North Penn - 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	**94**	91	▲ 3.3%	**874**	805	▲ 8.6%
New Purchase Contracts	**73**	95	▼ 23.2%	**986**	911	▲ 8.2%
Showings	**1,054**	1,293	▼ 18.5%	**14,039**	13,180	▲ 6.5%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$478,500**	$452,000	▲ 5.9%	**$475,000**	$455,000	▲ 4.4%
Avg. Sale to Orig. List Price Ratio	**98.1%**	99.1%	▼ 1.0 pp	**99.9%**	100.1%	▼ 0.2 pp
Median Days on Market	**12 days**	9 days	▲ 3 days	**8 days**	7 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**120**	118	▲ 1.7%	**1,078**	1,024	▲ 5.3%
Active Listings	**155**	130	▲ 19.2%	**155**	130	▲ 19.2%
Months of Supply	**1.8**	1.6	▲ 0.2 mos	**1.8**	1.6	▲ 0.2 mos

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Sales Activity

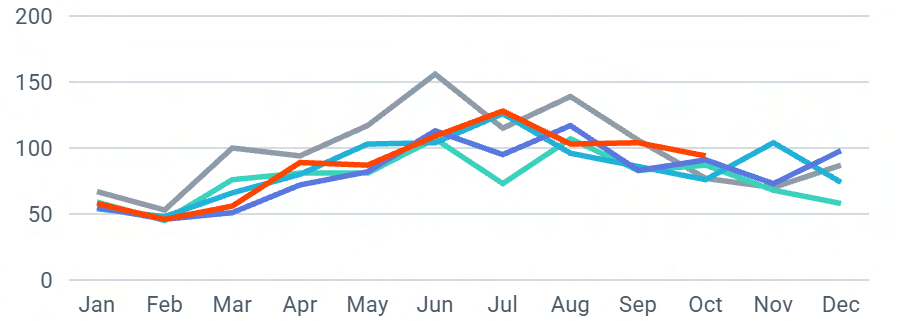
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

94
homes sold

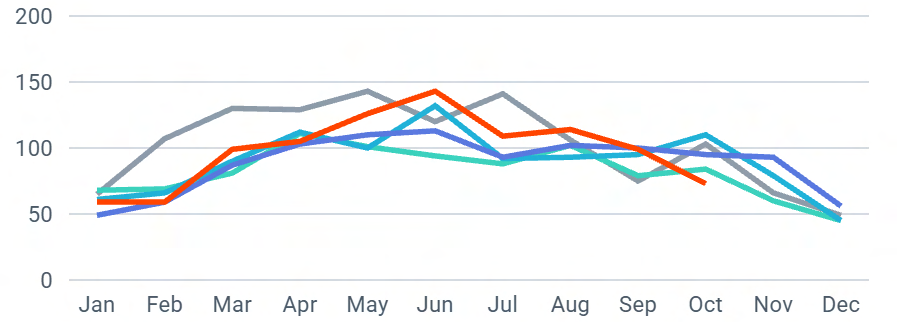
▲ **3.3%** vs. Oct 2025
▼ **9.6%** vs. Sep 2026
▲ **8.6%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

73
homes went under contract

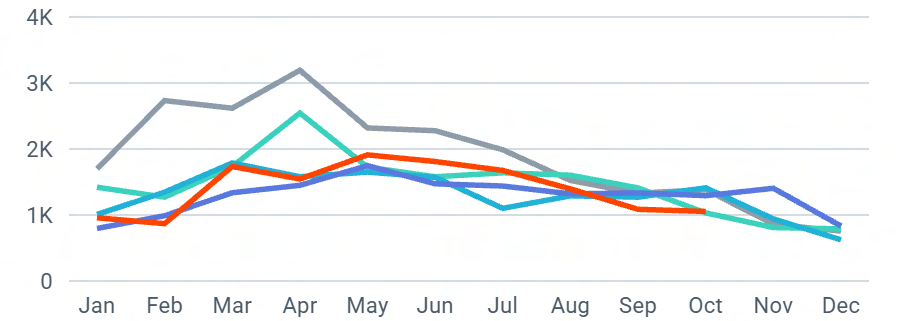
▼ **23.2%** vs. Oct 2025
▼ **26.3%** vs. Sep 2026
▲ **8.2%** 2026 YTD vs. 2025 YTD



Showings

1,054
home showings

▼ **18.5%** vs. Oct 2025
▼ **2.9%** vs. Sep 2026
▲ **6.5%** 2026 YTD vs. 2025 YTD



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Price and Pace

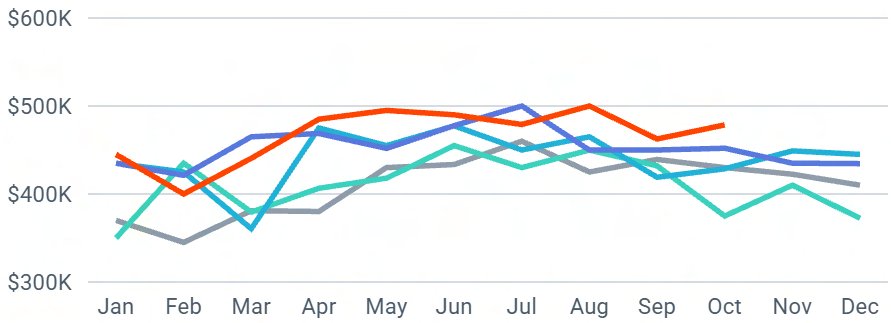
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$478,500
median sale price

