

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Norristown Area (Montgomery, PA)

September 2026

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**69**

↑ **25.5%**
from Aug 2026:
55

↑ **23.2%**
from Sep 2025:
56

YTD	2026	2025	+/-
	601	620	-3.1%

5-year Sep average: **70****New Pendings****51**

↓ **-7.3%**
from Aug 2026:
55

↓ **-20.3%**
from Sep 2025:
64

YTD	2026	2025	+/-
	487	536	-9.1%

5-year Sep average: **61****Closed Sales****47**

↓ **-24.2%**
from Aug 2026:
62

↓ **-14.5%**
from Sep 2025:
55

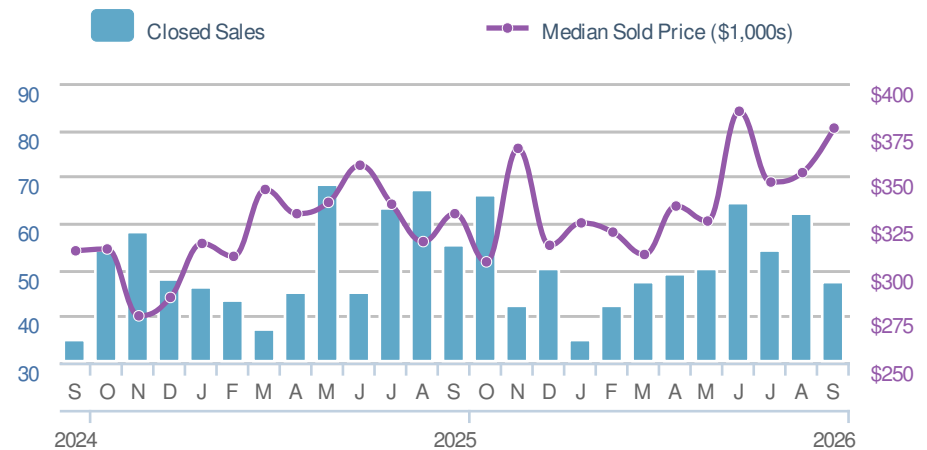
YTD	2026	2025	+/-
	473	494	-4.3%

5-year Sep average: **57****Median Sold Price****\$376,805**

↑ **6.9%**
from Aug 2026:
\$352,500

↑ **14.2%**
from Sep 2025:
\$330,000

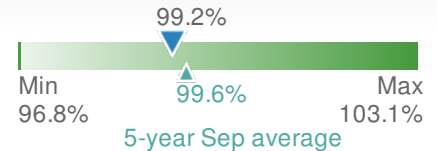
YTD	2026	2025	+/-
	\$338,650	\$328,250	3.2%

5-year Sep average: **\$320,861****Active Listings****102**

Aug 2026	Sep 2025
81	73

Avg DOM**20**

Aug 2026	Sep 2025	YTD
21	22	23

Avg Sold to OLP Ratio**99.2%**

Aug 2026	Sep 2025	YTD
98.9%	99.8%	99.4%

September 2026

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-16.0%**from Aug 2026:
25 **31.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	214	195	9.7%

5-year Sep average: **23****New Pendings****23** **0.0%**from Aug 2026:
23 **9.5%**from Sep 2025:
21

YTD	2026	2025	+/-
	190	190	0.0%

5-year Sep average: **23****Closed Sales****14** **-50.0%**from Aug 2026:
28 **-39.1%**from Sep 2025:
23

YTD	2026	2025	+/-
	170	185	-8.1%

5-year Sep average: **20****Median Sold Price****\$462,500** **-7.0%**from Aug 2026:
\$497,500 **3.8%**from Sep 2025:
\$445,500

YTD	2026	2025	+/-
	\$435,000	\$434,400	0.1%

5-year Sep average: **\$411,300****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for September was \$462,500, representing a decrease of 7% compared to last month and an increase of 3.8% from Sep 2025. The average days on market for units sold in September was 15 days, 27% below the 5-year September average of 20 days. There was no month over month change in new contract activity with 23 New Pendings; a 29.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 35; and a 14.3% increase in supply to 24 active units.

