

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

North Penn (Montgomery, PA)

September 2026

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**88****↓ -1.1%**from Aug 2026:
89**↓ -19.3%**from Sep 2025:
109

YTD	2026	2025	+/-
	969	917	5.7%

5-year Sep average: **102****New Pendings****97****↓ -8.5%**from Aug 2026:
106**↓ -2.0%**from Sep 2025:
99

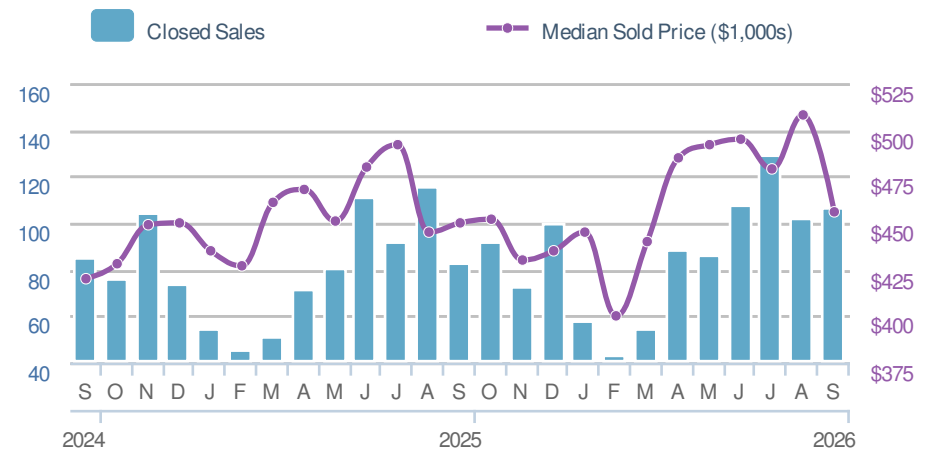
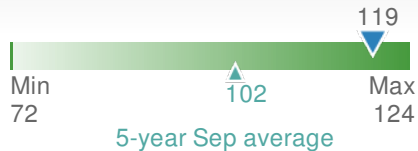
YTD	2026	2025	+/-
	860	776	10.8%

5-year Sep average: **89****Closed Sales****106****↑ 3.9%**from Aug 2026:
102**↑ 29.3%**from Sep 2025:
82

YTD	2026	2025	+/-
	808	719	12.4%

5-year Sep average: **92****Median Sold Price****\$456,500****↓ -10.1%**from Aug 2026:
\$508,000**↑ 1.4%**from Sep 2025:
\$450,000

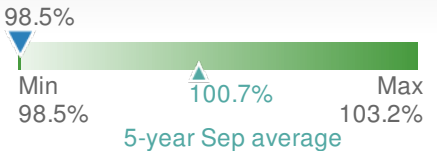
YTD	2026	2025	+/-
	\$470,000	\$457,000	2.8%

5-year Sep average: **\$438,900****Active Listings****119**

Aug 2026	Sep 2025
122	124

Avg DOM**22**

Aug 2026	Sep 2025	YTD
17	21	22

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
100.3%	100.3%	100.0%

September 2026

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****50**
 **25.0%**
from Aug 2026:
40
 **-21.9%**
from Sep 2025:
64

YTD	2026	2025	+/-
	505	501	0.8%

5-year Sep average: **56****New Pendings****58**
 **0.0%**
from Aug 2026:
58
 **1.8%**
from Sep 2025:
57

YTD	2026	2025	+/-
	454	423	7.3%

5-year Sep average: **48****Closed Sales****56**
 **-3.4%**
from Aug 2026:
58
 **33.3%**
from Sep 2025:
42

YTD	2026	2025	+/-
	422	376	12.2%

5-year Sep average: **50****Median Sold Price****\$582,500**
 **-10.4%**
from Aug 2026:
\$650,000
 **14.8%**
from Sep 2025:
\$507,500

YTD	2026	2025	+/-
	\$555,500	\$555,000	0.1%

5-year Sep average: **\$528,800****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for September was \$582,500, representing a decrease of 10.4% compared to last month and an increase of 14.8% from Sep 2025. The average days on market for units sold in September was 21 days, 18% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 58 New Pendings; a 1.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 72; and a 1.7% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, no change from August and an increase from 1.17 in September 2025. The Contract Ratio is 1% higher than the 5-year September average of 1.25. 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**57**

