Colonial - 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	**34**	41	▼ 17.1%	**382**	442	▼ 13.6%
New Purchase Contracts	**30**	40	▼ 25.0%	**401**	466	▼ 13.9%
Showings	**495**	537	▼ 7.8%	**5,233**	5,872	▼ 10.9%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$537,500**	$548,540	▼ 2.0%	**$542,088**	$580,000	▼ 6.5%
Avg. Sale to Orig. List Price Ratio	**99.5%**	100.0%	▼ 0.5 pp	**99.6%**	100.7%	▼ 1.1 pp
Median Days on Market	**9 days**	10 days	▼ 1 day	**7 days**	8 days	▼ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**44**	46	▼ 4.3%	**482**	544	▼ 11.4%
Active Listings	**77**	75	▲ 2.7%	**77**	75	▲ 2.7%
Months of Supply	**2.0**	1.7	▲ 0.3 mos	**2.0**	1.7	▲ 0.3 mos

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Sales Activity

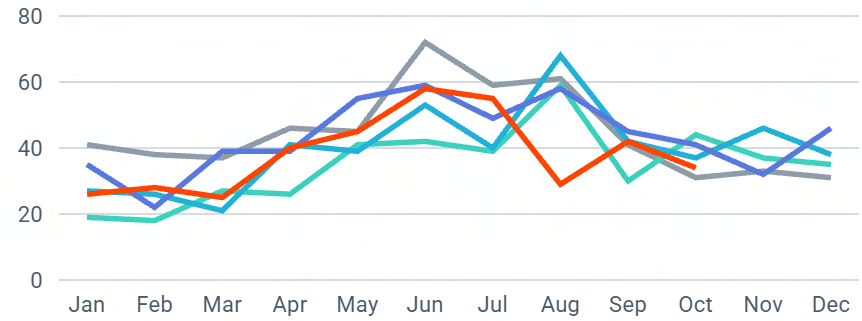
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

34
homes sold

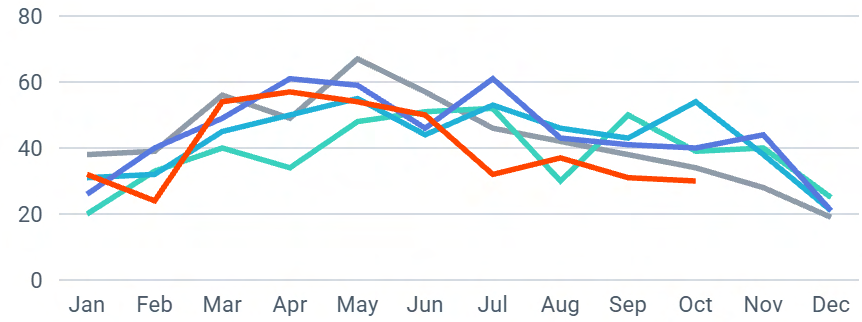
▼ **17.1%** vs. Oct 2025
▼ **19.0%** vs. Sep 2026
▼ **13.6%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

30
homes went under contract

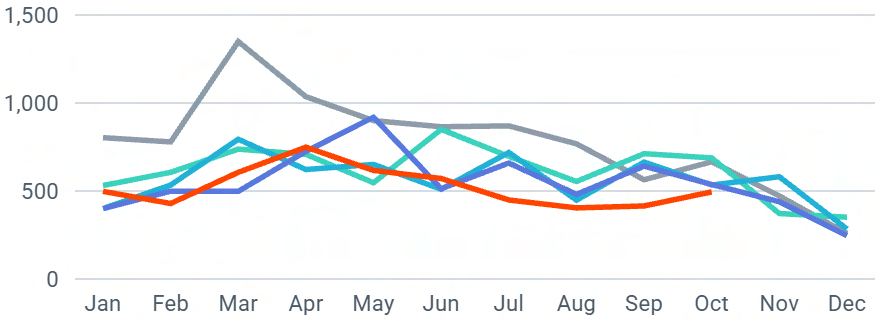
▼ **25.0%** vs. Oct 2025
▼ **3.2%** vs. Sep 2026
▼ **13.9%** 2026 YTD vs. 2025 YTD



Showings

495
home showings

▼ **7.8%** vs. Oct 2025
▲ **19.3%** vs. Sep 2026
▼ **10.9%** 2026 YTD vs. 2025 YTD



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Price and Pace

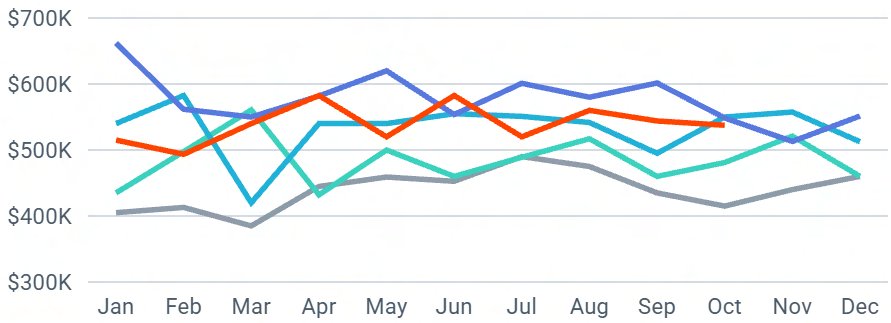
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$537,500
median sale price

