September 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

MarketStats by ShowingTime

Presented by
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September 2025
Montgomery County, PA

New Listings 904

▲ 13.4% from Aug 2025: **797**

▲ 4.4% from Sep 2024: **866**

YTD	2025	2024	+/-
	8,278	**8,067**	2.6%

5-year Sep average: **938**

New Pendings 767

▼ -0.6% from Aug 2025: **772**

▼ -0.5% from Sep 2024: **771**

YTD	2025	2024	+/-
	6,816	**6,841**	-0.4%

5-year Sep average: **793**

Closed Sales 712

▼ -21.0% from Aug 2025: **901**

▲ 3.2% from Sep 2024: **690**

YTD	2025	2024	+/-
	6,525	**6,362**	2.6%

5-year Sep average: **821**

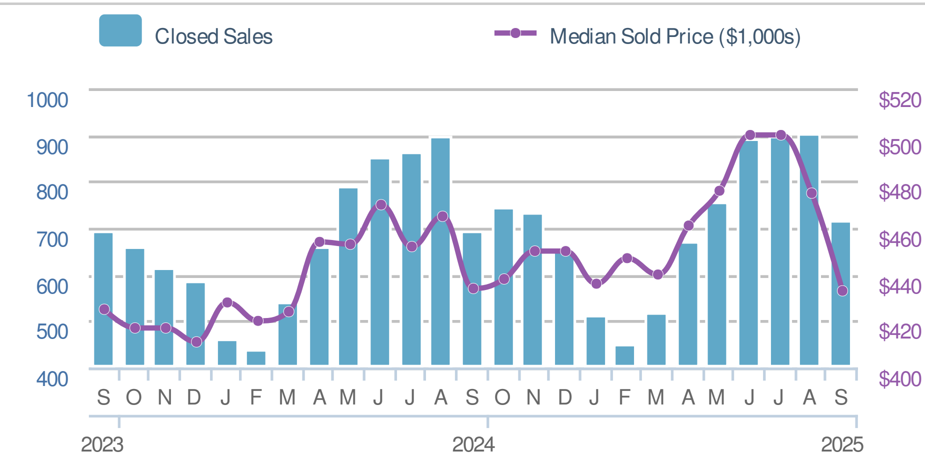
Median Sold Price $433,750

▼ -8.7% from Aug 2025: **$475,050**

▼ -0.2% from Sep 2024: **$434,500**

YTD	2025	2024	+/-
	$465,125	**$450,000**	3.4%

5-year Sep average: **$410,900**



Active Listings 1,221

1,221

Min 877 — 1,075 — Max 1,221

5-year Sep average

Aug 2025	Sep 2024
1,141	**1,058**

Avg DOM 24

24

Min 17 — 20 — Max 24

5-year Sep average

Aug 2025	Sep 2024	YTD
20	**22**	**22**

Avg Sold to OLP Ratio 99.3%

99.3%

Min 99.3% — 100.2% — Max 101.7%

5-year Sep average

Aug 2025	Sep 2024	YTD
99.4%	**99.4%**	**100.0%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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September 2025
Montgomery County, PA - Detached

New Listings 562

24.1% from Aug 2025: **453** | 11.5% from Sep 2024: **504**

YTD	2025	2024	+/-
	5,008	**4,983**	0.5%

5-year Sep average: **561**

New Pendings 458

-0.4% from Aug 2025: **460** | -1.5% from Sep 2024: **465**

YTD	2025	2024	+/-
	4,196	**4,173**	0.6%

5-year Sep average: **473**

Closed Sales 439

-25.6% from Aug 2025: **590** | 0.7% from Sep 2024: **436**

YTD	2025	2024	+/-
	4,019	**3,874**	3.7%

5-year Sep average: **503**

Median Sold Price $523,000

-9.8% from Aug 2025: **$580,000** | 1.9% from Sep 2024: **$513,500**

YTD	2025	2024	+/-
	$551,000	**$525,000**	5.0%

5-year Sep average: **$481,290**

Summary

In Montgomery County, PA, the median sold price for Detached properties for September was $523,000, representing a decrease of 9.8% compared to last month and an increase of 1.9% from Sep 2024. The average days on market for units sold in September was 23 days, 13% above the 5-year September average of 20 days. There was a 0.4% month over month decrease in new contract activity with 458 New Pendings; a 0.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 618; and an 11.7% increase in supply to 733 active units.

This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.95 in August and a decrease from 1.07 in September 2024. The Contract Ratio is 25% lower than the 5-year September average of 1.12. 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 733

733
Min 563 | 673 5-year Sep average | Max 733

Aug 2025	Sep 2024
656	**668**

Avg DOM 23

23
Min 16 | 20 5-year Sep average | Max 24

Aug 2025	Sep 2024	YTD
19	**24**	**22**

Avg Sold to OLP Ratio 100.1%

100.1%
Min 99.1% | 100.2% 5-year Sep average | Max 101.1%

Aug 2025	Sep 2024	YTD
99.7%	**99.1%**	**100.4%**

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Montgomery County, PA - Attached

New Listings — 342

-0.6%	-5.3%
from Aug 2025: **344**	from Sep 2024: **361**

YTD	2025	2024	+/-
	3,270	**3,079**	6.2%

5-year Sep average: **376**

New Pendings — 309

-1.0%	1.3%
from Aug 2025: **312**	from Sep 2024: **305**

YTD	2025	2024	+/-
	2,620	**2,666**	-1.7%

5-year Sep average: **319**

Closed Sales — 273

-12.2%	7.9%
from Aug 2025: **311**	from Sep 2024: **253**

YTD	2025	2024	+/-
	2,506	**2,486**	0.8%

5-year Sep average: **318**

Median Sold Price — $350,000

-2.8%	-4.1%
from Aug 2025: **$359,900**	from Sep 2024: **$365,000**

YTD	2025	2024	+/-
	$365,000	**$353,612**	3.2%

5-year Sep average: **$327,000**

Summary

In Montgomery County, PA, the median sold price for Attached properties for September was $350,000, representing a decrease of 2.8% compared to last month and a decrease of 4.1% from Sep 2024. The average days on market for units sold in September was 26 days, 33% above the 5-year September average of 20 days. There was a 1% month over month decrease in new contract activity with 309 New Pendings; a 4.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 478; and a 0.6% increase in supply to 488 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.94 in August and a decrease from 1.24 in September 2024. The Contract Ratio is 28% lower than the 5-year September average of 1.36. 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 — 488

488

Min 314 | 402 | Max 488

5-year Sep average

Aug 2025	Sep 2024
485	**390**

Avg DOM — 26

26

Min 16 | 20 | Max 26

5-year Sep average

Aug 2025	Sep 2024	YTD
21	**18**	**24**

Avg Sold to OLP Ratio — 98.1%

98.1%

Min 98.1% | 100.2% | Max 102.6%

5-year Sep average

Aug 2025	Sep 2024	YTD
98.8%	**99.8%**	**99.3%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.