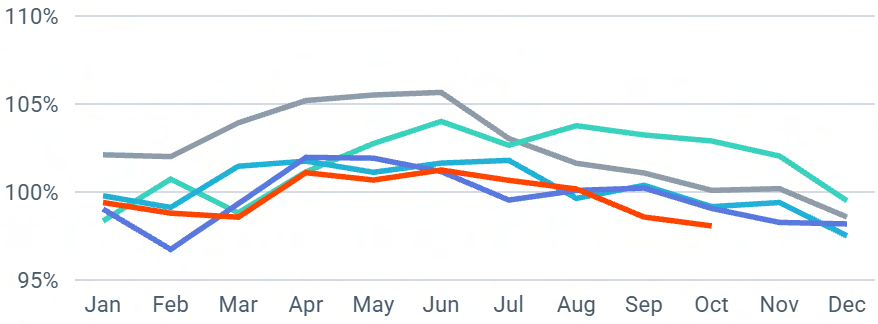
- ▲ **5.9%** vs. Oct 2025
- ▲ **3.5%** vs. Sep 2026
- ▲ **4.4%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

98.1%
of original list price, on average

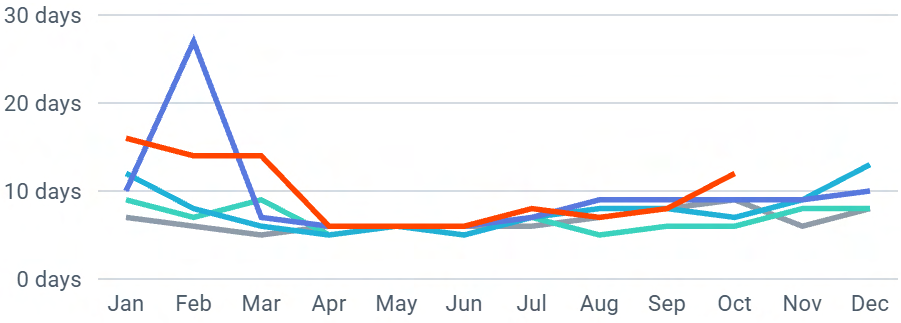
- ▼ **1.0 pp** vs. Oct 2025
- ▼ **0.5 pp** vs. Sep 2026
- ▼ **0.2 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

12 days
median days on market

- ▲ **3 days** vs. Oct 2025
- ▲ **4 days** vs. Sep 2026
- ▲ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

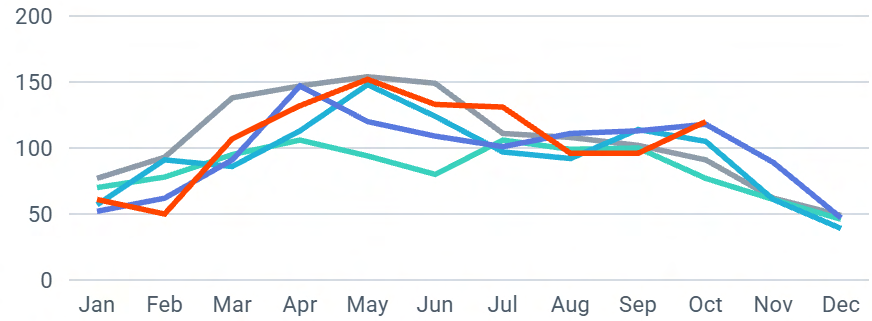
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

120
homes newly listed

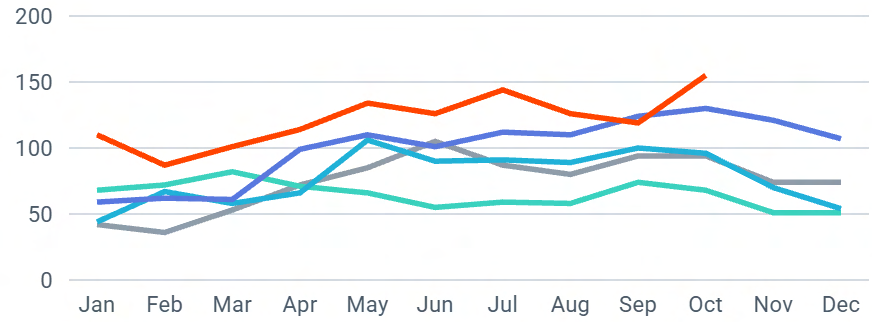
▲ **1.7%** vs. Oct 2025
▲ **25.0%** vs. Sep 2026
▲ **5.3%** 2026 YTD vs. 2025 YTD



Active Listings

155
homes for sale at month end

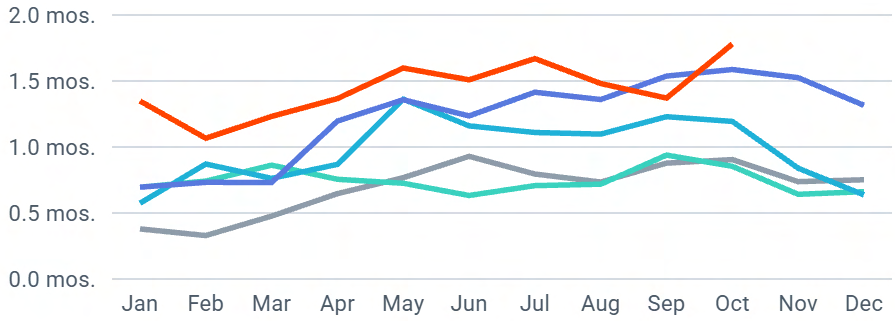
▲ **19.2%** vs. Oct 2025
▲ **30.3%** vs. Sep 2026
▲ **19.2%** 2026 YTD vs. 2025 YTD



Months of Supply

1.8
months of supply at the current sales pace

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



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