August 2025

All Home Types
Detached
Attached

Local Market **Insight**

North Penn (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
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August 2025

North Penn (Montgomery, PA)

New Listings 99

▲6.5% from Jul 2025: **93**

▲15.1% from Aug 2024: **86**

YTD	2025	2024	+/-
	795	**821**	-3.2%

5-year Aug average: **104**

New Pendings 100

▲9.9% from Jul 2025: **91**

▲8.7% from Aug 2024: **92**

YTD	2025	2024	+/-
	677	**742**	-8.8%

5-year Aug average: **102**

Closed Sales 115

▲25.0% from Jul 2025: **92**

▲21.1% from Aug 2024: **95**

YTD	2025	2024	+/-
	637	**687**	-7.3%

5-year Aug average: **120**

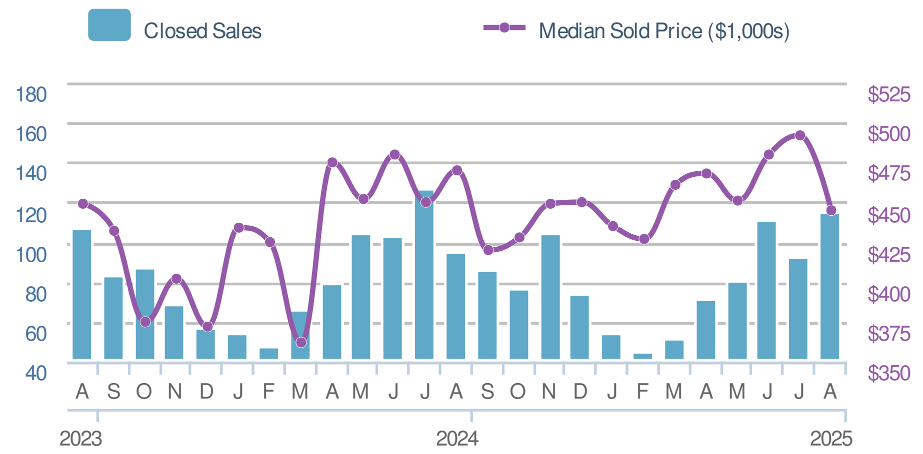
Median Sold Price $445,000

▼-9.6% from Jul 2025: **$492,500**

▼-5.3% from Aug 2024: **$470,000**

YTD	2025	2024	+/-
	$460,000	**$450,000**	2.2%

5-year Aug average: **$436,980**



Active Listings 106

106

Min	81	Max
58		106

5-year Aug average

Jul 2025	Aug 2024
111	**84**

Avg DOM 19

19

Min	14	Max
11		19

5-year Aug average

Jul 2025	Aug 2024	YTD
17	**15**	**18**

Avg Sold to OLP Ratio 99.9%

99.9%

Min	101.6%	Max
99.6%		103.8%

5-year Aug average

Jul 2025	Aug 2024	YTD
99.2%	**99.6%**	**100.2%**

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

MarketStats by ShowingTime

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August 2025

North Penn (Montgomery, PA) - Detached

New Listings 56

▲14.3% from Jul 2025: **49**

▲14.3% from Aug 2024: **49**

YTD	2025	2024	+/-
	428	**446**	-4.0%

5-year Aug average: **58**

New Pendings 53

▲8.2% from Jul 2025: **49**

▲3.9% from Aug 2024: **51**

YTD	2025	2024	+/-
	365	**408**	-10.5%

5-year Aug average: **56**

Closed Sales 66

▲22.2% from Jul 2025: **54**

▲24.5% from Aug 2024: **53**

YTD	2025	2024	+/-
	334	**383**	-12.8%

5-year Aug average: **69**

Median Sold Price $538,360

▼-6.0% from Jul 2025: **$572,500**

▼-2.1% from Aug 2024: **$550,000**

YTD	2025	2024	+/-
	$567,500	**$515,000**	10.2%

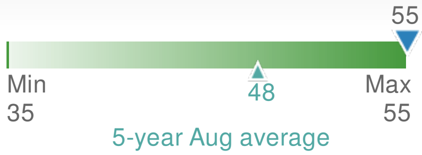
5-year Aug average: **$512,272**

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for August was $538,360, representing a decrease of 6% compared to last month and a decrease of 2.1% from Aug 2024. The average days on market for units sold in August was 19 days, 32% above the 5-year August average of 14 days. There was an 8.2% month over month increase in new contract activity with 53 New Pendings; a 17.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 60; and a 5.8% increase in supply to 55 active units.

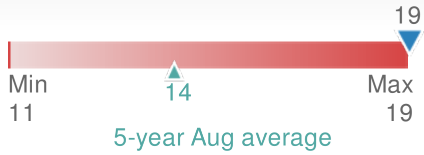
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.40 in July and a decrease from 1.36 in August 2024. The Contract Ratio is 39% lower than the 5-year August average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 55



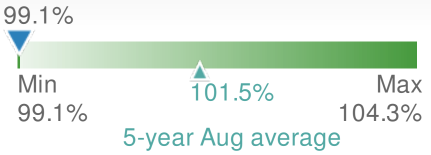
Jul 2025	Aug 2024
52	**47**

Avg DOM 19



Jul 2025	Aug 2024	YTD
22	**16**	**17**

Avg Sold to OLP Ratio 99.1%



Jul 2025	Aug 2024	YTD
98.6%	**99.6%**	**100.3%**

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

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August 2025

North Penn (Montgomery, PA) - Attached

New Listings 43

▼ -2.3% from Jul 2025: **44**

▲ 16.2% from Aug 2024: **37**

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

5-year Aug average: **46**

New Pendings 47

▲ 11.9% from Jul 2025: **42**

▲ 14.6% from Aug 2024: **41**

YTD	2025	2024	+/-
	312	**334**	-6.6%

5-year Aug average: **46**

Closed Sales 49

▲ 28.9% from Jul 2025: **38**

▲ 16.7% from Aug 2024: **42**

YTD	2025	2024	+/-
	303	**304**	-0.3%

5-year Aug average: **52**

Median Sold Price $376,000

▼ -15.0% from Jul 2025: **$442,500**

▼ -2.3% from Aug 2024: **$385,000**

YTD	2025	2024	+/-
	$395,000	**$390,000**	1.3%

5-year Aug average: **$364,650**

Summary

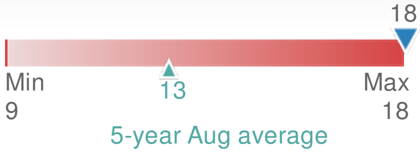
In North Penn (Montgomery, PA), the median sold price for Attached properties for August was $376,000, representing a decrease of 15% compared to last month and a decrease of 2.3% from Aug 2024. The average days on market for units sold in August was 18 days, 41% above the 5-year August average of 13 days. There was an 11.9% month over month increase in new contract activity with 47 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 51; and a 13.6% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.95 in July and a decrease from 1.51 in August 2024. The Contract Ratio is 53% lower than the 5-year August average of 2.10. 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 51

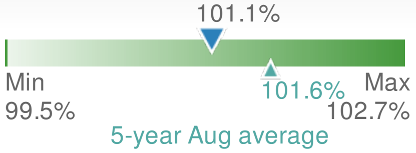
Jul 2025	Aug 2024
59	**37**

Avg DOM 18



Jul 2025	Aug 2024	YTD
11	**13**	**18**

Avg Sold to OLP Ratio 101.1%



Jul 2025	Aug 2024	YTD
100.2%	**99.5%**	**100.2%**

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