

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Methacton (Montgomery, PA)

September 2026

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**29****↓ -6.5%**from Aug 2026:
31**↓ -3.3%**from Sep 2025:
30

YTD	2026	2025	+/-
	269	267	0.7%

5-year Sep average: **28****New Pendings****28****↔ 0.0%**from Aug 2026:
28**↑ 7.7%**from Sep 2025:
26

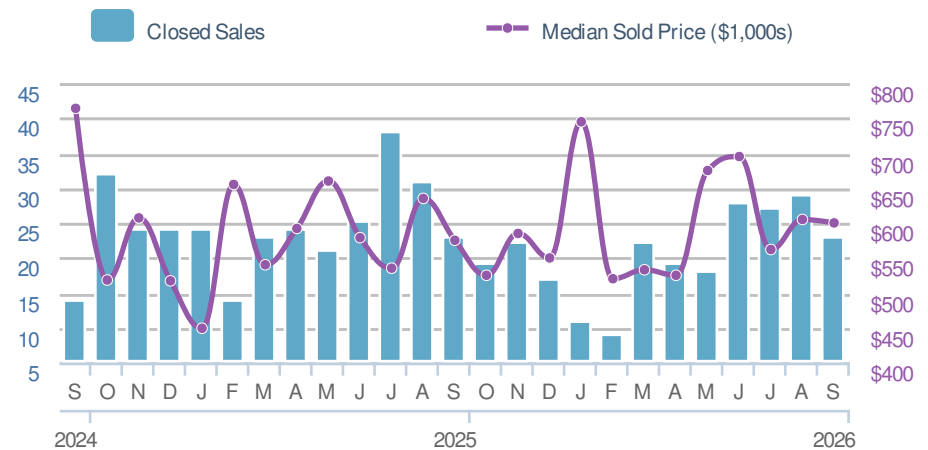
YTD	2026	2025	+/-
	224	234	-4.3%

5-year Sep average: **25****Closed Sales****23****↓ -20.7%**from Aug 2026:
29**↔ 0.0%**from Sep 2025:
23

YTD	2026	2025	+/-
	194	233	-16.7%

5-year Sep average: **26****Median Sold Price****\$600,000****↓ -0.8%**from Aug 2026:
\$605,000**↑ 4.3%**from Sep 2025:
\$575,000

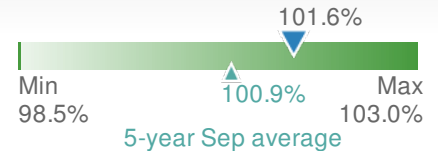
YTD	2026	2025	+/-
	\$595,000	\$580,000	2.6%

5-year Sep average: **\$618,300****Active Listings****45**

Aug 2026	Sep 2025
37	47

Avg DOM**21**

Aug 2026	Sep 2025	YTD
19	19	24

Avg Sold to OLP Ratio**101.6%**

Aug 2026	Sep 2025	YTD
100.3%	103.0%	100.9%

September 2026**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-4.5%**from Aug 2026:
22 **-4.5%**from Sep 2025:
22

YTD	2026	2025	+/-
	213	219	-2.7%

5-year Sep average: **21****New Pendings****20** **0.0%**from Aug 2026:
20 **-9.1%**from Sep 2025:
22

YTD	2026	2025	+/-
	180	192	-6.3%

5-year Sep average: **20****Closed Sales****18** **-30.8%**from Aug 2026:
26 **12.5%**from Sep 2025:
16

YTD	2026	2025	+/-
	160	190	-15.8%

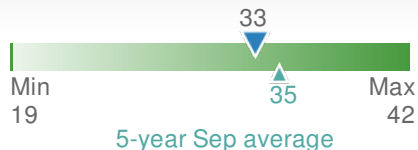
5-year Sep average: **20****Median Sold Price****\$695,000** **15.4%**from Aug 2026:
\$602,500 **14.0%**from Sep 2025:
\$609,500

YTD	2026	2025	+/-
	\$623,750	\$610,000	2.3%

5-year Sep average: **\$658,700****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for September was \$695,000, representing an increase of 15.4% compared to last month and an increase of 14% from Sep 2025. The average days on market for units sold in September was 23 days, 18% below the 5-year September average of 28 days. There was no month over month change in new contract activity with 20 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 33; and a 10% increase in supply to 33 active units.

