

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Montgomery County, PA

September 2026

Montgomery County, PA

Email: ldavis@tcsr.realtor

New Listings**877****↑14.8%**from Aug 2026:
764**↓-3.0%**from Sep 2025:
904

YTD	2026	2025	+/-
	8,432	8,278	1.9%

5-year Sep average: **875****New Pendings****695****↓-12.1%**from Aug 2026:
791**↓-9.4%**from Sep 2025:
767

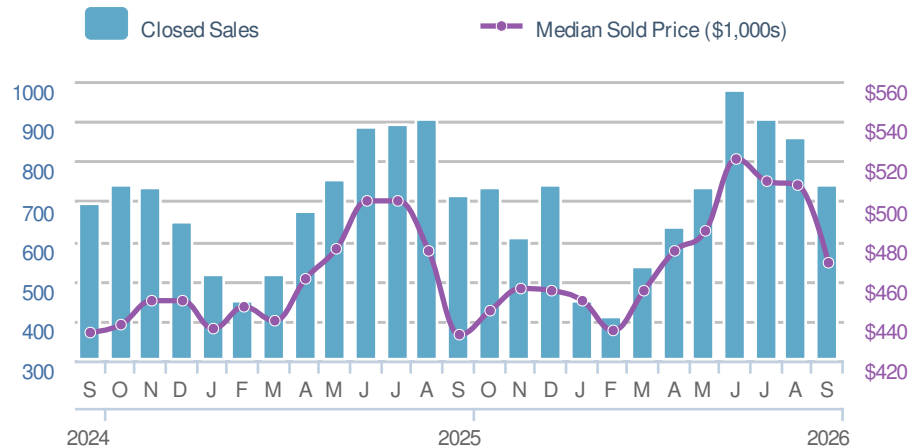
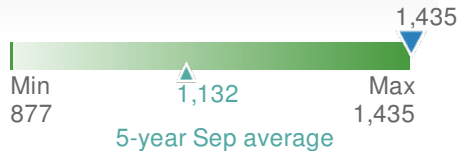
YTD	2026	2025	+/-
	6,844	6,816	0.4%

5-year Sep average: **728****Closed Sales****738****↓-13.8%**from Aug 2026:
856**↑3.7%**from Sep 2025:
712

YTD	2026	2025	+/-
	6,457	6,525	-1.0%

5-year Sep average: **746****Median Sold Price****\$469,000****↓-7.8%**from Aug 2026:
\$508,750**↑8.1%**from Sep 2025:
\$433,750

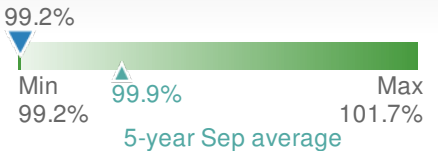
YTD	2026	2025	+/-
	\$483,705	\$465,125	4.0%

5-year Sep average: **\$430,700****Active Listings****1,435**

Aug 2026	Sep 2025
1,212	1,221

Avg DOM**24**

Aug 2026	Sep 2025	YTD
22	24	25

Avg Sold to OLP Ratio**99.2%**

Aug 2026	Sep 2025	YTD
99.6%	99.3%	99.9%

September 2026

Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**513** **12.0%**from Aug 2026:
458 **-8.7%**from Sep 2025:
562

YTD	2026	2025	+/-
	5,026	5,008	0.4%

5-year Sep average: **524****New Pendings****441** **-7.7%**from Aug 2026:
478 **-3.7%**from Sep 2025:
458

YTD	2026	2025	+/-
	4,160	4,196	-0.9%

5-year Sep average: **442****Closed Sales****418** **-23.0%**from Aug 2026:
543 **-4.8%**from Sep 2025:
439

YTD	2026	2025	+/-
	3,882	4,019	-3.4%

5-year Sep average: **452****Median Sold Price****\$570,000** **-5.0%**from Aug 2026:
\$600,000 **9.0%**from Sep 2025:
\$523,000

YTD	2026	2025	+/-
	\$574,100	\$551,000	4.2%

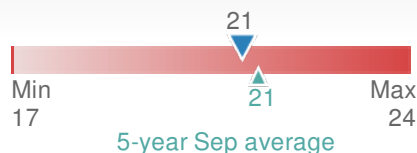
5-year Sep average: **\$509,290****Summary**

In Montgomery County, PA, the median sold price for Detached properties for September was \$570,000, representing a decrease of 5% compared to last month and an increase of 9% from Sep 2025. The average days on market for units sold in September was 21 days, 2% below the 5-year September average of 21 days. There was a 7.7% month over month decrease in new contract activity with 441 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 663; and a 19.9% increase in supply to 790 active units.

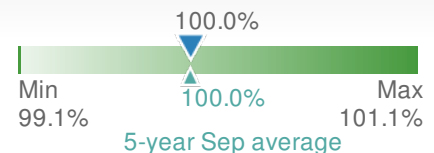
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.02 in August and no change from September 2025. The Contract Ratio is 14% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**790**

Aug 2026	Sep 2025
659	733

Avg DOM**21**

Aug 2026	Sep 2025	YTD
18	23	22

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
100.5%	100.1%	100.8%

September 2026

Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**364** **19.0%**from Aug 2026:
306 **6.4%**from Sep 2025:
342

YTD	2026	2025	+/-
	3,401	3,270	4.0%

5-year Sep average: **350****New Pendings****254** **-18.8%**from Aug 2026:
313 **-17.8%**from Sep 2025:
309

YTD	2026	2025	+/-
	2,681	2,620	2.3%

5-year Sep average: **286****Closed Sales****320** **2.2%**from Aug 2026:
313 **17.2%**from Sep 2025:
273

YTD	2026	2025	+/-
	2,572	2,506	2.6%

5-year Sep average: **294****Median
Sold Price****\$389,000** **2.3%**from Aug 2026:
\$380,087 **11.1%**from Sep 2025:
\$350,000

YTD	2026	2025	+/-
	\$375,000	\$365,000	2.7%

5-year Sep average: **\$350,800****Summary**

In Montgomery County, PA, the median sold price for Attached properties for September was \$389,000, representing an increase of 2.3% compared to last month and an increase of 11.1% from Sep 2025. The average days on market for units sold in September was 28 days, 33% above the 5-year September average of 21 days. There was an 18.8% month over month decrease in new contract activity with 254 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 399; and a 16.6% increase in supply to 645 active units.

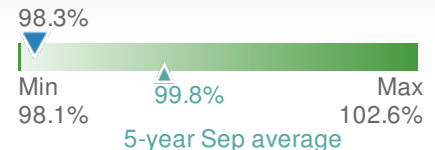
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.86 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**645**

Aug 2026	Sep 2025
553	488

Avg DOM**28**

Aug 2026	Sep 2025	YTD
30	26	29

**Avg Sold to
OLP Ratio****98.3%**

Aug 2026	Sep 2025	YTD
98.1%	98.1%	98.5%

September 2026

Montgomery County, PA - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****287** **22.1%**from Aug 2026:
235 **6.7%**from Sep 2025:
269

YTD	2026	2025	+/-
	2,668	2,556	4.4%

5-year Sep average: **272****New Pendings****208** **-13.0%**from Aug 2026:
239 **-13.7%**from Sep 2025:
241

YTD	2026	2025	+/-
	2,113	2,064	2.4%

5-year Sep average: **223****Closed Sales****246** **-2.4%**from Aug 2026:
252 **17.1%**from Sep 2025:
210

YTD	2026	2025	+/-
	2,024	1,974	2.5%

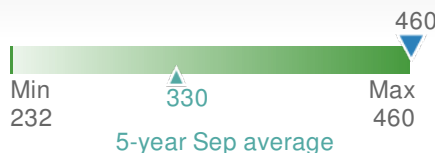
5-year Sep average: **229****Median Sold Price****\$405,627** **0.2%**from Aug 2026:
\$405,000 **2.7%**from Sep 2025:
\$395,000

YTD	2026	2025	+/-
	\$400,000	\$385,000	3.9%

5-year Sep average: **\$372,499****Summary**

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for September was \$405,627, representing an increase of 0.2% compared to last month and an increase of 2.7% from Sep 2025. The average days on market for units sold in September was 25 days, 32% above the 5-year September average of 19 days. There was a 13% month over month decrease in new contract activity with 208 New Pendings; a 12% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 336; and a 15.9% increase in supply to 460 active units.

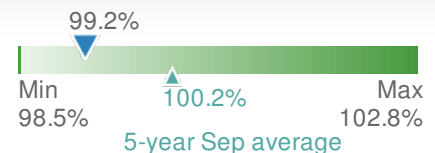
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.96 in August and a decrease from 1.07 in September 2025. The Contract Ratio is 41% lower than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**460**

Aug 2026	Sep 2025
397	361

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	24	25

Avg Sold to OLP Ratio**99.2%**

Aug 2026	Sep 2025	YTD
98.8%	98.5%	99.3%

September 2026

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**68**

↑ **41.7%**
from Aug 2026:
48

↑ **13.3%**
from Sep 2025:
60

YTD	2026	2025	+/-
	488	523	-6.7%

5-year Sep average: **57****New Pendings****44**

↓ **-13.7%**
from Aug 2026:
51

↓ **-29.0%**
from Sep 2025:
62

YTD	2026	2025	+/-
	385	453	-15.0%

5-year Sep average: **47****Closed Sales****37**

↓ **-19.6%**
from Aug 2026:
46

↓ **-7.5%**
from Sep 2025:
40

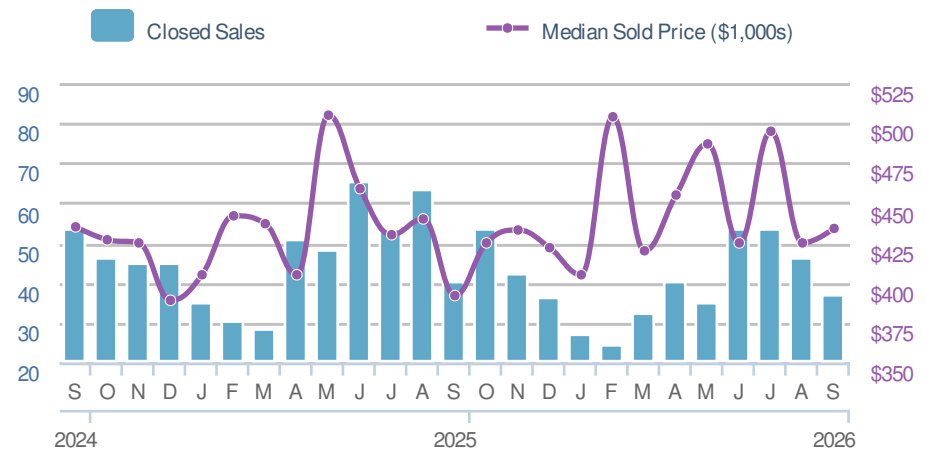
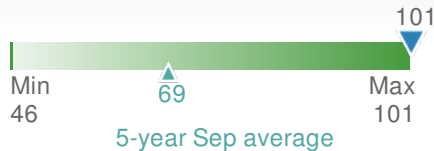
YTD	2026	2025	+/-
	356	427	-16.6%

5-year Sep average: **46****Median Sold Price****\$434,000**

↑ **2.1%**
from Aug 2026:
\$425,000

↑ **10.5%**
from Sep 2025:
\$392,750

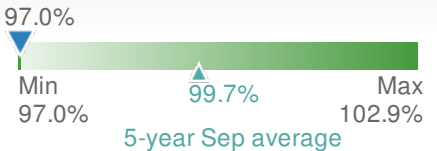
YTD	2026	2025	+/-
	\$451,000	\$432,000	4.4%

5-year Sep average: **\$405,450****Active Listings****101**

Aug 2026	Sep 2025
74	71

Avg DOM**28**

Aug 2026	Sep 2025	YTD
30	28	27

Avg Sold to OLP Ratio**97.0%**

Aug 2026	Sep 2025	YTD
98.9%	98.7%	98.8%

September 2026

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****60**
 **46.3%**
from Aug 2026:
41
 **22.4%**
from Sep 2025:
49

YTD	2026	2025	+/-
	420	443	-5.2%

5-year Sep average: **50****New Pendings****40**
 **-11.1%**
from Aug 2026:
45
 **-14.9%**
from Sep 2025:
47

YTD	2026	2025	+/-
	339	389	-12.9%

5-year Sep average: **40****Closed Sales****32**
 **-20.0%**
from Aug 2026:
40
 **-5.9%**
from Sep 2025:
34

YTD	2026	2025	+/-
	310	370	-16.2%

5-year Sep average: **40****Median Sold Price****\$465,000**
 **3.3%**
from Aug 2026:
\$450,000
 **13.4%**
from Sep 2025:
\$410,000

YTD	2026	2025	+/-
	\$479,000	\$450,750	6.3%

5-year Sep average: **\$422,450****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for September was \$465,000, representing an increase of 3.3% compared to last month and an increase of 13.4% from Sep 2025. The average days on market for units sold in September was 26 days, 29% above the 5-year September average of 20 days. There was an 11.1% month over month decrease in new contract activity with 40 New Pendings; a 7.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 59; and a 33.9% increase in supply to 75 active units.

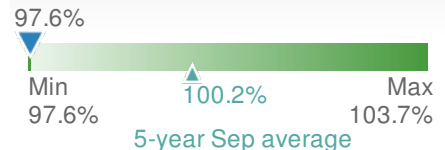
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.98 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 22% lower than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**75**

Aug 2026	Sep 2025
56	56

Avg DOM**26**

Aug 2026	Sep 2025	YTD
26	23	25

Avg Sold to OLP Ratio**97.6%**

Aug 2026	Sep 2025	YTD
99.0%	99.7%	99.2%

September 2026

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **14.3%**from Aug 2026:
7 **-27.3%**from Sep 2025:
11

YTD	2026	2025	+/-
	68	80	-15.0%

5-year Sep average: **8****New Pendings****4** **-33.3%**from Aug 2026:
6 **-73.3%**from Sep 2025:
15

YTD	2026	2025	+/-
	46	64	-28.1%

5-year Sep average: **7****Closed Sales****5** **-16.7%**from Aug 2026:
6 **-16.7%**from Sep 2025:
6

YTD	2026	2025	+/-
	46	57	-19.3%

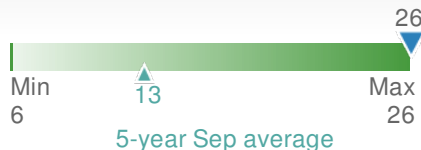
5-year Sep average: **6****Median Sold Price****\$300,000** **4.7%**from Aug 2026:
\$286,500 **14.1%**from Sep 2025:
\$263,000

YTD	2026	2025	+/-
	\$276,950	\$321,000	-13.7%

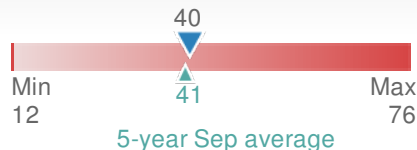
5-year Sep average: **\$301,800****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for September was \$300,000, representing an increase of 4.7% compared to last month and an increase of 14.1% from Sep 2025. The average days on market for units sold in September was 40 days, 2% below the 5-year September average of 41 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 6; and a 44.4% increase in supply to 26 active units.

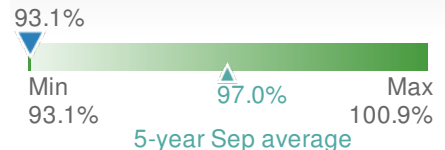
This activity resulted in a Contract Ratio of 0.23 pendings per active listing, down from 0.39 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 77% lower than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**26**

Aug 2026	Sep 2025
18	15

Avg DOM**40**

Aug 2026	Sep 2025	YTD
55	57	47

Avg Sold to OLP Ratio**93.1%**

Aug 2026	Sep 2025	YTD
98.3%	93.2%	96.2%

September 2026

Abington (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

↔ 0.0%

from Aug 2026:
4

↓ -20.0%

from Sep 2025:
5

YTD	2026	2025	+/-
	38	44	-13.6%

5-year Sep average: 4

New Pendings**3**

↓ -25.0%

from Aug 2026:
4

↓ -40.0%

from Sep 2025:
5

YTD	2026	2025	+/-
	24	38	-36.8%

5-year Sep average: 4

Closed Sales**3**

↓ -25.0%

from Aug 2026:
4

↑ 50.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	21	40	-47.5%

5-year Sep average: 3

Median Sold Price**\$308,000**

↑ 6.6%

from Aug 2026:
\$289,000

↓ -5.5%

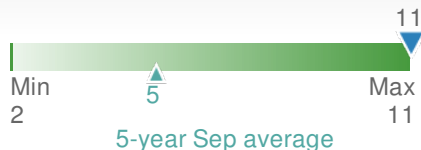
from Sep 2025:
\$326,000

YTD	2026	2025	+/-
	\$342,000	\$353,500	-3.3%

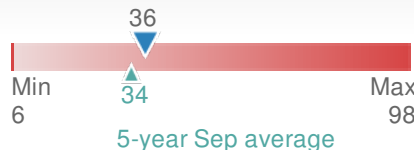
5-year Sep average: **\$381,550****Summary**

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$308,000, representing an increase of 6.6% compared to last month and a decrease of 5.5% from Sep 2025. The average days on market for units sold in September was 36 days, 5% above the 5-year September average of 34 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 5; and a 37.5% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.63 in August and a decrease from 0.83 in September 2025. The Contract Ratio is 71% lower than the 5-year September average of 1.54. 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**11**

Aug 2026	Sep 2025
8	6

Avg DOM**36**

Aug 2026	Sep 2025	YTD
10	98	20

Avg Sold to OLP Ratio**90.1%**

Aug 2026	Sep 2025	YTD
99.7%	90.9%	100.3%

September 2026

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**28****↑27.3%**from Aug 2026:
22**↑21.7%**from Sep 2025:
23

YTD	2026	2025	+/-
	243	265	-8.3%

5-year Sep average: **28****New Pendings****25****↑92.3%**from Aug 2026:
13**↑25.0%**from Sep 2025:
20

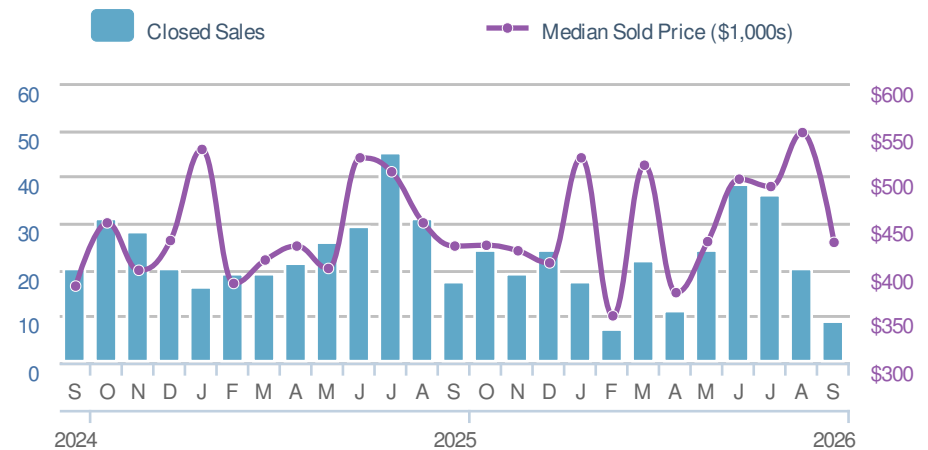
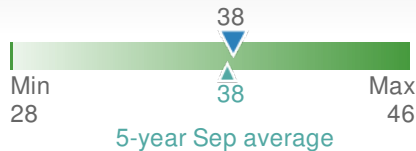
YTD	2026	2025	+/-
	204	217	-6.0%

5-year Sep average: **25****Closed Sales****9****↓-55.0%**from Aug 2026:
20**↓-47.1%**from Sep 2025:
17

YTD	2026	2025	+/-
	187	243	-23.0%

5-year Sep average: **21****Median Sold Price****\$429,000****↓-21.6%**from Aug 2026:
\$547,500**↑0.9%**from Sep 2025:
\$425,000

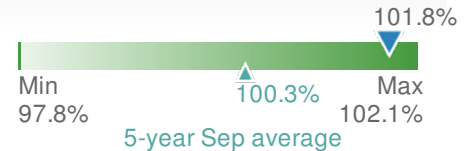
YTD	2026	2025	+/-
	\$475,000	\$445,000	6.7%

5-year Sep average: **\$397,549****Active Listings****38**

Aug 2026	Sep 2025
38	40

Avg DOM**11**

Aug 2026	Sep 2025	YTD
13	14	20

Avg Sold to OLP Ratio**101.8%**

Aug 2026	Sep 2025	YTD
100.2%	102.1%	100.9%

September 2026

Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24**
 **20.0%**
from Aug 2026:
20
 **26.3%**
from Sep 2025:
19

YTD	2026	2025	+/-
	206	220	-6.4%

5-year Sep average: **22****New Pendings****22**
 **83.3%**
from Aug 2026:
12
 **69.2%**
from Sep 2025:
13

YTD	2026	2025	+/-
	174	172	1.2%

5-year Sep average: **18****Closed Sales****9**
 **-47.1%**
from Aug 2026:
17
 **-30.8%**
from Sep 2025:
13

YTD	2026	2025	+/-
	158	182	-13.2%

5-year Sep average: **15****Median
Sold Price****\$429,000**
 **-23.5%**
from Aug 2026:
\$561,000
 **-10.6%**
from Sep 2025:
\$480,000

YTD	2026	2025	+/-
	\$526,654	\$517,500	1.8%

5-year Sep average: **\$429,700****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for September was \$429,000, representing a decrease of 23.5% compared to last month and a decrease of 10.6% from Sep 2025. The average days on market for units sold in September was 11 days, 37% below the 5-year September average of 17 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 3% decrease in supply to 32 active units.

