	**100.2%**	**96.0%**

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

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