July 2025

All Home Types
Detached
Attached

Local Market Insight

Norristown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 67

1.5%	15.5%
from Jun 2025: **66**	from Jul 2024: **58**

YTD	2025	2024	+/-
	485	**458**	5.9%

5-year Jul average: **76**

New Pendings — 72

20.0%	26.3%
from Jun 2025: **60**	from Jul 2024: **57**

YTD	2025	2024	+/-
	416	**403**	3.2%

5-year Jul average: **69**

Closed Sales — 63

40.0%	1.6%
from Jun 2025: **45**	from Jul 2024: **62**

YTD	2025	2024	+/-
	367	**375**	-2.1%

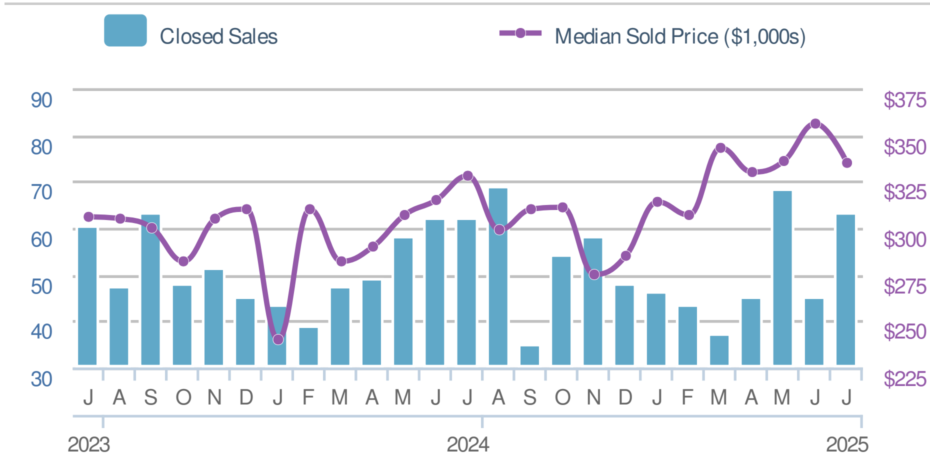
5-year Jul average: **72**

Median Sold Price — $335,000

-6.1%	2.0%
from Jun 2025: **$356,600**	from Jul 2024: **$328,500**

YTD	2025	2024	+/-
	$330,000	**$303,000**	8.9%

5-year Jul average: **$298,500**



Active Listings — 76

76
Min 50
82
Max 123
5-year Jul average

Jun 2025	Jul 2024
78	**66**

Avg DOM — 21

21
Min 10
18
Max 21
5-year Jul average

Jun 2025	Jul 2024	YTD
13	**16**	**24**

Avg Sold to OLP Ratio — 98.1%

98.1%
Min 98.1%
100.9%
Max 102.2%
5-year Jul average

Jun 2025	Jul 2024	YTD
100.2%	**100.7%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

MarketStats

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July 2025

Norristown Area (Montgomery, PA) - Detached

New Listings 20

-9.1%	-4.8%
from Jun 2025: **22**	from Jul 2024: **21**

YTD	2025	2024	+/-
	152	**165**	-7.9%

5-year Jul average: **26**

New Pendings 27

12.5%	17.4%
from Jun 2025: **24**	from Jul 2024: **23**

YTD	2025	2024	+/-
	151	**140**	7.9%

5-year Jul average: **25**

Closed Sales 25

66.7%	0.0%
from Jun 2025: **15**	from Jul 2024: **25**

YTD	2025	2024	+/-
	135	**121**	11.6%

5-year Jul average: **30**

Median Sold Price $480,000

12.9%	20.0%
from Jun 2025: **$425,000**	from Jul 2024: **$400,000**

YTD	2025	2024	+/-
	$425,000	**$388,000**	9.5%

5-year Jul average: **$401,000**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for July was $480,000, representing an increase of 12.9% compared to last month and an increase of 20% from Jul 2024. The average days on market for units sold in July was 17 days, 8% above the 5-year July average of 16 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 39; and a 16.7% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 2.17 in June and an increase from 1.29 in July 2024. The Contract Ratio is 41% higher than the 5-year July average of 1.84. 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 15

15

Min 12 — 21 (5-year Jul average) — Max 32

Jun 2025	Jul 2024
18	**24**

Avg DOM 17

17

Min 11 — 16 (5-year Jul average) — Max 25

Jun 2025	Jul 2024	YTD
13	**13**	**21**

Avg Sold to OLP Ratio 98.3%

98.3%

Min 98.3% — 100.0% (5-year Jul average) — Max 101.8%

Jun 2025	Jul 2024	YTD
101.4%	**99.5%**	**100.2%**

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New Listings — 47

6.8% from Jun 2025: **44**
27.0% from Jul 2024: **37**

YTD	2025	2024	+/-
	333	**293**	13.7%

5-year Jul average: **50**

New Pendings — 45

25.0% from Jun 2025: **36**
32.4% from Jul 2024: **34**

YTD	2025	2024	+/-
	265	**263**	0.8%

5-year Jul average: **44**

Closed Sales — 38

26.7% from Jun 2025: **30**
2.7% from Jul 2024: **37**

YTD	2025	2024	+/-
	232	**254**	-8.7%

5-year Jul average: **42**

Median Sold Price — $299,000

-2.9% from Jun 2025: **$308,000**
12.0% from Jul 2024: **$267,000**

YTD	2025	2024	+/-
	$290,950	**$260,000**	11.9%

5-year Jul average: **$255,300**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for July was $299,000, representing a decrease of 2.9% compared to last month and an increase of 12% from Jul 2024. The average days on market for units sold in July was 24 days, 21% above the 5-year July average of 20 days. There was a 25% month over month increase in new contract activity with 45 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 83; and a 1.7% increase in supply to 61 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.38 in June and an increase from 1.21 in July 2024. The Contract Ratio is 5% higher than the 5-year July average of 1.30. 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 — 61

61
Min 38 — 61 — Max 99
5-year Jul average

Jun 2025	Jul 2024
60	**42**

Avg DOM — 24

24
Min 9 — 20 — Max 31
5-year Jul average

Jun 2025	Jul 2024	YTD
13	**19**	**25**

Avg Sold to OLP Ratio — 97.9%

97.9%
Min 97.9% — 101.6% — Max 103.0%
5-year Jul average

Jun 2025	Jul 2024	YTD
99.6%	**101.5%**	**99.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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