

November 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

November 2025

Montgomery County, PA

New Listings**536****↓ -36.5%**from Oct 2025:
844**↓ -6.5%**from Nov 2024:
573

YTD	2025	2024	+/-
	9,816	9,643	1.8%

5-year Nov average: **631****New Pendings****653****↓ -10.3%**from Oct 2025:
728**↓ -1.1%**from Nov 2024:
660

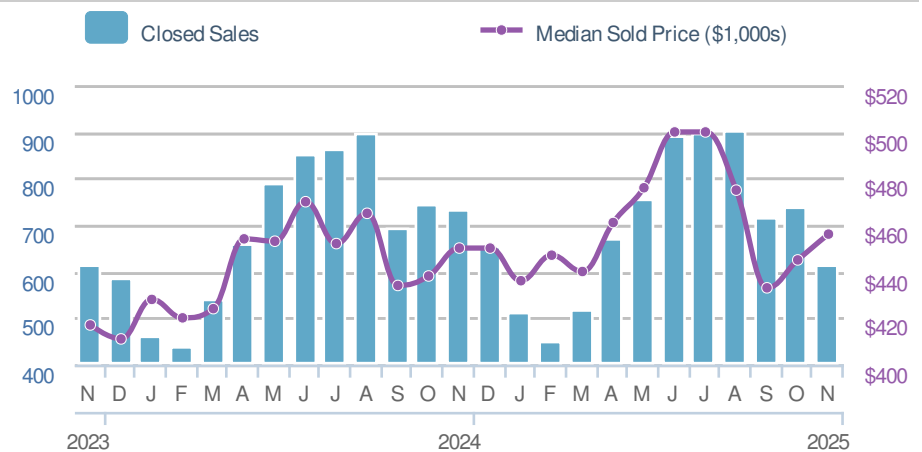
YTD	2025	2024	+/-
	8,172	8,269	-1.2%

5-year Nov average: **695****Closed Sales****610****↓ -16.9%**from Oct 2025:
734**↓ -16.6%**from Nov 2024:
731

YTD	2025	2024	+/-
	7,929	7,887	0.5%

5-year Nov average: **726****Median Sold Price****\$456,000****↑ 2.5%**from Oct 2025:
\$445,000**↑ 1.3%**from Nov 2024:
\$450,000

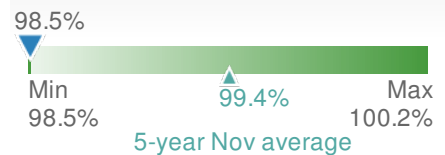
YTD	2025	2024	+/-
	\$462,500	\$450,000	2.8%

5-year Nov average: **\$414,028****Active Listings****1,053**

Oct 2025	Nov 2024
1,271	931

Avg DOM**26**

Oct 2025	Nov 2024	YTD
25	21	23

Avg Sold to OLP Ratio**98.5%**

Oct 2025	Nov 2024	YTD
99.0%	99.1%	99.8%

November 2025

Montgomery County, PA - Detached

New Listings**298** **-38.6%**from Oct 2025:
485 **-6.6%**from Nov 2024:
319

YTD	2025	2024	+/-
	5,883	5,884	-0.0%

5-year Nov average: **368****New Pendings****362** **-20.6%**from Oct 2025:
456 **-5.0%**from Nov 2024:
381

YTD	2025	2024	+/-
	4,998	4,998	0.0%

5-year Nov average: **402****Closed Sales****378** **-12.5%**from Oct 2025:
432 **-12.5%**from Nov 2024:
432

YTD	2025	2024	+/-
	4,856	4,771	1.8%

5-year Nov average: **429****Median
Sold Price****\$550,000** **0.0%**from Oct 2025:
\$550,000 **4.3%**from Nov 2024:
\$527,450

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

5-year Nov average: **\$482,890****Summary**

In Montgomery County, PA, the median sold price for Detached properties for November was \$550,000, representing no change compared to last month and an increase of 4.3% from Nov 2024. The average days on market for units sold in November was 27 days, 23% above the 5-year November average of 22 days. There was a 20.6% month over month decrease in new contract activity with 362 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 587; and an 18.2% decrease in supply to 598 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.85 in October and a decrease from 1.12 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.21. 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**598**

Oct 2025	Nov 2024
731	570

Avg DOM**27**

Oct 2025	Nov 2024	YTD
24	22	22

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

Oct 2025	Nov 2024	YTD
99.5%	99.2%	100.3%

November 2025

Montgomery County, PA - Attached

New Listings**238** **-33.5%**from Oct 2025:
358 **-6.3%**from Nov 2024:
254

YTD	2025	2024	+/-
	3,932	3,754	4.7%

5-year Nov average: **262****New Pending****291** **7.4%**from Oct 2025:
271 **4.3%**from Nov 2024:
279

YTD	2025	2024	+/-
	3,173	3,267	-2.9%

5-year Nov average: **293****Closed Sales****231** **-23.5%**from Oct 2025:
302 **-22.2%**from Nov 2024:
297

YTD	2025	2024	+/-
	3,072	3,112	-1.3%

5-year Nov average: **296****Median
Sold Price****\$372,500** **7.3%**from Oct 2025:
\$347,000 **0.1%**from Nov 2024:
\$372,000

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

5-year Nov average: **\$334,890****Summary**

In Montgomery County, PA, the median sold price for Attached properties for November was \$372,500, representing an increase of 7.3% compared to last month and an increase of 0.1% from Nov 2024. The average days on market for units sold in November was 24 days, 14% above the 5-year November average of 21 days. There was a 7.4% month over month increase in new contract activity with 291 New Pending; an 8.1% MoM increase in All Pending (new contracts + contracts carried over from October) to 465; and a 15.7% decrease in supply to 455 active units.

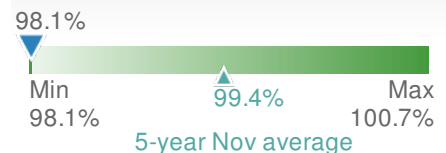
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, up from 0.80 in October and a decrease from 1.28 in November 2024. The Contract Ratio is 31% lower than the 5-year November average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**455**

Oct 2025	Nov 2024
540	361

Avg DOM**24**

Oct 2025	Nov 2024	YTD
27	21	24

**Avg Sold to
OLP Ratio****98.1%**

Oct 2025	Nov 2024	YTD
98.4%	99.2%	99.1%