# September 2025

All Home Types
Detached
Attached

# Local Market **Insight**

## Upper Moreland (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
**Lauren Davis**
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# September 2025

## Upper Moreland (Montgomery, PA)

### New Listings 21

▲ 10.5% from Aug 2025: **19**

▲ 162.5% from Sep 2024: **8**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **180** | **158** | 13.9% |

5-year Sep average: **18**

### New Pendings 19

▼ -9.5% from Aug 2025: **21**

▲ 90.0% from Sep 2024: **10**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **150** | **139** | 7.9% |

5-year Sep average: **16**

### Closed Sales 15

▼ -34.8% from Aug 2025: **23**

▼ -6.3% from Sep 2024: **16**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **140** | **132** | 6.1% |

5-year Sep average: **18**

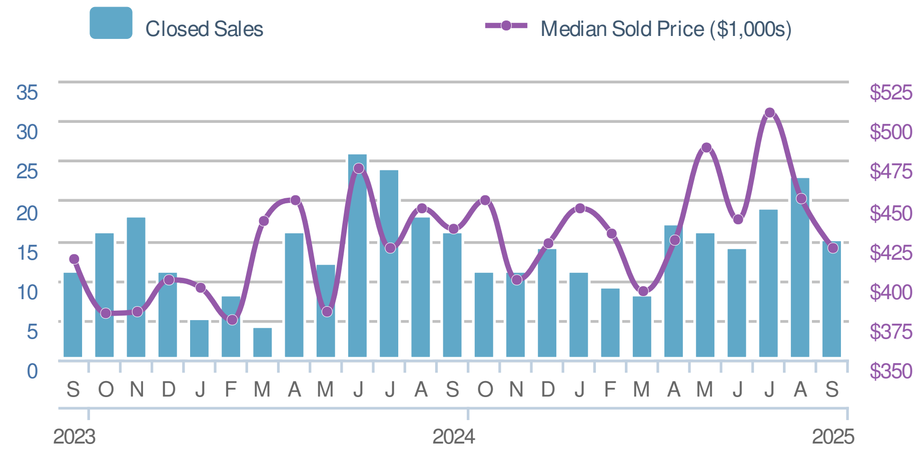
### Median Sold Price $420,000

▼ -6.9% from Aug 2025: **$451,000**

▼ -2.9% from Sep 2024: **$432,500**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$451,000** | **$435,000** | 3.7% |

5-year Sep average: **$404,700**



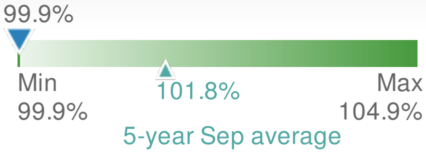
### Active Listings 26

| Aug 2025 | Sep 2024 |
|---|---|
| **21** | **11** |

### Avg DOM 29

| Aug 2025 | Sep 2024 | YTD |
|---|---|---|
| **16** | **11** | **13** |

### Avg Sold to OLP Ratio 99.9%



| Aug 2025 | Sep 2024 | YTD |
|---|---|---|
| **99.7%** | **101.6%** | **102.0%** |

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

Local Market **Insight**

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# September 2025

## Upper Moreland (Montgomery, PA) - Detached

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

### New Listings 18

| ↔ 0.0% | ▲ 157.1% |
|---|---|
| from Aug 2025: **18** | from Sep 2024: **7** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **165** | **143** | 15.4% |

5-year Sep average: **15**

### New Pendings 16

| ▼ -15.8% | ▲ 60.0% |
|---|---|
| from Aug 2025: **19** | from Sep 2024: **10** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **134** | **127** | 5.5% |

5-year Sep average: **13**

### Closed Sales 14

| ▼ -36.4% | ▼ -6.7% |
|---|---|
| from Aug 2025: **22** | from Sep 2024: **15** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **127** | **119** | 6.7% |

5-year Sep average: **16**

### Median Sold Price $445,000

| ▲ 1.6% | ▲ 1.1% |
|---|---|
| from Aug 2025: **$438,000** | from Sep 2024: **$440,000** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$461,200** | **$440,000** | 4.8% |

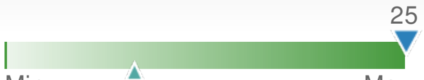
5-year Sep average: **$413,700**

## Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for September was $445,000, representing an increase of 1.6% compared to last month and an increase of 1.1% from Sep 2024. The average days on market for units sold in September was 30 days, 100% above the 5-year September average of 15 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 20; and a 19% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.95 in August and a decrease from 1.30 in September 2024. The Contract Ratio is 42% lower than the 5-year September average of 1.37. 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.

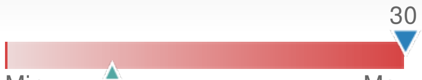
### Active Listings 25



Min 10 — Max 25
5-year Sep average: 15

| Aug 2025 | Sep 2024 |
|---|---|
| **21** | **10** |

### Avg DOM 30



Min 9 — Max 30
5-year Sep average: 15

| Aug 2025 | Sep 2024 | YTD |
|---|---|---|
| **16** | **11** | **13** |

### Avg Sold to OLP Ratio 100.0%

Min 100.0% — Max 104.9%
5-year Sep average: 101.8%

| Aug 2025 | Sep 2024 | YTD |
|---|---|---|
| **99.8%** | **101.3%** | **102.2%** |

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

Local Market **Insight**

Presented by

**Lauren Davis**

# September 2025

## Upper Moreland (Montgomery, PA) - Attached

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

### New Listings 3

| ▲200.0% | ▲200.0% |
|---|---|
| from Aug 2025:<br>1 | from Sep 2024:<br>1 |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 15 | 15 | 0.0% |

5-year Sep average: **3**

### New Pendings 3

| ▲50.0% | ↔0.0% |
|---|---|
| from Aug 2025:<br>2 | from Sep 2024:<br>0 |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 16 | 12 | 33.3% |

5-year Sep average: **2**

### Closed Sales 1

| ↔0.0% | ↔0.0% |
|---|---|
| from Aug 2025:<br>1 | from Sep 2024:<br>1 |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 13 | 13 | 0.0% |

5-year Sep average: **1**

### Median Sold Price $268,000

| ▼-51.3% | ▲1.1% |
|---|---|
| from Aug 2025:<br>$549,900 | from Sep 2024:<br>$265,000 |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | $285,000 | $270,000 | 5.6% |

5-year Sep average: **$154,600**

## Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for September was $268,000, representing a decrease of 51.3% compared to last month and an increase of 1.1% from Sep 2024. The average days on market for units sold in September was 17 days, 174% above the 5-year September average of 6 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from August) to 3; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 253% higher than the 5-year September average of 0.85. 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.

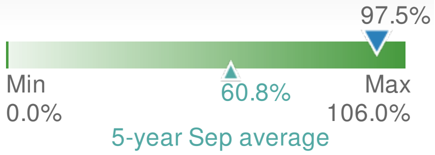
### Active Listings 1

| Aug 2025 | Sep 2024 |
|---|---|
| 0 | 1 |

### Avg DOM 17

| Aug 2025 | Sep 2024 | YTD |
|---|---|---|
| 19 | 6 | 13 |

### Avg Sold to OLP Ratio 97.5%



| Aug 2025 | Sep 2024 | YTD |
|---|---|---|
| 98.2% | 106.0% | 100.0% |

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