

October 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Merion Area (Montgomery, PA)

October 2025

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**55****↑25.0%**from Sep 2025:
44**↑34.1%**from Oct 2024:
41

YTD	2025	2024	+/-
	488	458	6.6%

5-year Oct average: **47****New Pendings****32****↓-17.9%**from Sep 2025:
39**↓-20.0%**from Oct 2024:
40

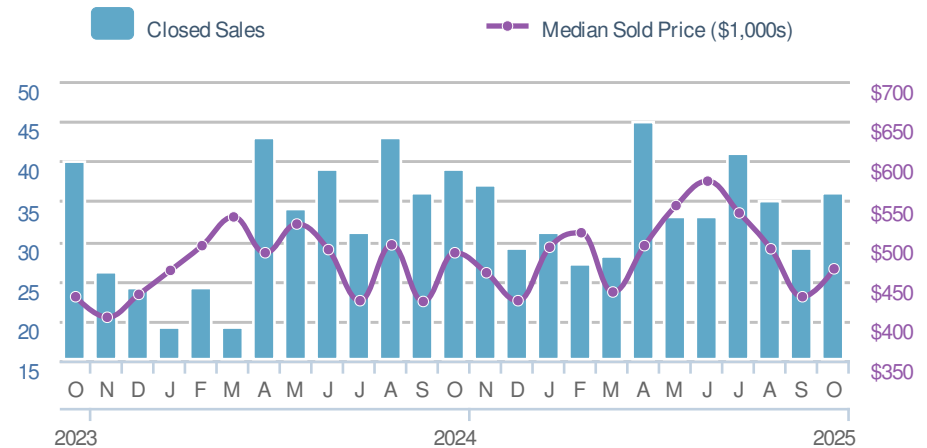
YTD	2025	2024	+/-
	358	375	-4.5%

5-year Oct average: **37****Closed Sales****36****↑24.1%**from Sep 2025:
29**↓-7.7%**from Oct 2024:
39

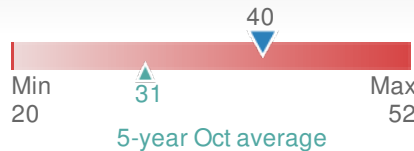
YTD	2025	2024	+/-
	359	349	2.9%

5-year Oct average: **37****Median Sold Price****\$465,000****↑8.1%**from Sep 2025:
\$430,000**↓-4.1%**from Oct 2024:
\$485,000

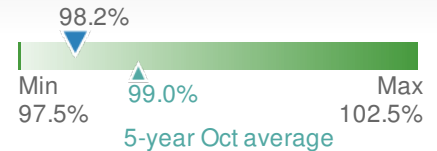
YTD	2025	2024	+/-
	\$490,500	\$499,990	-1.9%

5-year Oct average: **\$446,499****Active Listings****93**

Sep 2025	Oct 2024
69	74

Avg DOM**40**

Sep 2025	Oct 2024	YTD
17	24	26

Avg Sold to OLP Ratio**98.2%**

Sep 2025	Oct 2024	YTD
98.0%	97.8%	98.5%

October 2025

Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24**
 **14.3%**
from Sep 2025:
21
 **71.4%**
from Oct 2024:
14

YTD	2025	2024	+/-
	207	202	2.5%

5-year Oct average: **20****New Pendings****19**
 **-13.6%**
from Sep 2025:
22
 **46.2%**
from Oct 2024:
13

YTD	2025	2024	+/-
	167	175	-4.6%

5-year Oct average: **16****Closed Sales****16**
 **14.3%**
from Sep 2025:
14
 **-5.9%**
from Oct 2024:
17

YTD	2025	2024	+/-
	157	167	-6.0%

5-year Oct average: **17****Median Sold Price****\$546,250**
 **0.7%**
from Sep 2025:
\$542,500
 **-8.0%**
from Oct 2024:
\$594,000

YTD	2025	2024	+/-
	\$548,000	\$537,500	2.0%

5-year Oct average: **\$506,850****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for October was \$546,250, representing an increase of 0.7% compared to last month and a decrease of 8% from Oct 2024. The average days on market for units sold in October was 39 days, 93% above the 5-year October average of 20 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from September) to 27; and a 25% increase in supply to 35 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.89 in September and a decrease from 1.29 in October 2024. The Contract Ratio is 23% lower than the 5-year October average of 1.00. 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**35**

Sep 2025	Oct 2024
28	17

Avg DOM**39**

Sep 2025	Oct 2024	YTD
14	11	21

Avg Sold to OLP Ratio**97.3%**

Sep 2025	Oct 2024	YTD
99.3%	98.7%	99.9%

October 2025

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30**
 **30.4%**
from Sep 2025:
23
 **11.1%**
from Oct 2024:
27

YTD	2025	2024	+/-
	280	255	9.8%

5-year Oct average: **27****New Pendings****12**
 **-29.4%**
from Sep 2025:
17
 **-55.6%**
from Oct 2024:
27

YTD	2025	2024	+/-
	190	199	-4.5%

5-year Oct average: **21****Closed Sales****20**
 **33.3%**
from Sep 2025:
15
 **-9.1%**
from Oct 2024:
22

YTD	2025	2024	+/-
	202	181	11.6%

5-year Oct average: **20****Median
Sold Price****\$394,500**
 **19.6%**
from Sep 2025:
\$329,900
 **-4.9%**
from Oct 2024:
\$415,000

YTD	2025	2024	+/-
	\$450,000	\$440,000	2.3%

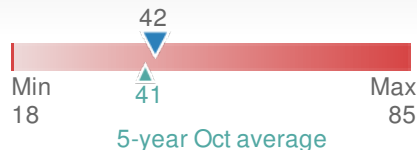
5-year Oct average: **\$400,900****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for October was \$394,500, representing an increase of 19.6% compared to last month and a decrease of 4.9% from Oct 2024. The average days on market for units sold in October was 42 days, 2% above the 5-year October average of 41 days. There was a 29.4% month over month decrease in new contract activity with 12 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 21; and a 41.5% increase in supply to 58 active units.

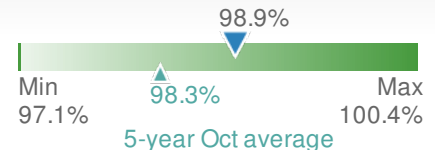
This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 0.61 in September and a decrease from 0.58 in October 2024. The Contract Ratio is 48% lower than the 5-year October average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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**58**

Sep 2025	Oct 2024
41	57

Avg DOM**42**

Sep 2025	Oct 2024	YTD
20	34	30

**Avg Sold to
OLP Ratio****98.9%**

Sep 2025	Oct 2024	YTD
96.7%	97.1%	97.4%