

# December 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Montgomery County, PA

**December 2025**

Montgomery County, PA

Email: ldavis@tcsr.realtor

**New Listings****345****↓ -35.6%**from Nov 2025:  
**536****↓ -2.0%**from Dec 2024:  
**352**

YTD	2025	2024	+/-
	<b>10,237</b>	<b>10,061</b>	1.7%

5-year Dec average: **414****New Pendings****438****↓ -32.9%**from Nov 2025:  
**653****↓ -0.5%**from Dec 2024:  
**440**

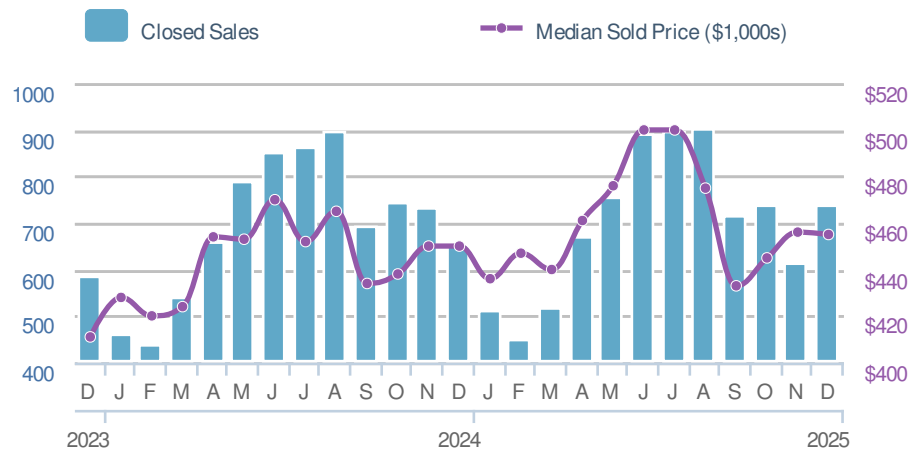
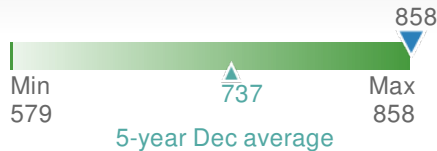
YTD	2025	2024	+/-
	<b>8,615</b>	<b>8,693</b>	-0.9%

5-year Dec average: **497****Closed Sales****739****↑ 21.1%**from Nov 2025:  
**610****↑ 13.9%**from Dec 2024:  
**649**

YTD	2025	2024	+/-
	<b>8,698</b>	<b>8,565</b>	1.6%

5-year Dec average: **740****Median Sold Price****\$455,000****↓ -0.2%**from Nov 2025:  
**\$456,000****↑ 1.1%**from Dec 2024:  
**\$450,000**

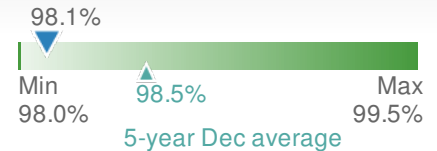
YTD	2025	2024	+/-
	<b>\$461,175</b>	<b>\$450,000</b>	2.5%

5-year Dec average: **\$414,894****Active Listings****858**

Nov 2025	Dec 2024
<b>1,053</b>	<b>760</b>

**Avg DOM****29**

Nov 2025	Dec 2024	YTD
<b>26</b>	<b>26</b>	<b>24</b>

**Avg Sold to OLP Ratio****98.1%**

Nov 2025	Dec 2024	YTD
<b>98.5%</b>	<b>98.2%</b>	<b>99.7%</b>

**December 2025**

## Montgomery County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****183** **-38.6%**from Nov 2025:  
**298** **-6.6%**from Dec 2024:  
**196**

YTD	2025	2024	+/-
	<b>6,105</b>	<b>6,125</b>	-0.3%

5-year Dec average: **224****New Pendings****254** **-29.8%**from Nov 2025:  
**362** **-0.8%**from Dec 2024:  
**256**

YTD	2025	2024	+/-
	<b>5,259</b>	<b>5,243</b>	0.3%

5-year Dec average: **280****Closed Sales****417** **10.3%**from Nov 2025:  
**378** **2.5%**from Dec 2024:  
**407**

YTD	2025	2024	+/-
	<b>5,287</b>	<b>5,194</b>	1.8%

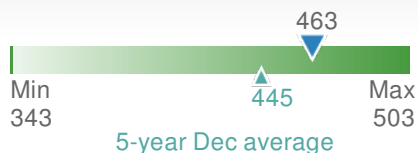
5-year Dec average: **441****Median Sold Price****\$550,000** **0.0%**from Nov 2025:  
**\$550,000** **1.9%**from Dec 2024:  
**\$540,000**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$525,000</b>	4.8%

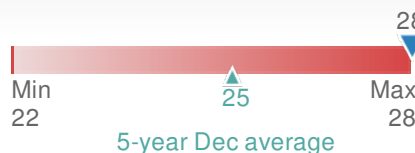
5-year Dec average: **\$493,040****Summary**

In Montgomery County, PA, the median sold price for Detached properties for December was \$550,000, representing no change compared to last month and an increase of 1.9% from Dec 2024. The average days on market for units sold in December was 28 days, 10% above the 5-year December average of 25 days. There was a 29.8% month over month decrease in new contract activity with 254 New Pendings; a 29.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 416; and a 22.6% decrease in supply to 463 active units.

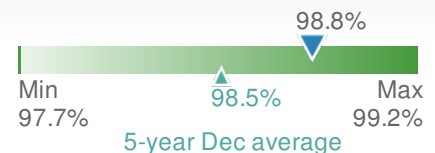
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.98 in November and a decrease from 1.01 in December 2024. The Contract Ratio is 24% lower than the 5-year December average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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****463**

Nov 2025	Dec 2024
<b>598</b>	<b>457</b>

**Avg DOM****28**

Nov 2025	Dec 2024	YTD
<b>27</b>	<b>24</b>	<b>23</b>

**Avg Sold to OLP Ratio****98.8%**

Nov 2025	Dec 2024	YTD
<b>98.8%</b>	<b>98.1%</b>	<b>100.1%</b>

**December 2025**

## Montgomery County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****162** **-31.9%**from Nov 2025:  
**238** **3.8%**from Dec 2024:  
**156**

YTD	2025	2024	+/-
	<b>4,131</b>	<b>3,931</b>	5.1%

5-year Dec average: **190****New Pendings****184** **-36.8%**from Nov 2025:  
**291** **0.0%**from Dec 2024:  
**184**

YTD	2025	2024	+/-
	<b>3,355</b>	<b>3,446</b>	-2.6%

5-year Dec average: **217****Closed Sales****322** **39.4%**from Nov 2025:  
**231** **33.1%**from Dec 2024:  
**242**

YTD	2025	2024	+/-
	<b>3,410</b>	<b>3,367</b>	1.3%

5-year Dec average: **300****Median Sold Price****\$367,250** **-1.4%**from Nov 2025:  
**\$372,500** **3.5%**from Dec 2024:  
**\$355,000**

YTD	2025	2024	+/-
	<b>\$365,000</b>	<b>\$355,000</b>	2.8%

5-year Dec average: **\$326,440****Summary**

In Montgomery County, PA, the median sold price for Attached properties for December was \$367,250, representing a decrease of 1.4% compared to last month and an increase of 3.5% from Dec 2024. The average days on market for units sold in December was 30 days, 17% above the 5-year December average of 26 days. There was a 36.8% month over month decrease in new contract activity with 184 New Pendings; a 33.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 309; and a 13.2% decrease in supply to 395 active units.

