

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Wissahickon (Montgomery, PA)

September 2026

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**52****↑ 126.1%**from Aug 2026:
23**↑ 30.0%**from Sep 2025:
40

YTD	2026	2025	+/-
	357	385	-7.3%

5-year Sep average: **41****New Pendings****31****↑ 3.3%**from Aug 2026:
30**↓ -8.8%**from Sep 2025:
34

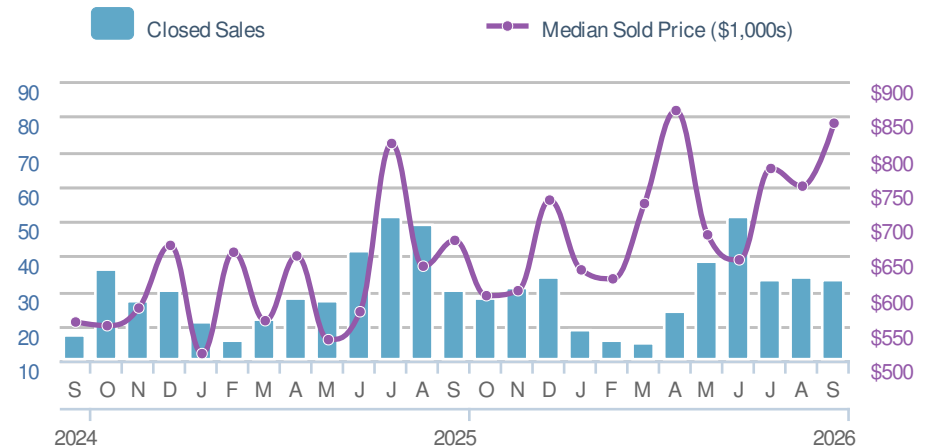
YTD	2026	2025	+/-
	277	312	-11.2%

5-year Sep average: **31****Closed Sales****33****↓ -2.9%**from Aug 2026:
34**↑ 10.0%**from Sep 2025:
30

YTD	2026	2025	+/-
	271	293	-7.5%

5-year Sep average: **28****Median Sold Price****\$840,000****↑ 12.0%**from Aug 2026:
\$750,000**↑ 24.9%**from Sep 2025:
\$672,500

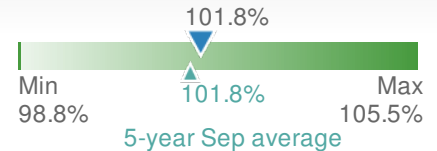
YTD	2026	2025	+/-
	\$725,000	\$646,250	12.2%

5-year Sep average: **\$630,600****Active Listings****60**

Aug 2026	Sep 2025
38	52

Avg DOM**16**

Aug 2026	Sep 2025	YTD
19	26	21

Avg Sold to OLP Ratio**101.8%**

Aug 2026	Sep 2025	YTD
100.9%	99.1%	101.2%

September 2026

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27** **92.9%**from Aug 2026:
14 **-10.0%**from Sep 2025:
30

YTD	2026	2025	+/-
	220	245	-10.2%

5-year Sep average: **24****New Pendings****19** **-5.0%**from Aug 2026:
20 **-13.6%**from Sep 2025:
22

YTD	2026	2025	+/-
	169	188	-10.1%

5-year Sep average: **18****Closed Sales****19** **-17.4%**from Aug 2026:
23 **-9.5%**from Sep 2025:
21

YTD	2026	2025	+/-
	160	175	-8.6%

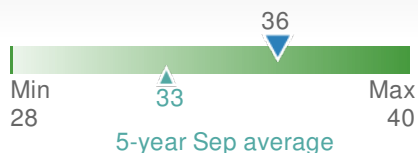
5-year Sep average: **15****Median Sold Price****\$1,120,000** **35.8%**from Aug 2026:
\$825,000 **55.8%**from Sep 2025:
\$719,000

YTD	2026	2025	+/-
	\$946,500	\$850,000	11.4%

5-year Sep average: **\$778,000****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for September was \$1,120,000, representing an increase of 35.8% compared to last month and an increase of 55.8% from Sep 2025. The average days on market for units sold in September was 10 days, 54% below the 5-year September average of 22 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 28; and a 50% increase in supply to 36 active units.