Aug 2026	Sep 2025
58	65

Avg DOM**21**

Aug 2026	Sep 2025	YTD
14	19	23

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
101.7%	100.6%	100.4%

September 2026

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**38**

 **-22.4%**
 from Aug 2026: **49**

 **-15.6%**
 from Sep 2025: **45**

YTD	2026	2025	+/-
	464	416	11.5%

5-year Sep average: **46****New Pendings****39**

 **-18.8%**
 from Aug 2026: **48**

 **-7.1%**
 from Sep 2025: **42**

YTD	2026	2025	+/-
	406	353	15.0%

5-year Sep average: **41****Closed Sales****50**

 **13.6%**
 from Aug 2026: **44**

 **25.0%**
 from Sep 2025: **40**

YTD	2026	2025	+/-
	386	343	12.5%

5-year Sep average: **42****Median Sold Price****\$372,225**

 **-10.3%**
 from Aug 2026: **\$415,000**

 **-5.8%**
 from Sep 2025: **\$395,000**

YTD	2026	2025	+/-
	\$403,500	\$395,000	2.2%

5-year Sep average: **\$380,445****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for September was \$372,225, representing a decrease of 10.3% compared to last month and a decrease of 5.8% from Sep 2025. The average days on market for units sold in September was 24 days, 46% above the 5-year September average of 16 days. There was an 18.8% month over month decrease in new contract activity with 39 New Pendings; a 19.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 55; and a 3.1% decrease in supply to 62 active units.

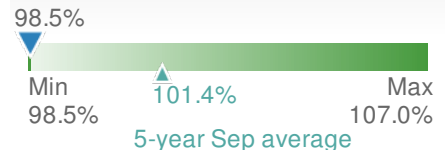
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.06 in August and an increase from 0.88 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**62**

Aug 2026	Sep 2025
64	59

Avg DOM**24**

Aug 2026	Sep 2025	YTD
20	23	21

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
98.4%	99.9%	99.5%

September 2026

North Penn (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30**

 **-14.3%**
 from Aug 2026: **35**

 **-18.9%**
 from Sep 2025: **37**

YTD	2026	2025	+/-
	341	331	3.0%

5-year Sep average: **35****New Pending****31**

 **0.0%**
 from Aug 2026: **31**

 **-18.4%**
 from Sep 2025: **38**

YTD	2026	2025	+/-
	298	282	5.7%

5-year Sep average: **31****Closed Sales****36**

 **12.5%**
 from Aug 2026: **32**

 **20.0%**
 from Sep 2025: **30**

YTD	2026	2025	+/-
	287	269	6.7%

5-year Sep average: **31****Median Sold Price****\$410,000**

 **-8.9%**
 from Aug 2026: **\$450,000**

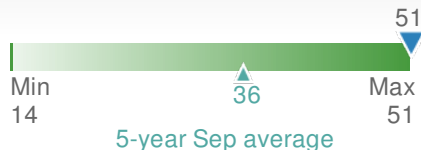
 **1.0%**
 from Sep 2025: **\$406,000**

YTD	2026	2025	+/-
	\$440,000	\$433,000	1.6%

5-year Sep average: **\$410,600****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$410,000, representing a decrease of 8.9% compared to last month and an increase of 1% from Sep 2025. The average days on market for units sold in September was 24 days, 36% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 31 New Pending; a 15.6% MoM decrease in All Pending (new contracts + contracts carried over from August) to 38; and a 1.9% decrease in supply to 51 active units.

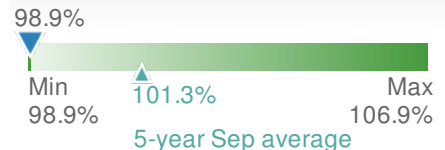
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.87 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 46% lower than the 5-year September average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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**51**

Aug 2026	Sep 2025
52	48

Avg DOM**24**

Aug 2026	Sep 2025	YTD
19	25	20

Avg Sold to OLP Ratio**98.9%**

Aug 2026	Sep 2025	YTD
98.7%	99.6%	99.7%