November 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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November 2025

Spring-Ford Area (Montgomery, PA)

New Listings — 32

-52.9% from Oct 2025: **68**
-17.9% from Nov 2024: **39**

YTD	2025	2024	+/-
	603	**550**	9.6%

5-year Nov average: **42**

New Pendings — 50

8.7% from Oct 2025: **46**
8.7% from Nov 2024: **46**

YTD	2025	2024	+/-
	518	**473**	9.5%

5-year Nov average: **45**

Closed Sales — 44

-12.0% from Oct 2025: **50**
4.8% from Nov 2024: **42**

YTD	2025	2024	+/-
	496	**431**	15.1%

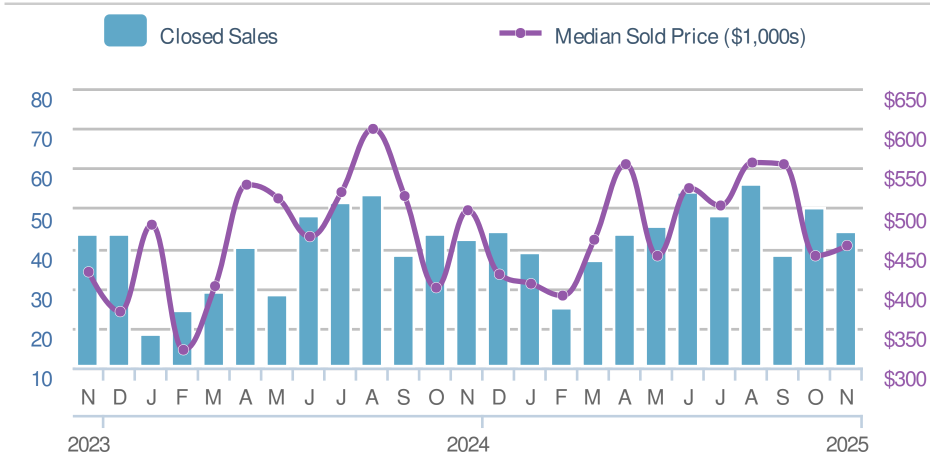
5-year Nov average: **49**

Median Sold Price — $453,000

3.0% from Oct 2025: **$440,000**
-8.9% from Nov 2024: **$497,500**

YTD	2025	2024	+/-
	$487,000	**$489,900**	-0.6%

5-year Nov average: **$458,350**



Active Listings — 59

59
Min 31
52
Max 70
5-year Nov average

Oct 2025	Nov 2024
83	**55**

Avg DOM — 24

24
Min 14
19
Max 24
5-year Nov average

Oct 2025	Nov 2024	YTD
22	**19**	**22**

Avg Sold to OLP Ratio — 98.4%

98.4%
Min 98.4%
100.6%
Max 102.5%
5-year Nov average

Oct 2025	Nov 2024	YTD
97.7%	**98.7%**	**99.3%**

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

Local Market **Insight**

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Spring-Ford Area (Montgomery, PA) - Detached

New Listings 13

-55.2% from Oct 2025: **29**

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

YTD	2025	2024	+/-
	307	**270**	13.7%

5-year Nov average: **21**

New Pendings 20

-16.7% from Oct 2025: **24**

-16.7% from Nov 2024: **24**

YTD	2025	2024	+/-
	264	**231**	14.3%

5-year Nov average: **18**

Closed Sales 21

-16.0% from Oct 2025: **25**

-12.5% from Nov 2024: **24**

YTD	2025	2024	+/-
	255	**202**	26.2%

5-year Nov average: **24**

Median Sold Price $730,000

20.7% from Oct 2025: **$604,900**

13.1% from Nov 2024: **$645,500**

YTD	2025	2024	+/-
	$675,000	**$650,000**	3.8%

5-year Nov average: **$630,850**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for November was $730,000, representing an increase of 20.7% compared to last month and an increase of 13.1% from Nov 2024. The average days on market for units sold in November was 34 days, 42% above the 5-year November average of 24 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 34; and a 22% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.88 in October and a decrease from 1.16 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.31. 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 32

32

Min 13 | 27 5-year Nov average | Max 35

Oct 2025	Nov 2024
41	**32**

Avg DOM 34

34

Min 16 | 24 5-year Nov average | Max 34

Oct 2025	Nov 2024	YTD
26	**20**	**26**

Avg Sold to OLP Ratio 98.3%

98.3%

Min 98.2% | 100.4% 5-year Nov average | Max 103.1%

Oct 2025	Nov 2024	YTD
96.5%	**98.2%**	**99.4%**

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

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November 2025

Spring-Ford Area (Montgomery, PA) - Attached

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New Listings 19

-51.3% from Oct 2025: **39**
5.6% from Nov 2024: **18**

YTD	2025	2024	+/-
	296	**280**	5.7%

5-year Nov average: **22**

New Pendings 30

36.4% from Oct 2025: **22**
36.4% from Nov 2024: **22**

YTD	2025	2024	+/-
	254	**242**	5.0%

5-year Nov average: **26**

Closed Sales 23

-8.0% from Oct 2025: **25**
27.8% from Nov 2024: **18**

YTD	2025	2024	+/-
	241	**229**	5.2%

5-year Nov average: **25**

Median Sold Price $390,000

18.2% from Oct 2025: **$330,000**
-9.0% from Nov 2024: **$428,500**

YTD	2025	2024	+/-
	$380,000	**$392,500**	-3.2%

5-year Nov average: **$393,900**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for November was $390,000, representing an increase of 18.2% compared to last month and a decrease of 9% from Nov 2024. The average days on market for units sold in November was 16 days, 14% above the 5-year November average of 14 days. There was a 36.4% month over month increase in new contract activity with 30 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 35; and a 35.7% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.71 in October and a decrease from 1.35 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.60. 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

27
Min 18
24 5-year Nov average
Max 35

Oct 2025	Nov 2024
42	**23**

Avg DOM 16

16
Min 12
14 5-year Nov average
Max 16

Oct 2025	Nov 2024	YTD
17	**16**	**19**

Avg Sold to OLP Ratio 98.5%

98.5%
Min 98.5%
100.7% 5-year Nov average
Max 103.2%

Oct 2025	Nov 2024	YTD
98.9%	**99.3%**	**99.1%**

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