

# October 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Upper Dublin (Montgomery, PA)

**October 2025**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****18** **-45.5%**from Sep 2025:  
**33** **38.5%**from Oct 2024:  
**13**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>260</b> | <b>273</b> | -4.8% |

5-year Oct average: **18****New Pendings****28** **27.3%**from Sep 2025:  
**22** **47.4%**from Oct 2024:  
**19**

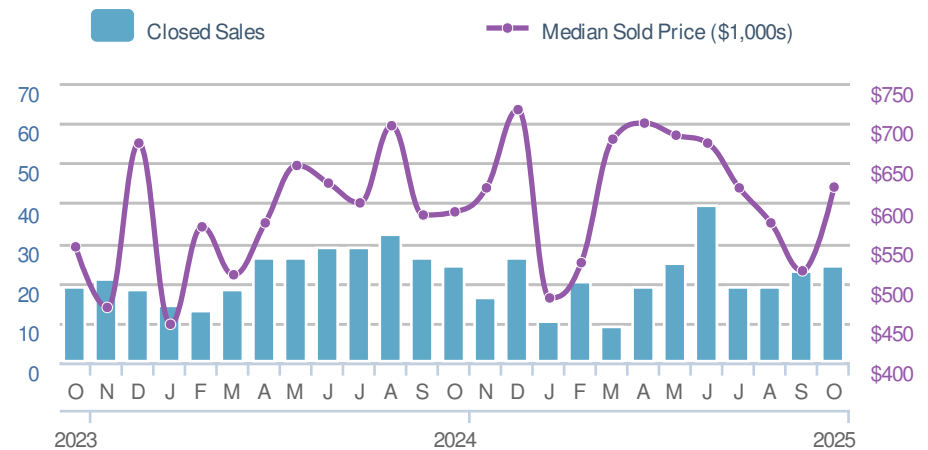
| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>228</b> | <b>251</b> | -9.2% |

5-year Oct average: **24****Closed Sales****24** **4.3%**from Sep 2025:  
**23** **0.0%**from Oct 2024:  
**24**

| YTD | 2025       | 2024       | +/-    |
|-----|------------|------------|--------|
|     | <b>212</b> | <b>242</b> | -12.4% |

5-year Oct average: **24****Median Sold Price****\$620,000** **20.4%**from Sep 2025:  
**\$515,000** **5.2%**from Oct 2024:  
**\$589,500**

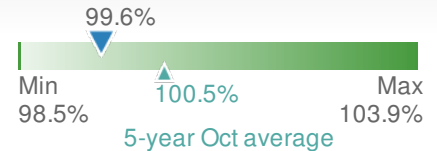
| YTD | 2025             | 2024             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$645,000</b> | <b>\$599,500</b> | 7.6% |

5-year Oct average: **\$594,800****Active Listings****37**

| Sep 2025  | Oct 2024  |
|-----------|-----------|
| <b>44</b> | <b>23</b> |

**Avg DOM****18**

| Sep 2025  | Oct 2024  | YTD       |
|-----------|-----------|-----------|
| <b>35</b> | <b>23</b> | <b>20</b> |

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

| Sep 2025      | Oct 2024     | YTD           |
|---------------|--------------|---------------|
| <b>101.7%</b> | <b>98.5%</b> | <b>101.6%</b> |

**October 2025**

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**

↓ **-36.8%**    ↑ **50.0%**  
from Sep 2025: **19**    from Oct 2024: **8**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>181</b> | <b>184</b> | -1.6% |

5-year Oct average: **11****New Pendings****19**

↑ **72.7%**    ↑ **58.3%**  
from Sep 2025: **11**    from Oct 2024: **12**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>159</b> | <b>161</b> | -1.2% |

5-year Oct average: **16****Closed Sales****13**

↓ **-13.3%**    ↑ **18.2%**  
from Sep 2025: **15**    from Oct 2024: **11**

| YTD | 2025       | 2024       | +/-   |
|-----|------------|------------|-------|
|     | <b>147</b> | <b>151</b> | -2.6% |

