

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Moreland (Montgomery, PA)

September 2026

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**17** **41.7%**
from Aug 2026:
12 **-19.0%**
from Sep 2025:
21

YTD	2026	2025	+/-
	165	180	-8.3%

5-year Sep average: **17****New Pendings****8** **-55.6%**
from Aug 2026:
18 **-57.9%**
from Sep 2025:
19

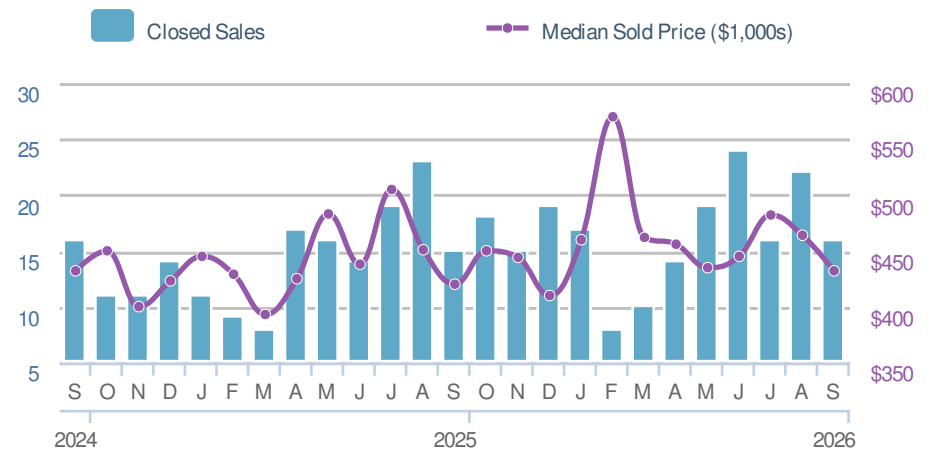
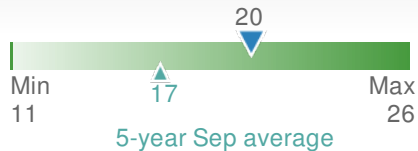
YTD	2026	2025	+/-
	146	150	-2.7%

5-year Sep average: **14****Closed Sales****16** **-27.3%**
from Aug 2026:
22 **6.7%**
from Sep 2025:
15

YTD	2026	2025	+/-
	151	140	7.9%

5-year Sep average: **15****Median Sold Price****\$432,250** **-7.0%**
from Aug 2026:
\$464,636 **2.9%**
from Sep 2025:
\$420,000

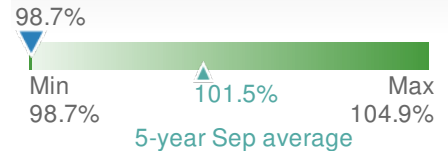
YTD	2026	2025	+/-
	\$455,000	\$451,000	0.9%

5-year Sep average: **\$422,650****Active Listings****20**

Aug 2026	Sep 2025
12	26

Avg DOM**16**

Aug 2026	Sep 2025	YTD
12	29	17

Avg Sold to OLP Ratio**98.7%**

Aug 2026	Sep 2025	YTD
101.4%	99.9%	100.8%

September 2026

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **60.0%**from Aug 2026:
10 **-11.1%**from Sep 2025:
18

YTD	2026	2025	+/-
	147	165	-10.9%

5-year Sep average: **15****New Pendings****8** **-46.7%**from Aug 2026:
15 **-50.0%**from Sep 2025:
16

YTD	2026	2025	+/-
	132	134	-1.5%

5-year Sep average: **12****Closed Sales****12** **-40.0%**from Aug 2026:
20 **-14.3%**from Sep 2025:
14

YTD	2026	2025	+/-
	137	127	7.9%

5-year Sep average: **14****Median
Sold Price****\$472,500** **0.7%**from Aug 2026:
\$469,061 **6.2%**from Sep 2025:
\$445,000

YTD	2026	2025	+/-
	\$465,000	\$461,200	0.8%

5-year Sep average: **\$437,200****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for September was \$472,500, representing an increase of 0.7% compared to last month and an increase of 6.2% from Sep 2025. The average days on market for units sold in September was 10 days, 28% below the 5-year September average of 14 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 77.8% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 2.11 in August and an increase from 0.80 in September 2025. The Contract Ratio is 25% 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**16**