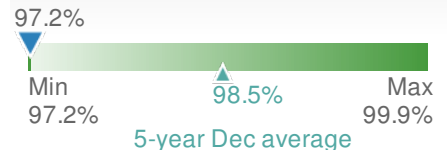
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.02 in November and a decrease from 1.27 in December 2024. The Contract Ratio is 47% lower than the 5-year December average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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****395**

Nov 2025	Dec 2024
<b>455</b>	<b>303</b>

**Avg DOM****30**

Nov 2025	Dec 2024	YTD
<b>24</b>	<b>29</b>	<b>25</b>

**Avg Sold to OLP Ratio****97.2%**

Nov 2025	Dec 2024	YTD
<b>98.1%</b>	<b>98.4%</b>	<b>98.9%</b>

**December 2025**

Abington (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****26****↓ -13.3%**from Nov 2025:  
**30****↓ -3.7%**from Dec 2024:  
**27**

YTD	2025	2024	+/-
	<b>642</b>	<b>643</b>	-0.2%

5-year Dec average: **28****New Pendings****26****↓ -25.7%**from Nov 2025:  
**35****↓ -16.1%**from Dec 2024:  
**31**

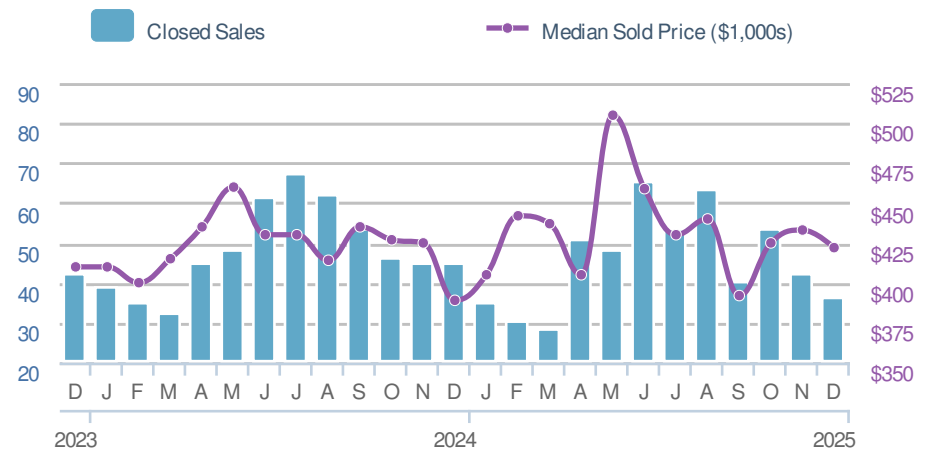
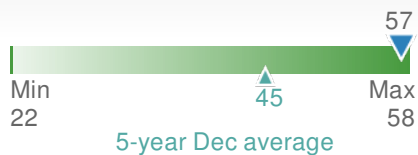
YTD	2025	2024	+/-
	<b>562</b>	<b>591</b>	-4.9%

5-year Dec average: **30****Closed Sales****36****↓ -14.3%**from Nov 2025:  
**42****↓ -20.0%**from Dec 2024:  
**45**

YTD	2025	2024	+/-
	<b>565</b>	<b>590</b>	-4.2%

5-year Dec average: **49****Median Sold Price****\$422,750****↓ -2.5%**from Nov 2025:  
**\$433,500****↑ 8.7%**from Dec 2024:  
**\$389,000**

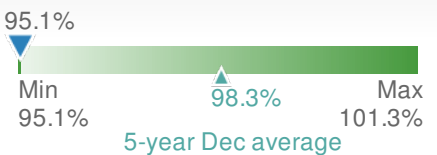
YTD	2025	2024	+/-
	<b>\$430,000</b>	<b>\$420,000</b>	2.4%

5-year Dec average: **\$389,550****Active Listings****57**

Nov 2025	Dec 2024
<b>63</b>	<b>46</b>

**Avg DOM****44**

Nov 2025	Dec 2024	YTD
<b>25</b>	<b>24</b>	<b>22</b>

**Avg Sold to OLP Ratio****95.1%**

Nov 2025	Dec 2024	YTD
<b>97.4%</b>	<b>96.5%</b>	<b>99.7%</b>

**December 2025**

## Abington (Montgomery, PA) - Detached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19**


 **-24.0%**  
 from Nov 2025: **25**

 **-17.4%**  
 from Dec 2024: **23**

YTD	2025	2024	+/-
	<b>545</b>	<b>548</b>	-0.5%

5-year Dec average: **24****New Pendings****21**

 **-22.2%**  
 from Nov 2025: **27**

 **-16.0%**  
 from Dec 2024: **25**

YTD	2025	2024	+/-
	<b>483</b>	<b>499</b>	-3.2%

5-year Dec average: **25****Closed Sales****30**

 **-18.9%**  
 from Nov 2025: **37**

 **-14.3%**  
 from Dec 2024: **35**

YTD	2025	2024	+/-
	<b>487</b>	<b>503</b>	-3.2%

5-year Dec average: **41****Median Sold Price****\$432,500**

 **-7.0%**  
 from Nov 2025: **\$465,000**

 **5.5%**  
 from Dec 2024: **\$410,000**

YTD	2025	2024	+/-
	<b>\$450,000</b>	<b>\$445,325</b>	1.0%

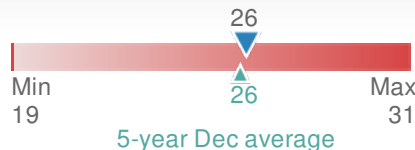
5-year Dec average: **\$404,947****Summary**

In Abington (Montgomery, PA), the median sold price for Detached properties for December was \$432,500, representing a decrease of 7% compared to last month and an increase of 5.5% from Dec 2024. The average days on market for units sold in December was 26 days, the same as the 5-year December average of 26 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 22% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 32; and a 13.7% decrease in supply to 44 active units.

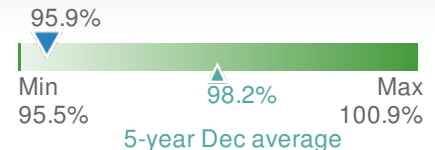
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.80 in November and a decrease from 1.05 in December 2024. The Contract Ratio is 43% lower than the 5-year December average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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****44**

Nov 2025	Dec 2024
<b>51</b>	<b>39</b>

**Avg DOM****26**

Nov 2025	Dec 2024	YTD
<b>26</b>	<b>26</b>	<b>20</b>

**Avg Sold to OLP Ratio****95.9%**

Nov 2025	Dec 2024	YTD
<b>97.7%</b>	<b>95.5%</b>	<b>100.1%</b>

**December 2025**

## Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **40.0%**

from Nov 2025:

**5** **75.0%**

from Dec 2024:

**4**

YTD	2025	2024	+/-
	<b>97</b>	<b>95</b>	2.1%

5-year Dec average: **4****New Pendings****5** **-37.5%**

from Nov 2025:

**8** **-16.7%**

from Dec 2024:

**6**

YTD	2025	2024	+/-
	<b>79</b>	<b>92</b>	-14.1%

5-year Dec average: **5****Closed Sales****6** **20.0%**

from Nov 2025:

**5** **-40.0%**

from Dec 2024:

**10**

YTD	2025	2024	+/-
	<b>78</b>	<b>87</b>	-10.3%

5-year Dec average: **8****Median  
Sold Price****\$307,500** **-3.9%**

from Nov 2025:

**\$320,000** **4.2%**

from Dec 2024:

**\$295,000**

YTD	2025	2024	+/-
	<b>\$320,000</b>	<b>\$292,000</b>	9.6%

5-year Dec average: **\$281,300****Summary**

In Abington (Montgomery, PA), the median sold price for Attached properties for December was \$307,500, representing a decrease of 3.9% compared to last month and an increase of 4.2% from Dec 2024. The average days on market for units sold in December was 132 days, 277% above the 5-year December average of 35 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and an 8.3% increase in supply to 13 active units.

