

# September 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Upper Dublin (Montgomery, PA)

**September 2025**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****33** **43.5%**  
from Aug 2025:  
**23** **22.2%**  
from Sep 2024:  
**27**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>239</b> | <b>258</b> | -7.4% |

5-year Sep average: **31****New Pendings****22** **15.8%**  
from Aug 2025:  
**19** **-8.3%**  
from Sep 2024:  
**24**

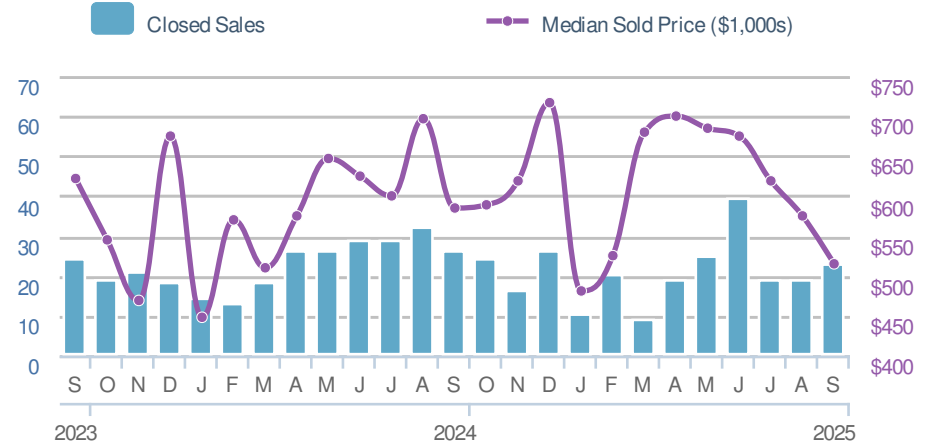
| YTD | 2025       | 2024       | +/-    |
|-----|------------|------------|--------|
|     | <b>200</b> | <b>232</b> | -13.8% |

5-year Sep average: **23****Closed Sales****23** **21.1%**  
from Aug 2025:  
**19** **-11.5%**  
from Sep 2024:  
**26**

| YTD | 2025       | 2024       | +/-    |
|-----|------------|------------|--------|
|     | <b>188</b> | <b>216</b> | -13.0% |

5-year Sep average: **30****Median Sold Price****\$515,000** **-10.4%**  
from Aug 2025:  
**\$575,000** **-12.0%**  
from Sep 2024:  
**\$585,000**

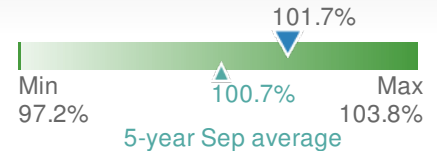
| YTD | 2025             | 2024             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$647,500</b> | <b>\$600,000</b> | 7.9% |

5-year Sep average: **\$565,500****Active Listings****44**

| Aug 2025  | Sep 2024  |
|-----------|-----------|
| <b>34</b> | <b>31</b> |

**Avg DOM****35**

| Aug 2025  | Sep 2024  | YTD       |
|-----------|-----------|-----------|
| <b>12</b> | <b>26</b> | <b>20</b> |

**Avg Sold to OLP Ratio****101.7%**

| Aug 2025     | Sep 2024     | YTD           |
|--------------|--------------|---------------|
| <b>99.9%</b> | <b>97.2%</b> | <b>101.9%</b> |

**September 2025**

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19** **11.8%**from Aug 2025:  
**17** **0.0%**from Sep 2024:  
**19**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>167</b> | <b>174</b> | -4.0% |

5-year Sep average: **19****New Pendings****11** **10.0%**from Aug 2025:  
**10** **0.0%**from Sep 2024:  
**11**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>140</b> | <b>149</b> | -6.0% |

5-year Sep average: **14****Closed Sales****15** **15.4%**from Aug 2025:  
**13** **7.1%**from Sep 2024:  
**14**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>134</b> | <b>138</b> | -2.9% |

5-year Sep average: **21****Median  
Sold Price****\$662,422** **-5.4%**from Aug 2025:  
**\$700,000** **-16.1%**from Sep 2024:  
**\$790,000**

| YTD | 2025             | 2024             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$717,500</b> | <b>\$680,000</b> | 5.5% |

5-year Sep average: **\$653,734****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for September was \$662,422, representing a decrease of 5.4% compared to last month and a decrease of 16.1% from Sep 2024. The average days on market for units sold in September was 51 days, 104% above the 5-year September average of 25 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 26.9% increase in supply to 33 active units.

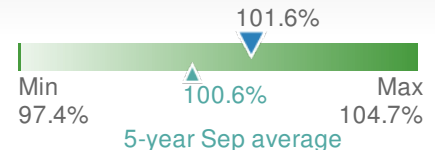
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.77 in August and a decrease from 0.85 in September 2024. The Contract Ratio is 51% lower than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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****33**

| Aug 2025  | Sep 2024  |
|-----------|-----------|
| <b>26</b> | <b>26</b> |

**Avg DOM****51**

| Aug 2025 | Sep 2024  | YTD       |
|----------|-----------|-----------|
| <b>8</b> | <b>24</b> | <b>21</b> |

**Avg Sold to  
OLP Ratio****101.6%**

| Aug 2025      | Sep 2024     | YTD           |
|---------------|--------------|---------------|
| <b>101.2%</b> | <b>97.4%</b> | <b>101.7%</b> |

**September 2025**

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14** **133.3%**from Aug 2025:  
**6** **75.0%**from Sep 2024:  
**8**

| YTD | 2025      | 2024      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>72</b> | <b>84</b> | -14.3% |

5-year Sep average: **12****New Pendings****11** **22.2%**from Aug 2025:  
**9** **-15.4%**from Sep 2024:  
**13**

| YTD | 2025      | 2024      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>60</b> | <b>83</b> | -27.7% |

5-year Sep average: **9****Closed Sales****8** **33.3%**from Aug 2025:  
**6** **-33.3%**from Sep 2024:  
**12**

| YTD | 2025      | 2024      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>54</b> | <b>78</b> | -30.8% |

5-year Sep average: **9****Median Sold Price****\$480,000** **-5.4%**from Aug 2025:  
**\$507,500** **8.7%**from Sep 2024:  
**\$441,500**

| YTD | 2025             | 2024             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$438,500</b> | <b>\$457,500</b> | -4.2% |

5-year Sep average: **\$433,150****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for September was \$480,000, representing a decrease of 5.4% compared to last month and an increase of 8.7% from Sep 2024. The average days on market for units sold in September was 6 days, 68% below the 5-year September average of 19 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 37.5% increase in supply to 11 active units.

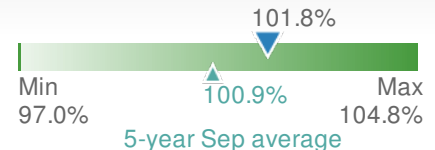
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.38 in August and a decrease from 3.80 in September 2024. The Contract Ratio is 42% lower than the 5-year September average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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****11**

| Aug 2025 | Sep 2024 |
|----------|----------|
| <b>8</b> | <b>5</b> |

**Avg DOM****6**

| Aug 2025  | Sep 2024  | YTD       |
|-----------|-----------|-----------|
| <b>20</b> | <b>29</b> | <b>18</b> |

**Avg Sold to OLP Ratio****101.8%**

| Aug 2025     | Sep 2024     | YTD           |
|--------------|--------------|---------------|
| <b>97.0%</b> | <b>97.0%</b> | <b>102.3%</b> |