

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Abington (Montgomery, PA)

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

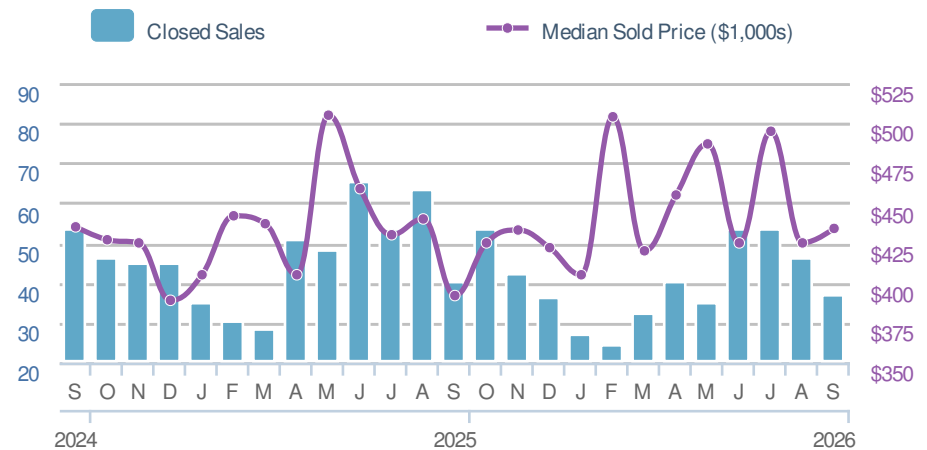
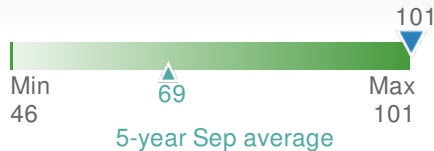
YTD	2026	2025	+/-
	356	427	-16.6%

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

↑ **2.1%**
from Aug 2026:
\$425,000

↑ **10.5%**
from Sep 2025:
\$392,750

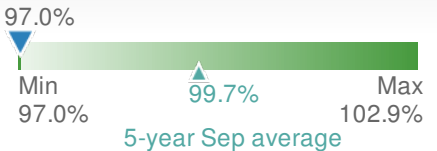
YTD	2026	2025	+/-
	\$451,000	\$432,000	4.4%

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.

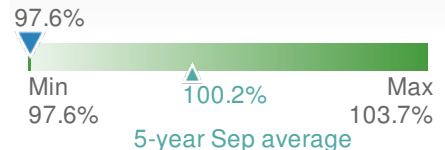
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.98 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 22% lower than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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%

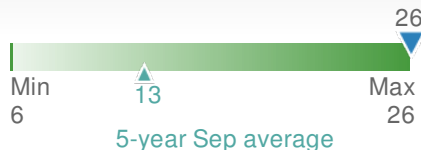
5-year Sep average: **6****Median Sold Price****\$300,000** **4.7%**from Aug 2026:
\$286,500 **14.1%**from Sep 2025:
\$263,000

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

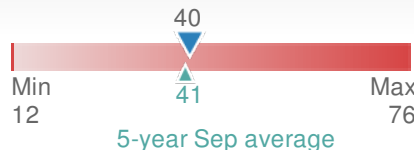
5-year Sep average: **\$301,800****Summary**

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.

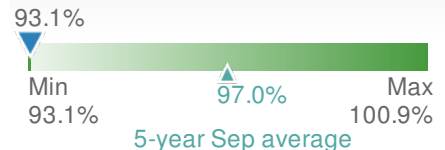
This activity resulted in a Contract Ratio of 0.23 pendings per active listing, down from 0.39 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 77% lower than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared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

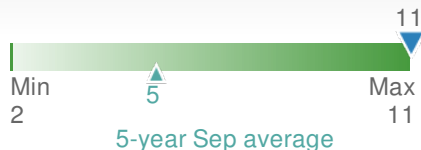
from Sep 2025:
\$326,000

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

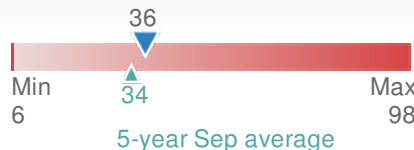
5-year Sep average: **\$381,550****Summary**

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%