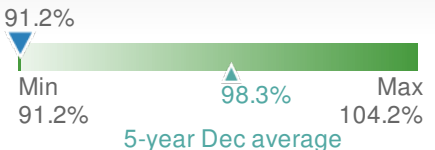
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.83 in November and a decrease from 1.43 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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****13**

Nov 2025	Dec 2024
<b>12</b>	<b>7</b>

**Avg DOM****132**

Nov 2025	Dec 2024	YTD
<b>21</b>	<b>17</b>	<b>36</b>

**Avg Sold to  
OLP Ratio****91.2%**

Nov 2025	Dec 2024	YTD
<b>95.2%</b>	<b>100.1%</b>	<b>97.3%</b>

**December 2025**

## Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****12****↓ -36.8%**from Nov 2025:  
**19****↓ -7.7%**from Dec 2024:  
**13**

YTD	2025	2024	+/-
	<b>321</b>	<b>422</b>	-23.9%

5-year Dec average: **15****New Pendings****13****↓ -48.0%**from Nov 2025:  
**25****↑ 8.3%**from Dec 2024:  
**12**

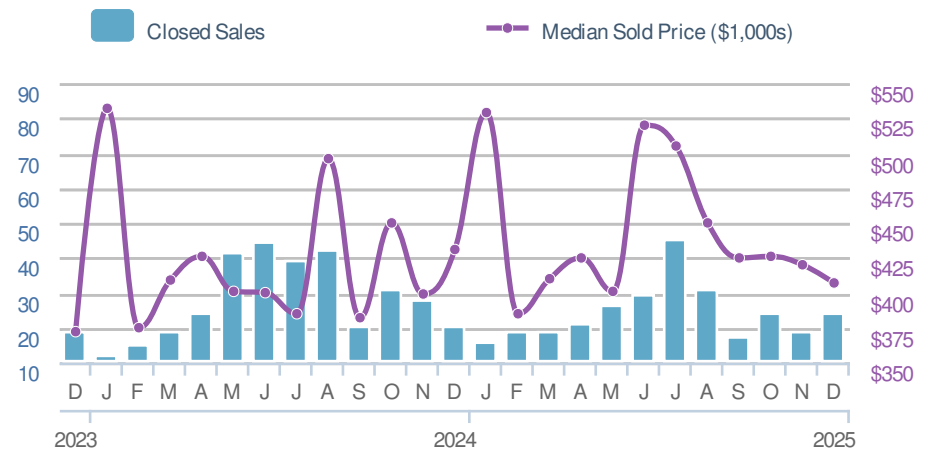
YTD	2025	2024	+/-
	<b>278</b>	<b>374</b>	-25.7%

5-year Dec average: **16****Closed Sales****24****↑ 26.3%**from Nov 2025:  
**19****↑ 20.0%**from Dec 2024:  
**20**

YTD	2025	2024	+/-
	<b>321</b>	<b>356</b>	-9.8%

5-year Dec average: **26****Median Sold Price****\$407,500****↓ -3.0%**from Nov 2025:  
**\$420,000****↓ -5.5%**from Dec 2024:  
**\$431,000**

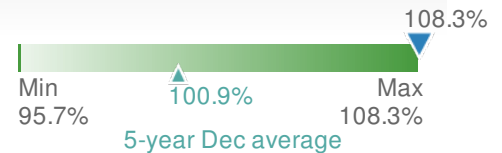
YTD	2025	2024	+/-
	<b>\$430,000</b>	<b>\$405,117</b>	6.1%

5-year Dec average: **\$406,340****Active Listings****26**

Nov 2025	Dec 2024
<b>30</b>	<b>24</b>

**Avg DOM****27**

Nov 2025	Dec 2024	YTD
<b>21</b>	<b>23</b>	<b>19</b>

**Avg Sold to OLP Ratio****108.3%**

Nov 2025	Dec 2024	YTD
<b>104.6%</b>	<b>100.0%</b>	<b>102.4%</b>



**December 2025**

## Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10** **-37.5%**

from Nov 2025:

**16** **25.0%**

from Dec 2024:

**8**

YTD	2025	2024	+/-
	<b>265</b>	<b>268</b>	-1.1%

5-year Dec average: **13****New Pendings****12** **-33.3%**

from Nov 2025:

**18** **33.3%**

from Dec 2024:

**9**

YTD	2025	2024	+/-
	<b>223</b>	<b>244</b>	-8.6%

5-year Dec average: **14****Closed Sales****18** **5.9%**

from Nov 2025:

**17** **12.5%**

from Dec 2024:

**16**

YTD	2025	2024	+/-
	<b>237</b>	<b>239</b>	-0.8%

5-year Dec average: **22****Median  
Sold Price****\$457,500** **-3.7%**

from Nov 2025:

**\$475,000** **-11.6%**

from Dec 2024:

**\$517,500**

YTD	2025	2024	+/-
	<b>\$515,000</b>	<b>\$485,000</b>	6.2%

5-year Dec average: **\$447,612****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for December was \$457,500, representing a decrease of 3.7% compared to last month and a decrease of 11.6% from Dec 2024. The average days on market for units sold in December was 27 days, 7% above the 5-year December average of 25 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 17.2% decrease in supply to 24 active units.

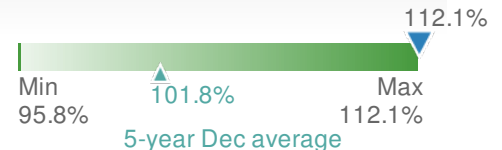
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.69 in November and a decrease from 1.20 in December 2024. The Contract Ratio is 69% lower than the 5-year December average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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****24**

Nov 2025	Dec 2024
<b>29</b>	<b>20</b>

**Avg DOM****27**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>25</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****112.1%**

Nov 2025	Dec 2024	YTD
<b>105.2%</b>	<b>100.4%</b>	<b>103.3%</b>

**December 2025**

## Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

↓ **-33.3%**    ↓ **-60.0%**  
from Nov 2025: **3**    from Dec 2024: **5**

YTD	2025	2024	+/-
	<b>56</b>	<b>153</b>	-63.4%

5-year Dec average: **2****New Pendings****1**

↓ **-85.7%**    ↓ **-66.7%**  
from Nov 2025: **7**    from Dec 2024: **3**

YTD	2025	2024	+/-
	<b>55</b>	<b>129</b>	-57.4%

5-year Dec average: **2****Closed Sales****6**

↑ **200.0%**    ↑ **50.0%**  
from Nov 2025: **2**    from Dec 2024: **4**

YTD	2025	2024	+/-
	<b>84</b>	<b>116</b>	-27.6%

5-year Dec average: **4****Median Sold Price****\$317,500**

↓ **-15.9%**    ↓ **-6.9%**  
from Nov 2025: **\$377,450**    from Dec 2024: **\$341,170**

YTD	2025	2024	+/-
	<b>\$365,470</b>	<b>\$371,252</b>	-1.6%

5-year Dec average: **\$308,622****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for December was \$317,500, representing a decrease of 15.9% compared to last month and a decrease of 6.9% from Dec 2024. The average days on market for units sold in December was 27 days, 42% above the 5-year December average of 19 days. There was an 85.7% month over month decrease in new contract activity with 1 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 100% increase in supply to 2 active units.

