

November 2025

All Home Types
Detached
Attached

Local Market Insight

Colonial (Montgomery, PA)

November 2025

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**24**

↓ **-38.5%**
from Oct 2025:
39

↓ **-33.3%**
from Nov 2024:
36

YTD	2025	2024	+/-
	598	603	-0.8%

5-year Nov average: **33****New Pendings****41**

↑ **20.6%**
from Oct 2025:
34

↔ **0.0%**
from Nov 2024:
41

YTD	2025	2024	+/-
	487	498	-2.2%

5-year Nov average: **40****Closed Sales****31**

↓ **-24.4%**
from Oct 2025:
41

↓ **-31.1%**
from Nov 2024:
45

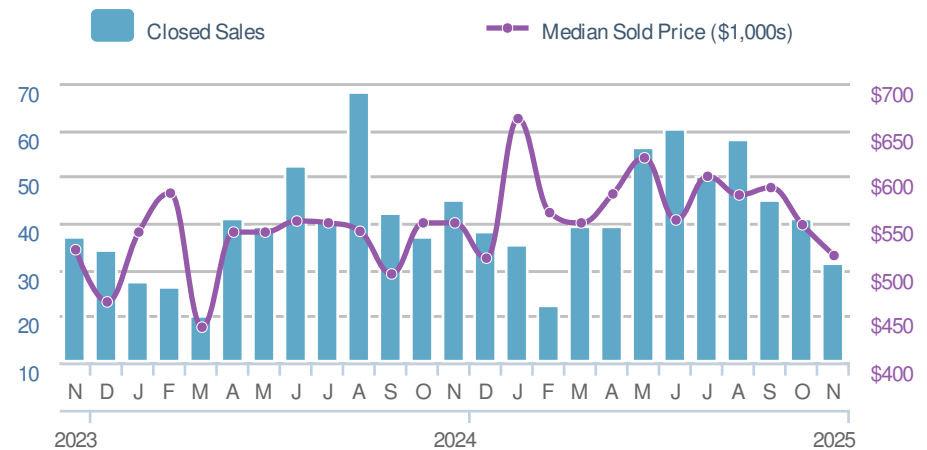
YTD	2025	2024	+/-
	489	452	8.2%

5-year Nov average: **39****Median Sold Price****\$515,000**

↓ **-6.1%**
from Oct 2025:
\$548,540

↓ **-6.4%**
from Nov 2024:
\$550,000

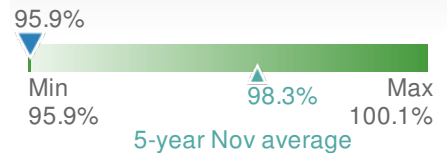
YTD	2025	2024	+/-
	\$579,500	\$545,000	6.3%

5-year Nov average: **\$485,600****Active Listings****51**

Oct 2025	Nov 2024
77	54

Avg DOM**36**

Oct 2025	Nov 2024	YTD
19	26	27

Avg Sold to OLP Ratio**95.9%**

Oct 2025	Nov 2024	YTD
100.0%	99.8%	100.4%

November 2025

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

 **-50.0%**  **-26.7%**
 from Oct 2025: **22** from Nov 2024: **15**

YTD	2025	2024	+/-
	309	313	-1.3%

5-year Nov average: **14****New Pendings****24**

 **41.2%**  **0.0%**
 from Oct 2025: **17** from Nov 2024: **24**

YTD	2025	2024	+/-
	257	261	-1.5%

5-year Nov average: **20****Closed Sales****13**

 **-18.8%**  **-45.8%**
 from Oct 2025: **16** from Nov 2024: **24**

YTD	2025	2024	+/-
	251	249	0.8%

5-year Nov average: **18****Median Sold Price****\$750,000**

 **29.3%**  **11.1%**
 from Oct 2025: **\$580,000** from Nov 2024: **\$675,000**

YTD	2025	2024	+/-
	\$660,000	\$633,000	4.3%

5-year Nov average: **\$591,200****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for November was \$750,000, representing an increase of 29.3% compared to last month and an increase of 11.1% from Nov 2024. The average days on market for units sold in November was 33 days, 20% above the 5-year November average of 27 days. There was a 41.2% month over month increase in new contract activity with 24 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 40; and a 40% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 0.67 in October and no change from November 2024. The Contract Ratio is 17% higher than the 5-year November average of 1.27. 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**27**

Oct 2025	Nov 2024
45	29

Avg DOM**33**

Oct 2025	Nov 2024	YTD
19	38	28

Avg Sold to OLP Ratio**99.0%**

Oct 2025	Nov 2024	YTD
97.4%	99.6%	99.8%

November 2025

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13**

 **-23.5%**
 from Oct 2025: **17**

 **-38.1%**
 from Nov 2024: **21**

YTD	2025	2024	+/-
	289	290	-0.3%

5-year Nov average: **18****New Pendings****17**

 **0.0%**
 from Oct 2025: **17**

 **0.0%**
 from Nov 2024: **17**

YTD	2025	2024	+/-
	230	237	-3.0%

5-year Nov average: **21****Closed Sales****18**

 **-28.0%**
 from Oct 2025: **25**

 **-14.3%**
 from Nov 2024: **21**

YTD	2025	2024	+/-
	238	203	17.2%

5-year Nov average: **20****Median Sold Price****\$460,000**

 **-15.6%**
 from Oct 2025: **\$545,000**

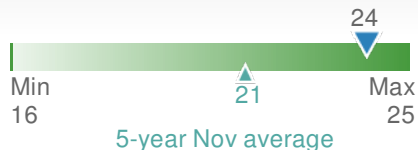
 **1.1%**
 from Nov 2024: **\$455,000**

YTD	2025	2024	+/-
	\$517,500	\$465,000	11.3%

5-year Nov average: **\$427,890****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for November was \$460,000, representing a decrease of 15.6% compared to last month and an increase of 1.1% from Nov 2024. The average days on market for units sold in November was 39 days, 84% above the 5-year November average of 21 days. There was no month over month change in new contract activity with 17 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 39; and a 25% decrease in supply to 24 active units.

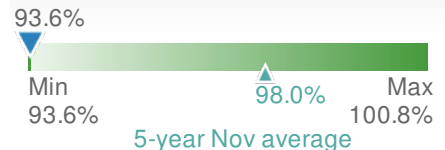
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.31 in October and a decrease from 2.36 in November 2024. The Contract Ratio is 12% lower than the 5-year November average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Oct 2025	Nov 2024
32	25

Avg DOM**39**

Oct 2025	Nov 2024	YTD
19	12	25

Avg Sold to OLP Ratio**93.6%**

Oct 2025	Nov 2024	YTD
101.7%	100.1%	101.0%