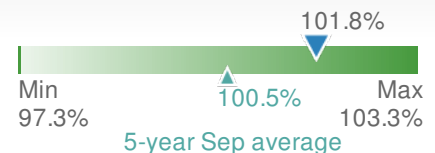
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.64 in August and an increase from 0.51 in September 2025. The Contract Ratio is 12% higher than the 5-year September average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2026	Sep 2025
33	39

Avg DOM**11**

Aug 2026	Sep 2025	YTD
14	15	22

**Avg Sold to
OLP Ratio****101.8%**

Aug 2026	Sep 2025	YTD
100.5%	103.3%	101.2%

September 2026

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4** **100.0%**from Aug 2026:
2 **0.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	37	45	-17.8%

5-year Sep average: **5****New Pendings****3** **200.0%**from Aug 2026:
1 **-57.1%**from Sep 2025:
7

YTD	2026	2025	+/-
	30	45	-33.3%

5-year Sep average: **6****Closed Sales****0** **-100.0%**from Aug 2026:
3 **-100.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	29	61	-52.5%

5-year Sep average: **6****Median Sold Price****\$0** **-100.0%**from Aug 2026:
\$330,000 **-100.0%**from Sep 2025:
\$362,450

YTD	2026	2025	+/-
	\$350,000	\$365,940	-4.4%

5-year Sep average: **\$291,410****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for September was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 10 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 20% increase in supply to 6 active units.

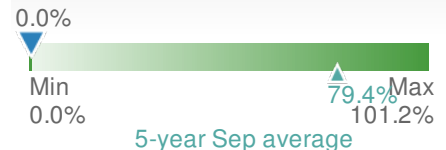
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.20 in August and a decrease from 16.00 in September 2025. The Contract Ratio is 89% lower than the 5-year September average of 6.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Aug 2026	Sep 2025
5	1

Avg DOM**0**

Aug 2026	Sep 2025	YTD
12	13	12

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
98.2%	98.3%	99.4%

September 2026**Boyertown Area (Montgomery, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**4** **100.0%**from Aug 2026:
2 **0.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	37	45	-17.8%

5-year Sep average: **5****New Pendings****3** **200.0%**from Aug 2026:
1 **-57.1%**from Sep 2025:
7

YTD	2026	2025	+/-
	30	45	-33.3%

5-year Sep average: **6****Closed Sales****0** **-100.0%**from Aug 2026:
3 **-100.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	29	61	-52.5%

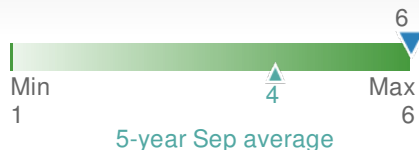
5-year Sep average: **6****Median Sold Price****\$0** **-100.0%**from Aug 2026:
\$330,000 **-100.0%**from Sep 2025:
\$362,450

YTD	2026	2025	+/-
	\$350,000	\$365,940	-4.4%

5-year Sep average: **\$291,919****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 11 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 20% increase in supply to 6 active units.

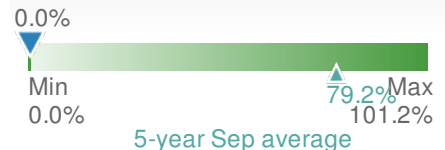
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.20 in August and a decrease from 16.00 in September 2025. The Contract Ratio is 89% lower than the 5-year September average of 6.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Aug 2026	Sep 2025
5	1

Avg DOM**0**

Aug 2026	Sep 2025	YTD
12	13	12

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
98.2%	98.3%	99.4%

September 2026

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**40****↑5.3%**from Aug 2026:
38**↑29.0%**from Sep 2025:
31

YTD	2026	2025	+/-
	369	365	1.1%

5-year Sep average: **40****New Pendings****29****↑11.5%**from Aug 2026:
26**↑11.5%**from Sep 2025:
26

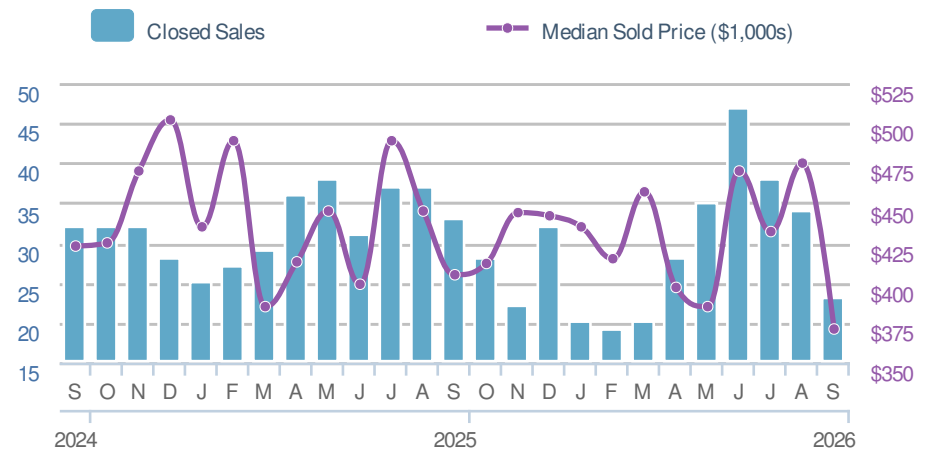
YTD	2026	2025	+/-
	275	309	-11.0%

5-year Sep average: **30****Closed Sales****23****↓-32.4%**from Aug 2026:
34**↓-30.3%**from Sep 2025:
33

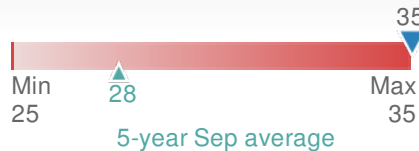
YTD	2026	2025	+/-
	267	304	-12.2%

5-year Sep average: **33****Median Sold Price****\$371,500****↓-21.8%**from Aug 2026:
\$475,000**↓-8.3%**from Sep 2025:
\$405,000

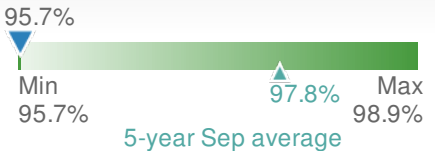
YTD	2026	2025	+/-
	\$435,000	\$425,000	2.4%

5-year Sep average: **\$387,400****Active Listings****98**

Aug 2026	Sep 2025
83	63

Avg DOM**35**

Aug 2026	Sep 2025	YTD
27	27	33

Avg Sold to OLP Ratio**95.7%**

Aug 2026	Sep 2025	YTD
96.1%	97.7%	97.7%

September 2026

Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27**
 **22.7%**
from Aug 2026:
22
 **22.7%**
from Sep 2025:
22

YTD	2026	2025	+/-
	236	236	0.0%

5-year Sep average: **28****New Pendings****18**
 **28.6%**
from Aug 2026:
14
 **5.9%**
from Sep 2025:
17

YTD	2026	2025	+/-
	175	203	-13.8%

5-year Sep average: **20****Closed Sales****10**
 **-58.3%**
from Aug 2026:
24
 **-60.0%**
from Sep 2025:
25

YTD	2026	2025	+/-
	172	206	-16.5%

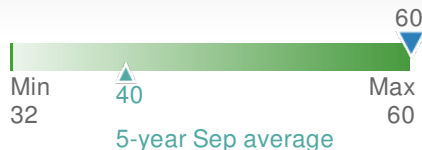
5-year Sep average: **22****Median
Sold Price****\$510,000**
 **-2.9%**
from Aug 2026:
\$525,000
 **21.4%**
from Sep 2025:
\$420,000

YTD	2026	2025	+/-
	\$511,250	\$487,450	4.9%

5-year Sep average: **\$444,000****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for September was \$510,000, representing a decrease of 2.9% compared to last month and an increase of 21.4% from Sep 2025. The average days on market for units sold in September was 14 days, 45% below the 5-year September average of 26 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 35.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 23; and a 27.7% increase in supply to 60 active units.

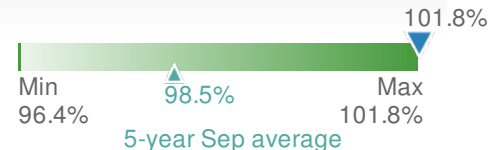
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.36 in August and a decrease from 0.58 in September 2025. The Contract Ratio is 62% lower than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**60**

Aug 2026	Sep 2025
47	38

Avg DOM**14**

Aug 2026	Sep 2025	YTD
25	25	28

**Avg Sold to
OLP Ratio****101.8%**

Aug 2026	Sep 2025	YTD
97.7%	98.4%	99.5%

September 2026

Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**13** **-18.8%**from Aug 2026:
16 **44.4%**from Sep 2025:
9

YTD	2026	2025	+/-
	132	129	2.3%

5-year Sep average: **12****New Pendings****11** **-8.3%**from Aug 2026:
12 **22.2%**from Sep 2025:
9

YTD	2026	2025	+/-
	100	106	-5.7%

5-year Sep average: **11****Closed Sales****13** **30.0%**from Aug 2026:
10 **62.5%**from Sep 2025:
8

YTD	2026	2025	+/-
	95	98	-3.1%

5-year Sep average: **11****Median Sold Price****\$230,000** **-23.3%**from Aug 2026:
\$300,000 **-19.3%**from Sep 2025:
\$285,000

YTD	2026	2025	+/-
	\$289,000	\$279,750	3.3%

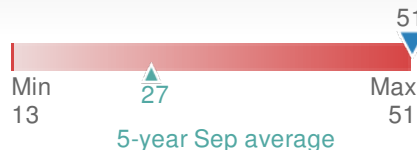
5-year Sep average: **\$277,550****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for September was \$230,000, representing a decrease of 23.3% compared to last month and a decrease of 19.3% from Sep 2025. The average days on market for units sold in September was 51 days, 90% above the 5-year September average of 27 days. There was an 8.3% month over month decrease in new contract activity with 11 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 5.6% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.33 in August and a decrease from 0.60 in September 2025. The Contract Ratio is 81% lower than the 5-year September 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**38**

Aug 2026	Sep 2025
36	25

Avg DOM**51**

Aug 2026	Sep 2025	YTD
32	34	44

Avg Sold to OLP Ratio**91.0%**

Aug 2026	Sep 2025	YTD
92.3%	95.3%	94.6%

September 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**5** **-58.3%**from Aug 2026:
12 **25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	87	84	3.6%

5-year Sep average: **7****New Pendings****9** **-10.0%**from Aug 2026:
10 **0.0%**from Sep 2025:
9

YTD	2026	2025	+/-
	69	70	-1.4%

5-year Sep average: **8****Closed Sales****9** **0.0%**from Aug 2026:
9 **50.0%**from Sep 2025:
6

YTD	2026	2025	+/-
	64	60	6.7%

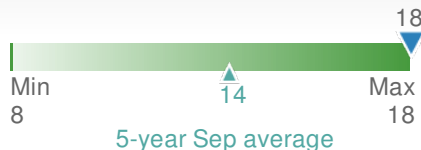
5-year Sep average: **8****Median Sold Price****\$295,000** **-1.7%**from Aug 2026:
\$300,000 **-8.8%**from Sep 2025:
\$323,500

YTD	2026	2025	+/-
	\$315,000	\$320,000	-1.6%

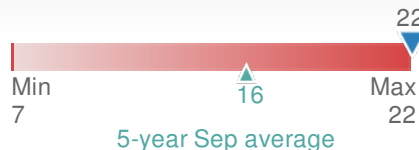
5-year Sep average: **\$305,100****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$295,000, representing a decrease of 1.7% compared to last month and a decrease of 8.8% from Sep 2025. The average days on market for units sold in September was 22 days, 38% above the 5-year September average of 16 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 10; and an 18.2% decrease in supply to 18 active units.

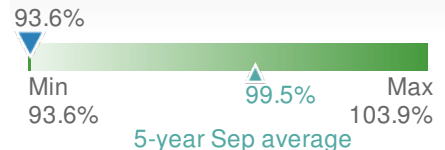
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.45 in August and a decrease from 1.17 in September 2025. The Contract Ratio is 71% lower than the 5-year September average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2026	Sep 2025
22	12

Avg DOM**22**

Aug 2026	Sep 2025	YTD
28	19	27

Avg Sold to OLP Ratio**93.6%**

Aug 2026	Sep 2025	YTD
93.0%	98.8%	97.5%

September 2026

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**38**

↔ 0.0%

from Aug 2026:
38

↓ -22.4%

from Sep 2025:
49

YTD	2026	2025	+/-
	449	525	-14.5%

5-year Sep average: **48****New Pendings****29**

↓ -17.1%

from Aug 2026:
35

↓ -23.7%

from Sep 2025:
38

YTD	2026	2025	+/-
	357	409	-12.7%

5-year Sep average: **40****Closed Sales****42**

↑ 44.8%

from Aug 2026:
29

↓ -6.7%

from Sep 2025:
45

YTD	2026	2025	+/-
	358	410	-12.7%

5-year Sep average: **40****Median Sold Price****\$544,000**

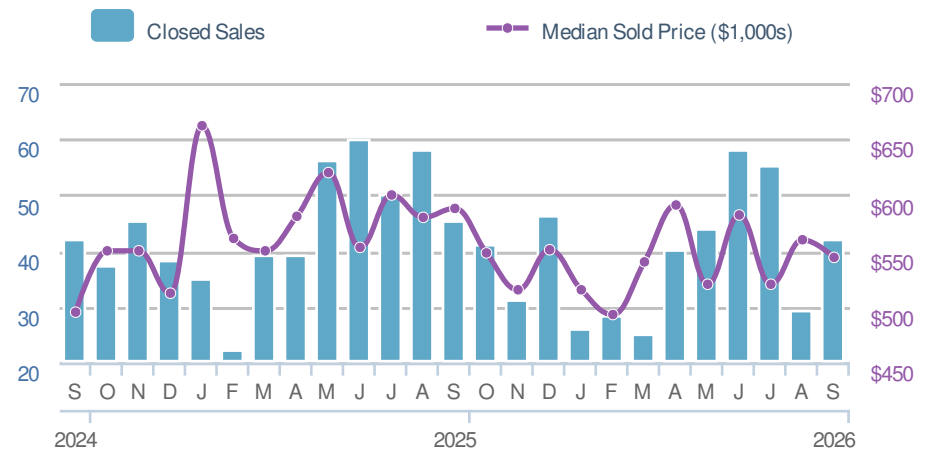
↓ -2.9%

from Aug 2026:
\$560,000

↓ -7.5%

from Sep 2025:
\$588,000

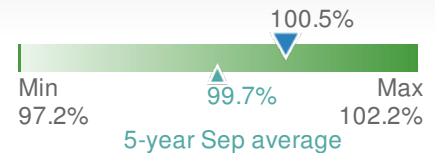
YTD	2026	2025	+/-
	\$542,087	\$585,000	-7.3%

5-year Sep average: **\$503,900****Active Listings****71**

Aug 2026	Sep 2025
58	74

Avg DOM**21**

Aug 2026	Sep 2025	YTD
24	19	25

Avg Sold to OLP Ratio**100.5%**

Aug 2026	Sep 2025	YTD
98.2%	97.2%	99.6%

September 2026

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**
 **53.8%**
from Aug 2026:
13
 **-16.7%**
from Sep 2025:
24

YTD	2026	2025	+/-
	197	270	-27.0%

5-year Sep average: **23****New Pendings****11**
 **10.0%**
from Aug 2026:
10
 **-35.3%**
from Sep 2025:
17

YTD	2026	2025	+/-
	159	216	-26.4%

5-year Sep average: **20****Closed Sales****10**
 **-37.5%**
from Aug 2026:
16
 **-67.7%**
from Sep 2025:
31

YTD	2026	2025	+/-
	155	220	-29.5%

5-year Sep average: **21****Median Sold Price****\$807,500**
 **31.3%**
from Aug 2026:
\$615,000
 **12.9%**
from Sep 2025:
\$715,000

YTD	2026	2025	+/-
	\$600,000	\$672,500	-10.8%

5-year Sep average: **\$629,600****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for September was \$807,500, representing an increase of 31.3% compared to last month and an increase of 12.9% from Sep 2025. The average days on market for units sold in September was 23 days, 12% above the 5-year September average of 21 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 25; and a 39.3% increase in supply to 39 active units.

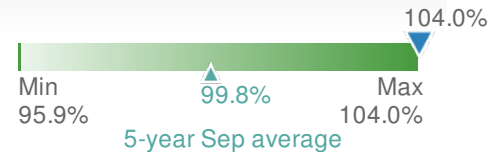
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.86 in August and a decrease from 0.77 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**39**

Aug 2026	Sep 2025
28	39

Avg DOM**23**

Aug 2026	Sep 2025	YTD
21	22	24

Avg Sold to OLP Ratio**104.0%**

Aug 2026	Sep 2025	YTD
97.9%	95.9%	99.8%

September 2026

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**

↓ -28.0% ↓ -28.0%

from Aug 2026: 25 from Sep 2025: 25

YTD	2026	2025	+/-
	250	255	-2.0%

5-year Sep average: **24****New Pendings****18**

↓ -28.0% ↓ -14.3%

from Aug 2026: 25 from Sep 2025: 21

YTD	2026	2025	+/-
	197	193	2.1%

5-year Sep average: **20****Closed Sales****32**

↑ 146.2% ↑ 128.6%

from Aug 2026: 13 from Sep 2025: 14

YTD	2026	2025	+/-
	202	190	6.3%

5-year Sep average: **19****Median Sold Price****\$498,000**

↑ 8.3% ↑ 15.5%

from Aug 2026: \$460,000 from Sep 2025: \$431,300

YTD	2026	2025	+/-
	\$494,500	\$515,000	-4.0%

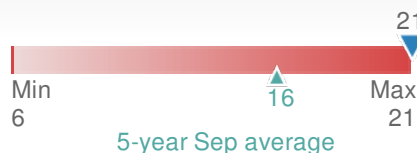
5-year Sep average: **\$417,860****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for September was \$498,000, representing an increase of 8.3% compared to last month and an increase of 15.5% from Sep 2025. The average days on market for units sold in September was 21 days, 30% above the 5-year September average of 16 days. There was a 28% month over month decrease in new contract activity with 18 New Pendings; a 39.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and a 6.7% increase in supply to 32 active units.

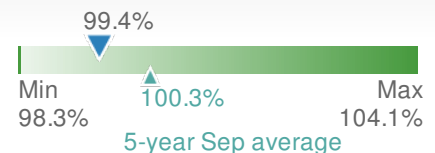
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 1.27 in August and a decrease from 1.43 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2026	Sep 2025
30	35

Avg DOM**21**

Aug 2026	Sep 2025	YTD
27	13	26

Avg Sold to OLP Ratio**99.4%**

Aug 2026	Sep 2025	YTD
98.6%	100.0%	99.4%

September 2026

Colonial (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13**

 **-18.8%**
 from Aug 2026:
16

 **-40.9%**
 from Sep 2025:
22

YTD	2026	2025	+/-
	182	206	-11.7%

5-year Sep average: **18****New Pending****14**

 **-17.6%**
 from Aug 2026:
17

 **-22.2%**
 from Sep 2025:
18

YTD	2026	2025	+/-
	150	154	-2.6%

5-year Sep average: **13****Closed Sales****22**

 **144.4%**
 from Aug 2026:
9

 **100.0%**
 from Sep 2025:
11

YTD	2026	2025	+/-
	156	150	4.0%

5-year Sep average: **13****Median
Sold Price****\$574,997**

 **18.4%**
 from Aug 2026:
\$485,440

 **32.9%**
 from Sep 2025:
\$432,600

YTD	2026	2025	+/-
	\$533,750	\$555,000	-3.8%

5-year Sep average: **\$467,769****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$574,997, representing an increase of 18.4% compared to last month and an increase of 32.9% from Sep 2025. The average days on market for units sold in September was 17 days, 31% above the 5-year September average of 13 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pending; a 33.3% MoM decrease in All Pending (new contracts + contracts carried over from August) to 18; and a 12.5% increase in supply to 18 active units.