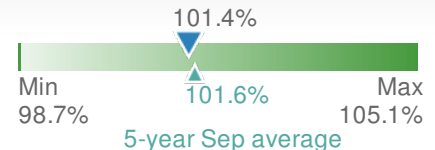
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.13 in August and an increase from 0.68 in September 2025. The Contract Ratio is 4% higher than the 5-year September average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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**33**

Aug 2026	Sep 2025
30	41

Avg DOM**23**

Aug 2026	Sep 2025	YTD
20	16	24

Avg Sold to OLP Ratio**101.4%**

Aug 2026	Sep 2025	YTD
100.7%	105.1%	101.2%

September 2026

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **-11.1%**from Aug 2026:
9 **0.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	56	48	16.7%

5-year Sep average: **6****New Pendings****8** **0.0%**from Aug 2026:
8 **100.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	44	42	4.8%

5-year Sep average: **5****Closed Sales****5** **66.7%**from Aug 2026:
3 **-28.6%**from Sep 2025:
7

YTD	2026	2025	+/-
	34	43	-20.9%

5-year Sep average: **6****Median
Sold Price****\$500,000** **-25.4%**from Aug 2026:
\$670,000 **-11.5%**from Sep 2025:
\$565,000

YTD	2026	2025	+/-
	\$530,000	\$495,000	7.1%

5-year Sep average: **\$540,990****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for September was \$500,000, representing a decrease of 25.4% compared to last month and a decrease of 11.5% from Sep 2025. The average days on market for units sold in September was 12 days, 22% below the 5-year September average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 11; and a 71.4% increase in supply to 12 active units.

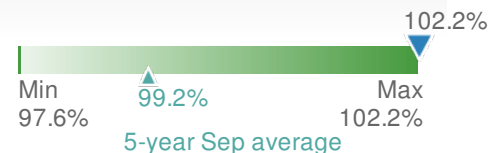
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.57 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 13% lower than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2026	Sep 2025
7	6

Avg DOM**12**

Aug 2026	Sep 2025	YTD
11	25	22

**Avg Sold to
OLP Ratio****102.2%**

Aug 2026	Sep 2025	YTD
96.9%	98.1%	99.8%

September 2026**Methacton (Montgomery, PA) - Attached/Townhouse**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **-11.1%**from Aug 2026:
9 **33.3%**from Sep 2025:
6

YTD	2026	2025	+/-
	54	43	25.6%

5-year Sep average: **6****New Pendings****8** **0.0%**from Aug 2026:
8 **166.7%**from Sep 2025:
3

YTD	2026	2025	+/-
	42	37	13.5%

5-year Sep average: **4****Closed Sales****4** **33.3%**from Aug 2026:
3 **-42.9%**from Sep 2025:
7

YTD	2026	2025	+/-
	32	38	-15.8%

5-year Sep average: **5****Median Sold Price****\$440,150** **-34.3%**from Aug 2026:
\$670,000 **-22.1%**from Sep 2025:
\$565,000

YTD	2026	2025	+/-
	\$534,750	\$507,500	5.4%

5-year Sep average: **\$547,030****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$440,150, representing a decrease of 34.3% compared to last month and a decrease of 22.1% from Sep 2025. The average days on market for units sold in September was 10 days, 34% below the 5-year September average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 71.4% increase in supply to 12 active units.

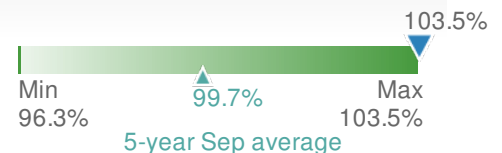
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.43 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 9% lower than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2026	Sep 2025
7	5

Avg DOM**10**

Aug 2026	Sep 2025	YTD
11	25	23

Avg Sold to OLP Ratio**103.5%**

Aug 2026	Sep 2025	YTD
96.9%	98.1%	99.7%