August 2025

All Home Types
Detached
Attached

Local Market Insight

Wissahickon (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2025
Wissahickon (Montgomery, PA)

New Listings — 30

-34.8% from Jul 2025: **46**
-3.2% from Aug 2024: **31**

YTD	2025	2024	+/-
	337	260	29.6%

5-year Aug average: **31**

New Pendings — 34

-29.2% from Jul 2025: **48**
47.8% from Aug 2024: **23**

YTD	2025	2024	+/-
	278	207	34.3%

5-year Aug average: **31**

Closed Sales — 49

-3.9% from Jul 2025: **51**
58.1% from Aug 2024: **31**

YTD	2025	2024	+/-
	260	201	29.4%

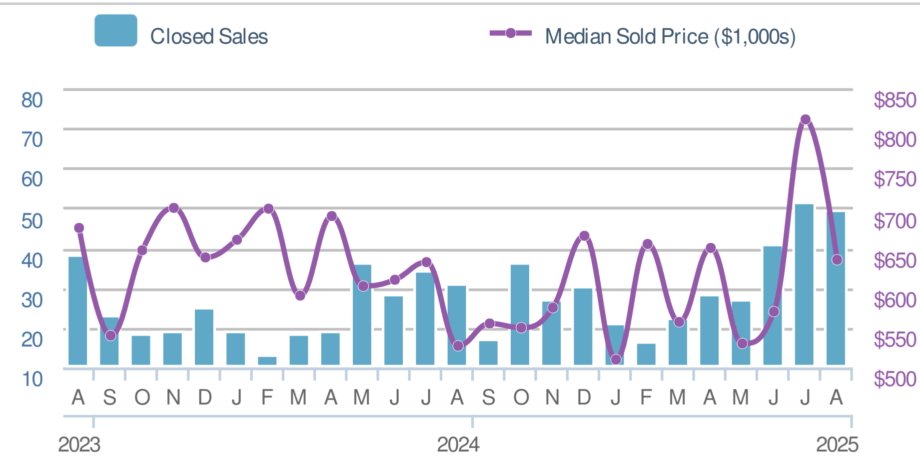
5-year Aug average: **46**

Median Sold Price — $635,000

-21.7% from Jul 2025: **$811,000**
20.5% from Aug 2024: **$527,000**

YTD	2025	2024	+/-
	$645,000	$610,000	5.7%

5-year Aug average: **$584,900**



Active Listings — 48

48
Min 27
46
Max 57
5-year Aug average

Jul 2025	Aug 2024
51	50

Avg DOM — 14

14
Min 11
15
Max 24
5-year Aug average

Jul 2025	Aug 2024	YTD
14	24	19

Avg Sold to OLP Ratio — 101.6%

101.6%
Min 100.5%
101.8%
Max 104.3%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.5%	100.5%	101.0%

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

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August 2025

Wissahickon (Montgomery, PA) - Detached

New Listings — 18

-41.9% from Jul 2025: **31**
38.5% from Aug 2024: **13**

YTD	2025	2024	+/-
	212	**160**	32.5%

5-year Aug average: **17**

New Pendings — 23

-23.3% from Jul 2025: **30**
109.1% from Aug 2024: **11**

YTD	2025	2024	+/-
	166	**121**	37.2%

5-year Aug average: **19**

Closed Sales — 34

0.0% from Jul 2025: **34**
100.0% from Aug 2024: **17**

YTD	2025	2024	+/-
	153	**120**	27.5%

5-year Aug average: **30**

Median Sold Price — $677,750

-25.3% from Jul 2025: **$907,500**
8.4% from Aug 2024: **$625,000**

YTD	2025	2024	+/-
	$861,000	**$741,000**	16.2%

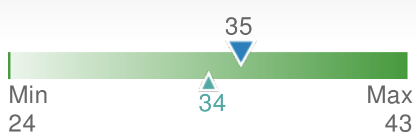
5-year Aug average: **$686,530**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for August was $677,750, representing a decrease of 25.3% compared to last month and an increase of 8.4% from Aug 2024. The average days on market for units sold in August was 11 days, 37% below the 5-year August average of 17 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; a 28.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 32; and a 12.5% decrease in supply to 35 active units.

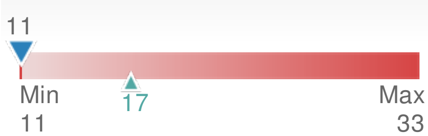
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.13 in July and an increase from 0.53 in August 2024. The Contract Ratio is 2% higher than the 5-year August average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 35



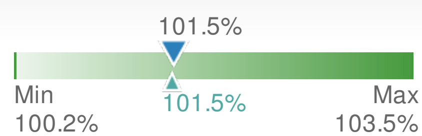
Jul 2025	Aug 2024
40	**38**

Avg DOM — 11



Jul 2025	Aug 2024	YTD
17	**33**	**21**

Avg Sold to OLP Ratio — 101.5%



Jul 2025	Aug 2024	YTD
98.3%	**101.2%**	**100.6%**

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August 2025

Wissahickon (Montgomery, PA) - Attached

New Listings 12

-20.0% from Jul 2025: **15**
-33.3% from Aug 2024: **18**

YTD	2025	2024	+/-
	125	**100**	25.0%

5-year Aug average: **14**

New Pendings 11

-38.9% from Jul 2025: **18**
-8.3% from Aug 2024: **12**

YTD	2025	2024	+/-
	112	**86**	30.2%

5-year Aug average: **12**

Closed Sales 15

-11.8% from Jul 2025: **17**
7.1% from Aug 2024: **14**

YTD	2025	2024	+/-
	107	**81**	32.1%

5-year Aug average: **15**

Median Sold Price $625,000

13.4% from Jul 2025: **$551,000**
73.6% from Aug 2024: **$360,000**

YTD	2025	2024	+/-
	$470,000	**$499,000**	-5.8%

5-year Aug average: **$427,940**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for August was $625,000, representing an increase of 13.4% compared to last month and an increase of 73.6% from Aug 2024. The average days on market for units sold in August was 21 days, 62% above the 5-year August average of 13 days. There was a 38.9% month over month decrease in new contract activity with 11 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 15; and an 18.2% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.82 in July and a decrease from 1.25 in August 2024. The Contract Ratio is 35% 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 13

13
Min 3 — 12 5-year Aug average — Max 18

Jul 2025	Aug 2024
11	**12**

Avg DOM 21

21
Min 5 — 13 5-year Aug average — Max 21

Jul 2025	Aug 2024	YTD
8	**13**	**15**

Avg Sold to OLP Ratio 101.8%

101.8%
Min 99.6% — 102.3% 5-year Aug average — Max 105.8%

Jul 2025	Aug 2024	YTD
101.9%	**99.6%**	**101.5%**

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