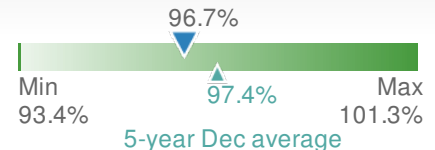
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 8.00 in November and a decrease from 9.25 in December 2024. The Contract Ratio is 68% lower than the 5-year December average of 4.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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****2**

Nov 2025	Dec 2024
<b>1</b>	<b>4</b>

**Avg DOM****27**

Nov 2025	Dec 2024	YTD
<b>4</b>	<b>12</b>	<b>13</b>

**Avg Sold to OLP Ratio****96.7%**

Nov 2025	Dec 2024	YTD
<b>100.0%</b>	<b>98.6%</b>	<b>100.0%</b>

**December 2025**

Cheltenham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****7**

↓ -66.7%   ↓ -61.1%  
from Nov 2025:   from Dec 2024:  
21   18

YTD	2025	2024	+/-
	<b>447</b>	<b>501</b>	-10.8%

5-year Dec average: **19****New Pendings****23**

↔ 0.0%   ↓ -8.0%  
from Nov 2025:   from Dec 2024:  
23   25

YTD	2025	2024	+/-
	<b>386</b>	<b>418</b>	-7.7%

5-year Dec average: **26****Closed Sales****32**

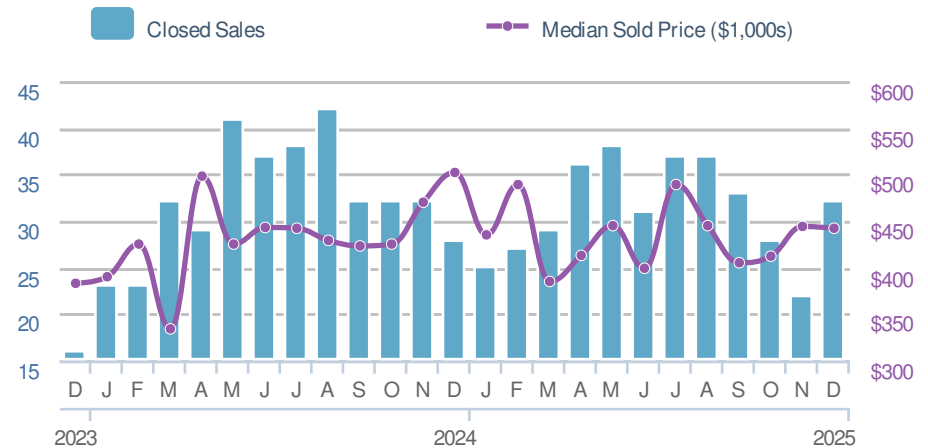
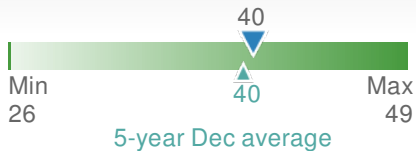
↑ 45.5%   ↑ 14.3%  
from Nov 2025:   from Dec 2024:  
22   28

YTD	2025	2024	+/-
	<b>390</b>	<b>404</b>	-3.5%

5-year Dec average: **35****Median Sold Price****\$442,500**

↓ -0.4%   ↓ -11.9%  
from Nov 2025:   from Dec 2024:  
\$444,500   \$502,000

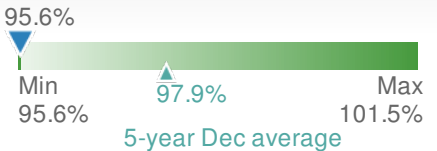
YTD	2025	2024	+/-
	<b>\$425,000</b>	<b>\$440,000</b>	-3.4%

5-year Dec average: **\$399,500****Active Listings****40**

Nov 2025	Dec 2024
<b>59</b>	<b>49</b>

**Avg DOM****40**

Nov 2025	Dec 2024	YTD
<b>75</b>	<b>25</b>	<b>35</b>

**Avg Sold to OLP Ratio****95.6%**

Nov 2025	Dec 2024	YTD
<b>96.5%</b>	<b>101.5%</b>	<b>97.8%</b>

**December 2025**

## Cheltenham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4**

↓ -69.2%    ↓ -60.0%  
from Nov 2025: 13    from Dec 2024: 10

YTD	2025	2024	+/-
	<b>289</b>	<b>358</b>	-19.3%

5-year Dec average: **11****New Pendings****16**

↔ 0.0%    ↓ -20.0%  
from Nov 2025: 16    from Dec 2024: 20

YTD	2025	2024	+/-
	<b>258</b>	<b>302</b>	-14.6%

5-year Dec average: **17****Closed Sales****22**

↑ 46.7%    ↓ -12.0%  
from Nov 2025: 15    from Dec 2024: 25

YTD	2025	2024	+/-
	<b>263</b>	<b>289</b>	-9.0%

5-year Dec average: **22****Median Sold Price****\$519,500**

↓ -9.0%    ↓ -1.0%  
from Nov 2025: \$570,900    from Dec 2024: \$525,000

YTD	2025	2024	+/-
	<b>\$480,000</b>	<b>\$483,750</b>	-0.8%

5-year Dec average: **\$457,550****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for December was \$519,500, representing a decrease of 9% compared to last month and a decrease of 1% from Dec 2024. The average days on market for units sold in December was 36 days, 45% above the 5-year December average of 25 days. There was no month over month change in new contract activity with 16 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 48.5% decrease in supply to 17 active units.

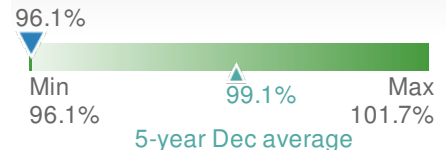
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.79 in November and a decrease from 1.35 in December 2024. The Contract Ratio is 26% lower than the 5-year December average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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****17**

Nov 2025	Dec 2024
<b>33</b>	<b>31</b>

**Avg DOM****36**

Nov 2025	Dec 2024	YTD
<b>97</b>	<b>24</b>	<b>34</b>

**Avg Sold to OLP Ratio****96.1%**

Nov 2025	Dec 2024	YTD
<b>95.2%</b>	<b>101.7%</b>	<b>98.6%</b>

**December 2025**

## Cheltenham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

↓ -62.5%    ↓ -62.5%  
from Nov 2025:    from Dec 2024:  
8                      8

YTD	2025	2024	+/-
	<b>158</b>	<b>143</b>	10.5%

5-year Dec average: 8

**New Pendings****7**

↔ 0.0%    ↑ 40.0%  
from Nov 2025:    from Dec 2024:  
7                      5

YTD	2025	2024	+/-
	<b>128</b>	<b>116</b>	10.3%

5-year Dec average: 8

**Closed Sales****10**

↑ 42.9%    ↑ 233.3%  
from Nov 2025:    from Dec 2024:  
7                      3

YTD	2025	2024	+/-
	<b>127</b>	<b>115</b>	10.4%

5-year Dec average: 13

**Median  
Sold Price****\$283,000**

↓ -22.5%    ↓ -25.5%  
from Nov 2025:    from Dec 2024:  
\$365,000    \$380,000

YTD	2025	2024	+/-
	<b>\$285,000</b>	<b>\$300,000</b>	-5.0%

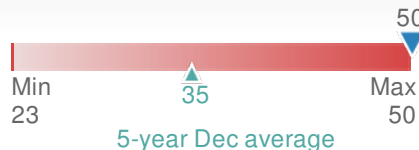
5-year Dec average: **\$313,100****Summary**

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for December was \$283,000, representing a decrease of 22.5% compared to last month and a decrease of 25.5% from Dec 2024. The average days on market for units sold in December was 50 days, 41% above the 5-year December average of 35 days. There was no month over month change in new contract activity with 7 New Pendings; a 38.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and an 11.5% decrease in supply to 23 active units.

