

# July 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Montgomery County, PA

**July 2025**

Montgomery County, PA

**New Listings****867** **-6.1%**from Jun 2025:  
**923** **0.2%**from Jul 2024:  
**865**

YTD	2025	2024	+/-
	<b>6,376</b>	<b>6,222</b>	2.5%

5-year Jul average: **978****New Pendings****820** **-10.8%**from Jun 2025:  
**919** **7.8%**from Jul 2024:  
**761**

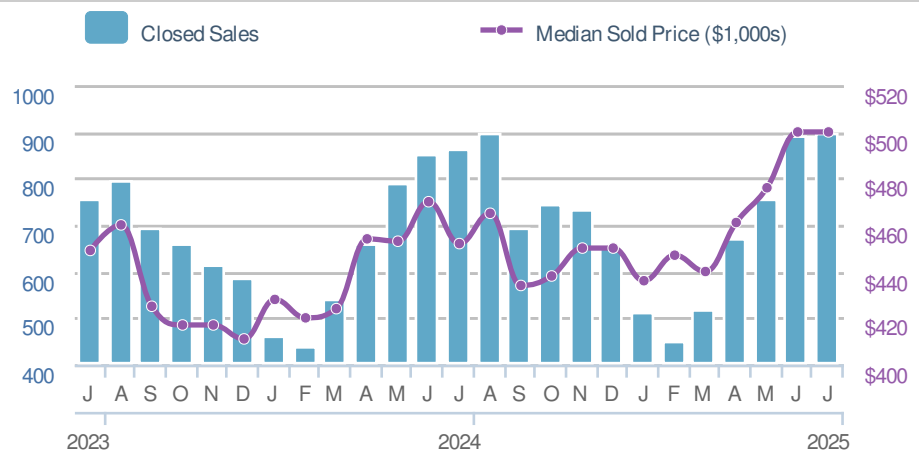
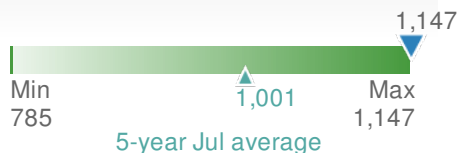
YTD	2025	2024	+/-
	<b>5,305</b>	<b>5,319</b>	-0.3%

5-year Jul average: **896****Closed Sales****894** **0.8%**from Jun 2025:  
**887** **3.8%**from Jul 2024:  
**861**

YTD	2025	2024	+/-
	<b>4,852</b>	<b>4,723</b>	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**

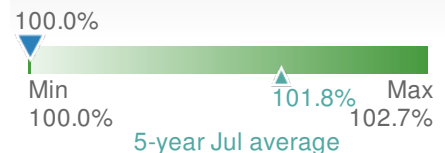
YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$447,175</b>	5.1%

5-year Jul average: **\$442,734****Active Listings****1,147**

Jun 2025	Jul 2024
<b>1,063</b>	<b>1,001</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>18</b>	<b>23</b>

**Avg Sold to OLP Ratio****100.0%**

Jun 2025	Jul 2024	YTD
<b>101.6%</b>	<b>101.1%</b>	<b>100.2%</b>

**July 2025**

## Montgomery County, PA - Detached

**New Listings****512** **-5.7%**from Jun 2025:  
**543** **-4.7%**from Jul 2024:  
**537**

YTD	2025	2024	+/-
	<b>3,861</b>	<b>3,870</b>	-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	+/-
	<b>3,294</b>	<b>3,239</b>	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	+/-
	<b>2,954</b>	<b>2,849</b>	3.7%

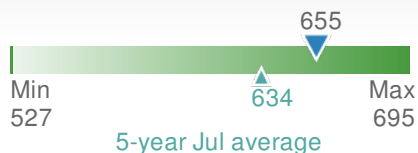
5-year Jul average: **603****Median Sold Price****\$579,900** **0.9%**from Jun 2025:  
**\$575,000** **10.2%**from Jul 2024:  
**\$526,000**

YTD	2025	2024	+/-
	<b>\$551,500</b>	<b>\$525,000</b>	5.0%

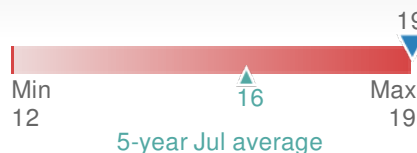
5-year Jul average: **\$515,537****Summary**

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.

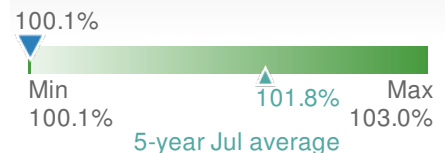
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.38 in June and no change from July 2024. The Contract Ratio is 19% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and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

Jun 2025	Jul 2024
<b>631</b>	<b>676</b>

**Avg DOM****19**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>18</b>	<b>22</b>

**Avg Sold to OLP Ratio****100.1%**

Jun 2025	Jul 2024	YTD
<b>102.5%</b>	<b>101.1%</b>	<b>100.7%</b>

**July 2025**

## Montgomery County, PA - Attached

**New Listings****355**

-6.6%

from Jun 2025:  
**380**

8.6%

from Jul 2024:  
**327**

YTD	2025	2024	+/-
	<b>2,515</b>	<b>2,348</b>	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	+/-
	<b>2,011</b>	<b>2,079</b>	-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	+/-
	<b>1,898</b>	<b>1,873</b>	1.3%

5-year Jul average: **351****Median  
Sold Price****\$375,000**

0.3%

from Jun 2025:  
**\$374,000**

3.1%

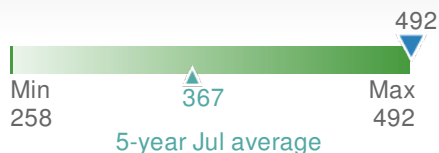
from Jul 2024:  
**\$363,740**

YTD	2025	2024	+/-
	<b>\$367,250</b>	<b>\$351,191</b>	4.6%

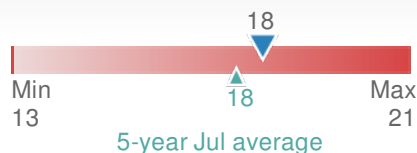
5-year Jul average: **\$337,878****Summary**

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.

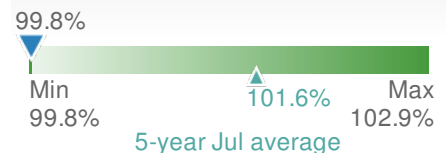
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.15 in June and a decrease from 1.57 in July 2024. The Contract Ratio is 44% lower than the 5-year July average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Jun 2025	Jul 2024
<b>432</b>	<b>325</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>18</b>	<b>24</b>

**Avg Sold to  
OLP Ratio****99.8%**

Jun 2025	Jul 2024	YTD
<b>100.1%</b>	<b>101.1%</b>	<b>99.5%</b>