5-year Oct average: **14****Median  
Sold Price****\$735,000**

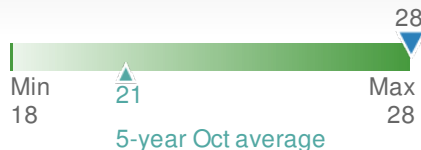
↑ **11.0%**    ↑ **12.2%**  
from Sep 2025: **\$662,422**    from Oct 2024: **\$654,900**

| YTD | 2025             | 2024             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$720,000</b> | <b>\$675,000</b> | 6.7% |

5-year Oct average: **\$645,530****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for October was \$735,000, representing an increase of 11% compared to last month and an increase of 12.2% from Oct 2024. The average days on market for units sold in October was 13 days, 40% below the 5-year October average of 22 days. There was a 72.7% month over month increase in new contract activity with 19 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 22; and a 15.2% decrease in supply to 28 active units.

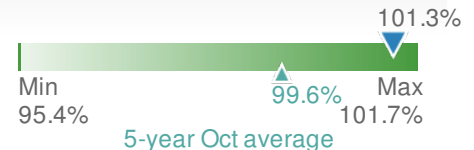
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.48 in September and a decrease from 1.05 in October 2024. The Contract Ratio is 33% lower than the 5-year October average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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****28**

| Sep 2025  | Oct 2024  |
|-----------|-----------|
| <b>33</b> | <b>20</b> |

**Avg DOM****13**

| Sep 2025  | Oct 2024  | YTD       |
|-----------|-----------|-----------|
| <b>51</b> | <b>27</b> | <b>20</b> |

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

| Sep 2025      | Oct 2024     | YTD           |
|---------------|--------------|---------------|
| <b>101.6%</b> | <b>98.1%</b> | <b>101.7%</b> |

**October 2025**

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

↓ **-57.1%**    ↑ **20.0%**  
from Sep 2025:    from Oct 2024:  
**14**                      **5**

| YTD | 2025      | 2024      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>79</b> | <b>89</b> | -11.2% |

5-year Oct average: **7****New Pendings****9**

↓ **-18.2%**    ↑ **28.6%**  
from Sep 2025:    from Oct 2024:  
**11**                      **7**

| YTD | 2025      | 2024      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>69</b> | <b>90</b> | -23.3% |

5-year Oct average: **8****Closed Sales****11**

↑ **37.5%**    ↓ **-15.4%**  
from Sep 2025:    from Oct 2024:  
**8**                      **13**

| YTD | 2025      | 2024      | +/-    |
|-----|-----------|-----------|--------|
|     | <b>65</b> | <b>91</b> | -28.6% |

5-year Oct average: **9****Median  
Sold Price****\$475,000**

↓ **-1.0%**    ↑ **18.8%**  
from Sep 2025:    from Oct 2024:  
**\$480,000**            **\$400,000**

| YTD | 2025             | 2024             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$445,000</b> | <b>\$452,000</b> | -1.5% |

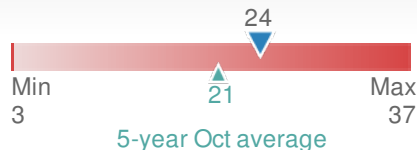
5-year Oct average: **\$390,800****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for October was \$475,000, representing a decrease of 1% compared to last month and an increase of 18.8% from Oct 2024. The average days on market for units sold in October was 24 days, 15% above the 5-year October average of 21 days. There was an 18.2% month over month decrease in new contract activity with 9 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 12; and an 18.2% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.27 in September and a decrease from 4.33 in October 2024. The Contract Ratio is 42% lower than the 5-year October average of 2.30. 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****9**

| Sep 2025  | Oct 2024 |
|-----------|----------|
| <b>11</b> | <b>3</b> |

**Avg DOM****24**

| Sep 2025 | Oct 2024  | YTD       |
|----------|-----------|-----------|
| <b>6</b> | <b>21</b> | <b>19</b> |

**Avg Sold to  
OLP Ratio****97.6%**

| Sep 2025      | Oct 2024     | YTD           |
|---------------|--------------|---------------|
| <b>101.8%</b> | <b>98.8%</b> | <b>101.5%</b> |