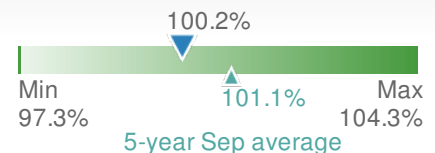
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.69 in August and a decrease from 1.61 in September 2025. The Contract Ratio is 31% lower than the 5-year September average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2026	Sep 2025
16	28

Avg DOM**17**

Aug 2026	Sep 2025	YTD
17	9	22

**Avg Sold to
OLP Ratio****100.2%**

Aug 2026	Sep 2025	YTD
98.8%	101.7%	100.0%

September 2026

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**32**

↑ **10.3%**
from Aug 2026:
29

↑ **6.7%**
from Sep 2025:
30

YTD	2026	2025	+/-
	327	304	7.6%

5-year Sep average: **31****New Pendings****32**

↑ **14.3%**
from Aug 2026:
28

↑ **33.3%**
from Sep 2025:
24

YTD	2026	2025	+/-
	272	266	2.3%

5-year Sep average: **24****Closed Sales****27**

↓ **-20.6%**
from Aug 2026:
34

↓ **-20.6%**
from Sep 2025:
34

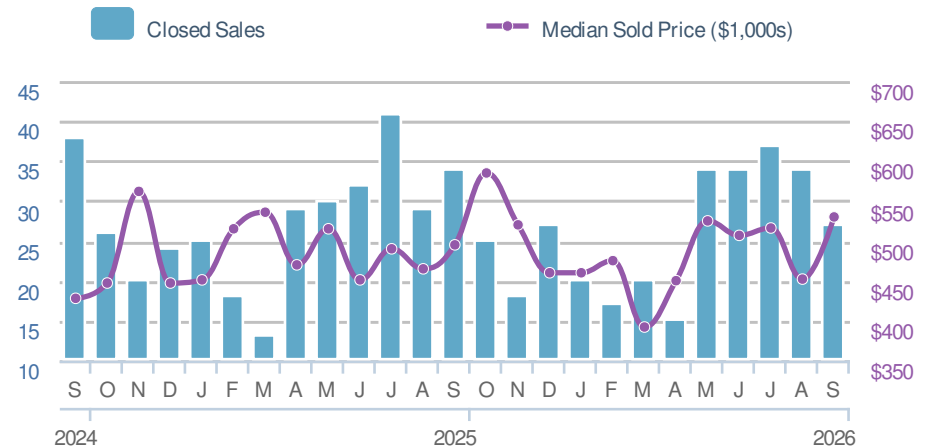
YTD	2026	2025	+/-
	244	262	-6.9%

5-year Sep average: **33****Median Sold Price****\$530,000**

↑ **17.1%**
from Aug 2026:
\$452,500

↑ **7.1%**
from Sep 2025:
\$495,000

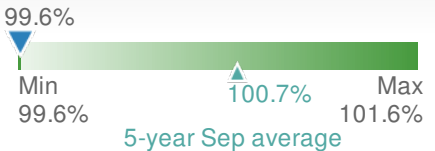
YTD	2026	2025	+/-
	\$487,450	\$475,000	2.6%

5-year Sep average: **\$452,750****Active Listings****57**

Aug 2026	Sep 2025
51	39

Avg DOM**32**

Aug 2026	Sep 2025	YTD
27	31	26

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
101.0%	100.3%	101.3%

September 2026

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-19.0%**  **-15.0%**
 from Aug 2026: **21** from Sep 2025: **20**

YTD	2026	2025	+/-
	189	199	-5.0%

5-year Sep average: **18****New Pending****20**

 **17.6%**  **11.1%**
 from Aug 2026: **17** from Sep 2025: **18**

YTD	2026	2025	+/-
	155	176	-11.9%

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

 **-5.9%**  **-23.8%**
 from Aug 2026: **17** from Sep 2025: **21**

YTD	2026	2025	+/-
	146	168	-13.1%

5-year Sep average: **19****Median Sold Price****\$645,000**

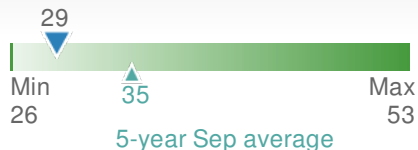
 **16.2%**  **3.2%**
 from Aug 2026: **\$555,000** from Sep 2025: **\$624,900**

YTD	2026	2025	+/-
	\$555,250	\$590,000	-5.9%

5-year Sep average: **\$585,743****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for September was \$645,000, representing an increase of 16.2% compared to last month and an increase of 3.2% from Sep 2025. The average days on market for units sold in September was 33 days, 49% above the 5-year September average of 22 days. There was a 17.6% month over month increase in new contract activity with 20 New Pending; a 7.1% MoM increase in All Pending (new contracts + contracts carried over from August) to 30; and a 3.6% increase in supply to 29 active units.

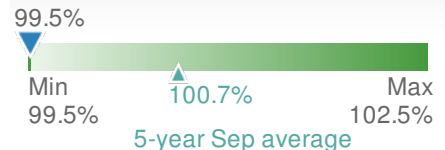
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.00 in August and an increase from 1.00 in September 2025. The Contract Ratio is 23% higher than the 5-year September average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2026	Sep 2025
28	26

Avg DOM**33**

Aug 2026	Sep 2025	YTD
21	39	25

Avg Sold to OLP Ratio**99.5%**

Aug 2026	Sep 2025	YTD
100.1%	100.3%	101.0%

September 2026

Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **87.5%**from Aug 2026:
8 **50.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	138	105	31.4%

5-year Sep average: **13****New Pending****12** **9.1%**from Aug 2026:
11 **100.0%**from Sep 2025:
6

YTD	2026	2025	+/-
	117	90	30.0%

5-year Sep average: **9****Closed Sales****11** **-35.3%**from Aug 2026:
17 **-15.4%**from Sep 2025:
13

YTD	2026	2025	+/-
	98	94	4.3%

5-year Sep average: **14****Median
Sold Price****\$370,000** **-7.5%**from Aug 2026:
\$400,000 **-11.9%**from Sep 2025:
\$420,000

YTD	2026	2025	+/-
	\$394,000	\$383,500	2.7%

5-year Sep average: **\$357,200****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for September was \$370,000, representing a decrease of 7.5% compared to last month and a decrease of 11.9% from Sep 2025. The average days on market for units sold in September was 31 days, 45% above the 5-year September average of 21 days. There was a 9.1% month over month increase in new contract activity with 12 New Pending; a 6.7% MoM increase in All Pending (new contracts + contracts carried over from August) to 32; and a 21.7% increase in supply to 28 active units.

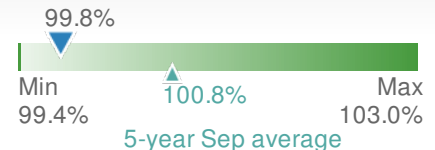
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.30 in August and an increase from 1.00 in September 2025. The Contract Ratio is 33% higher than the 5-year September average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity 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**

Aug 2026	Sep 2025
23	13

Avg DOM**31**

Aug 2026	Sep 2025	YTD
33	19	28

**Avg Sold to
OLP Ratio****99.8%**

Aug 2026	Sep 2025	YTD
101.9%	100.4%	101.7%

September 2026

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

15 County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**11** **57.1%**from Aug 2026:
7 **10.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	115	79	45.6%

5-year Sep average: **11****New Pendings****11** **22.2%**from Aug 2026:
9 **120.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	96	66	45.5%

5-year Sep average: **7****Closed Sales****10** **-16.7%**from Aug 2026:
12 **-9.1%**from Sep 2025:
11

YTD	2026	2025	+/-
	76	70	8.6%

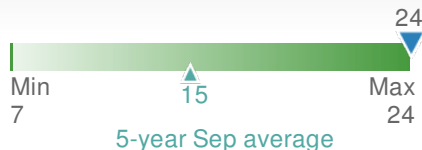
5-year Sep average: **11****Median
Sold Price****\$380,000** **-16.5%**from Aug 2026:
\$455,000 **-11.6%**from Sep 2025:
\$430,000

YTD	2026	2025	+/-
	\$440,000	\$420,250	4.7%

5-year Sep average: **\$389,000****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$380,000, representing a decrease of 16.5% compared to last month and a decrease of 11.6% from Sep 2025. The average days on market for units sold in September was 32 days, 35% above the 5-year September average of 24 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 31; and a 9.1% increase in supply to 24 active units.

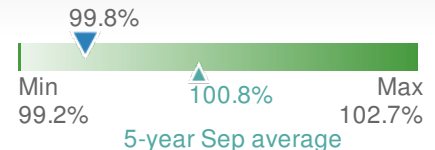
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.32 in August and an increase from 0.92 in September 2025. The Contract Ratio is 51% higher than the 5-year September average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity 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**24**

Aug 2026	Sep 2025
22	13

Avg DOM**32**

Aug 2026	Sep 2025	YTD
36	19	29

**Avg Sold to
OLP Ratio****99.8%**

Aug 2026	Sep 2025	YTD
104.2%	100.7%	102.9%

September 2026

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**68**

↑ **23.6%**
from Aug 2026:
55

↓ **-13.9%**
from Sep 2025:
79

YTD	2026	2025	+/-
	746	719	3.8%

5-year Sep average: **72****New Pendings****47**

↓ **-19.0%**
from Aug 2026:
58

↓ **-29.9%**
from Sep 2025:
67

YTD	2026	2025	+/-
	577	566	1.9%

5-year Sep average: **54****Closed Sales****51**

↓ **-39.3%**
from Aug 2026:
84

↓ **-8.9%**
from Sep 2025:
56

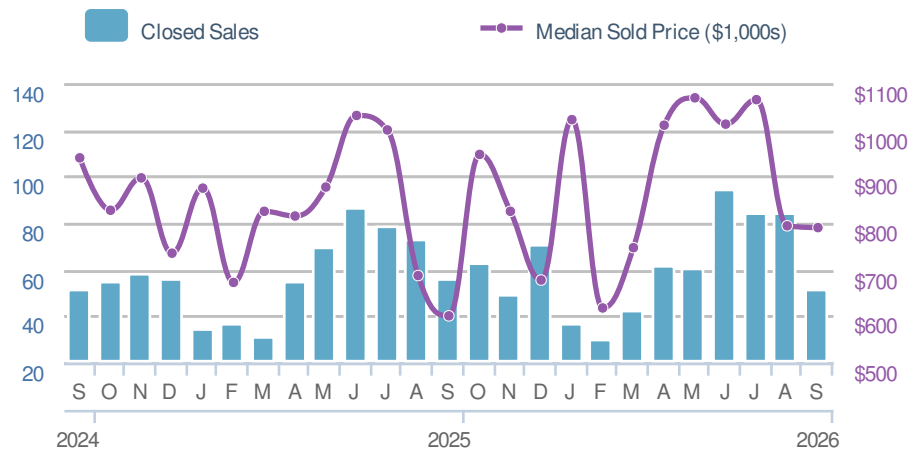
YTD	2026	2025	+/-
	553	535	3.4%

5-year Sep average: **53****Median Sold Price****\$790,000**

↓ **-0.5%**
from Aug 2026:
\$794,000

↑ **31.7%**
from Sep 2025:
\$600,000

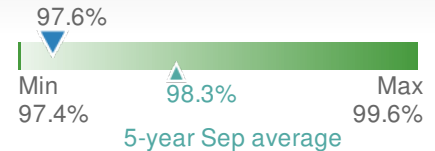
YTD	2026	2025	+/-
	\$950,000	\$850,000	11.8%

5-year Sep average: **\$782,000****Active Listings****141**

Aug 2026	Sep 2025
110	116

Avg DOM**33**

Aug 2026	Sep 2025	YTD
33	31	29

Avg Sold to OLP Ratio**97.6%**

Aug 2026	Sep 2025	YTD
97.8%	97.7%	100.0%

September 2026

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****40**
29.0%
from Aug 2026:
31
-14.9%
from Sep 2025:
47

YTD	2026	2025	+/-
	462	420	10.0%

5-year Sep average: **45****New Pendings****31**
-8.8%
from Aug 2026:
34
-20.5%
from Sep 2025:
39

YTD	2026	2025	+/-
	367	344	6.7%

5-year Sep average: **33****Closed Sales****29**
-44.2%
from Aug 2026:
52
0.0%
from Sep 2025:
29

YTD	2026	2025	+/-
	350	327	7.0%

5-year Sep average: **30****Median Sold Price****\$1,160,000**
-4.9%
from Aug 2026:
\$1,220,000
-4.5%
from Sep 2025:
\$1,215,000

YTD	2026	2025	+/-
	\$1,282,500	\$1,155,000	11.0%

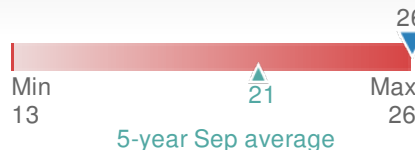
5-year Sep average: **\$1,081,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for September was \$1,160,000, representing a decrease of 4.9% compared to last month and a decrease of 4.5% from Sep 2025. The average days on market for units sold in September was 26 days, 23% above the 5-year September average of 21 days. There was an 8.8% month over month decrease in new contract activity with 31 New Pendings; a 4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 52; and a 45.2% increase in supply to 61 active units.

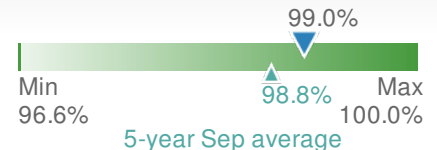
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.19 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 14% higher than the 5-year September average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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**61**

Aug 2026	Sep 2025
42	53

Avg DOM**26**

Aug 2026	Sep 2025	YTD
19	21	18

Avg Sold to OLP Ratio**99.0%**

Aug 2026	Sep 2025	YTD
101.0%	100.0%	103.1%

September 2026

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28**
 **16.7%**
from Aug 2026:
24
 **-12.5%**
from Sep 2025:
32

YTD	2026	2025	+/-
	284	299	-5.0%

5-year Sep average: **27****New Pending****16**
 **-33.3%**
from Aug 2026:
24
 **-42.9%**
from Sep 2025:
28

YTD	2026	2025	+/-
	210	222	-5.4%

5-year Sep average: **22****Closed Sales****22**
 **-31.3%**
from Aug 2026:
32
 **-18.5%**
from Sep 2025:
27

YTD	2026	2025	+/-
	203	208	-2.4%

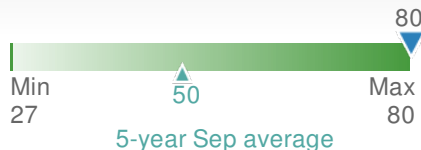
5-year Sep average: **23****Median
Sold Price****\$437,500**
 **22.0%**
from Aug 2026:
\$358,500
 **36.7%**
from Sep 2025:
\$320,000

YTD	2026	2025	+/-
	\$395,000	\$361,250	9.3%

5-year Sep average: **\$385,140****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for September was \$437,500, representing an increase of 22% compared to last month and an increase of 36.7% from Sep 2025. The average days on market for units sold in September was 43 days, 36% above the 5-year September average of 32 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pending; a 26.7% MoM decrease in All Pending (new contracts + contracts carried over from August) to 22; and a 17.6% increase in supply to 80 active units.

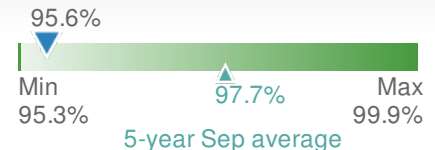
This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.44 in August and a decrease from 0.54 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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**80**

Aug 2026	Sep 2025
68	63

Avg DOM**43**

Aug 2026	Sep 2025	YTD
55	41	48

**Avg Sold to
OLP Ratio****95.6%**

Aug 2026	Sep 2025	YTD
92.3%	95.3%	94.8%

September 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**19** **46.2%**from Aug 2026:
13 **35.7%**from Sep 2025:
14

YTD	2026	2025	+/-
	143	152	-5.9%

5-year Sep average: **15****New Pendings****9** **-35.7%**from Aug 2026:
14 **-25.0%**from Sep 2025:
12

YTD	2026	2025	+/-
	112	120	-6.7%

5-year Sep average: **12****Closed Sales****8** **-57.9%**from Aug 2026:
19 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	106	117	-9.4%

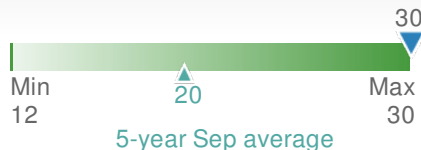
5-year Sep average: **10****Median
Sold Price****\$510,000** **44.4%**from Aug 2026:
\$353,250 **24.4%**from Sep 2025:
\$410,000

YTD	2026	2025	+/-
	\$460,000	\$425,000	8.2%

5-year Sep average: **\$503,200****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$510,000, representing an increase of 44.4% compared to last month and an increase of 24.4% from Sep 2025. The average days on market for units sold in September was 22 days, 13% below the 5-year September average of 25 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 50% increase in supply to 30 active units.

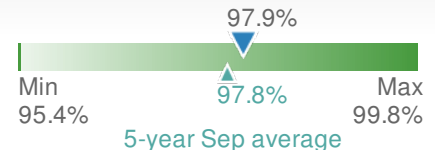
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.65 in August and a decrease from 0.52 in September 2025. The Contract Ratio is 55% lower than the 5-year September average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Aug 2026	Sep 2025
20	27

Avg DOM**22**

Aug 2026	Sep 2025	YTD
58	45	37

**Avg Sold to
OLP Ratio****97.9%**

Aug 2026	Sep 2025	YTD
93.7%	95.4%	97.2%

September 2026

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**29****↓ -6.5%**from Aug 2026:
31**↓ -3.3%**from Sep 2025:
30

YTD	2026	2025	+/-
	269	267	0.7%

5-year Sep average: **28****New Pendings****28****↔ 0.0%**from Aug 2026:
28**↑ 7.7%**from Sep 2025:
26

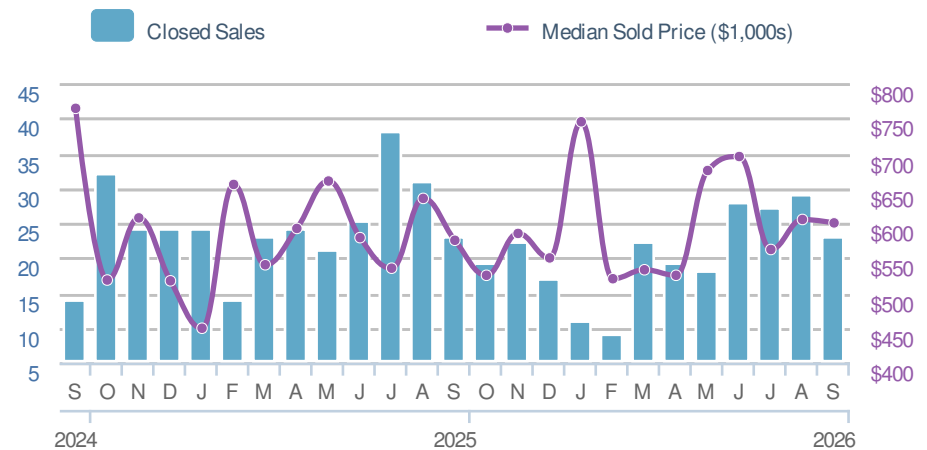
YTD	2026	2025	+/-
	224	234	-4.3%

5-year Sep average: **25****Closed Sales****23****↓ -20.7%**from Aug 2026:
29**↔ 0.0%**from Sep 2025:
23

YTD	2026	2025	+/-
	194	233	-16.7%

5-year Sep average: **26****Median Sold Price****\$600,000****↓ -0.8%**from Aug 2026:
\$605,000**↑ 4.3%**from Sep 2025:
\$575,000

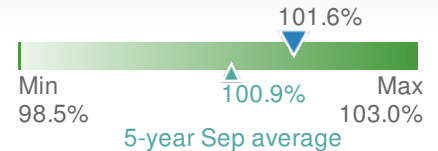
YTD	2026	2025	+/-
	\$595,000	\$580,000	2.6%

5-year Sep average: **\$618,300****Active Listings****45**

Aug 2026	Sep 2025
37	47

Avg DOM**21**

Aug 2026	Sep 2025	YTD
19	19	24

Avg Sold to OLP Ratio**101.6%**

Aug 2026	Sep 2025	YTD
100.3%	103.0%	100.9%

September 2026**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-4.5%**from Aug 2026:
22 **-4.5%**from Sep 2025:
22

YTD	2026	2025	+/-
	213	219	-2.7%

5-year Sep average: **21****New Pendings****20** **0.0%**from Aug 2026:
20 **-9.1%**from Sep 2025:
22

YTD	2026	2025	+/-
	180	192	-6.3%

5-year Sep average: **20****Closed Sales****18** **-30.8%**from Aug 2026:
26 **12.5%**from Sep 2025:
16

YTD	2026	2025	+/-
	160	190	-15.8%

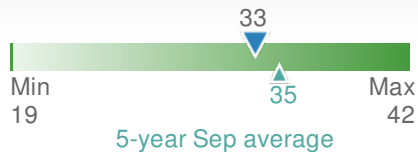
5-year Sep average: **20****Median
Sold Price****\$695,000** **15.4%**from Aug 2026:
\$602,500 **14.0%**from Sep 2025:
\$609,500

YTD	2026	2025	+/-
	\$623,750	\$610,000	2.3%

5-year Sep average: **\$658,700****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for September was \$695,000, representing an increase of 15.4% compared to last month and an increase of 14% from Sep 2025. The average days on market for units sold in September was 23 days, 18% below the 5-year September average of 28 days. There was no month over month change in new contract activity with 20 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 33; and a 10% increase in supply to 33 active units.

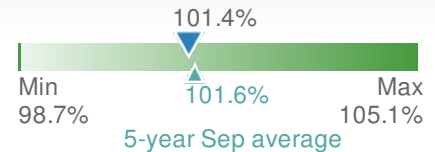
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.13 in August and an increase from 0.68 in September 2025. The Contract Ratio is 4% higher than the 5-year September average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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**33**

Aug 2026	Sep 2025
30	41

Avg DOM**23**

Aug 2026	Sep 2025	YTD
20	16	24

**Avg Sold to
OLP Ratio****101.4%**

Aug 2026	Sep 2025	YTD
100.7%	105.1%	101.2%

September 2026

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **-11.1%**from Aug 2026:
9 **0.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	56	48	16.7%

5-year Sep average: **6****New Pendings****8** **0.0%**from Aug 2026:
8 **100.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	44	42	4.8%

5-year Sep average: **5****Closed Sales****5** **66.7%**from Aug 2026:
3 **-28.6%**from Sep 2025:
7

YTD	2026	2025	+/-
	34	43	-20.9%

5-year Sep average: **6****Median
Sold Price****\$500,000** **-25.4%**from Aug 2026:
\$670,000 **-11.5%**from Sep 2025:
\$565,000

YTD	2026	2025	+/-
	\$530,000	\$495,000	7.1%

5-year Sep average: **\$540,990****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for September was \$500,000, representing a decrease of 25.4% compared to last month and a decrease of 11.5% from Sep 2025. The average days on market for units sold in September was 12 days, 22% below the 5-year September average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 11; and a 71.4% increase in supply to 12 active units.

