December 2025

All Home Types
Detached
Attached

Local Market **Insight**

Montgomery County, PA

MarketStats
by ShowingTime

Presented by
Lauren Davis
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New Listings 345

-35.6% from Nov 2025: **536**

-2.0% from Dec 2024: **352**

YTD	2025	2024	+/-
	10,237	**10,061**	1.7%

5-year Dec average: **414**

New Pendings 438

-32.9% from Nov 2025: **653**

-0.5% from Dec 2024: **440**

YTD	2025	2024	+/-
	8,615	**8,693**	-0.9%

5-year Dec average: **497**

Closed Sales 739

21.1% from Nov 2025: **610**

13.9% from Dec 2024: **649**

YTD	2025	2024	+/-
	8,698	**8,565**	1.6%

5-year Dec average: **740**

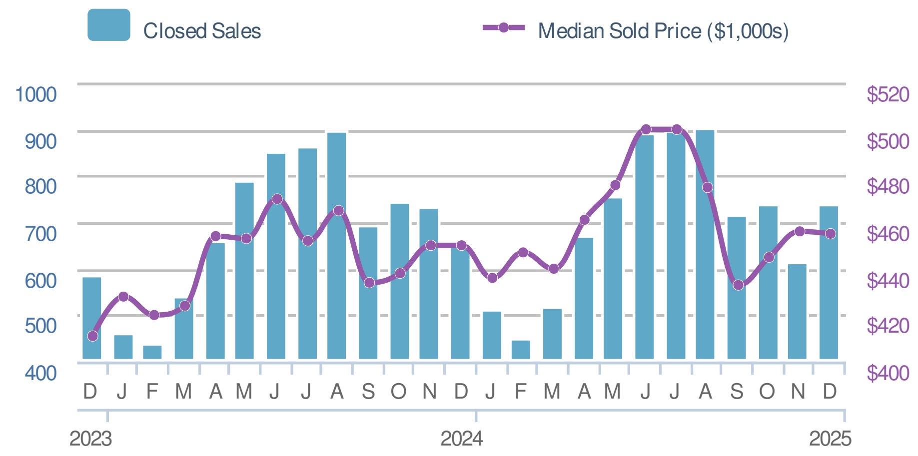
Median Sold Price $455,000

-0.2% from Nov 2025: **$456,000**

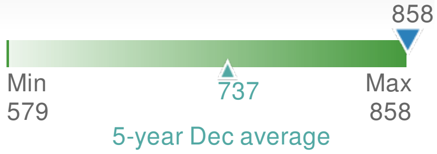
1.1% from Dec 2024: **$450,000**

YTD	2025	2024	+/-
	$461,175	**$450,000**	2.5%

5-year Dec average: **$414,894**

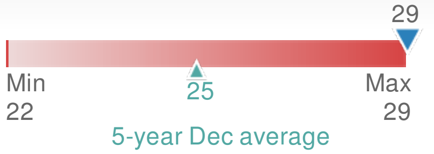


Active Listings 858



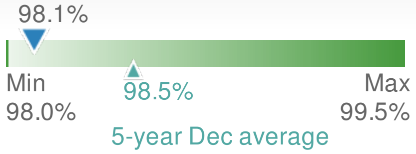
Nov 2025	Dec 2024
1,053	**760**

Avg DOM 29



Nov 2025	Dec 2024	YTD
26	**26**	**24**

Avg Sold to OLP Ratio 98.1%



Nov 2025	Dec 2024	YTD
98.5%	**98.2%**	**99.7%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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December 2025

