Wissahickon - 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	**23**	29	▼ 20.7%	**288**	314	▼ 8.3%
New Purchase Contracts	**38**	36	▲ 5.6%	**337**	364	▼ 7.4%
Showings	**567**	519	▲ 9.2%	**4,795**	5,599	▼ 14.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$804,500**	$590,000	▲ 36.4%	**$730,000**	$645,000	▲ 13.2%
Avg. Sale to Orig. List Price Ratio	**97.7%**	95.4%	▲ 2.3 pp	**101.0%**	100.3%	▲ 0.7 pp
Median Days on Market	**8 days**	12 days	▼ 4 days	**7 days**	7 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**43**	40	▲ 7.5%	**389**	415	▼ 6.3%
Active Listings	**62**	53	▲ 17.0%	**62**	53	▲ 17.0%
Months of Supply	**2.1**	1.7	▲ 0.4 mos	**2.1**	1.7	▲ 0.4 mos

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

Sales Activity

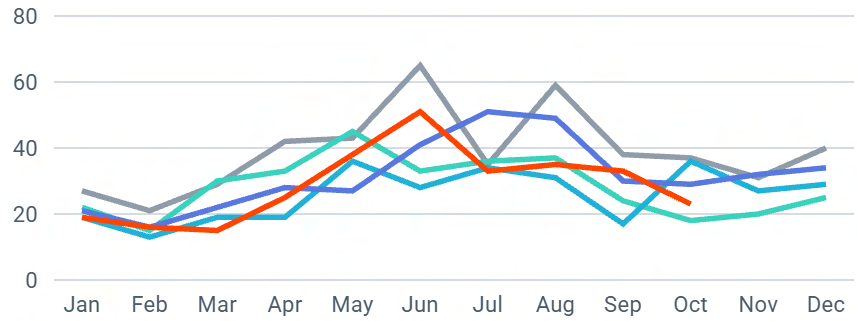
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

23
homes sold

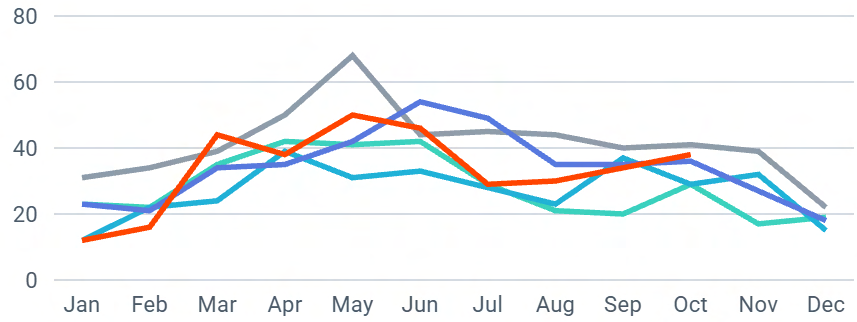
▼ **20.7%** vs. Oct 2025
▼ **30.3%** vs. Sep 2026
▼ **8.3%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

38
homes went under contract

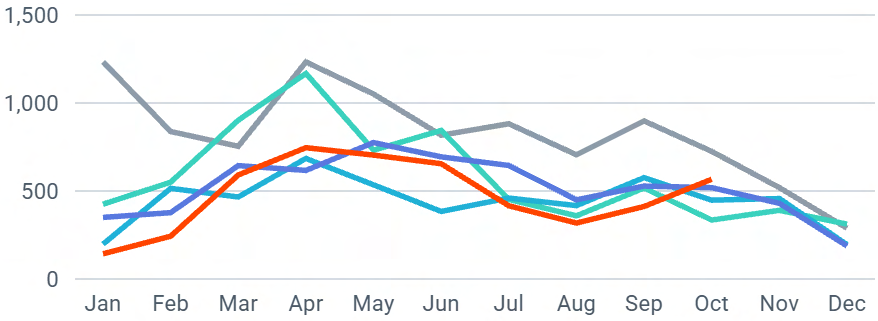
▲ **5.6%** vs. Oct 2025
▲ **11.8%** vs. Sep 2026
▼ **7.4%** 2026 YTD vs. 2025 YTD



Showings

567
home showings

▲ **9.2%** vs. Oct 2025
▲ **37.6%** vs. Sep 2026
▼ **14.4%** 2026 YTD vs. 2025 YTD



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

Price and Pace

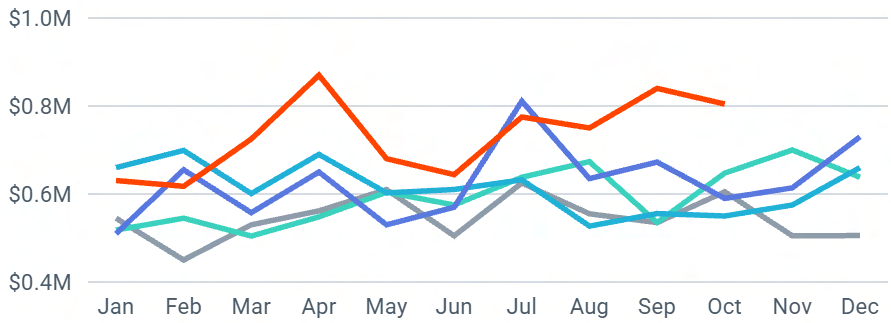
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$804,500
median sale price

