

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Merion Area (Montgomery, PA)

September 2026

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**46****↑ 7.0%**from Aug 2026:
43**↑ 4.5%**from Sep 2025:
44

YTD	2026	2025	+/-
	457	423	8.0%

5-year Sep average: **49****New Pendings****37****↓ -19.6%**from Aug 2026:
46**↓ -5.1%**from Sep 2025:
39

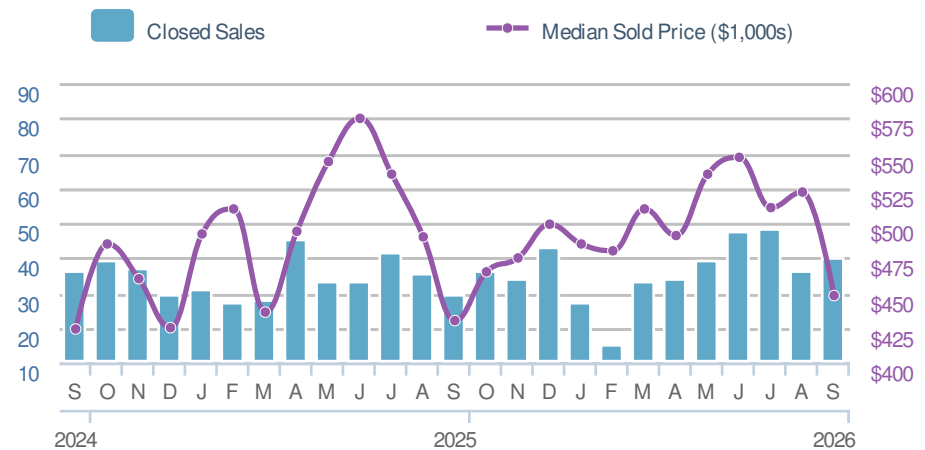
YTD	2026	2025	+/-
	356	323	10.2%

5-year Sep average: **36****Closed Sales****40****↑ 11.1%**from Aug 2026:
36**↑ 37.9%**from Sep 2025:
29

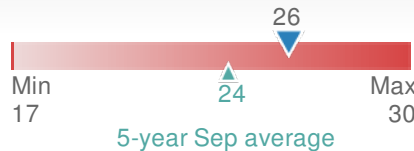
YTD	2026	2025	+/-
	339	323	5.0%

5-year Sep average: **36****Median Sold Price****\$448,923****↓ -14.1%**from Aug 2026:
\$522,500**↑ 4.4%**from Sep 2025:
\$430,000

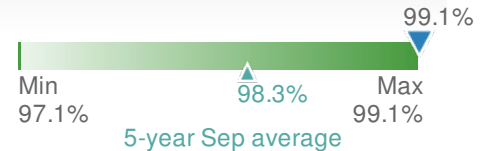
YTD	2026	2025	+/-
	\$512,500	\$492,843	4.0%

5-year Sep average: **\$426,385****Active Listings****74**

Aug 2026	Sep 2025
69	69

Avg DOM**26**

Aug 2026	Sep 2025	YTD
27	17	32

Avg Sold to OLP Ratio**99.1%**

Aug 2026	Sep 2025	YTD
98.7%	98.0%	98.3%

September 2026

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-12.5%**from Aug 2026:
24 **0.0%**from Sep 2025:
21

YTD	2026	2025	+/-
	205	178	15.2%

5-year Sep average: **21****New Pendings****18** **-30.8%**from Aug 2026:
26 **-18.2%**from Sep 2025:
22

YTD	2026	2025	+/-
	167	149	12.1%

5-year Sep average: **19****Closed Sales****20** **-4.8%**from Aug 2026:
21 **42.9%**from Sep 2025:
14

YTD	2026	2025	+/-
	150	141	6.4%

5-year Sep average: **18****Median Sold Price****\$542,500** **-9.6%**from Aug 2026:
\$600,000 **0.0%**from Sep 2025:
\$542,500

YTD	2026	2025	+/-
	\$592,500	\$548,000	8.1%

5-year Sep average: **\$495,000****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for September was \$542,500, representing a decrease of 9.6% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 11 days, 42% below the 5-year September average of 19 days. There was a 30.8% month over month decrease in new contract activity with 18 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 25; and a 28% increase in supply to 32 active units.

