November 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Moreland (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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November 2025

Upper Moreland (Montgomery, PA)

New Listings — 13

-18.8% from Oct 2025: **16**
8.3% from Nov 2024: **12**

YTD	2025	2024	+/-
	214	**191**	12.0%

5-year Nov average: **11**

New Pendings — 17

-19.0% from Oct 2025: **21**
70.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	188	**161**	16.8%

5-year Nov average: **13**

Closed Sales — 15

-16.7% from Oct 2025: **18**
36.4% from Nov 2024: **11**

YTD	2025	2024	+/-
	174	**154**	13.0%

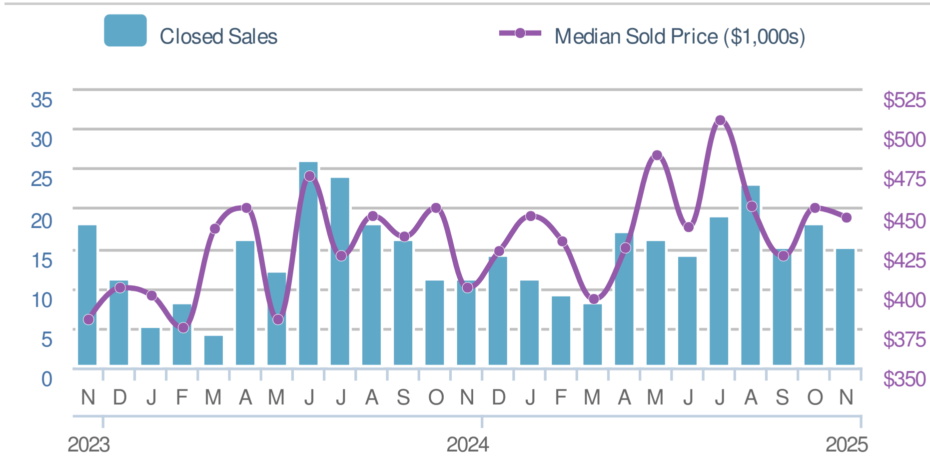
5-year Nov average: **16**

Median Sold Price — $444,900

-1.1% from Oct 2025: **$450,000**
11.2% from Nov 2024: **$400,000**

YTD	2025	2024	+/-
	$451,000	**$432,500**	4.3%

5-year Nov average: **$383,480**



Active Listings — 18

Min 6 · 5-year Nov average 12 · Max 18 · Current 18

Oct 2025	Nov 2024
22	**10**

Avg DOM — 23

Min 8 · 5-year Nov average 13 · Max 23 · Current 23

Oct 2025	Nov 2024	YTD
27	**10**	**15**

Avg Sold to OLP Ratio — 97.6%

Min 97.6% · 5-year Nov average 101.6% · Max 104.8% · Current 97.6%

Oct 2025	Nov 2024	YTD
98.0%	**102.2%**	**101.2%**

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

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Upper Moreland (Montgomery, PA) - Detached

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New Listings — 13

-13.3% from Oct 2025: **15**

8.3% from Nov 2024: **12**

YTD	2025	2024	+/-
	198	**175**	13.1%

5-year Nov average: **10**

New Pendings — 17

-10.5% from Oct 2025: **19**

70.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	170	**147**	15.6%

5-year Nov average: **11**

Closed Sales — 12

-25.0% from Oct 2025: **16**

20.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	156	**140**	11.4%

5-year Nov average: **13**

Median Sold Price — $491,500

-0.2% from Oct 2025: **$492,500**

21.0% from Nov 2024: **$406,250**

YTD	2025	2024	+/-
	$461,750	**$440,000**	4.9%

5-year Nov average: **$417,740**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for November was $491,500, representing a decrease of 0.2% compared to last month and an increase of 21% from Nov 2024. The average days on market for units sold in November was 23 days, 80% above the 5-year November average of 13 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 27; and an 18.2% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in October and an increase from 1.20 in November 2024. The Contract Ratio is 9% lower than the 5-year November average of 1.65. 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 — 18

Oct 2025	Nov 2024
22	**10**

Avg DOM — 23

Oct 2025	Nov 2024	YTD
30	**7**	**15**

Avg Sold to OLP Ratio — 97.5%

Oct 2025	Nov 2024	YTD
97.2%	**103.0%**	**101.4%**

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

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November 2025

Upper Moreland (Montgomery, PA) - Attached

New Listings: 0

-100.0% from Oct 2025: 1
0.0% from Nov 2024: 0

YTD	2025	2024	+/-
	16	16	0.0%

5-year Nov average: **1**

New Pendings: 0

-100.0% from Oct 2025: 2
0.0% from Nov 2024: 0

YTD	2025	2024	+/-
	18	14	28.6%

5-year Nov average: **1**

Closed Sales: 3

50.0% from Oct 2025: 2
200.0% from Nov 2024: 1

YTD	2025	2024	+/-
	18	14	28.6%

5-year Nov average: **3**

Median Sold Price: $278,000

-28.7% from Oct 2025: $390,000
-10.3% from Nov 2024: $310,000

YTD	2025	2024	+/-
	$285,000	$275,000	3.6%

5-year Nov average: **$252,080**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for November was $278,000, representing a decrease of 28.7% compared to last month and a decrease of 10.3% from Nov 2024. The average days on market for units sold in November was 23 days, 60% above the 5-year November average of 14 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and no change from November 2024. The Contract Ratio is 100% lower than the 5-year November average of 0.40. 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: 0

Current: 0; Min: 0; Max: 2; 5-year Nov average: 0

Oct 2025	Nov 2024
0	0

Avg DOM: 23

Current: 23; Min: 2; Max: 32; 5-year Nov average: 14

Oct 2025	Nov 2024	YTD
3	32	13

Avg Sold to OLP Ratio: 98.1%

Current: 98.1%; Min: 93.9%; Max: 110.2%; 5-year Nov average: 100.8%

Oct 2025	Nov 2024	YTD
104.1%	93.9%	100.2%

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