

October 2025

All Home Types
Detached
Attached

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

October 2025

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**30**

↔ 0.0%

from Sep 2025:
30

↓ -9.1%

from Oct 2024:
33

YTD	2025	2024	+/-
	336	353	-4.8%

5-year Oct average: **36****New Pendings****30**

↑ 25.0%

from Sep 2025:
24

↑ 20.0%

from Oct 2024:
25

YTD	2025	2024	+/-
	294	300	-2.0%

5-year Oct average: **32****Closed Sales****25**

↓ -26.5%

from Sep 2025:
34

↓ -3.8%

from Oct 2024:
26

YTD	2025	2024	+/-
	287	304	-5.6%

5-year Oct average: **28****Median Sold Price****\$585,000**

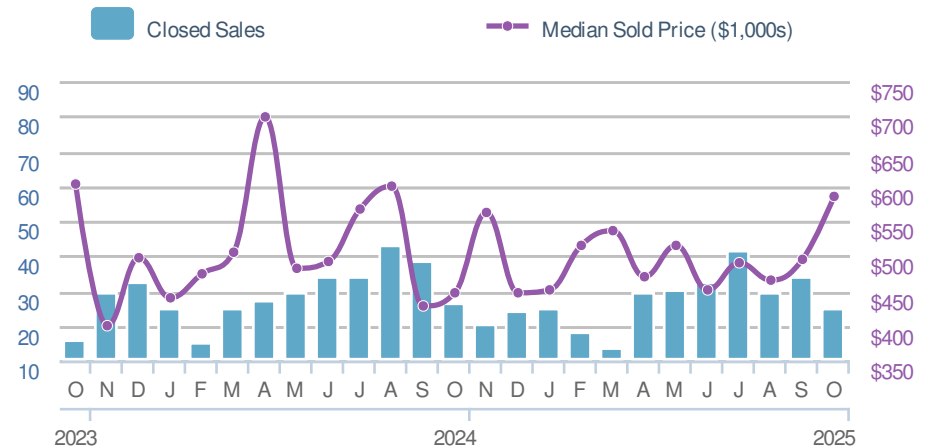
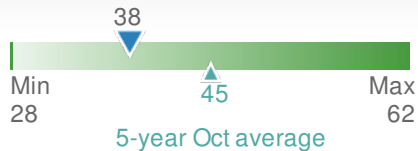
↑ 18.2%

from Sep 2025:
\$495,000

↑ 30.7%

from Oct 2024:
\$447,500

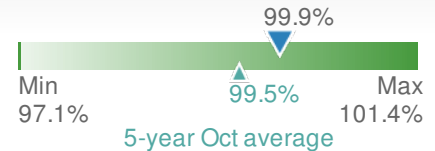
YTD	2025	2024	+/-
	\$490,000	\$511,000	-4.1%

5-year Oct average: **\$481,700****Active Listings****38**

Sep 2025	Oct 2024
39	46

Avg DOM**20**

Sep 2025	Oct 2024	YTD
31	38	27

Avg Sold to OLP Ratio**99.9%**

Sep 2025	Oct 2024	YTD
100.3%	97.1%	99.2%

October 2025

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **-5.0%**from Sep 2025:
20 **-9.5%**from Oct 2024:
21

YTD	2025	2024	+/-
	219	231	-5.2%

5-year Oct average: **22****New Pending****23** **27.8%**from Sep 2025:
18 **43.8%**from Oct 2024:
16

YTD	2025	2024	+/-
	197	195	1.0%

5-year Oct average: **21****Closed Sales****21** **0.0%**from Sep 2025:
21 **40.0%**from Oct 2024:
15

YTD	2025	2024	+/-
	189	200	-5.5%

5-year Oct average: **19****Median
Sold Price****\$595,000** **-4.8%**from Sep 2025:
\$624,900 **14.4%**from Oct 2024:
\$520,000

YTD	2025	2024	+/-
	\$595,000	\$580,000	2.6%

5-year Oct average: **\$516,600****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for October was \$595,000, representing a decrease of 4.8% compared to last month and an increase of 14.4% from Oct 2024. The average days on market for units sold in October was 20 days, 25% below the 5-year October average of 27 days. There was a 27.8% month over month increase in new contract activity with 23 New Pending; no MoM change in All Pending (new contracts + contracts carried over from September) with 26; and a 15.4% decrease in supply to 22 active units.

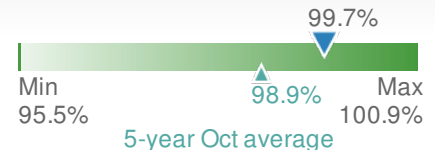
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.00 in September and an increase from 0.87 in October 2024. The Contract Ratio is the same as the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Sep 2025	Oct 2024
26	30

Avg DOM**20**

Sep 2025	Oct 2024	YTD
39	51	26

**Avg Sold to
OLP Ratio****99.7%**

Sep 2025	Oct 2024	YTD
100.3%	95.5%	99.6%

October 2025

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **10.0%**from Sep 2025:
10 **-8.3%**from Oct 2024:
12

YTD	2025	2024	+/-
	117	122	-4.1%

5-year Oct average: **14****New Pendings****7** **16.7%**from Sep 2025:
6 **-22.2%**from Oct 2024:
9

YTD	2025	2024	+/-
	97	105	-7.6%

5-year Oct average: **10****Closed Sales****4** **-69.2%**from Sep 2025:
13 **-63.6%**from Oct 2024:
11

YTD	2025	2024	+/-
	98	104	-5.8%

5-year Oct average: **9****Median
Sold Price****\$400,000** **-4.8%**from Sep 2025:
\$420,000 **14.3%**from Oct 2024:
\$350,000

YTD	2025	2024	+/-
	\$383,500	\$385,000	-0.4%

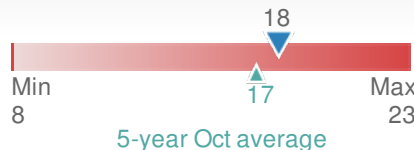
5-year Oct average: **\$328,050****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for October was \$400,000, representing a decrease of 4.8% compared to last month and an increase of 14.3% from Oct 2024. The average days on market for units sold in October was 18 days, 3% above the 5-year October average of 17 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 16; and a 23.1% increase in supply to 16 active units.

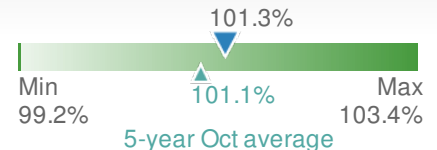
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from September and an increase from 0.75 in October 2024. The Contract Ratio is 11% lower than the 5-year October average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Sep 2025	Oct 2024
13	16

Avg DOM**18**

Sep 2025	Oct 2024	YTD
19	19	29

**Avg Sold to
OLP Ratio****101.3%**

Sep 2025	Oct 2024	YTD
100.4%	99.2%	98.4%