August 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Montgomery, PA)

Presented by
Lauren Davis
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New Listings 50

-2.0% from Jul 2025: **51**

6.4% from Aug 2024: **47**

YTD	2025	2024	+/-
	427	**395**	8.1%

5-year Aug average: **57**

New Pendings 55

-1.8% from Jul 2025: **56**

31.0% from Aug 2024: **42**

YTD	2025	2024	+/-
	376	**336**	11.9%

5-year Aug average: **58**

Closed Sales 56

16.7% from Jul 2025: **48**

5.7% from Aug 2024: **53**

YTD	2025	2024	+/-
	358	**305**	17.4%

5-year Aug average: **71**

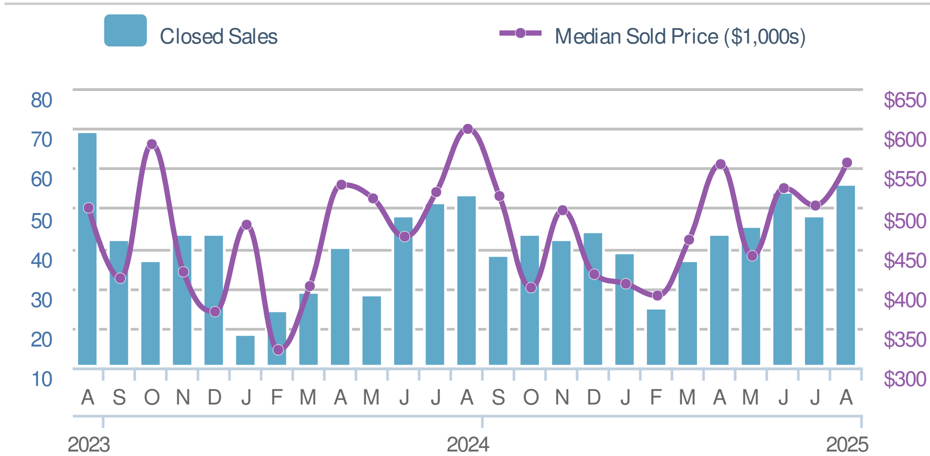
Median Sold Price $557,499

10.7% from Jul 2025: **$503,500**

-6.9% from Aug 2024: **$599,000**

YTD	2025	2024	+/-
	$500,000	**$490,500**	1.9%

5-year Aug average: **$500,600**



Active Listings 54

54

Min 42 — 53 — Max 61

5-year Aug average

Jul 2025	Aug 2024
60	**54**

Avg DOM 24

24

Min 11 — 18 — Max 27

5-year Aug average

Jul 2025	Aug 2024	YTD
12	**14**	**22**

Avg Sold to OLP Ratio 99.6%

99.6%

Min 99.6% — 101.5% — Max 103.4%

5-year Aug average

Jul 2025	Aug 2024	YTD
100.8%	**101.4%**	**99.7%**

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Spring-Ford Area (Montgomery, PA) - Detached

New Listings — 22

-21.4% from Jul 2025: **28**

15.8% from Aug 2024: **19**

YTD	2025	2024	+/-
	218	**188**	16.0%

5-year Aug average: **27**

New Pendings — 34

17.2% from Jul 2025: **29**

78.9% from Aug 2024: **19**

YTD	2025	2024	+/-
	198	**159**	24.5%

5-year Aug average: **28**

Closed Sales — 33

17.9% from Jul 2025: **28**

17.9% from Aug 2024: **28**

YTD	2025	2024	+/-
	185	**137**	35.0%

5-year Aug average: **34**

Median Sold Price — $730,000

5.4% from Jul 2025: **$692,500**

-0.3% from Aug 2024: **$732,500**

YTD	2025	2024	+/-
	$675,000	**$655,000**	3.1%

5-year Aug average: **$669,400**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for August was $730,000, representing an increase of 5.4% compared to last month and a decrease of 0.3% from Aug 2024. The average days on market for units sold in August was 30 days, 71% above the 5-year August average of 18 days. There was a 17.2% month over month increase in new contract activity with 34 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 38; and a 37.8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.65 pendings per active listing, up from 1.14 in July and an increase from 1.03 in August 2024. The Contract Ratio is 17% higher than the 5-year August average of 1.41. 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 — 23

23

Min 23 — 29 (5-year Aug average) — Max 35

Jul 2025	Aug 2024
37	**29**

Avg DOM — 30

30

Min 12 — 18 (5-year Aug average) — Max 30

Jul 2025	Aug 2024	YTD
10	**16**	**25**

Avg Sold to OLP Ratio — 99.5%

99.5%

Min 99.5% — 100.8% (5-year Aug average) — Max 104.1%

Jul 2025	Aug 2024	YTD
101.6%	**99.5%**	**99.9%**

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New Listings 28

21.7% from Jul 2025: **23**

0.0% from Aug 2024: **28**

YTD	2025	2024	+/-
	209	**207**	1.0%

5-year Aug average: **30**

New Pendings 21

-22.2% from Jul 2025: **27**

-8.7% from Aug 2024: **23**

YTD	2025	2024	+/-
	178	**177**	0.6%

5-year Aug average: **29**

Closed Sales 23

15.0% from Jul 2025: **20**

-8.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	173	**168**	3.0%

5-year Aug average: **37**

Median Sold Price $410,000

4.5% from Jul 2025: **$392,500**

-4.7% from Aug 2024: **$430,000**

YTD	2025	2024	+/-
	$380,000	**$385,000**	-1.3%

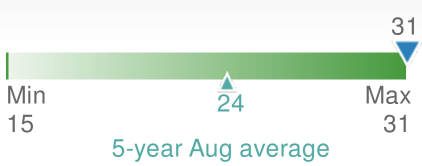
5-year Aug average: **$397,000**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for August was $410,000, representing an increase of 4.5% compared to last month and a decrease of 4.7% from Aug 2024. The average days on market for units sold in August was 15 days, 14% below the 5-year August average of 17 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 34.8% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.30 in July and a decrease from 1.08 in August 2024. The Contract Ratio is 58% lower than the 5-year August average of 2.05. 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 31



Jul 2025	Aug 2024
23	**25**

Avg DOM 15

Jul 2025	Aug 2024	YTD
16	**13**	**20**

Avg Sold to OLP Ratio 99.7%

Jul 2025	Aug 2024	YTD
99.7%	**103.4%**	**99.5%**

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