

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Colonial (Montgomery, PA)

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**

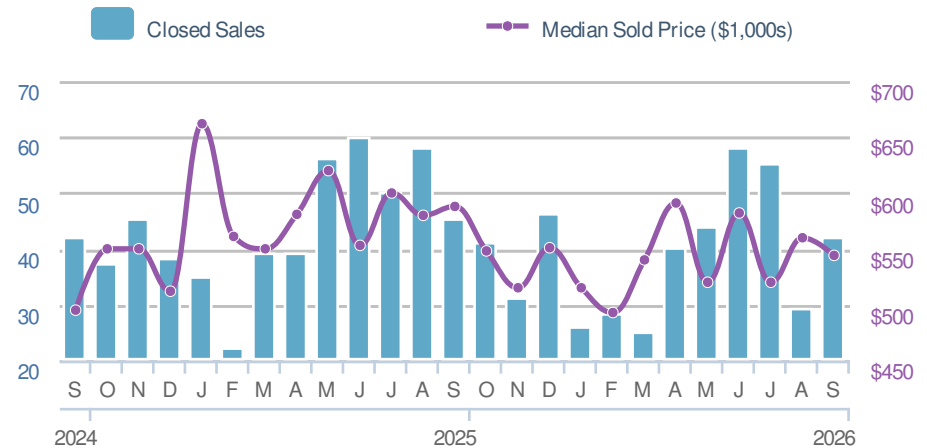
↓ -2.9%

from Aug 2026:
\$560,000

↓ -7.5%

from Sep 2025:
\$588,000

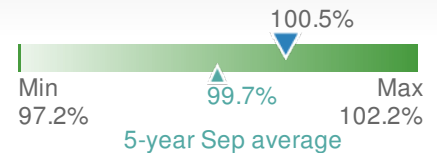
YTD	2026	2025	+/-
	\$542,087	\$585,000	-7.3%

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.

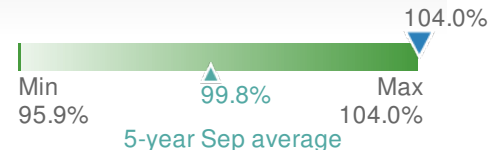
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.86 in August and a decrease from 0.77 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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%**
 from Aug 2026:
 25

 **-28.0%**
 from Sep 2025:
 25

YTD	2026	2025	+/-
	250	255	-2.0%

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

 **-28.0%**
 from Aug 2026:
 25

 **-14.3%**
 from Sep 2025:
 21

YTD	2026	2025	+/-
	197	193	2.1%

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

 **146.2%**
 from Aug 2026:
 13

 **128.6%**
 from Sep 2025:
 14

YTD	2026	2025	+/-
	202	190	6.3%

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

 **8.3%**
 from Aug 2026:
 \$460,000

 **15.5%**
 from Sep 2025:
 \$431,300

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

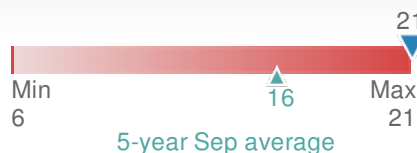
5-year Sep average: **\$417,860****Summary**

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.

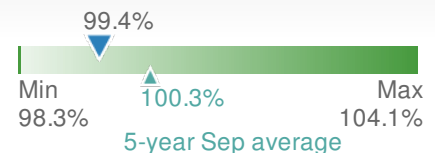
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 1.27 in August and a decrease from 1.43 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared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

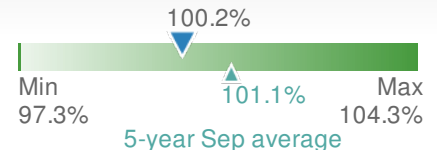
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.69 in August and a decrease from 1.61 in September 2025. The Contract Ratio is 31% lower than the 5-year September average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared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