

October 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

October 2025

Montgomery County, PA

New Listings**844** **-6.6%**from Sep 2025:
904 **1.4%**from Oct 2024:
832

YTD	2025	2024	+/-
	9,211	9,011	2.2%

5-year Oct average: **898****New Pendings****728** **-5.1%**from Sep 2025:
767 **-8.1%**from Oct 2024:
792

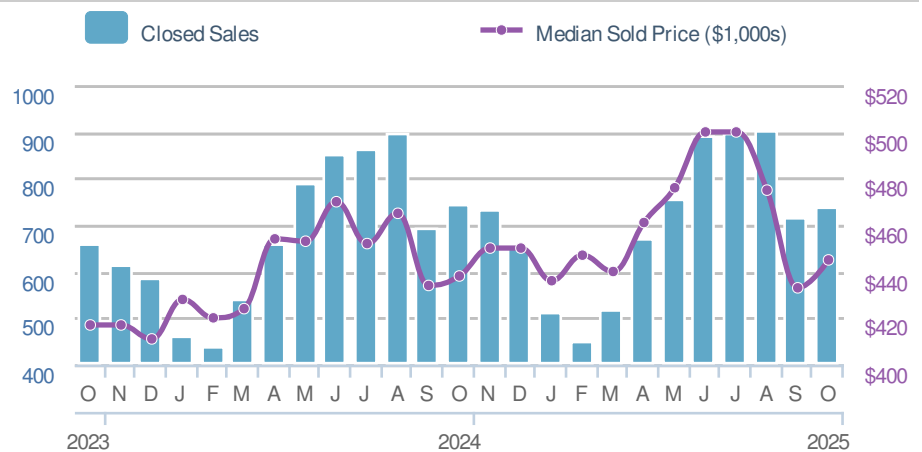
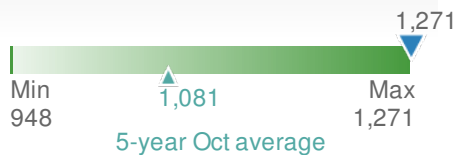
YTD	2025	2024	+/-
	7,539	7,621	-1.1%

5-year Oct average: **827****Closed Sales****734** **3.1%**from Sep 2025:
712 **-1.1%**from Oct 2024:
742

YTD	2025	2024	+/-
	7,291	7,133	2.2%

5-year Oct average: **777****Median Sold Price****\$445,000** **2.6%**from Sep 2025:
\$433,750 **1.5%**from Oct 2024:
\$438,450

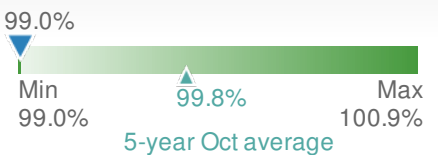
YTD	2025	2024	+/-
	\$465,000	\$449,900	3.4%

5-year Oct average: **\$411,240****Active Listings****1,271**

Sep 2025	Oct 2024
1,221	1,090

Avg DOM**25**

Sep 2025	Oct 2024	YTD
24	21	23

Avg Sold to OLP Ratio**99.0%**

Sep 2025	Oct 2024	YTD
99.3%	99.4%	99.9%

October 2025

Montgomery County, PA - Detached

New Listings**485** **-13.7%**from Sep 2025:
562 **0.4%**from Oct 2024:
483

YTD	2025	2024	+/-
	5,547	5,526	0.4%

5-year Oct average: **524****New Pendings****456** **-0.4%**from Sep 2025:
458 **0.7%**from Oct 2024:
453

YTD	2025	2024	+/-
	4,649	4,625	0.5%

5-year Oct average: **486****Closed Sales****432** **-1.6%**from Sep 2025:
439 **-1.4%**from Oct 2024:
438

YTD	2025	2024	+/-
	4,468	4,330	3.2%

5-year Oct average: **458****Median
Sold Price****\$550,000** **5.2%**from Sep 2025:
\$523,000 **4.8%**from Oct 2024:
\$525,000

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

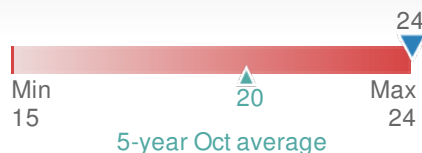
5-year Oct average: **\$486,790****Summary**

In Montgomery County, PA, the median sold price for Detached properties for October was \$550,000, representing an increase of 5.2% compared to last month and an increase of 4.8% from Oct 2024. The average days on market for units sold in October was 24 days, 18% above the 5-year October average of 20 days. There was a 0.4% month over month decrease in new contract activity with 456 New Pendings; a 1.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 625; and a 0.3% decrease in supply to 731 active units.

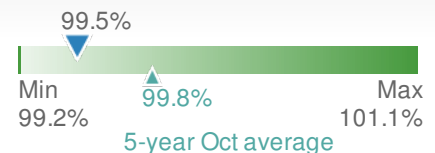
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.84 in September and a decrease from 1.05 in October 2024. The Contract Ratio is 24% lower than the 5-year October average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**731**

Sep 2025	Oct 2024
733	676

Avg DOM**24**

Sep 2025	Oct 2024	YTD
23	24	22

**Avg Sold to
OLP Ratio****99.5%**

Sep 2025	Oct 2024	YTD
100.1%	99.3%	100.4%

October 2025

Montgomery County, PA - Attached

New Listings**358** **4.7%**from Sep 2025:
342 **2.6%**from Oct 2024:
349

YTD	2025	2024	+/-
	3,663	3,480	5.3%

5-year Oct average: **374****New Pendings****271** **-12.3%**from Sep 2025:
309 **-19.6%**from Oct 2024:
337

YTD	2025	2024	+/-
	2,889	2,992	-3.4%

5-year Oct average: **340****Closed Sales****302** **10.6%**from Sep 2025:
273 **-0.7%**from Oct 2024:
304

YTD	2025	2024	+/-
	2,823	2,801	0.8%

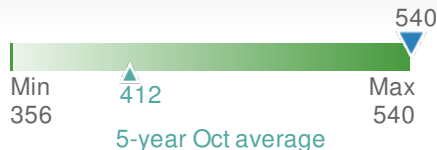
5-year Oct average: **320****Median Sold Price****\$347,000** **-0.9%**from Sep 2025:
\$350,000 **-1.2%**from Oct 2024:
\$351,250

YTD	2025	2024	+/-
	\$365,000	\$353,806	3.2%

5-year Oct average: **\$324,650****Summary**

In Montgomery County, PA, the median sold price for Attached properties for October was \$347,000, representing a decrease of 0.9% compared to last month and a decrease of 1.2% from Oct 2024. The average days on market for units sold in October was 27 days, 27% above the 5-year October average of 21 days. There was a 12.3% month over month decrease in new contract activity with 271 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 430; and a 10.7% increase in supply to 540 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.98 in September and a decrease from 1.20 in October 2024. The Contract Ratio is 40% lower than the 5-year October average of 1.34. 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**540**

Sep 2025	Oct 2024
488	414

Avg DOM**27**

Sep 2025	Oct 2024	YTD
26	18	24

Avg Sold to OLP Ratio**98.4%**

Sep 2025	Oct 2024	YTD
98.1%	99.4%	99.2%