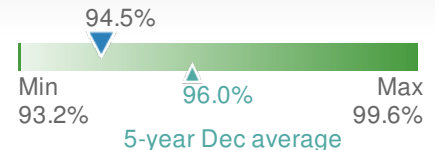
This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.50 in November and a decrease from 0.50 in December 2024. The Contract Ratio is 84% lower than the 5-year December average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>26</b>	<b>18</b>

**Avg DOM****50**

Nov 2025	Dec 2024	YTD
<b>26</b>	<b>35</b>	<b>38</b>

**Avg Sold to  
OLP Ratio****94.5%**

Nov 2025	Dec 2024	YTD
<b>99.5%</b>	<b>99.6%</b>	<b>96.2%</b>

**December 2025**

Colonial (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****15** **-37.5%**from Nov 2025:  
**24** **0.0%**from Dec 2024:  
**15**

YTD	2025	2024	+/-
	<b>617</b>	<b>621</b>	-0.6%

5-year Dec average: **19****New Pendings****19** **-53.7%**from Nov 2025:  
**41** **-9.5%**from Dec 2024:  
**21**

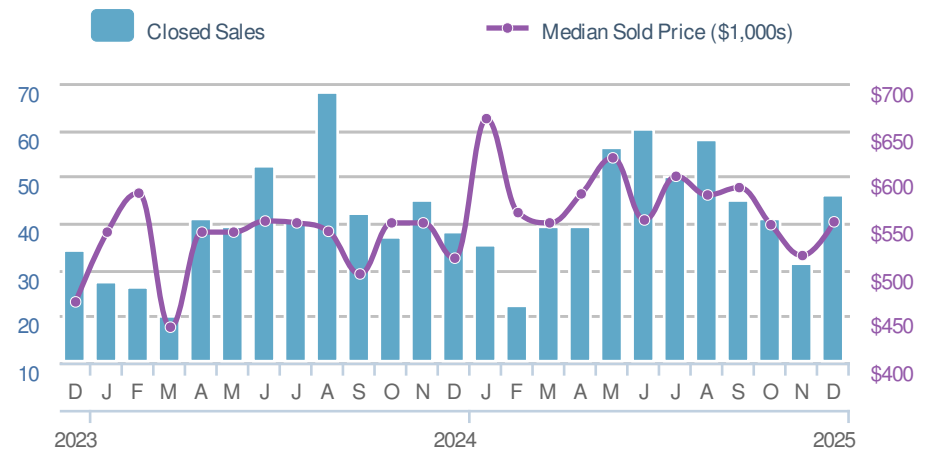
YTD	2025	2024	+/-
	<b>509</b>	<b>521</b>	-2.3%

5-year Dec average: **27****Closed Sales****46** **48.4%**from Nov 2025:  
**31** **21.1%**from Dec 2024:  
**38**

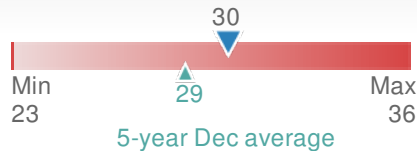
YTD	2025	2024	+/-
	<b>539</b>	<b>494</b>	9.1%

5-year Dec average: **41****Median Sold Price****\$551,500** **7.1%**from Nov 2025:  
**\$515,000** **7.6%**from Dec 2024:  
**\$512,500**

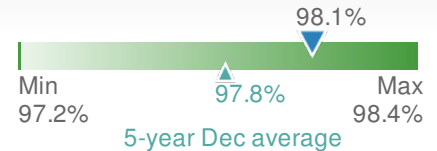
YTD	2025	2024	+/-
	<b>\$577,425</b>	<b>\$545,000</b>	5.9%

5-year Dec average: **\$482,350****Active Listings****41**

Nov 2025	Dec 2024
<b>51</b>	<b>43</b>

**Avg DOM****30**

Nov 2025	Dec 2024	YTD
<b>36</b>	<b>31</b>	<b>27</b>

**Avg Sold to OLP Ratio****98.1%**

Nov 2025	Dec 2024	YTD
<b>95.9%</b>	<b>98.4%</b>	<b>100.2%</b>

**December 2025**

## Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8** **-27.3%**from Nov 2025:  
**11** **0.0%**from Dec 2024:  
**8**

YTD	2025	2024	+/-
	<b>318</b>	<b>324</b>	-1.9%

5-year Dec average: **10****New Pendings****10** **-58.3%**from Nov 2025:  
**24** **0.0%**from Dec 2024:  
**10**

YTD	2025	2024	+/-
	<b>269</b>	<b>272</b>	-1.1%

5-year Dec average: **14****Closed Sales****28** **115.4%**from Nov 2025:  
**13** **40.0%**from Dec 2024:  
**20**

YTD	2025	2024	+/-
	<b>280</b>	<b>269</b>	4.1%

5-year Dec average: **21****Median  
Sold Price****\$640,000** **-14.7%**from Nov 2025:  
**\$750,000** **-2.7%**from Dec 2024:  
**\$657,500**

YTD	2025	2024	+/-
	<b>\$660,000</b>	<b>\$633,000</b>	4.3%

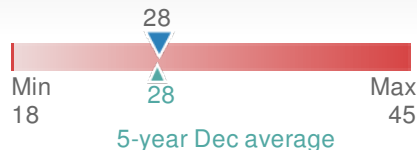
5-year Dec average: **\$561,790****Summary**

In Colonial (Montgomery, PA), the median sold price for Detached properties for December was \$640,000, representing a decrease of 14.7% compared to last month and a decrease of 2.7% from Dec 2024. The average days on market for units sold in December was 28 days, the same as the 5-year December average of 28 days. There was a 58.3% month over month decrease in new contract activity with 10 New Pendings; a 42.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 23; and a 22.2% decrease in supply to 21 active units.

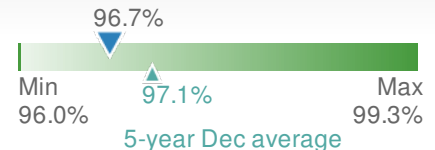
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.48 in November and a decrease from 1.36 in December 2024. The Contract Ratio is 12% lower than the 5-year December average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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****21**

Nov 2025	Dec 2024
<b>27</b>	<b>25</b>

**Avg DOM****28**

Nov 2025	Dec 2024	YTD
<b>33</b>	<b>24</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****96.7%**

Nov 2025	Dec 2024	YTD
<b>99.0%</b>	<b>97.3%</b>	<b>99.4%</b>

**December 2025**

## Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****7** **-46.2%**from Nov 2025:  
**13** **0.0%**from Dec 2024:  
**7**

YTD	2025	2024	+/-
	<b>299</b>	<b>297</b>	0.7%

5-year Dec average: **9****New Pendings****9** **-47.1%**from Nov 2025:  
**17** **-18.2%**from Dec 2024:  
**11**

YTD	2025	2024	+/-
	<b>240</b>	<b>249</b>	-3.6%

5-year Dec average: **13****Closed Sales****18** **0.0%**from Nov 2025:  
**18** **0.0%**from Dec 2024:  
**18**

YTD	2025	2024	+/-
	<b>259</b>	<b>225</b>	15.1%

5-year Dec average: **20****Median  
Sold Price****\$521,250** **13.3%**from Nov 2025:  
**\$460,000** **28.7%**from Dec 2024:  
**\$405,000**

YTD	2025	2024	+/-
	<b>\$524,845</b>	<b>\$465,000</b>	12.9%

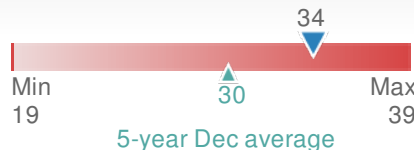
5-year Dec average: **\$424,250****Summary**

In Colonial (Montgomery, PA), the median sold price for Attached properties for December was \$521,250, representing an increase of 13.3% compared to last month and an increase of 28.7% from Dec 2024. The average days on market for units sold in December was 34 days, 13% above the 5-year December average of 30 days. There was a 47.1% month over month decrease in new contract activity with 9 New Pendings; a 28.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and a 16.7% decrease in supply to 20 active units.

