August 2025

All Home Types
Detached
Attached

Local Market Insight

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market Insight

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2025
Lower Merion (Montgomery, PA)

New Listings — 60

-17.8% from Jul 2025: **73**
11.1% from Aug 2024: **54**

YTD	2025	2024	+/-
	632	**591**	6.9%

5-year Aug average: **66**

New Pendings — 63

10.5% from Jul 2025: **57**
37.0% from Aug 2024: **46**

YTD	2025	2024	+/-
	500	**495**	1.0%

5-year Aug average: **58**

Closed Sales — 73

-6.4% from Jul 2025: **78**
23.7% from Aug 2024: **59**

YTD	2025	2024	+/-
	477	**475**	0.4%

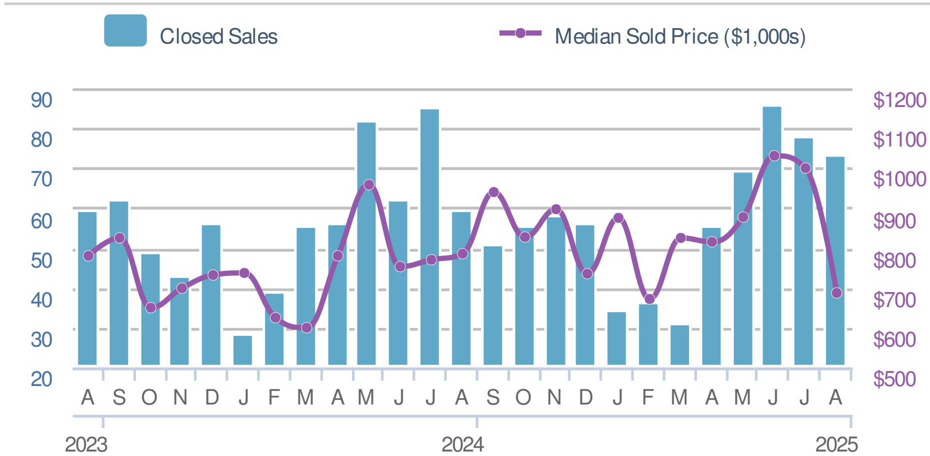
5-year Aug average: **75**

Median Sold Price — $687,500

-31.3% from Jul 2025: **$1,000,000**
-12.4% from Aug 2024: **$785,000**

YTD	2025	2024	+/-
	$855,000	**$770,000**	11.0%

5-year Aug average: **$731,708**



Active Listings — 102

102
Min 89 — 101 — Max 113
5-year Aug average

Jul 2025	Aug 2024
117	**89**

Avg DOM — 23

23
Min 16 — 25 — Max 33
5-year Aug average

Jul 2025	Aug 2024	YTD
27	**33**	**26**

Avg Sold to OLP Ratio — 98.0%

98.0%
Min 98.0% — 99.7% — Max 101.2%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.5%	**100.9%**	**100.6%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2025

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 31

-8.8%	-6.1%
from Jul 2025: **34**	from Aug 2024: **33**

YTD	2025	2024	+/-
	370	**380**	-2.6%

5-year Aug average: **38**

New Pendings — 31

-3.1%	19.2%
from Jul 2025: **32**	from Aug 2024: **26**

YTD	2025	2024	+/-
	306	**295**	3.7%

5-year Aug average: **33**

Closed Sales — 42

-20.8%	13.5%
from Jul 2025: **53**	from Aug 2024: **37**

YTD	2025	2024	+/-
	297	**283**	4.9%

5-year Aug average: **49**

Median Sold Price — $1,120,000

-6.7%	-3.4%
from Jul 2025: **$1,201,000**	from Aug 2024: **$1,160,000**

YTD	2025	2024	+/-
	$1,150,000	**$1,125,000**	2.2%

5-year Aug average: **$1,007,600**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for August was $1,120,000, representing a decrease of 6.7% compared to last month and a decrease of 3.4% from Aug 2024. The average days on market for units sold in August was 16 days, 39% below the 5-year August average of 26 days. There was a 3.1% month over month decrease in new contract activity with 31 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 42; and a 9.8% decrease in supply to 46 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.04 in July and an increase from 0.68 in August 2024. The Contract Ratio is 4% higher than the 5-year August average of 0.87. 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 — 46

46

Min	62	Max
46	5-year Aug average	74

Jul 2025	Aug 2024
51	**66**

Avg DOM — 16

16

Min	26	Max
16	5-year Aug average	37

Jul 2025	Aug 2024	YTD
27	**37**	**24**

Avg Sold to OLP Ratio — 99.6%

99.6%

Min	100.5%	Max
98.9%	5-year Aug average	102.8%

Jul 2025	Aug 2024	YTD
100.8%	**102.8%**	**101.8%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2025

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 29

-25.6% from Jul 2025: **39**
38.1% from Aug 2024: **21**

YTD	2025	2024	+/-
	262	**211**	24.2%

5-year Aug average: **28**

New Pendings 32

28.0% from Jul 2025: **25**
60.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	194	**200**	-3.0%

5-year Aug average: **25**

Closed Sales 31

24.0% from Jul 2025: **25**
40.9% from Aug 2024: **22**

YTD	2025	2024	+/-
	180	**192**	-6.3%

5-year Aug average: **26**

Median Sold Price $350,000

-3.4% from Jul 2025: **$362,500**
9.4% from Aug 2024: **$320,000**

YTD	2025	2024	+/-
	$372,500	**$343,250**	8.5%

5-year Aug average: **$317,105**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for August was $350,000, representing a decrease of 3.4% compared to last month and an increase of 9.4% from Aug 2024. The average days on market for units sold in August was 32 days, 31% above the 5-year August average of 24 days. There was a 28% month over month increase in new contract activity with 32 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 34; and a 15.2% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.55 in July and a decrease from 1.39 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.02. 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 56

56

Min 23 | 40 5-year Aug average | Max 56

Jul 2025	Aug 2024
66	**23**

Avg DOM 32

32

Min 11 | 24 5-year Aug average | Max 32

Jul 2025	Aug 2024	YTD
26	**28**	**30**

Avg Sold to OLP Ratio 95.8%

95.8%

Min 95.8% | 98.3% 5-year Aug average | Max 101.6%

Jul 2025	Aug 2024	YTD
99.9%	**97.8%**	**98.6%**

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