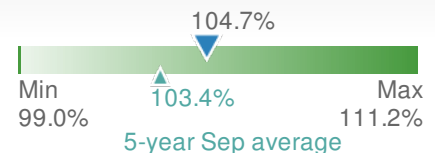
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.33 in August and a decrease from 0.80 in September 2025. The Contract Ratio is 12% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**36**

Aug 2026	Sep 2025
24	40

Avg DOM**10**

Aug 2026	Sep 2025	YTD
15	24	22

Avg Sold to OLP Ratio**104.7%**

Aug 2026	Sep 2025	YTD
102.2%	99.1%	102.7%

September 2026

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**

177.8% **150.0%**
 from Aug 2026: 9 from Sep 2025: 10

YTD	2026	2025	+/-
	137	140	-2.1%

5-year Sep average: **16****New Pendings****12**

20.0% **0.0%**
 from Aug 2026: 10 from Sep 2025: 12

YTD	2026	2025	+/-
	108	124	-12.9%

5-year Sep average: **13****Closed Sales****14**

27.3% **55.6%**
 from Aug 2026: 11 from Sep 2025: 9

YTD	2026	2025	+/-
	111	118	-5.9%

5-year Sep average: **13****Median Sold Price****\$512,500**

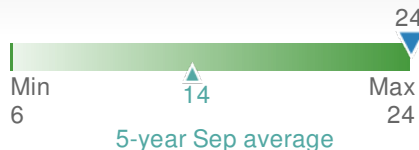
-17.3% **-13.1%**
 from Aug 2026: **\$619,900** from Sep 2025: **\$590,000**

YTD	2026	2025	+/-
	\$585,000	\$472,500	23.8%

5-year Sep average: **\$493,600****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for September was \$512,500, representing a decrease of 17.3% compared to last month and a decrease of 13.1% from Sep 2025. The average days on market for units sold in September was 24 days, 30% above the 5-year September average of 18 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 71.4% increase in supply to 24 active units.

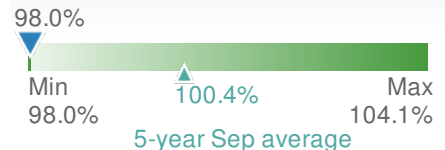
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 0.93 in August and a decrease from 1.33 in September 2025. The Contract Ratio is 64% lower than the 5-year September average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2026	Sep 2025
14	12

Avg DOM**24**

Aug 2026	Sep 2025	YTD
26	29	19

Avg Sold to OLP Ratio**98.0%**

Aug 2026	Sep 2025	YTD
98.4%	99.1%	99.0%

September 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21**

250.0% **200.0%**
 from Aug 2026: 6 from Sep 2025: 7

YTD	2026	2025	+/-
	114	114	0.0%

5-year Sep average: **12****New Pendings****8**

0.0% **-11.1%**
 from Aug 2026: 8 from Sep 2025: 9

YTD	2026	2025	+/-
	87	101	-13.9%

5-year Sep average: **9****Closed Sales****12**

20.0% **71.4%**
 from Aug 2026: 10 from Sep 2025: 7

YTD	2026	2025	+/-
	93	98	-5.1%

5-year Sep average: **11****Median Sold Price****\$603,000**

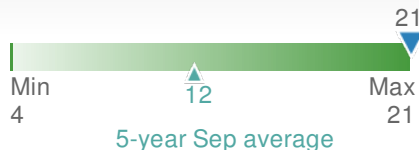
-3.9% **-5.5%**
 from Aug 2026: **\$627,450** from Sep 2025: **\$638,000**

YTD	2026	2025	+/-
	\$630,650	\$527,450	19.6%

5-year Sep average: **\$523,650****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$603,000, representing a decrease of 3.9% compared to last month and a decrease of 5.5% from Sep 2025. The average days on market for units sold in September was 28 days, 54% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 8 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 75% increase in supply to 21 active units.

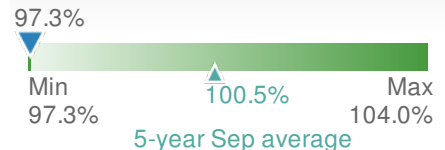
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.92 in August and a decrease from 1.44 in September 2025. The Contract Ratio is 73% lower than the 5-year September average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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**21**

Aug 2026	Sep 2025
12	9

Avg DOM**28**

Aug 2026	Sep 2025	YTD
23	22	20

Avg Sold to OLP Ratio**97.3%**

Aug 2026	Sep 2025	YTD
98.8%	99.7%	98.8%