

October 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Moreland (Montgomery, PA)

October 2025

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**16**

↓ **-23.8%**
from Sep 2025:
21

↓ **-20.0%**
from Oct 2024:
20

YTD	2025	2024	+/-
	199	179	11.2%

5-year Oct average: **16****New Pendings****21**

↑ **10.5%**
from Sep 2025:
19

↑ **75.0%**
from Oct 2024:
12

YTD	2025	2024	+/-
	171	151	13.2%

5-year Oct average: **17****Closed Sales****18**

↑ **20.0%**
from Sep 2025:
15

↑ **63.6%**
from Oct 2024:
11

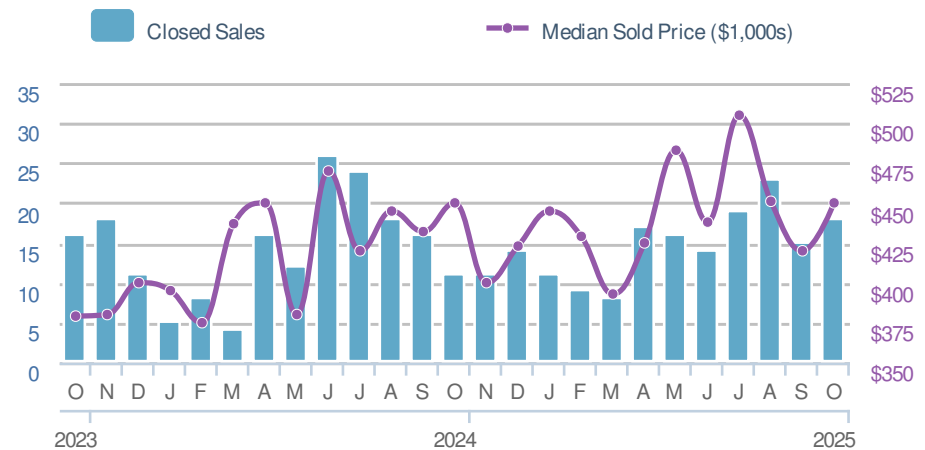
YTD	2025	2024	+/-
	159	143	11.2%

5-year Oct average: **15****Median Sold Price****\$450,000**

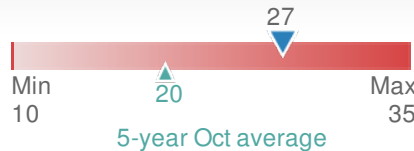
↑ **7.1%**
from Sep 2025:
\$420,000

↔ **0.0%**
from Oct 2024:
\$450,000

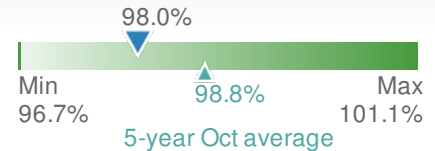
YTD	2025	2024	+/-
	\$451,000	\$435,000	3.7%

5-year Oct average: **\$408,800****Active Listings****22**

Sep 2025	Oct 2024
26	13

Avg DOM**27**

Sep 2025	Oct 2024	YTD
29	10	14

Avg Sold to OLP Ratio**98.0%**

Sep 2025	Oct 2024	YTD
99.9%	101.1%	101.6%

October 2025

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**

↓ **-16.7%**
from Sep 2025:
18

↓ **-21.1%**
from Oct 2024:
19

YTD	2025	2024	+/-
	183	163	12.3%

5-year Oct average: **15****New Pending****19**

↑ **18.8%**
from Sep 2025:
16

↑ **90.0%**
from Oct 2024:
10

YTD	2025	2024	+/-
	153	137	11.7%

5-year Oct average: **15****Closed Sales****16**

↑ **14.3%**
from Sep 2025:
14

↑ **45.5%**
from Oct 2024:
11

YTD	2025	2024	+/-
	144	130	10.8%

5-year Oct average: **14****Median
Sold Price****\$492,500**

↑ **10.7%**
from Sep 2025:
\$445,000

↑ **9.4%**
from Oct 2024:
\$450,000

YTD	2025	2024	+/-
	\$461,350	\$440,500	4.7%

5-year Oct average: **\$425,922****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for October was \$492,500, representing an increase of 10.7% compared to last month and an increase of 9.4% from Oct 2024. The average days on market for units sold in October was 30 days, 49% above the 5-year October average of 20 days. There was an 18.8% month over month increase in new contract activity with 19 New Pending; a 10% MoM increase in All Pending (new contracts + contracts carried over from September) to 22; and a 12% decrease in supply to 22 active units.

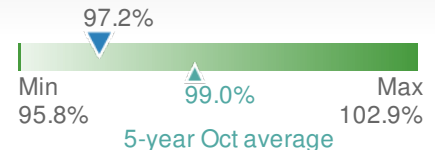
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.80 in September and an increase from 0.92 in October 2024. The Contract Ratio is 33% lower than the 5-year October average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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
25	13

Avg DOM**30**

Sep 2025	Oct 2024	YTD
30	10	15

**Avg Sold to
OLP Ratio****97.2%**

Sep 2025	Oct 2024	YTD
100.0%	101.1%	101.7%

October 2025

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1** **-66.7%**from Sep 2025:
3 **0.0%**from Oct 2024:
1

YTD	2025	2024	+/-
	16	16	0.0%

5-year Oct average: **2****New Pendings****2** **-33.3%**from Sep 2025:
3 **0.0%**from Oct 2024:
2

YTD	2025	2024	+/-
	18	14	28.6%

5-year Oct average: **2****Closed Sales****2** **100.0%**from Sep 2025:
1 **0.0%**from Oct 2024:
0

YTD	2025	2024	+/-
	15	13	15.4%

5-year Oct average: **1****Median
Sold Price****\$390,000** **45.5%**from Sep 2025:
\$268,000 **0.0%**from Oct 2024:
\$0

YTD	2025	2024	+/-
	\$290,000	\$270,000	7.4%

5-year Oct average: **\$215,500****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for October was \$390,000, representing an increase of 45.5% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 3 days, 72% below the 5-year October average of 11 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 3; and a 100% decrease in supply to 0 active units.

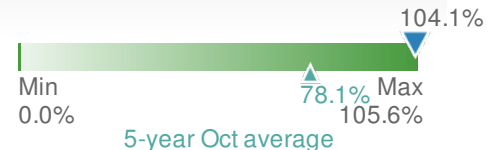
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in September and no change from October 2024. The Contract Ratio is 100% lower than the 5-year October average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**0**

Sep 2025	Oct 2024
1	0

Avg DOM**3**

Sep 2025	Oct 2024	YTD
17	0	11

**Avg Sold to
OLP Ratio****104.1%**

Sep 2025	Oct 2024	YTD
97.5%	0.0%	100.6%