September 2025

All Home Types
Detached
Attached

Local Market **Insight**

North Penn (Montgomery, PA)

MarketStats by ShowingTime

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

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September 2025

North Penn (Montgomery, PA)

New Listings 109

▲ 10.1% from Aug 2025: **99**

▼ -4.4% from Sep 2024: **114**

YTD	2025	2024	+/-
	917	**943**	-2.8%

5-year Sep average: **108**

New Pendings 99

▼ -1.0% from Aug 2025: **100**

▲ 5.3% from Sep 2024: **94**

YTD	2025	2024	+/-
	776	**838**	-7.4%

5-year Sep average: **91**

Closed Sales 82

▼ -28.7% from Aug 2025: **115**

▼ -3.5% from Sep 2024: **85**

YTD	2025	2024	+/-
	719	**776**	-7.3%

5-year Sep average: **97**

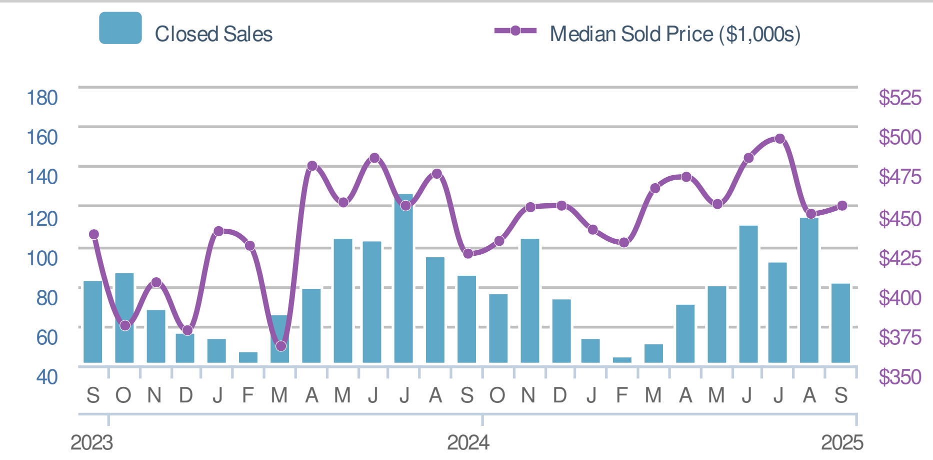
Median Sold Price $450,000

▲ 1.1% from Aug 2025: **$445,000**

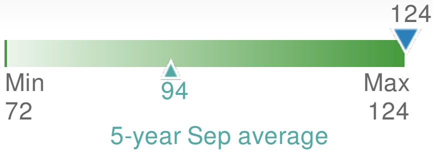
▲ 7.1% from Sep 2024: **$420,000**

YTD	2025	2024	+/-
	$457,000	**$450,000**	1.6%

5-year Sep average: **$419,590**

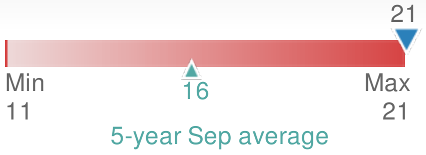


Active Listings 124



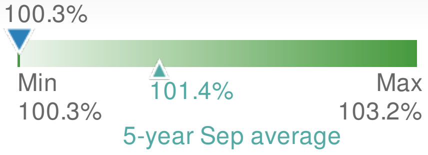
Aug 2025	Sep 2024
106	**101**

Avg DOM 21



Aug 2025	Sep 2024	YTD
19	**19**	**18**

Avg Sold to OLP Ratio 100.3%



Aug 2025	Sep 2024	YTD
99.9%	**100.3%**	**100.2%**

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

Local Market **Insight**

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September 2025

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 64

▲ 14.3% from Aug 2025: **56**

▲ 25.5% from Sep 2024: **51**

YTD	2025	2024	+/-
	501	**499**	0.4%

5-year Sep average: **58**

New Pendings 57

▲ 7.5% from Aug 2025: **53**

▲ 32.6% from Sep 2024: **43**

YTD	2025	2024	+/-
	423	**451**	-6.2%

5-year Sep average: **48**

Closed Sales 42

▼ -36.4% from Aug 2025: **66**

▲ 5.0% from Sep 2024: **40**

YTD	2025	2024	+/-
	376	**427**	-11.9%

5-year Sep average: **53**

Median Sold Price $507,500

▼ -5.7% from Aug 2025: **$538,360**

▼ -8.6% from Sep 2024: **$555,000**

YTD	2025	2024	+/-
	$555,000	**$516,000**	7.6%

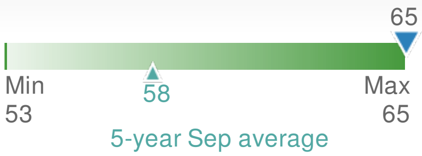
5-year Sep average: **$500,300**

