Methacton - 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	**19**	19	0.0%	**205**	240	▼ 14.6%
New Purchase Contracts	**24**	19	▲ 26.3%	**259**	269	▼ 3.7%
Showings	**310**	238	▲ 30.3%	**3,493**	3,746	▼ 6.8%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$725,000**	$525,000	▲ 38.1%	**$600,000**	$577,000	▲ 4.0%
Avg. Sale to Orig. List Price Ratio	**99.6%**	96.3%	▲ 3.3 pp	**100.7%**	99.8%	▲ 1.0 pp
Median Days on Market	**8 days**	9 days	▼ 1 day	**7 days**	7 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**27**	22	▲ 22.7%	**290**	284	▲ 2.1%
Active Listings	**49**	42	▲ 16.7%	**49**	42	▲ 16.7%
Months of Supply	**2.4**	1.8	▲ 0.6 mos	**2.4**	1.8	▲ 0.6 mos

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Sales Activity

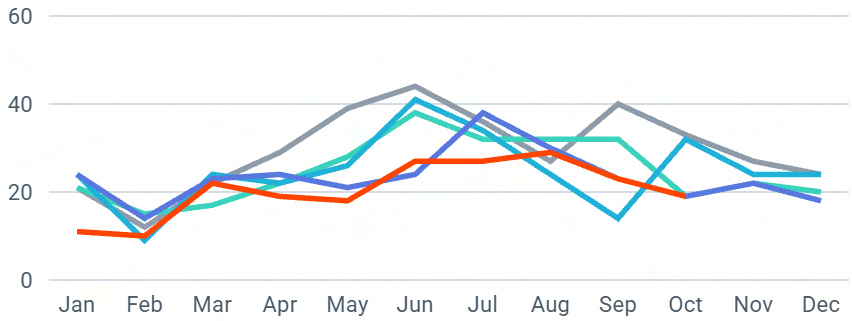
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

19
homes sold

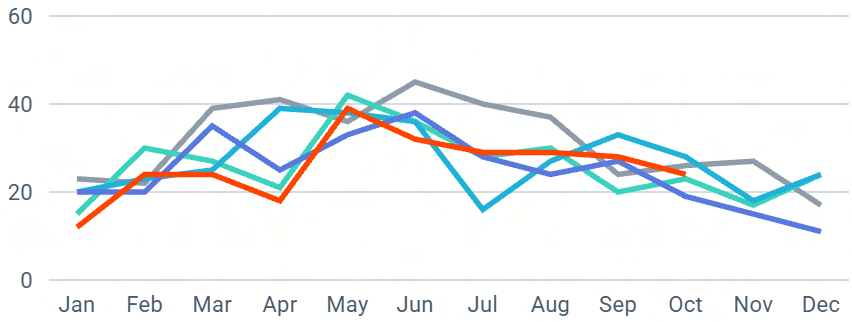
0.0% vs. Oct 2025
▼ **17.4%** vs. Sep 2026
▼ **14.6%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

24
homes went under contract

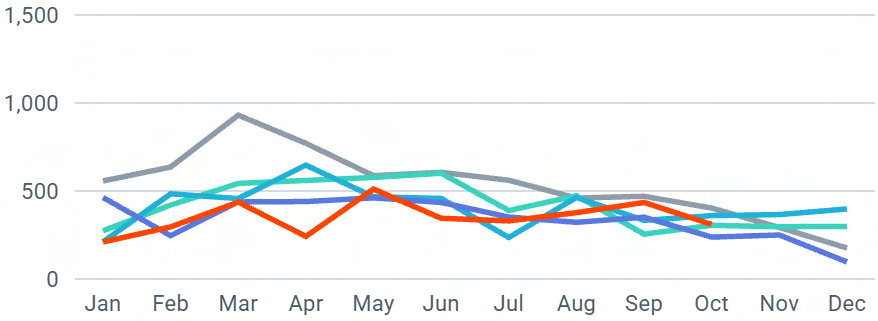
▲ **26.3%** vs. Oct 2025
▼ **14.3%** vs. Sep 2026
▼ **3.7%** 2026 YTD vs. 2025 YTD



Showings

310
home showings

▲ **30.3%** vs. Oct 2025
▼ **28.7%** vs. Sep 2026
▼ **6.8%** 2026 YTD vs. 2025 YTD



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Price and Pace

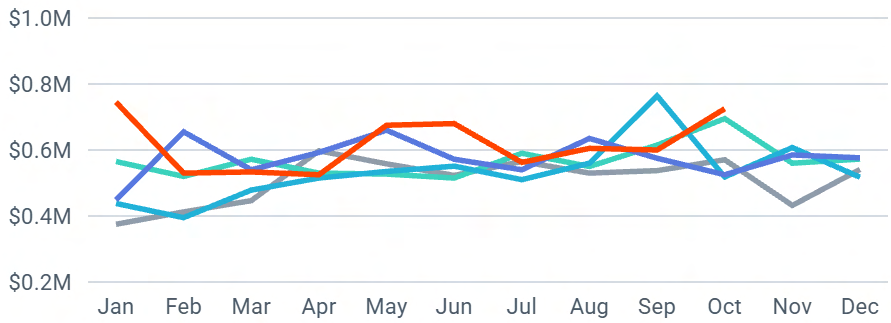
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$725,000
median sale price

