Upper Dublin - 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	**30**	24	▲ 25.0%	**229**	207	▲ 10.6%
New Purchase Contracts	**17**	29	▼ 41.4%	**261**	239	▲ 9.2%
Showings	**279**	438	▼ 36.3%	**3,924**	3,805	▲ 3.1%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$627,500**	$620,000	▲ 1.2%	**$650,000**	$645,000	▲ 0.8%
Avg. Sale to Orig. List Price Ratio	**97.8%**	99.6%	▼ 1.8 pp	**100.9%**	101.7%	▼ 0.8 pp
Median Days on Market	**9 days**	7 days	▲ 2 days	**6 days**	6 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**18**	20	▼ 10.0%	**281**	260	▲ 8.1%
Active Listings	**36**	37	▼ 2.7%	**36**	37	▼ 2.7%
Months of Supply	**1.6**	1.8	▼ 0.2 mos	**1.6**	1.8	▼ 0.2 mos

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Sales Activity

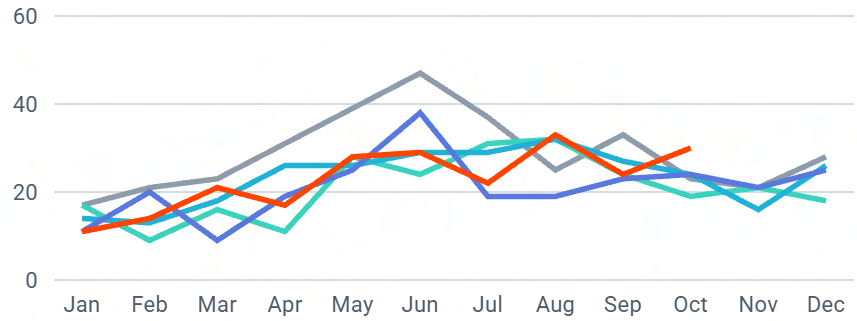
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

30
homes sold

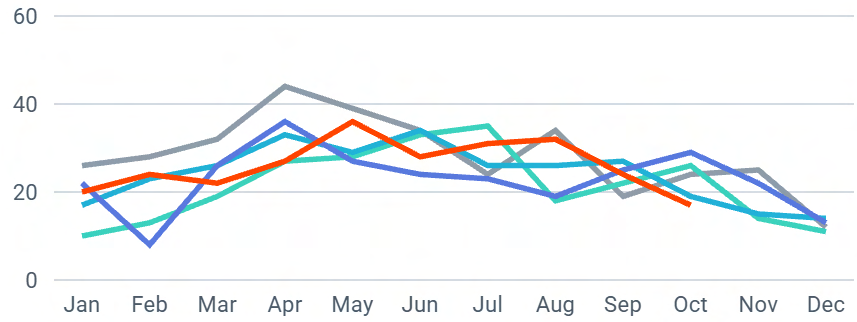
▲ **25.0%** vs. Oct 2025
▲ **25.0%** vs. Sep 2026
▲ **10.6%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

17
homes went under contract

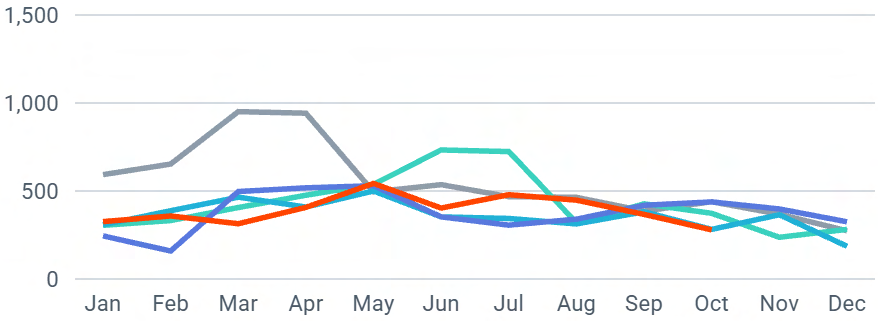
▼ **41.4%** vs. Oct 2025
▼ **29.2%** vs. Sep 2026
▲ **9.2%** 2026 YTD vs. 2025 YTD



Showings

279
home showings

▼ **36.3%** vs. Oct 2025
▼ **24.0%** vs. Sep 2026
▲ **3.1%** 2026 YTD vs. 2025 YTD



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Price and Pace

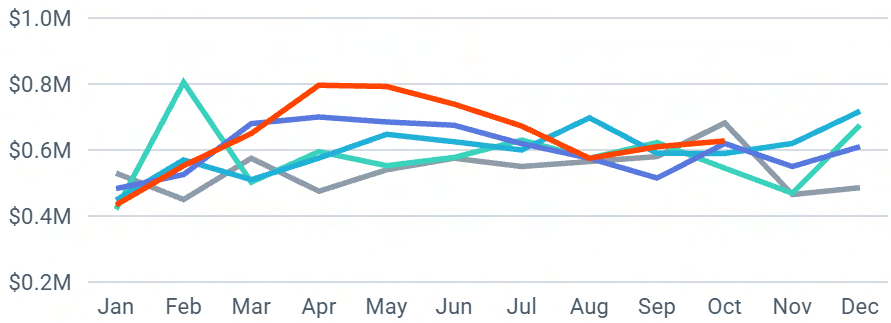
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$627,500
median sale price

