November 2025

All Home Types
Detached
Attached

Local Market Insight

Cheltenham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 21

-46.2%	0.0%
from Oct 2025: **39**	from Nov 2024: **21**

YTD	2025	2024	+/-
	436	**475**	-8.2%

5-year Nov average: **31**

New Pendings — 23

-17.9%	-17.9%
from Oct 2025: **28**	from Nov 2024: **28**

YTD	2025	2024	+/-
	364	**396**	-8.1%

5-year Nov average: **33**

Closed Sales — 22

-21.4%	-31.3%
from Oct 2025: **28**	from Nov 2024: **32**

YTD	2025	2024	+/-
	357	**375**	-4.8%

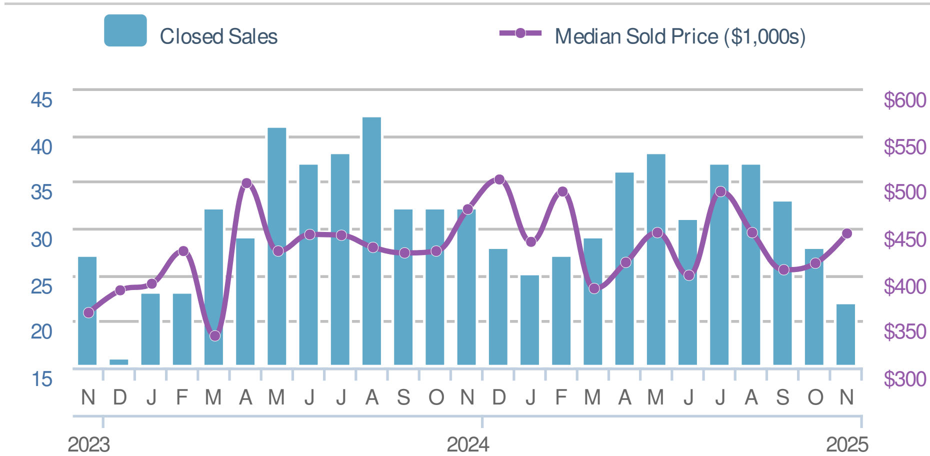
5-year Nov average: **30**

Median Sold Price — $444,500

7.8%	-5.4%
from Oct 2025: **$412,450**	from Nov 2024: **$470,000**

YTD	2025	2024	+/-
	$425,000	**$435,000**	-2.3%

5-year Nov average: **$384,290**



Active Listings — 59

Min 47 — 5-year Nov average 53 — Max 59 (current: 59)

Oct 2025	Nov 2024
68	**59**

Avg DOM — 75

Min 14 — 5-year Nov average 31 — Max 75 (current: 75)

Oct 2025	Nov 2024	YTD
27	**30**	**35**

Avg Sold to OLP Ratio — 96.5%

Min 96.2% — 5-year Nov average 98.6% — Max 100.5% (current: 96.5%)

Oct 2025	Nov 2024	YTD
97.6%	**99.4%**	**98.1%**

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New Listings 13

-48.0% from Oct 2025: 25
-13.3% from Nov 2024: 15

YTD	2025	2024	+/-
	282	342	-17.5%

5-year Nov average: **19**

New Pendings 16

-15.8% from Oct 2025: 19
-27.3% from Nov 2024: 22

YTD	2025	2024	+/-
	242	283	-14.5%

5-year Nov average: **21**

Closed Sales 15

-11.8% from Oct 2025: 17
-37.5% from Nov 2024: 24

YTD	2025	2024	+/-
	241	263	-8.4%

5-year Nov average: **20**

Median Sold Price $570,900

28.3% from Oct 2025: $445,000
15.3% from Nov 2024: $495,200

YTD	2025	2024	+/-
	$480,000	$481,000	-0.2%

5-year Nov average: **$455,520**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for November was $570,900, representing an increase of 28.3% compared to last month and an increase of 15.3% from Nov 2024. The average days on market for units sold in November was 97 days, 169% above the 5-year November average of 36 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 13% MoM increase in All Pendings (new contracts + contracts carried over from October) to 26; and a 17.5% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.58 in October and a decrease from 1.17 in November 2024. The Contract Ratio is 36% lower than the 5-year November average of 1.24. 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 33

33
Min 33 | 36 5-year Nov average | Max 42

Oct 2025	Nov 2024
40	42

Avg DOM 97

97
Min 14 | 36 5-year Nov average | Max 97

Oct 2025	Nov 2024	YTD
30	24	33

Avg Sold to OLP Ratio 95.2%

95.2%
Min 95.2% | 98.6% 5-year Nov average | Max 101.0%

Oct 2025	Nov 2024	YTD
97.4%	100.8%	98.9%

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

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Cheltenham (Montgomery, PA) - Attached

New Listings — 8

-42.9% from Oct 2025: **14**
33.3% from Nov 2024: **6**

YTD	2025	2024	+/-
	154	**133**	15.8%

5-year Nov average: **12**

New Pendings — 7

-22.2% from Oct 2025: **9**
16.7% from Nov 2024: **6**

YTD	2025	2024	+/-
	122	**113**	8.0%

5-year Nov average: **12**

Closed Sales — 7

-36.4% from Oct 2025: **11**
-12.5% from Nov 2024: **8**

YTD	2025	2024	+/-
	116	**112**	3.6%

5-year Nov average: **11**

Median Sold Price — $365,000

12.3% from Oct 2025: **$325,000**
2.8% from Nov 2024: **$355,000**

YTD	2025	2024	+/-
	$286,250	**$299,950**	-4.6%

5-year Nov average: **$290,980**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for November was $365,000, representing an increase of 12.3% 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, 12% above the 5-year November average of 23 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 13; and a 7.1% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.46 in October and a decrease from 0.53 in November 2024. The Contract Ratio is 76% lower than the 5-year November average of 2.04. 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 — 26

26
Min 13 — 17 — Max 26
5-year Nov average

Oct 2025	Nov 2024
28	**17**

Avg DOM — 26

26
Min 12 — 23 — Max 49
5-year Nov average

Oct 2025	Nov 2024	YTD
23	**49**	**37**

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 95.2% — 98.3% — Max 100.0%
5-year Nov average

Oct 2025	Nov 2024	YTD
98.0%	**95.2%**	**96.4%**

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