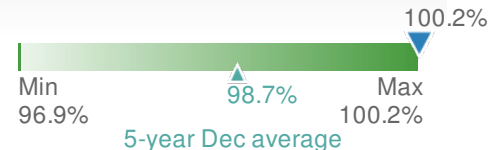
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.63 in November and a decrease from 2.72 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>24</b>	<b>18</b>

**Avg DOM****34**

Nov 2025	Dec 2024	YTD
<b>39</b>	<b>39</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****100.2%**

Nov 2025	Dec 2024	YTD
<b>93.6%</b>	<b>99.6%</b>	<b>101.0%</b>



**December 2025**

Hatboro-Horsham (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****17****↓ -26.1%**from Nov 2025:  
**23****↑ 41.7%**from Dec 2024:  
**12**

YTD	2025	2024	+/-
	<b>377</b>	<b>386</b>	-2.3%

5-year Dec average: **20****New Pendings****18****↓ -21.7%**from Nov 2025:  
**23****↓ -5.3%**from Dec 2024:  
**19**

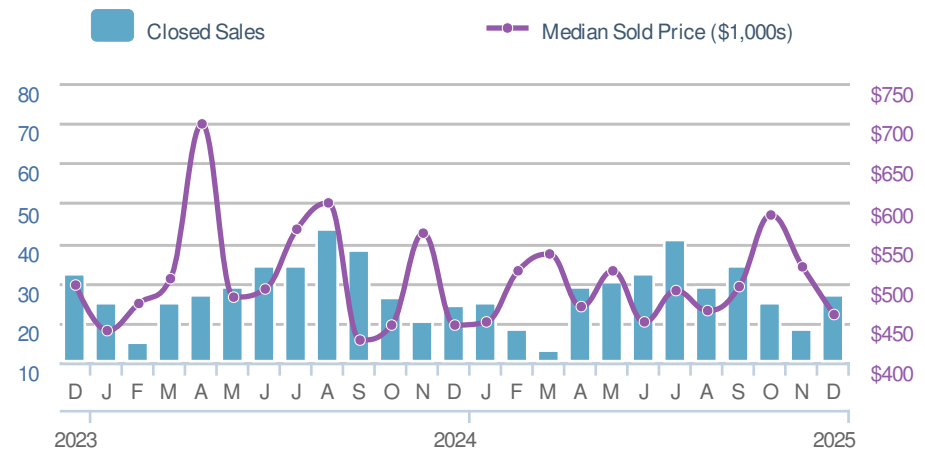
YTD	2025	2024	+/-
	<b>333</b>	<b>341</b>	-2.3%

5-year Dec average: **21****Closed Sales****27****↑ 50.0%**from Nov 2025:  
**18****↑ 12.5%**from Dec 2024:  
**24**

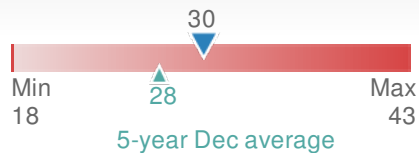
YTD	2025	2024	+/-
	<b>333</b>	<b>348</b>	-4.3%

5-year Dec average: **27****Median Sold Price****\$460,000****↓ -11.5%**from Nov 2025:  
**\$520,000****↑ 2.8%**from Dec 2024:  
**\$447,500**

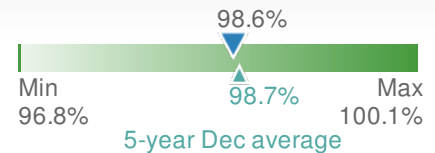
YTD	2025	2024	+/-
	<b>\$475,111</b>	<b>\$505,000</b>	-5.9%

5-year Dec average: **\$438,600****Active Listings****33**

Nov 2025	Dec 2024
<b>37</b>	<b>31</b>

**Avg DOM****30**

Nov 2025	Dec 2024	YTD
<b>19</b>	<b>25</b>	<b>27</b>



**Avg Sold to OLP Ratio****98.6%**

Nov 2025	Dec 2024	YTD
<b>100.9%</b>	<b>98.4%</b>	<b>99.3%</b>

**December 2025**



## Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14**

 **-6.7%**  
 from Nov 2025: **15**
 **100.0%**  
 from Dec 2024: **7**

YTD	2025	2024	+/-
	<b>248</b>	<b>249</b>	-0.4%

5-year Dec average: **12****New Pendings****14**

 **0.0%**  
 from Nov 2025: **14**
 **75.0%**  
 from Dec 2024: **8**

YTD	2025	2024	+/-
	<b>223</b>	<b>216</b>	3.2%

5-year Dec average: **13****Closed Sales****14**

 **-6.7%**  
 from Nov 2025: **15**
 **-6.7%**  
 from Dec 2024: **15**

YTD	2025	2024	+/-
	<b>219</b>	<b>229</b>	-4.4%

5-year Dec average: **18****Median Sold Price****\$495,000**

 **-14.7%**  
 from Nov 2025: **\$580,000**
 **-11.6%**  
 from Dec 2024: **\$560,000**

YTD	2025	2024	+/-
	<b>\$585,000</b>	<b>\$582,500</b>	0.4%

5-year Dec average: **\$498,200****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for December was \$495,000, representing a decrease of 14.7% compared to last month and a decrease of 11.6% from Dec 2024. The average days on market for units sold in December was 29 days, 16% below the 5-year December average of 35 days. There was no month over month change in new contract activity with 14 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 13% decrease in supply to 20 active units.

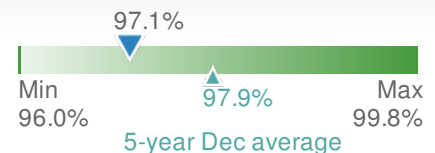
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.00 in November and an increase from 0.86 in December 2024. The Contract Ratio is 14% higher than the 5-year December average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>23</b>	<b>21</b>

**Avg DOM****29**

Nov 2025	Dec 2024	YTD
<b>13</b>	<b>25</b>	<b>25</b>

**Avg Sold to OLP Ratio****97.1%**

Nov 2025	Dec 2024	YTD
<b>101.3%</b>	<b>97.4%</b>	<b>99.6%</b>

**December 2025**

## Hatboro-Horsham (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

↓ **-62.5%**    ↓ **-40.0%**  
from Nov 2025: **8**    from Dec 2024: **5**

YTD	2025	2024	+/-
	<b>129</b>	<b>137</b>	-5.8%

5-year Dec average: **8****New Pendings****4**

↓ **-55.6%**    ↓ **-63.6%**  
from Nov 2025: **9**    from Dec 2024: **11**

YTD	2025	2024	+/-
	<b>110</b>	<b>125</b>	-12.0%

5-year Dec average: **9****Closed Sales****13**

↑ **333.3%**    ↑ **44.4%**  
from Nov 2025: **3**    from Dec 2024: **9**

YTD	2025	2024	+/-
	<b>114</b>	<b>119</b>	-4.2%

5-year Dec average: **10****Median  
Sold Price****\$440,000**

↑ **12.8%**    ↑ **8.0%**  
from Nov 2025: **\$390,000**    from Dec 2024: **\$407,500**

YTD	2025	2024	+/-
	<b>\$398,500</b>	<b>\$389,000</b>	2.4%

5-year Dec average: **\$376,050****Summary**

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for December was \$440,000, representing an increase of 12.8% compared to last month and an increase of 8% from Dec 2024. The average days on market for units sold in December was 31 days, 67% above the 5-year December average of 19 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 40.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 13; and a 7.1% decrease in supply to 13 active units.

