

# September 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Montgomery County, PA

**September 2025**

Montgomery County, PA

**New Listings****904****↑13.4%**from Aug 2025:  
**797****↑4.4%**from Sep 2024:  
**866**

YTD	2025	2024	+/-
	<b>8,278</b>	<b>8,067</b>	2.6%

5-year Sep average: **938****New Pendings****767****↓-0.6%**from Aug 2025:  
**772****↓-0.5%**from Sep 2024:  
**771**

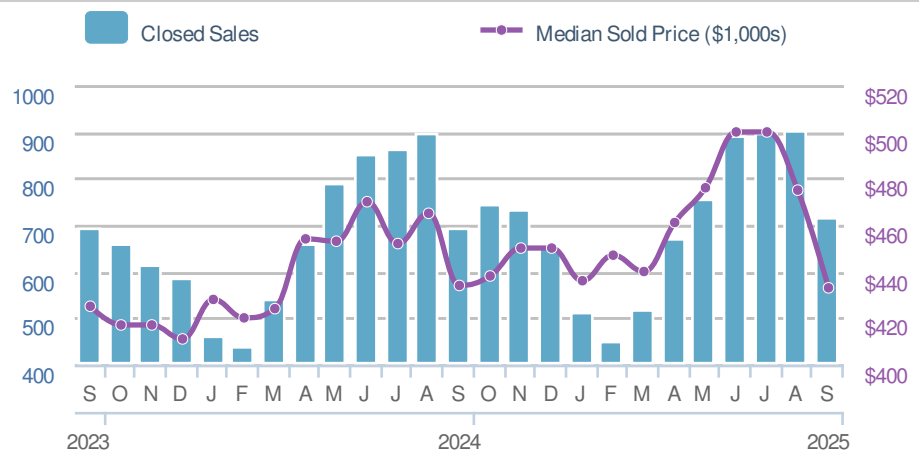
YTD	2025	2024	+/-
	<b>6,816</b>	<b>6,841</b>	-0.4%

5-year Sep average: **793****Closed Sales****712****↓-21.0%**from Aug 2025:  
**901****↑3.2%**from Sep 2024:  
**690**

YTD	2025	2024	+/-
	<b>6,525</b>	<b>6,362</b>	2.6%

5-year Sep average: **821****Median Sold Price****\$433,750****↓-8.7%**from Aug 2025:  
**\$475,050****↓-0.2%**from Sep 2024:  
**\$434,500**

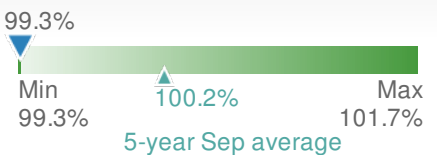
YTD	2025	2024	+/-
	<b>\$465,125</b>	<b>\$450,000</b>	3.4%

5-year Sep average: **\$410,900****Active Listings****1,221**

Aug 2025	Sep 2024
<b>1,141</b>	<b>1,058</b>

**Avg DOM****24**

Aug 2025	Sep 2024	YTD
<b>20</b>	<b>22</b>	<b>22</b>

**Avg Sold to OLP Ratio****99.3%**

Aug 2025	Sep 2024	YTD
<b>99.4%</b>	<b>99.4%</b>	<b>100.0%</b>

**September 2025**

## Montgomery County, PA - Detached

**New Listings****562** **24.1%**from Aug 2025:  
**453** **11.5%**from Sep 2024:  
**504**

YTD	2025	2024	+/-
	<b>5,008</b>	<b>4,983</b>	0.5%

5-year Sep average: **561****New Pending****458** **-0.4%**from Aug 2025:  
**460** **-1.5%**from Sep 2024:  
**465**

YTD	2025	2024	+/-
	<b>4,196</b>	<b>4,173</b>	0.6%

5-year Sep average: **473****Closed Sales****439** **-25.6%**from Aug 2025:  
**590** **0.7%**from Sep 2024:  
**436**