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for September was $507,500, representing a decrease of 5.7% compared to last month and a decrease of 8.6% from Sep 2024. The average days on market for units sold in September was 19 days, 13% above the 5-year September average of 17 days. There was a 7.5% month over month increase in new contract activity with 57 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 76; and an 18.2% increase in supply to 65 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.09 in August and no change from September 2024. The Contract Ratio is 12% lower than the 5-year September average of 1.33. 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 65

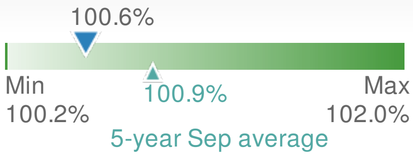


Aug 2025	Sep 2024
55	**54**

Avg DOM 19

Aug 2025	Sep 2024	YTD
19	**20**	**18**

Avg Sold to OLP Ratio 100.6%



Aug 2025	Sep 2024	YTD
99.1%	**100.2%**	**100.3%**

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

Local Market Insight

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September 2025

North Penn (Montgomery, PA) - Attached

New Listings 45

▲ 4.7% from Aug 2025: **43**

▼ -28.6% from Sep 2024: **63**

YTD	2025	2024	+/-
	416	**444**	-6.3%

5-year Sep average: **50**

New Pendings 42

▼ -10.6% from Aug 2025: **47**

▼ -17.6% from Sep 2024: **51**

YTD	2025	2024	+/-
	353	**387**	-8.8%

5-year Sep average: **43**

Closed Sales 40

▼ -18.4% from Aug 2025: **49**

▼ -11.1% from Sep 2024: **45**

YTD	2025	2024	+/-
	343	**349**	-1.7%

5-year Sep average: **44**

Median Sold Price $395,000

▲ 5.1% from Aug 2025: **$376,000**

▲ 8.2% from Sep 2024: **$365,000**

YTD	2025	2024	+/-
	$395,000	**$382,250**	3.3%

5-year Sep average: **$365,700**

Summary

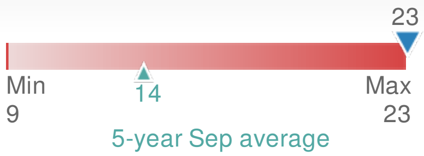
In North Penn (Montgomery, PA), the median sold price for Attached properties for September was $395,000, representing an increase of 5.1% compared to last month and an increase of 8.2% from Sep 2024. The average days on market for units sold in September was 23 days, 64% above the 5-year September average of 14 days. There was a 10.6% month over month decrease in new contract activity with 42 New Pendings; a 2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 52; and a 15.7% increase in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in August and a decrease from 1.36 in September 2024. The Contract Ratio is 55% lower than the 5-year September average of 1.97. 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 59

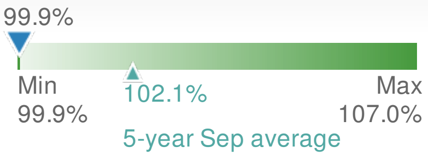
Aug 2025	Sep 2024
51	**47**

Avg DOM 23



Aug 2025	Sep 2024	YTD
18	**17**	**19**

Avg Sold to OLP Ratio 99.9%



Aug 2025	Sep 2024	YTD
101.1%	**100.4%**	**100.2%**

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