

August 2026

All Home Types
Detached
Attached
Attached/Townhouse

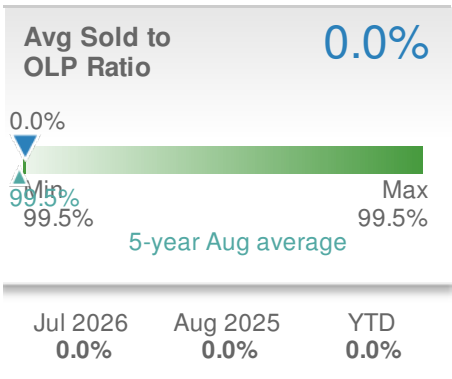
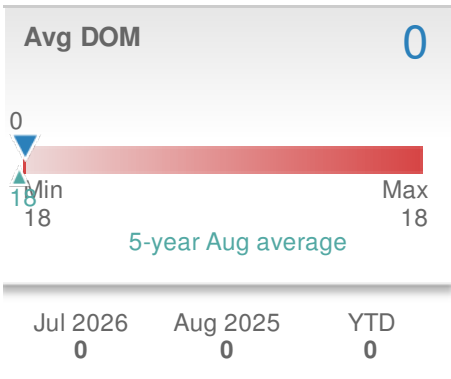
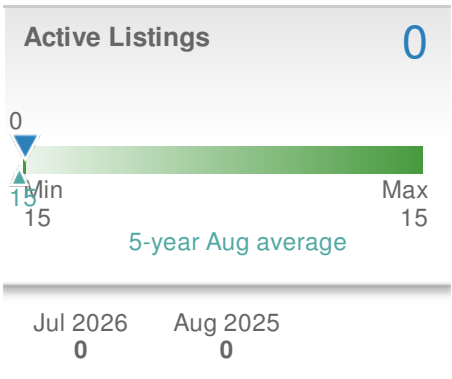
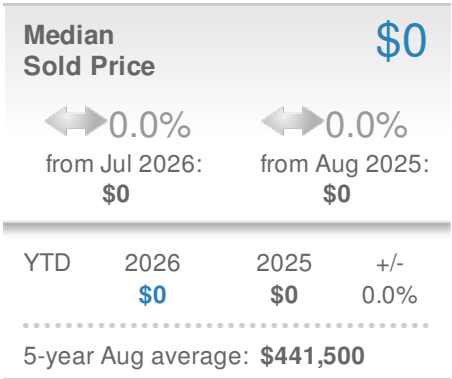
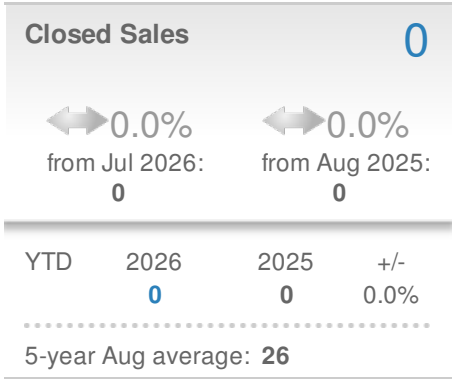
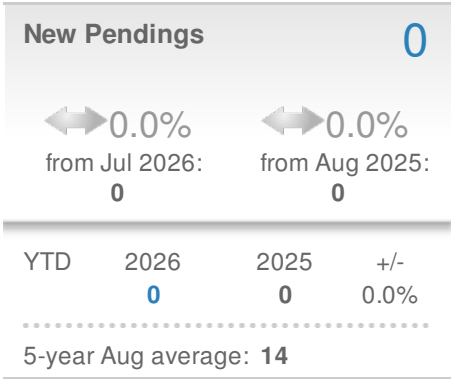
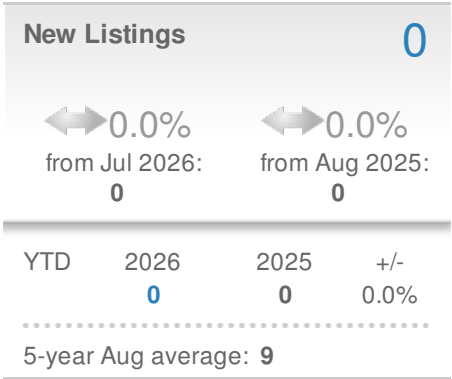
Local Market Insight

