August 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

MarketStats by ShowingTime

Presented by
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August 2025
Montgomery County, PA

New Listings 797

-8.1% from Jul 2025: **867**
-1.0% from Aug 2024: **805**

YTD	2025	2024	+/-
	7,273	7,100	2.4%

5-year Aug average: **901**

New Pendings 772

-5.9% from Jul 2025: **820**
1.7% from Aug 2024: **759**

YTD	2025	2024	+/-
	6,058	6,063	-0.1%

5-year Aug average: **878**

Closed Sales 901

0.8% from Jul 2025: **894**
0.6% from Aug 2024: **896**

YTD	2025	2024	+/-
	5,785	5,641	2.6%

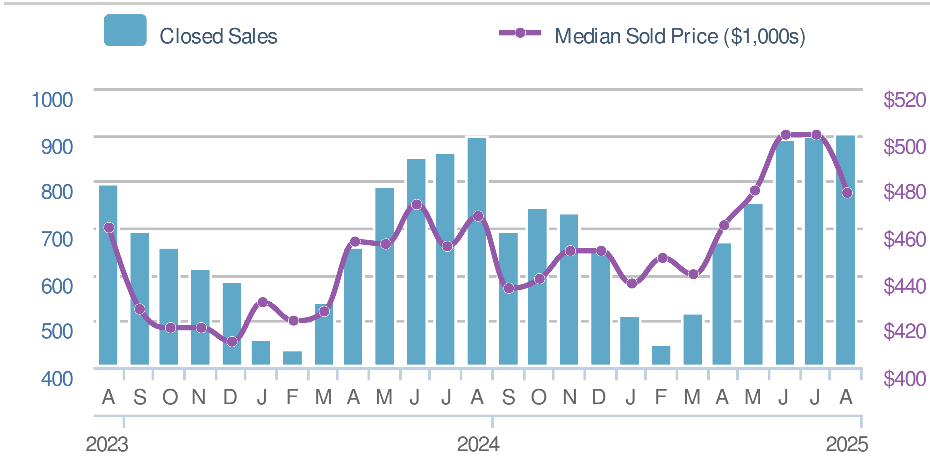
5-year Aug average: **983**

Median Sold Price $475,050

-5.0% from Jul 2025: **$500,000**
2.2% from Aug 2024: **$465,000**

YTD	2025	2024	+/-
	$472,500	$450,000	5.0%

5-year Aug average: **$441,010**



Active Listings 1,141

1,141
Min 795
1,002
Max 1,141
5-year Aug average

Jul 2025	Aug 2024
1,147	1,016

Avg DOM 20

20
Min 15
18
Max 21
5-year Aug average

Jul 2025	Aug 2024	YTD
18	21	22

Avg Sold to OLP Ratio 99.4%

99.4%
Min 99.4%
101.0%
Max 102.4%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.0%	100.5%	100.1%

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Data Source: Bright MLS. Statistics calculated September 05, 2025.

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August 2025

Montgomery County, PA - Detached

New Listings — 453

-11.5%	-8.9%
from Jul 2025: **512**	from Aug 2024: **497**

YTD	2025	2024	+/-
	4,383	**4,418**	-0.8%

5-year Aug average: **540**

New Pendings — 460

-10.5%	-3.2%
from Jul 2025: **514**	from Aug 2024: **475**

YTD	2025	2024	+/-
	3,743	**3,708**	0.9%

5-year Aug average: **529**

Closed Sales — 590

1.5%	5.7%
from Jul 2025: **581**	from Aug 2024: **558**

YTD	2025	2024	+/-
	3,564	**3,423**	4.1%

5-year Aug average: **621**

Median Sold Price — $580,000

0.0%	7.4%
from Jul 2025: **$579,900**	from Aug 2024: **$540,000**

YTD	2025	2024	+/-
	$560,000	**$525,000**	6.7%

5-year Aug average: **$515,000**

Summary

In Montgomery County, PA, the median sold price for Detached properties for August was $580,000, representing an increase of 0% compared to last month and an increase of 7.4% from Aug 2024. The average days on market for units sold in August was 19 days, 7% above the 5-year August average of 18 days. There was a 10.5% month over month decrease in new contract activity with 460 New Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 621; and a 0.2% increase in supply to 656 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.19 in July and a decrease from 1.06 in August 2024. The Contract Ratio is 26% lower than the 5-year August average of 1.28. 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 — 656

656
Min 518 — 630 (5-year Aug average) — Max 688

Jul 2025	Aug 2024
655	**664**

Avg DOM — 19

19
Min 15 — 18 (5-year Aug average) — Max 22

Jul 2025	Aug 2024	YTD
19	**22**	**21**

Avg Sold to OLP Ratio — 99.7%

99.7%
Min 99.7% — 101.0% (5-year Aug average) — Max 102.5%

Jul 2025	Aug 2024	YTD
100.1%	**100.6%**	**100.5%**

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New Listings — 344

-3.1% from Jul 2025: **355**

11.7% from Aug 2024: **308**

YTD	2025	2024	+/-
	2,890	**2,678**	7.9%

5-year Aug average: **362**

New Pendings — 312

2.0% from Jul 2025: **306**

9.9% from Aug 2024: **284**

YTD	2025	2024	+/-
	2,315	**2,354**	-1.7%

5-year Aug average: **348**

Closed Sales — 311

-0.6% from Jul 2025: **313**

-8.0% from Aug 2024: **338**

YTD	2025	2024	+/-
	2,221	**2,217**	0.2%

5-year Aug average: **362**

Median Sold Price — $359,900

-4.0% from Jul 2025: **$375,000**

2.8% from Aug 2024: **$350,000**

YTD	2025	2024	+/-
	$365,000	**$351,000**	4.0%

5-year Aug average: **$331,480**

Summary

In Montgomery County, PA, the median sold price for Attached properties for August was $359,900, representing a decrease of 4% compared to last month and an increase of 2.8% from Aug 2024. The average days on market for units sold in August was 21 days, 12% above the 5-year August average of 19 days. There was a 2% month over month increase in new contract activity with 312 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 458; and a 1.4% decrease in supply to 485 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 0.96 in July and a decrease from 1.25 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.56. 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 — 485

485

Min 277 — 372 (5-year Aug average) — Max 485

Jul 2025	Aug 2024
492	**352**

Avg DOM — 21

21

Min 15 — 19 (5-year Aug average) — Max 22

Jul 2025	Aug 2024	YTD
18	**20**	**23**

Avg Sold to OLP Ratio — 98.8%

98.8%

Min 98.8% — 100.8% (5-year Aug average) — Max 102.1%

Jul 2025	Aug 2024	YTD
99.8%	**100.4%**	**99.4%**

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