

September 2025

All Home Types
Detached
Attached

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

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

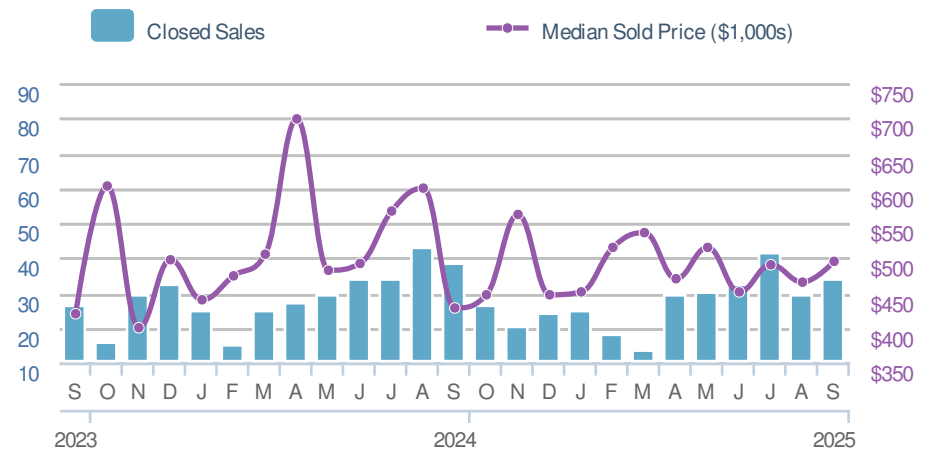
YTD	2025	2024	+/-
	262	275	-4.7%

5-year Sep average: **35****Median Sold Price****\$495,000**

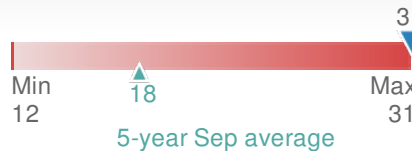
↑ **6.5%**
from Aug 2025:
\$465,000

↑ **15.7%**
from Sep 2024:
\$428,000

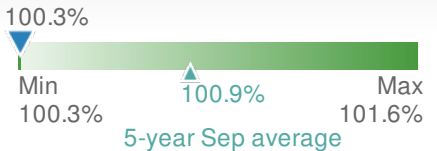
YTD	2025	2024	+/-
	\$475,000	\$513,500	-7.5%

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%

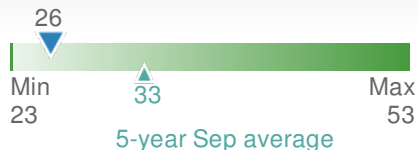
5-year Sep average: **21****Median
Sold Price****\$624,900** **25.0%**
from Aug 2025:
\$500,000 **19.4%**
from Sep 2024:
\$523,500

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.

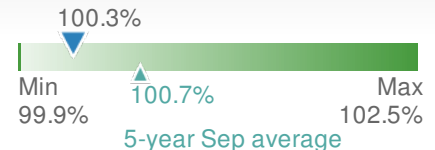
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.15 in August and an increase from 0.83 in September 2024. The Contract Ratio is 1% higher than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared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

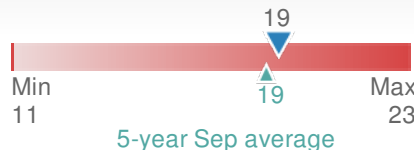
5-year Sep average: **\$349,019****Summary**

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 Pendings; a 35% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and no change in supply with 13 active units.

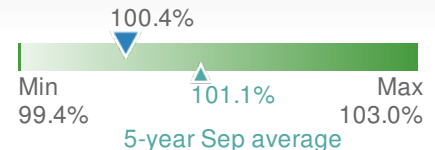
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.54 in August and an increase from 0.81 in September 2024. The Contract Ratio is 19% lower than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared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