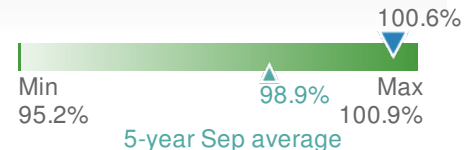
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.12 in August and a decrease from 0.89 in September 2025. The Contract Ratio is 34% lower than the 5-year September average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2026	Sep 2025
25	28

Avg DOM**11**

Aug 2026	Sep 2025	YTD
18	14	27

Avg Sold to OLP Ratio**100.6%**

Aug 2026	Sep 2025	YTD
98.9%	99.3%	99.8%

September 2026

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**
 **31.6%**
from Aug 2026:
19
 **8.7%**
from Sep 2025:
23

YTD	2026	2025	+/-
	250	245	2.0%

5-year Sep average: **28****New Pending****19**
 **-5.0%**
from Aug 2026:
20
 **11.8%**
from Sep 2025:
17

YTD	2026	2025	+/-
	187	174	7.5%

5-year Sep average: **17****Closed Sales****20**
 **33.3%**
from Aug 2026:
15
 **33.3%**
from Sep 2025:
15

YTD	2026	2025	+/-
	187	182	2.7%

5-year Sep average: **18****Median
Sold Price****\$394,500**
 **-13.3%**
from Aug 2026:
\$455,000
 **19.6%**
from Sep 2025:
\$329,900

YTD	2026	2025	+/-
	\$450,000	\$461,000	-2.4%

5-year Sep average: **\$378,880****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for September was \$394,500, representing a decrease of 13.3% compared to last month and an increase of 19.6% from Sep 2025. The average days on market for units sold in September was 40 days, 37% above the 5-year September average of 29 days. There was a 5% month over month decrease in new contract activity with 19 New Pending; a 4.3% MoM increase in All Pending (new contracts + contracts carried over from August) to 24; and a 4.5% decrease in supply to 42 active units.

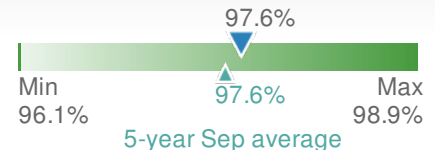
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, up from 0.52 in August and a decrease from 0.61 in September 2025. The Contract Ratio is the same as the 5-year September average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**42**

Aug 2026	Sep 2025
44	41

Avg DOM**40**

Aug 2026	Sep 2025	YTD
39	20	36

**Avg Sold to
OLP Ratio****97.6%**

Aug 2026	Sep 2025	YTD
98.3%	96.7%	97.0%

September 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

Tulsa County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**19**
 **18.8%**
from Aug 2026:
16
 **5.6%**
from Sep 2025:
18

YTD	2026	2025	+/-
	205	202	1.5%

5-year Sep average: **23****New Pendings****17**
 **6.3%**
from Aug 2026:
16
 **21.4%**
from Sep 2025:
14

YTD	2026	2025	+/-
	151	141	7.1%

5-year Sep average: **13****Closed Sales****16**
 **23.1%**
from Aug 2026:
13
 **23.1%**
from Sep 2025:
13

YTD	2026	2025	+/-
	151	136	11.0%

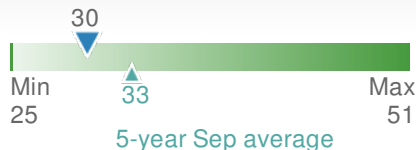
5-year Sep average: **14****Median Sold Price****\$411,000**
 **-16.1%**
from Aug 2026:
\$490,000
 **4.1%**
from Sep 2025:
\$395,000

YTD	2026	2025	+/-
	\$462,000	\$437,000	5.7%

5-year Sep average: **\$390,686****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$411,000, representing a decrease of 16.1% compared to last month and an increase of 4.1% from Sep 2025. The average days on market for units sold in September was 25 days, 14% above the 5-year September average of 22 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 22; and a 16.7% decrease in supply to 30 active units.

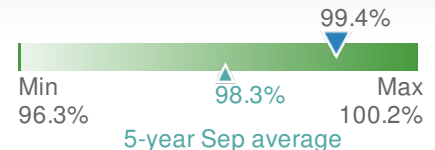
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.53 in August and an increase from 0.62 in September 2025. The Contract Ratio is 27% higher than the 5-year September average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Aug 2026	Sep 2025
36	34

Avg DOM**25**

Aug 2026	Sep 2025	YTD
26	21	32

Avg Sold to OLP Ratio**99.4%**

Aug 2026	Sep 2025	YTD
99.2%	96.3%	97.2%