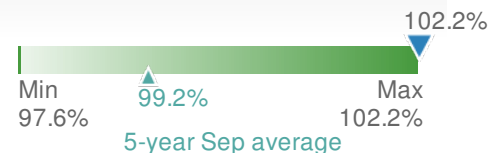
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.57 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 13% lower than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2026	Sep 2025
7	6

Avg DOM**12**

Aug 2026	Sep 2025	YTD
11	25	22

**Avg Sold to
OLP Ratio****102.2%**

Aug 2026	Sep 2025	YTD
96.9%	98.1%	99.8%

September 2026**Methacton (Montgomery, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**8** **-11.1%**from Aug 2026:
9 **33.3%**from Sep 2025:
6

YTD	2026	2025	+/-
	54	43	25.6%

5-year Sep average: **6****New Pendings****8** **0.0%**from Aug 2026:
8 **166.7%**from Sep 2025:
3

YTD	2026	2025	+/-
	42	37	13.5%

5-year Sep average: **4****Closed Sales****4** **33.3%**from Aug 2026:
3 **-42.9%**from Sep 2025:
7

YTD	2026	2025	+/-
	32	38	-15.8%

5-year Sep average: **5****Median
Sold Price****\$440,150** **-34.3%**from Aug 2026:
\$670,000 **-22.1%**from Sep 2025:
\$565,000

YTD	2026	2025	+/-
	\$534,750	\$507,500	5.4%

5-year Sep average: **\$547,030****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$440,150, representing a decrease of 34.3% compared to last month and a decrease of 22.1% from Sep 2025. The average days on market for units sold in September was 10 days, 34% below the 5-year September average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 71.4% increase in supply to 12 active units.

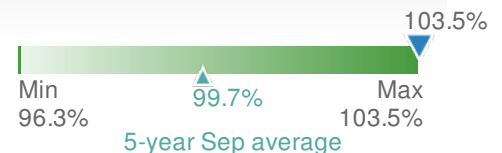
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.43 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 9% lower than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2026	Sep 2025
7	5

Avg DOM**10**

Aug 2026	Sep 2025	YTD
11	25	23

**Avg Sold to
OLP Ratio****103.5%**

Aug 2026	Sep 2025	YTD
96.9%	98.1%	99.7%

September 2026

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**69** **25.5%**
from Aug 2026:
55 **23.2%**
from Sep 2025:
56

YTD	2026	2025	+/-
	601	620	-3.1%

5-year Sep average: **70****New Pendings****51** **-7.3%**
from Aug 2026:
55 **-20.3%**
from Sep 2025:
64

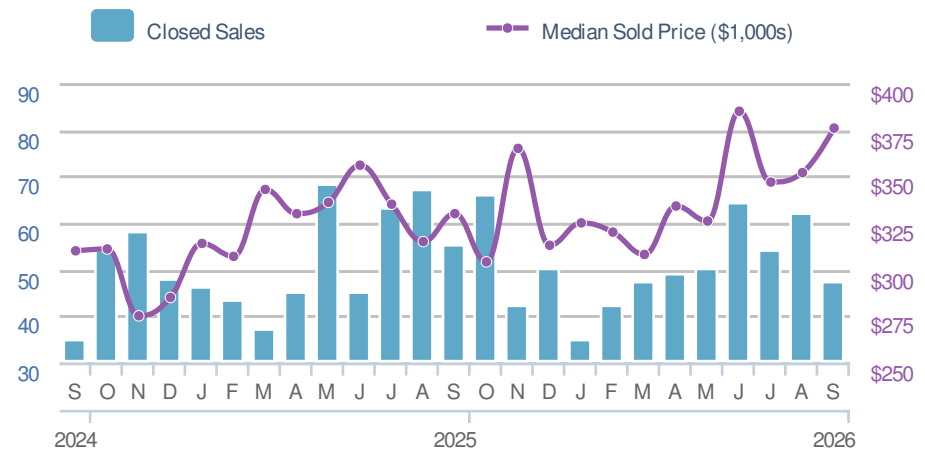
YTD	2026	2025	+/-
	487	536	-9.1%

5-year Sep average: **61****Closed Sales****47** **-24.2%**
from Aug 2026:
62 **-14.5%**
from Sep 2025:
55

YTD	2026	2025	+/-
	473	494	-4.3%

5-year Sep average: **57****Median Sold Price****\$376,805** **6.9%**
from Aug 2026:
\$352,500 **14.2%**
from Sep 2025:
\$330,000

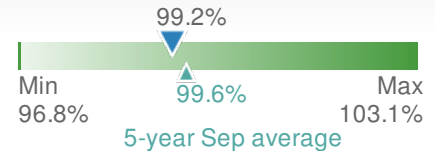
YTD	2026	2025	+/-
	\$338,650	\$328,250	3.2%

5-year Sep average: **\$320,861****Active Listings****102**

Aug 2026	Sep 2025
81	73

Avg DOM**20**

Aug 2026	Sep 2025	YTD
21	22	23

Avg Sold to OLP Ratio**99.2%**

Aug 2026	Sep 2025	YTD
98.9%	99.8%	99.4%

September 2026

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-16.0%**from Aug 2026:
25 **31.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	214	195	9.7%

5-year Sep average: **23****New Pendings****23** **0.0%**from Aug 2026:
23 **9.5%**from Sep 2025:
21

YTD	2026	2025	+/-
	190	190	0.0%

5-year Sep average: **23****Closed Sales****14** **-50.0%**from Aug 2026:
28 **-39.1%**from Sep 2025:
23

YTD	2026	2025	+/-
	170	185	-8.1%

5-year Sep average: **20****Median Sold Price****\$462,500** **-7.0%**from Aug 2026:
\$497,500 **3.8%**from Sep 2025:
\$445,500

YTD	2026	2025	+/-
	\$435,000	\$434,400	0.1%

5-year Sep average: **\$411,300****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for September was \$462,500, representing a decrease of 7% compared to last month and an increase of 3.8% from Sep 2025. The average days on market for units sold in September was 15 days, 27% below the 5-year September average of 20 days. There was no month over month change in new contract activity with 23 New Pendings; a 29.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 35; and a 14.3% increase in supply to 24 active units.

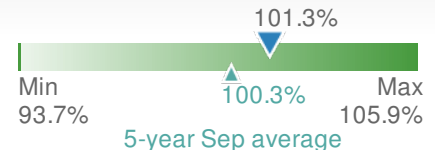
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.29 in August and a decrease from 1.69 in September 2025. The Contract Ratio is the same as the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2026	Sep 2025
21	16

Avg DOM**15**

Aug 2026	Sep 2025	YTD
11	16	16

Avg Sold to OLP Ratio**101.3%**

Aug 2026	Sep 2025	YTD
100.9%	102.6%	101.6%

September 2026

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****48** **60.0%**from Aug 2026:
30 **20.0%**from Sep 2025:
40

YTD	2026	2025	+/-
	387	425	-8.9%

5-year Sep average: **47****New Pendings****28** **-12.5%**from Aug 2026:
32 **-34.9%**from Sep 2025:
43

YTD	2026	2025	+/-
	297	346	-14.2%

5-year Sep average: **37****Closed Sales****33** **-2.9%**from Aug 2026:
34 **3.1%**from Sep 2025:
32

YTD	2026	2025	+/-
	303	309	-1.9%

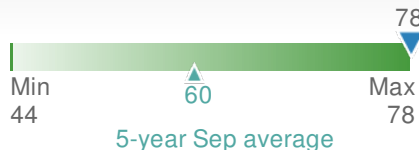
5-year Sep average: **37****Median Sold Price****\$345,000** **16.8%**from Aug 2026:
\$295,308 **36.6%**from Sep 2025:
\$252,500

YTD	2026	2025	+/-
	\$290,000	\$278,000	4.3%

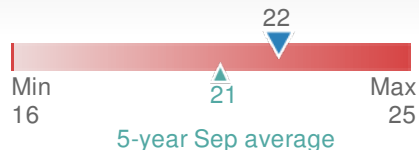
5-year Sep average: **\$272,500****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for September was \$345,000, representing an increase of 16.8% compared to last month and an increase of 36.6% from Sep 2025. The average days on market for units sold in September was 22 days, 6% above the 5-year September average of 21 days. There was a 12.5% month over month decrease in new contract activity with 28 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 42; and a 30% increase in supply to 78 active units.

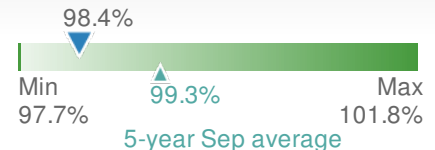
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.83 in August and a decrease from 1.53 in September 2025. The Contract Ratio is 49% lower than the 5-year September average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**78**

Aug 2026	Sep 2025
60	57

Avg DOM**22**

Aug 2026	Sep 2025	YTD
30	25	28

Avg Sold to OLP Ratio**98.4%**

Aug 2026	Sep 2025	YTD
97.2%	97.7%	98.2%

September 2026**Norristown Area (Montgomery, PA) - Attached/Townhouse**

McCounty Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**42** **68.0%**from Aug 2026:
25 **10.5%**from Sep 2025:
38

YTD	2026	2025	+/-
	330	365	-9.6%

5-year Sep average: **40****New Pending****26** **0.0%**from Aug 2026:
26 **-23.5%**from Sep 2025:
34

YTD	2026	2025	+/-
	251	294	-14.6%

5-year Sep average: **32****Closed Sales****29** **7.4%**from Aug 2026:
27 **11.5%**from Sep 2025:
26

YTD	2026	2025	+/-
	256	264	-3.0%

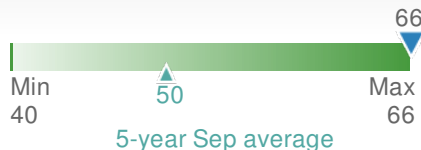
5-year Sep average: **33****Median
Sold Price****\$345,000** **6.2%**from Aug 2026:
\$325,000 **39.4%**from Sep 2025:
\$247,500

YTD	2026	2025	+/-
	\$298,750	\$284,150	5.1%

5-year Sep average: **\$280,400****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$345,000, representing an increase of 6.2% compared to last month and an increase of 39.4% from Sep 2025. The average days on market for units sold in September was 23 days, 13% above the 5-year September average of 20 days. There was no month over month change in new contract activity with 26 New Pending; an 11.6% MoM decrease in All Pending (new contracts + contracts carried over from August) to 38; and a 26.9% increase in supply to 66 active units.

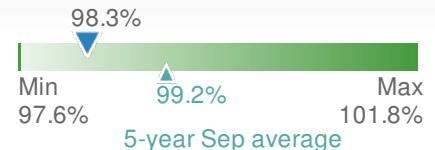
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.83 in August and a decrease from 1.56 in September 2025. The Contract Ratio is 46% lower than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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**66**

Aug 2026	Sep 2025
52	48

Avg DOM**23**

Aug 2026	Sep 2025	YTD
28	23	26

**Avg Sold to
OLP Ratio****98.3%**

Aug 2026	Sep 2025	YTD
97.7%	97.6%	98.6%

September 2026

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**88****↓ -1.1%**from Aug 2026:
89**↓ -19.3%**from Sep 2025:
109

YTD	2026	2025	+/-
	969	917	5.7%

5-year Sep average: **102****New Pendings****97****↓ -8.5%**from Aug 2026:
106**↓ -2.0%**from Sep 2025:
99

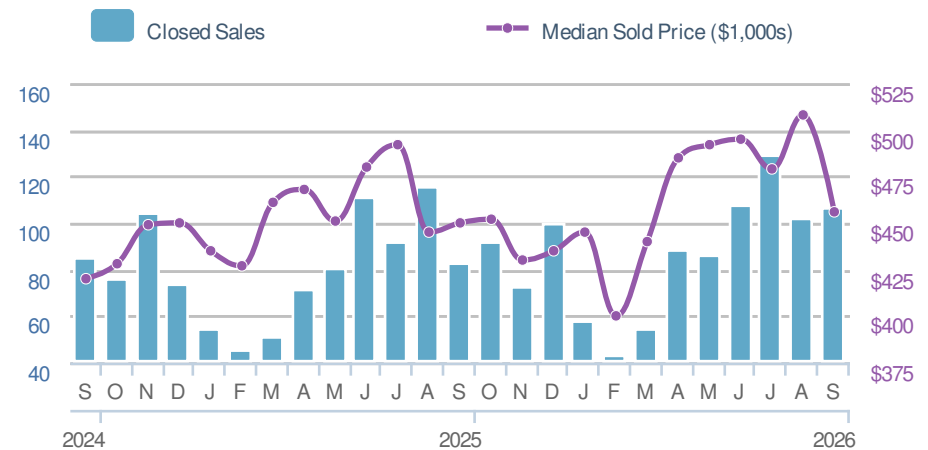
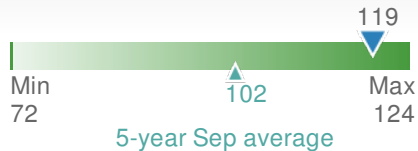
YTD	2026	2025	+/-
	860	776	10.8%

5-year Sep average: **89****Closed Sales****106****↑ 3.9%**from Aug 2026:
102**↑ 29.3%**from Sep 2025:
82

YTD	2026	2025	+/-
	808	719	12.4%

5-year Sep average: **92****Median Sold Price****\$456,500****↓ -10.1%**from Aug 2026:
\$508,000**↑ 1.4%**from Sep 2025:
\$450,000

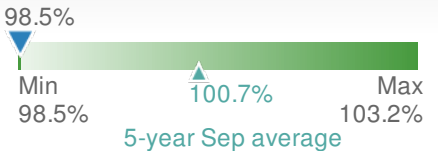
YTD	2026	2025	+/-
	\$470,000	\$457,000	2.8%

5-year Sep average: **\$438,900****Active Listings****119**

Aug 2026	Sep 2025
122	124

Avg DOM**22**

Aug 2026	Sep 2025	YTD
17	21	22

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
100.3%	100.3%	100.0%

September 2026

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****50** **25.0%**from Aug 2026:
40 **-21.9%**from Sep 2025:
64

YTD	2026	2025	+/-
	505	501	0.8%

5-year Sep average: **56****New Pending****58** **0.0%**from Aug 2026:
58 **1.8%**from Sep 2025:
57

YTD	2026	2025	+/-
	454	423	7.3%

5-year Sep average: **48****Closed Sales****56** **-3.4%**from Aug 2026:
58 **33.3%**from Sep 2025:
42

YTD	2026	2025	+/-
	422	376	12.2%

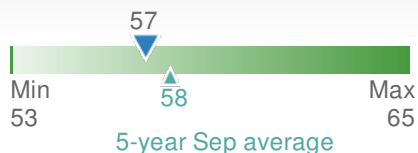
5-year Sep average: **50****Median
Sold Price****\$582,500** **-10.4%**from Aug 2026:
\$650,000 **14.8%**from Sep 2025:
\$507,500

YTD	2026	2025	+/-
	\$555,500	\$555,000	0.1%

5-year Sep average: **\$528,800****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for September was \$582,500, representing a decrease of 10.4% compared to last month and an increase of 14.8% from Sep 2025. The average days on market for units sold in September was 21 days, 18% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 58 New Pending; a 1.4% MoM decrease in All Pending (new contracts + contracts carried over from August) to 72; and a 1.7% decrease in supply to 57 active units.

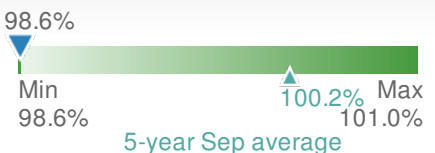
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, no change from August and an increase from 1.17 in September 2025. The Contract Ratio is 1% higher than the 5-year September average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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**57**

Aug 2026	Sep 2025
58	65

Avg DOM**21**

Aug 2026	Sep 2025	YTD
14	19	23

**Avg Sold to
OLP Ratio****98.6%**

Aug 2026	Sep 2025	YTD
101.7%	100.6%	100.4%

September 2026

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**38**

 **-22.4%**
 from Aug 2026: **49**

 **-15.6%**
 from Sep 2025: **45**

YTD	2026	2025	+/-
	464	416	11.5%

5-year Sep average: **46****New Pendings****39**

 **-18.8%**
 from Aug 2026: **48**

 **-7.1%**
 from Sep 2025: **42**

YTD	2026	2025	+/-
	406	353	15.0%

5-year Sep average: **41****Closed Sales****50**

 **13.6%**
 from Aug 2026: **44**

 **25.0%**
 from Sep 2025: **40**

YTD	2026	2025	+/-
	386	343	12.5%

5-year Sep average: **42****Median Sold Price****\$372,225**

 **-10.3%**
 from Aug 2026: **\$415,000**

 **-5.8%**
 from Sep 2025: **\$395,000**

YTD	2026	2025	+/-
	\$403,500	\$395,000	2.2%

5-year Sep average: **\$380,445****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for September was \$372,225, representing a decrease of 10.3% compared to last month and a decrease of 5.8% from Sep 2025. The average days on market for units sold in September was 24 days, 46% above the 5-year September average of 16 days. There was an 18.8% month over month decrease in new contract activity with 39 New Pendings; a 19.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 55; and a 3.1% decrease in supply to 62 active units.

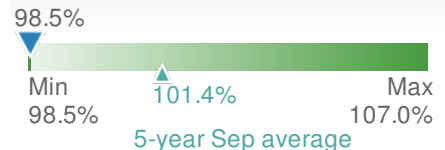
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.06 in August and an increase from 0.88 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**62**

Aug 2026	Sep 2025
64	59

Avg DOM**24**

Aug 2026	Sep 2025	YTD
20	23	21

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
98.4%	99.9%	99.5%

September 2026

North Penn (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30**

 **-14.3%**
 from Aug 2026:
35

 **-18.9%**
 from Sep 2025:
37

YTD	2026	2025	+/-
	341	331	3.0%

5-year Sep average: **35****New Pendings****31**

 **0.0%**
 from Aug 2026:
31

 **-18.4%**
 from Sep 2025:
38

YTD	2026	2025	+/-
	298	282	5.7%

5-year Sep average: **31****Closed Sales****36**

 **12.5%**
 from Aug 2026:
32

 **20.0%**
 from Sep 2025:
30

YTD	2026	2025	+/-
	287	269	6.7%

5-year Sep average: **31****Median Sold Price****\$410,000**

 **-8.9%**
 from Aug 2026:
\$450,000

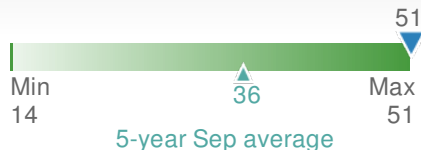
 **1.0%**
 from Sep 2025:
\$406,000

YTD	2026	2025	+/-
	\$440,000	\$433,000	1.6%

5-year Sep average: **\$410,600****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$410,000, representing a decrease of 8.9% compared to last month and an increase of 1% from Sep 2025. The average days on market for units sold in September was 24 days, 36% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 31 New Pendings; a 15.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 38; and a 1.9% decrease in supply to 51 active units.

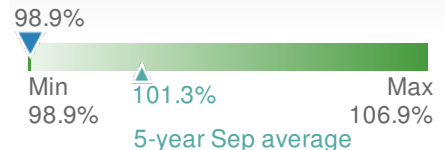
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.87 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 46% lower than the 5-year September average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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**51**

Aug 2026	Sep 2025
52	48

Avg DOM**24**

Aug 2026	Sep 2025	YTD
19	25	20

Avg Sold to OLP Ratio**98.9%**

Aug 2026	Sep 2025	YTD
98.7%	99.6%	99.7%

September 2026

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**37****↓ -15.9%**from Aug 2026:
44**↓ -5.1%**from Sep 2025:
39

YTD	2026	2025	+/-
	434	378	14.8%

5-year Sep average: **38****New Pendings****39****↔ 0.0%**from Aug 2026:
39**↑ 34.5%**from Sep 2025:
29

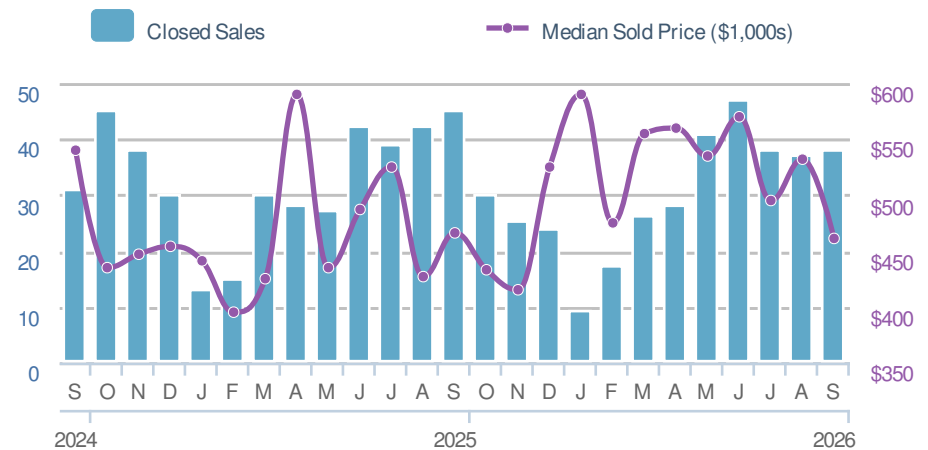
YTD	2026	2025	+/-
	337	309	9.1%

5-year Sep average: **36****Closed Sales****38****↑ 2.7%**from Aug 2026:
37**↓ -15.6%**from Sep 2025:
45

YTD	2026	2025	+/-
	298	289	3.1%

5-year Sep average: **34****Median Sold Price****\$461,250****↓ -13.3%**from Aug 2026:
\$532,000**↓ -1.0%**from Sep 2025:
\$466,000

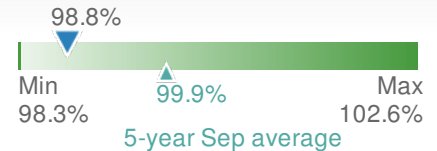
YTD	2026	2025	+/-
	\$520,000	\$466,000	11.6%

5-year Sep average: **\$451,950****Active Listings****71**

Aug 2026	Sep 2025
72	60

Avg DOM**14**

Aug 2026	Sep 2025	YTD
17	24	22

Avg Sold to OLP Ratio**98.8%**

Aug 2026	Sep 2025	YTD
102.2%	100.3%	100.7%

September 2026

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19**

 **-40.6%**  **-36.7%**
 from Aug 2026: **32** from Sep 2025: **30**

YTD	2026	2025	+/-
	314	246	27.6%

5-year Sep average: **22****New Pending****21**

 **-25.0%**  **40.0%**
 from Aug 2026: **28** from Sep 2025: **15**

YTD	2026	2025	+/-
	233	194	20.1%

5-year Sep average: **19****Closed Sales****23**

 **-14.8%**  **-14.8%**
 from Aug 2026: **27** from Sep 2025: **27**

YTD	2026	2025	+/-
	208	188	10.6%

5-year Sep average: **19****Median Sold Price****\$619,000**

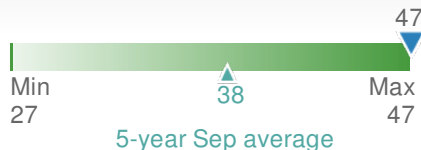
 **-8.6%**  **5.4%**
 from Aug 2026: **\$677,000** from Sep 2025: **\$587,500**

YTD	2026	2025	+/-
	\$623,750	\$600,000	4.0%

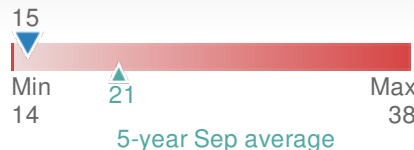
5-year Sep average: **\$554,450****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for September was \$619,000, representing a decrease of 8.6% compared to last month and an increase of 5.4% from Sep 2025. The average days on market for units sold in September was 15 days, 28% below the 5-year September average of 21 days. There was a 25% month over month decrease in new contract activity with 21 New Pending; a 4.9% MoM decrease in All Pending (new contracts + contracts carried over from August) to 39; and a 2.1% decrease in supply to 47 active units.