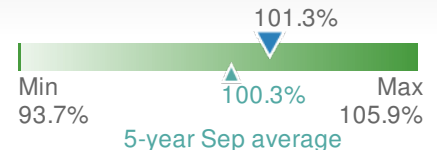
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.29 in August and a decrease from 1.69 in September 2025. The Contract Ratio is the same as the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2026	Sep 2025
21	16

Avg DOM**15**

Aug 2026	Sep 2025	YTD
11	16	16

Avg Sold to OLP Ratio**101.3%**

Aug 2026	Sep 2025	YTD
100.9%	102.6%	101.6%

September 2026

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****48** **60.0%**from Aug 2026:
30 **20.0%**from Sep 2025:
40

YTD	2026	2025	+/-
	387	425	-8.9%

5-year Sep average: **47****New Pendings****28** **-12.5%**from Aug 2026:
32 **-34.9%**from Sep 2025:
43

YTD	2026	2025	+/-
	297	346	-14.2%

5-year Sep average: **37****Closed Sales****33** **-2.9%**from Aug 2026:
34 **3.1%**from Sep 2025:
32

YTD	2026	2025	+/-
	303	309	-1.9%

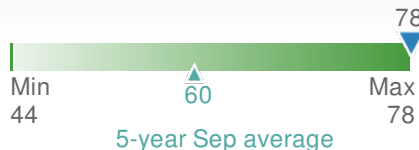
5-year Sep average: **37****Median
Sold Price****\$345,000** **16.8%**from Aug 2026:
\$295,308 **36.6%**from Sep 2025:
\$252,500

YTD	2026	2025	+/-
	\$290,000	\$278,000	4.3%

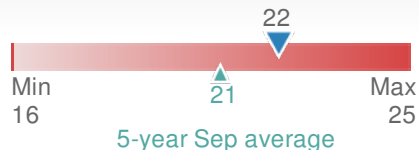
5-year Sep average: **\$272,500****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for September was \$345,000, representing an increase of 16.8% compared to last month and an increase of 36.6% from Sep 2025. The average days on market for units sold in September was 22 days, 6% above the 5-year September average of 21 days. There was a 12.5% month over month decrease in new contract activity with 28 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 42; and a 30% increase in supply to 78 active units.

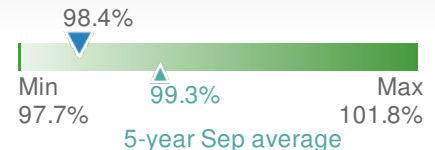
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.83 in August and a decrease from 1.53 in September 2025. The Contract Ratio is 49% lower than the 5-year September average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**78**

Aug 2026	Sep 2025
60	57

Avg DOM**22**

Aug 2026	Sep 2025	YTD
30	25	28

**Avg Sold to
OLP Ratio****98.4%**

Aug 2026	Sep 2025	YTD
97.2%	97.7%	98.2%

September 2026**Norristown Area (Montgomery, PA) - Attached/Townhouse**

McCounty Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**42** **68.0%**from Aug 2026:
25 **10.5%**from Sep 2025:
38

YTD	2026	2025	+/-
	330	365	-9.6%

5-year Sep average: **40****New Pendings****26** **0.0%**from Aug 2026:
26 **-23.5%**from Sep 2025:
34

YTD	2026	2025	+/-
	251	294	-14.6%

5-year Sep average: **32****Closed Sales****29** **7.4%**from Aug 2026:
27 **11.5%**from Sep 2025:
26

YTD	2026	2025	+/-
	256	264	-3.0%

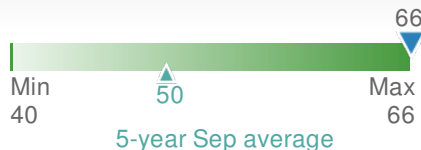
5-year Sep average: **33****Median
Sold Price****\$345,000** **6.2%**from Aug 2026:
\$325,000 **39.4%**from Sep 2025:
\$247,500

YTD	2026	2025	+/-
	\$298,750	\$284,150	5.1%

5-year Sep average: **\$280,400****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$345,000, representing an increase of 6.2% compared to last month and an increase of 39.4% from Sep 2025. The average days on market for units sold in September was 23 days, 13% above the 5-year September average of 20 days. There was no month over month change in new contract activity with 26 New Pendings; an 11.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 38; and a 26.9% increase in supply to 66 active units.

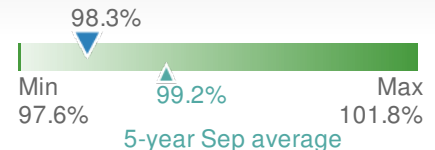
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.83 in August and a decrease from 1.56 in September 2025. The Contract Ratio is 46% lower than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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**66**

Aug 2026	Sep 2025
52	48

Avg DOM**23**

Aug 2026	Sep 2025	YTD
28	23	26

**Avg Sold to
OLP Ratio****98.3%**

Aug 2026	Sep 2025	YTD
97.7%	97.6%	98.6%