

October 2025

All Home Types
Detached
Attached

Local Market Insight

Cheltenham (Montgomery, PA)

October 2025

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Email: ldavis@tcsr.realtor

New Listings**39****↑25.8%**from Sep 2025:
31**↓-9.3%**from Oct 2024:
43

YTD	2025	2024	+/-
	409	452	-9.5%

5-year Oct average: **52****New Pendings****28****↑7.7%**from Sep 2025:
26**↓-28.2%**from Oct 2024:
39

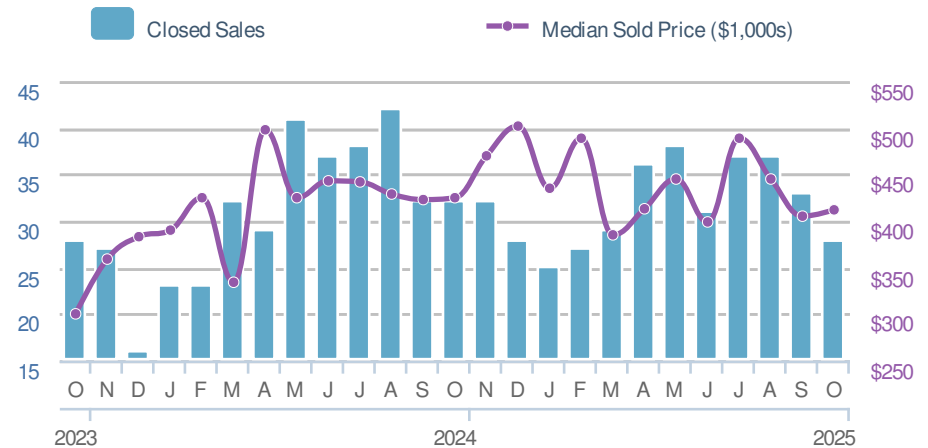
YTD	2025	2024	+/-
	338	372	-9.1%

5-year Oct average: **44****Closed Sales****28****↓-15.2%**from Sep 2025:
33**↓-12.5%**from Oct 2024:
32

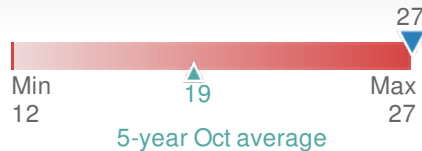
YTD	2025	2024	+/-
	334	339	-1.5%

5-year Oct average: **34****Median Sold Price****\$412,450****↑1.8%**from Sep 2025:
\$405,000**↓-3.0%**from Oct 2024:
\$425,000

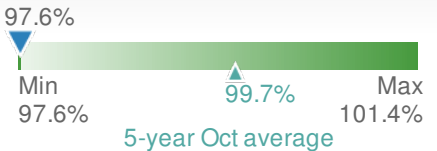
YTD	2025	2024	+/-
	\$425,000	\$430,000	-1.2%

5-year Oct average: **\$367,990****Active Listings****68**

Sep 2025	Oct 2024
63	65

Avg DOM**27**

Sep 2025	Oct 2024	YTD
27	24	32

Avg Sold to OLP Ratio**97.6%**

Sep 2025	Oct 2024	YTD
97.7%	100.1%	98.1%

October 2025

Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25** **13.6%**from Sep 2025:
22 **-24.2%**from Oct 2024:
33

YTD	2025	2024	+/-
	264	325	-18.8%

5-year Oct average: **32****New Pendings****19** **11.8%**from Sep 2025:
17 **-36.7%**from Oct 2024:
30

YTD	2025	2024	+/-
	223	264	-15.5%

5-year Oct average: **27****Closed Sales****17** **-32.0%**from Sep 2025:
25 **-22.7%**from Oct 2024:
22

YTD	2025	2024	+/-
	225	235	-4.3%

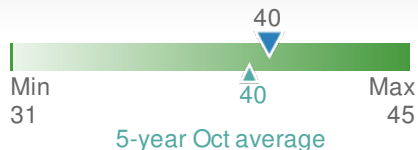
5-year Oct average: **21****Median
Sold Price****\$445,000** **6.0%**from Sep 2025:
\$420,000 **-6.8%**from Oct 2024:
\$477,500

YTD	2025	2024	+/-
	\$480,000	\$480,000	0.0%

5-year Oct average: **\$415,490****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for October was \$445,000, representing an increase of 6% compared to last month and a decrease of 6.8% from Oct 2024. The average days on market for units sold in October was 30 days, 61% above the 5-year October average of 19 days. There was an 11.8% month over month increase in new contract activity with 19 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 23; and a 5.3% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, no change from September and a decrease from 1.31 in October 2024. The Contract Ratio is 53% lower than the 5-year October average of 1.23. 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**40**

Sep 2025	Oct 2024
38	45

Avg DOM**30**

Sep 2025	Oct 2024	YTD
25	23	29

**Avg Sold to
OLP Ratio****97.4%**

Sep 2025	Oct 2024	YTD
98.4%	100.9%	99.1%

October 2025

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **55.6%**from Sep 2025:
9 **40.0%**from Oct 2024:
10

YTD	2025	2024	+/-
	145	127	14.2%

5-year Oct average: **19****New Pendings****9** **0.0%**from Sep 2025:
9 **0.0%**from Oct 2024:
9

YTD	2025	2024	+/-
	115	108	6.5%

5-year Oct average: **17****Closed Sales****11** **37.5%**from Sep 2025:
8 **10.0%**from Oct 2024:
10

YTD	2025	2024	+/-
	109	104	4.8%

5-year Oct average: **13****Median
Sold Price****\$325,000** **14.0%**from Sep 2025:
\$285,000 **6.8%**from Oct 2024:
\$304,437

YTD	2025	2024	+/-
	\$284,000	\$299,450	-5.2%

5-year Oct average: **\$297,887****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for October was \$325,000, representing an increase of 14% compared to last month and an increase of 6.8% from Oct 2024. The average days on market for units sold in October was 23 days, 19% above the 5-year October average of 19 days. There was no month over month change in new contract activity with 9 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 13; and a 12% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 0.60 in September and a decrease from 0.60 in October 2024. The Contract Ratio is 74% lower than the 5-year October average of 1.76. 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**28**

Sep 2025	Oct 2024
25	20

Avg DOM**23**

Sep 2025	Oct 2024	YTD
34	26	38

**Avg Sold to
OLP Ratio****98.0%**

Sep 2025	Oct 2024	YTD
95.3%	98.2%	96.2%