

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Montgomery, PA)

September 2026

Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**50**

↑ **22.0%**
from Aug 2026:
41

↓ **-16.7%**
from Sep 2025:
60

YTD	2026	2025	+/-
	517	490	5.5%

5-year Sep average: **46****New Pendings****33**

↓ **-45.0%**
from Aug 2026:
60

↓ **-38.9%**
from Sep 2025:
54

YTD	2026	2025	+/-
	430	424	1.4%

5-year Sep average: **42****Closed Sales****55**

↓ **-11.3%**
from Aug 2026:
62

↑ **44.7%**
from Sep 2025:
38

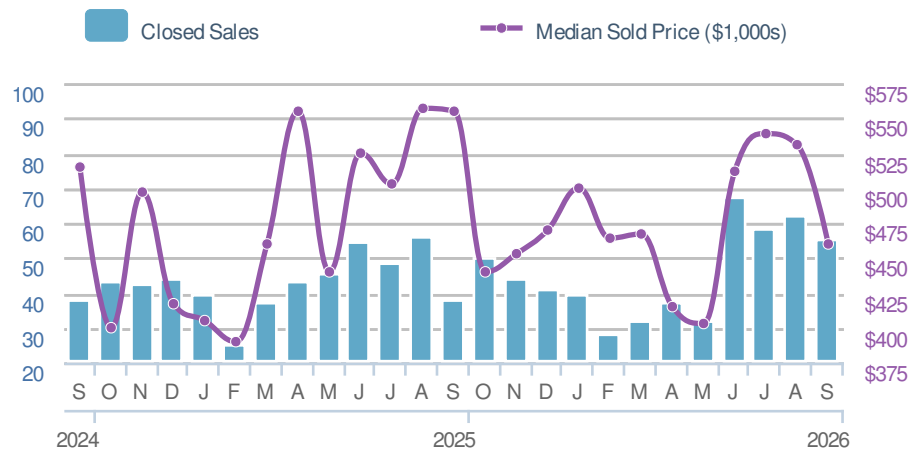
YTD	2026	2025	+/-
	420	399	5.3%

5-year Sep average: **46****Median Sold Price****\$460,000**

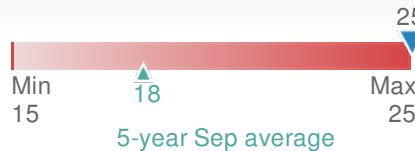
↓ **-13.5%**
from Aug 2026:
\$531,650

↓ **-17.1%**
from Sep 2025:
\$555,000

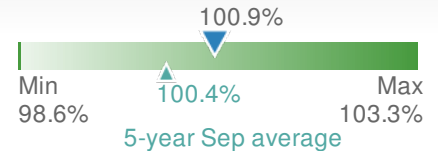
YTD	2026	2025	+/-
	\$490,000	\$501,000	-2.2%

5-year Sep average: **\$473,500****Active Listings****82**

Aug 2026	Sep 2025
68	61

Avg DOM**25**

Aug 2026	Sep 2025	YTD
19	17	23

Avg Sold to OLP Ratio**100.9%**

Aug 2026	Sep 2025	YTD
99.1%	98.9%	99.9%

September 2026

Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27**
 **17.4%**
from Aug 2026:
23
 **-25.0%**
from Sep 2025:
36

YTD	2026	2025	+/-
	262	255	2.7%

5-year Sep average: **25****New Pendings****21**
 **-16.0%**
from Aug 2026:
25
 **-22.2%**
from Sep 2025:
27

YTD	2026	2025	+/-
	220	221	-0.5%

5-year Sep average: **22****Closed Sales****23**
 **-14.8%**
from Aug 2026:
27
 **4.5%**
from Sep 2025:
22

YTD	2026	2025	+/-
	206	208	-1.0%

5-year Sep average: **23****Median Sold Price****\$728,728**
 **13.9%**
from Aug 2026:
\$640,000
 **5.2%**
from Sep 2025:
\$692,500

YTD	2026	2025	+/-
	\$625,500	\$676,000	-7.5%

5-year Sep average: **\$653,346****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for September was \$728,728, representing an increase of 13.9% compared to last month and an increase of 5.2% from Sep 2025. The average days on market for units sold in September was 23 days, 4% above the 5-year September average of 22 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 40; and a 7.9% increase in supply to 41 active units.

