Cheltenham - Montgomery, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**27**	29	▼ 6.9%	**292**	324	▼ 9.9%
New Purchase Contracts	**35**	35	0.0%	**340**	386	▼ 11.9%
Showings	**561**	547	▲ 2.6%	**6,034**	6,078	▼ 0.7%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$465,000**	$399,900	▲ 16.3%	**$441,000**	$425,000	▲ 3.8%
Avg. Sale to Orig. List Price Ratio	**97.1%**	98.8%	▼ 1.7 pp	**97.8%**	98.2%	▼ 0.5 pp
Median Days on Market	**20 days**	12 days	▲ 8 days	**12 days**	11 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**42**	44	▼ 4.5%	**409**	404	▲ 1.2%
Active Listings	**96**	65	▲ 47.7%	**96**	65	▲ 47.7%
Months of Supply	**3.3**	2.0	▲ 1.3 mos	**3.3**	2.0	▲ 1.3 mos

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Sales Activity

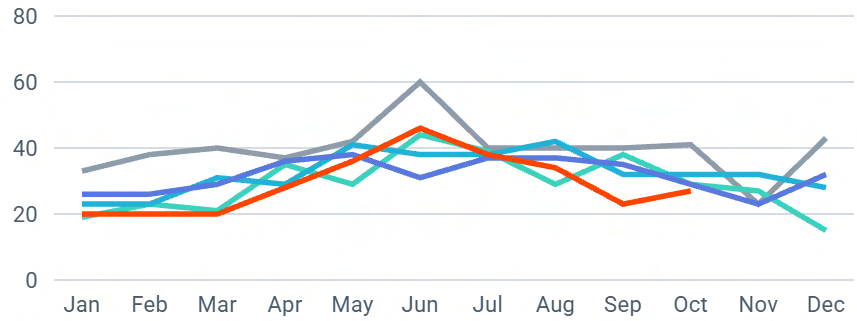
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

27
homes sold

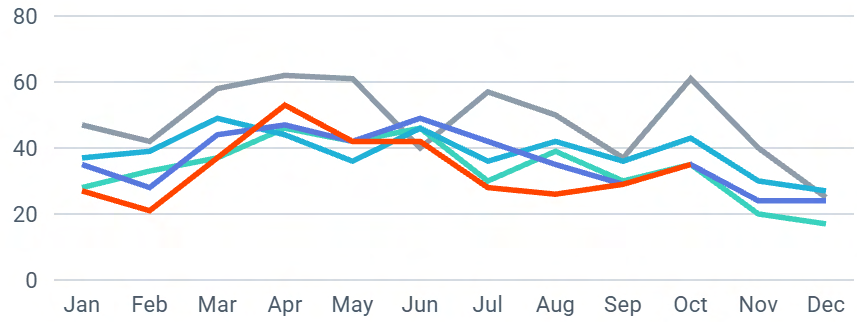
▼ **6.9%** vs. Oct 2025
▲ **17.4%** vs. Sep 2026
▼ **9.9%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

35
homes went under contract

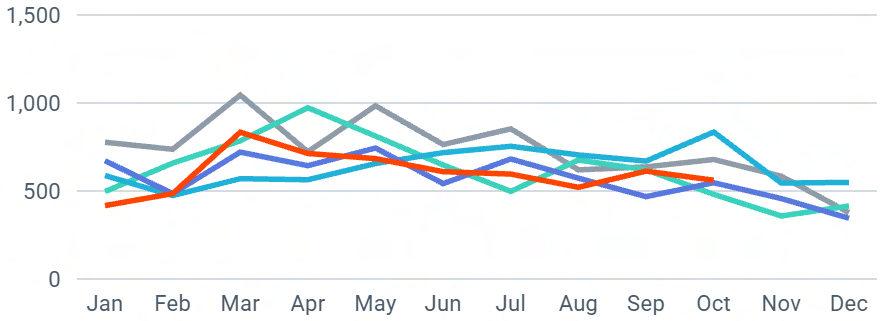
0.0% vs. Oct 2025
▲ **20.7%** vs. Sep 2026
▼ **11.9%** 2026 YTD vs. 2025 YTD



Showings

561
home showings

▲ **2.6%** vs. Oct 2025
▼ **8.5%** vs. Sep 2026
▼ **0.7%** 2026 YTD vs. 2025 YTD



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Price and Pace

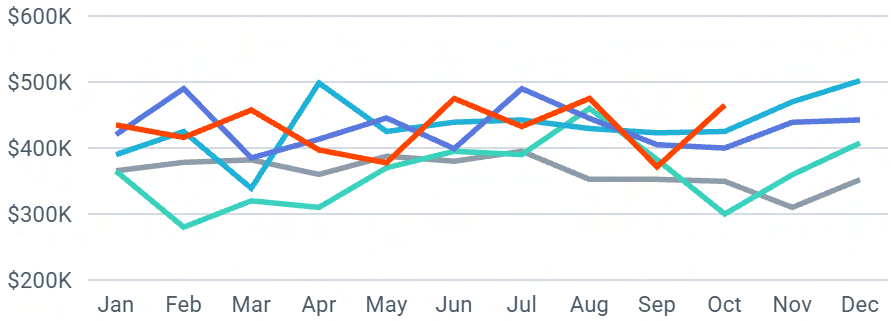
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$465,000
median sale price

