

October 2025

All Home Types
Detached
Attached

Local Market Insight

Colonial (Montgomery, PA)

October 2025

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Email: ldavis@tcsr.realtor

New Listings**39**

↓ -20.4%
from Sep 2025:
49

↓ -33.9%
from Oct 2024:
59

YTD	2025	2024	+/-
	571	564	1.2%

5-year Oct average: **52****New Pendings****34**

↓ -10.5%
from Sep 2025:
38

↓ -30.6%
from Oct 2024:
49

YTD	2025	2024	+/-
	445	458	-2.8%

5-year Oct average: **45****Closed Sales****41**

↓ -8.9%
from Sep 2025:
45

↑ 10.8%
from Oct 2024:
37

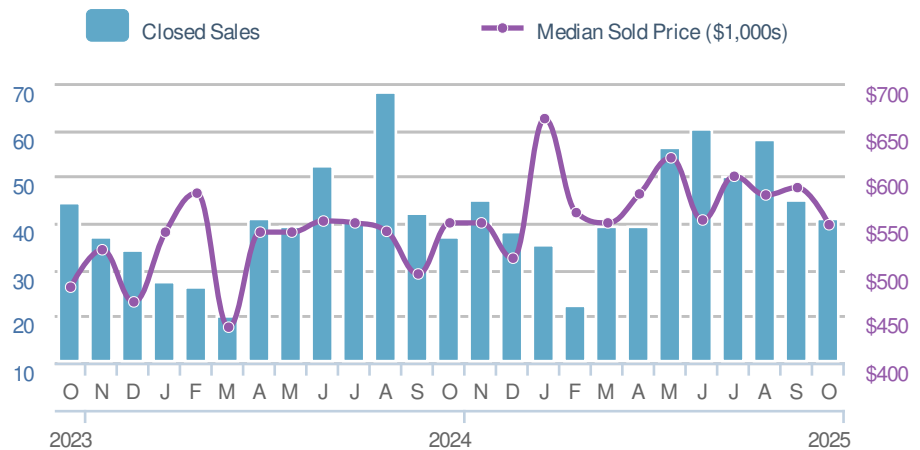
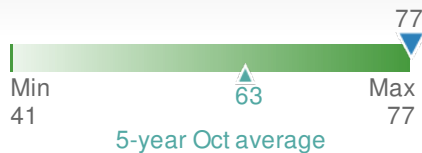
YTD	2025	2024	+/-
	454	405	12.1%

5-year Oct average: **42****Median Sold Price****\$548,540**

↓ -6.7%
from Sep 2025:
\$588,000

↓ -0.3%
from Oct 2024:
\$550,000

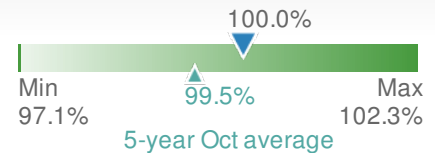
YTD	2025	2024	+/-
	\$580,000	\$540,000	7.4%

5-year Oct average: **\$484,408****Active Listings****77**

Sep 2025	Oct 2024
74	71

Avg DOM**19**

Sep 2025	Oct 2024	YTD
19	14	26

Avg Sold to OLP Ratio**100.0%**

Sep 2025	Oct 2024	YTD
97.2%	102.3%	100.7%

October 2025

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **-8.3%**from Sep 2025:
24 **-31.3%**from Oct 2024:
32

YTD	2025	2024	+/-
	295	296	-0.3%

5-year Oct average: **28****New Pendings****17** **0.0%**from Sep 2025:
17 **-26.1%**from Oct 2024:
23

YTD	2025	2024	+/-
	233	237	-1.7%

5-year Oct average: **21****Closed Sales****16** **-48.4%**from Sep 2025:
31 **-11.1%**from Oct 2024:
18

YTD	2025	2024	+/-
	237	225	5.3%

5-year Oct average: **20****Median
Sold Price****\$580,000** **-18.9%**from Sep 2025:
\$715,000 **-5.9%**from Oct 2024:
\$616,062

YTD	2025	2024	+/-
	\$660,000	\$625,000	5.6%

5-year Oct average: **\$523,712****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for October was \$580,000, representing a decrease of 18.9% compared to last month and a decrease of 5.9% from Oct 2024. The average days on market for units sold in October was 19 days, 2% below the 5-year October average of 19 days. There was no month over month change in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 30; and a 15.4% increase in supply to 45 active units.

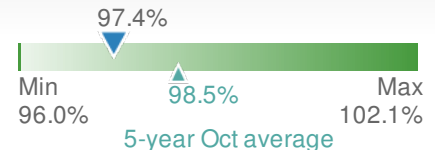
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.77 in September and a decrease from 0.93 in October 2024. The Contract Ratio is 30% lower than the 5-year October average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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**45**

Sep 2025	Oct 2024
39	46

Avg DOM**19**

Sep 2025	Oct 2024	YTD
22	14	28

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

Sep 2025	Oct 2024	YTD
95.9%	102.1%	99.9%

October 2025

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

↓ **-32.0%** ↓ **-37.0%**
from Sep 2025: from Oct 2024:
25 27

YTD	2025	2024	+/-
	276	268	3.0%

5-year Oct average: **23****New Pendings****17**

↓ **-19.0%** ↓ **-34.6%**
from Sep 2025: from Oct 2024:
21 26

YTD	2025	2024	+/-
	212	221	-4.1%

5-year Oct average: **23****Closed Sales****25**

↑ **78.6%** ↑ **31.6%**
from Sep 2025: from Oct 2024:
14 19

YTD	2025	2024	+/-
	217	180	20.6%

5-year Oct average: **22****Median
Sold Price****\$545,000**

↑ **26.4%** ↑ **5.2%**
from Sep 2025: from Oct 2024:
\$431,300 **\$517,880**

YTD	2025	2024	+/-
	\$525,000	\$465,000	12.9%

5-year Oct average: **\$448,076****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for October was \$545,000, representing an increase of 26.4% compared to last month and an increase of 5.2% from Oct 2024. The average days on market for units sold in October was 19 days, 2% below the 5-year October average of 19 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 42; and an 8.6% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.43 in September and a decrease from 2.64 in October 2024. The Contract Ratio is 21% lower than the 5-year October average of 1.66. 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**

Sep 2025	Oct 2024
35	25

Avg DOM**19**

Sep 2025	Oct 2024	YTD
13	15	24

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

Sep 2025	Oct 2024	YTD
100.0%	102.5%	101.5%