August 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Merion Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 45

18.4% from Jul 2025: **38**

2.3% from Aug 2024: **44**

YTD	2025	2024	+/-
	374	**348**	7.5%

5-year Aug average: **44**

New Pendings — 35

-2.8% from Jul 2025: **36**

-2.8% from Aug 2024: **36**

YTD	2025	2024	+/-
	283	**292**	-3.1%

5-year Aug average: **39**

Closed Sales — 35

-14.6% from Jul 2025: **41**

-18.6% from Aug 2024: **43**

YTD	2025	2024	+/-
	290	**267**	8.6%

5-year Aug average: **41**

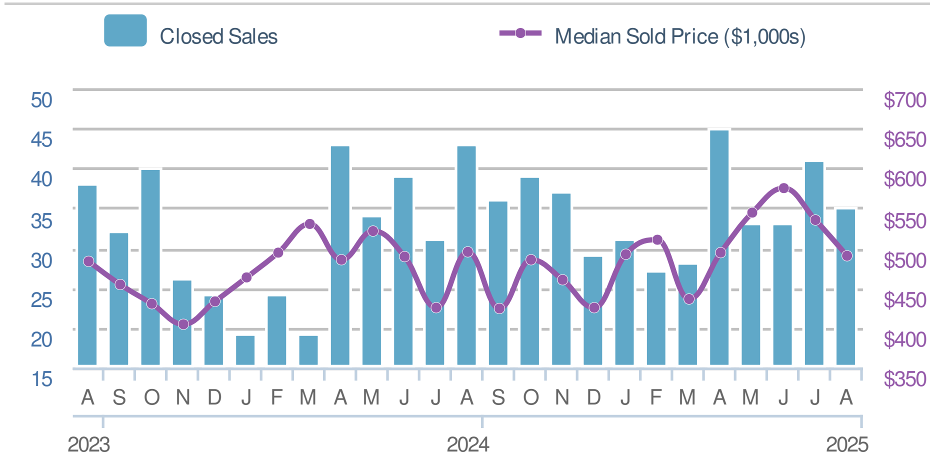
Median Sold Price — $490,000

-8.4% from Jul 2025: **$535,000**

-1.0% from Aug 2024: **$495,000**

YTD	2025	2024	+/-
	$497,812	**$503,709**	-1.2%

5-year Aug average: **$465,150**



Active Listings — 83

83

Min	5-year Aug average	Max
44	61	83

Jul 2025	Aug 2024
75	**62**

Avg DOM — 21

21

Min	5-year Aug average	Max
12	26	35

Jul 2025	Aug 2024	YTD
21	**29**	**25**

Avg Sold to OLP Ratio — 98.3%

98.3%

Min	5-year Aug average	Max
98.2%	99.5%	101.0%

Jul 2025	Aug 2024	YTD
100.5%	**98.2%**	**98.7%**

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

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Upper Merion Area (Montgomery, PA) - Detached

New Listings — 15

-16.7%	-25.0%
from Jul 2025: **18**	from Aug 2024: **20**

YTD	2025	2024	+/-
	156	**165**	-5.5%

5-year Aug average: **20**

New Pendings — 14

-36.4%	-30.0%
from Jul 2025: **22**	from Aug 2024: **20**

YTD	2025	2024	+/-
	127	**141**	-9.9%

5-year Aug average: **21**

Closed Sales — 20

11.1%	-4.8%
from Jul 2025: **18**	from Aug 2024: **21**

YTD	2025	2024	+/-
	126	**129**	-2.3%

5-year Aug average: **21**

Median Sold Price — $536,600

-2.4%	-5.9%
from Jul 2025: **$550,000**	from Aug 2024: **$570,000**

YTD	2025	2024	+/-
	$549,000	**$540,000**	1.7%

5-year Aug average: **$526,200**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for August was $536,600, representing a decrease of 2.4% compared to last month and a decrease of 5.9% from Aug 2024. The average days on market for units sold in August was 13 days, 17% below the 5-year August average of 16 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 19.2% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.08 in July and a decrease from 1.32 in August 2024. The Contract Ratio is 55% lower than the 5-year August average of 1.30. 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

31

Min 12 — 23 (5-year Aug average) — Max 33

Jul 2025	Aug 2024
26	**19**

Avg DOM — 13

13

Min 10 — 16 (5-year Aug average) — Max 23

Jul 2025	Aug 2024	YTD
9	**19**	**20**

Avg Sold to OLP Ratio — 99.9%

99.9%

Min 99.5% — 100.4% (5-year Aug average) — Max 101.9%

Jul 2025	Aug 2024	YTD
101.3%	**100.4%**	**100.2%**

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New Listings 30

50.0%	25.0%
from Jul 2025: **20**	from Aug 2024: **24**

YTD	2025	2024	+/-
	218	**182**	19.8%

5-year Aug average: **24**

New Pendings 21

50.0%	31.3%
from Jul 2025: **14**	from Aug 2024: **16**

YTD	2025	2024	+/-
	156	**150**	4.0%

5-year Aug average: **18**

Closed Sales 15

-34.8%	-31.8%
from Jul 2025: **23**	from Aug 2024: **22**

YTD	2025	2024	+/-
	164	**137**	19.7%

5-year Aug average: **20**

Median Sold Price $405,000

-21.0%	-8.0%
from Jul 2025: **$512,900**	from Aug 2024: **$440,000**

YTD	2025	2024	+/-
	$467,750	**$460,000**	1.7%

5-year Aug average: **$396,800**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for August was $405,000, representing a decrease of 21% compared to last month and a decrease of 8% from Aug 2024. The average days on market for units sold in August was 33 days, 14% below the 5-year August average of 38 days. There was a 50% month over month increase in new contract activity with 21 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 25; and a 6.1% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.41 in July and a decrease from 0.65 in August 2024. The Contract Ratio is 39% lower than the 5-year August average of 0.79. 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 52

52
Min 22 | 38 5-year Aug average | Max 52

Jul 2025	Aug 2024
49	**43**

Avg DOM 33

33
Min 15 | 38 5-year Aug average | Max 60

Jul 2025	Aug 2024	YTD
30	**39**	**29**

Avg Sold to OLP Ratio 96.2%

96.2%
Min 96.1% | 98.4% 5-year Aug average | Max 100.2%

Jul 2025	Aug 2024	YTD
99.9%	**96.1%**	**97.5%**

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

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