Hatboro-Horsham - 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	29	25	▲ 16.0%	271	277	▼ 2.2%
New Purchase Contracts	32	33	▼ 3.0%	315	310	▲ 1.6%
Showings	320	553	▼ 42.1%	4,608	4,451	▲ 3.5%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	$540,000	$585,000	▼ 7.7%	$482,500	$475,000	▲ 1.6%
Avg. Sale to Orig. List Price Ratio	99.2%	99.9%	▼ 0.7 pp	101.1%	99.3%	▲ 1.8 pp
Median Days on Market	10 days	9 days	▲ 1 day	7 days	8 days	▼ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	27	32	▼ 15.6%	336	333	▲ 0.9%
Active Listings	48	36	▲ 33.3%	48	36	▲ 33.3%
Months of Supply	1.8	1.3	▲ 0.5 mos	1.8	1.3	▲ 0.5 mos

© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.

Sales Activity

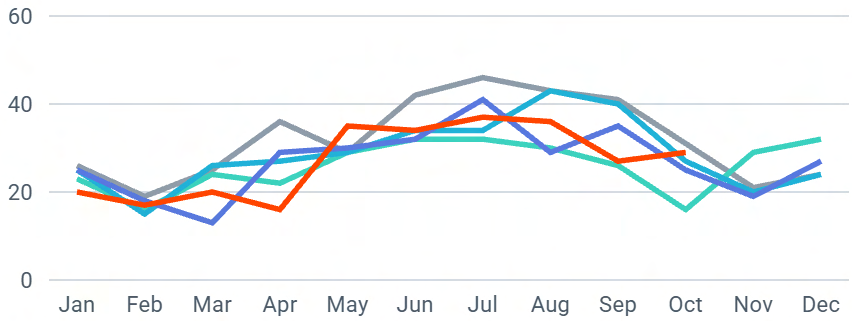
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

29
homes sold

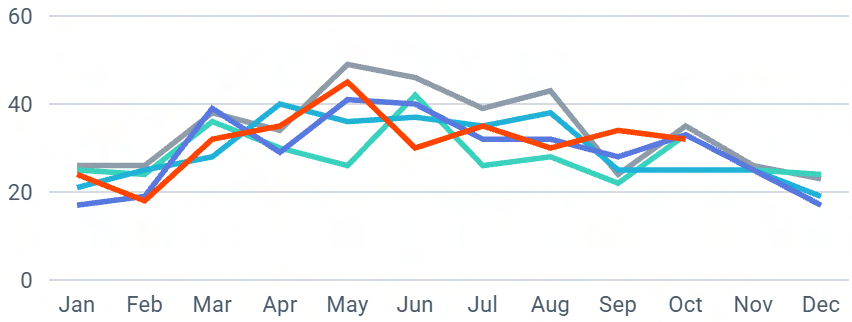
▲ **16.0%** vs. Oct 2025
▲ **7.4%** vs. Sep 2026
▼ **2.2%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

32
homes went under contract

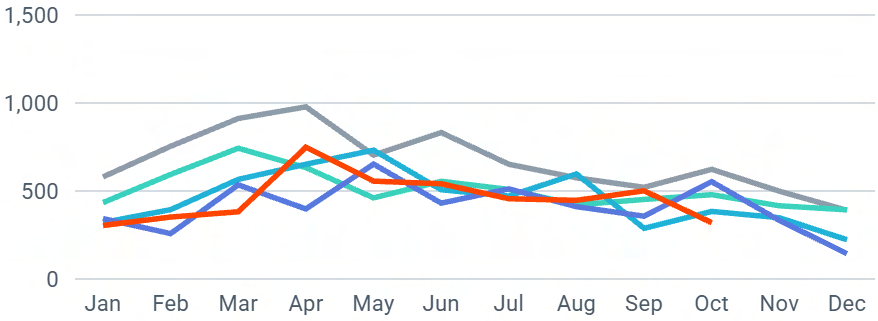
▼ **3.0%** vs. Oct 2025
▼ **5.9%** vs. Sep 2026
▲ **1.6%** 2026 YTD vs. 2025 YTD



Showings

320
home showings

▼ **42.1%** vs. Oct 2025
▼ **36.1%** vs. Sep 2026
▲ **3.5%** 2026 YTD vs. 2025 YTD



© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.

Price and Pace

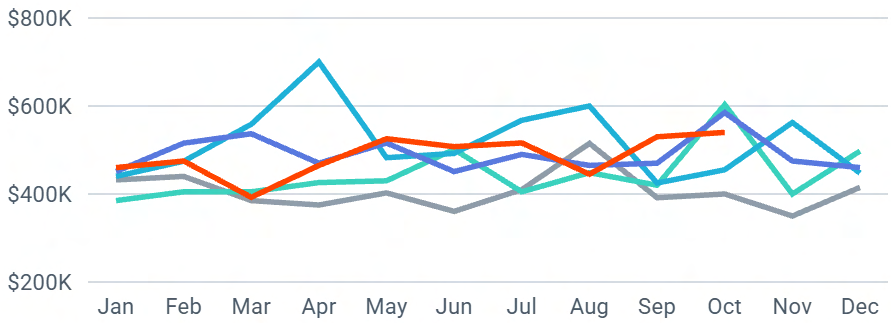
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$540,000
median sale price

