

October 2025

All Home Types
Detached
Attached

Local Market Insight

Lower Merion (Montgomery, PA)

October 2025

Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**79**↔ 0.0%
from Sep 2025:
79↑ 49.1%
from Oct 2024:
53

YTD	2025	2024	+/-
	806	744	8.3%

5-year Oct average: **74****New Pendings****68**↑ 1.5%
from Sep 2025:
67↑ 4.6%
from Oct 2024:
65

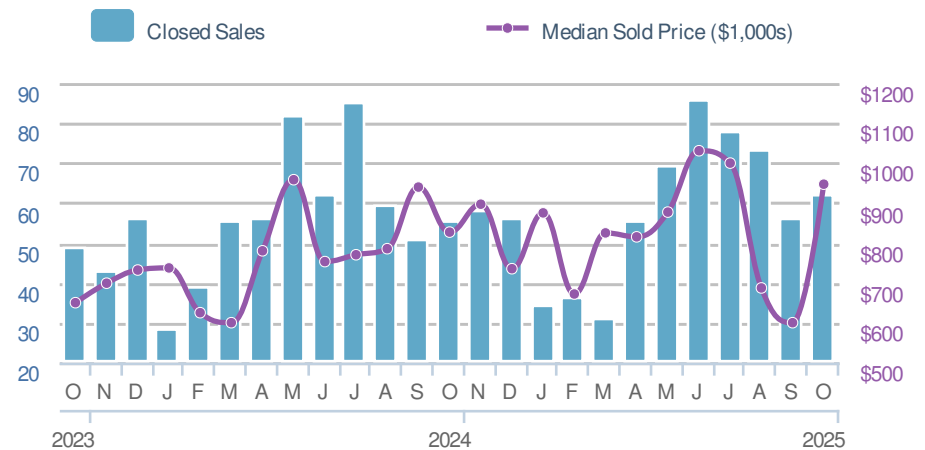
YTD	2025	2024	+/-
	634	620	2.3%

5-year Oct average: **66****Closed Sales****62**↑ 10.7%
from Sep 2025:
56↑ 12.7%
from Oct 2024:
55

YTD	2025	2024	+/-
	597	583	2.4%

5-year Oct average: **59****Median Sold Price****\$947,500**↑ 57.9%
from Sep 2025:
\$600,000↑ 14.5%
from Oct 2024:
\$827,500

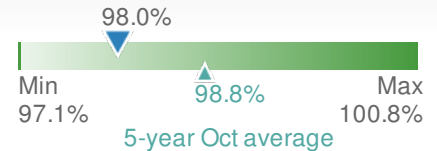
YTD	2025	2024	+/-
	\$850,000	\$790,000	7.6%

5-year Oct average: **\$744,500****Active Listings****115**

Sep 2025	Oct 2024
116	93

Avg DOM**37**

Sep 2025	Oct 2024	YTD
31	15	28

Avg Sold to OLP Ratio**98.0%**

Sep 2025	Oct 2024	YTD
97.7%	100.8%	100.0%

October 2025

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****38**

 **-19.1%**  **31.0%**
 from Sep 2025: **47** from Oct 2024: **29**

YTD	2025	2024	+/-
	463	477	-2.9%

5-year Oct average: **44****New Pendings****35**

 **-10.3%**  **-22.2%**
 from Sep 2025: **39** from Oct 2024: **45**

YTD	2025	2024	+/-
	379	378	0.3%

5-year Oct average: **38****Closed Sales****38**

 **31.0%**  **31.0%**
 from Sep 2025: **29** from Oct 2024: **29**

YTD	2025	2024	+/-
	365	344	6.1%

5-year Oct average: **34****Median Sold Price****\$1,263,500**

 **4.0%**  **20.3%**
 from Sep 2025: **\$1,215,000** from Oct 2024: **\$1,050,000**

YTD	2025	2024	+/-
	\$1,175,000	\$1,122,500	4.7%

5-year Oct average: **\$1,007,300****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for October was \$1,263,500, representing an increase of 4% compared to last month and an increase of 20.3% from Oct 2024. The average days on market for units sold in October was 23 days, 16% above the 5-year October average of 20 days. There was a 10.3% month over month decrease in new contract activity with 35 New Pendings; a 6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 47; and an 11.3% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.94 in September and a decrease from 1.08 in October 2024. The Contract Ratio is 17% higher than the 5-year October average of 0.85. 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**47**

Sep 2025	Oct 2024
53	61

Avg DOM**23**

Sep 2025	Oct 2024	YTD
21	17	23

Avg Sold to OLP Ratio**101.6%**

Sep 2025	Oct 2024	YTD
100.0%	102.5%	101.6%

October 2025

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****41**

 **28.1%**
 from Sep 2025: **32**

 **70.8%**
 from Oct 2024: **24**

YTD	2025	2024	+/-
	343	267	28.5%

5-year Oct average: **31****New Pendings****33**

 **17.9%**
 from Sep 2025: **28**

 **65.0%**
 from Oct 2024: **20**

YTD	2025	2024	+/-
	255	242	5.4%

5-year Oct average: **28****Closed Sales****24**

 **-11.1%**
 from Sep 2025: **27**

 **-7.7%**
 from Oct 2024: **26**

YTD	2025	2024	+/-
	232	239	-2.9%

5-year Oct average: **26****Median Sold Price****\$261,250**

 **-18.4%**
 from Sep 2025: **\$320,000**

 **-38.5%**
 from Oct 2024: **\$425,000**

YTD	2025	2024	+/-
	\$355,000	\$370,000	-4.1%

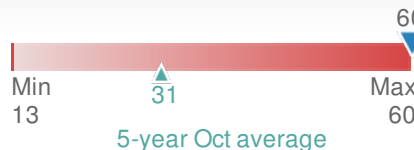
5-year Oct average: **\$320,325****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for October was \$261,250, representing a decrease of 18.4% compared to last month and a decrease of 38.5% from Oct 2024. The average days on market for units sold in October was 60 days, 92% above the 5-year October average of 31 days. There was a 17.9% month over month increase in new contract activity with 33 New Pendings; a 26.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 43; and a 7.9% increase in supply to 68 active units.

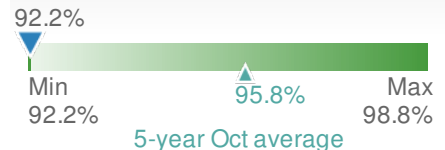
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.54 in September and a decrease from 0.84 in October 2024. The Contract Ratio is 29% lower than the 5-year October average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**68**

Sep 2025	Oct 2024
63	32

Avg DOM**60**

Sep 2025	Oct 2024	YTD
41	13	35

Avg Sold to OLP Ratio**92.2%**

Sep 2025	Oct 2024	YTD
95.3%	98.8%	97.5%