September 2025

All Home Types
Detached
Attached

Local Market Insight

Colonial (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Colonial (Montgomery, PA)

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%

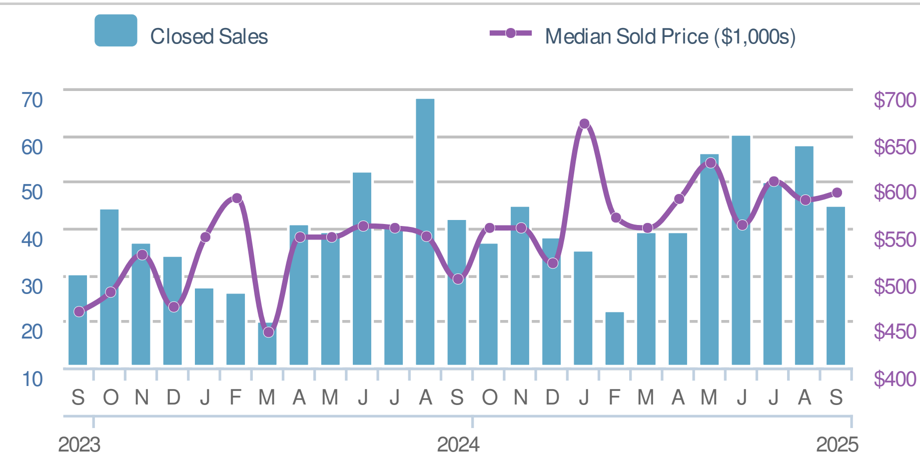
5-year Sep average: **44**

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

74
Min 37
59
Max 74
5-year Sep average

Aug 2025	Sep 2024
70	**62**

Avg DOM 19

19
Min 13
19
Max 25
5-year Sep average

Aug 2025	Sep 2024	YTD
26	**23**	**27**

Avg Sold to OLP Ratio 97.2%

97.2%
Min 97.2%
99.2%
Max 102.2%
5-year Sep average

Aug 2025	Sep 2024	YTD
98.2%	**99.3%**	**100.4%**

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

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September 2025

Colonial (Montgomery, PA) - Detached

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

39

Min	5-year Sep average	Max
23	32	39

Aug 2025	Sep 2024
33	**36**

Avg DOM — 22

22

Min	5-year Sep average	Max
14	20	24

Aug 2025	Sep 2024	YTD
30	**24**	**29**

Avg Sold to OLP Ratio — 95.9%

95.9%

Min	5-year Sep average	Max
95.9%	98.7%	100.2%

Aug 2025	Sep 2024	YTD
98.7%	**100.1%**	**99.6%**

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

MarketStats by ShowingTime

Local Market **Insight**

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Colonial (Montgomery, PA) - Attached

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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

35

Min 14 | 27 5-year Sep average | Max 37

Aug 2025	Sep 2024
37	**26**

Avg DOM 13

13

Min 6 | 17 5-year Sep average | Max 27

Aug 2025	Sep 2024	YTD
19	**20**	**25**

Avg Sold to OLP Ratio 100.0%

100.0%

Min 97.8% | 99.9% 5-year Sep average | Max 104.1%

Aug 2025	Sep 2024	YTD
97.2%	**98.3%**	**101.4%**

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