November 2025

All Home Types
Detached
Attached

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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November 2025
Hatboro-Horsham (Montgomery, PA)

New Listings — 23

-23.3% from Oct 2025: **30**
43.8% from Nov 2024: **16**

YTD	2025	2024	+/-
	360	**370**	-2.7%

5-year Nov average: **23**

New Pendings — 23

-23.3% from Oct 2025: **30**
-8.0% from Nov 2024: **25**

YTD	2025	2024	+/-
	315	**323**	-2.5%

5-year Nov average: **25**

Closed Sales — 18

-28.0% from Oct 2025: **25**
-10.0% from Nov 2024: **20**

YTD	2025	2024	+/-
	305	**324**	-5.9%

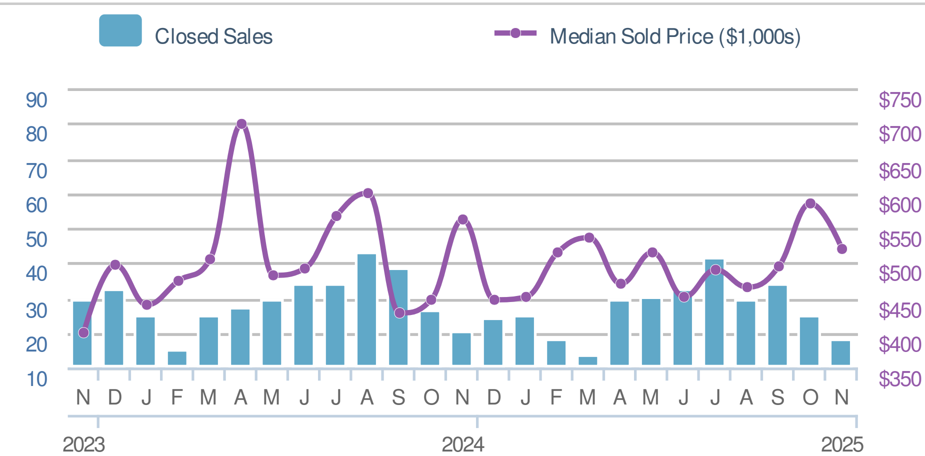
5-year Nov average: **25**

Median Sold Price — $520,000

-11.1% from Oct 2025: **$585,000**
-7.6% from Nov 2024: **$562,500**

YTD	2025	2024	+/-
	$490,000	**$511,000**	-4.1%

5-year Nov average: **$441,500**



Active Listings — 37

37
Min 33
42
Max 57
5-year Nov average

Oct 2025	Nov 2024
38	**37**

Avg DOM — 19

19
Min 15
19
Max 24
5-year Nov average

Oct 2025	Nov 2024	YTD
20	**24**	**27**

Avg Sold to OLP Ratio — 100.9%

100.9%
Min 96.7%
99.2%
Max 100.9%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.9%	**99.8%**	**99.3%**

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New Listings 15

-21.1% from Oct 2025: **19**
114.3% from Nov 2024: **7**

YTD	2025	2024	+/-
	234	**239**	-2.1%

5-year Nov average: **15**

New Pendings 14

-39.1% from Oct 2025: **23**
-12.5% from Nov 2024: **16**

YTD	2025	2024	+/-
	209	**209**	0.0%

5-year Nov average: **16**

Closed Sales 15

-28.6% from Oct 2025: **21**
7.1% from Nov 2024: **14**

YTD	2025	2024	+/-
	204	**214**	-4.7%

5-year Nov average: **16**

Median Sold Price $580,000

-2.5% from Oct 2025: **$595,000**
-14.1% from Nov 2024: **$675,000**

YTD	2025	2024	+/-
	$590,000	**$590,000**	0.0%

5-year Nov average: **$539,000**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for November was $580,000, representing a decrease of 2.5% compared to last month and a decrease of 14.1% from Nov 2024. The average days on market for units sold in November was 13 days, 36% below the 5-year November average of 20 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 4.5% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.18 in October and a decrease from 1.24 in November 2024. The Contract Ratio is 7% lower than the 5-year November average of 1.08. 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 23

23
Min 21 — 29 — Max 41
5-year Nov average

Oct 2025	Nov 2024
22	**21**

Avg DOM 13

13
Min 13 — 20 — Max 30
5-year Nov average

Oct 2025	Nov 2024	YTD
20	**23**	**25**

Avg Sold to OLP Ratio 101.3%

101.3%
Min 95.3% — 98.7% — Max 101.3%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.7%	**100.2%**	**99.7%**

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Hatboro-Horsham (Montgomery, PA) - Attached

New Listings: 8

-27.3% from Oct 2025: **11**
-11.1% from Nov 2024: **9**

YTD	2025	2024	+/-
	126	**131**	-3.8%

5-year Nov average: **9**

New Pendings: 9

28.6% from Oct 2025: **7**
0.0% from Nov 2024: **9**

YTD	2025	2024	+/-
	106	**114**	-7.0%

5-year Nov average: **9**

Closed Sales: 3

-25.0% from Oct 2025: **4**
-50.0% from Nov 2024: **6**

YTD	2025	2024	+/-
	101	**110**	-8.2%

5-year Nov average: **9**

Median Sold Price: $390,000

-2.5% from Oct 2025: **$400,000**
-4.5% from Nov 2024: **$408,500**

YTD	2025	2024	+/-
	$385,000	**$385,000**	0.0%

5-year Nov average: **$358,700**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for November was $390,000, representing a decrease of 2.5% compared to last month and a decrease of 4.5% from Nov 2024. The average days on market for units sold in November was 50 days, 117% above the 5-year November average of 23 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from October) to 22; and a 12.5% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.00 in October and an increase from 0.94 in November 2024. The Contract Ratio is 29% higher than the 5-year November average of 1.22. 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: 14

14
Min 10 | 13 (5-year Nov average) | Max 16

Oct 2025	Nov 2024
16	**16**

Avg DOM: 50

50
Min 8 | 23 (5-year Nov average) | Max 50

Oct 2025	Nov 2024	YTD
18	**26**	**30**

Avg Sold to OLP Ratio: 99.0%

99.0%
Min 98.6% | 99.6% (5-year Nov average) | Max 101.5%

Oct 2025	Nov 2024	YTD
101.3%	**98.9%**	**98.5%**

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