November 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

MarketStats by ShowingTime

Presented by
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November 2025
Montgomery County, PA

New Listings — 536

-36.5% from Oct 2025: **844**

-6.5% from Nov 2024: **573**

YTD	2025	2024	+/-
	9,816	**9,643**	1.8%

5-year Nov average: **631**

New Pendings — 653

-10.3% from Oct 2025: **728**

-1.1% from Nov 2024: **660**

YTD	2025	2024	+/-
	8,172	**8,269**	-1.2%

5-year Nov average: **695**

Closed Sales — 610

-16.9% from Oct 2025: **734**

-16.6% from Nov 2024: **731**

YTD	2025	2024	+/-
	7,929	**7,887**	0.5%

5-year Nov average: **726**

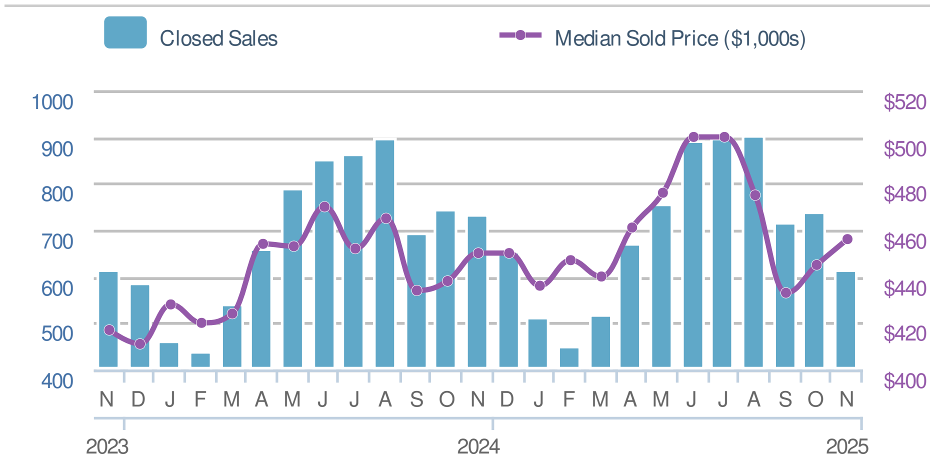
Median Sold Price — $456,000

2.5% from Oct 2025: **$445,000**

1.3% from Nov 2024: **$450,000**

YTD	2025	2024	+/-
	$462,500	**$450,000**	2.8%

5-year Nov average: **$414,028**



Active Listings — 1,053

1,053

Min 838 | 928 | Max 1,053

5-year Nov average

Oct 2025	Nov 2024
1,271	**931**

Avg DOM — 26

26

Min 18 | 22 | Max 26

5-year Nov average

Oct 2025	Nov 2024	YTD
25	**21**	**23**

Avg Sold to OLP Ratio — 98.5%

98.5%

Min 98.5% | 99.4% | Max 100.2%

5-year Nov average

Oct 2025	Nov 2024	YTD
99.0%	**99.1%**	**99.8%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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Montgomery County, PA - Detached

New Listings 298

-38.6% from Oct 2025: **485**
-6.6% from Nov 2024: **319**

YTD	2025	2024	+/-
	5,883	**5,884**	-0.0%

5-year Nov average: **368**

New Pendings 362

-20.6% from Oct 2025: **456**
-5.0% from Nov 2024: **381**

YTD	2025	2024	+/-
	4,998	**4,998**	0.0%

5-year Nov average: **402**

Closed Sales 378

-12.5% from Oct 2025: **432**
-12.5% from Nov 2024: **432**

YTD	2025	2024	+/-
	4,856	**4,771**	1.8%

5-year Nov average: **429**

Median Sold Price $550,000

0.0% from Oct 2025: **$550,000**
4.3% from Nov 2024: **$527,450**

YTD	2025	2024	+/-
	$550,000	**$525,000**	4.8%

5-year Nov average: **$482,890**

Summary

In Montgomery County, PA, the median sold price for Detached properties for November was $550,000, representing no change compared to last month and an increase of 4.3% from Nov 2024. The average days on market for units sold in November was 27 days, 23% above the 5-year November average of 22 days. There was a 20.6% month over month decrease in new contract activity with 362 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 587; and an 18.2% decrease in supply to 598 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.85 in October and a decrease from 1.12 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.21. 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 598

598
Min 543 | 573 | Max 608
5-year Nov average

Oct 2025	Nov 2024
731	**570**

Avg DOM 27

27
Min 18 | 22 | Max 27
5-year Nov average

Oct 2025	Nov 2024	YTD
24	**22**	**22**

Avg Sold to OLP Ratio 98.8%

98.8%
Min 98.8% | 99.4% | Max 99.9%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.5%	**99.2%**	**100.3%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.
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Montgomery County, PA - Attached

New Listings — 238

-33.5%	-6.3%
from Oct 2025: **358**	from Nov 2024: **254**

YTD	2025	2024	+/-
	3,932	**3,754**	4.7%

5-year Nov average: **262**

New Pendings — 291

7.4%	4.3%
from Oct 2025: **271**	from Nov 2024: **279**

YTD	2025	2024	+/-
	3,173	**3,267**	-2.9%

5-year Nov average: **293**

Closed Sales — 231

-23.5%	-22.2%
from Oct 2025: **302**	from Nov 2024: **297**

YTD	2025	2024	+/-
	3,072	**3,112**	-1.3%

5-year Nov average: **296**

Median Sold Price — $372,500

7.3%	0.1%
from Oct 2025: **$347,000**	from Nov 2024: **$372,000**

YTD	2025	2024	+/-
	$365,000	**$355,000**	2.8%

5-year Nov average: **$334,890**

Summary

In Montgomery County, PA, the median sold price for Attached properties for November was $372,500, representing an increase of 7.3% compared to last month and an increase of 0.1% from Nov 2024. The average days on market for units sold in November was 24 days, 14% above the 5-year November average of 21 days. There was a 7.4% month over month increase in new contract activity with 291 New Pendings; an 8.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 465; and a 15.7% decrease in supply to 455 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, up from 0.80 in October and a decrease from 1.28 in November 2024. The Contract Ratio is 31% lower than the 5-year November average of 1.47. 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 — 455

455

Min 295 — 355 (5-year Nov average) — Max 455

Oct 2025	Nov 2024
540	**361**

Avg DOM — 24

24

Min 16 — 21 (5-year Nov average) — Max 24

Oct 2025	Nov 2024	YTD
27	**21**	**24**

Avg Sold to OLP Ratio — 98.1%

98.1%

Min 98.1% — 99.4% (5-year Nov average) — Max 100.7%

Oct 2025	Nov 2024	YTD
98.4%	**99.2%**	**99.1%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.