Spring-Ford Area - 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	49	50	▼ 2.0%	462	442	▲ 4.5%
New Purchase Contracts	45	48	▼ 6.2%	492	507	▼ 3.0%
Showings	490	585	▼ 16.2%	6,073	6,086	▼ 0.2%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	$565,000	$440,000	▲ 28.4%	$504,298	$500,000	▲ 0.9%
Avg. Sale to Orig. List Price Ratio	99.9%	97.7%	▲ 2.2 pp	100.0%	99.4%	▲ 0.5 pp
Median Days on Market	7 days	11 days	▼ 4 days	7 days	7 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	56	76	▼ 26.3%	566	568	▼ 0.4%
Active Listings	87	84	▲ 3.6%	87	84	▲ 3.6%
Months of Supply	1.9	1.9	0.0 mos	1.9	1.9	0.0 mos

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

Sales Activity

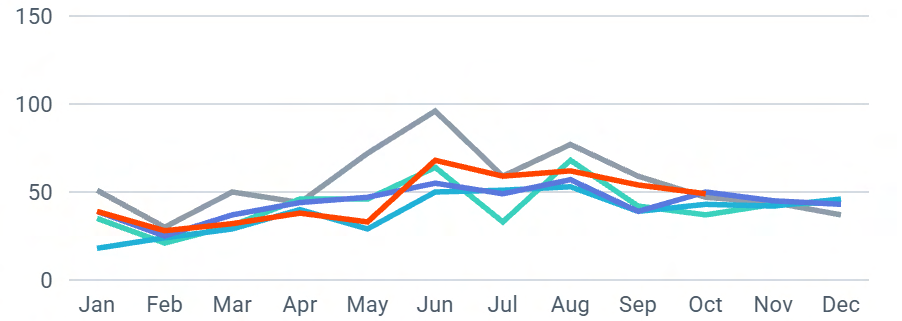
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

49
homes sold

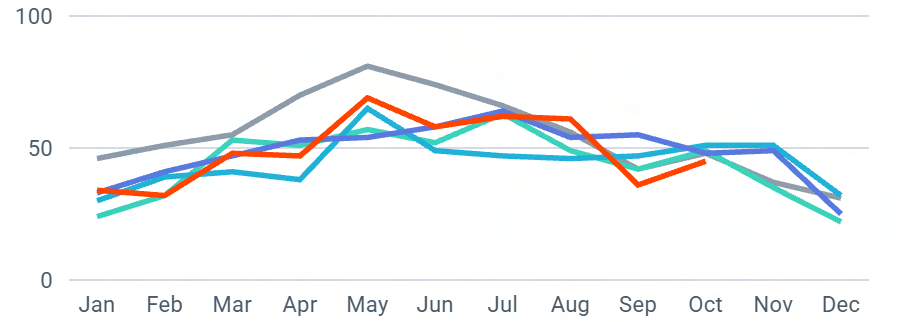
▼ **2.0%** vs. Oct 2025
▼ **9.3%** vs. Sep 2026
▲ **4.5%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

45
homes went under contract

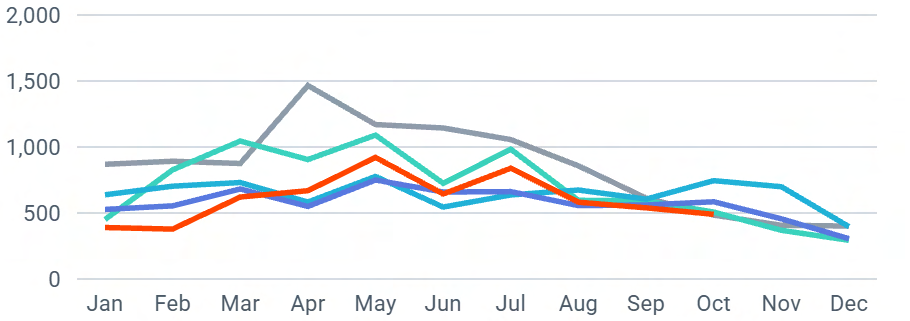
▼ **6.2%** vs. Oct 2025
▲ **25.0%** vs. Sep 2026
▼ **3.0%** 2026 YTD vs. 2025 YTD



Showings

490
home showings

▼ **16.2%** vs. Oct 2025
▼ **9.1%** vs. Sep 2026
▼ **0.2%** 2026 YTD vs. 2025 YTD



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

Price and Pace

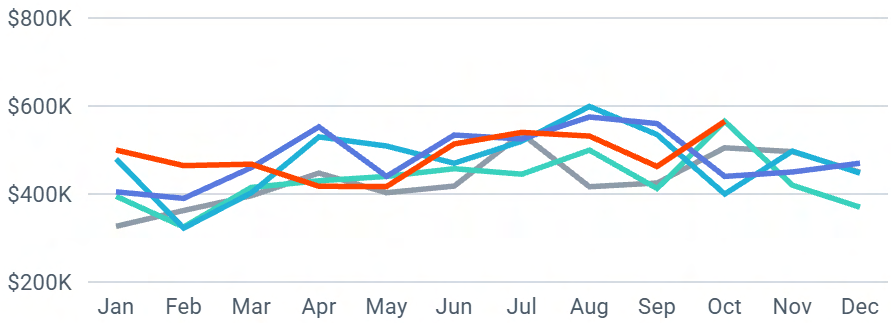
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$565,000
median sale price

