Jenkintown - 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	4	3	▲ 33.3%	48	49	▼ 2.0%
New Purchase Contracts	8	8	0.0%	58	58	0.0%
Showings	130	117	▲ 11.1%	871	820	▲ 6.2%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	$190,000	$350,000	▼ 45.7%	$299,999	$310,000	▼ 3.2%
Avg. Sale to Orig. List Price Ratio	89.4%	96.2%	▼ 6.8 pp	94.3%	97.3%	▼ 3.0 pp
Median Days on Market	38 days	7 days	▲ 31 days	27 days	12 days	▲ 15 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	9	12	▼ 25.0%	79	84	▼ 6.0%
Active Listings	29	25	▲ 16.0%	29	25	▲ 16.0%
Months of Supply	6.2	5.1	▲ 1.1 mos	6.2	5.1	▲ 1.1 mos

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Sales Activity

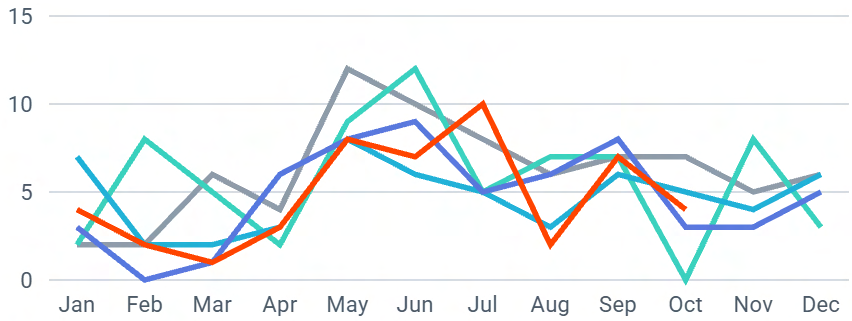
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

4
homes sold

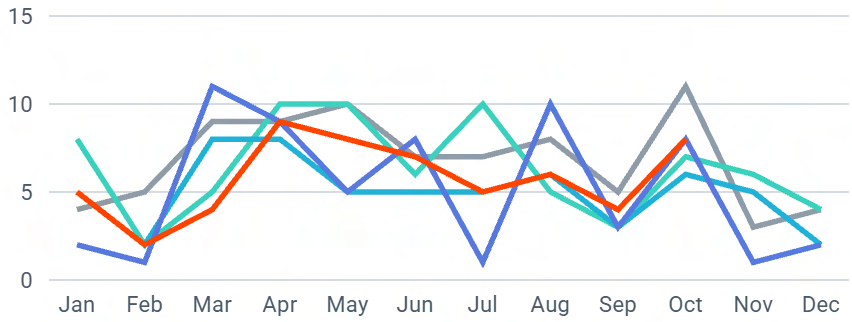
▲ **33.3%** vs. Oct 2025
▼ **42.9%** vs. Sep 2026
▼ **2.0%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

8
homes went under contract

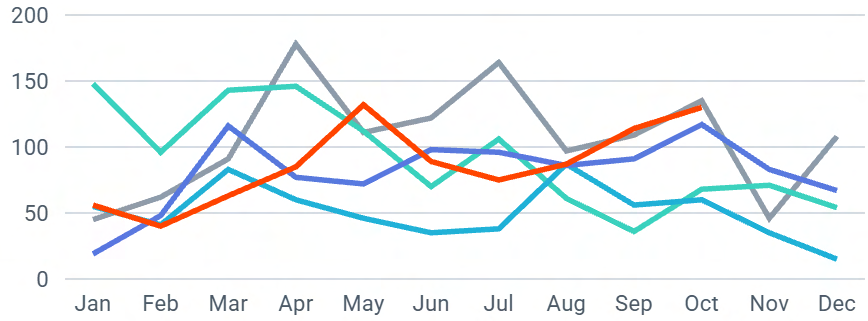
0.0% vs. Oct 2025
▲ **100%** vs. Sep 2026
0.0% 2026 YTD vs. 2025 YTD



Showings

130
home showings

▲ **11.1%** vs. Oct 2025
▲ **14.0%** vs. Sep 2026
▲ **6.2%** 2026 YTD vs. 2025 YTD



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Price and Pace

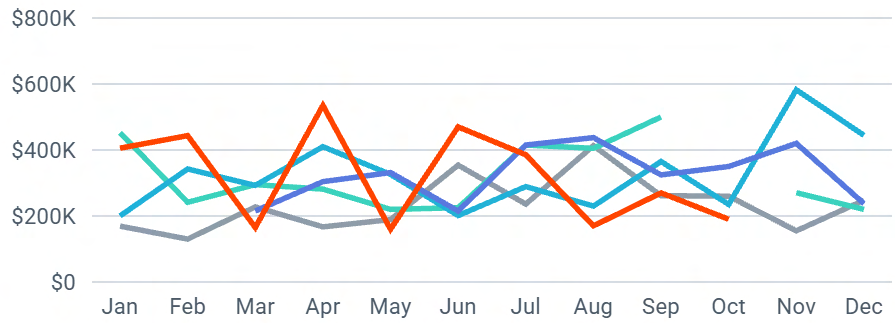
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$190,000
median sale price

