September 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Merion Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025
Upper Merion Area (Montgomery, PA)

New Listings — 44

-2.2%	-18.5%
from Aug 2025: **45**	from Sep 2024: **54**

YTD	2025	2024	+/-
	423	**410**	3.2%

5-year Sep average: **50**

New Pendings — 39

11.4%	8.3%
from Aug 2025: **35**	from Sep 2024: **36**

YTD	2025	2024	+/-
	323	**336**	-3.9%

5-year Sep average: **37**

Closed Sales — 29

-17.1%	-19.4%
from Aug 2025: **35**	from Sep 2024: **36**

YTD	2025	2024	+/-
	323	**308**	4.9%

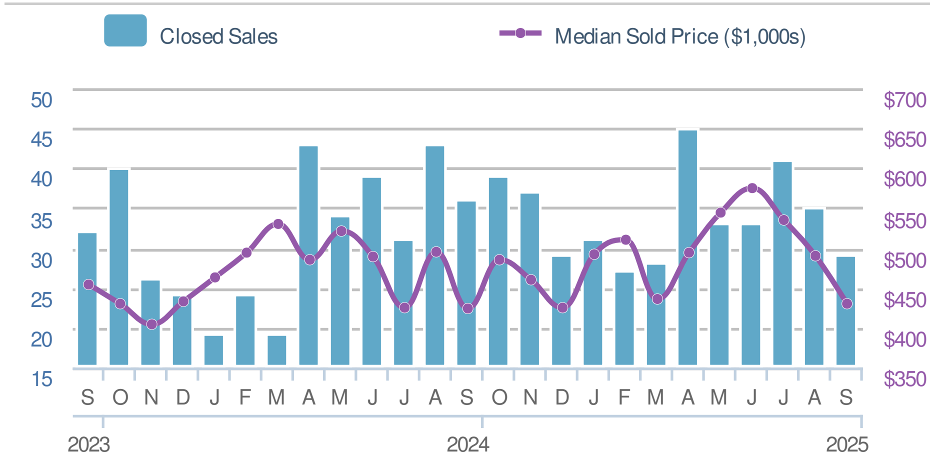
5-year Sep average: **38**

Median Sold Price — $430,000

-12.2%	1.4%
from Aug 2025: **$490,000**	from Sep 2024: **$424,000**

YTD	2025	2024	+/-
	$492,843	**$500,000**	-1.4%

5-year Sep average: **$421,400**



Active Listings — 69

69
Min 54 — 66 — Max 73
5-year Sep average

Aug 2025	Sep 2024
83	**73**

Avg DOM — 17

17
Min 17 — 29 — Max 52
5-year Sep average

Aug 2025	Sep 2024	YTD
21	**25**	**24**

Avg Sold to OLP Ratio — 98.0%

98.0%
Min 97.1% — 98.3% — Max 99.1%
5-year Sep average

Aug 2025	Sep 2024	YTD
98.3%	**98.7%**	**98.5%**

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

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Upper Merion Area (Montgomery, PA) - Detached

New Listings — 21

40.0% from Aug 2025:	16.7% from Sep 2024:
15	**18**

YTD	2025	2024	+/-
	178	**185**	-3.8%

5-year Sep average: **20**

New Pendings — 22

57.1% from Aug 2025:	10.0% from Sep 2024:
14	**20**

YTD	2025	2024	+/-
	149	**163**	-8.6%

5-year Sep average: **20**

Closed Sales — 14

-30.0% from Aug 2025:	-26.3% from Sep 2024:
20	**19**

YTD	2025	2024	+/-
	141	**149**	-5.4%

5-year Sep average: **20**

Median Sold Price — $542,500

1.1% from Aug 2025:	15.4% from Sep 2024:
$536,600	**$470,000**

YTD	2025	2024	+/-
	$548,000	**$535,000**	2.4%

5-year Sep average: **$478,900**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for September was $542,500, representing an increase of 1.1% compared to last month and an increase of 15.4% from Sep 2024. The average days on market for units sold in September was 14 days, 29% below the 5-year September average of 20 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 38.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 25; and a 9.7% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.58 in August and a decrease from 1.87 in September 2024. The Contract Ratio is 29% lower than the 5-year September average of 1.26. 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 — 28

28

Min	5-year Sep average	Max
15	22	28

Aug 2025	Sep 2024
31	**15**

Avg DOM — 14

14

Min	5-year Sep average	Max
14	20	37

Aug 2025	Sep 2024	YTD
13	**15**	**19**

Avg Sold to OLP Ratio — 99.3%

99.3%

Min	5-year Sep average	Max
95.2%	98.9%	100.9%

Aug 2025	Sep 2024	YTD
99.9%	**100.9%**	**100.1%**

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

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New Listings 23

-23.3% from Aug 2025: **30**
-36.1% from Sep 2024: **36**

YTD	2025	2024	+/-
	245	**224**	9.4%

5-year Sep average: **30**

New Pendings 17

-19.0% from Aug 2025: **21**
6.3% from Sep 2024: **16**

YTD	2025	2024	+/-
	174	**172**	1.2%

5-year Sep average: **18**

Closed Sales 15

0.0% from Aug 2025: **15**
-11.8% from Sep 2024: **17**

YTD	2025	2024	+/-
	182	**158**	15.2%

5-year Sep average: **18**

Median Sold Price $329,900

-18.5% from Aug 2025: **$405,000**
-21.5% from Sep 2024: **$420,000**

YTD	2025	2024	+/-
	$461,000	**$447,500**	3.0%

5-year Sep average: **$378,080**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for September was $329,900, representing a decrease of 18.5% compared to last month and a decrease of 21.5% from Sep 2024. The average days on market for units sold in September was 20 days, 54% below the 5-year September average of 44 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 25; and a 21.2% decrease in supply to 41 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.48 in August and an increase from 0.50 in September 2024. The Contract Ratio is 7% lower than the 5-year September average of 0.65. 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 41

41
Min 35 — 44 (5-year Sep average) — Max 58

Aug 2025	Sep 2024
52	**58**

Avg DOM 20

20
Min 20 — 44 (5-year Sep average) — Max 112

Aug 2025	Sep 2024	YTD
33	**37**	**28**

Avg Sold to OLP Ratio 96.7%

96.7%
Min 96.1% — 97.4% (5-year Sep average) — Max 98.9%

Aug 2025	Sep 2024	YTD
96.2%	**96.1%**	**97.2%**

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

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