November 2025

All Home Types
Detached
Attached

Local Market Insight

Methacton (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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November 2025
Methacton (Montgomery, PA)

New Listings 10

-47.4% from Oct 2025: **19**
-60.0% from Nov 2024: **25**

YTD	2025	2024	+/-
	297	**364**	-18.4%

5-year Nov average: **20**

New Pendings 15

-25.0% from Oct 2025: **20**
-16.7% from Nov 2024: **18**

YTD	2025	2024	+/-
	268	**289**	-7.3%

5-year Nov average: **21**

Closed Sales 22

15.8% from Oct 2025: **19**
-8.3% from Nov 2024: **24**

YTD	2025	2024	+/-
	276	**282**	-2.1%

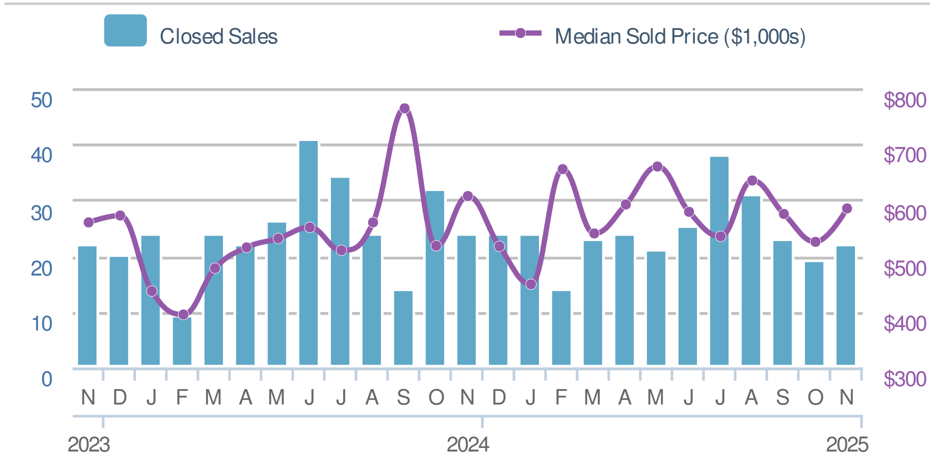
5-year Nov average: **25**

Median Sold Price $585,000

11.4% from Oct 2025: **$525,000**
-3.7% from Nov 2024: **$607,500**

YTD	2025	2024	+/-
	$580,000	**$530,650**	9.3%

5-year Nov average: **$528,900**



Active Listings 31

31
Min 31
41
Max 53
5-year Nov average

Oct 2025	Nov 2024
43	**53**

Avg DOM 18

18
Min 18
26
Max 42
5-year Nov average

Oct 2025	Nov 2024	YTD
32	**23**	**26**

Avg Sold to OLP Ratio 96.6%

96.6%
Min 96.6%
98.7%
Max 102.2%
5-year Nov average

Oct 2025	Nov 2024	YTD
96.3%	**100.4%**	**99.0%**

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Methacton (Montgomery, PA) - Detached

New Listings: 5

-70.6% from Oct 2025: **17**
-75.0% from Nov 2024: **20**

YTD	2025	2024	+/-
	242	**295**	-18.0%

5-year Nov average: **14**

New Pendings: 10

-37.5% from Oct 2025: **16**
-9.1% from Nov 2024: **11**

YTD	2025	2024	+/-
	217	**224**	-3.1%

5-year Nov average: **13**

Closed Sales: 15

15.4% from Oct 2025: **13**
-21.1% from Nov 2024: **19**

YTD	2025	2024	+/-
	220	**217**	1.4%

5-year Nov average: **18**

Median Sold Price: $720,000

-7.1% from Oct 2025: **$775,000**
10.5% from Nov 2024: **$651,500**

YTD	2025	2024	+/-
	$610,000	**$570,000**	7.0%

5-year Nov average: **$569,300**

Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for November was $720,000, representing a decrease of 7.1% compared to last month and an increase of 10.5% from Nov 2024. The average days on market for units sold in November was 23 days, 14% below the 5-year November average of 27 days. There was a 37.5% month over month decrease in new contract activity with 10 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 28.2% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.74 in October and an increase from 0.54 in November 2024. The Contract Ratio is the same as the 5-year November average of 0.82. 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: 28

28
Min 27 | 34 5-year Nov average | Max 48

Oct 2025	Nov 2024
39	**48**

Avg DOM: 23

23
Min 13 | 27 5-year Nov average | Max 53

Oct 2025	Nov 2024	YTD
40	**27**	**27**

Avg Sold to OLP Ratio: 93.6%

93.6%
Min 93.6% | 98.1% 5-year Nov average | Max 101.8%

Oct 2025	Nov 2024	YTD
95.1%	**99.1%**	**99.0%**

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

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Methacton (Montgomery, PA) - Attached

New Listings 5

150.0% from Oct 2025: **2**
0.0% from Nov 2024: **5**

YTD	2025	2024	+/-
	55	**69**	-20.3%

5-year Nov average: **5**

New Pendings 5

25.0% from Oct 2025: **4**
-28.6% from Nov 2024: **7**

YTD	2025	2024	+/-
	51	**65**	-21.5%

5-year Nov average: **8**

Closed Sales 7

16.7% from Oct 2025: **6**
40.0% from Nov 2024: **5**

YTD	2025	2024	+/-
	56	**65**	-13.8%

5-year Nov average: **7**

Median Sold Price $460,000

-1.6% from Oct 2025: **$467,450**
-20.0% from Nov 2024: **$575,000**

YTD	2025	2024	+/-
	$477,450	**$464,700**	2.7%

5-year Nov average: **$511,798**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for November was $460,000, representing a decrease of 1.6% compared to last month and a decrease of 20% from Nov 2024. The average days on market for units sold in November was 7 days, 72% below the 5-year November average of 25 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.00 in October and a decrease from 1.80 in November 2024. The Contract Ratio is 57% lower than the 5-year November average of 1.55. 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 3

3

Min 3 | 6 | Max 10
5-year Nov average

Oct 2025	Nov 2024
4	**5**

Avg DOM 7

7

Min 7 | 25 | Max 55
5-year Nov average

Oct 2025	Nov 2024	YTD
15	**10**	**23**

Avg Sold to OLP Ratio 103.0%

103.0%

Min 94.5% | 100.2% | Max 105.4%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.1%	**105.4%**	**98.8%**

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

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