

October 2025

All Home Types
Detached
Attached

Local Market Insight

Norristown Area (Montgomery, PA)

October 2025

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**65****↑ 16.1%**from Sep 2025:
56**↓ -18.8%**from Oct 2024:
80

YTD	2025	2024	+/-
	687	678	1.3%

5-year Oct average: **72****New Pendings****47****↓ -26.6%**from Sep 2025:
64**↓ -23.0%**from Oct 2024:
61

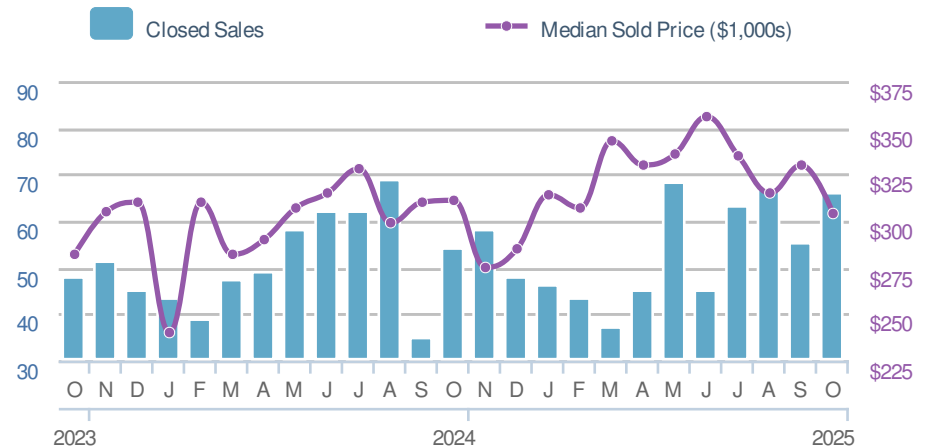
YTD	2025	2024	+/-
	580	564	2.8%

5-year Oct average: **64****Closed Sales****66****↑ 20.0%**from Sep 2025:
55**↑ 22.2%**from Oct 2024:
54

YTD	2025	2024	+/-
	562	542	3.7%

5-year Oct average: **67****Median Sold Price****\$304,000****↓ -7.9%**from Sep 2025:
\$330,000**↓ -2.5%**from Oct 2024:
\$311,750

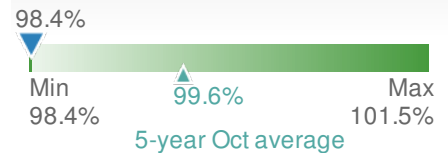
YTD	2025	2024	+/-
	\$325,000	\$305,000	6.6%

5-year Oct average: **\$283,450****Active Listings****77**

Sep 2025	Oct 2024
73	98

Avg DOM**21**

Sep 2025	Oct 2024	YTD
22	23	24

Avg Sold to OLP Ratio**98.4%**

Sep 2025	Oct 2024	YTD
99.8%	99.5%	99.3%

October 2025

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **6.3%**from Sep 2025:
16 **-22.7%**from Oct 2024:
22

YTD	2025	2024	+/-
	212	234	-9.4%

5-year Oct average: **23****New Pendings****16** **-23.8%**from Sep 2025:
21 **6.7%**from Oct 2024:
15

YTD	2025	2024	+/-
	205	195	5.1%

5-year Oct average: **22****Closed Sales****19** **-17.4%**from Sep 2025:
23 **-9.5%**from Oct 2024:
21

YTD	2025	2024	+/-
	205	185	10.8%

5-year Oct average: **24****Median Sold Price****\$410,000** **-8.0%**from Sep 2025:
\$445,500 **1.2%**from Oct 2024:
\$405,000

YTD	2025	2024	+/-
	\$431,000	\$405,000	6.4%

5-year Oct average: **\$382,800****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for October was \$410,000, representing a decrease of 8% compared to last month and an increase of 1.2% from Oct 2024. The average days on market for units sold in October was 20 days, 12% above the 5-year October average of 18 days. There was a 23.8% month over month decrease in new contract activity with 16 New Pendings; an 18.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 22; and no change in supply with 16 active units.

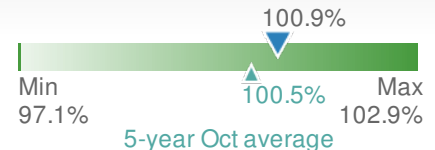
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.69 in September and an increase from 0.71 in October 2024. The Contract Ratio is 1% lower than the 5-year October average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2025	Oct 2024
16	31

Avg DOM**20**

Sep 2025	Oct 2024	YTD
16	25	20

Avg Sold to OLP Ratio**100.9%**

Sep 2025	Oct 2024	YTD
102.6%	101.1%	100.8%

October 2025

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****48** **20.0%**from Sep 2025:
40 **-17.2%**from Oct 2024:
58

YTD	2025	2024	+/-
	475	443	7.2%

5-year Oct average: **49****New Pendings****31** **-27.9%**from Sep 2025:
43 **-31.1%**from Oct 2024:
45

YTD	2025	2024	+/-
	375	368	1.9%

5-year Oct average: **42****Closed Sales****47** **46.9%**from Sep 2025:
32 **42.4%**from Oct 2024:
33

YTD	2025	2024	+/-
	357	357	0.0%

5-year Oct average: **43****Median Sold Price****\$250,500** **-0.8%**from Sep 2025:
\$252,500 **-0.2%**from Oct 2024:
\$250,888

YTD	2025	2024	+/-
	\$275,000	\$260,000	5.8%

5-year Oct average: **\$232,453****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for October was \$250,500, representing a decrease of 0.8% compared to last month and a decrease of 0.2% from Oct 2024. The average days on market for units sold in October was 21 days, 15% above the 5-year October average of 18 days. There was a 27.9% month over month decrease in new contract activity with 31 New Pendings; a 21.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 68; and a 7% increase in supply to 61 active units.

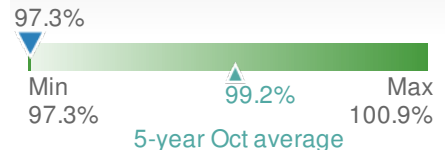
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.53 in September and an increase from 0.82 in October 2024. The Contract Ratio is 2% higher than the 5-year October average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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**61**

Sep 2025	Oct 2024
57	67

Avg DOM**21**

Sep 2025	Oct 2024	YTD
25	22	26

Avg Sold to OLP Ratio**97.3%**

Sep 2025	Oct 2024	YTD
97.7%	98.5%	98.4%