November 2025

All Home Types
Detached
Attached

Local Market Insight

Norristown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 50

-23.1% from Oct 2025: **65**
-2.0% from Nov 2024: **51**

YTD	2025	2024	+/-
	744	**733**	1.5%

5-year Nov average: **52**

New Pendings 50

6.4% from Oct 2025: **47**
-26.5% from Nov 2024: **68**

YTD	2025	2024	+/-
	625	**632**	-1.1%

5-year Nov average: **62**

Closed Sales 42

-36.4% from Oct 2025: **66**
-27.6% from Nov 2024: **58**

YTD	2025	2024	+/-
	610	**600**	1.7%

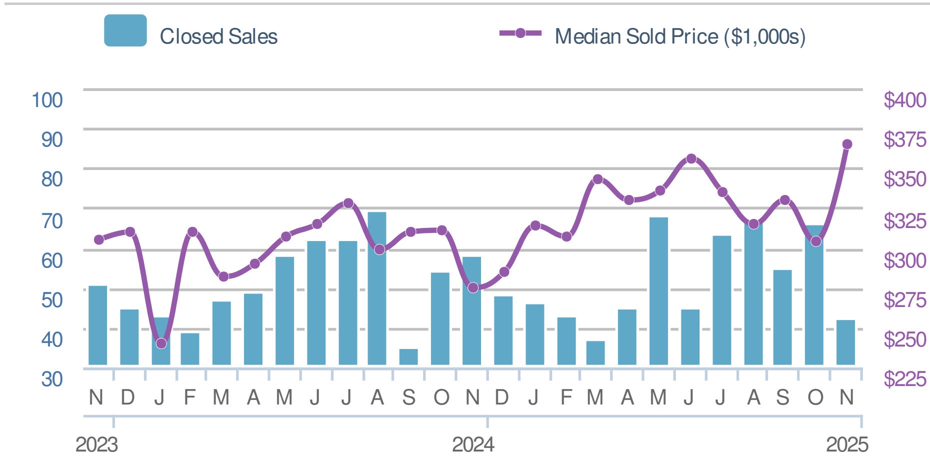
5-year Nov average: **60**

Median Sold Price $365,000

20.1% from Oct 2025: **$304,000**
32.7% from Nov 2024: **$275,000**

YTD	2025	2024	+/-
	$325,000	**$300,000**	8.3%

5-year Nov average: **$285,000**



Active Listings 74

74
Min 65
75
Max 84
5-year Nov average

Oct 2025	Nov 2024
77	**70**

Avg DOM 30

30
Min 15
22
Max 30
5-year Nov average

Oct 2025	Nov 2024	YTD
21	**22**	**24**

Avg Sold to OLP Ratio 97.7%

97.7%
Min 96.9%
98.5%
Max 100.6%
5-year Nov average

Oct 2025	Nov 2024	YTD
98.4%	**96.9%**	**99.1%**

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

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Norristown Area (Montgomery, PA) - Detached

New Listings — 19

11.8% from Oct 2025: 17
5.6% from Nov 2024: 18

YTD	2025	2024	+/-
	231	**255**	-9.4%

5-year Nov average: **18**

New Pendings — 14

-12.5% from Oct 2025: 16
-33.3% from Nov 2024: 21

YTD	2025	2024	+/-
	218	**217**	0.5%

5-year Nov average: **20**

Closed Sales — 16

-15.8% from Oct 2025: 19
-5.9% from Nov 2024: 17

YTD	2025	2024	+/-
	223	**203**	9.9%

5-year Nov average: **20**

Median Sold Price — $425,010

3.7% from Oct 2025: $410,000
21.4% from Nov 2024: $350,000

YTD	2025	2024	+/-
	$426,000	**$400,000**	6.5%

5-year Nov average: **$381,492**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for November was $425,010, representing an increase of 3.7% compared to last month and an increase of 21.4% from Nov 2024. The average days on market for units sold in November was 31 days, 70% above the 5-year November average of 18 days. There was a 12.5% month over month decrease in new contract activity with 14 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 17; and a 25% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.38 in October and a decrease from 1.00 in November 2024. The Contract Ratio is 40% lower than the 5-year November average of 1.42. 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 — 20

20
Min 14 | 21 5-year Nov average | Max 26

Oct 2025	Nov 2024
16	**26**

Avg DOM — 31

31
Min 11 | 18 5-year Nov average | Max 31

Oct 2025	Nov 2024	YTD
20	**15**	**21**

Avg Sold to OLP Ratio — 95.4%

95.4%
Min 95.4% | 99.3% 5-year Nov average | Max 102.0%

Oct 2025	Nov 2024	YTD
100.9%	**97.9%**	**100.4%**

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

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New Listings — 31

-35.4% from Oct 2025: **48**

-6.1% from Nov 2024: **33**

YTD	2025	2024	+/-
	513	**477**	7.5%

5-year Nov average: **33**

New Pendings — 36

16.1% from Oct 2025: **31**

-23.4% from Nov 2024: **47**

YTD	2025	2024	+/-
	407	**414**	-1.7%

5-year Nov average: **42**

Closed Sales — 26

-44.7% from Oct 2025: **47**

-35.0% from Nov 2024: **40**

YTD	2025	2024	+/-
	387	**396**	-2.3%

5-year Nov average: **40**

Median Sold Price — $290,000

15.8% from Oct 2025: **$250,500**

13.5% from Nov 2024: **$255,500**

YTD	2025	2024	+/-
	$275,500	**$260,000**	6.0%

5-year Nov average: **$242,300**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for November was $290,000, representing an increase of 15.8% compared to last month and an increase of 13.5% from Nov 2024. The average days on market for units sold in November was 30 days, 22% above the 5-year November average of 25 days. There was a 16.1% month over month increase in new contract activity with 36 New Pendings; a 2.9% MoM increase in All Pendings (new contracts + contracts carried over from October) to 70; and an 11.5% decrease in supply to 54 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.11 in October and a decrease from 1.41 in November 2024. The Contract Ratio is 2% higher than the 5-year November average of 1.28. 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 — 54

54

Min 44 | 54 (5-year Nov average) | Max 67

Oct 2025	Nov 2024
61	**44**

Avg DOM — 30

30

Min 16 | 25 (5-year Nov average) | Max 30

Oct 2025	Nov 2024	YTD
21	**25**	**26**

Avg Sold to OLP Ratio — 99.1%

99.1%

Min 96.1% | 98.1% (5-year Nov average) | Max 100.7%

Oct 2025	Nov 2024	YTD
97.3%	**96.5%**	**98.4%**