October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Wissahickon (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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October 2025

Wissahickon (Montgomery, PA)

New Listings 35

▼ -12.5%	▼ -7.9%
from Sep 2025: **40**	from Oct 2024: **38**

YTD	2025	2024	+/-
	427	**335**	27.5%

5-year Oct average: **41**

New Pendings 36

▲ 5.9%	▲ 28.6%
from Sep 2025: **34**	from Oct 2024: **28**

YTD	2025	2024	+/-
	349	**268**	30.2%

5-year Oct average: **37**

Closed Sales 28

▼ -6.7%	▼ -22.2%
from Sep 2025: **30**	from Oct 2024: **36**

YTD	2025	2024	+/-
	321	**256**	25.4%

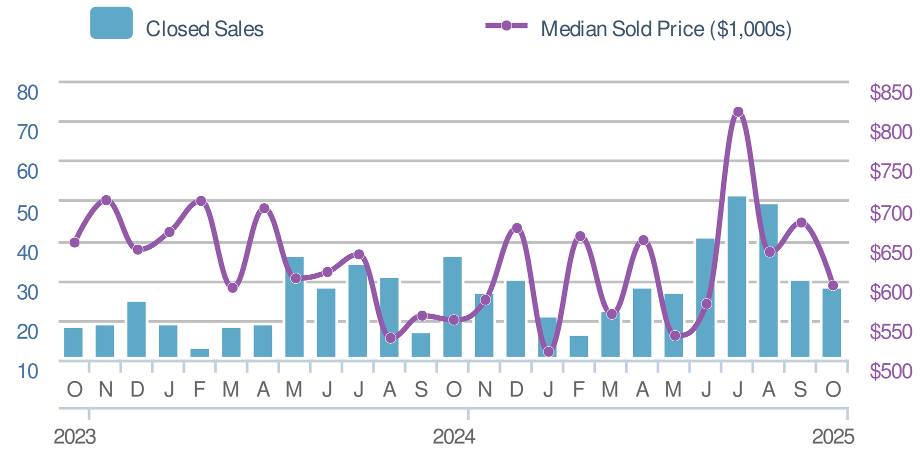
5-year Oct average: **33**

Median Sold Price $593,000

▼ -11.8%	▲ 7.8%
from Sep 2025: **$672,500**	from Oct 2024: **$550,000**

YTD	2025	2024	+/-
	$642,500	**$600,500**	7.0%

5-year Oct average: **$594,200**



Active Listings 51

51
Min 30
48
Max 56
5-year Oct average

Sep 2025	Oct 2024
52	**48**

Avg DOM 26

26
Min 9
21
Max 33
5-year Oct average

Sep 2025	Oct 2024	YTD
26	**16**	**20**

Avg Sold to OLP Ratio 95.4%

95.4%
Min 95.4%
99.8%
Max 103.4%
5-year Oct average

Sep 2025	Oct 2024	YTD
99.1%	**101.6%**	**100.3%**

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

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Wissahickon (Montgomery, PA) - Detached

New Listings 23

▼ -23.3% from Sep 2025: **30**

▼ -8.0% from Oct 2024: **25**

YTD	2025	2024	+/-
	271	**207**	30.9%

5-year Oct average: **24**

New Pendings 22

◄► 0.0% from Sep 2025: **22**

▲ 57.1% from Oct 2024: **14**

YTD	2025	2024	+/-
	210	**156**	34.6%

5-year Oct average: **21**

Closed Sales 17

▼ -19.0% from Sep 2025: **21**

▼ -19.0% from Oct 2024: **21**

YTD	2025	2024	+/-
	192	**149**	28.9%

5-year Oct average: **20**

Median Sold Price $801,000

▲ 11.4% from Sep 2025: **$719,000**

▲ 3.4% from Oct 2024: **$775,000**

YTD	2025	2024	+/-
	$850,000	**$742,000**	14.6%

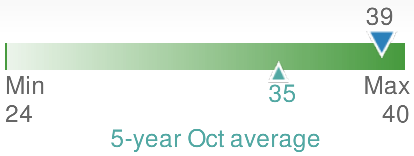
5-year Oct average: **$741,950**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for October was $801,000, representing an increase of 11.4% compared to last month and an increase of 3.4% from Oct 2024. The average days on market for units sold in October was 33 days, 56% above the 5-year October average of 21 days. There was no month over month change in new contract activity with 22 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 37; and a 2.5% decrease in supply to 39 active units.

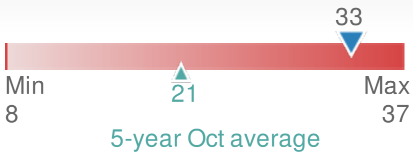
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.80 in September and an increase from 0.74 in October 2024. The Contract Ratio is 1% lower than the 5-year October average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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



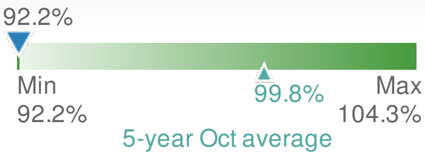
Sep 2025	Oct 2024
40	**35**

Avg DOM 33



Sep 2025	Oct 2024	YTD
24	**14**	**22**

Avg Sold to OLP Ratio 92.2%



Sep 2025	Oct 2024	YTD
99.1%	**103.5%**	**99.7%**

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Wissahickon (Montgomery, PA) - Attached

New Listings 12

▲20.0% from Sep 2025: **10**

▼-7.7% from Oct 2024: **13**

YTD	2025	2024	+/-
	156	**128**	21.9%

5-year Oct average: **17**

New Pendings 14

▲16.7% from Sep 2025: **12**

↔0.0% from Oct 2024: **14**

YTD	2025	2024	+/-
	139	**112**	24.1%

5-year Oct average: **16**

Closed Sales 11

▲22.2% from Sep 2025: **9**

▼-26.7% from Oct 2024: **15**

YTD	2025	2024	+/-
	129	**107**	20.6%

5-year Oct average: **12**

Median Sold Price $335,000

▼-43.2% from Sep 2025: **$590,000**

▼-7.6% from Oct 2024: **$362,500**

YTD	2025	2024	+/-
	$467,500	**$456,500**	2.4%

5-year Oct average: **$398,850**

Summary

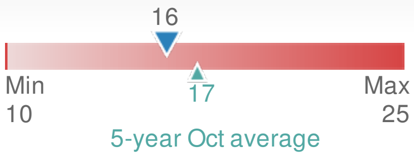
In Wissahickon (Montgomery, PA), the median sold price for Attached properties for October was $335,000, representing a decrease of 43.2% compared to last month and a decrease of 7.6% from Oct 2024. The average days on market for units sold in October was 16 days, 8% below the 5-year October average of 17 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from September) to 20; and no change in supply with 12 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.33 in September and an increase from 1.15 in October 2024. The Contract Ratio is 3% lower than the 5-year October average of 1.72. 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

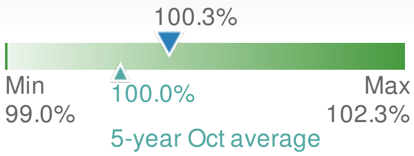
Sep 2025	Oct 2024
12	**13**

Avg DOM 16



Sep 2025	Oct 2024	YTD
29	**18**	**16**

Avg Sold to OLP Ratio 100.3%



Sep 2025	Oct 2024	YTD
99.1%	**99.1%**	**101.3%**

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