Montgomery County, PA - Detached

New Listings 183

▼-38.6% from Nov 2025: **298**

▼-6.6% from Dec 2024: **196**

YTD	2025	2024	+/-
	6,105	**6,125**	-0.3%

5-year Dec average: **224**

New Pendings 254

▼-29.8% from Nov 2025: **362**

▼-0.8% from Dec 2024: **256**

YTD	2025	2024	+/-
	5,259	**5,243**	0.3%

5-year Dec average: **280**

Closed Sales 417

▲10.3% from Nov 2025: **378**

▲2.5% from Dec 2024: **407**

YTD	2025	2024	+/-
	5,287	**5,194**	1.8%

5-year Dec average: **441**

Median Sold Price $550,000

↔0.0% from Nov 2025: **$550,000**

▲1.9% from Dec 2024: **$540,000**

YTD	2025	2024	+/-
	$550,000	**$525,000**	4.8%

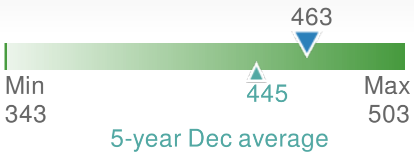
5-year Dec average: **$493,040**

Summary

In Montgomery County, PA, the median sold price for Detached properties for December was $550,000, representing no change compared to last month and an increase of 1.9% from Dec 2024. The average days on market for units sold in December was 28 days, 10% above the 5-year December average of 25 days. There was a 29.8% month over month decrease in new contract activity with 254 New Pendings; a 29.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 416; and a 22.6% decrease in supply to 463 active units.

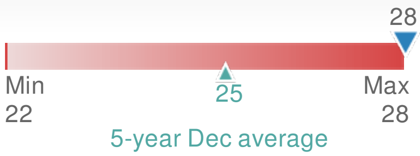
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.98 in November and a decrease from 1.01 in December 2024. The Contract Ratio is 24% lower than the 5-year December average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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 463



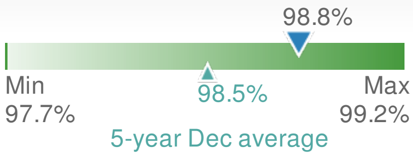
Nov 2025	Dec 2024
598	**457**

Avg DOM 28



Nov 2025	Dec 2024	YTD
27	**24**	**23**

Avg Sold to OLP Ratio 98.8%



Nov 2025	Dec 2024	YTD
98.8%	**98.1%**	**100.1%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

MarketStats by ShowingTime

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Montgomery County, PA - Attached

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New Listings 162

▼-31.9% from Nov 2025: **238**

▲3.8% from Dec 2024: **156**

YTD	2025	2024	+/-
	4,131	**3,931**	5.1%

5-year Dec average: **190**

New Pendings 184

▼-36.8% from Nov 2025: **291**

↔0.0% from Dec 2024: **184**

YTD	2025	2024	+/-
	3,355	**3,446**	-2.6%

5-year Dec average: **217**

Closed Sales 322

▲39.4% from Nov 2025: **231**

▲33.1% from Dec 2024: **242**

YTD	2025	2024	+/-
	3,410	**3,367**	1.3%

5-year Dec average: **300**

Median Sold Price $367,250

▼-1.4% from Nov 2025: **$372,500**

▲3.5% from Dec 2024: **$355,000**

YTD	2025	2024	+/-
	$365,000	**$355,000**	2.8%

5-year Dec average: **$326,440**

Summary

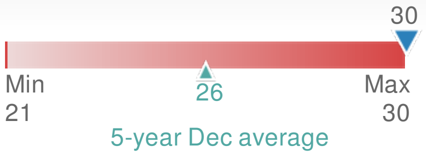
In Montgomery County, PA, the median sold price for Attached properties for December was $367,250, representing a decrease of 1.4% compared to last month and an increase of 3.5% from Dec 2024. The average days on market for units sold in December was 30 days, 17% above the 5-year December average of 26 days. There was a 36.8% month over month decrease in new contract activity with 184 New Pendings; a 33.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 309; and a 13.2% decrease in supply to 395 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.02 in November and a decrease from 1.27 in December 2024. The Contract Ratio is 47% lower than the 5-year December average of 1.47. 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 395

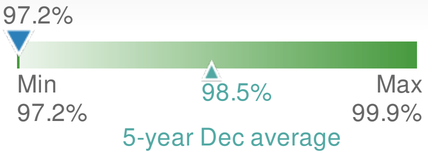
Nov 2025	Dec 2024
455	**303**

Avg DOM 30



Nov 2025	Dec 2024	YTD
24	**29**	**25**

Avg Sold to OLP Ratio 97.2%



Nov 2025	Dec 2024	YTD
98.1%	**98.4%**	**98.9%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.