September 2025

All Home Types
Detached
Attached

Local Market Insight

Norristown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 56

-16.4% from Aug 2025: **67**
-12.5% from Sep 2024: **64**

YTD	2025	2024	+/-
	620	**594**	4.4%

5-year Sep average: **78**

New Pendings — 64

12.3% from Aug 2025: **57**
14.3% from Sep 2024: **56**

YTD	2025	2024	+/-
	536	**506**	5.9%

5-year Sep average: **70**

Closed Sales — 55

-17.9% from Aug 2025: **67**
57.1% from Sep 2024: **35**

YTD	2025	2024	+/-
	494	**484**	2.1%

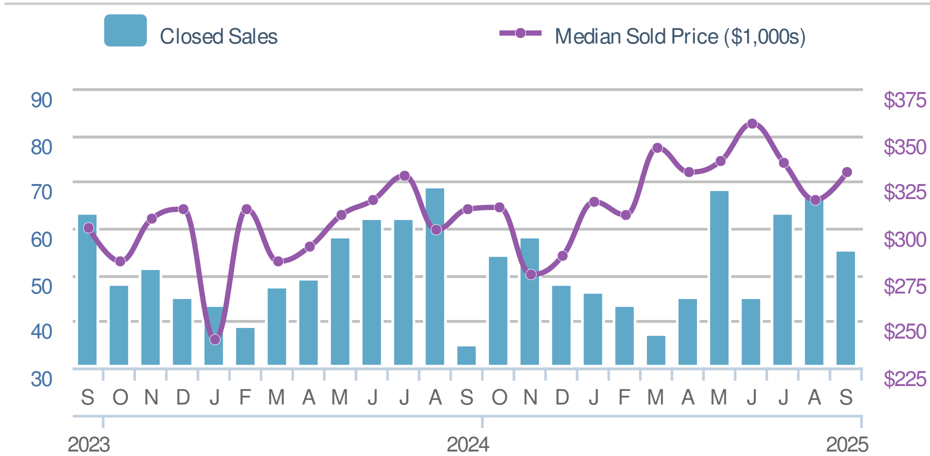
5-year Sep average: **67**

Median Sold Price — $330,000

4.8% from Aug 2025: **$315,000**
6.5% from Sep 2024: **$310,000**

YTD	2025	2024	+/-
	$328,250	**$304,950**	7.6%

5-year Sep average: **$290,500**



Active Listings — 73

73
Min 59
87
Max 125
5-year Sep average

Aug 2025	Sep 2024
86	**83**

Avg DOM — 22

22
Min 16
20
Max 22
5-year Sep average

Aug 2025	Sep 2024	YTD
23	**21**	**24**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 96.8%
99.3%
Max 103.1%
5-year Sep average

Aug 2025	Sep 2024	YTD
99.0%	**96.8%**	**99.4%**

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Norristown Area (Montgomery, PA) - Detached

New Listings — 16

-27.3% from Aug 2025: **22**
-15.8% from Sep 2024: **19**

YTD	2025	2024	+/-
	195	**212**	-8.0%

5-year Sep average: **26**

New Pendings — 21

10.5% from Aug 2025: **19**
10.5% from Sep 2024: **19**

YTD	2025	2024	+/-
	190	**182**	4.4%

5-year Sep average: **25**

Closed Sales — 23

-11.5% from Aug 2025: **26**
53.3% from Sep 2024: **15**

YTD	2025	2024	+/-
	185	**163**	13.5%

5-year Sep average: **23**

Median Sold Price — $445,500

-6.2% from Aug 2025: **$475,050**
11.4% from Sep 2024: **$400,000**

YTD	2025	2024	+/-
	$434,400	**$404,000**	7.5%

5-year Sep average: **$384,400**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for September was $445,500, representing a decrease of 6.2% compared to last month and an increase of 11.4% from Sep 2024. The average days on market for units sold in September was 16 days, 18% below the 5-year September average of 20 days. There was a 10.5% month over month increase in new contract activity with 21 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 27; and a 20% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.55 in August and an increase from 1.19 in September 2024. The Contract Ratio is 13% higher than the 5-year September average of 1.50. 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 — 16

16

Min	5-year Sep average	Max
15	24	33

Aug 2025	Sep 2024
20	**26**

Avg DOM — 16

16

Min	5-year Sep average	Max
11	20	28

Aug 2025	Sep 2024	YTD
22	**27**	**20**

Avg Sold to OLP Ratio — 102.6%

102.6%

Min	5-year Sep average	Max
93.7%	100.3%	105.9%

Aug 2025	Sep 2024	YTD
101.7%	**93.7%**	**100.8%**

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New Listings — 40

-11.1% from Aug 2025: **45**

-9.1% from Sep 2024: **44**

YTD	2025	2024	+/-
	425	**381**	11.5%

5-year Sep average: **52**

New Pendings — 43

13.2% from Aug 2025: **38**

16.2% from Sep 2024: **37**

YTD	2025	2024	+/-
	346	**324**	6.8%

5-year Sep average: **45**

Closed Sales — 32

-22.0% from Aug 2025: **41**

60.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	309	**321**	-3.7%

5-year Sep average: **44**

Median Sold Price — $252,500

1.0% from Aug 2025: **$250,000**

-3.8% from Sep 2024: **$262,500**

YTD	2025	2024	+/-
	$278,000	**$260,000**	6.9%

5-year Sep average: **$240,500**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for September was $252,500, representing an increase of 1% compared to last month and a decrease of 3.8% from Sep 2024. The average days on market for units sold in September was 25 days, 25% above the 5-year September average of 20 days. There was a 13.2% month over month increase in new contract activity with 43 New Pendings; a 10.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 87; and a 13.6% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 1.20 in August and an increase from 0.79 in September 2024. The Contract Ratio is 25% higher than the 5-year September average of 1.23. 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 — 57

57

Min 44 — 63 (5-year Sep average) — Max 92

Aug 2025	Sep 2024
66	**57**

Avg DOM — 25

25

Min 16 — 20 (5-year Sep average) — Max 25

Aug 2025	Sep 2024	YTD
24	**16**	**26**

Avg Sold to OLP Ratio — 97.7%

97.7%

Min 96.6% — 98.9% (5-year Sep average) — Max 101.8%

Aug 2025	Sep 2024	YTD
97.3%	**99.2%**	**98.5%**

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