

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

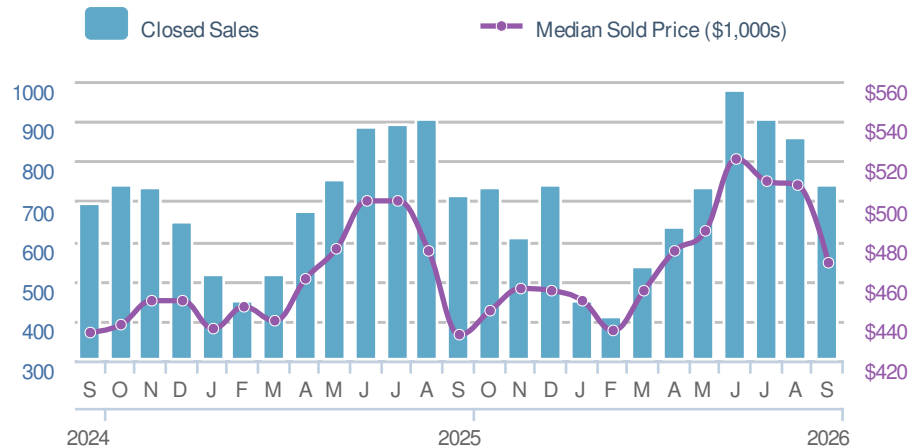
YTD	2026	2025	+/-
	6,844	6,816	0.4%

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

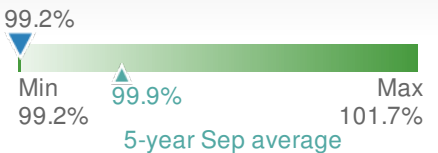
YTD	2026	2025	+/-
	\$483,705	\$465,125	4.0%

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%

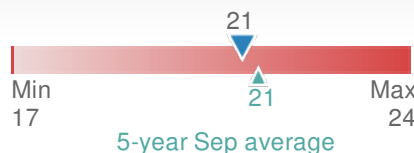
5-year Sep average: **\$509,290****Summary**

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.

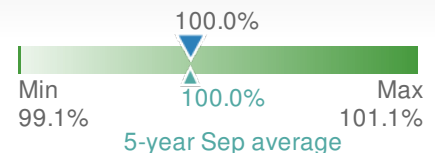
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.02 in August and no change from September 2025. The Contract Ratio is 14% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to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

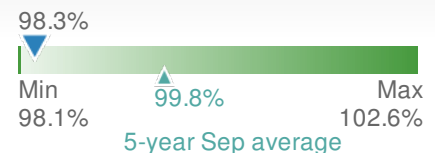
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.86 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared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

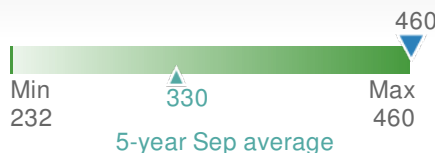
5-year Sep average: **229****Median Sold Price****\$405,627** **0.2%**from Aug 2026:
\$405,000 **2.7%**from Sep 2025:
\$395,000

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.

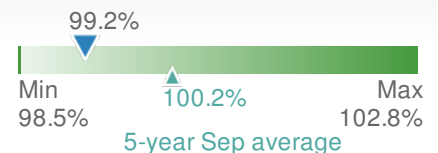
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.96 in August and a decrease from 1.07 in September 2025. The Contract Ratio is 41% lower than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared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