August 2025

All Home Types
Detached
Attached

Local Market Insight

Methacton (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Methacton (Montgomery, PA)

New Listings — 28

40.0% from Jul 2025: 20	-12.5% from Aug 2024: 32

YTD	2025	2024	+/-
	235	271	-13.3%

5-year Aug average: **35**

New Pendings — 25

-3.8% from Jul 2025: 26	-10.7% from Aug 2024: 28

YTD	2025	2024	+/-
	208	216	-3.7%

5-year Aug average: **35**

Closed Sales — 31

-18.4% from Jul 2025: 38	29.2% from Aug 2024: 24

YTD	2025	2024	+/-
	210	209	0.5%

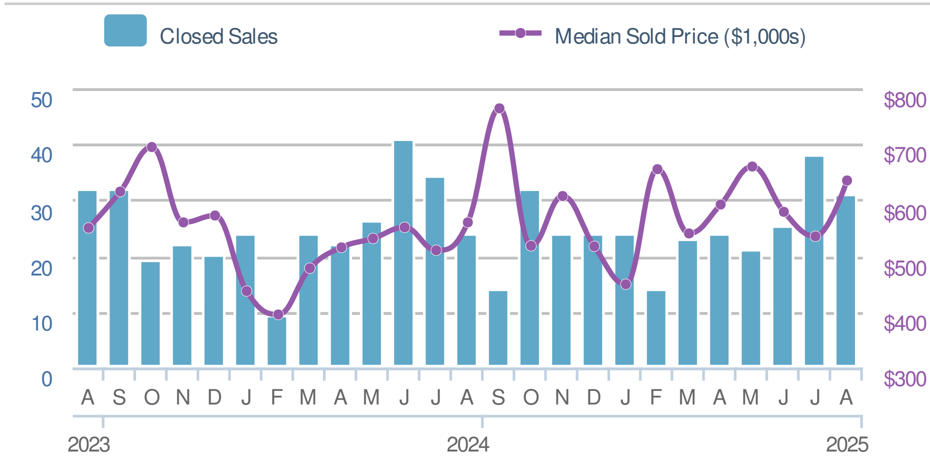
5-year Aug average: **33**

Median Sold Price — $635,000

18.7% from Jul 2025: $535,000	13.4% from Aug 2024: $560,000

YTD	2025	2024	+/-
	$580,000	$523,900	10.7%

5-year Aug average: **$537,000**



Active Listings — 43

43
Min 30 | 45 | Max 55
5-year Aug average

Jul 2025	Aug 2024
41	55

Avg DOM — 20

20
Min 12 | 17 | Max 20
5-year Aug average

Jul 2025	Aug 2024	YTD
16	18	27

Avg Sold to OLP Ratio — 98.6%

98.6%
Min 98.6% | 102.0% | Max 103.5%
5-year Aug average

Jul 2025	Aug 2024	YTD
98.8%	101.8%	99.1%

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

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Methacton (Montgomery, PA) - Detached

New Listings — 25

92.3% from Jul 2025: **13**
-3.8% from Aug 2024: **26**

YTD	2025	2024	+/-
	195	**221**	-11.8%

5-year Aug average: **26**

New Pendings — 17

-19.0% from Jul 2025: **21**
-26.1% from Aug 2024: **23**

YTD	2025	2024	+/-
	170	**169**	0.6%

5-year Aug average: **26**

Closed Sales — 25

-28.6% from Jul 2025: **35**
38.9% from Aug 2024: **18**

YTD	2025	2024	+/-
	174	**157**	10.8%

5-year Aug average: **26**

Median Sold Price — $640,000

11.5% from Jul 2025: **$573,900**
7.7% from Aug 2024: **$594,250**

YTD	2025	2024	+/-
	$610,000	**$555,000**	9.9%

5-year Aug average: **$556,550**

Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for August was $640,000, representing an increase of 11.5% compared to last month and an increase of 7.7% from Aug 2024. The average days on market for units sold in August was 21 days, 36% above the 5-year August average of 15 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 31.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 28.1% increase in supply to 41 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 1.00 in July and a decrease from 0.61 in August 2024. The Contract Ratio is 54% lower than the 5-year August average of 1.18. 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 — 41

41
Min 20 — 37 — Max 51
5-year Aug average

Jul 2025	Aug 2024
32	**51**

Avg DOM — 21

21
Min 12 — 15 — Max 21
5-year Aug average

Jul 2025	Aug 2024	YTD
17	**19**	**27**

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 98.3% — 102.0% — Max 103.3%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.5%	**101.9%**	**99.3%**

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

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Methacton (Montgomery, PA) - Attached

New Listings — 3

-57.1% from Jul 2025: **7**
-50.0% from Aug 2024: **6**

YTD	2025	2024	+/-
	40	**50**	-20.0%

5-year Aug average: **8**

New Pendings — 8

60.0% from Jul 2025: **5**
60.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	38	**47**	-19.1%

5-year Aug average: **9**

Closed Sales — 6

100.0% from Jul 2025: **3**
0.0% from Aug 2024: **6**

YTD	2025	2024	+/-
	36	**52**	-30.8%

5-year Aug average: **7**

Median Sold Price — $487,500

41.3% from Jul 2025: **$345,000**
3.4% from Aug 2024: **$471,500**

YTD	2025	2024	+/-
	$490,000	**$453,500**	8.0%

5-year Aug average: **$442,000**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for August was $487,500, representing an increase of 41.3% compared to last month and an increase of 3.4% from Aug 2024. The average days on market for units sold in August was 19 days, 22% below the 5-year August average of 24 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 9; and a 77.8% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 0.89 in July and an increase from 1.00 in August 2024. The Contract Ratio is 108% higher than the 5-year August average of 2.16. 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 — 2

2
Min 2 — 9 (5-year Aug average) — Max 16

Jul 2025	Aug 2024
9	**4**

Avg DOM — 19

19
Min 7 — 24 (5-year Aug average) — Max 53

Jul 2025	Aug 2024	YTD
13	**16**	**27**

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 99.5% — 102.5% (5-year Aug average) — Max 104.4%

Jul 2025	Aug 2024	YTD
91.2%	**101.5%**	**98.0%**

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