YTD	2025	2024	+/-
	<b>4,019</b>	<b>3,874</b>	3.7%

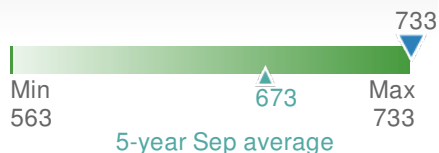
5-year Sep average: **503****Median  
Sold Price****\$523,000** **-9.8%**from Aug 2025:  
**\$580,000** **1.9%**from Sep 2024:  
**\$513,500**

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

5-year Sep average: **\$481,290****Summary**

In Montgomery County, PA, the median sold price for Detached properties for September was \$523,000, representing a decrease of 9.8% compared to last month and an increase of 1.9% from Sep 2024. The average days on market for units sold in September was 23 days, 13% above the 5-year September average of 20 days. There was a 0.4% month over month decrease in new contract activity with 458 New Pending; a 0.5% MoM decrease in All Pending (new contracts + contracts carried over from August) to 618; and an 11.7% increase in supply to 733 active units.

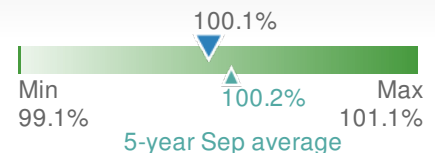
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.95 in August and a decrease from 1.07 in September 2024. The Contract Ratio is 25% lower than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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****733**

Aug 2025	Sep 2024
<b>656</b>	<b>668</b>

**Avg DOM****23**

Aug 2025	Sep 2024	YTD
<b>19</b>	<b>24</b>	<b>22</b>

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

Aug 2025	Sep 2024	YTD
<b>99.7%</b>	<b>99.1%</b>	<b>100.4%</b>

**September 2025**

Montgomery County, PA - Attached

**New Listings****342** **-0.6%**from Aug 2025:  
**344** **-5.3%**from Sep 2024:  
**361**

YTD	2025	2024	+/-
	<b>3,270</b>	<b>3,079</b>	6.2%

5-year Sep average: **376****New Pendings****309** **-1.0%**from Aug 2025:  
**312** **1.3%**from Sep 2024:  
**305**

YTD	2025	2024	+/-
	<b>2,620</b>	<b>2,666</b>	-1.7%

5-year Sep average: **319****Closed Sales****273** **-12.2%**from Aug 2025:  
**311** **7.9%**from Sep 2024:  
**253**

YTD	2025	2024	+/-
	<b>2,506</b>	<b>2,486</b>	0.8%

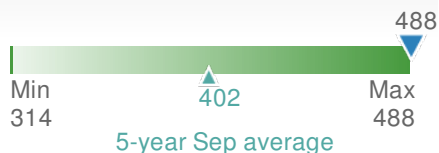
5-year Sep average: **318****Median  
Sold Price****\$350,000** **-2.8%**from Aug 2025:  
**\$359,900** **-4.1%**from Sep 2024:  
**\$365,000**

YTD	2025	2024	+/-
	<b>\$365,000</b>	<b>\$353,612</b>	3.2%

5-year Sep average: **\$327,000****Summary**

In Montgomery County, PA, the median sold price for Attached properties for September was \$350,000, representing a decrease of 2.8% compared to last month and a decrease of 4.1% from Sep 2024. The average days on market for units sold in September was 26 days, 33% above the 5-year September average of 20 days. There was a 1% month over month decrease in new contract activity with 309 New Pendings; a 4.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 478; and a 0.6% increase in supply to 488 active units.

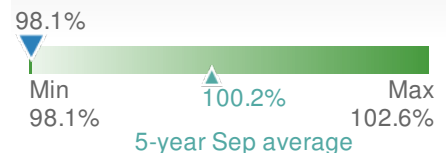
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.94 in August and a decrease from 1.24 in September 2024. The Contract Ratio is 28% lower than the 5-year September average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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****488**

Aug 2025	Sep 2024
<b>485</b>	<b>390</b>

**Avg DOM****26**

Aug 2025	Sep 2024	YTD
<b>21</b>	<b>18</b>	<b>24</b>

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

Aug 2025	Sep 2024	YTD
<b>98.8%</b>	<b>99.8%</b>	<b>99.3%</b>