Aug 2026	Sep 2025
9	25

Avg DOM**10**

Aug 2026	Sep 2025	YTD
12	30	16

**Avg Sold to
OLP Ratio****99.6%**

Aug 2026	Sep 2025	YTD
101.5%	100.0%	101.1%

September 2026

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

 **-50.0%**
 from Aug 2026: **2**

 **-66.7%**
 from Sep 2025: **3**

YTD	2026	2025	+/-
	18	15	20.0%

5-year Sep average: **2****New Pendings****0**

 **-100.0%**
 from Aug 2026: **3**

 **-100.0%**
 from Sep 2025: **3**

YTD	2026	2025	+/-
	14	16	-12.5%

5-year Sep average: **1****Closed Sales****4**

 **100.0%**
 from Aug 2026: **2**

 **300.0%**
 from Sep 2025: **1**

YTD	2026	2025	+/-
	14	13	7.7%

5-year Sep average: **1****Median Sold Price****\$262,500**

 **-7.9%**
 from Aug 2026: **\$285,000**

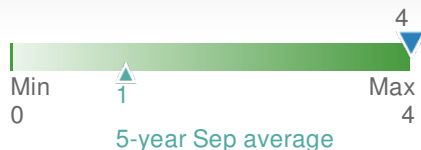
 **-2.1%**
 from Sep 2025: **\$268,000**

YTD	2026	2025	+/-
	\$270,000	\$285,000	-5.3%

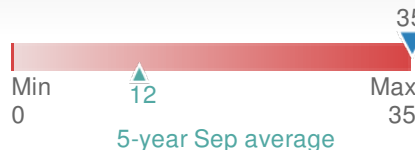
5-year Sep average: **\$159,100****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for September was \$262,500, representing a decrease of 7.9% compared to last month and a decrease of 2.1% from Sep 2025. The average days on market for units sold in September was 35 days, 202% above the 5-year September average of 12 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 0; and a 33.3% increase in supply to 4 active units.

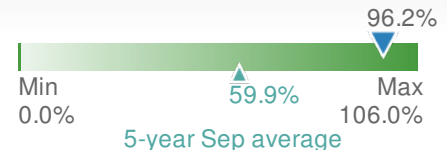
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.33 in August and a decrease from 3.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Aug 2026	Sep 2025
3	1

Avg DOM**35**

Aug 2026	Sep 2025	YTD
13	17	30

Avg Sold to OLP Ratio**96.2%**

Aug 2026	Sep 2025	YTD
100.2%	97.5%	98.0%

September 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

McCounty Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0%

from Aug 2026:

0

↓ -100.0%

from Sep 2025:

2

YTD	2026	2025	+/-
	7	7	0.0%

5-year Sep average: **1****New Pendings****0**

↓ -100.0%

from Aug 2026:

1

↓ -100.0%

from Sep 2025:

2

YTD	2026	2025	+/-
	6	7	-14.3%

5-year Sep average: **1****Closed Sales****1**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	6	5	20.0%

5-year Sep average: **0****Median Sold Price****\$250,000**

↔ 0.0%

from Aug 2026:

\$0

↔ 0.0%

from Sep 2025:

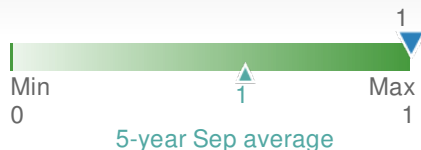
\$0

YTD	2026	2025	+/-
	\$252,500	\$336,900	-25.1%

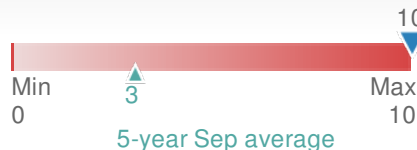
5-year Sep average: **\$103,000****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$250,000, representing an increase of 0% compared to last month and an increase of 0% from Sep 2025. The average days on market for units sold in September was 10 days, 213% above the 5-year September average of 3 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 0; and no change in supply with 1 active units.

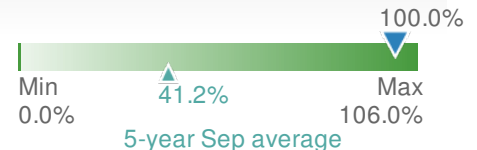
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
1	1

Avg DOM**10**

Aug 2026	Sep 2025	YTD
0	0	39

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	98.4%