

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

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

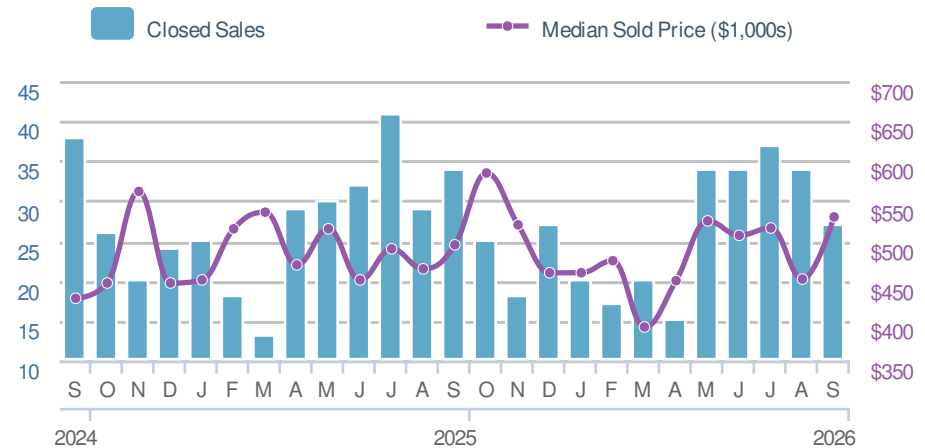
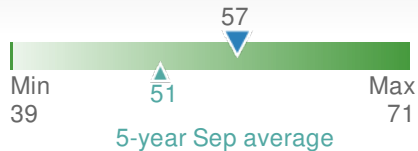
YTD	2026	2025	+/-
	244	262	-6.9%

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

↑ **17.1%**
from Aug 2026:
\$452,500

↑ **7.1%**
from Sep 2025:
\$495,000

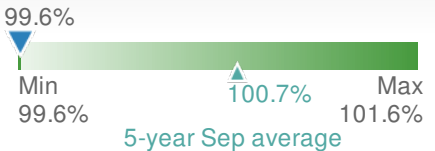
YTD	2026	2025	+/-
	\$487,450	\$475,000	2.6%

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**

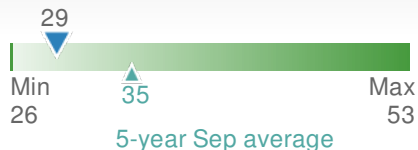
 **16.2%**  **3.2%**
 from Aug 2026: **\$555,000** from Sep 2025: **\$624,900**

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.

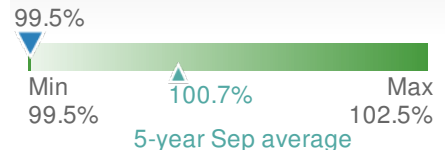
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.00 in August and an increase from 1.00 in September 2025. The Contract Ratio is 23% higher than the 5-year September average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared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

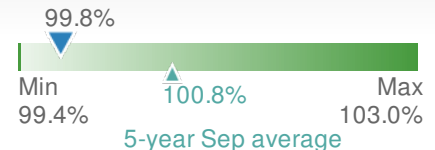
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.30 in August and an increase from 1.00 in September 2025. The Contract Ratio is 33% higher than the 5-year September average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity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

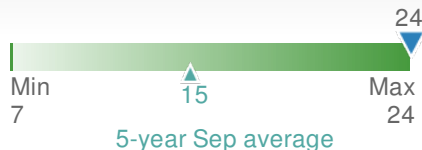
5-year Sep average: **11****Median
Sold Price****\$380,000** **-16.5%**from Aug 2026:
\$455,000 **-11.6%**from Sep 2025:
\$430,000

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.

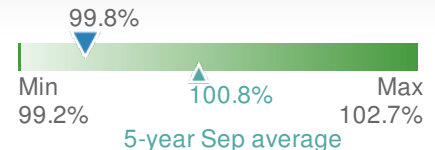
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.32 in August and an increase from 0.92 in September 2025. The Contract Ratio is 51% higher than the 5-year September average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity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