September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Spring-Ford Area (Montgomery, PA)

Presented by
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September 2025

Spring-Ford Area (Montgomery, PA)

New Listings 60

▲ 20.0% from Aug 2025: **50**

▲ 30.4% from Sep 2024: **46**

YTD	2025	2024	+/-
	490	**445**	10.1%

5-year Sep average: **52**

New Pendings 54

▼ -1.8% from Aug 2025: **55**

▲ 22.7% from Sep 2024: **44**

YTD	2025	2024	+/-
	424	**379**	11.9%

5-year Sep average: **50**

Closed Sales 38

▼ -32.1% from Aug 2025: **56**

◆ 0.0% from Sep 2024: **38**

YTD	2025	2024	+/-
	399	**343**	16.3%

5-year Sep average: **52**

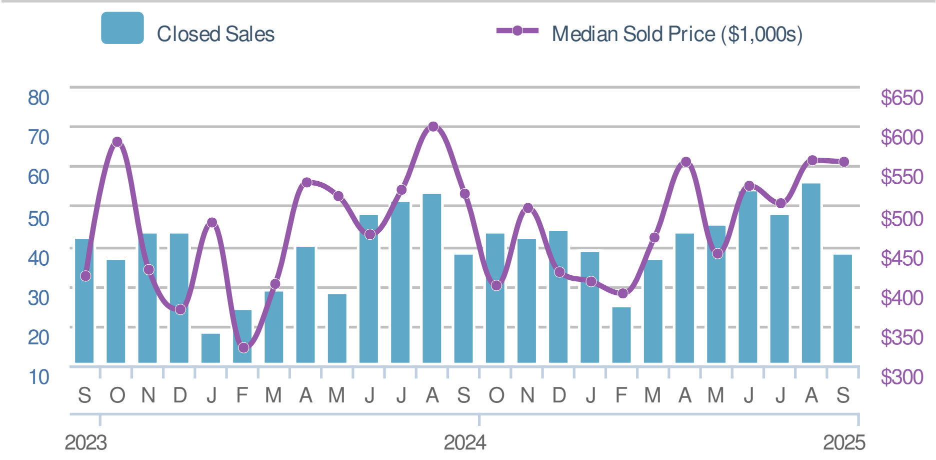
Median Sold Price $555,000

▼ -0.4% from Aug 2025: **$557,499**

▲ 7.8% from Sep 2024: **$515,000**

YTD	2025	2024	+/-
	$501,000	**$495,000**	1.2%

5-year Sep average: **$457,190**



Active Listings 61

61

Min 43 — 57 — Max 73

5-year Sep average

Aug 2025	Sep 2024
54	**54**

Avg DOM 17

17

Min 11 — 16 — Max 18

5-year Sep average

Aug 2025	Sep 2024	YTD
24	**18**	**22**

Avg Sold to OLP Ratio 98.9%

98.9%

Min 98.6% — 100.8% — Max 103.3%

5-year Sep average

Aug 2025	Sep 2024	YTD
99.6%	**98.6%**	**99.6%**

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

MarketStats by ShowingTime

Local Market **Insight**

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September 2025

Spring-Ford Area (Montgomery, PA) - Detached

New Listings 36

▲63.6% from Aug 2025: **22**

▲24.1% from Sep 2024: **29**

YTD	2025	2024	+/-
	255	**220**	15.9%

5-year Sep average: **26**

New Pendings 27

▼-20.6% from Aug 2025: **34**

▲8.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	221	**183**	20.8%

5-year Sep average: **25**

Closed Sales 22

▼-33.3% from Aug 2025: **33**

▲4.8% from Sep 2024: **21**

YTD	2025	2024	+/-
	208	**158**	31.6%

5-year Sep average: **25**

Median Sold Price $692,500

▼-5.1% from Aug 2025: **$730,000**

▲5.7% from Sep 2024: **$655,000**

YTD	2025	2024	+/-
	$676,000	**$655,000**	3.2%

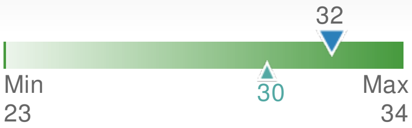
5-year Sep average: **$613,610**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for September was $692,500, representing a decrease of 5.1% compared to last month and an increase of 5.7% from Sep 2024. The average days on market for units sold in September was 18 days, 8% below the 5-year September average of 20 days. There was a 20.6% month over month decrease in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 38; and a 39.1% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.65 in August and an increase from 0.97 in September 2024. The Contract Ratio is 6% lower than the 5-year September average of 1.27. 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.

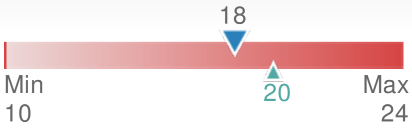
Active Listings 32



5-year Sep average

Aug 2025	Sep 2024
23	**34**

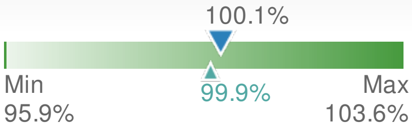
Avg DOM 18



5-year Sep average

Aug 2025	Sep 2024	YTD
30	**24**	**25**

Avg Sold to OLP Ratio 100.1%



5-year Sep average

Aug 2025	Sep 2024	YTD
99.5%	**97.0%**	**99.9%**

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

MarketStats by ShowingTime

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Lauren Davis

September 2025

Spring-Ford Area (Montgomery, PA) - Attached

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New Listings 24

▼ -14.3% from Aug 2025: **28**

▲ 41.2% from Sep 2024: **17**

YTD	2025	2024	+/-
	235	**225**	4.4%

5-year Sep average: **27**

New Pendings 27

▲ 28.6% from Aug 2025: **21**

▲ 42.1% from Sep 2024: **19**

YTD	2025	2024	+/-
	203	**196**	3.6%

5-year Sep average: **25**

Closed Sales 16

▼ -30.4% from Aug 2025: **23**

▼ -5.9% from Sep 2024: **17**

YTD	2025	2024	+/-
	191	**185**	3.2%

5-year Sep average: **27**

Median Sold Price $450,000

▲ 9.8% from Aug 2025: **$410,000**

▲ 8.4% from Sep 2024: **$415,000**

YTD	2025	2024	+/-
	$390,000	**$389,900**	0.0%

5-year Sep average: **$380,990**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for September was $450,000, representing an increase of 9.8% compared to last month and an increase of 8.4% from Sep 2024. The average days on market for units sold in September was 16 days, 43% above the 5-year September average of 11 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; a 25.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 34; and a 6.5% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.87 in August and a decrease from 1.45 in September 2024. The Contract Ratio is 25% lower than the 5-year September average of 1.55. 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.

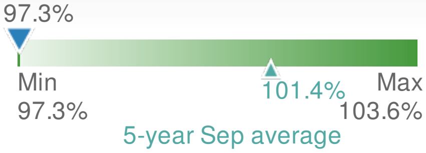
Active Listings 29

Aug 2025	Sep 2024
31	**20**

Avg DOM 16

Aug 2025	Sep 2024	YTD
15	**10**	**20**

Avg Sold to OLP Ratio 97.3%



Aug 2025	Sep 2024	YTD
99.7%	**100.7%**	**99.2%**

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