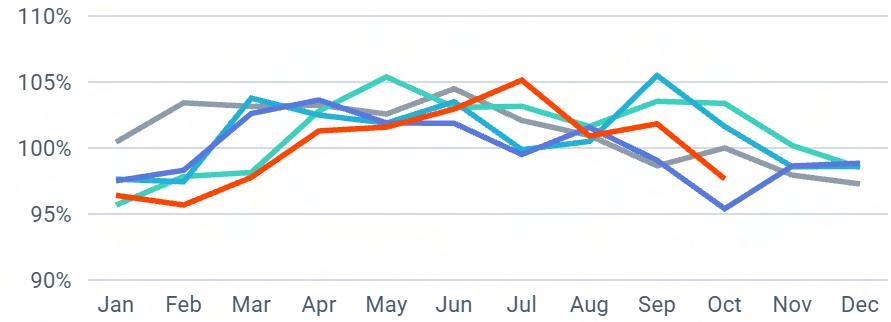
▲ **36.4%** vs. Oct 2025
▼ **4.2%** vs. Sep 2026
▲ **13.2%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.7%
of original list price, on average

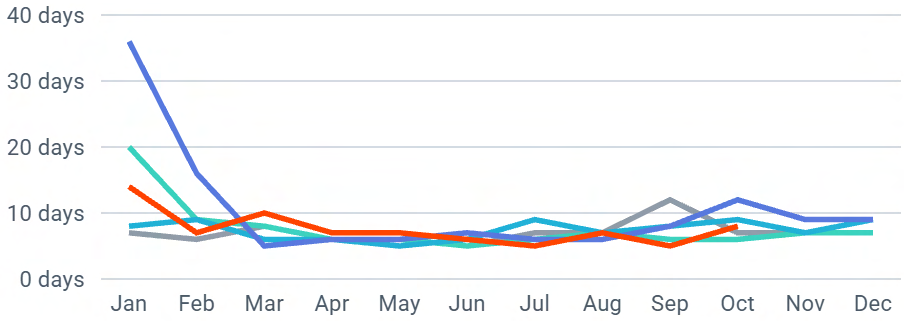
▲ **2.3 pp** vs. Oct 2025
▼ **4.2 pp** vs. Sep 2026
▲ **0.7 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

8 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

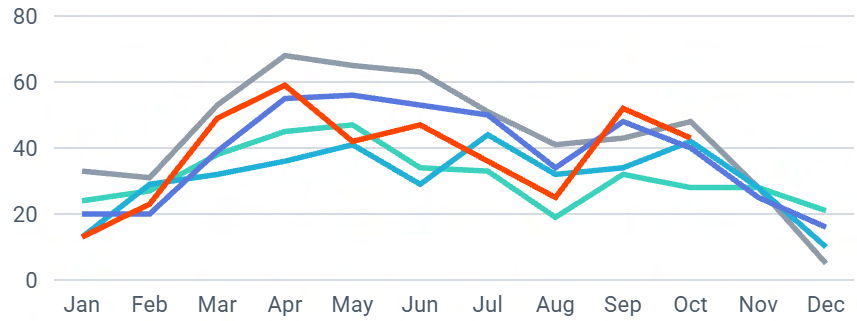
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

43
homes newly listed

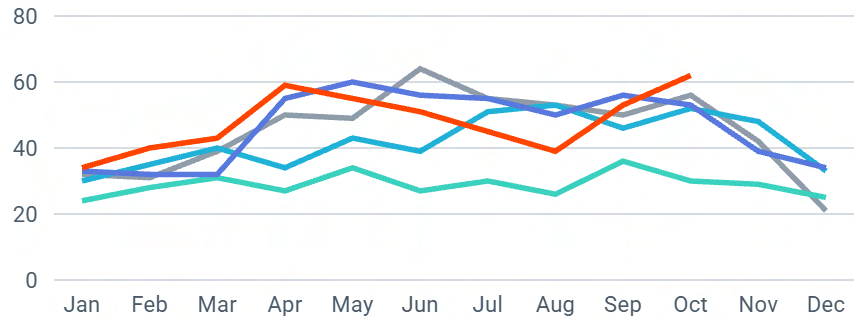
▲ **7.5%** vs. Oct 2025
▼ **17.3%** vs. Sep 2026
▼ **6.3%** 2026 YTD vs. 2025 YTD



Active Listings

62
homes for sale at month end

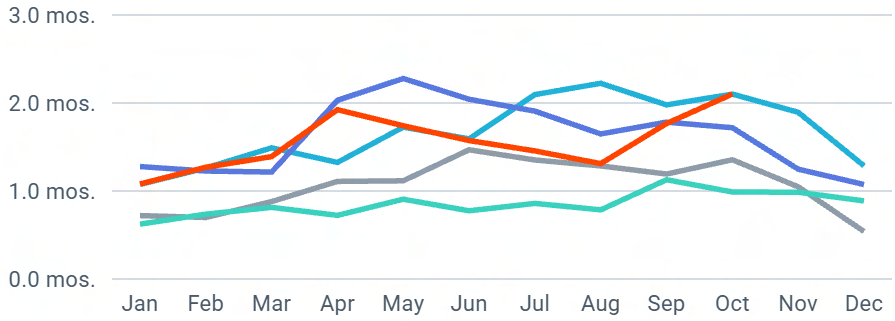
▲ **17.0%** vs. Oct 2025
▲ **17.0%** vs. Sep 2026
▲ **17.0%** 2026 YTD vs. 2025 YTD



Months of Supply

2.1
months of supply at the current sales pace

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



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