November 2025

All Home Types
Detached
Attached

Local Market Insight

Abington (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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November 2025

Abington (Montgomery, PA)

New Listings 30

-36.2% from Oct 2025: **47**
-34.8% from Nov 2024: **46**

YTD	2025	2024	+/-
	610	**611**	-0.2%

5-year Nov average: **44**

New Pendings 35

-27.1% from Oct 2025: **48**
-23.9% from Nov 2024: **46**

YTD	2025	2024	+/-
	533	**562**	-5.2%

5-year Nov average: **47**

Closed Sales 42

-20.8% from Oct 2025: **53**
-6.7% from Nov 2024: **45**

YTD	2025	2024	+/-
	526	**544**	-3.3%

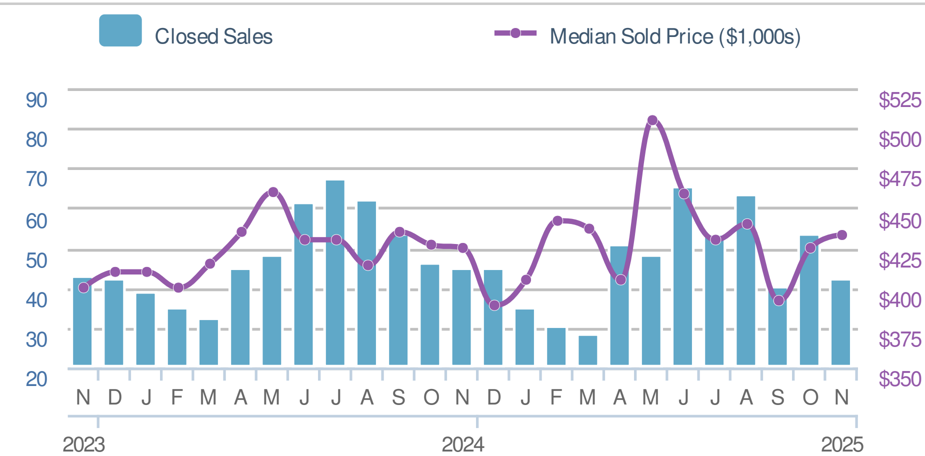
5-year Nov average: **47**

Median Sold Price $433,500

2.0% from Oct 2025: **$425,000**
2.0% from Nov 2024: **$425,000**

YTD	2025	2024	+/-
	$430,000	**$425,000**	1.2%

5-year Nov average: **$405,200**



Active Listings 63

63
Min 36
55
Max 75
5-year Nov average

Oct 2025	Nov 2024
69	**49**

Avg DOM 25

25
Min 14
21
Max 28
5-year Nov average

Oct 2025	Nov 2024	YTD
32	**28**	**21**

Avg Sold to OLP Ratio 97.4%

97.4%
Min 97.4%
99.3%
Max 100.5%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.1%	**99.1%**	**100.0%**

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Abington (Montgomery, PA) - Detached

New Listings — 25

-44.4% from Oct 2025: **45**
-28.6% from Nov 2024: **35**

YTD	2025	2024	+/-
	520	**521**	-0.2%

5-year Nov average: **36**

New Pendings — 27

-37.2% from Oct 2025: **43**
-18.2% from Nov 2024: **33**

YTD	2025	2024	+/-
	459	**475**	-3.4%

5-year Nov average: **38**

Closed Sales — 37

-17.8% from Oct 2025: **45**
-2.6% from Nov 2024: **38**

YTD	2025	2024	+/-
	454	**467**	-2.8%

5-year Nov average: **42**

Median Sold Price — $465,000

6.7% from Oct 2025: **$436,000**
2.8% from Nov 2024: **$452,500**

YTD	2025	2024	+/-
	$450,000	**$449,900**	0.0%

5-year Nov average: **$436,700**

Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for November was $465,000, representing an increase of 6.7% compared to last month and an increase of 2.8% from Nov 2024. The average days on market for units sold in November was 26 days, 33% above the 5-year November average of 20 days. There was a 37.2% month over month decrease in new contract activity with 27 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 41; and a 7.3% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.95 in October and a decrease from 1.26 in November 2024. The Contract Ratio is 40% lower than the 5-year November average of 1.33. 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 — 51

51
Min 34 — 47 (5-year Nov average) — Max 64

Oct 2025	Nov 2024
55	**42**

Avg DOM — 26

26
Min 14 — 20 (5-year Nov average) — Max 26

Oct 2025	Nov 2024	YTD
32	**20**	**20**

Avg Sold to OLP Ratio — 97.7%

97.7%
Min 97.7% — 99.5% (5-year Nov average) — Max 100.5%

Oct 2025	Nov 2024	YTD
99.0%	**99.7%**	**100.3%**

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

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New Listings — 5

150.0% from Oct 2025: **2**

-54.5% from Nov 2024: **11**

YTD	2025	2024	+/-
	90	**90**	0.0%

5-year Nov average: **8**

New Pendings — 8

60.0% from Oct 2025: **5**

-38.5% from Nov 2024: **13**

YTD	2025	2024	+/-
	74	**87**	-14.9%

5-year Nov average: **9**

Closed Sales — 5

-37.5% from Oct 2025: **8**

-28.6% from Nov 2024: **7**

YTD	2025	2024	+/-
	72	**77**	-6.5%

5-year Nov average: **5**

Median Sold Price — $320,000

9.4% from Oct 2025: **$292,500**

36.2% from Nov 2024: **$235,000**

YTD	2025	2024	+/-
	$320,000	**$292,000**	9.6%

5-year Nov average: **$271,000**

Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for November was $320,000, representing an increase of 9.4% compared to last month and an increase of 36.2% from Nov 2024. The average days on market for units sold in November was 21 days, 17% below the 5-year November average of 25 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 10; and a 14.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.64 in October and a decrease from 2.14 in November 2024. The Contract Ratio is 68% lower than the 5-year November average of 2.57. 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

12

Min 2 — 8 (5-year Nov average) — Max 12

Oct 2025	Nov 2024
14	**7**

Avg DOM — 21

21

Min 5 — 25 (5-year Nov average) — Max 70

Oct 2025	Nov 2024	YTD
28	**70**	**28**

Avg Sold to OLP Ratio — 95.2%

95.2%

Min 95.2% — 98.3% (5-year Nov average) — Max 101.6%

Oct 2025	Nov 2024	YTD
99.6%	**96.0%**	**97.8%**

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