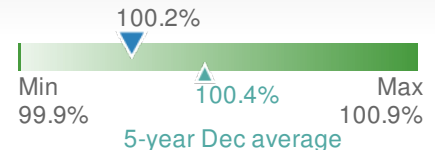
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.57 in November and a decrease from 1.70 in December 2024. The Contract Ratio is 17% lower than the 5-year December average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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****13**

Nov 2025	Dec 2024
<b>14</b>	<b>10</b>

**Avg DOM****31**

Nov 2025	Dec 2024	YTD
<b>50</b>	<b>27</b>	<b>30</b>

**Avg Sold to  
OLP Ratio****100.2%**

Nov 2025	Dec 2024	YTD
<b>99.0%</b>	<b>100.1%</b>	<b>98.7%</b>

**December 2025**

## Lower Merion (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****27** **-49.1%**from Nov 2025:  
**53** **42.1%**from Dec 2024:  
**19**

YTD	2025	2024	+/-
	<b>901</b>	<b>814</b>	10.7%

5-year Dec average: **25****New Pendings****31** **-41.5%**from Nov 2025:  
**53** **0.0%**from Dec 2024:  
**31**

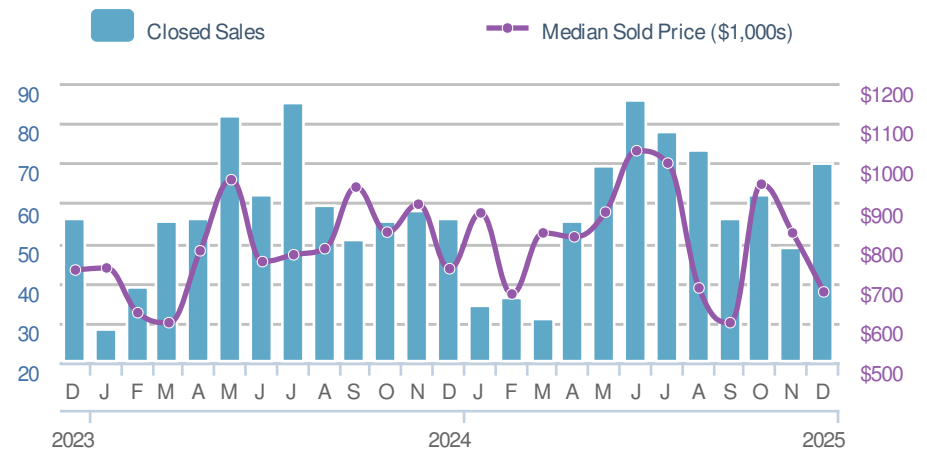
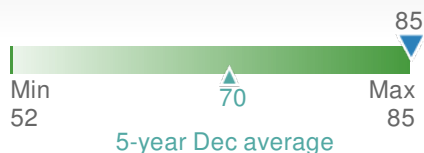
YTD	2025	2024	+/-
	<b>715</b>	<b>696</b>	2.7%

5-year Dec average: **39****Closed Sales****70** **42.9%**from Nov 2025:  
**49** **25.0%**from Dec 2024:  
**56**

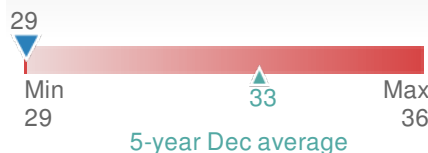
YTD	2025	2024	+/-
	<b>719</b>	<b>698</b>	3.0%

5-year Dec average: **58****Median Sold Price****\$677,500** **-17.9%**from Nov 2025:  
**\$825,000** **-7.8%**from Dec 2024:  
**\$735,000**

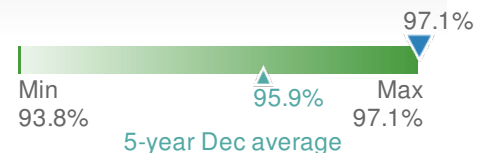
YTD	2025	2024	+/-
	<b>\$839,500</b>	<b>\$785,000</b>	6.9%

5-year Dec average: **\$679,000****Active Listings****85**

Nov 2025	Dec 2024
<b>110</b>	<b>56</b>

**Avg DOM****29**

Nov 2025	Dec 2024	YTD
<b>25</b>	<b>35</b>	<b>28</b>



**Avg Sold to OLP Ratio****97.1%**

Nov 2025	Dec 2024	YTD
<b>100.7%</b>	<b>96.1%</b>	<b>99.8%</b>

**December 2025**



## Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**

 **-50.0%**
 **116.7%**  
 from Nov 2025: 26      from Dec 2024: 6


YTD	2025	2024	+/-
	<b>513</b>	<b>509</b>	0.8%

5-year Dec average: **11****New Pending****19**

 **-32.1%**
 **26.7%**  
 from Nov 2025: 28      from Dec 2024: 15



YTD	2025	2024	+/-
	<b>424</b>	<b>416</b>	1.9%

5-year Dec average: **22****Closed Sales****31**

 **10.7%**
 **-8.8%**  
 from Nov 2025: 28      from Dec 2024: 34

YTD	2025	2024	+/-
	<b>426</b>	<b>414</b>	2.9%

5-year Dec average: **32****Median Sold Price****\$1,075,000**

 **-8.5%**
 **24.6%**  
 from Nov 2025: \$1,175,000      from Dec 2024: \$862,500

YTD	2025	2024	+/-
	<b>\$1,175,000</b>	<b>\$1,083,750</b>	8.4%

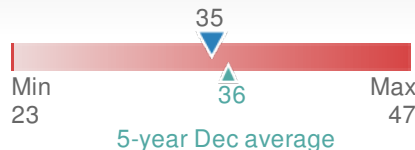
5-year Dec average: **\$914,097****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for December was \$1,075,000, representing a decrease of 8.5% compared to last month and an increase of 24.6% from Dec 2024. The average days on market for units sold in December was 35 days, 3% below the 5-year December average of 36 days. There was a 32.1% month over month decrease in new contract activity with 19 New Pending; a 25.6% MoM decrease in All Pending (new contracts + contracts carried over from November) to 32; and a 28.9% decrease in supply to 32 active units.

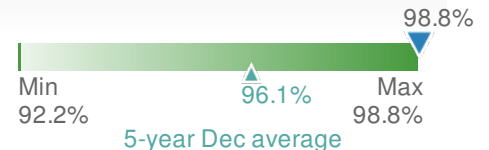
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.96 in November and an increase from 0.97 in December 2024. The Contract Ratio is 9% lower than the 5-year December average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>45</b>	<b>35</b>

**Avg DOM****35**

Nov 2025	Dec 2024	YTD
<b>19</b>	<b>33</b>	<b>24</b>

**Avg Sold to OLP Ratio****98.8%**

Nov 2025	Dec 2024	YTD
<b>102.5%</b>	<b>95.2%</b>	<b>101.5%</b>

**December 2025**

## Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14** **-48.1%**from Nov 2025:  
**27** **7.7%**from Dec 2024:  
**13**

YTD	2025	2024	+/-
	<b>388</b>	<b>305</b>	27.2%

5-year Dec average: **14****New Pending****12** **-52.0%**from Nov 2025:  
**25** **-25.0%**from Dec 2024:  
**16**

YTD	2025	2024	+/-
	<b>291</b>	<b>280</b>	3.9%

5-year Dec average: **17****Closed Sales****39** **85.7%**from Nov 2025:  
**21** **77.3%**from Dec 2024:  
**22**

YTD	2025	2024	+/-
	<b>293</b>	<b>284</b>	3.2%

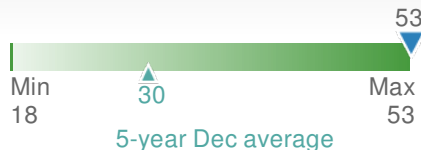
5-year Dec average: **26****Median  
Sold Price****\$450,000** **25.0%**from Nov 2025:  
**\$360,000** **-5.3%**from Dec 2024:  
**\$475,000**

YTD	2025	2024	+/-
	<b>\$367,000</b>	<b>\$375,000</b>	-2.1%

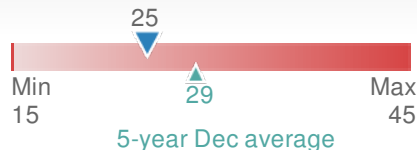
5-year Dec average: **\$369,400****Summary**

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for December was \$450,000, representing an increase of 25% compared to last month and a decrease of 5.3% from Dec 2024. The average days on market for units sold in December was 25 days, 14% below the 5-year December average of 29 days. There was a 52% month over month decrease in new contract activity with 12 New Pending; a 60.9% MoM decrease in All Pending (new contracts + contracts carried over from November) to 18; and an 18.5% decrease in supply to 53 active units.

