

# November 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Montgomery County, PA

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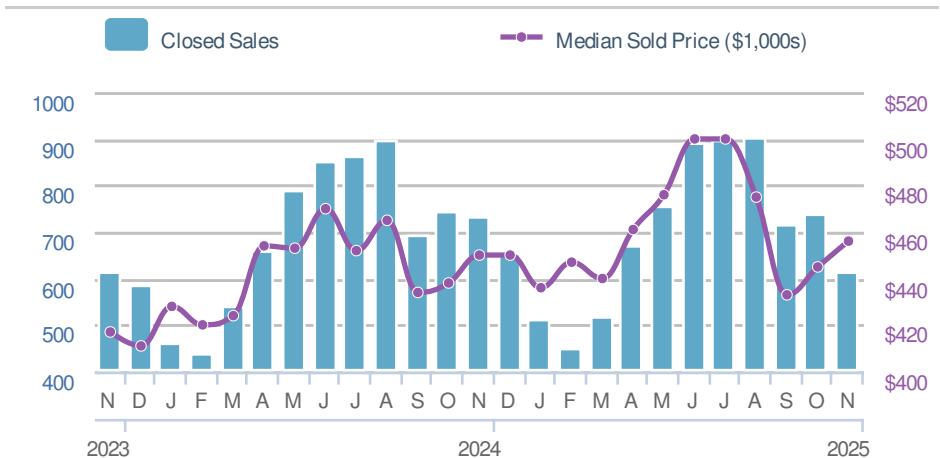
Montgomery County, PA

|                         |                    |             |
|-------------------------|--------------------|-------------|
| <b>New Listings</b>     | <b>536</b>         |             |
| ↓ -36.5%                | ↓ -6.5%            |             |
| from Oct 2025: 844      | from Nov 2024: 573 |             |
| YTD 2025 2024 +/-       |                    |             |
| <b>9,816</b>            | <b>9,643</b>       | <b>1.8%</b> |
| 5-year Nov average: 631 |                    |             |

|                         |                    |              |
|-------------------------|--------------------|--------------|
| <b>New Pensions</b>     | <b>653</b>         |              |
| ↓ -10.3%                | ↓ -1.1%            |              |
| from Oct 2025: 728      | from Nov 2024: 660 |              |
| YTD 2025 2024 +/-       |                    |              |
| <b>8,172</b>            | <b>8,269</b>       | <b>-1.2%</b> |
| 5-year Nov average: 695 |                    |              |

|                         |                    |             |
|-------------------------|--------------------|-------------|
| <b>Closed Sales</b>     | <b>610</b>         |             |
| ↓ -16.9%                | ↓ -16.6%           |             |
| from Oct 2025: 734      | from Nov 2024: 731 |             |
| YTD 2025 2024 +/-       |                    |             |
| <b>7,929</b>            | <b>7,887</b>       | <b>0.5%</b> |
| 5-year Nov average: 726 |                    |             |

|                               |                          |             |
|-------------------------------|--------------------------|-------------|
| <b>Median Sold Price</b>      | <b>\$456,000</b>         |             |
| ↑ 2.5%                        | ↑ 1.3%                   |             |
| from Oct 2025: \$445,000      | from Nov 2024: \$450,000 |             |
| YTD 2025 2024 +/-             |                          |             |
| <b>\$462,500</b>              | <b>\$450,000</b>         | <b>2.8%</b> |
| 5-year Nov average: \$414,028 |                          |             |



|                        |              |
|------------------------|--------------|
| <b>Active Listings</b> | <b>1,053</b> |
| Min 838                | 928          |
| 5-year Nov average     |              |
| Oct 2025 Nov 2024      |              |
| <b>1,271</b>           | <b>931</b>   |

|                       |           |           |
|-----------------------|-----------|-----------|
| <b>Avg DOM</b>        | <b>26</b> |           |
| Min 18                | 22        |           |
| 5-year Nov average    |           |           |
| Oct 2025 Nov 2024 YTD |           |           |
| <b>25</b>             | <b>21</b> | <b>23</b> |

|                              |              |              |
|------------------------------|--------------|--------------|
| <b>Avg Sold to OLP Ratio</b> | <b>98.5%</b> |              |
| 98.5%                        | 99.4%        |              |
| 5-year Nov average           |              |              |
| Oct 2025 Nov 2024 YTD        |              |              |
| <b>99.0%</b>                 | <b>99.1%</b> | <b>99.8%</b> |