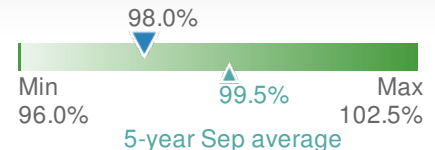
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.85 in August and an increase from 0.49 in September 2025. The Contract Ratio is 4% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**47**

Aug 2026	Sep 2025
48	43

Avg DOM**15**

Aug 2026	Sep 2025	YTD
21	23	23

Avg Sold to OLP Ratio**98.0%**

Aug 2026	Sep 2025	YTD
102.1%	101.6%	100.9%

September 2026

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**
 **50.0%**
from Aug 2026:
12
 **100.0%**
from Sep 2025:
9

YTD	2026	2025	+/-
	120	132	-9.1%

5-year Sep average: **16****New Pendings****18**
 **63.6%**
from Aug 2026:
11
 **28.6%**
from Sep 2025:
14

YTD	2026	2025	+/-
	104	115	-9.6%

5-year Sep average: **17****Closed Sales****15**
 **50.0%**
from Aug 2026:
10
 **-16.7%**
from Sep 2025:
18

YTD	2026	2025	+/-
	90	101	-10.9%

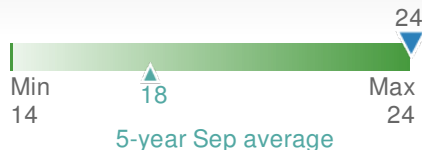
5-year Sep average: **15****Median
Sold Price****\$385,000**
 **-5.1%**
from Aug 2026:
\$405,750
 **-3.8%**
from Sep 2025:
\$400,000

YTD	2026	2025	+/-
	\$387,000	\$365,000	6.0%

5-year Sep average: **\$369,900****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for September was \$385,000, representing a decrease of 5.1% compared to last month and a decrease of 3.8% from Sep 2025. The average days on market for units sold in September was 12 days, 18% below the 5-year September average of 15 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 18; and no change in supply with 24 active units.

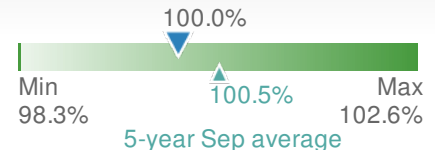
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.67 in August and a decrease from 1.12 in September 2025. The Contract Ratio is 42% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2026	Sep 2025
24	17

Avg DOM**12**

Aug 2026	Sep 2025	YTD
8	25	21

**Avg Sold to
OLP Ratio****100.0%**

Aug 2026	Sep 2025	YTD
102.5%	98.3%	100.3%

September 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

USDCOUNTY Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**14**
 **40.0%**
from Aug 2026:
10
 **100.0%**
from Sep 2025:
7

YTD	2026	2025	+/-
	102	102	0.0%

5-year Sep average: **13****New Pendings****13**
 **30.0%**
from Aug 2026:
10
 **8.3%**
from Sep 2025:
12

YTD	2026	2025	+/-
	88	93	-5.4%

5-year Sep average: **15****Closed Sales****14**
 **40.0%**
from Aug 2026:
10
 **-12.5%**
from Sep 2025:
16

YTD	2026	2025	+/-
	78	84	-7.1%

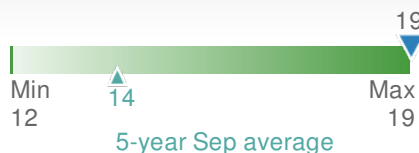
5-year Sep average: **13****Median
Sold Price****\$387,500**
 **-4.5%**
from Aug 2026:
\$405,750
 **-3.7%**
from Sep 2025:
\$402,500

YTD	2026	2025	+/-
	\$388,500	\$372,000	4.4%

5-year Sep average: **\$374,100****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$387,500, representing a decrease of 4.5% compared to last month and a decrease of 3.7% from Sep 2025. The average days on market for units sold in September was 12 days, 14% below the 5-year September average of 14 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and a 5.6% increase in supply to 19 active units.

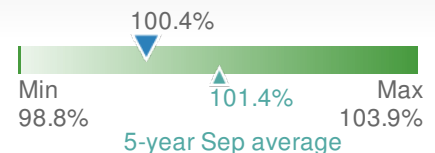
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.83 in August and a decrease from 1.08 in September 2025. The Contract Ratio is 50% lower than the 5-year September average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
18	13

Avg DOM**12**

Aug 2026	Sep 2025	YTD
8	27	16

**Avg Sold to
OLP Ratio****100.4%**

Aug 2026	Sep 2025	YTD
102.5%	98.8%	101.2%

September 2026

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**35****↑9.4%**from Aug 2026:
32**↓-7.9%**from Sep 2025:
38

YTD	2026	2025	+/-
	268	283	-5.3%

5-year Sep average: **32****New Pendings****20****↓-45.9%**from Aug 2026:
37**↓-31.0%**from Sep 2025:
29

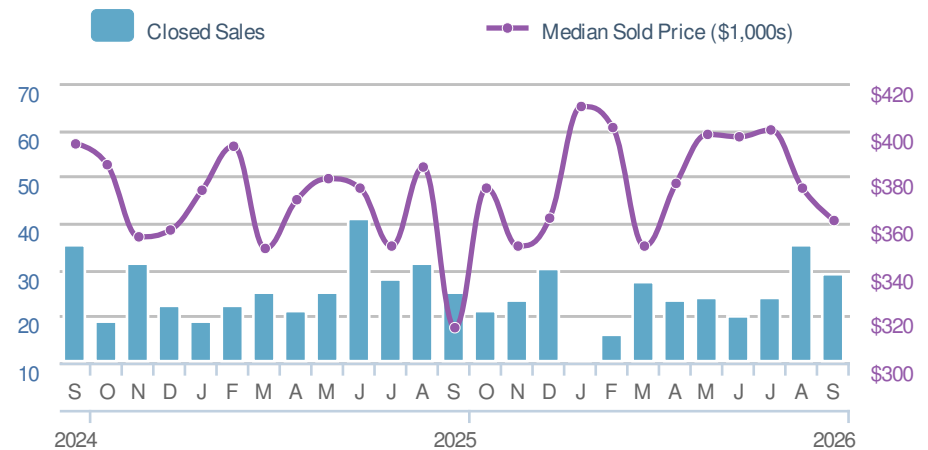
YTD	2026	2025	+/-
	222	254	-12.6%

5-year Sep average: **28****Closed Sales****29****↓-17.1%**from Aug 2026:
35**↑16.0%**from Sep 2025:
25

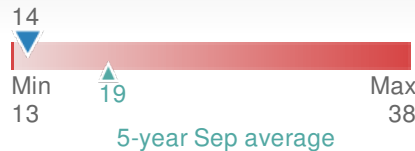
YTD	2026	2025	+/-
	213	242	-12.0%

5-year Sep average: **33****Median Sold Price****\$361,000****↓-3.7%**from Aug 2026:
\$375,000**↑14.6%**from Sep 2025:
\$315,000

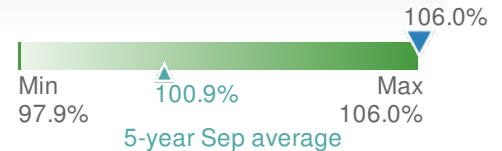
YTD	2026	2025	+/-
	\$377,000	\$365,000	3.3%

5-year Sep average: **\$343,528****Active Listings****53**

Aug 2026	Sep 2025
35	32

Avg DOM**14**

Aug 2026	Sep 2025	YTD
17	17	17

Avg Sold to OLP Ratio**106.0%**

Aug 2026	Sep 2025	YTD
99.1%	98.2%	101.1%

September 2026**Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-15.0%**  **-45.2%**
 from Aug 2026: **20** from Sep 2025: **31**

YTD	2026	2025	+/-
	179	213	-16.0%

5-year Sep average: **23****New Pendings****14**

 **-48.1%**  **-39.1%**
 from Aug 2026: **27** from Sep 2025: **23**

YTD	2026	2025	+/-
	152	189	-19.6%

5-year Sep average: **22****Closed Sales****21**

 **-22.2%**  **0.0%**
 from Aug 2026: **27** from Sep 2025: **21**

YTD	2026	2025	+/-
	152	183	-16.9%

5-year Sep average: **24****Median Sold Price****\$365,000**

 **-6.4%**  **12.3%**
 from Aug 2026: **\$390,000** from Sep 2025: **\$325,000**

YTD	2026	2025	+/-
	\$426,250	\$395,000	7.9%

5-year Sep average: **\$352,528****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for September was \$365,000, representing a decrease of 6.4% compared to last month and an increase of 12.3% from Sep 2025. The average days on market for units sold in September was 14 days, 35% below the 5-year September average of 22 days. There was a 48.1% month over month decrease in new contract activity with 14 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 28.6% increase in supply to 36 active units.

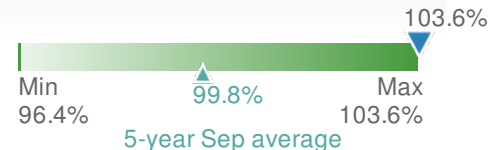
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.07 in August and a decrease from 1.16 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**36**

Aug 2026	Sep 2025
28	25

Avg DOM**14**

Aug 2026	Sep 2025	YTD
18	16	17

Avg Sold to OLP Ratio**103.6%**

Aug 2026	Sep 2025	YTD
99.2%	97.9%	100.9%

September 2026**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**
50.0%
from Aug 2026:
12

 157.1%
from Sep 2025:
7

YTD	2026	2025	+/-
	89	70	27.1%

5-year Sep average: **9****New Pendings****6**
-40.0%
from Aug 2026:
10

 0.0%
from Sep 2025:
6

YTD	2026	2025	+/-
	70	65	7.7%

5-year Sep average: **6****Closed Sales****8**
0.0%
from Aug 2026:
8

 100.0%
from Sep 2025:
4

YTD	2026	2025	+/-
	61	59	3.4%

5-year Sep average: **8****Median Sold Price****\$305,000**
6.1%
from Aug 2026:
\$287,500
8.9%
from Sep 2025:
\$280,000

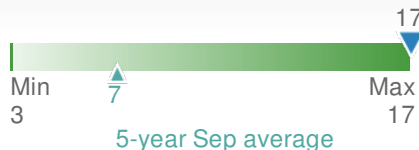
YTD	2026	2025	+/-
	\$284,000	\$300,000	-5.3%

5-year Sep average: **\$256,500****Summary**

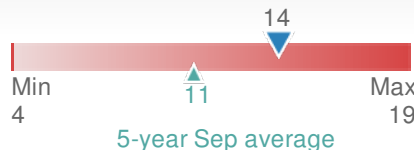
In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for September was \$305,000, representing an increase of 6.1% compared to last month and an increase of 8.9% from Sep 2025. The average days on market for units sold in September was 14 days, 27% above the 5-year September average of 11 days.

There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 12; and a 142.9% increase in supply to 17 active units.

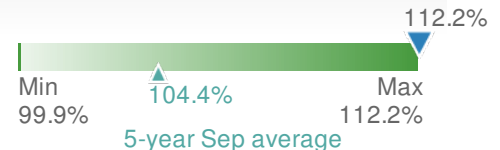
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 2.00 in August and a decrease from 1.57 in September 2025. The Contract Ratio is 82% lower than the 5-year September average of 4.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
7	7

Avg DOM**14**

Aug 2026	Sep 2025	YTD
13	19	15

Avg Sold to OLP Ratio**112.2%**

Aug 2026	Sep 2025	YTD
98.8%	99.9%	101.8%

September 2026**Pottsgrove (Montgomery, PA) - Attached/Townhouse**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

54.5%
 from Aug 2026: **11**

142.9%
 from Sep 2025: **7**

YTD	2026	2025	+/-
	85	66	28.8%

5-year Sep average: **8****New Pendings****5**

-50.0%
 from Aug 2026: **10**

-16.7%
 from Sep 2025: **6**

YTD	2026	2025	+/-
	67	61	9.8%

5-year Sep average: **6****Closed Sales****8**

14.3%
 from Aug 2026: **7**

100.0%
 from Sep 2025: **4**

YTD	2026	2025	+/-
	59	54	9.3%

5-year Sep average: **8****Median Sold Price****\$305,000**

-1.6%
 from Aug 2026: **\$310,000**

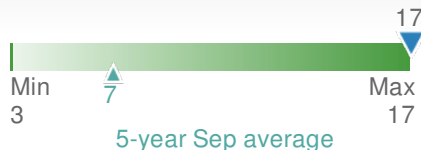
8.9%
 from Sep 2025: **\$280,000**

YTD	2026	2025	+/-
	\$290,000	\$300,000	-3.3%

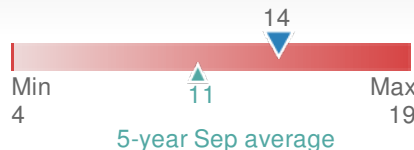
5-year Sep average: **\$255,750****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$305,000, representing a decrease of 1.6% compared to last month and an increase of 8.9% from Sep 2025. The average days on market for units sold in September was 14 days, 25% above the 5-year September average of 11 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 183.3% increase in supply to 17 active units.

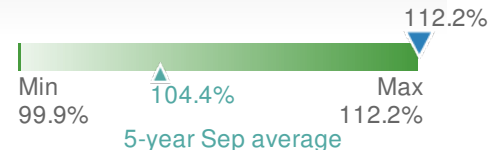
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 2.33 in August and a decrease from 1.57 in September 2025. The Contract Ratio is 84% lower than the 5-year September average of 4.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
6	7

Avg DOM**14**

Aug 2026	Sep 2025	YTD
13	19	16

Avg Sold to OLP Ratio**112.2%**

Aug 2026	Sep 2025	YTD
98.9%	99.9%	101.9%

September 2026

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**27****↓ -22.9%**from Aug 2026:
35**↑ 22.7%**from Sep 2025:
22

YTD	2026	2025	+/-
	290	263	10.3%

5-year Sep average: **28****New Pendings****25****↓ -19.4%**from Aug 2026:
31**↑ 19.0%**from Sep 2025:
21

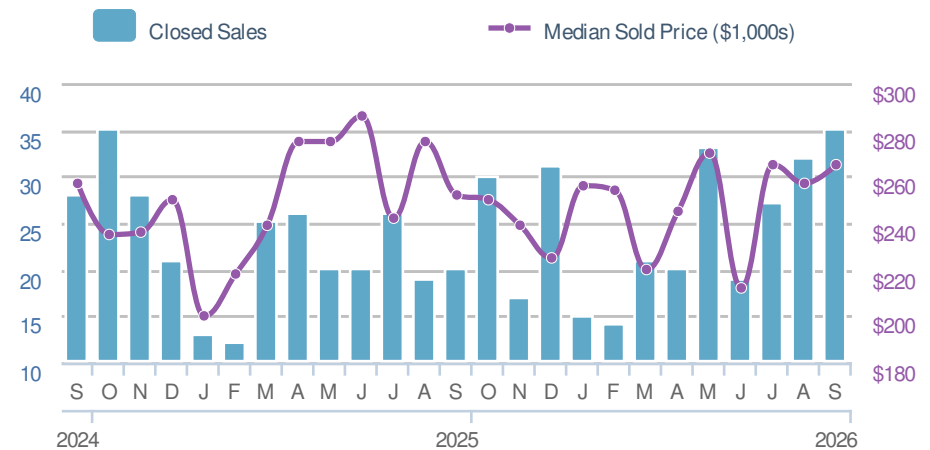
YTD	2026	2025	+/-
	239	207	15.5%

5-year Sep average: **27****Closed Sales****35****↑ 9.4%**from Aug 2026:
32**↑ 75.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	225	186	21.0%

5-year Sep average: **28****Median Sold Price****\$265,000****↑ 2.9%**from Aug 2026:
\$257,500**↑ 5.0%**from Sep 2025:
\$252,500

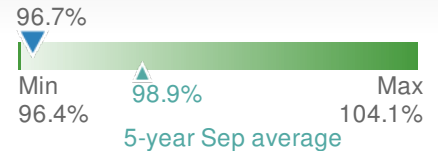
YTD	2026	2025	+/-
	\$256,000	\$253,500	1.0%

5-year Sep average: **\$231,990****Active Listings****38**

Aug 2026	Sep 2025
37	44

Avg DOM**33**

Aug 2026	Sep 2025	YTD
37	39	29

Avg Sold to OLP Ratio**96.7%**

Aug 2026	Sep 2025	YTD
97.9%	97.5%	98.6%

September 2026**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**

 **-17.6%**  **-17.6%**
 from Aug 2026: 17 from Sep 2025: 17

YTD	2026	2025	+/-
	137	144	-4.9%

5-year Sep average: **15****New Pendings****16**

 **-15.8%**  **33.3%**
 from Aug 2026: 19 from Sep 2025: 12

YTD	2026	2025	+/-
	120	124	-3.2%

5-year Sep average: **15****Closed Sales****22**

 **57.1%**  **175.0%**
 from Aug 2026: 14 from Sep 2025: 8

YTD	2026	2025	+/-
	111	109	1.8%

5-year Sep average: **16****Median Sold Price****\$308,500**

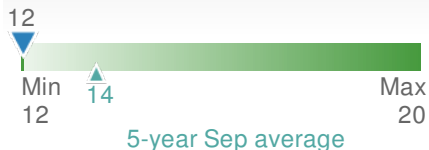
 **-1.6%**  **2.9%**
 from Aug 2026: **\$313,500** from Sep 2025: **\$299,950**

YTD	2026	2025	+/-
	\$295,000	\$283,000	4.2%

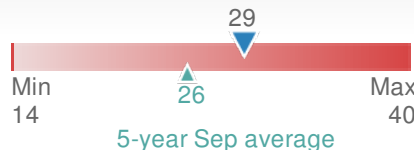
5-year Sep average: **\$260,190****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for September was \$308,500, representing a decrease of 1.6% compared to last month and an increase of 2.9% from Sep 2025. The average days on market for units sold in September was 29 days, 12% above the 5-year September average of 26 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 14.3% decrease in supply to 12 active units.

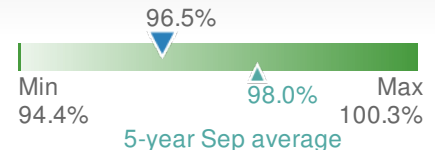
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 2.00 in August and an increase from 1.00 in September 2025. The Contract Ratio is 7% higher than the 5-year September average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2026	Sep 2025
14	20

Avg DOM**29**

Aug 2026	Sep 2025	YTD
24	40	23

Avg Sold to OLP Ratio**96.5%**

Aug 2026	Sep 2025	YTD
99.5%	98.8%	99.4%

September 2026**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13**

 **-27.8%**
 **160.0%**
 from Aug 2026: 18 from Sep 2025: 5

YTD	2026	2025	+/-
	153	119	28.6%

5-year Sep average: **13****New Pendings****9**

 **-25.0%**
 **0.0%**
 from Aug 2026: 12 from Sep 2025: 9

YTD	2026	2025	+/-
	119	83	43.4%

5-year Sep average: **12****Closed Sales****13**

 **-27.8%**
 **8.3%**
 from Aug 2026: 18 from Sep 2025: 12

YTD	2026	2025	+/-
	114	77	48.1%

5-year Sep average: **12****Median Sold Price****\$195,000**

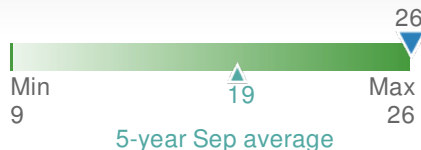
 **-17.9%**
 **-17.9%**
 from Aug 2026: \$237,500 from Sep 2025: \$237,500

YTD	2026	2025	+/-
	\$228,000	\$225,000	1.3%

5-year Sep average: **\$206,300****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for September was \$195,000, representing a decrease of 17.9% compared to last month and a decrease of 17.9% from Sep 2025. The average days on market for units sold in September was 42 days, 100% above the 5-year September average of 21 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 31.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and a 13% increase in supply to 26 active units.

