

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Lower Merion (Montgomery, PA)

September 2026

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**68**

↑ **23.6%**
from Aug 2026:
55

↓ **-13.9%**
from Sep 2025:
79

YTD	2026	2025	+/-
	746	719	3.8%

5-year Sep average: **72****New Pendings****47**

↓ **-19.0%**
from Aug 2026:
58

↓ **-29.9%**
from Sep 2025:
67

YTD	2026	2025	+/-
	577	566	1.9%

5-year Sep average: **54****Closed Sales****51**

↓ **-39.3%**
from Aug 2026:
84

↓ **-8.9%**
from Sep 2025:
56

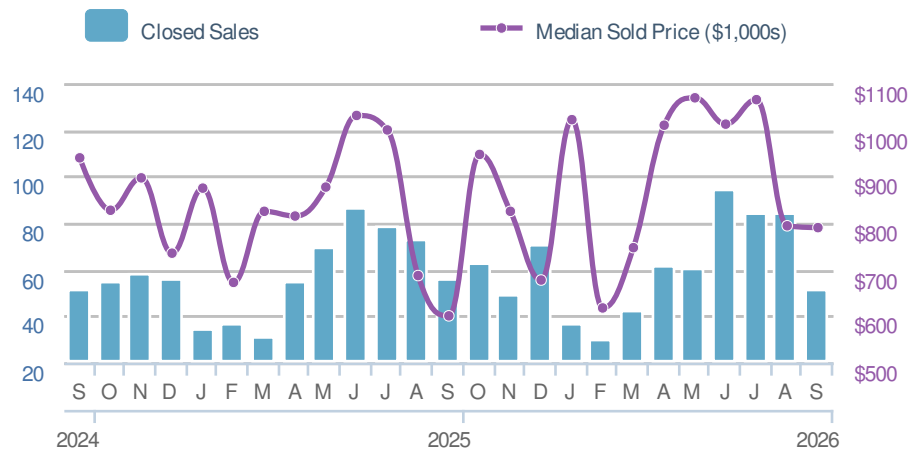
YTD	2026	2025	+/-
	553	535	3.4%

5-year Sep average: **53****Median Sold Price****\$790,000**

↓ **-0.5%**
from Aug 2026:
\$794,000

↑ **31.7%**
from Sep 2025:
\$600,000

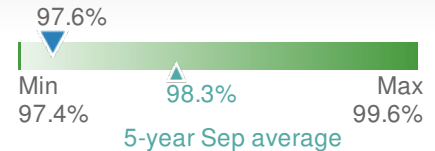
YTD	2026	2025	+/-
	\$950,000	\$850,000	11.8%

5-year Sep average: **\$782,000****Active Listings****141**

Aug 2026	Sep 2025
110	116

Avg DOM**33**

Aug 2026	Sep 2025	YTD
33	31	29

Avg Sold to OLP Ratio**97.6%**

Aug 2026	Sep 2025	YTD
97.8%	97.7%	100.0%

September 2026

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****40**
 **29.0%**
from Aug 2026:
31
 **-14.9%**
from Sep 2025:
47

YTD	2026	2025	+/-
	462	420	10.0%

5-year Sep average: **45****New Pendings****31**
 **-8.8%**
from Aug 2026:
34
 **-20.5%**
from Sep 2025:
39

YTD	2026	2025	+/-
	367	344	6.7%

5-year Sep average: **33****Closed Sales****29**
 **-44.2%**
from Aug 2026:
52
 **0.0%**
from Sep 2025:
29

YTD	2026	2025	+/-
	350	327	7.0%

5-year Sep average: **30****Median Sold Price****\$1,160,000**
 **-4.9%**
from Aug 2026:
\$1,220,000
 **-4.5%**
from Sep 2025:
\$1,215,000

YTD	2026	2025	+/-
	\$1,282,500	\$1,155,000	11.0%

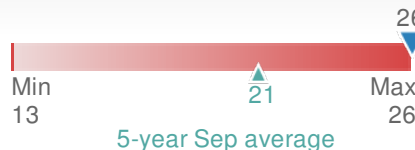
5-year Sep average: **\$1,081,000****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for September was \$1,160,000, representing a decrease of 4.9% compared to last month and a decrease of 4.5% from Sep 2025. The average days on market for units sold in September was 26 days, 23% above the 5-year September average of 21 days. There was an 8.8% month over month decrease in new contract activity with 31 New Pendings; a 4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 52; and a 45.2% increase in supply to 61 active units.

