

# August 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Montgomery County, PA

## August 2025

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## New Listings

797

-8.1%

from Jul 2025:  
867

-1.0%

from Aug 2024:  
805

YTD	2025	2024	+/-
	7,273	7,100	2.4%

5-year Aug average: 901

## New Pendings

772

-5.9%

from Jul 2025:  
820

1.7%

from Aug 2024:  
759

YTD	2025	2024	+/-
	6,058	6,063	-0.1%

5-year Aug average: 878

## Closed Sales

901

0.8%

from Jul 2025:  
894

0.6%

from Aug 2024:  
896

YTD	2025	2024	+/-
	5,785	5,641	2.6%

5-year Aug average: 983

## Median Sold Price

\$475,050

-5.0%

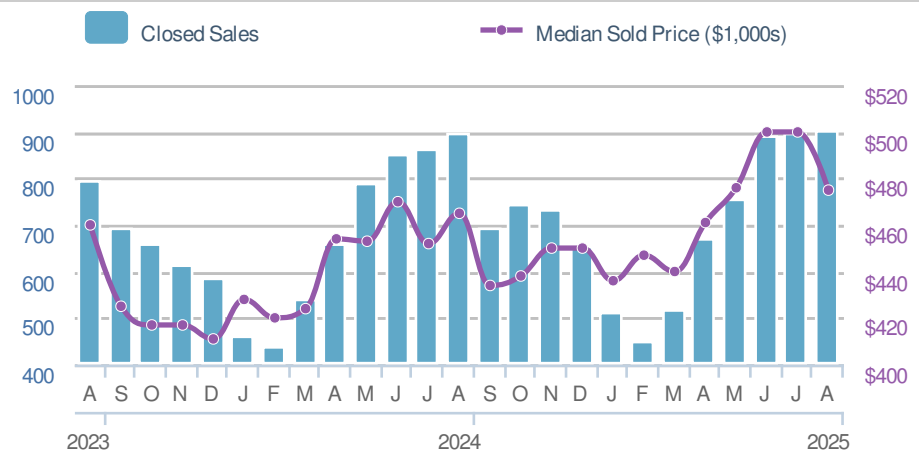
from Jul 2025:  
\$500,000

2.2%

from Aug 2024:  
\$465,000

YTD	2025	2024	+/-
	\$472,500	\$450,000	5.0%

5-year Aug average: \$441,010



## Active Listings

1,141



Jul 2025	Aug 2024
1,147	1,016

## Avg DOM

20



Jul 2025	Aug 2024	YTD
18	21	22

## Avg Sold to OLP Ratio

99.4%



Jul 2025	Aug 2024	YTD
100.0%	100.5%	100.1%

**August 2025**

## Montgomery County, PA - Detached

**New Listings****453** **-11.5%**from Jul 2025:  
**512** **-8.9%**from Aug 2024:  
**497**

YTD	2025	2024	+/-
	<b>4,383</b>	<b>4,418</b>	-0.8%

5-year Aug average: **540****New Pendings****460** **-10.5%**from Jul 2025:  
**514** **-3.2%**from Aug 2024:  
**475**

YTD	2025	2024	+/-
	<b>3,743</b>	<b>3,708</b>	0.9%

5-year Aug average: **529****Closed Sales****590** **1.5%**from Jul 2025:  
**581** **5.7%**from Aug 2024:  
**558**

YTD	2025	2024	+/-
	<b>3,564</b>	<b>3,423</b>	4.1%

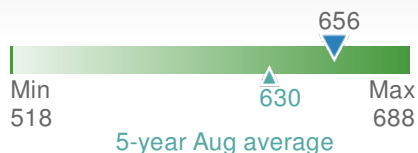
5-year Aug average: **621****Median  
Sold Price****\$580,000** **0.0%**from Jul 2025:  
**\$579,900** **7.4%**from Aug 2024:  
**\$540,000**

YTD	2025	2024	+/-
	<b>\$560,000</b>	<b>\$525,000</b>	6.7%

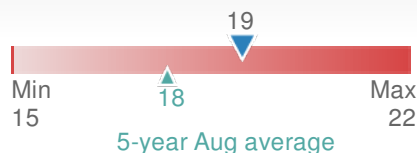
5-year Aug average: **\$515,000****Summary**

In Montgomery County, PA, the median sold price for Detached properties for August was \$580,000, representing an increase of 0% compared to last month and an increase of 7.4% from Aug 2024. The average days on market for units sold in August was 19 days, 7% above the 5-year August average of 18 days. There was a 10.5% month over month decrease in new contract activity with 460 New Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 621; and a 0.2% increase in supply to 656 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.19 in July and a decrease from 1.06 in August 2024. The Contract Ratio is 26% lower than the 5-year August average of 1.28. 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****656**

Jul 2025	Aug 2024
<b>655</b>	<b>664</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>19</b>	<b>22</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****99.7%**

Jul 2025	Aug 2024	YTD
<b>100.1%</b>	<b>100.6%</b>	<b>100.5%</b>

**August 2025**

## Montgomery County, PA - Attached

**New Listings****344** **-3.1%**from Jul 2025:  
**355** **11.7%**from Aug 2024:  
**308**

YTD	2025	2024	+/-
	<b>2,890</b>	<b>2,678</b>	7.9%

5-year Aug average: **362****New Pendings****312** **2.0%**from Jul 2025:  
**306** **9.9%**from Aug 2024:  
**284**

YTD	2025	2024	+/-
	<b>2,315</b>	<b>2,354</b>	-1.7%

5-year Aug average: **348****Closed Sales****311** **-0.6%**from Jul 2025:  
**313** **-8.0%**from Aug 2024:  
**338**

YTD	2025	2024	+/-
	<b>2,221</b>	<b>2,217</b>	0.2%

5-year Aug average: **362****Median  
Sold Price****\$359,900** **-4.0%**from Jul 2025:  
**\$375,000** **2.8%**from Aug 2024:  
**\$350,000**

YTD	2025	2024	+/-
	<b>\$365,000</b>	<b>\$351,000</b>	4.0%

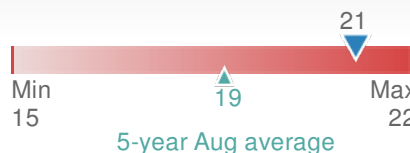
5-year Aug average: **\$331,480****Summary**

In Montgomery County, PA, the median sold price for Attached properties for August was \$359,900, representing a decrease of 4% compared to last month and an increase of 2.8% from Aug 2024. The average days on market for units sold in August was 21 days, 12% above the 5-year August average of 19 days. There was a 2% month over month increase in new contract activity with 312 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 458; and a 1.4% decrease in supply to 485 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 0.96 in July and a decrease from 1.25 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.56. 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****485**

Jul 2025	Aug 2024
<b>492</b>	<b>352</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>18</b>	<b>20</b>	<b>23</b>

**Avg Sold to  
OLP Ratio****98.8%**

Jul 2025	Aug 2024	YTD
<b>99.8%</b>	<b>100.4%</b>	<b>99.4%</b>