July 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

MarketStats by ShowingTime

Presented by
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July 2025

Montgomery County, PA

New Listings 867

-6.1% from Jun 2025: **923**
0.2% from Jul 2024: **865**

YTD	2025	2024	+/-
	6,376	**6,222**	2.5%

5-year Jul average: **978**

New Pendings 820

-10.8% from Jun 2025: **919**
7.8% from Jul 2024: **761**

YTD	2025	2024	+/-
	5,305	**5,319**	-0.3%

5-year Jul average: **896**

Closed Sales 894

0.8% from Jun 2025: **887**
3.8% from Jul 2024: **861**

YTD	2025	2024	+/-
	4,852	**4,723**	2.7%

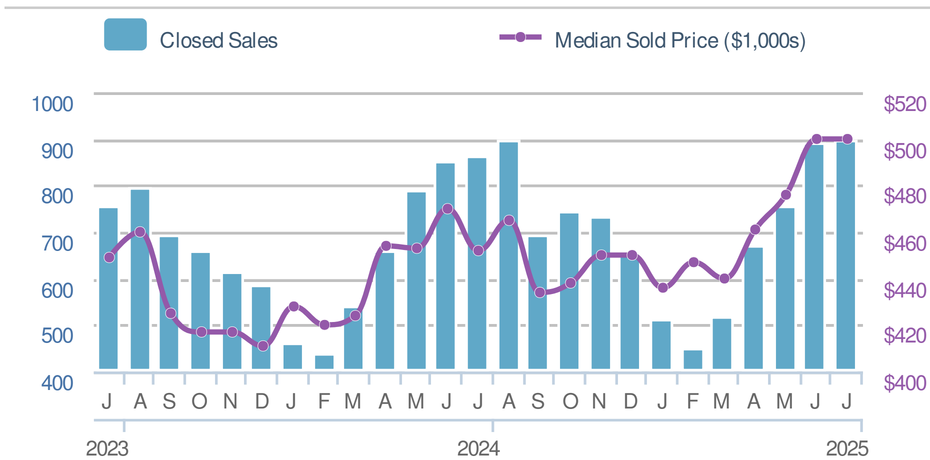
5-year Jul average: **954**

Median Sold Price $500,000

0.0% from Jun 2025: **$500,000**
10.6% from Jul 2024: **$452,250**

YTD	2025	2024	+/-
	$470,000	**$447,175**	5.1%

5-year Jul average: **$442,734**



Active Listings 1,147

1,147
Min 785
1,001
Max 1,147
5-year Jul average

Jun 2025	Jul 2024
1,063	**1,001**

Avg DOM 18

18
Min 12
16
Max 18
5-year Jul average

Jun 2025	Jul 2024	YTD
16	**18**	**23**

Avg Sold to OLP Ratio 100.0%

100.0%
Min 100.0%
101.8%
Max 102.7%
5-year Jul average

Jun 2025	Jul 2024	YTD
101.6%	**101.1%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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Montgomery County, PA - Detached

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New Listings 512

-5.7% from Jun 2025: **543**
-4.7% from Jul 2024: **537**

YTD	2025	2024	+/-
	3,861	**3,870**	-0.2%

5-year Jul average: **597**

New Pendings 514

-12.1% from Jun 2025: **585**
10.8% from Jul 2024: **464**

YTD	2025	2024	+/-
	3,294	**3,239**	1.7%

5-year Jul average: **551**

Closed Sales 581

-0.2% from Jun 2025: **582**
9.4% from Jul 2024: **531**

YTD	2025	2024	+/-
	2,954	**2,849**	3.7%

5-year Jul average: **603**

Median Sold Price $579,900

0.9% from Jun 2025: **$575,000**
10.2% from Jul 2024: **$526,000**

YTD	2025	2024	+/-
	$551,500	**$525,000**	5.0%

5-year Jul average: **$515,537**

Summary

In Montgomery County, PA, the median sold price for Detached properties for July was $579,900, representing an increase of 0.9% compared to last month and an increase of 10.2% from Jul 2024. The average days on market for units sold in July was 19 days, 17% above the 5-year July average of 16 days. There was a 12.1% month over month decrease in new contract activity with 514 New Pendings; a 10.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 781; and a 3.8% increase in supply to 655 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.38 in June and no change from July 2024. The Contract Ratio is 19% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 655

655
Min 527 — 634 — Max 695
5-year Jul average

Jun 2025	Jul 2024
631	**676**

Avg DOM 19

19
Min 12 — 16 — Max 19
5-year Jul average

Jun 2025	Jul 2024	YTD
16	**18**	**22**

Avg Sold to OLP Ratio 100.1%

100.1%
Min 100.1% — 101.8% — Max 103.0%
5-year Jul average

Jun 2025	Jul 2024	YTD
102.5%	**101.1%**	**100.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

Local Market **Insight**

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New Listings — 355

-6.6% from Jun 2025: **380**
8.6% from Jul 2024: **327**

YTD	2025	2024	+/-
	2,515	**2,348**	7.1%

5-year Jul average: **381**

New Pendings — 306

-8.4% from Jun 2025: **334**
3.0% from Jul 2024: **297**

YTD	2025	2024	+/-
	2,011	**2,079**	-3.3%

5-year Jul average: **344**

Closed Sales — 313

2.6% from Jun 2025: **305**
-5.2% from Jul 2024: **330**

YTD	2025	2024	+/-
	1,898	**1,873**	1.3%

5-year Jul average: **351**

Median Sold Price — $375,000

0.3% from Jun 2025: **$374,000**
3.1% from Jul 2024: **$363,740**

YTD	2025	2024	+/-
	$367,250	**$351,191**	4.6%

5-year Jul average: **$337,878**

Summary

In Montgomery County, PA, the median sold price for Attached properties for July was $375,000, representing an increase of 0.3% compared to last month and an increase of 3.1% from Jul 2024. The average days on market for units sold in July was 18 days, 2% above the 5-year July average of 18 days. There was an 8.4% month over month decrease in new contract activity with 306 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 473; and a 13.9% increase in supply to 492 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.15 in June and a decrease from 1.57 in July 2024. The Contract Ratio is 44% lower than the 5-year July average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 492

492
Min 258 | 367 | Max 492
5-year Jul average

Jun 2025	Jul 2024
432	**325**

Avg DOM — 18

18
Min 13 | 18 | Max 21
5-year Jul average

Jun 2025	Jul 2024	YTD
16	**18**	**24**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 99.8% | 101.6% | Max 102.9%
5-year Jul average

Jun 2025	Jul 2024	YTD
100.1%	**101.1%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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