## November 2025

## Montgomery County, PA - Detached

|                         |                    |       |
|-------------------------|--------------------|-------|
| New Listings            | 298                |       |
| ↓-38.6%                 | ↓-6.6%             |       |
| from Oct 2025: 485      | from Nov 2024: 319 |       |
| YTD 2025 2024 +/-       |                    |       |
| 5,883                   | 5,884              | -0.0% |
| 5-year Nov average: 368 |                    |       |

|                         |                    |      |
|-------------------------|--------------------|------|
| New Pendencies          | 362                |      |
| ↓-20.6%                 | ↓-5.0%             |      |
| from Oct 2025: 456      | from Nov 2024: 381 |      |
| YTD 2025 2024 +/-       |                    |      |
| 4,998                   | 4,998              | 0.0% |
| 5-year Nov average: 402 |                    |      |

|                         |                    |      |
|-------------------------|--------------------|------|
| Closed Sales            | 378                |      |
| ↓-12.5%                 | ↓-12.5%            |      |
| from Oct 2025: 432      | 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%                         | ↑4.3%                    |      |
| from Oct 2025: \$550,000      | 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 Pendencies; a 6.1% MoM decrease in All Pendencies (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 pendencies 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          |
| Min 543            | 573          |
| Max 608            | 598          |
| 5-year Nov average |              |
| Oct 2025 731       | Nov 2024 570 |

|                    |             |
|--------------------|-------------|
| Avg DOM            | 27          |
| Min 18             | 22          |
| Max 27             | 27          |
| 5-year Nov average |             |
| Oct 2025 24        | Nov 2024 22 |
| YTD 22             |             |

|                       |                |
|-----------------------|----------------|
| Avg Sold to OLP Ratio | 98.8%          |
| Min 98.8%             | 99.4%          |
| Max 99.9%             | 99.9%          |
| 5-year Nov average    |                |
| Oct 2025 99.5%        | Nov 2024 99.2% |
| YTD 100.3%            |                |

## November 2025

Montgomery County, PA - Attached

|                         |                    |             |
|-------------------------|--------------------|-------------|
| New Listings            | <b>238</b>         |             |
| ↓-33.5%                 | ↓-6.3%             |             |
| from Oct 2025: 358      | from Nov 2024: 254 |             |
| YTD 2025 2024 +/-       |                    |             |
| <b>3,932</b>            | <b>3,754</b>       | <b>4.7%</b> |
| 5-year Nov average: 262 |                    |             |

|                         |                    |              |
|-------------------------|--------------------|--------------|
| New Pensions            | <b>291</b>         |              |
| ↑7.4%                   | ↑4.3%              |              |
| from Oct 2025: 271      | from Nov 2024: 279 |              |
| YTD 2025 2024 +/-       |                    |              |
| <b>3,173</b>            | <b>3,267</b>       | <b>-2.9%</b> |
| 5-year Nov average: 293 |                    |              |

|                         |                    |              |
|-------------------------|--------------------|--------------|
| Closed Sales            | <b>231</b>         |              |
| ↓-23.5%                 | ↓-22.2%            |              |
| from Oct 2025: 302      | from Nov 2024: 297 |              |
| YTD 2025 2024 +/-       |                    |              |
| <b>3,072</b>            | <b>3,112</b>       | <b>-1.3%</b> |
| 5-year Nov average: 296 |                    |              |

|                               |                          |             |
|-------------------------------|--------------------------|-------------|
| Median Sold Price             | <b>\$372,500</b>         |             |
| ↑7.3%                         | ↑0.1%                    |             |
| from Oct 2025: \$347,000      | from Nov 2024: \$372,000 |             |
| YTD 2025 2024 +/-             |                          |             |
| <b>\$365,000</b>              | <b>\$355,000</b>         | <b>2.8%</b> |
| 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 Pensions; an 8.1% MoM increase in All Pensions (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    | <b>455</b>   |
| Min 295            | 355          |
| Max 455            | 455          |
| 5-year Nov average |              |
| Oct 2025 540       | Nov 2024 361 |

|                    |             |
|--------------------|-------------|
| Avg DOM            | <b>24</b>   |
| Min 16             | 21          |
| Max 24             | 24          |
| 5-year Nov average |             |
| Oct 2025 27        | Nov 2024 21 |
| YTD 24             |             |

|                       |                |
|-----------------------|----------------|
| Avg Sold to OLP Ratio | <b>98.1%</b>   |
| Min 98.1%             | 99.4%          |
| Max 100.7%            | 100.7%         |
| 5-year Nov average    |                |
| Oct 2025 98.4%        | Nov 2024 99.2% |
| YTD 99.1%             |                |