Springfield (Montgomery, PA)

August 2026

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



August 2026

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↔ 0.0%
from Jul 2026: from Aug 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: 2

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Jul 2026: from Aug 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: 2

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Jul 2026: from Aug 2025:
0 0

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: 4

**Median
Sold Price****\$0**

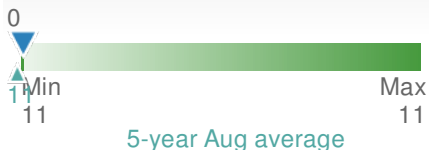
↔ 0.0% ↔ 0.0%
from Jul 2026: from Aug 2025:
\$0 \$0

YTD	2026	2025	+/-
	\$0	\$0	%

5-year Aug average: **\$437,499****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for August was \$0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 19 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 0; and no change in supply with 0 active units.

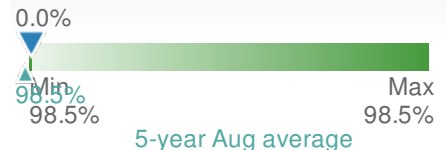
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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**

Jul 2026	Aug 2025
0	0

Avg DOM**0**

Jul 2026	Aug 2025	YTD
0	0	0

**Avg Sold to
OLP Ratio****0.0%**

Jul 2026	Aug 2025	YTD
0.0%	0.0%	0.0%

August 2026

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

0 **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **0****New Pendings****0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

0 **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **1****Closed Sales****0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

0 **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **1****Median Sold Price****\$0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

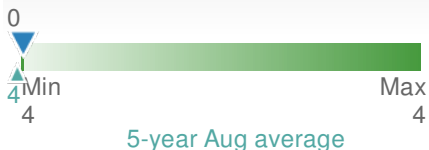
\$0 **\$0**

YTD	2026	2025	+/-
	\$0	\$0	%

5-year Aug average: **\$441,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for August was \$0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 11 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 0; and no change in supply with 0 active units.

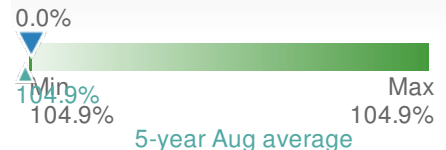
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Active Listings**0**

Jul 2026	Aug 2025
0	0

Avg DOM**0**

Jul 2026	Aug 2025	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Jul 2026	Aug 2025	YTD
0.0%	0.0%	0.0%

August 2026

Springfield (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

0 **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **0****New Pendings****0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

0 **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **1****Closed Sales****0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

0 **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **1****Median Sold Price****\$0**

↔ 0.0% ↔ 0.0%

from Jul 2026: from Aug 2025:

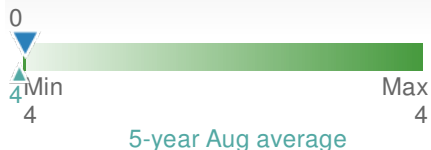
\$0 **\$0**

YTD	2026	2025	+/-
	\$0	\$0	%

5-year Aug average: **\$441,500****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was \$0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 11 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 0; and no change in supply with 0 active units.

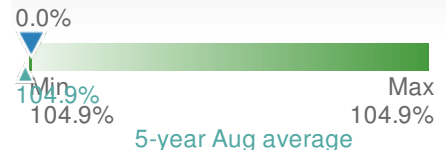
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Active Listings**0**

Jul 2026	Aug 2025
0	0

Avg DOM**0**

Jul 2026	Aug 2025	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Jul 2026	Aug 2025	YTD
0.0%	0.0%	0.0%