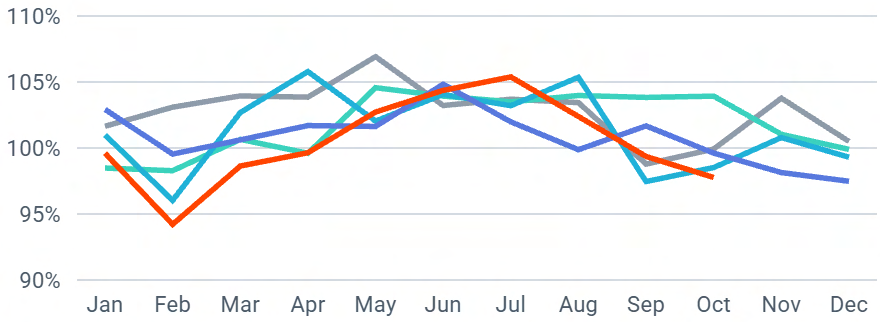
▲ 1.2% vs. Oct 2025
▲ 2.9% vs. Sep 2026
▲ 0.8% 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.8%
of original list price, on average

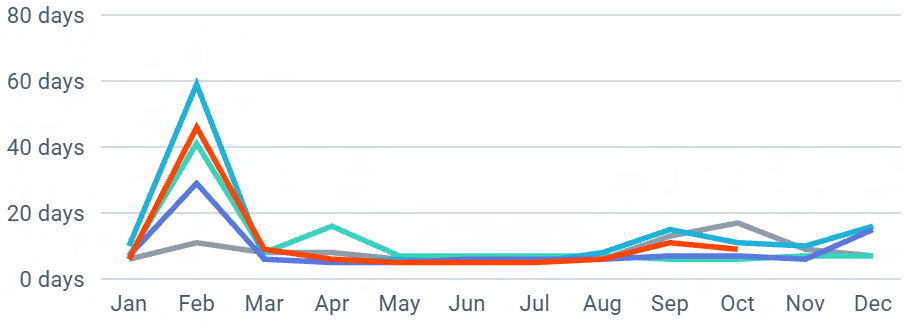
▼ 1.8 pp vs. Oct 2025
▼ 1.6 pp vs. Sep 2026
▼ 0.8 pp 2026 YTD vs. 2025 YTD



Median Days on Market

9 days
median days on market

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



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Inventory

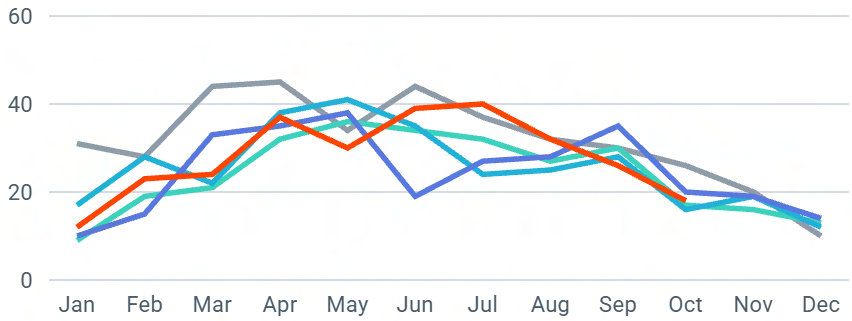
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

18
homes newly listed

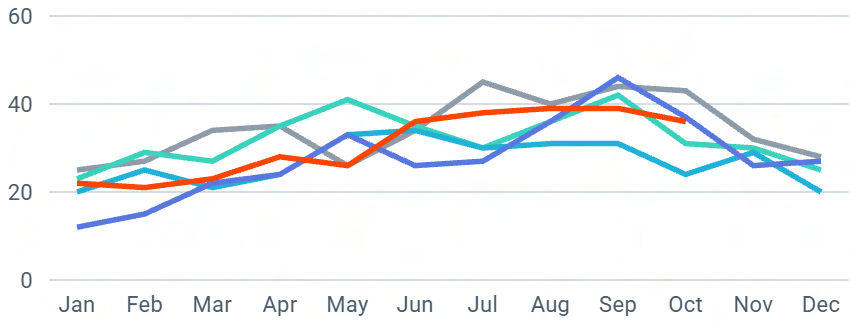
▼ **10.0%** vs. Oct 2025
▼ **30.8%** vs. Sep 2026
▲ **8.1%** 2026 YTD vs. 2025 YTD



Active Listings

36
homes for sale at month end

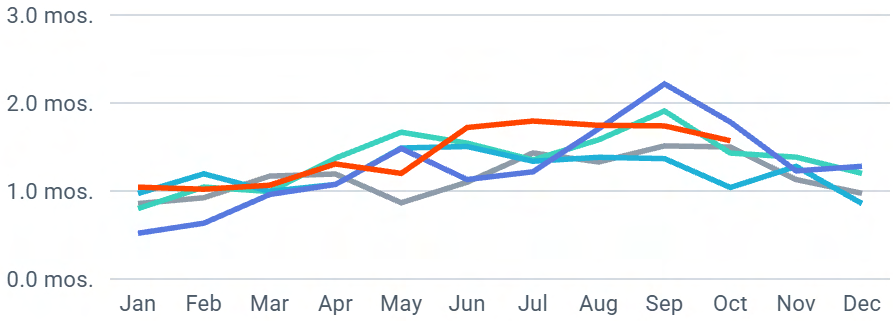
▼ **2.7%** vs. Oct 2025
▼ **7.7%** vs. Sep 2026
▼ **2.7%** 2026 YTD vs. 2025 YTD



Months of Supply

1.6
months of supply at the current sales pace

▼ **0.2 mos** vs. Oct 2025
▼ **0.2 mos** vs. Sep 2026
▼ **0.2 mos** 2026 YTD vs. 2025 YTD



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