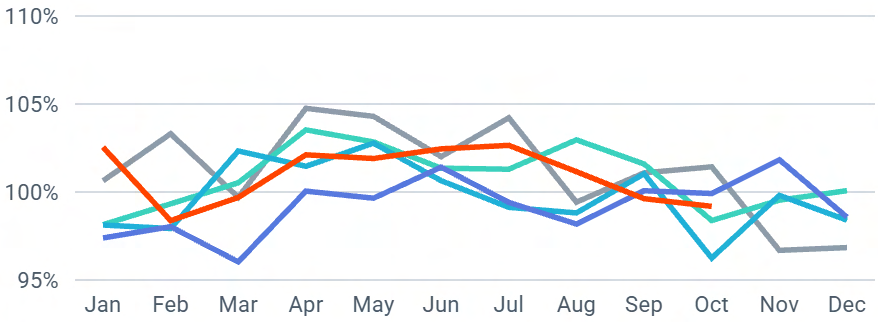
▼ 7.7% vs. Oct 2025
▲ 1.9% vs. Sep 2026
▲ 1.6% 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.2%
of original list price, on average

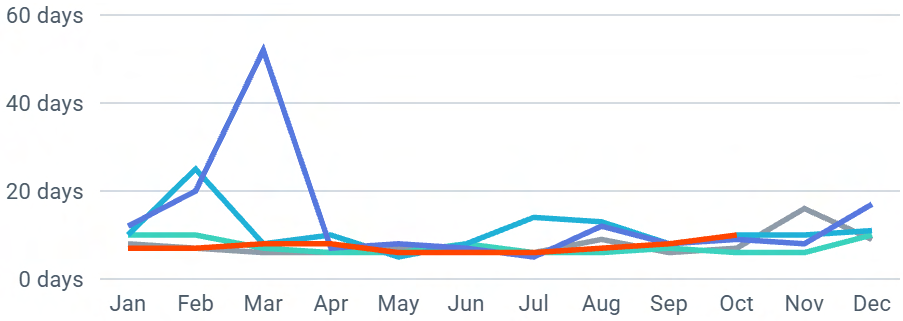
▼ 0.7 pp vs. Oct 2025
▼ 0.4 pp vs. Sep 2026
▲ 1.8 pp 2026 YTD vs. 2025 YTD



Median Days on Market

10 days
median days on market

▲ 1 day vs. Oct 2025
▲ 2 days vs. Sep 2026
▼ 1 day 2026 YTD vs. 2025 YTD



© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.

Inventory

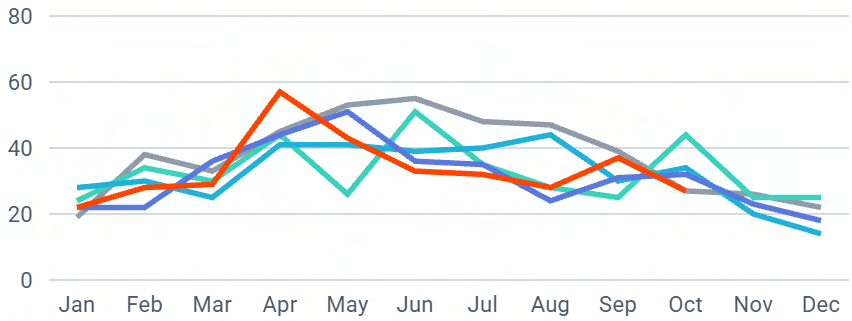
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

27
homes newly listed

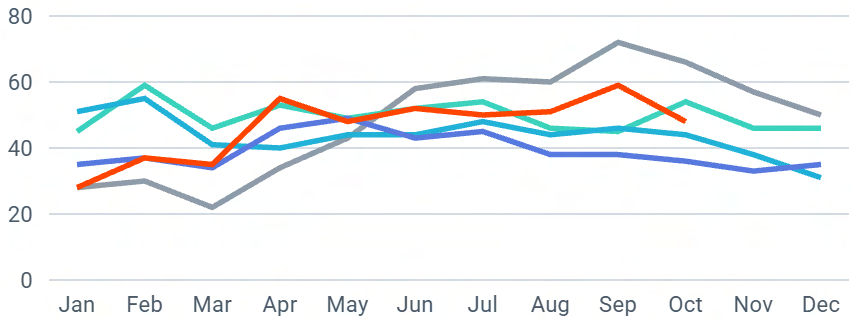
▼ **15.6%** vs. Oct 2025
▼ **27.0%** vs. Sep 2026
▲ **0.9%** 2026 YTD vs. 2025 YTD



Active Listings

48
homes for sale at month end

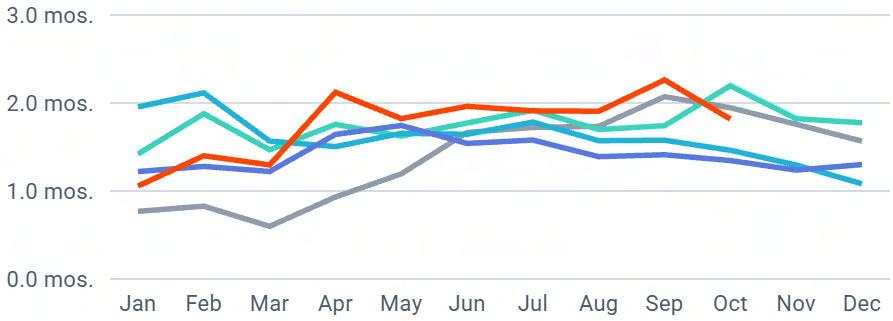
▲ **33.3%** vs. Oct 2025
▼ **18.6%** vs. Sep 2026
▲ **33.3%** 2026 YTD vs. 2025 YTD



Months of Supply

1.8
months of supply at the current sales pace

▲ **0.5 mos** vs. Oct 2025
▼ **0.4 mos** vs. Sep 2026
▲ **0.5 mos** 2026 YTD vs. 2025 YTD



© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.