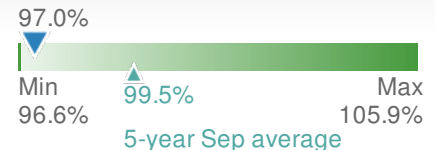
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.83 in August and no change from September 2025. The Contract Ratio is 53% lower than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**26**

Aug 2026	Sep 2025
23	24

Avg DOM**42**

Aug 2026	Sep 2025	YTD
47	38	35

Avg Sold to OLP Ratio**97.0%**

Aug 2026	Sep 2025	YTD
96.7%	96.6%	97.8%

September 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

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

↓ **-33.3%** ↑ **140.0%**
from Aug 2026: 18 from Sep 2025: 5

YTD	2026	2025	+/-
	142	111	27.9%

5-year Sep average: **12****New Pendings****9**

↑ **12.5%** ↑ **28.6%**
from Aug 2026: 8 from Sep 2025: 7

YTD	2026	2025	+/-
	109	79	38.0%

5-year Sep average: **11****Closed Sales****10**

↓ **-37.5%** ↓ **-16.7%**
from Aug 2026: 16 from Sep 2025: 12

YTD	2026	2025	+/-
	104	75	38.7%

5-year Sep average: **11****Median Sold Price****\$199,000**

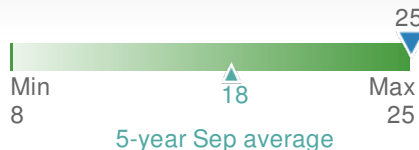
↓ **-14.8%** ↓ **-16.2%**
from Aug 2026: **\$233,450** from Sep 2025: **\$237,500**

YTD	2026	2025	+/-
	\$228,000	\$225,000	1.3%

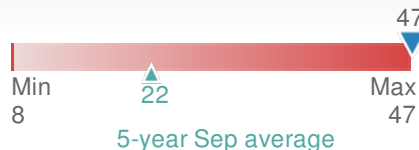
5-year Sep average: **\$205,600****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$199,000, representing a decrease of 14.8% compared to last month and a decrease of 16.2% from Sep 2025. The average days on market for units sold in September was 47 days, 112% above the 5-year September average of 22 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 12; and an 8.7% increase in supply to 25 active units.

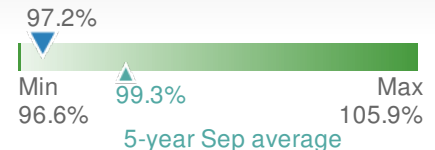
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.65 in August and an increase from 0.39 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**25**

Aug 2026	Sep 2025
23	23

Avg DOM**47**

Aug 2026	Sep 2025	YTD
50	38	36

Avg Sold to OLP Ratio**97.2%**

Aug 2026	Sep 2025	YTD
96.6%	96.6%	97.8%

September 2026

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**44** **46.7%**
from Aug 2026:
30 **10.0%**
from Sep 2025:
40

YTD	2026	2025	+/-
	389	430	-9.5%

5-year Sep average: **41****New Pendings****35** **12.9%**
from Aug 2026:
31 **-7.9%**
from Sep 2025:
38

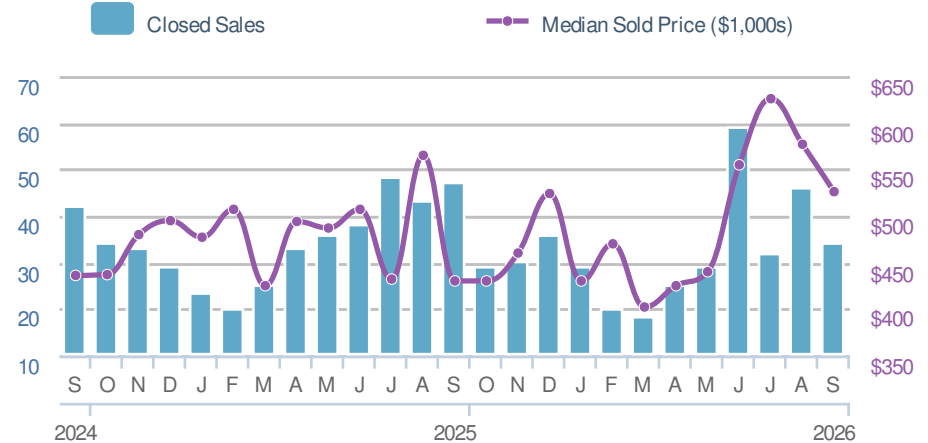
YTD	2026	2025	+/-
	312	331	-5.7%

5-year Sep average: **38****Closed Sales****34** **-26.1%**
from Aug 2026:
46 **-27.7%**
from Sep 2025:
47

YTD	2026	2025	+/-
	300	321	-6.5%

5-year Sep average: **40****Median Sold Price****\$526,500** **-8.8%**
from Aug 2026:
\$577,500 **22.4%**
from Sep 2025:
\$430,000

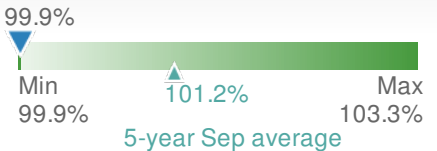
YTD	2026	2025	+/-
	\$520,000	\$470,000	10.6%

5-year Sep average: **\$451,200****Active Listings****60**

Aug 2026	Sep 2025
45	50

Avg DOM**24**

Aug 2026	Sep 2025	YTD
14	20	19

Avg Sold to OLP Ratio**99.9%**

Aug 2026	Sep 2025	YTD
101.7%	100.3%	101.1%

September 2026**Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29**
61.1%
from Aug 2026:
18
31.8%
from Sep 2025:
22

YTD	2026	2025	+/-
	244	276	-11.6%

5-year Sep average: **27****New Pending****24**
20.0%
from Aug 2026:
20
-4.0%
from Sep 2025:
25

YTD	2026	2025	+/-
	208	214	-2.8%

5-year Sep average: **26****Closed Sales****26**
-18.8%
from Aug 2026:
32
-10.3%
from Sep 2025:
29

YTD	2026	2025	+/-
	201	203	-1.0%

5-year Sep average: **28****Median
Sold Price****\$545,000**
-24.5%
from Aug 2026:
\$721,500
12.4%
from Sep 2025:
\$485,000

YTD	2026	2025	+/-
	\$585,000	\$540,000	8.3%

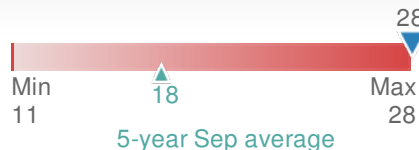
5-year Sep average: **\$503,700****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for September was \$545,000, representing a decrease of 24.5% compared to last month and an increase of 12.4% from Sep 2025. The average days on market for units sold in September was 28 days, 59% above the 5-year September average of 18 days. There was a 20% month over month increase in new contract activity with 24 New Pending; a 12.9% MoM decrease in All Pending (new contracts + contracts carried over from August) to 27; and a 46.7% increase in supply to 44 active units.

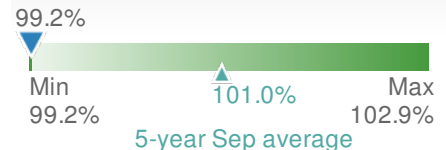
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 1.03 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**44**

Aug 2026	Sep 2025
30	34

Avg DOM**28**

Aug 2026	Sep 2025	YTD
11	19	20

**Avg Sold to
OLP Ratio****99.2%**

Aug 2026	Sep 2025	YTD
102.5%	100.4%	101.4%

September 2026**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **25.0%**from Aug 2026:
12 **-16.7%**from Sep 2025:
18

YTD	2026	2025	+/-
	145	154	-5.8%

5-year Sep average: **14****New Pendings****11** **0.0%**from Aug 2026:
11 **-15.4%**from Sep 2025:
13

YTD	2026	2025	+/-
	104	117	-11.1%

5-year Sep average: **12****Closed Sales****8** **-42.9%**from Aug 2026:
14 **-55.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	99	118	-16.1%

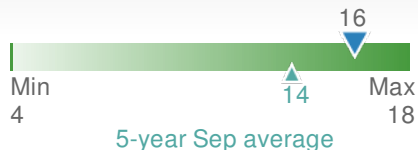
5-year Sep average: **12****Median Sold Price****\$454,950** **-1.1%**from Aug 2026:
\$460,000 **9.6%**from Sep 2025:
\$415,250

YTD	2026	2025	+/-
	\$410,000	\$415,000	-1.2%

5-year Sep average: **\$389,540****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for September was \$454,950, representing a decrease of 1.1% compared to last month and an increase of 9.6% from Sep 2025. The average days on market for units sold in September was 12 days, 17% below the 5-year September average of 14 days. There was no month over month change in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 19; and a 6.7% increase in supply to 16 active units.

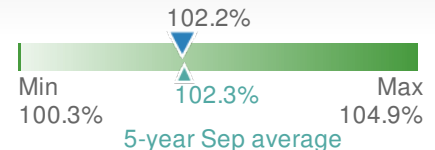
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.27 in August and an increase from 0.81 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
15	16

Avg DOM**12**

Aug 2026	Sep 2025	YTD
22	21	18

Avg Sold to OLP Ratio**102.2%**

Aug 2026	Sep 2025	YTD
99.8%	100.3%	100.4%

September 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**15** **25.0%**from Aug 2026:
12 **-16.7%**from Sep 2025:
18

YTD	2026	2025	+/-
	143	149	-4.0%

5-year Sep average: **13****New Pending****11** **0.0%**from Aug 2026:
11 **-15.4%**from Sep 2025:
13

YTD	2026	2025	+/-
	102	116	-12.1%

5-year Sep average: **12****Closed Sales****8** **-42.9%**from Aug 2026:
14 **-55.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	96	116	-17.2%

5-year Sep average: **12****Median
Sold Price****\$454,950** **-1.1%**from Aug 2026:
\$460,000 **9.6%**from Sep 2025:
\$415,250

YTD	2026	2025	+/-
	\$415,000	\$415,250	-0.1%

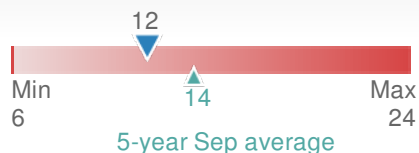
5-year Sep average: **\$389,540****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$454,950, representing a decrease of 1.1% compared to last month and an increase of 9.6% from Sep 2025. The average days on market for units sold in September was 12 days, 17% below the 5-year September average of 14 days. There was no month over month change in new contract activity with 11 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 19; and a 6.7% increase in supply to 16 active units.

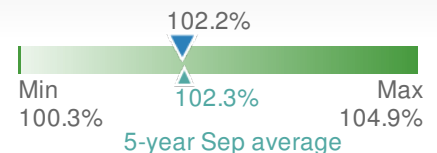
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.27 in August and an increase from 0.81 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
15	16

Avg DOM**12**

Aug 2026	Sep 2025	YTD
22	21	18

**Avg Sold to
OLP Ratio****102.2%**

Aug 2026	Sep 2025	YTD
99.8%	100.3%	100.4%

September 2026

Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	0	0	0.0%

5-year Sep average: **22****New Pendings****0**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	0	0	0.0%

5-year Sep average: **19****Closed Sales****0**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	0	0	0.0%

5-year Sep average: **16****Median
Sold Price****\$0**

↔ 0.0%

from Aug 2026:

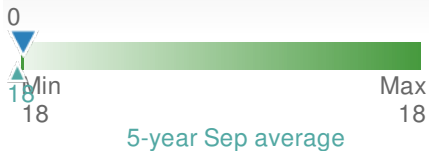
\$0

↔ 0.0%

from Sep 2025:

\$0

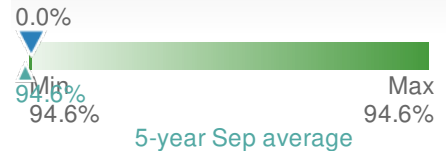
YTD	2026	2025	+/-
	\$0	\$0	0.0%

5-year Sep average: **\$422,500****Active Listings****0**

Aug 2026	Sep 2025
0	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	0

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

Aug 2026	Sep 2025	YTD
0.0%	0.0%	0.0%

September 2026

Springfield (Montgomery, PA) - Detached

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

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Sep average: **4****New Pendings****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Sep average: **3****Closed Sales****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Sep average: **3****Median Sold Price****\$0**

↔ 0.0%

from Aug 2026:
\$0

↔ 0.0%

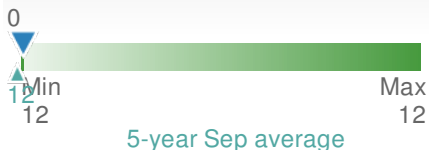
from Sep 2025:
\$0

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

5-year Sep average: **\$425,000****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for September was \$0, representing no change compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 55 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 August) with 0; and no change in supply with 0 active units.

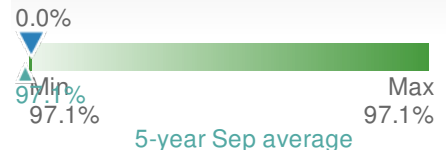
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2025. The Contract Ratio is 100% lower than the 5-year September average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2026	Sep 2025
0	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	0.0%

September 2026

Springfield (Montgomery, PA) - Attached

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

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Sep average: **1****New Pendings****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

5-year Sep average: **0****Closed Sales****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:
\$0

↔ 0.0%

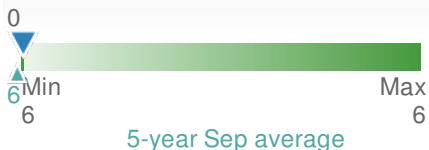
from Sep 2025:
\$0

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

5-year Sep average: **\$290,000****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 47 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 August) with 0; and no change in supply with 0 active units.

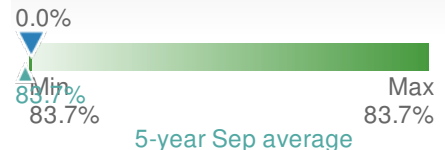
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2026	Sep 2025
0	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	0

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

Aug 2026	Sep 2025	YTD
0.0%	0.0%	0.0%

September 2026

Springfield (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	0	0	%

5-year Sep average: **1****New Pendings****0**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	0	0	%

5-year Sep average: **0****Closed Sales****0**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:

\$0

↔ 0.0%

from Sep 2025:

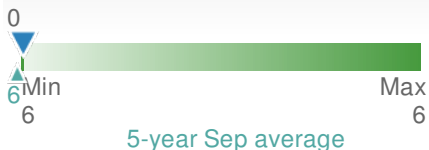
\$0

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

5-year Sep average: **\$290,000****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$0, representing no change compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 47 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 August) with 0; and no change in supply with 0 active units.

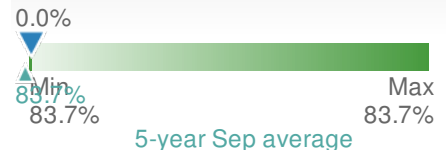
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2026	Sep 2025
0	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	0.0%

September 2026

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**50**

↑ **22.0%**
from Aug 2026:
41

↓ **-16.7%**
from Sep 2025:
60

YTD	2026	2025	+/-
	517	490	5.5%

5-year Sep average: **46****New Pendings****33**

↓ **-45.0%**
from Aug 2026:
60

↓ **-38.9%**
from Sep 2025:
54

YTD	2026	2025	+/-
	430	424	1.4%

5-year Sep average: **42****Closed Sales****55**

↓ **-11.3%**
from Aug 2026:
62

↑ **44.7%**
from Sep 2025:
38

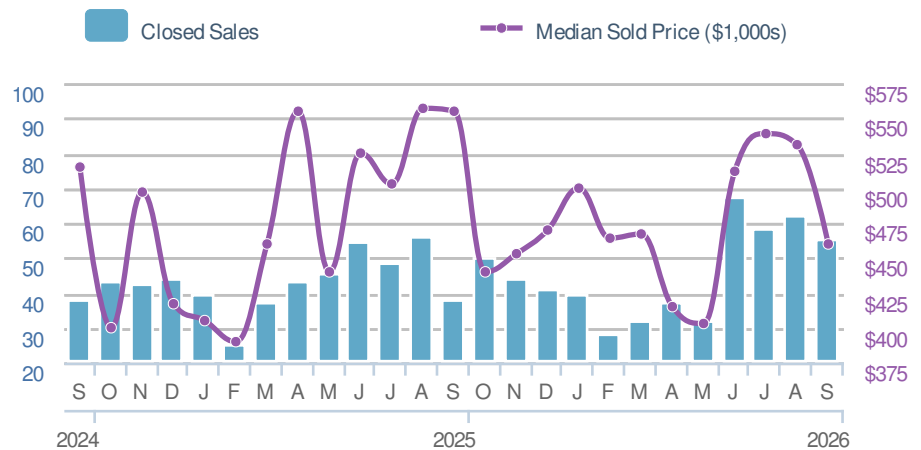
YTD	2026	2025	+/-
	420	399	5.3%

5-year Sep average: **46****Median Sold Price****\$460,000**

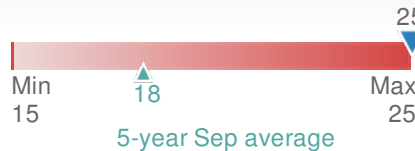
↓ **-13.5%**
from Aug 2026:
\$531,650

↓ **-17.1%**
from Sep 2025:
\$555,000

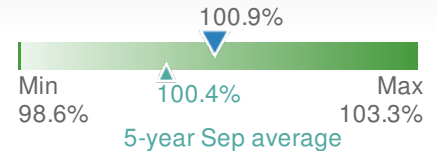
YTD	2026	2025	+/-
	\$490,000	\$501,000	-2.2%

5-year Sep average: **\$473,500****Active Listings****82**

Aug 2026	Sep 2025
68	61

Avg DOM**25**

Aug 2026	Sep 2025	YTD
19	17	23

Avg Sold to OLP Ratio**100.9%**

Aug 2026	Sep 2025	YTD
99.1%	98.9%	99.9%

September 2026

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27**
 **17.4%**
from Aug 2026:
23
 **-25.0%**
from Sep 2025:
36

YTD	2026	2025	+/-
	262	255	2.7%

5-year Sep average: **25****New Pendings****21**
 **-16.0%**
from Aug 2026:
25
 **-22.2%**
from Sep 2025:
27

YTD	2026	2025	+/-
	220	221	-0.5%

5-year Sep average: **22****Closed Sales****23**
 **-14.8%**
from Aug 2026:
27
 **4.5%**
from Sep 2025:
22

YTD	2026	2025	+/-
	206	208	-1.0%

5-year Sep average: **23****Median Sold Price****\$728,728**
 **13.9%**
from Aug 2026:
\$640,000
 **5.2%**
from Sep 2025:
\$692,500

YTD	2026	2025	+/-
	\$625,500	\$676,000	-7.5%

5-year Sep average: **\$653,346****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for September was \$728,728, representing an increase of 13.9% compared to last month and an increase of 5.2% from Sep 2025. The average days on market for units sold in September was 23 days, 4% above the 5-year September average of 22 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 40; and a 7.9% increase in supply to 41 active units.

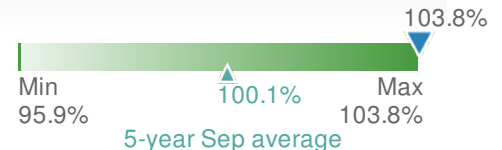
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.08 in August and a decrease from 1.19 in September 2025. The Contract Ratio is 10% lower than the 5-year September average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
38	32

Avg DOM**23**

Aug 2026	Sep 2025	YTD
16	18	24

Avg Sold to OLP Ratio**103.8%**

Aug 2026	Sep 2025	YTD
100.1%	100.1%	100.4%

September 2026

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****23** **27.8%**from Aug 2026:
18 **-4.2%**from Sep 2025:
24

YTD	2026	2025	+/-
	255	235	8.5%

5-year Sep average: **21****New Pendings****12** **-65.7%**from Aug 2026:
35 **-55.6%**from Sep 2025:
27

YTD	2026	2025	+/-
	210	203	3.4%

5-year Sep average: **20****Closed Sales****32** **-8.6%**from Aug 2026:
35 **100.0%**from Sep 2025:
16

YTD	2026	2025	+/-
	214	191	12.0%

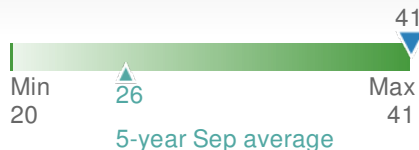
5-year Sep average: **24****Median Sold Price****\$423,000** **-12.8%**from Aug 2026:
\$485,000 **-6.0%**from Sep 2025:
\$450,000

YTD	2026	2025	+/-
	\$411,125	\$390,000	5.4%

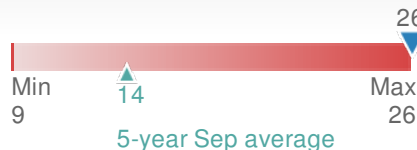
5-year Sep average: **\$402,590****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for September was \$423,000, representing a decrease of 12.8% compared to last month and a decrease of 6% from Sep 2025. The average days on market for units sold in September was 26 days, 83% above the 5-year September average of 14 days. There was a 65.7% month over month decrease in new contract activity with 12 New Pendings; a 46.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 22; and a 36.7% increase in supply to 41 active units.