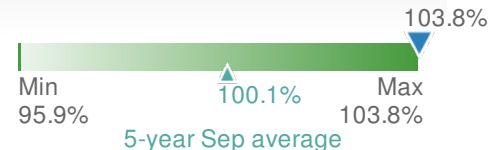
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.08 in August and a decrease from 1.19 in September 2025. The Contract Ratio is 10% lower than the 5-year September average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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**41**

Aug 2026	Sep 2025
38	32

Avg DOM**23**

Aug 2026	Sep 2025	YTD
16	18	24

Avg Sold to OLP Ratio**103.8%**

Aug 2026	Sep 2025	YTD
100.1%	100.1%	100.4%

September 2026

Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****23** **27.8%**from Aug 2026:
18 **-4.2%**from Sep 2025:
24

YTD	2026	2025	+/-
	255	235	8.5%

5-year Sep average: **21****New Pending****12** **-65.7%**from Aug 2026:
35 **-55.6%**from Sep 2025:
27

YTD	2026	2025	+/-
	210	203	3.4%

5-year Sep average: **20****Closed Sales****32** **-8.6%**from Aug 2026:
35 **100.0%**from Sep 2025:
16

YTD	2026	2025	+/-
	214	191	12.0%

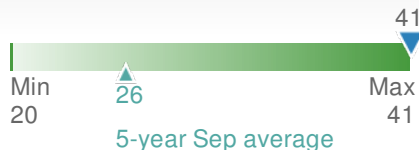
5-year Sep average: **24****Median
Sold Price****\$423,000** **-12.8%**from Aug 2026:
\$485,000 **-6.0%**from Sep 2025:
\$450,000

YTD	2026	2025	+/-
	\$411,125	\$390,000	5.4%

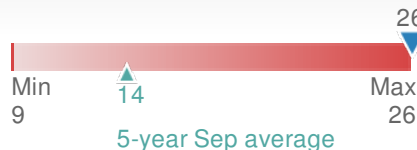
5-year Sep average: **\$402,590****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for September was \$423,000, representing a decrease of 12.8% compared to last month and a decrease of 6% from Sep 2025. The average days on market for units sold in September was 26 days, 83% above the 5-year September average of 14 days. There was a 65.7% month over month decrease in new contract activity with 12 New Pending; a 46.3% MoM decrease in All Pending (new contracts + contracts carried over from August) to 22; and a 36.7% increase in supply to 41 active units.

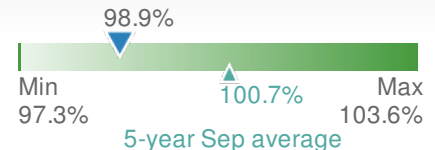
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 1.37 in August and a decrease from 1.17 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**41**

Aug 2026	Sep 2025
30	29

Avg DOM**26**

Aug 2026	Sep 2025	YTD
21	16	22

**Avg Sold to
OLP Ratio****98.9%**

Aug 2026	Sep 2025	YTD
98.4%	97.3%	99.4%

September 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

SE County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**16**

↔ 0.0%

from Aug 2026:
16

↓ -5.9%

from Sep 2025:
17

YTD	2026	2025	+/-
	206	186	10.8%

5-year Sep average: **15****New Pendings****9**

↓ -69.0%

from Aug 2026:
29

↓ -52.6%

from Sep 2025:
19

YTD	2026	2025	+/-
	169	162	4.3%

5-year Sep average: **15****Closed Sales****24**

↓ -22.6%

from Aug 2026:
31

↑ 60.0%

from Sep 2025:
15

YTD	2026	2025	+/-
	174	155	12.3%

5-year Sep average: **20****Median Sold Price****\$437,000**

↓ -10.5%

from Aug 2026:
\$488,000

↓ -7.0%

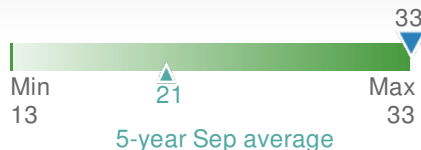
from Sep 2025:
\$470,000

YTD	2026	2025	+/-
	\$436,750	\$411,000	6.3%

5-year Sep average: **\$413,420****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$437,000, representing a decrease of 10.5% compared to last month and a decrease of 7% from Sep 2025. The average days on market for units sold in September was 28 days, 92% above the 5-year September average of 15 days. There was a 69% month over month decrease in new contract activity with 9 New Pendings; a 44.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 19; and a 26.9% increase in supply to 33 active units.

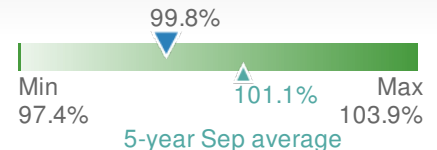
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.31 in August and a decrease from 0.96 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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
26	24

Avg DOM**28**

Aug 2026	Sep 2025	YTD
22	16	23

Avg Sold to OLP Ratio**99.8%**

Aug 2026	Sep 2025	YTD
98.8%	97.4%	99.5%