September 2025

All Home Types
Detached
Attached

Local Market Insight

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Lower Merion (Montgomery, PA)

New Listings 79

31.7% from Aug 2025: **60**

12.9% from Sep 2024: **70**

YTD	2025	2024	+/-
	719	**679**	5.9%

5-year Sep average: **79**

New Pendings 67

6.3% from Aug 2025: **63**

17.5% from Sep 2024: **57**

YTD	2025	2024	+/-
	566	**553**	2.4%

5-year Sep average: **60**

Closed Sales 56

-23.3% from Aug 2025: **73**

9.8% from Sep 2024: **51**

YTD	2025	2024	+/-
	535	**527**	1.5%

5-year Sep average: **61**

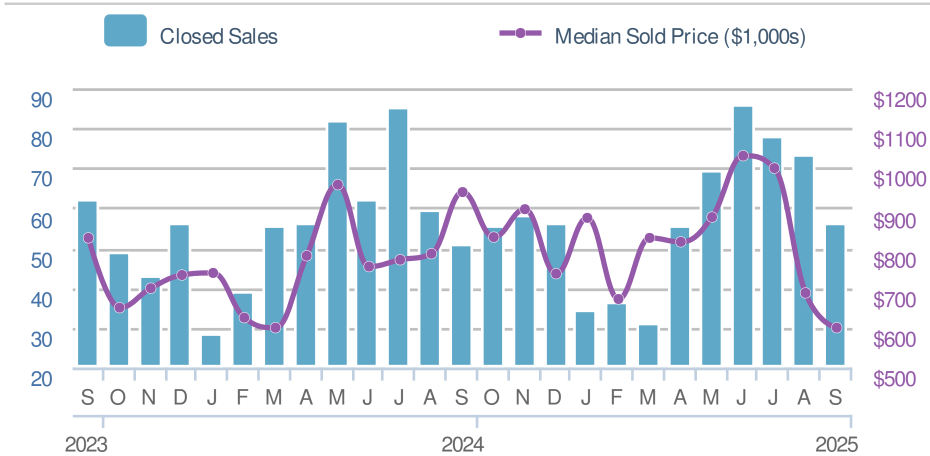
Median Sold Price $600,000

-12.7% from Aug 2025: **$687,500**

-36.2% from Sep 2024: **$940,000**

YTD	2025	2024	+/-
	$850,000	**$785,000**	8.3%

5-year Sep average: **$767,100**



Active Listings 116

116

Min 107 — 114 — Max 121

5-year Sep average

Aug 2025	Sep 2024
102	**110**

Avg DOM 31

31

Min 20 — 25 — Max 31

5-year Sep average

Aug 2025	Sep 2024	YTD
23	**25**	**27**

Avg Sold to OLP Ratio 97.7%

97.7%

Min 96.7% — 98.1% — Max 99.6%

5-year Sep average

Aug 2025	Sep 2024	YTD
98.0%	**97.4%**	**100.3%**

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

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Lower Merion (Montgomery, PA) - Detached

New Listings 47

51.6% from Aug 2025: 31

2.2% from Sep 2024: 46

YTD	2025	2024	+/-
	420	440	-4.5%

5-year Sep average: **51**

New Pendings 39

25.8% from Aug 2025: 31

14.7% from Sep 2024: 34

YTD	2025	2024	+/-
	344	330	4.2%

5-year Sep average: **36**

Closed Sales 29

-31.0% from Aug 2025: 42

-6.5% from Sep 2024: 31

YTD	2025	2024	+/-
	327	314	4.1%

5-year Sep average: **35**

Median Sold Price $1,215,000

8.5% from Aug 2025: $1,120,000

5.7% from Sep 2024: $1,150,000

YTD	2025	2024	+/-
	$1,155,000	$1,125,000	2.7%

5-year Sep average: **$1,043,000**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for September was $1,215,000, representing an increase of 8.5% compared to last month and an increase of 5.7% from Sep 2024. The average days on market for units sold in September was 21 days, 1% above the 5-year September average of 21 days. There was a 25.8% month over month increase in new contract activity with 39 New Pendings; a 19% MoM increase in All Pendings (new contracts + contracts carried over from August) to 50; and a 15.2% increase in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.91 in August and an increase from 0.59 in September 2024. The Contract Ratio is 21% higher than the 5-year September average of 0.78. 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 53

53

Min 53 — 71 — Max 83

5-year Sep average

Aug 2025	Sep 2024
46	83

Avg DOM 21

21

Min 13 — 21 — Max 25

5-year Sep average

Aug 2025	Sep 2024	YTD
16	25	23

Avg Sold to OLP Ratio 100.0%

100.0%

Min 96.6% — 98.5% — Max 100.0%

5-year Sep average

Aug 2025	Sep 2024	YTD
99.6%	96.6%	101.6%

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

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Lower Merion (Montgomery, PA) - Attached

New Listings — 32

▲ 10.3% from Aug 2025: **29**
▲ 33.3% from Sep 2024: **24**

YTD	2025	2024	+/-
	299	**239**	25.1%

5-year Sep average: **28**

New Pendings — 28

▼ -12.5% from Aug 2025: **32**
▲ 21.7% from Sep 2024: **23**

YTD	2025	2024	+/-
	222	**223**	-0.4%

5-year Sep average: **24**

Closed Sales — 27

▼ -12.9% from Aug 2025: **31**
▲ 35.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	208	**213**	-2.3%

5-year Sep average: **26**

Median Sold Price — $320,000

▼ -8.6% from Aug 2025: **$350,000**
▼ -27.3% from Sep 2024: **$440,000**

YTD	2025	2024	+/-
	$361,250	**$360,000**	0.3%

5-year Sep average: **$349,640**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for September was $320,000, representing a decrease of 8.6% compared to last month and a decrease of 27.3% from Sep 2024. The average days on market for units sold in September was 41 days, 35% above the 5-year September average of 30 days. There was a 12.5% month over month decrease in new contract activity with 28 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 34; and a 12.5% increase in supply to 63 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.61 in August and a decrease from 1.26 in September 2024. The Contract Ratio is 38% lower than the 5-year September average of 0.87. 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 — 63

63
Min 27 — 43 — Max 63
5-year Sep average

Aug 2025	Sep 2024
56	**27**

Avg DOM — 41

41
Min 20 — 30 — Max 41
5-year Sep average

Aug 2025	Sep 2024	YTD
32	**25**	**32**

Avg Sold to OLP Ratio — 95.3%

95.3%
Min 95.3% — 97.7% — Max 99.9%
5-year Sep average

Aug 2025	Sep 2024	YTD
95.8%	**98.6%**	**98.2%**

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