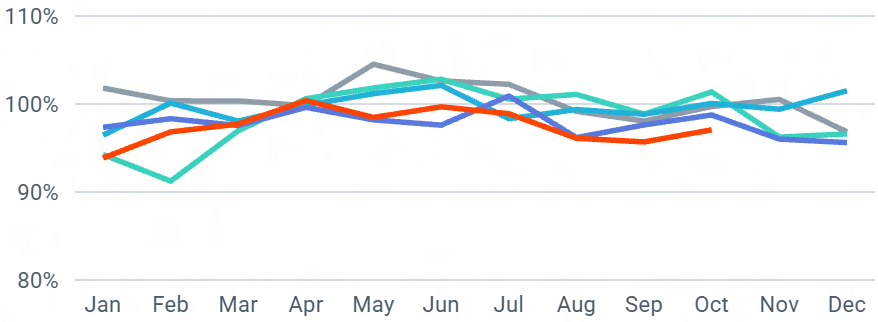
▲ **16.3%** vs. Oct 2025
▲ **25.2%** vs. Sep 2026
▲ **3.8%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.1%
of original list price, on average

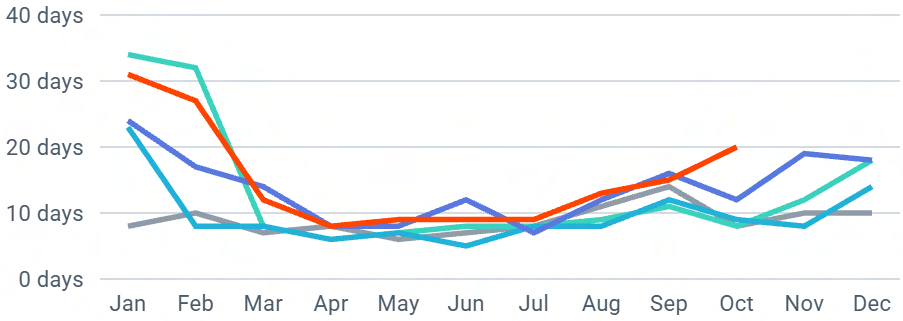
▼ **1.7 pp** vs. Oct 2025
▲ **1.4 pp** vs. Sep 2026
▼ **0.5 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

20 days
median days on market

▲ **8 days** vs. Oct 2025
▲ **5 days** vs. Sep 2026
▲ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

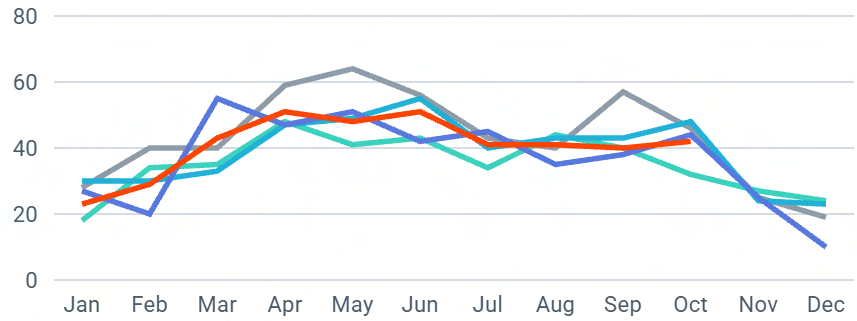
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

42
homes newly listed

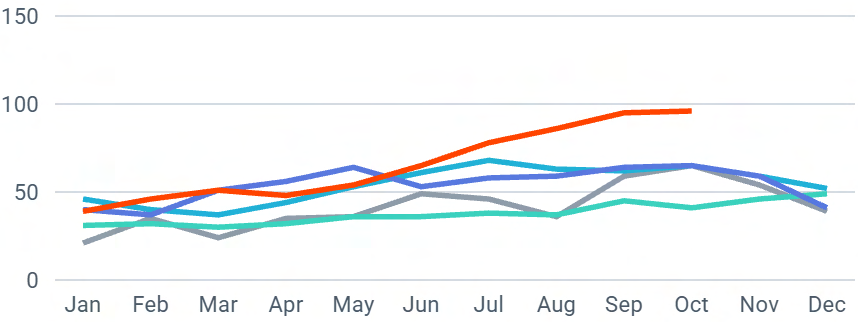
▼ **4.5%** vs. Oct 2025
▲ **5.0%** vs. Sep 2026
▲ **1.2%** 2026 YTD vs. 2025 YTD



Active Listings

96
homes for sale at month end

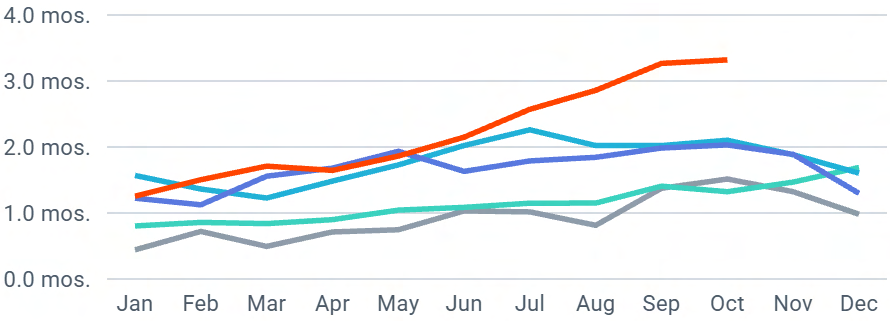
▲ **47.7%** vs. Oct 2025
▲ **1.1%** vs. Sep 2026
▲ **47.7%** 2026 YTD vs. 2025 YTD



Months of Supply

3.3
months of supply at the current sales pace

▲ **1.3 mos** vs. Oct 2025
▲ **0.1 mos** vs. Sep 2026
▲ **1.3 mos** 2026 YTD vs. 2025 YTD



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