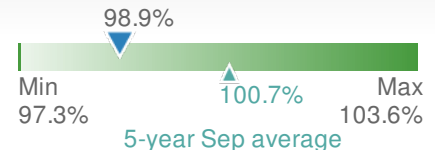
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 1.37 in August and a decrease from 1.17 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
30	29

Avg DOM**26**

Aug 2026	Sep 2025	YTD
21	16	22

Avg Sold to OLP Ratio**98.9%**

Aug 2026	Sep 2025	YTD
98.4%	97.3%	99.4%

September 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

SE County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**16**

↔ 0.0%

from Aug 2026:
16

↓ -5.9%

from Sep 2025:
17

YTD	2026	2025	+/-
	206	186	10.8%

5-year Sep average: **15****New Pendings****9**

↓ -69.0%

from Aug 2026:
29

↓ -52.6%

from Sep 2025:
19

YTD	2026	2025	+/-
	169	162	4.3%

5-year Sep average: **15****Closed Sales****24**

↓ -22.6%

from Aug 2026:
31

↑ 60.0%

from Sep 2025:
15

YTD	2026	2025	+/-
	174	155	12.3%

5-year Sep average: **20****Median Sold Price****\$437,000**

↓ -10.5%

from Aug 2026:
\$488,000

↓ -7.0%

from Sep 2025:
\$470,000

YTD	2026	2025	+/-
	\$436,750	\$411,000	6.3%

5-year Sep average: **\$413,420****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$437,000, representing a decrease of 10.5% compared to last month and a decrease of 7% from Sep 2025. The average days on market for units sold in September was 28 days, 92% above the 5-year September average of 15 days. There was a 69% month over month decrease in new contract activity with 9 New Pendings; a 44.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 19; and a 26.9% increase in supply to 33 active units.

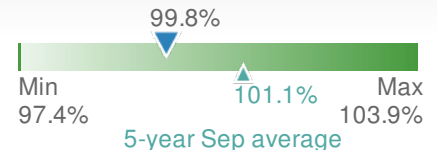
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.31 in August and a decrease from 0.96 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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**33**

Aug 2026	Sep 2025
26	24

Avg DOM**28**

Aug 2026	Sep 2025	YTD
22	16	23

Avg Sold to OLP Ratio**99.8%**

Aug 2026	Sep 2025	YTD
98.8%	97.4%	99.5%

September 2026

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**21****↓ -25.0%**from Aug 2026:
28**↓ -36.4%**from Sep 2025:
33

YTD	2026	2025	+/-
	266	239	11.3%

5-year Sep average: **29****New Pendings****22****↓ -31.3%**from Aug 2026:
32**↔ 0.0%**from Sep 2025:
22

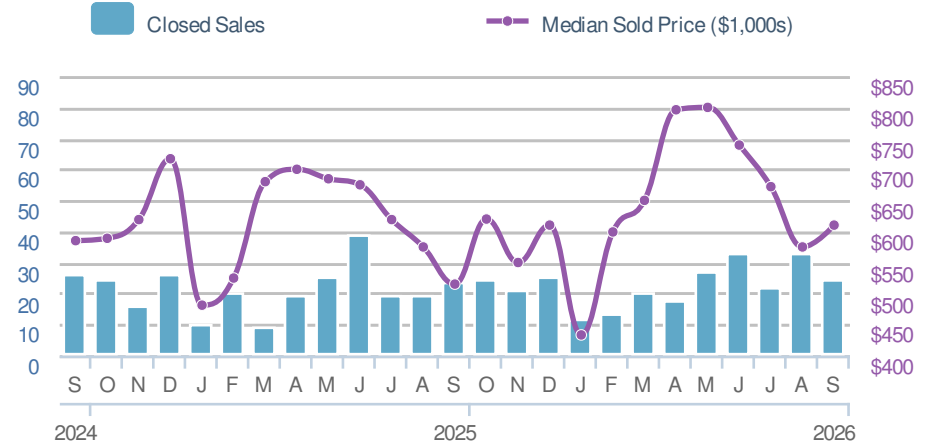
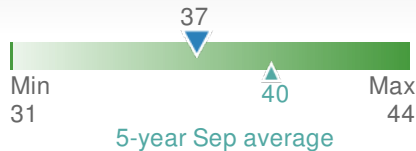
YTD	2026	2025	+/-
	229	200	14.5%

5-year Sep average: **22****Closed Sales****24****↓ -27.3%**from Aug 2026:
33**↑ 4.3%**from Sep 2025:
23

YTD	2026	2025	+/-
	205	188	9.0%

5-year Sep average: **26****Median Sold Price****\$610,000****↑ 6.1%**from Aug 2026:
\$575,000**↑ 18.4%**from Sep 2025:
\$515,000

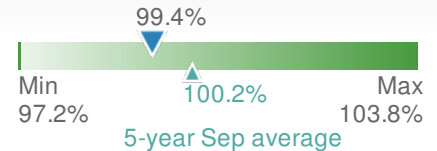
YTD	2026	2025	+/-
	\$656,500	\$647,500	1.4%

5-year Sep average: **\$582,500****Active Listings****37**

Aug 2026	Sep 2025
38	44

Avg DOM**26**

Aug 2026	Sep 2025	YTD
17	35	23

Avg Sold to OLP Ratio**99.4%**

Aug 2026	Sep 2025	YTD
102.4%	101.7%	101.2%

September 2026

Upper Dublin (Montgomery, PA) - Detached

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

 **-42.9%**
 from Aug 2026:
 21

 **-36.8%**
 from Sep 2025:
 19

YTD	2026	2025	+/-
	173	167	3.6%

5-year Sep average: **17****New Pendings****15**

 **-31.8%**
 from Aug 2026:
 22

 **36.4%**
 from Sep 2025:
 11

YTD	2026	2025	+/-
	157	140	12.1%

5-year Sep average: **13****Closed Sales****15**

 **-40.0%**
 from Aug 2026:
 25

 **0.0%**
 from Sep 2025:
 15

YTD	2026	2025	+/-
	144	134	7.5%

5-year Sep average: **17****Median
Sold Price****\$710,000**

 **10.9%**
 from Aug 2026:
 \$640,000

 **7.2%**
 from Sep 2025:
 \$662,422

YTD	2026	2025	+/-
	\$767,500	\$717,500	7.0%

5-year Sep average: **\$683,734****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for September was \$710,000, representing an increase of 10.9% compared to last month and an increase of 7.2% from Sep 2025. The average days on market for units sold in September was 16 days, 33% below the 5-year September average of 24 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and a 5% decrease in supply to 19 active units.

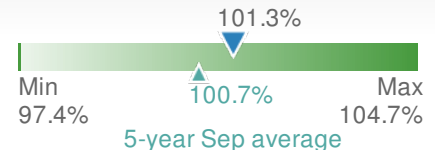
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.25 in August and an increase from 0.48 in September 2025. The Contract Ratio is 25% higher than the 5-year September average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity 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**19**

Aug 2026	Sep 2025
20	33

Avg DOM**16**

Aug 2026	Sep 2025	YTD
13	51	20

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

Aug 2026	Sep 2025	YTD
101.9%	101.6%	101.9%

September 2026

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9** **28.6%**from Aug 2026:
7 **-35.7%**from Sep 2025:
14

YTD	2026	2025	+/-
	93	72	29.2%

5-year Sep average: **12****New Pendings****7** **-30.0%**from Aug 2026:
10 **-36.4%**from Sep 2025:
11

YTD	2026	2025	+/-
	72	60	20.0%

5-year Sep average: **8****Closed Sales****9** **12.5%**from Aug 2026:
8 **12.5%**from Sep 2025:
8

YTD	2026	2025	+/-
	61	54	13.0%

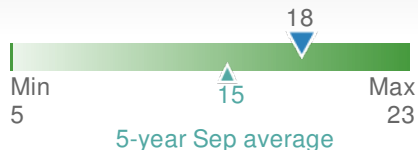
5-year Sep average: **9****Median
Sold Price****\$455,000** **-2.2%**from Aug 2026:
\$465,000 **-5.2%**from Sep 2025:
\$480,000

YTD	2026	2025	+/-
	\$451,000	\$438,500	2.9%

5-year Sep average: **\$448,050****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for September was \$455,000, representing a decrease of 2.2% compared to last month and a decrease of 5.2% from Sep 2025. The average days on market for units sold in September was 42 days, 72% above the 5-year September average of 24 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and no change in supply with 18 active units.

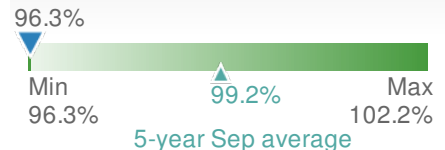
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.06 in August and a decrease from 1.27 in September 2025. The Contract Ratio is 39% lower than the 5-year September average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2026	Sep 2025
18	11

Avg DOM**42**

Aug 2026	Sep 2025	YTD
30	6	31

**Avg Sold to
OLP Ratio****96.3%**

Aug 2026	Sep 2025	YTD
103.9%	101.8%	99.7%

September 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**8** **60.0%**from Aug 2026:
5 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	81	55	47.3%

5-year Sep average: **9****New Pendings****6** **-25.0%**from Aug 2026:
8 **-33.3%**from Sep 2025:
9

YTD	2026	2025	+/-
	62	43	44.2%

5-year Sep average: **7****Closed Sales****9** **12.5%**from Aug 2026:
8 **80.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	52	38	36.8%

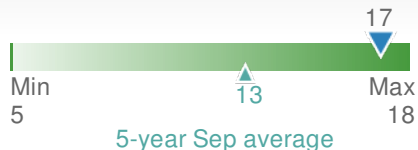
5-year Sep average: **6****Median
Sold Price****\$455,000** **-2.2%**from Aug 2026:
\$465,000 **-10.1%**from Sep 2025:
\$506,000

YTD	2026	2025	+/-
	\$455,000	\$455,000	0.0%

5-year Sep average: **\$487,900****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$455,000, representing a decrease of 2.2% compared to last month and a decrease of 10.1% from Sep 2025. The average days on market for units sold in September was 42 days, 65% above the 5-year September average of 25 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 15; and no change in supply with 17 active units.

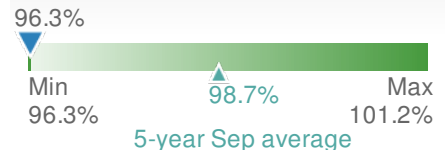
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in August and a decrease from 1.33 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
17	9

Avg DOM**42**

Aug 2026	Sep 2025	YTD
30	6	35

**Avg Sold to
OLP Ratio****96.3%**

Aug 2026	Sep 2025	YTD
103.9%	99.6%	99.5%

September 2026

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**46****↑ 7.0%**from Aug 2026:
43**↑ 4.5%**from Sep 2025:
44

YTD	2026	2025	+/-
	457	423	8.0%

5-year Sep average: **49****New Pendings****37****↓ -19.6%**from Aug 2026:
46**↓ -5.1%**from Sep 2025:
39

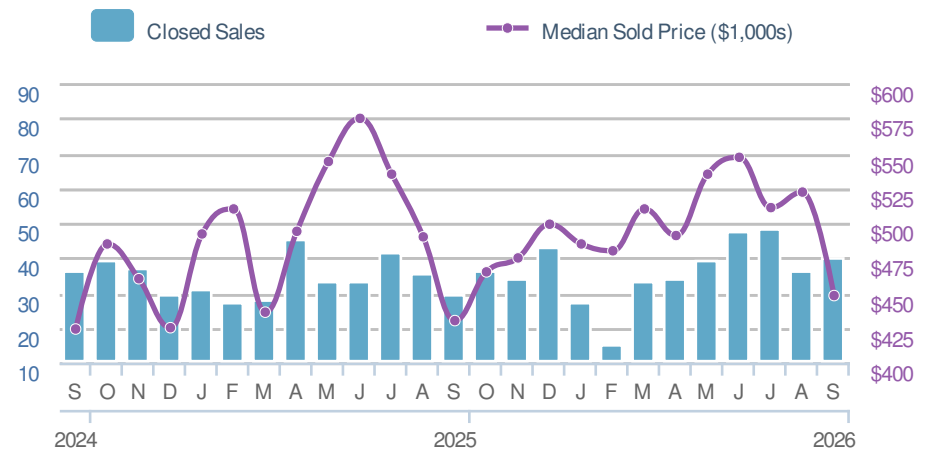
YTD	2026	2025	+/-
	356	323	10.2%

5-year Sep average: **36****Closed Sales****40****↑ 11.1%**from Aug 2026:
36**↑ 37.9%**from Sep 2025:
29

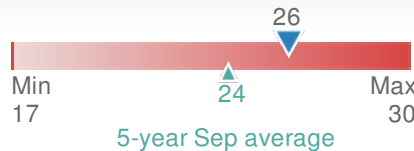
YTD	2026	2025	+/-
	339	323	5.0%

5-year Sep average: **36****Median Sold Price****\$448,923****↓ -14.1%**from Aug 2026:
\$522,500**↑ 4.4%**from Sep 2025:
\$430,000

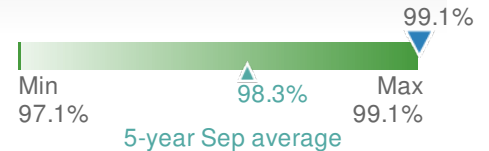
YTD	2026	2025	+/-
	\$512,500	\$492,843	4.0%

5-year Sep average: **\$426,385****Active Listings****74**

Aug 2026	Sep 2025
69	69

Avg DOM**26**

Aug 2026	Sep 2025	YTD
27	17	32

Avg Sold to OLP Ratio**99.1%**

Aug 2026	Sep 2025	YTD
98.7%	98.0%	98.3%

September 2026

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-12.5%**from Aug 2026:
24 **0.0%**from Sep 2025:
21

YTD	2026	2025	+/-
	205	178	15.2%

5-year Sep average: **21****New Pendings****18** **-30.8%**from Aug 2026:
26 **-18.2%**from Sep 2025:
22

YTD	2026	2025	+/-
	167	149	12.1%

5-year Sep average: **19****Closed Sales****20** **-4.8%**from Aug 2026:
21 **42.9%**from Sep 2025:
14

YTD	2026	2025	+/-
	150	141	6.4%

5-year Sep average: **18****Median Sold Price****\$542,500** **-9.6%**from Aug 2026:
\$600,000 **0.0%**from Sep 2025:
\$542,500

YTD	2026	2025	+/-
	\$592,500	\$548,000	8.1%

5-year Sep average: **\$495,000****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for September was \$542,500, representing a decrease of 9.6% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 11 days, 42% below the 5-year September average of 19 days. There was a 30.8% month over month decrease in new contract activity with 18 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 25; and a 28% increase in supply to 32 active units.

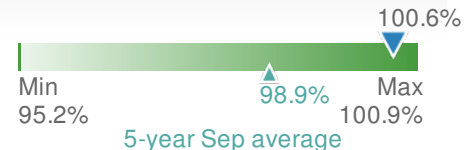
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.12 in August and a decrease from 0.89 in September 2025. The Contract Ratio is 34% lower than the 5-year September average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2026	Sep 2025
25	28

Avg DOM**11**

Aug 2026	Sep 2025	YTD
18	14	27

Avg Sold to OLP Ratio**100.6%**

Aug 2026	Sep 2025	YTD
98.9%	99.3%	99.8%

September 2026

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25** **31.6%**from Aug 2026:
19 **8.7%**from Sep 2025:
23

YTD	2026	2025	+/-
	250	245	2.0%

5-year Sep average: **28****New Pendings****19** **-5.0%**from Aug 2026:
20 **11.8%**from Sep 2025:
17

YTD	2026	2025	+/-
	187	174	7.5%

5-year Sep average: **17****Closed Sales****20** **33.3%**from Aug 2026:
15 **33.3%**from Sep 2025:
15

YTD	2026	2025	+/-
	187	182	2.7%

5-year Sep average: **18****Median Sold Price****\$394,500** **-13.3%**from Aug 2026:
\$455,000 **19.6%**from Sep 2025:
\$329,900

YTD	2026	2025	+/-
	\$450,000	\$461,000	-2.4%

5-year Sep average: **\$378,880****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for September was \$394,500, representing a decrease of 13.3% compared to last month and an increase of 19.6% from Sep 2025. The average days on market for units sold in September was 40 days, 37% above the 5-year September average of 29 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 24; and a 4.5% decrease in supply to 42 active units.

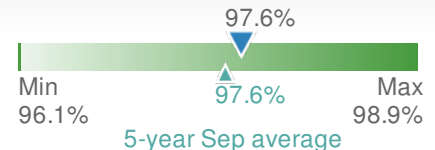
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, up from 0.52 in August and a decrease from 0.61 in September 2025. The Contract Ratio is the same as the 5-year September average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
44	41

Avg DOM**40**

Aug 2026	Sep 2025	YTD
39	20	36

Avg Sold to OLP Ratio**97.6%**

Aug 2026	Sep 2025	YTD
98.3%	96.7%	97.0%

September 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

Tulsa County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**19**
 **18.8%**
from Aug 2026:
16
 **5.6%**
from Sep 2025:
18

YTD	2026	2025	+/-
	205	202	1.5%

5-year Sep average: **23****New Pendings****17**
 **6.3%**
from Aug 2026:
16
 **21.4%**
from Sep 2025:
14

YTD	2026	2025	+/-
	151	141	7.1%

5-year Sep average: **13****Closed Sales****16**
 **23.1%**
from Aug 2026:
13
 **23.1%**
from Sep 2025:
13

YTD	2026	2025	+/-
	151	136	11.0%

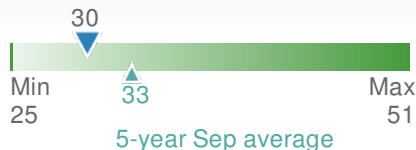
5-year Sep average: **14****Median Sold Price****\$411,000**
 **-16.1%**
from Aug 2026:
\$490,000
 **4.1%**
from Sep 2025:
\$395,000

YTD	2026	2025	+/-
	\$462,000	\$437,000	5.7%

5-year Sep average: **\$390,686****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$411,000, representing a decrease of 16.1% compared to last month and an increase of 4.1% from Sep 2025. The average days on market for units sold in September was 25 days, 14% above the 5-year September average of 22 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 22; and a 16.7% decrease in supply to 30 active units.

