

October 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Montgomery, PA)

October 2025

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**68**

↑ **13.3%**
from Sep 2025:
60

↑ **28.3%**
from Oct 2024:
53

YTD	2025	2024	+/-
	565	506	11.7%

5-year Oct average: **58****New Pendings****46**

↓ **-14.8%**
from Sep 2025:
54

↓ **-9.8%**
from Oct 2024:
51

YTD	2025	2024	+/-
	470	429	9.6%

5-year Oct average: **53****Closed Sales****50**

↑ **31.6%**
from Sep 2025:
38

↑ **16.3%**
from Oct 2024:
43

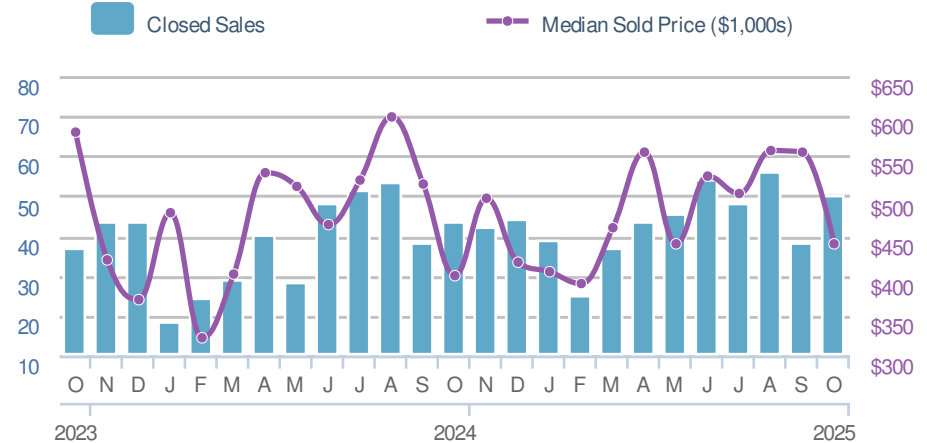
YTD	2025	2024	+/-
	451	387	16.5%

5-year Oct average: **49****Median Sold Price****\$440,000**

↓ **-20.7%**
from Sep 2025:
\$555,000

↑ **10.0%**
from Oct 2024:
\$400,000

YTD	2025	2024	+/-
	\$500,000	\$484,900	3.1%

5-year Oct average: **\$458,000****Active Listings****83**

Sep 2025	Oct 2024
61	61

Avg DOM**22**

Sep 2025	Oct 2024	YTD
17	18	22

Avg Sold to OLP Ratio**97.7%**

Sep 2025	Oct 2024	YTD
98.9%	99.3%	99.3%

October 2025

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29**

 **-19.4%**
 from Sep 2025: **36**

 **+38.1%**
 from Oct 2024: **21**

YTD	2025	2024	+/-
	290	246	17.9%

5-year Oct average: **26****New Pendings****24**

 **-11.1%**
 from Sep 2025: **27**

 **-7.7%**
 from Oct 2024: **26**

YTD	2025	2024	+/-
	245	208	17.8%

5-year Oct average: **27****Closed Sales****25**

 **+13.6%**
 from Sep 2025: **22**

 **+31.6%**
 from Oct 2024: **19**

YTD	2025	2024	+/-
	234	177	32.2%

5-year Oct average: **22****Median Sold Price****\$604,900**

 **-12.6%**
 from Sep 2025: **\$692,500**

 **-5.5%**
 from Oct 2024: **\$640,000**

YTD	2025	2024	+/-
	\$675,000	\$655,000	3.1%

5-year Oct average: **\$596,030****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for October was \$604,900, representing a decrease of 12.6% compared to last month and a decrease of 5.5% from Oct 2024. The average days on market for units sold in October was 26 days, 43% above the 5-year October average of 18 days. There was an 11.1% month over month decrease in new contract activity with 24 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 36; and a 28.1% increase in supply to 41 active units.

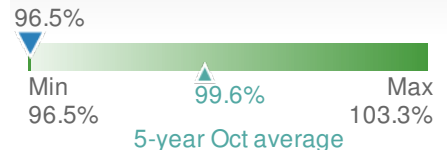
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.19 in September and a decrease from 1.22 in October 2024. The Contract Ratio is 44% lower than the 5-year October average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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**41**

Sep 2025	Oct 2024
32	32

Avg DOM**26**

Sep 2025	Oct 2024	YTD
18	15	25

Avg Sold to OLP Ratio**96.5%**

Sep 2025	Oct 2024	YTD
100.1%	99.2%	99.5%

October 2025

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****39** **62.5%**from Sep 2025:
24 **21.9%**from Oct 2024:
32

YTD	2025	2024	+/-
	275	260	5.8%

5-year Oct average: **32****New Pendings****22** **-18.5%**from Sep 2025:
27 **-12.0%**from Oct 2024:
25

YTD	2025	2024	+/-
	225	221	1.8%

5-year Oct average: **27****Closed Sales****25** **56.3%**from Sep 2025:
16 **4.2%**from Oct 2024:
24

YTD	2025	2024	+/-
	217	210	3.3%

5-year Oct average: **26****Median
Sold Price****\$330,000** **-26.7%**from Sep 2025:
\$450,000 **-16.1%**from Oct 2024:
\$393,125

YTD	2025	2024	+/-
	\$380,000	\$389,950	-2.6%

5-year Oct average: **\$370,043****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for October was \$330,000, representing a decrease of 26.7% compared to last month and a decrease of 16.1% from Oct 2024. The average days on market for units sold in October was 17 days, 22% below the 5-year October average of 22 days. There was an 18.5% month over month decrease in new contract activity with 22 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 30; and a 44.8% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.17 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 48% lower than the 5-year October 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**42**

Sep 2025	Oct 2024
29	29

Avg DOM**17**

Sep 2025	Oct 2024	YTD
16	21	19

**Avg Sold to
OLP Ratio****98.9%**

Sep 2025	Oct 2024	YTD
97.3%	99.4%	99.2%