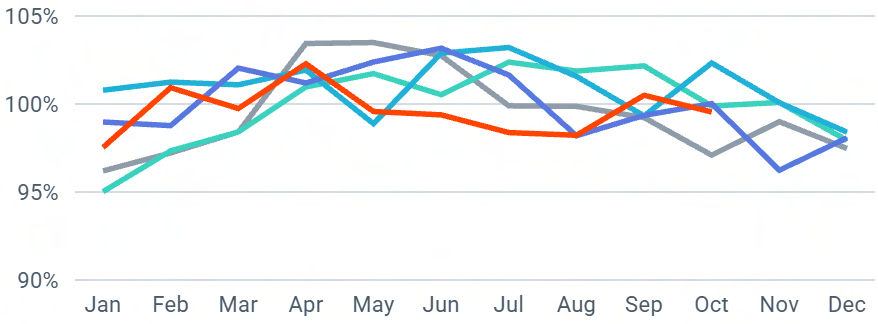
- ▼ **2.0%** vs. Oct 2025
- ▼ **1.2%** vs. Sep 2026
- ▼ **6.5%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.5%
of original list price, on average

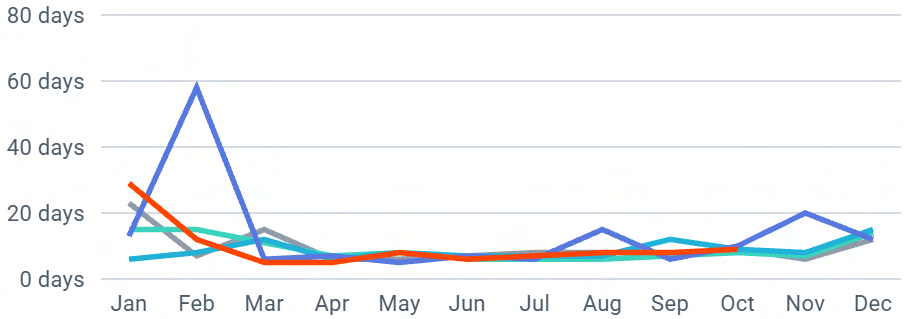
- ▼ **0.5 pp** vs. Oct 2025
- ▼ **1.0 pp** vs. Sep 2026
- ▼ **1.1 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

9 days
median days on market

- ▼ **1 day** vs. Oct 2025
- ▲ **1 day** vs. Sep 2026
- ▼ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

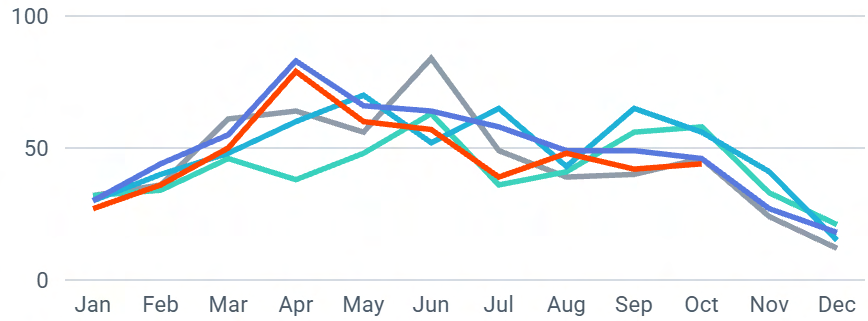
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

44
homes newly listed

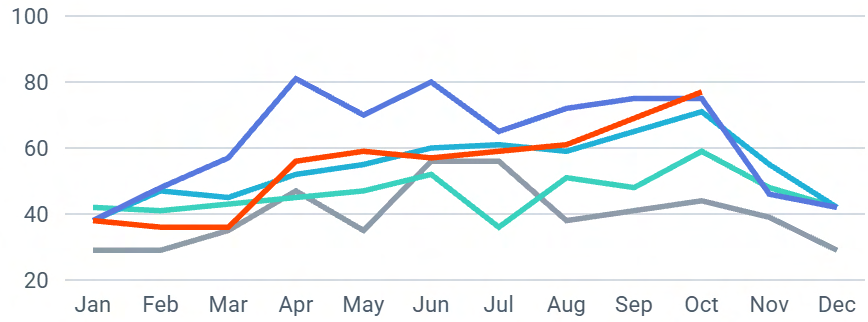
▼ **4.3%** vs. Oct 2025
▲ **4.8%** vs. Sep 2026
▼ **11.4%** 2026 YTD vs. 2025 YTD



Active Listings

77
homes for sale at month end

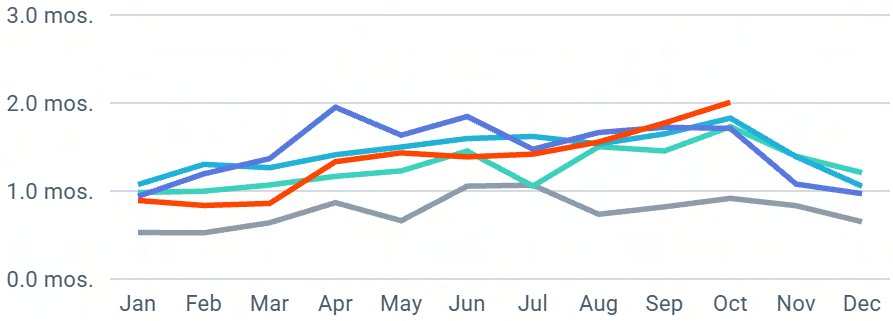
▲ **2.7%** vs. Oct 2025
▲ **11.6%** vs. Sep 2026
▲ **2.7%** 2026 YTD vs. 2025 YTD



Months of Supply

2.0
months of supply at the current sales pace

▲ **0.3 mos** vs. Oct 2025
▲ **0.2 mos** vs. Sep 2026
▲ **0.3 mos** 2026 YTD vs. 2025 YTD



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