

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Dublin (Montgomery, PA)

September 2026

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 21

↓ -25.0% ↓ -36.4%
from Aug 2026: 28 from Sep 2025: 33

YTD	2026	2025	+/-
	266	239	11.3%

5-year Sep average: 29

New Pendings 22

↓ -31.3% ↔ 0.0%
from Aug 2026: 32 from Sep 2025: 22

YTD	2026	2025	+/-
	229	200	14.5%

5-year Sep average: 22

Closed Sales 24

↓ -27.3% ↑ 4.3%
from Aug 2026: 33 from Sep 2025: 23

YTD	2026	2025	+/-
	205	188	9.0%

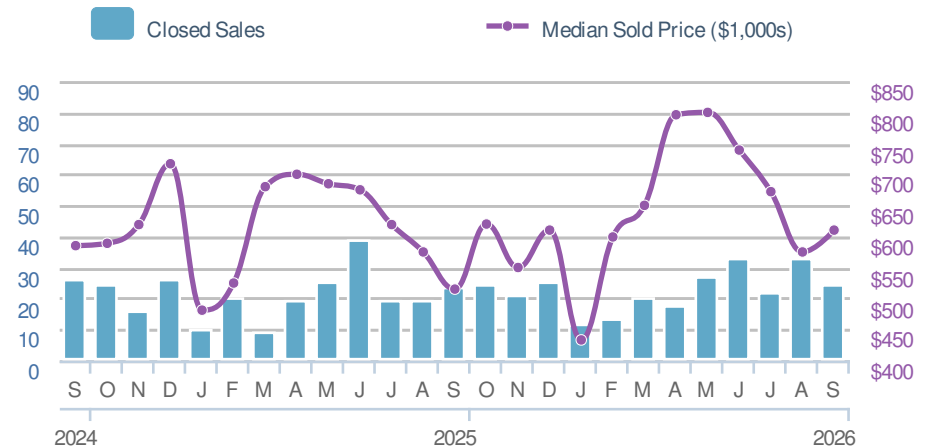
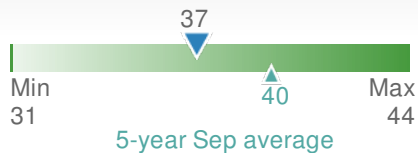
5-year Sep average: 26

Median Sold Price \$610,000

↑ 6.1% ↑ 18.4%
from Aug 2026: \$575,000 from Sep 2025: \$515,000

YTD	2026	2025	+/-
	\$656,500	\$647,500	1.4%

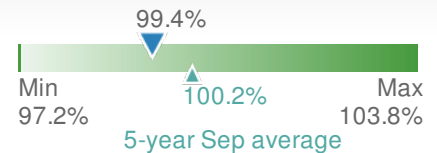
5-year Sep average: \$582,500

**Active Listings 37**

Aug 2026	Sep 2025
38	44

Avg DOM 26

Aug 2026	Sep 2025	YTD
17	35	23

Avg Sold to OLP Ratio 99.4%

Aug 2026	Sep 2025	YTD
102.4%	101.7%	101.2%

September 2026

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12**

 **-42.9%**  **-36.8%**
 from Aug 2026: **21** from Sep 2025: **19**

YTD	2026	2025	+/-
	173	167	3.6%

5-year Sep average: **17****New Pendings****15**

 **-31.8%**  **36.4%**
 from Aug 2026: **22** from Sep 2025: **11**

YTD	2026	2025	+/-
	157	140	12.1%

5-year Sep average: **13****Closed Sales****15**

 **-40.0%**  **0.0%**
 from Aug 2026: **25** from Sep 2025: **15**

YTD	2026	2025	+/-
	144	134	7.5%

5-year Sep average: **17****Median Sold Price****\$710,000**

 **10.9%**  **7.2%**
 from Aug 2026: **\$640,000** from Sep 2025: **\$662,422**

YTD	2026	2025	+/-
	\$767,500	\$717,500	7.0%

5-year Sep average: **\$683,734****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for September was \$710,000, representing an increase of 10.9% compared to last month and an increase of 7.2% from Sep 2025. The average days on market for units sold in September was 16 days, 33% below the 5-year September average of 24 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and a 5% decrease in supply to 19 active units.