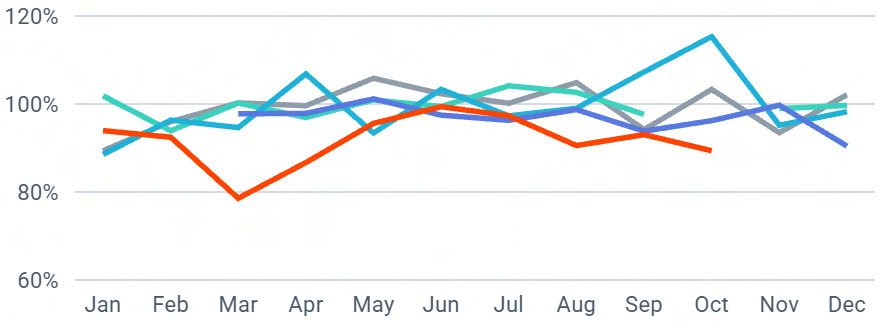
- ▼ **45.7%** vs. Oct 2025
- ▼ **29.6%** vs. Sep 2026
- ▼ **3.2%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

89.4%
of original list price, on average

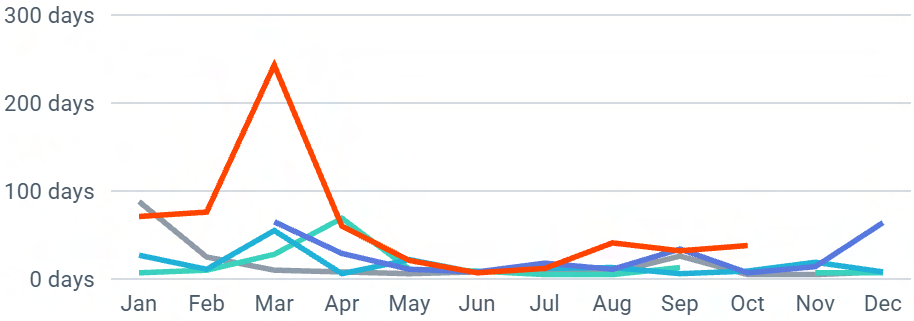
- ▼ **6.8 pp** vs. Oct 2025
- ▼ **3.7 pp** vs. Sep 2026
- ▼ **3.0 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

38 days
median days on market

- ▲ **31 days** vs. Oct 2025
- ▲ **6 days** vs. Sep 2026
- ▲ **15 days** 2026 YTD vs. 2025 YTD



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Inventory

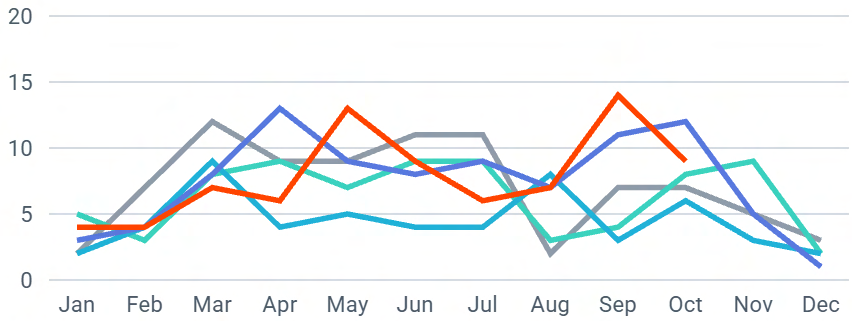
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

9
homes newly listed

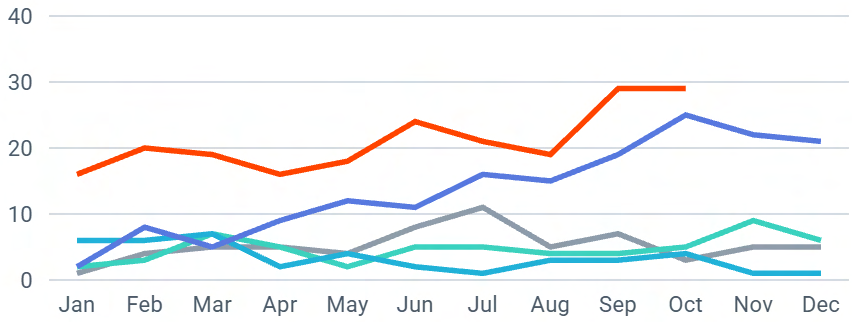
▼ **25.0%** vs. Oct 2025
▼ **35.7%** vs. Sep 2026
▼ **6.0%** 2026 YTD vs. 2025 YTD



Active Listings

29
homes for sale at month end

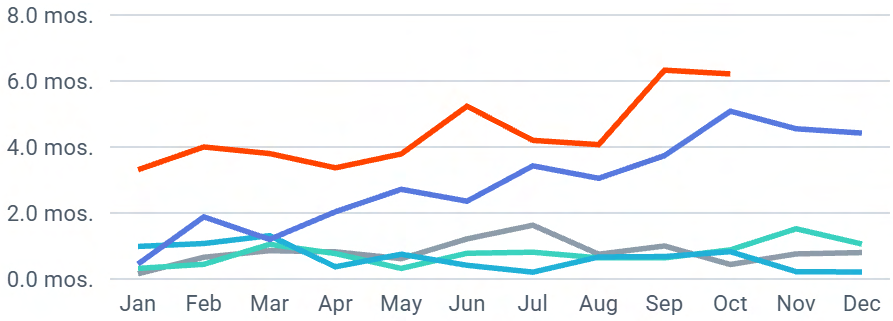
▲ **16.0%** vs. Oct 2025
0.0% vs. Sep 2026
▲ **16.0%** 2026 YTD vs. 2025 YTD



Months of Supply

6.2
months of supply at the current sales pace

▲ **1.1 mos** vs. Oct 2025
▼ **0.1 mos** vs. Sep 2026
▲ **1.1 mos** 2026 YTD vs. 2025 YTD



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