

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Cheltenham (Montgomery, PA)

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

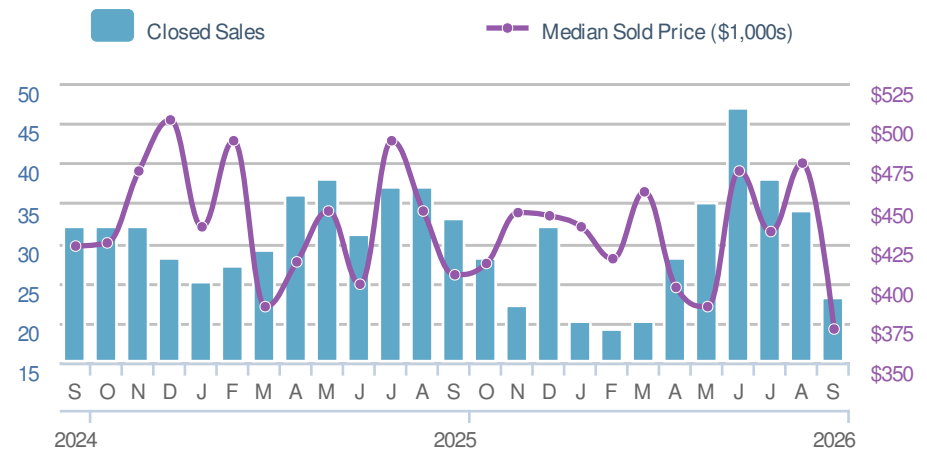
YTD	2026	2025	+/-
	275	309	-11.0%

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

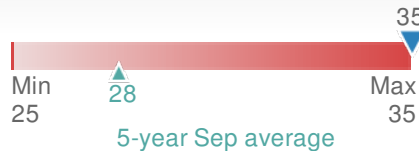
YTD	2026	2025	+/-
	267	304	-12.2%

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

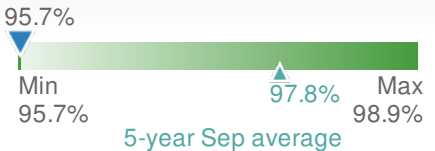
YTD	2026	2025	+/-
	\$435,000	\$425,000	2.4%

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%

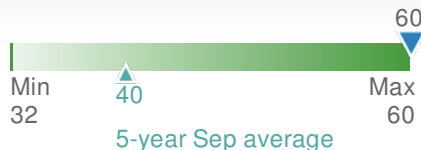
5-year Sep average: **22****Median
Sold Price****\$510,000**
 **-2.9%**
from Aug 2026:
\$525,000
 **21.4%**
from Sep 2025:
\$420,000

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.

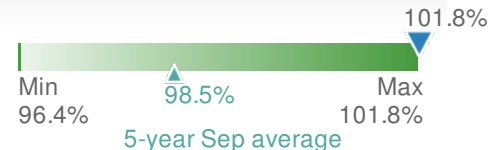
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.36 in August and a decrease from 0.58 in September 2025. The Contract Ratio is 62% lower than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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%

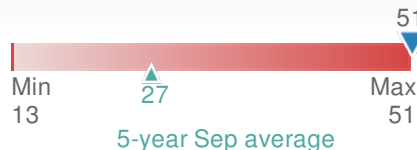
5-year Sep average: **\$277,550****Summary**

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

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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%

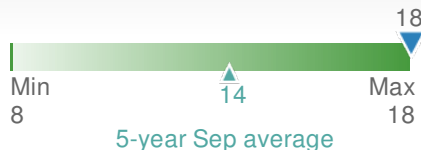
5-year Sep average: **8****Median Sold Price****\$295,000** **-1.7%**from Aug 2026:
\$300,000 **-8.8%**from Sep 2025:
\$323,500

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

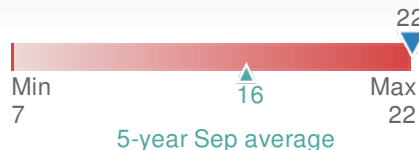
5-year Sep average: **\$305,100****Summary**

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.

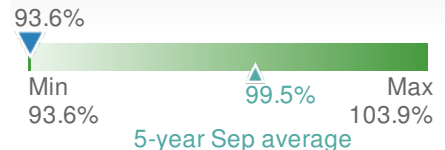
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.45 in August and a decrease from 1.17 in September 2025. The Contract Ratio is 71% lower than the 5-year September average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared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