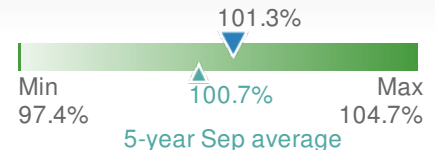
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.25 in August and an increase from 0.48 in September 2025. The Contract Ratio is 25% higher than the 5-year September average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity 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**19**

Aug 2026	Sep 2025
20	33

Avg DOM**16**

Aug 2026	Sep 2025	YTD
13	51	20

Avg Sold to OLP Ratio**101.3%**

Aug 2026	Sep 2025	YTD
101.9%	101.6%	101.9%

September 2026

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

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New Listings**9** **28.6%**from Aug 2026:
7 **-35.7%**from Sep 2025:
14

YTD	2026	2025	+/-
	93	72	29.2%

5-year Sep average: **12****New Pendings****7** **-30.0%**from Aug 2026:
10 **-36.4%**from Sep 2025:
11

YTD	2026	2025	+/-
	72	60	20.0%

5-year Sep average: **8****Closed Sales****9** **12.5%**from Aug 2026:
8 **12.5%**from Sep 2025:
8

YTD	2026	2025	+/-
	61	54	13.0%

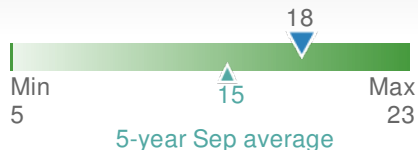
5-year Sep average: **9****Median
Sold Price****\$455,000** **-2.2%**from Aug 2026:
\$465,000 **-5.2%**from Sep 2025:
\$480,000

YTD	2026	2025	+/-
	\$451,000	\$438,500	2.9%

5-year Sep average: **\$448,050****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for September was \$455,000, representing a decrease of 2.2% compared to last month and a decrease of 5.2% from Sep 2025. The average days on market for units sold in September was 42 days, 72% above the 5-year September average of 24 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and no change in supply with 18 active units.

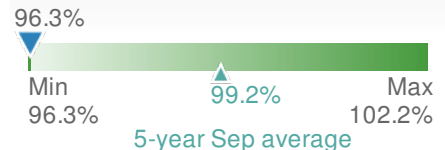
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.06 in August and a decrease from 1.27 in September 2025. The Contract Ratio is 39% lower than the 5-year September average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2026	Sep 2025
18	11

Avg DOM**42**

Aug 2026	Sep 2025	YTD
30	6	31

**Avg Sold to
OLP Ratio****96.3%**

Aug 2026	Sep 2025	YTD
103.9%	101.8%	99.7%

September 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

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New Listings**8** **60.0%**from Aug 2026:
5 **-38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	81	55	47.3%

5-year Sep average: **9****New Pendings****6** **-25.0%**from Aug 2026:
8 **-33.3%**from Sep 2025:
9

YTD	2026	2025	+/-
	62	43	44.2%

5-year Sep average: **7****Closed Sales****9** **12.5%**from Aug 2026:
8 **80.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	52	38	36.8%

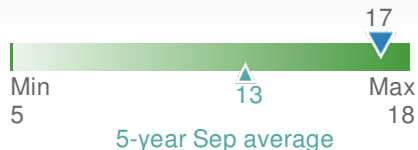
5-year Sep average: **6****Median
Sold Price****\$455,000** **-2.2%**from Aug 2026:
\$465,000 **-10.1%**from Sep 2025:
\$506,000

YTD	2026	2025	+/-
	\$455,000	\$455,000	0.0%

5-year Sep average: **\$487,900****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$455,000, representing a decrease of 2.2% compared to last month and a decrease of 10.1% from Sep 2025. The average days on market for units sold in September was 42 days, 65% above the 5-year September average of 25 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 15; and no change in supply with 17 active units.

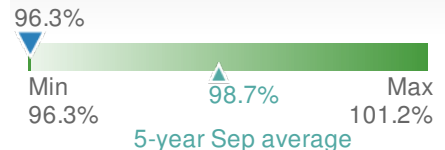
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in August and a decrease from 1.33 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
17	9

Avg DOM**42**

Aug 2026	Sep 2025	YTD
30	6	35

**Avg Sold to
OLP Ratio****96.3%**

Aug 2026	Sep 2025	YTD
103.9%	99.6%	99.5%