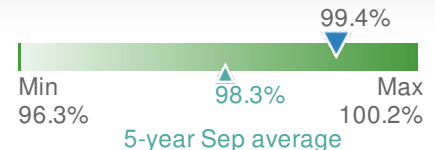
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.53 in August and an increase from 0.62 in September 2025. The Contract Ratio is 27% higher than the 5-year September average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Aug 2026	Sep 2025
36	34

Avg DOM**25**

Aug 2026	Sep 2025	YTD
26	21	32

Avg Sold to OLP Ratio**99.4%**

Aug 2026	Sep 2025	YTD
99.2%	96.3%	97.2%

September 2026

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**17** **41.7%**
from Aug 2026:
12 **-19.0%**
from Sep 2025:
21

YTD	2026	2025	+/-
	165	180	-8.3%

5-year Sep average: **17****New Pendings****8** **-55.6%**
from Aug 2026:
18 **-57.9%**
from Sep 2025:
19

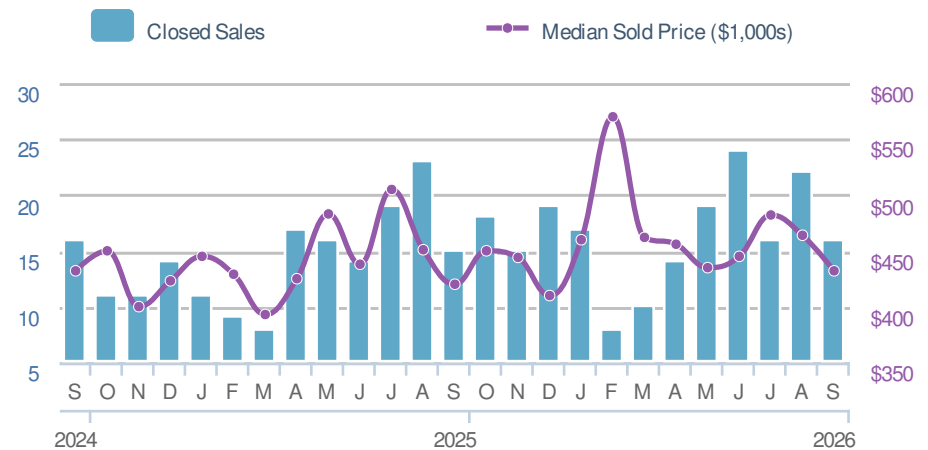
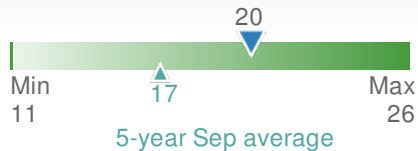
YTD	2026	2025	+/-
	146	150	-2.7%

5-year Sep average: **14****Closed Sales****16** **-27.3%**
from Aug 2026:
22 **6.7%**
from Sep 2025:
15

YTD	2026	2025	+/-
	151	140	7.9%

5-year Sep average: **15****Median Sold Price****\$432,250** **-7.0%**
from Aug 2026:
\$464,636 **2.9%**
from Sep 2025:
\$420,000

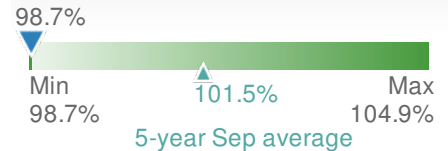
YTD	2026	2025	+/-
	\$455,000	\$451,000	0.9%

5-year Sep average: **\$422,650****Active Listings****20**

Aug 2026	Sep 2025
12	26

Avg DOM**16**

Aug 2026	Sep 2025	YTD
12	29	17

Avg Sold to OLP Ratio**98.7%**

Aug 2026	Sep 2025	YTD
101.4%	99.9%	100.8%

September 2026

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **60.0%**from Aug 2026:
10 **-11.1%**from Sep 2025:
18

YTD	2026	2025	+/-
	147	165	-10.9%

5-year Sep average: **15****New Pendings****8** **-46.7%**from Aug 2026:
15 **-50.0%**from Sep 2025:
16

YTD	2026	2025	+/-
	132	134	-1.5%

5-year Sep average: **12****Closed Sales****12** **-40.0%**from Aug 2026:
20 **-14.3%**from Sep 2025:
14

YTD	2026	2025	+/-
	137	127	7.9%

5-year Sep average: **14****Median Sold Price****\$472,500** **0.7%**from Aug 2026:
\$469,061 **6.2%**from Sep 2025:
\$445,000

YTD	2026	2025	+/-
	\$465,000	\$461,200	0.8%

5-year Sep average: **\$437,200****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for September was \$472,500, representing an increase of 0.7% compared to last month and an increase of 6.2% from Sep 2025. The average days on market for units sold in September was 10 days, 28% below the 5-year September average of 14 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 77.8% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 2.11 in August and an increase from 0.80 in September 2025. The Contract Ratio is 25% lower than the 5-year September 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**16**

Aug 2026	Sep 2025
9	25

Avg DOM**10**

Aug 2026	Sep 2025	YTD
12	30	16

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
101.5%	100.0%	101.1%

September 2026

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↓ **-50.0%** ↓ **-66.7%**
from Aug 2026: from Sep 2025:
2 3

YTD	2026	2025	+/-
	18	15	20.0%

5-year Sep average: 2

New Pendings**0**

↓ **-100.0%** ↓ **-100.0%**
from Aug 2026: from Sep 2025:
3 3

YTD	2026	2025	+/-
	14	16	-12.5%

5-year Sep average: 1

Closed Sales**4**

↑ **100.0%** ↑ **300.0%**
from Aug 2026: from Sep 2025:
2 1

YTD	2026	2025	+/-
	14	13	7.7%

5-year Sep average: 1

**Median
Sold Price****\$262,500**

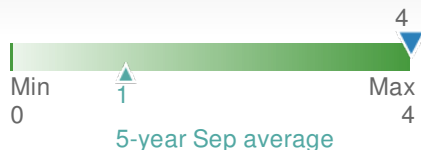
↓ **-7.9%** ↓ **-2.1%**
from Aug 2026: from Sep 2025:
\$285,000 **\$268,000**

YTD	2026	2025	+/-
	\$270,000	\$285,000	-5.3%

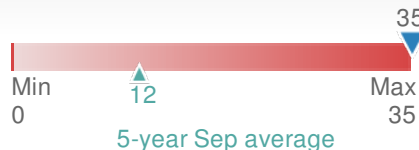
5-year Sep average: **\$159,100****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for September was \$262,500, representing a decrease of 7.9% compared to last month and a decrease of 2.1% from Sep 2025. The average days on market for units sold in September was 35 days, 202% above the 5-year September average of 12 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 0; and a 33.3% increase in supply to 4 active units.

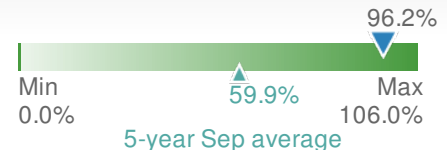
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.33 in August and a decrease from 3.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Aug 2026	Sep 2025
3	1

Avg DOM**35**

Aug 2026	Sep 2025	YTD
13	17	30

**Avg Sold to
OLP Ratio****96.2%**

Aug 2026	Sep 2025	YTD
100.2%	97.5%	98.0%

September 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

McCounty Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Aug 2026: 0 from Sep 2025: 2

YTD	2026	2025	+/-
	7	7	0.0%

5-year Sep average: 1

New Pendings**0**

↓ -100.0% ↓ -100.0%

from Aug 2026: 1 from Sep 2025: 2

YTD	2026	2025	+/-
	6	7	-14.3%

5-year Sep average: 1

Closed Sales**1**

↔ 0.0% ↔ 0.0%

from Aug 2026: 0 from Sep 2025: 0

YTD	2026	2025	+/-
	6	5	20.0%

5-year Sep average: 0

Median Sold Price**\$250,000**

↔ 0.0% ↔ 0.0%

from Aug 2026: \$0 from Sep 2025: \$0

YTD	2026	2025	+/-
	\$252,500	\$336,900	-25.1%

5-year Sep average: \$103,000

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$250,000, representing an increase of 0% compared to last month and an increase of 0% from Sep 2025. The average days on market for units sold in September was 10 days, 213% above the 5-year September average of 3 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 0; and no change in supply with 1 active units.

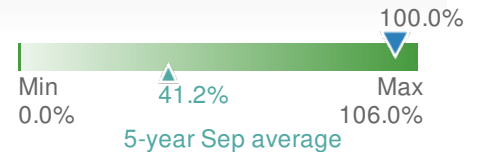
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
1	1

Avg DOM**10**

Aug 2026	Sep 2025	YTD
0	0	39

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	98.4%

September 2026

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**26**

↓ **-16.1%**
from Aug 2026:
31

↓ **-13.3%**
from Sep 2025:
30

YTD	2026	2025	+/-
	305	229	33.2%

5-year Sep average: **28****New Pendings****27**

↓ **-12.9%**
from Aug 2026:
31

↑ **35.0%**
from Sep 2025:
20

YTD	2026	2025	+/-
	261	194	34.5%

5-year Sep average: **23****Closed Sales****30**

↓ **-9.1%**
from Aug 2026:
33

↑ **36.4%**
from Sep 2025:
22

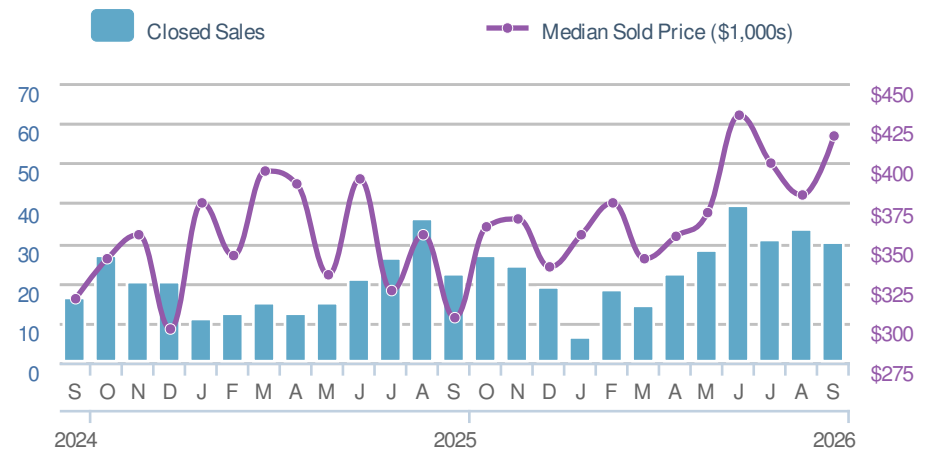
YTD	2026	2025	+/-
	226	181	24.9%

5-year Sep average: **24****Median Sold Price****\$417,945**

↑ **10.0%**
from Aug 2026:
\$380,000

↑ **37.7%**
from Sep 2025:
\$303,500

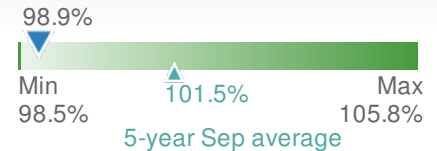
YTD	2026	2025	+/-
	\$380,000	\$350,000	8.6%

5-year Sep average: **\$339,944****Active Listings****49**

Aug 2026	Sep 2025
52	45

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	29	27

Avg Sold to OLP Ratio**98.9%**

Aug 2026	Sep 2025	YTD
98.4%	98.5%	99.3%

September 2026

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **-10.0%**from Aug 2026:
20 **20.0%**from Sep 2025:
15

YTD	2026	2025	+/-
	176	134	31.3%

5-year Sep average: **17****New Pending****20** **5.3%**from Aug 2026:
19 **150.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	154	110	40.0%

5-year Sep average: **13****Closed Sales****18** **0.0%**from Aug 2026:
18 **50.0%**from Sep 2025:
12

YTD	2026	2025	+/-
	132	105	25.7%

5-year Sep average: **15****Median
Sold Price****\$550,250** **21.5%**from Aug 2026:
\$453,012 **36.7%**from Sep 2025:
\$402,500

YTD	2026	2025	+/-
	\$433,750	\$420,500	3.2%

5-year Sep average: **\$442,300****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for September was \$550,250, representing an increase of 21.5% compared to last month and an increase of 36.7% from Sep 2025. The average days on market for units sold in September was 28 days, 40% above the 5-year September average of 20 days. There was a 5.3% month over month increase in new contract activity with 20 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 29; and no change in supply with 30 active units.

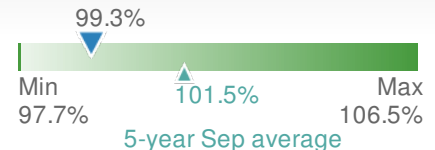
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, no change from August and an increase from 0.50 in September 2025. The Contract Ratio is 17% higher than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Aug 2026	Sep 2025
30	32

Avg DOM**28**

Aug 2026	Sep 2025	YTD
29	31	32

**Avg Sold to
OLP Ratio****99.3%**

Aug 2026	Sep 2025	YTD
96.9%	97.7%	98.8%

September 2026

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-27.3%**
 from Aug 2026: **11**

 **-46.7%**
 from Sep 2025: **15**

YTD	2026	2025	+/-
	129	95	35.8%

5-year Sep average: **12****New Pendings****7**

 **-41.7%**
 from Aug 2026: **12**

 **-41.7%**
 from Sep 2025: **12**

YTD	2026	2025	+/-
	107	84	27.4%

5-year Sep average: **11****Closed Sales****12**

 **-20.0%**
 from Aug 2026: **15**

 **20.0%**
 from Sep 2025: **10**

YTD	2026	2025	+/-
	94	76	23.7%

5-year Sep average: **9****Median Sold Price****\$393,215**

 **7.7%**
 from Aug 2026: **\$365,000**

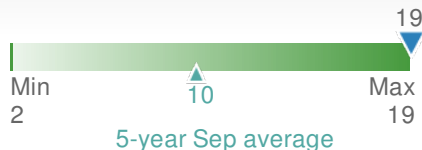
 **54.2%**
 from Sep 2025: **\$255,000**

YTD	2026	2025	+/-
	\$353,750	\$298,500	18.5%

5-year Sep average: **\$293,993****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for September was \$393,215, representing an increase of 7.7% compared to last month and an increase of 54.2% from Sep 2025. The average days on market for units sold in September was 22 days, 38% above the 5-year September average of 16 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and a 13.6% decrease in supply to 19 active units.

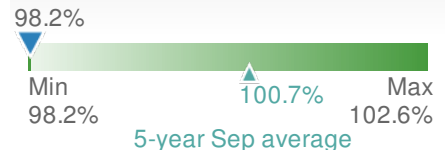
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.00 in August and a decrease from 1.08 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
22	13

Avg DOM**22**

Aug 2026	Sep 2025	YTD
24	26	20

Avg Sold to OLP Ratio**98.2%**

Aug 2026	Sep 2025	YTD
100.2%	99.5%	100.1%

September 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

Lebanon County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**8**

 **-11.1%**
 from Aug 2026:
9

 **-46.7%**
 from Sep 2025:
15

YTD	2026	2025	+/-
	125	80	56.3%

5-year Sep average: **12****New Pendings****6**

 **-45.5%**
 from Aug 2026:
11

 **-45.5%**
 from Sep 2025:
11

YTD	2026	2025	+/-
	103	68	51.5%

5-year Sep average: **10****Closed Sales****12**

 **-14.3%**
 from Aug 2026:
14

 **140.0%**
 from Sep 2025:
5

YTD	2026	2025	+/-
	92	61	50.8%

5-year Sep average: **8****Median Sold Price****\$393,215**

 **5.6%**
 from Aug 2026:
\$372,450

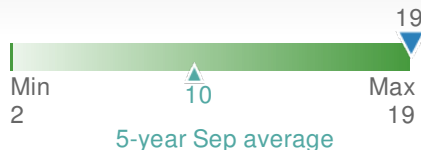
 **54.2%**
 from Sep 2025:
\$255,000

YTD	2026	2025	+/-
	\$357,000	\$304,900	17.1%

5-year Sep average: **\$293,993****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$393,215, representing an increase of 5.6% compared to last month and an increase of 54.2% from Sep 2025. The average days on market for units sold in September was 22 days, 55% above the 5-year September average of 14 days. There was a 45.5% month over month decrease in new contract activity with 6 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 9.5% decrease in supply to 19 active units.

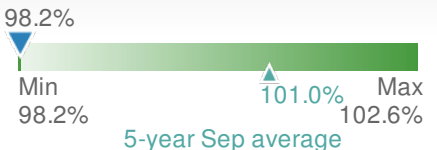
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.00 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 60% lower than the 5-year September average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
21	13

Avg DOM**22**

Aug 2026	Sep 2025	YTD
26	17	20

Avg Sold to OLP Ratio**98.2%**

Aug 2026	Sep 2025	YTD
99.9%	101.0%	100.0%

September 2026

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**52****↑ 126.1%**from Aug 2026:
23**↑ 30.0%**from Sep 2025:
40

YTD	2026	2025	+/-
	357	385	-7.3%

5-year Sep average: **41****New Pendings****31****↑ 3.3%**from Aug 2026:
30**↓ -8.8%**from Sep 2025:
34

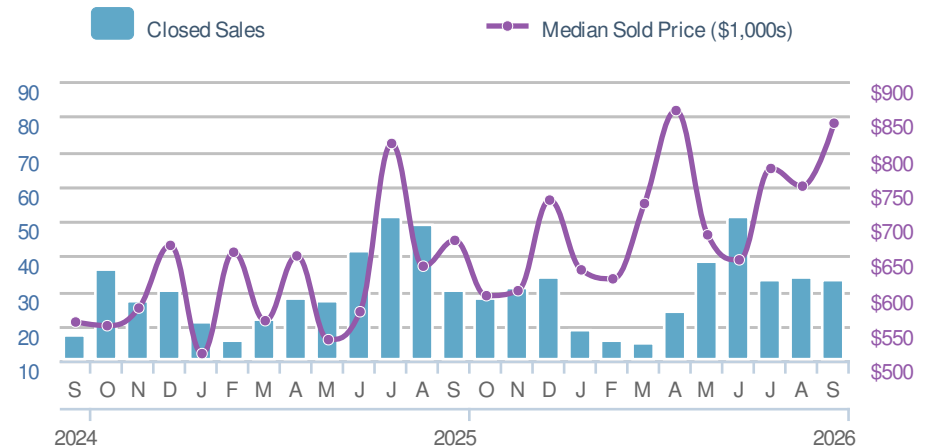
YTD	2026	2025	+/-
	277	312	-11.2%

5-year Sep average: **31****Closed Sales****33****↓ -2.9%**from Aug 2026:
34**↑ 10.0%**from Sep 2025:
30

YTD	2026	2025	+/-
	271	293	-7.5%

5-year Sep average: **28****Median Sold Price****\$840,000****↑ 12.0%**from Aug 2026:
\$750,000**↑ 24.9%**from Sep 2025:
\$672,500

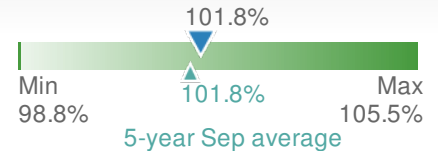
YTD	2026	2025	+/-
	\$725,000	\$646,250	12.2%

5-year Sep average: **\$630,600****Active Listings****60**

Aug 2026	Sep 2025
38	52

Avg DOM**16**

Aug 2026	Sep 2025	YTD
19	26	21

Avg Sold to OLP Ratio**101.8%**

Aug 2026	Sep 2025	YTD
100.9%	99.1%	101.2%

September 2026

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27** **92.9%**from Aug 2026:
14 **-10.0%**from Sep 2025:
30

YTD	2026	2025	+/-
	220	245	-10.2%

5-year Sep average: **24****New Pendings****19** **-5.0%**from Aug 2026:
20 **-13.6%**from Sep 2025:
22

YTD	2026	2025	+/-
	169	188	-10.1%

5-year Sep average: **18****Closed Sales****19** **-17.4%**from Aug 2026:
23 **-9.5%**from Sep 2025:
21

YTD	2026	2025	+/-
	160	175	-8.6%

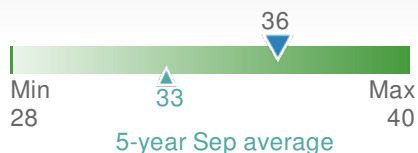
5-year Sep average: **15****Median Sold Price****\$1,120,000** **35.8%**from Aug 2026:
\$825,000 **55.8%**from Sep 2025:
\$719,000

YTD	2026	2025	+/-
	\$946,500	\$850,000	11.4%

5-year Sep average: **\$778,000****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for September was \$1,120,000, representing an increase of 35.8% compared to last month and an increase of 55.8% from Sep 2025. The average days on market for units sold in September was 10 days, 54% below the 5-year September average of 22 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 28; and a 50% increase in supply to 36 active units.

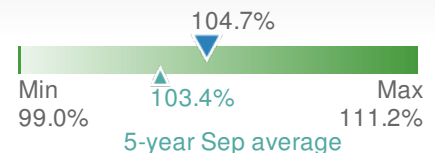
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.33 in August and a decrease from 0.80 in September 2025. The Contract Ratio is 12% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**36**

Aug 2026	Sep 2025
24	40

Avg DOM**10**

Aug 2026	Sep 2025	YTD
15	24	22

Avg Sold to OLP Ratio**104.7%**

Aug 2026	Sep 2025	YTD
102.2%	99.1%	102.7%

September 2026

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**

177.8% **150.0%**
 from Aug 2026: 9 from Sep 2025: 10

YTD	2026	2025	+/-
	137	140	-2.1%

5-year Sep average: **16****New Pendings****12**

20.0% **0.0%**
 from Aug 2026: 10 from Sep 2025: 12

YTD	2026	2025	+/-
	108	124	-12.9%

5-year Sep average: **13****Closed Sales****14**

27.3% **55.6%**
 from Aug 2026: 11 from Sep 2025: 9

YTD	2026	2025	+/-
	111	118	-5.9%

5-year Sep average: **13****Median Sold Price****\$512,500**

-17.3% **-13.1%**
 from Aug 2026: **\$619,900** from Sep 2025: **\$590,000**

YTD	2026	2025	+/-
	\$585,000	\$472,500	23.8%

5-year Sep average: **\$493,600****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for September was \$512,500, representing a decrease of 17.3% compared to last month and a decrease of 13.1% from Sep 2025. The average days on market for units sold in September was 24 days, 30% above the 5-year September average of 18 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 71.4% increase in supply to 24 active units.

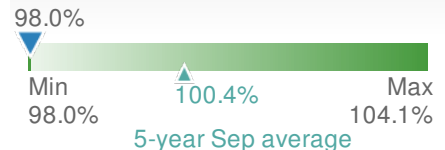
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 0.93 in August and a decrease from 1.33 in September 2025. The Contract Ratio is 64% lower than the 5-year September average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2026	Sep 2025
14	12

Avg DOM**24**

Aug 2026	Sep 2025	YTD
26	29	19

Avg Sold to OLP Ratio**98.0%**

Aug 2026	Sep 2025	YTD
98.4%	99.1%	99.0%

September 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21**

250.0% **200.0%**
 from Aug 2026: 6 from Sep 2025: 7

YTD	2026	2025	+/-
	114	114	0.0%

5-year Sep average: **12****New Pendings****8**

0.0% **-11.1%**
 from Aug 2026: 8 from Sep 2025: 9

YTD	2026	2025	+/-
	87	101	-13.9%

5-year Sep average: **9****Closed Sales****12**

20.0% **71.4%**
 from Aug 2026: 10 from Sep 2025: 7

YTD	2026	2025	+/-
	93	98	-5.1%

5-year Sep average: **11****Median Sold Price****\$603,000**

-3.9% **-5.5%**
 from Aug 2026: **\$627,450** from Sep 2025: **\$638,000**

YTD	2026	2025	+/-
	\$630,650	\$527,450	19.6%

5-year Sep average: **\$523,650****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$603,000, representing a decrease of 3.9% compared to last month and a decrease of 5.5% from Sep 2025. The average days on market for units sold in September was 28 days, 54% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 8 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 75% increase in supply to 21 active units.

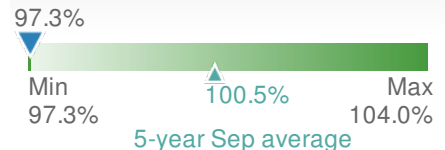
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.92 in August and a decrease from 1.44 in September 2025. The Contract Ratio is 73% lower than the 5-year September average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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**21**

Aug 2026	Sep 2025
12	9

Avg DOM**28**

Aug 2026	Sep 2025	YTD
23	22	20

Avg Sold to OLP Ratio**97.3%**

Aug 2026	Sep 2025	YTD
98.8%	99.7%	98.8%