

October 2025

All Home Types
Detached
Attached

Local Market Insight

Abington (Montgomery, PA)

October 2025

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**47****↓ -21.7%**from Sep 2025:
60**↔ 0.0%**from Oct 2024:
47

YTD	2025	2024	+/-
	574	563	2.0%

5-year Oct average: **57****New Pendings****48****↓ -22.6%**from Sep 2025:
62**↑ 6.7%**from Oct 2024:
45

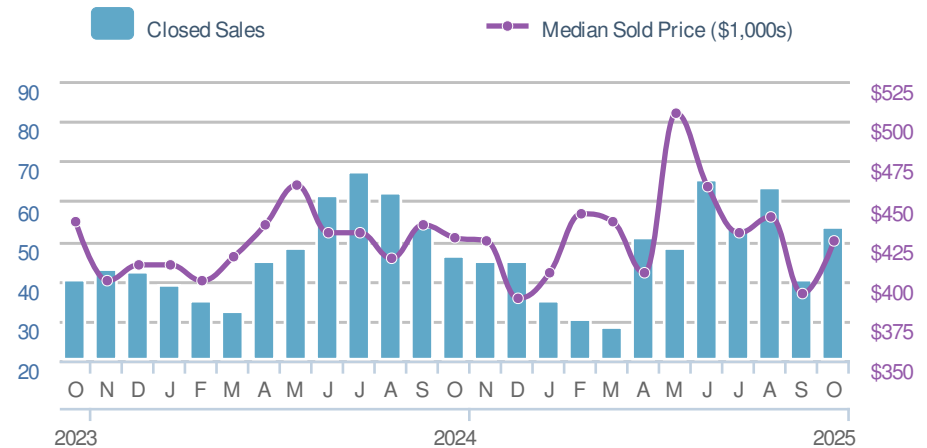
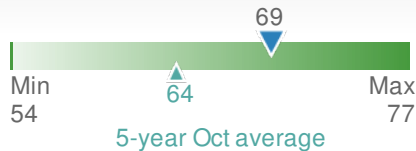
YTD	2025	2024	+/-
	498	515	-3.3%

5-year Oct average: **52****Closed Sales****53****↑ 32.5%**from Sep 2025:
40**↑ 15.2%**from Oct 2024:
46

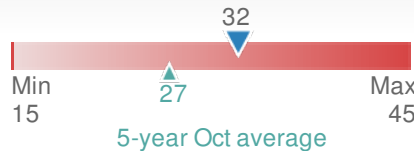
YTD	2025	2024	+/-
	481	498	-3.4%

5-year Oct average: **49****Median Sold Price****\$425,000****↑ 8.2%**from Sep 2025:
\$392,750**↓ -0.6%**from Oct 2024:
\$427,450

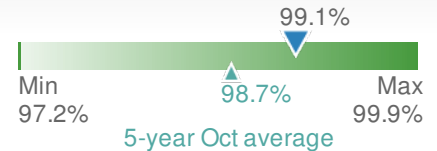
YTD	2025	2024	+/-
	\$430,000	\$425,000	1.2%

5-year Oct average: **\$403,190****Active Listings****69**

Sep 2025	Oct 2024
71	61

Avg DOM**32**

Sep 2025	Oct 2024	YTD
28	45	20

Avg Sold to OLP Ratio**99.1%**

Sep 2025	Oct 2024	YTD
98.7%	97.2%	100.2%

October 2025

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****45** **-8.2%**from Sep 2025:
49 **12.5%**from Oct 2024:
40

YTD	2025	2024	+/-
	491	485	1.2%

5-year Oct average: **52****New Pendings****43** **-8.5%**from Sep 2025:
47 **4.9%**from Oct 2024:
41

YTD	2025	2024	+/-
	432	441	-2.0%

5-year Oct average: **47****Closed Sales****45** **32.4%**from Sep 2025:
34 **4.7%**from Oct 2024:
43

YTD	2025	2024	+/-
	416	429	-3.0%

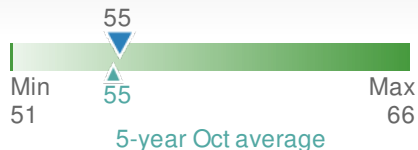
5-year Oct average: **43****Median Sold Price****\$436,000** **6.3%**from Sep 2025:
\$410,000 **0.2%**from Oct 2024:
\$435,000

YTD	2025	2024	+/-
	\$450,000	\$447,000	0.7%

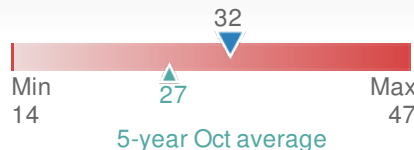
5-year Oct average: **\$417,100****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for October was \$436,000, representing an increase of 6.3% compared to last month and an increase of 0.2% from Oct 2024. The average days on market for units sold in October was 32 days, 17% above the 5-year October average of 27 days. There was an 8.5% month over month decrease in new contract activity with 43 New Pendings; a 5.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 52; and a 1.8% decrease in supply to 55 active units.

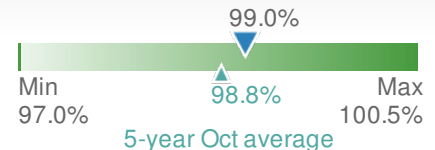
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 0.98 in September and a decrease from 1.10 in October 2024. The Contract Ratio is 19% lower than the 5-year October average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**55**

Sep 2025	Oct 2024
56	52

Avg DOM**32**

Sep 2025	Oct 2024	YTD
23	47	19

Avg Sold to OLP Ratio**99.0%**

Sep 2025	Oct 2024	YTD
99.7%	97.0%	100.6%

October 2025

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↓ **-81.8%** ↓ **-71.4%**
from Sep 2025: from Oct 2024:
11 **7**

YTD	2025	2024	+/-
	83	78	6.4%

5-year Oct average: **6****New Pendings****5**

↓ **-66.7%** ↑ **25.0%**
from Sep 2025: from Oct 2024:
15 **4**

YTD	2025	2024	+/-
	66	74	-10.8%

5-year Oct average: **5****Closed Sales****8**

↑ **33.3%** ↑ **166.7%**
from Sep 2025: from Oct 2024:
6 **3**

YTD	2025	2024	+/-
	65	69	-5.8%

5-year Oct average: **6****Median
Sold Price****\$292,500**

↑ **11.2%** ↓ **-11.4%**
from Sep 2025: from Oct 2024:
\$263,000 **\$330,000**

YTD	2025	2024	+/-
	\$317,000	\$293,500	8.0%

5-year Oct average: **\$283,900****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for October was \$292,500, representing an increase of 11.2% compared to last month and a decrease of 11.4% from Oct 2024. The average days on market for units sold in October was 28 days, 51% above the 5-year October average of 19 days. There was a 66.7% month over month decrease in new contract activity with 5 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 9; and a 6.7% decrease in supply to 14 active units.

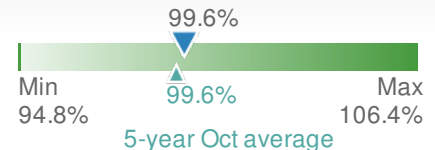
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.00 in September and a decrease from 1.11 in October 2024. The Contract Ratio is 61% lower than the 5-year October average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**14**

Sep 2025	Oct 2024
15	9

Avg DOM**28**

Sep 2025	Oct 2024	YTD
57	11	29

**Avg Sold to
OLP Ratio****99.6%**

Sep 2025	Oct 2024	YTD
93.2%	100.8%	97.9%