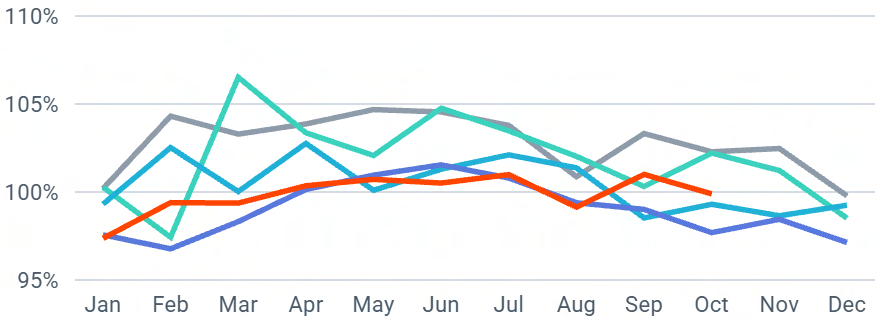
▲ **28.4%** vs. Oct 2025
▲ **22.2%** vs. Sep 2026
▲ **0.9%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.9%
of original list price, on average

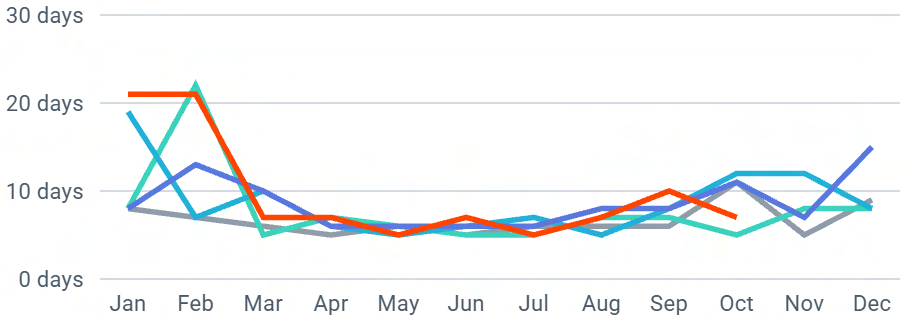
▲ **2.2 pp** vs. Oct 2025
▼ **1.1 pp** vs. Sep 2026
▲ **0.5 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

7 days
median days on market

▼ **4 days** vs. Oct 2025
▼ **3 days** vs. Sep 2026
0 days 2026 YTD vs. 2025 YTD



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

Inventory

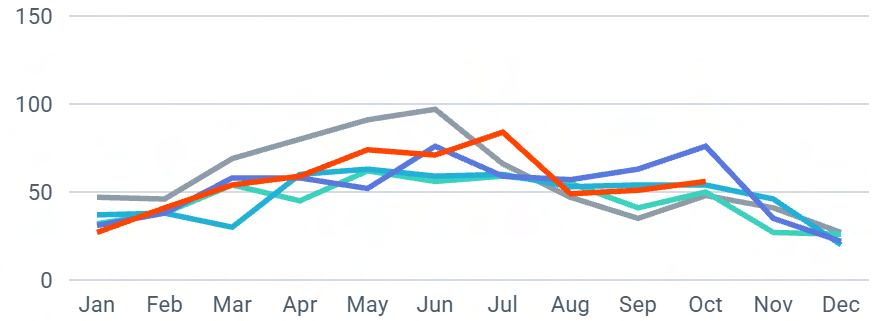
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

56
homes newly listed

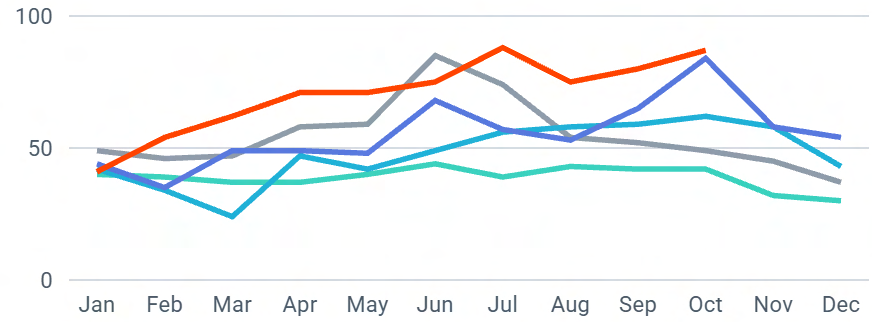
▼ **26.3%** vs. Oct 2025
▲ **9.8%** vs. Sep 2026
▼ **0.4%** 2026 YTD vs. 2025 YTD



Active Listings

87
homes for sale at month end

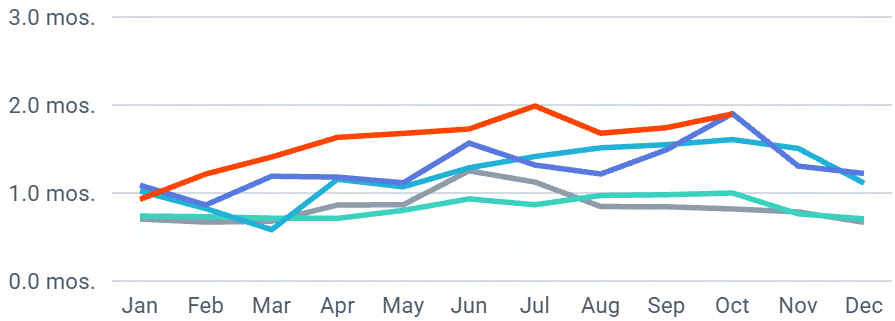
▲ **3.6%** vs. Oct 2025
▲ **8.8%** vs. Sep 2026
▲ **3.6%** 2026 YTD vs. 2025 YTD



Months of Supply

1.9
months of supply at the current sales pace

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



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