September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Methacton (Montgomery, PA)

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

September 2025

Methacton (Montgomery, PA)

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**

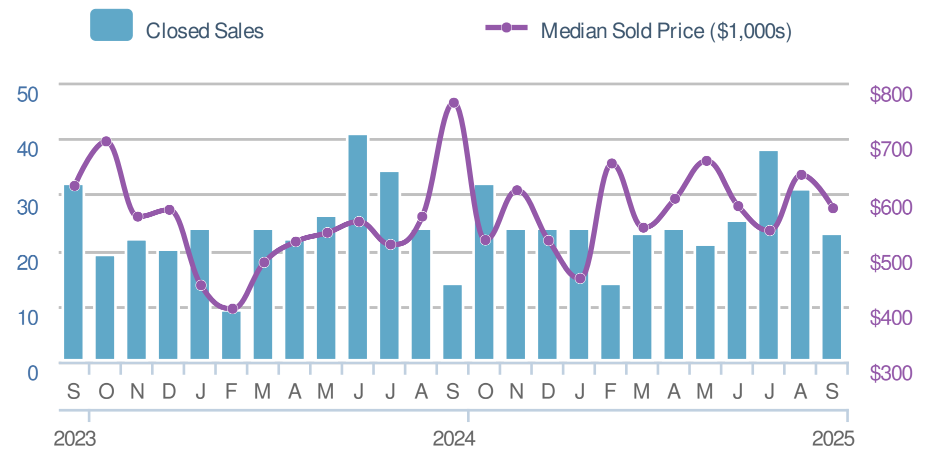
Median Sold Price $575,000

-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

47
Min 29
45
Max 58
5-year Sep average

Aug 2025 **43**
Sep 2024 **43**

Avg DOM 19

19
Min 14
25
Max 42
5-year Sep average

Aug 2025 **20**
Sep 2024 **34**
YTD **26**

Avg Sold to OLP Ratio 103.0%

103.0%
Min 98.5%
101.2%
Max 103.0%
5-year Sep average

Aug 2025 **98.6%**
Sep 2024 **100.1%**
YTD **99.4%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

September 2025

Methacton (Montgomery, PA) - Detached

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.

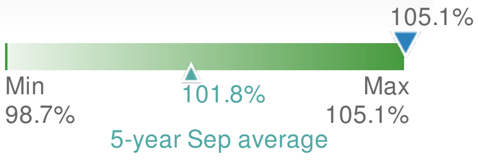
Active Listings 41

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%**

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

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

September 2025

Methacton (Montgomery, PA) - Attached

New Listings 8

▲ 166.7% from Aug 2025: **3**

▲ 100.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	48	**54**	-11.1%

5-year Sep average: **7**

New Pendings 4

▼ -50.0% from Aug 2025: **8**

◀▶ 0.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	42	**51**	-17.6%

5-year Sep average: **6**

Closed Sales 7

▲ 16.7% from Aug 2025: **6**

▲ 600.0% from Sep 2024: **1**

YTD	2025	2024	+/-
	43	**53**	-18.9%

5-year Sep average: **7**

Median Sold Price $565,000

▲ 15.9% from Aug 2025: **$487,500**

▲ 0.9% from Sep 2024: **$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.

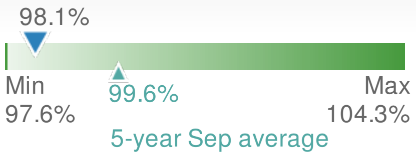
Active Listings 6

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%**

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