September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Wissahickon (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
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September 2025

Wissahickon (Montgomery, PA)

New Listings 40

▲ 33.3% from Aug 2025: **30**

▲ 29.0% from Sep 2024: **31**

YTD	2025	2024	+/-
	385	**293**	31.4%

5-year Sep average: **40**

New Pendings 34

↔ 0.0% from Aug 2025: **34**

▼ -2.9% from Sep 2024: **35**

YTD	2025	2024	+/-
	312	**241**	29.5%

5-year Sep average: **34**

Closed Sales 30

▼ -38.8% from Aug 2025: **49**

▲ 76.5% from Sep 2024: **17**

YTD	2025	2024	+/-
	293	**218**	34.4%

5-year Sep average: **27**

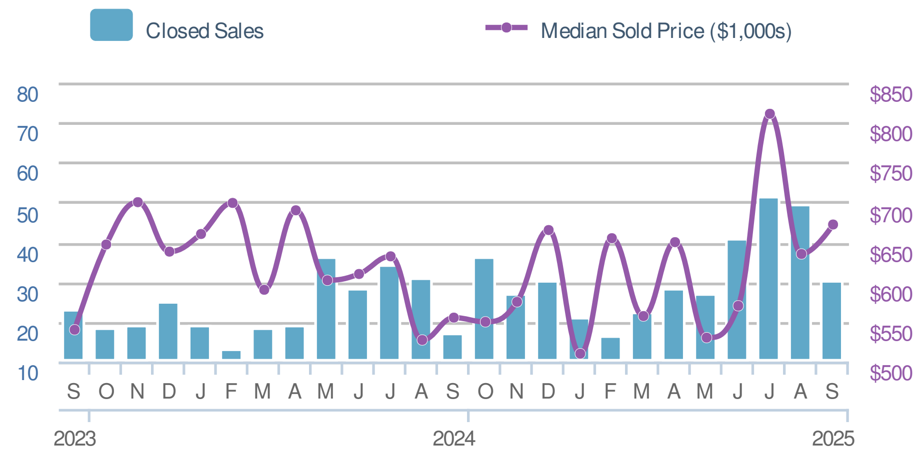
Median Sold Price $672,500

▲ 5.9% from Aug 2025: **$635,000**

▲ 21.1% from Sep 2024: **$555,500**

YTD	2025	2024	+/-
	$646,250	**$610,000**	5.9%

5-year Sep average: **$559,600**



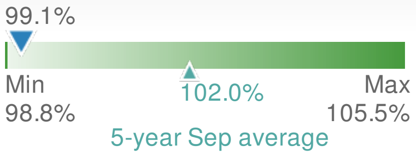
Active Listings 52

Aug 2025	Sep 2024
48	**40**

Avg DOM 26

Aug 2025	Sep 2024	YTD
14	**16**	**19**

Avg Sold to OLP Ratio 99.1%



Aug 2025	Sep 2024	YTD
101.6%	**105.5%**	**100.8%**

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

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September 2025

Wissahickon (Montgomery, PA) - Detached

New Listings 30

▲ 66.7% from Aug 2025: **18**

▲ 57.9% from Sep 2024: **19**

YTD	2025	2024	+/-
	245	**180**	36.1%

5-year Sep average: **26**

New Pendings 22

▼ -4.3% from Aug 2025: **23**

↔ 0.0% from Sep 2024: **22**

YTD	2025	2024	+/-
	188	**142**	32.4%

5-year Sep average: **20**

Closed Sales 21

▼ -38.2% from Aug 2025: **34**

▲ 250.0% from Sep 2024: **6**

YTD	2025	2024	+/-
	175	**126**	38.9%

5-year Sep average: **15**

Median Sold Price $719,000

▲ 6.1% from Aug 2025: **$677,750**

▲ 7.3% from Sep 2024: **$670,000**

YTD	2025	2024	+/-
	$850,000	**$740,000**	14.9%

5-year Sep average: **$684,000**

Summary

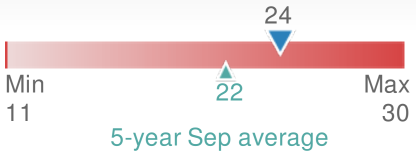
In Wissahickon (Montgomery, PA), the median sold price for Detached properties for September was $719,000, representing an increase of 6.1% compared to last month and an increase of 7.3% from Sep 2024. The average days on market for units sold in September was 24 days, 10% above the 5-year September average of 22 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 32; and a 14.3% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.91 in August and a decrease from 1.25 in September 2024. The Contract Ratio is 19% lower than the 5-year September average of 0.99. 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 40

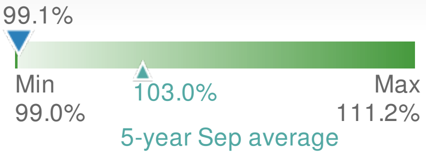
Aug 2025	Sep 2024
35	**28**

Avg DOM 24



Aug 2025	Sep 2024	YTD
11	**30**	**21**

Avg Sold to OLP Ratio 99.1%



Aug 2025	Sep 2024	YTD
101.5%	**111.2%**	**100.4%**

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Wissahickon (Montgomery, PA) - Attached

New Listings 10

▼-16.7% from Aug 2025: **12**

▼-16.7% from Sep 2024: **12**

YTD	2025	2024	+/-
	140	**113**	23.9%

5-year Sep average: **15**

New Pendings 12

▲9.1% from Aug 2025: **11**

▼-7.7% from Sep 2024: **13**

YTD	2025	2024	+/-
	124	**99**	25.3%

5-year Sep average: **14**

Closed Sales 9

▼-40.0% from Aug 2025: **15**

▼-18.2% from Sep 2024: **11**

YTD	2025	2024	+/-
	118	**92**	28.3%

5-year Sep average: **12**

Median Sold Price $590,000

▼-5.6% from Aug 2025: **$625,000**

▲10.3% from Sep 2024: **$535,000**

YTD	2025	2024	+/-
	$472,500	**$500,000**	-5.5%

5-year Sep average: **$486,880**

Summary

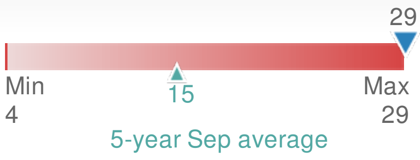
In Wissahickon (Montgomery, PA), the median sold price for Attached properties for September was $590,000, representing a decrease of 5.6% compared to last month and an increase of 10.3% from Sep 2024. The average days on market for units sold in September was 29 days, 93% above the 5-year September average of 15 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 16; and a 7.7% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.15 in August and a decrease from 1.42 in September 2024. The Contract Ratio is 15% lower than the 5-year September average of 1.57. 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 12

Aug 2025	Sep 2024
13	**12**

Avg DOM 29



Aug 2025	Sep 2024	YTD
21	**9**	**16**

Avg Sold to OLP Ratio 99.1%

Aug 2025	Sep 2024	YTD
101.8%	**102.4%**	**101.4%**

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