

October 2025

All Home Types
Detached
Attached

Local Market Insight

Methacton (Montgomery, PA)

October 2025

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**19**

↓ -36.7% ↓ -45.7%
from Sep 2025: from Oct 2024:
30 35

YTD	2025	2024	+/-
	286	337	-15.1%

5-year Oct average: **33****New Pendings****20**

↓ -23.1% ↓ -25.9%
from Sep 2025: from Oct 2024:
26 27

YTD	2025	2024	+/-
	253	272	-7.0%

5-year Oct average: **28****Closed Sales****19**

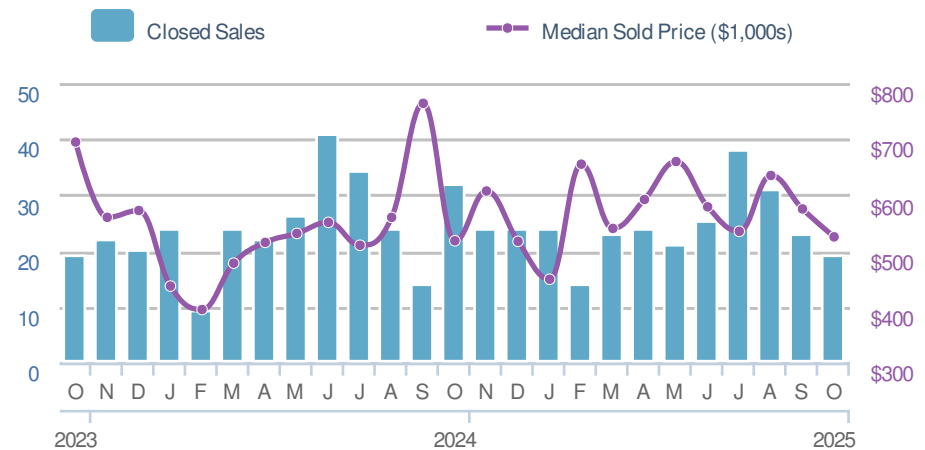
↓ -17.4% ↓ -40.6%
from Sep 2025: from Oct 2024:
23 32

YTD	2025	2024	+/-
	253	256	-1.2%

5-year Oct average: **29****Median Sold Price****\$525,000**

↓ -8.7% ↑ 1.3%
from Sep 2025: from Oct 2024:
\$575,000 \$518,500

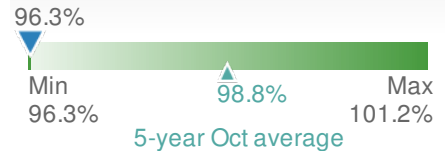
YTD	2025	2024	+/-
	\$579,500	\$525,000	10.4%

5-year Oct average: **\$557,289****Active Listings****43**

Sep 2025	Oct 2024
47	48

Avg DOM**32**

Sep 2025	Oct 2024	YTD
19	29	26

Avg Sold to OLP Ratio**96.3%**

Sep 2025	Oct 2024	YTD
103.0%	98.0%	99.2%

October 2025**Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-22.7%**
 from Sep 2025: **22**

 **-34.6%**
 from Oct 2024: **26**

YTD	2025	2024	+/-
	236	274	-13.9%

5-year Oct average: **23****New Pendings****16**

 **-27.3%**
 from Sep 2025: **22**

 **-20.0%**
 from Oct 2024: **20**

YTD	2025	2024	+/-
	207	214	-3.3%

5-year Oct average: **20****Closed Sales****13**

 **-18.8%**
 from Sep 2025: **16**

 **-50.0%**
 from Oct 2024: **26**

YTD	2025	2024	+/-
	204	197	3.6%

5-year Oct average: **20****Median Sold Price****\$775,000**

 **27.2%**
 from Sep 2025: **\$609,500**

 **37.2%**
 from Oct 2024: **\$565,000**

YTD	2025	2024	+/-
	\$610,000	\$565,000	8.0%

5-year Oct average: **\$638,000****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for October was \$775,000, representing an increase of 27.2% compared to last month and an increase of 37.2% from Oct 2024. The average days on market for units sold in October was 40 days, 65% above the 5-year October average of 24 days. There was a 27.3% month over month decrease in new contract activity with 16 New Pendings; a 3.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 29; and a 4.9% decrease in supply to 39 active units.

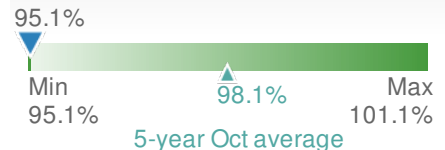
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.68 in September and a decrease from 0.86 in October 2024. The Contract Ratio is 17% lower than the 5-year October average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**39**

Sep 2025	Oct 2024
41	42

Avg DOM**40**

Sep 2025	Oct 2024	YTD
16	33	27

Avg Sold to OLP Ratio**95.1%**

Sep 2025	Oct 2024	YTD
105.1%	97.6%	99.4%

October 2025**Methacton (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

 **-75.0%**
 from Sep 2025: **8**

 **-77.8%**
 from Oct 2024: **9**

YTD	2025	2024	+/-
	50	63	-20.6%

5-year Oct average: **10****New Pendings****4**

 **0.0%**
 from Sep 2025: **4**

 **-42.9%**
 from Oct 2024: **7**

YTD	2025	2024	+/-
	46	58	-20.7%

5-year Oct average: **8****Closed Sales****6**

 **-14.3%**
 from Sep 2025: **7**

 **0.0%**
 from Oct 2024: **6**

YTD	2025	2024	+/-
	49	59	-16.9%

5-year Oct average: **8****Median Sold Price****\$467,450**

 **-17.3%**
 from Sep 2025: **\$565,000**

 **-2.7%**
 from Oct 2024: **\$480,510**

YTD	2025	2024	+/-
	\$479,900	\$464,700	3.3%

5-year Oct average: **\$490,572****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for October was \$467,450, representing a decrease of 17.3% compared to last month and a decrease of 2.7% from Oct 2024. The average days on market for units sold in October was 15 days, 53% below the 5-year October average of 32 days. There was no month over month change in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 4; and a 33.3% decrease in supply to 4 active units.

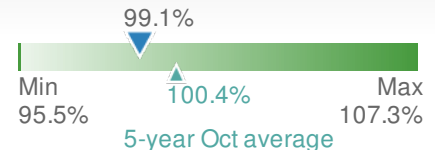
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from September and a decrease from 1.33 in October 2024. The Contract Ratio is 24% lower than the 5-year October average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Sep 2025	Oct 2024
6	6

Avg DOM**15**

Sep 2025	Oct 2024	YTD
25	11	25

Avg Sold to OLP Ratio**99.1%**

Sep 2025	Oct 2024	YTD
98.1%	100.0%	98.2%