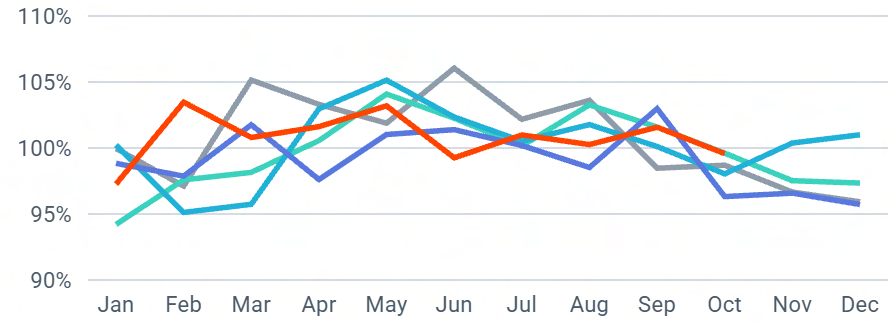
▲ **38.1%** vs. Oct 2025
▲ **20.8%** vs. Sep 2026
▲ **4.0%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.6%
of original list price, on average

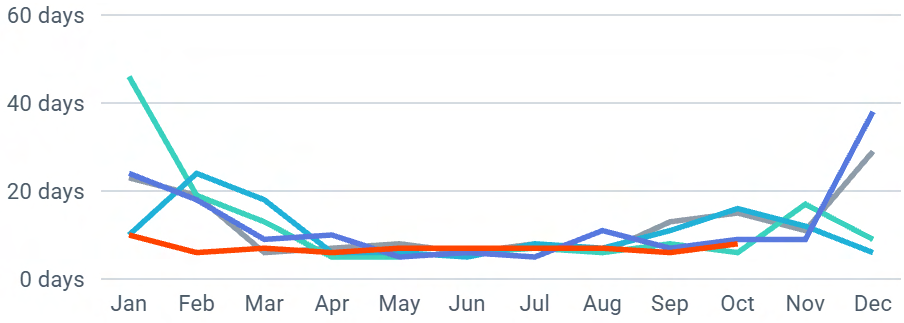
▲ **3.3 pp** vs. Oct 2025
▼ **2.0 pp** vs. Sep 2026
▲ **1.0 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

8 days
median days on market

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



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Inventory

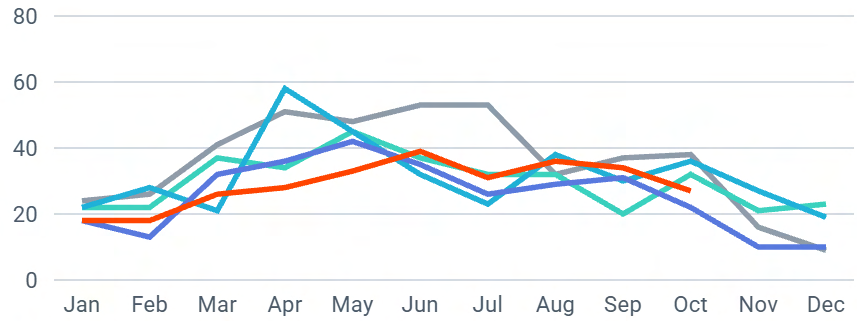
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

27
homes newly listed

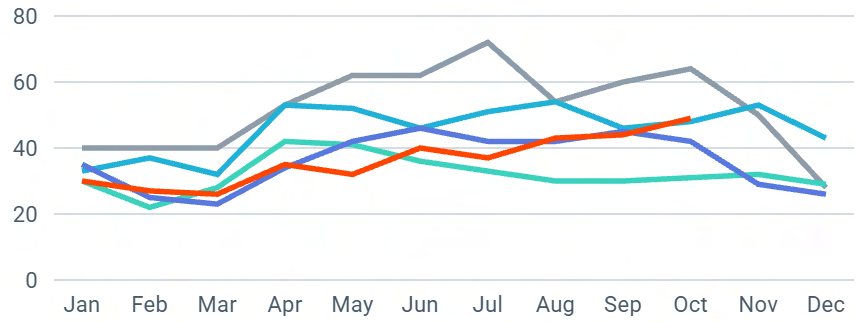
▲ **22.7%** vs. Oct 2025
▼ **20.6%** vs. Sep 2026
▲ **2.1%** 2026 YTD vs. 2025 YTD



Active Listings

49
homes for sale at month end

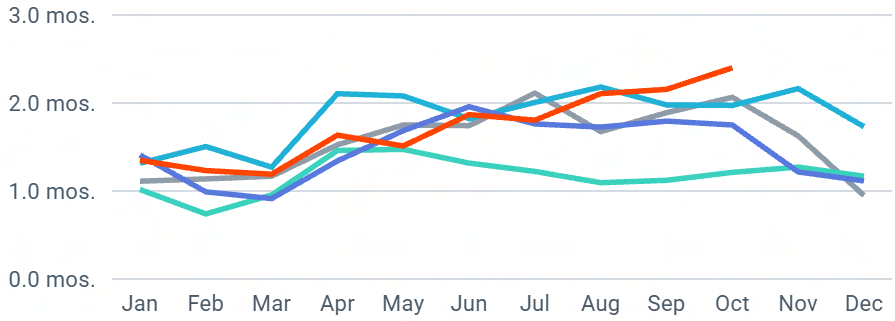
▲ **16.7%** vs. Oct 2025
▲ **11.4%** vs. Sep 2026
▲ **16.7%** 2026 YTD vs. 2025 YTD



Months of Supply

2.4
months of supply at the current sales pace

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



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