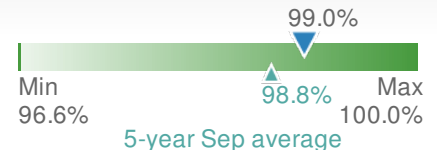
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.19 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 14% higher than the 5-year September average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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**61**

Aug 2026	Sep 2025
42	53

Avg DOM**26**

Aug 2026	Sep 2025	YTD
19	21	18

Avg Sold to OLP Ratio**99.0%**

Aug 2026	Sep 2025	YTD
101.0%	100.0%	103.1%

September 2026

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28**
 **16.7%**
from Aug 2026:
24
 **-12.5%**
from Sep 2025:
32

YTD	2026	2025	+/-
	284	299	-5.0%

5-year Sep average: **27****New Pendings****16**
 **-33.3%**
from Aug 2026:
24
 **-42.9%**
from Sep 2025:
28

YTD	2026	2025	+/-
	210	222	-5.4%

5-year Sep average: **22****Closed Sales****22**
 **-31.3%**
from Aug 2026:
32
 **-18.5%**
from Sep 2025:
27

YTD	2026	2025	+/-
	203	208	-2.4%

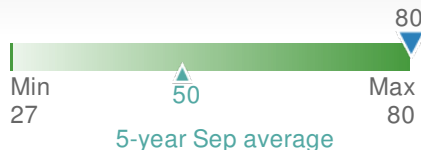
5-year Sep average: **23****Median Sold Price****\$437,500**
 **22.0%**
from Aug 2026:
\$358,500
 **36.7%**
from Sep 2025:
\$320,000

YTD	2026	2025	+/-
	\$395,000	\$361,250	9.3%

5-year Sep average: **\$385,140****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for September was \$437,500, representing an increase of 22% compared to last month and an increase of 36.7% from Sep 2025. The average days on market for units sold in September was 43 days, 36% above the 5-year September average of 32 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 22; and a 17.6% increase in supply to 80 active units.

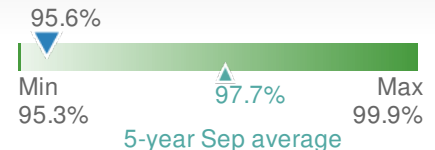
This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.44 in August and a decrease from 0.54 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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**80**

Aug 2026	Sep 2025
68	63

Avg DOM**43**

Aug 2026	Sep 2025	YTD
55	41	48

Avg Sold to OLP Ratio**95.6%**

Aug 2026	Sep 2025	YTD
92.3%	95.3%	94.8%

September 2026**Lower Merion (Montgomery, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**19** **46.2%**from Aug 2026:
13 **35.7%**from Sep 2025:
14

YTD	2026	2025	+/-
	143	152	-5.9%

5-year Sep average: **15****New Pendings****9** **-35.7%**from Aug 2026:
14 **-25.0%**from Sep 2025:
12

YTD	2026	2025	+/-
	112	120	-6.7%

5-year Sep average: **12****Closed Sales****8** **-57.9%**from Aug 2026:
19 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	106	117	-9.4%

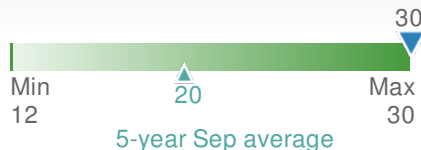
5-year Sep average: **10****Median Sold Price****\$510,000** **44.4%**from Aug 2026:
\$353,250 **24.4%**from Sep 2025:
\$410,000

YTD	2026	2025	+/-
	\$460,000	\$425,000	8.2%

5-year Sep average: **\$503,200****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$510,000, representing an increase of 44.4% compared to last month and an increase of 24.4% from Sep 2025. The average days on market for units sold in September was 22 days, 13% below the 5-year September average of 25 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 50% increase in supply to 30 active units.

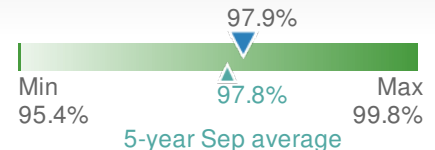
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.65 in August and a decrease from 0.52 in September 2025. The Contract Ratio is 55% lower than the 5-year September average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Aug 2026	Sep 2025
20	27

Avg DOM**22**

Aug 2026	Sep 2025	YTD
58	45	37

Avg Sold to OLP Ratio**97.9%**

Aug 2026	Sep 2025	YTD
93.7%	95.4%	97.2%