August 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Moreland (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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August 2025

Upper Moreland (Montgomery, PA)

New Listings 19

18.8% from Jul 2025: **16**
0.0% from Aug 2024: **19**

YTD	2025	2024	+/-
	159	**149**	6.7%

5-year Aug average: **18**

New Pendings 21

16.7% from Jul 2025: **18**
10.5% from Aug 2024: **19**

YTD	2025	2024	+/-
	134	**129**	3.9%

5-year Aug average: **21**

Closed Sales 23

21.1% from Jul 2025: **19**
27.8% from Aug 2024: **18**

YTD	2025	2024	+/-
	125	**114**	9.6%

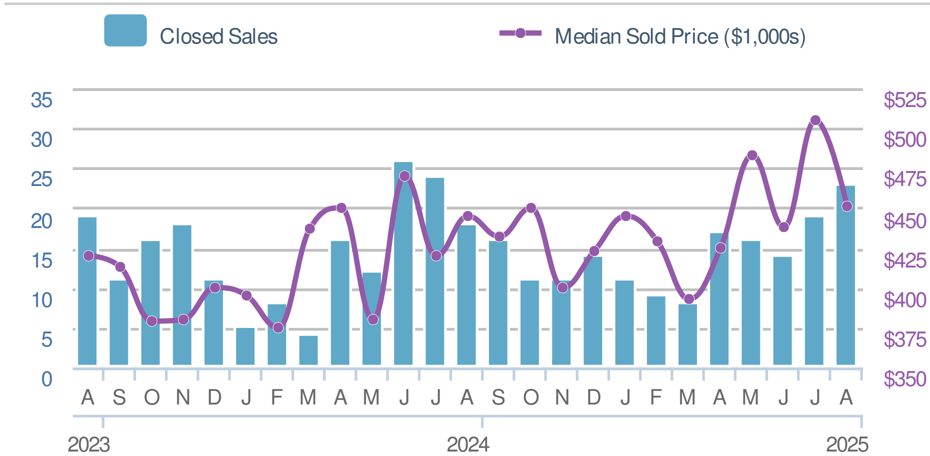
5-year Aug average: **24**

Median Sold Price $451,000

-10.7% from Jul 2025: **$505,000**
1.3% from Aug 2024: **$445,000**

YTD	2025	2024	+/-
	$451,000	**$435,000**	3.7%

5-year Aug average: **$411,705**



Active Listings 21

21
Min 9
13
Max 21
5-year Aug average

Jul 2025	Aug 2024
23	**12**

Avg DOM 16

16
Min 8
14
Max 18
5-year Aug average

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

Avg Sold to OLP Ratio 99.7%

99.7%
Min 99.7%
100.8%
Max 101.5%
5-year Aug average

Jul 2025	Aug 2024	YTD
102.8%	**101.5%**	**102.3%**

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

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New Listings 18

28.6% from Jul 2025: **14**

5.9% from Aug 2024: **17**

YTD	2025	2024	+/-
	147	**135**	8.9%

5-year Aug average: **17**

New Pendings 19

11.8% from Jul 2025: **17**

18.8% from Aug 2024: **16**

YTD	2025	2024	+/-
	120	**117**	2.6%

5-year Aug average: **18**

Closed Sales 22

29.4% from Jul 2025: **17**

37.5% from Aug 2024: **16**

YTD	2025	2024	+/-
	113	**102**	10.8%

5-year Aug average: **23**

Median Sold Price $438,000

-15.8% from Jul 2025: **$520,000**

-3.7% from Aug 2024: **$455,000**

YTD	2025	2024	+/-
	$461,200	**$443,500**	4.0%

5-year Aug average: **$412,830**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for August was $438,000, representing a decrease of 15.8% compared to last month and a decrease of 3.7% from Aug 2024. The average days on market for units sold in August was 16 days, 13% above the 5-year August average of 14 days. There was an 11.8% month over month increase in new contract activity with 19 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 4.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.09 in July and a decrease from 1.82 in August 2024. The Contract Ratio is 60% lower than the 5-year August average of 2.35. 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 21

21

Min 8 | 12 5-year Aug average | Max 21

Jul 2025	Aug 2024
22	**11**

Avg DOM 16

16

Min 8 | 14 5-year Aug average | Max 19

Jul 2025	Aug 2024	YTD
13	**19**	**11**

Avg Sold to OLP Ratio 99.8%

99.8%

Min 99.8% | 100.8% 5-year Aug average | Max 101.5%

Jul 2025	Aug 2024	YTD
103.2%	**101.5%**	**102.5%**

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

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New Listings 1

-50.0% from Jul 2025: **2**
-50.0% from Aug 2024: **2**

YTD	2025	2024	+/-
	12	**14**	-14.3%

5-year Aug average: **1**

New Pendings 2

100.0% from Jul 2025: **1**
-33.3% from Aug 2024: **3**

YTD	2025	2024	+/-
	14	**12**	16.7%

5-year Aug average: **2**

Closed Sales 1

-50.0% from Jul 2025: **2**
-50.0% from Aug 2024: **2**

YTD	2025	2024	+/-
	12	**12**	0.0%

5-year Aug average: **1**

Median Sold Price $549,900

100.9% from Jul 2025: **$273,750**
100.0% from Aug 2024: **$275,000**

YTD	2025	2024	+/-
	$287,500	**$275,000**	4.5%

5-year Aug average: **$204,980**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for August was $549,900, representing an increase of 100.9% compared to last month and an increase of 100% from Aug 2024. The average days on market for units sold in August was 19 days, 188% above the 5-year August average of 7 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 2; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 1.60. 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 0

0
Min 0 | 1 (5-year Aug average) | Max 1

Jul 2025	Aug 2024
1	**1**

Avg DOM 19

19
Min 0 | 7 (5-year Aug average) | Max 19

Jul 2025	Aug 2024	YTD
7	**9**	**12**

Avg Sold to OLP Ratio 98.2%

98.2%
Min 0.0% | 61.2% (5-year Aug average) | Max 105.8%

Jul 2025	Aug 2024	YTD
99.1%	**101.9%**	**100.3%**

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