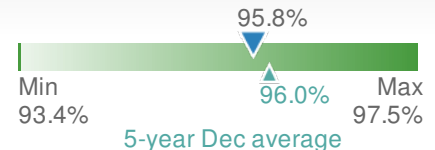
This activity resulted in a Contract Ratio of 0.34 pendings per active listing, down from 0.71 in November and a decrease from 0.95 in December 2024. The Contract Ratio is 62% lower than the 5-year December average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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****53**

Nov 2025	Dec 2024
<b>65</b>	<b>21</b>

**Avg DOM****25**

Nov 2025	Dec 2024	YTD
<b>33</b>	<b>38</b>	<b>33</b>

**Avg Sold to  
OLP Ratio****95.8%**

Nov 2025	Dec 2024	YTD
<b>98.4%</b>	<b>97.5%</b>	<b>97.3%</b>

**December 2025**

Methacton (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****5**

↓ **-50.0%**    ↓ **-73.7%**  
from Nov 2025: **10**    from Dec 2024: **19**

YTD	2025	2024	+/-
	<b>305</b>	<b>384</b>	-20.6%

5-year Dec average: **16****New Pendings****10**

↓ **-33.3%**    ↓ **-58.3%**  
from Nov 2025: **15**    from Dec 2024: **24**

YTD	2025	2024	+/-
	<b>278</b>	<b>312</b>	-10.9%

5-year Dec average: **19****Closed Sales****17**

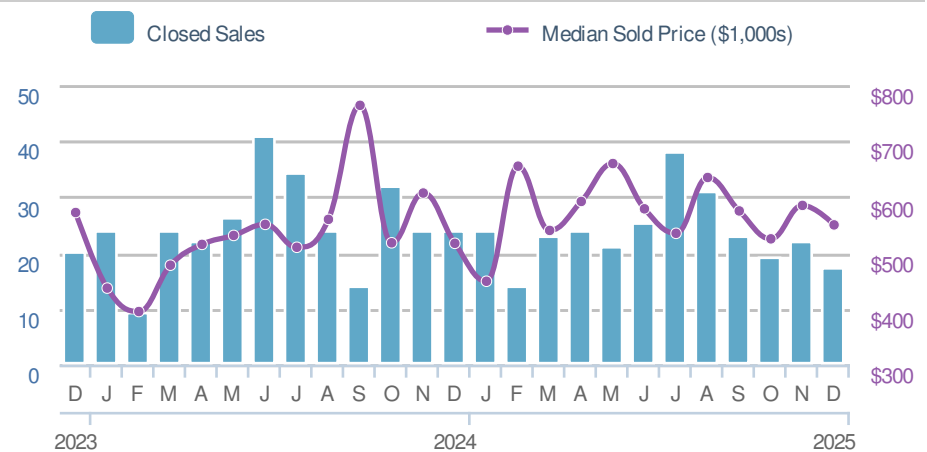
↓ **-22.7%**    ↓ **-29.2%**  
from Nov 2025: **22**    from Dec 2024: **24**

YTD	2025	2024	+/-
	<b>294</b>	<b>307</b>	-4.2%

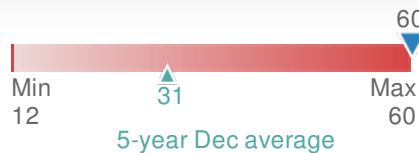
5-year Dec average: **25****Median Sold Price****\$550,000**

↓ **-6.0%**    ↑ **6.3%**  
from Nov 2025: **\$585,000**    from Dec 2024: **\$517,500**

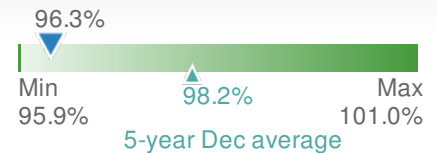
YTD	2025	2024	+/-
	<b>\$579,000</b>	<b>\$530,000</b>	9.2%

5-year Dec average: **\$519,218****Active Listings****22**

Nov 2025	Dec 2024
<b>31</b>	<b>44</b>


**Avg DOM****60**


Nov 2025	Dec 2024	YTD
<b>18</b>	<b>12</b>	<b>28</b>

**Avg Sold to OLP Ratio****96.3%**

Nov 2025	Dec 2024	YTD
<b>96.6%</b>	<b>101.0%</b>	<b>98.8%</b>

**December 2025****Methacton (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

 **-40.0%**  
 from Nov 2025: **5**

 **-80.0%**  
 from Dec 2024: **15**

YTD	2025	2024	+/-
	<b>247</b>	<b>311</b>	-20.6%


5-year Dec average: **11****New Pendings****9**


 **-10.0%**  
 from Nov 2025: **10**

 **-55.0%**  
 from Dec 2024: **20**

YTD	2025	2024	+/-
	<b>226</b>	<b>243</b>	-7.0%


5-year Dec average: **14****Closed Sales****15**


 **0.0%**  
 from Nov 2025: **15**

 **-16.7%**  
 from Dec 2024: **18**

YTD	2025	2024	+/-
	<b>236</b>	<b>236</b>	0.0%

5-year Dec average: **19****Median Sold Price****\$602,580**

 **-16.3%**  
 from Nov 2025: **\$720,000**

 **6.6%**  
 from Dec 2024: **\$565,147**

YTD	2025	2024	+/-
	<b>\$610,000</b>	<b>\$565,147</b>	7.9%

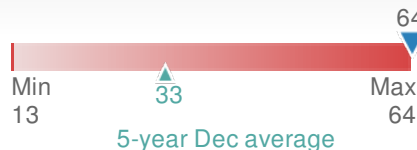
5-year Dec average: **\$534,045****Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for December was \$602,580, representing a decrease of 16.3% compared to last month and an increase of 6.6% from Dec 2024. The average days on market for units sold in December was 64 days, 93% above the 5-year December average of 33 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 30.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 35.7% decrease in supply to 18 active units.

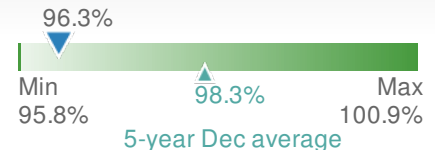
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.82 in November and an increase from 0.67 in December 2024. The Contract Ratio is 13% higher than the 5-year December average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>28</b>	<b>39</b>

**Avg DOM****64**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>13</b>	<b>29</b>

**Avg Sold to OLP Ratio****96.3%**

Nov 2025	Dec 2024	YTD
<b>93.6%</b>	<b>100.9%</b>	<b>98.8%</b>




**December 2025**


Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****2**

 **-60.0%**  
 from Nov 2025: **5**

 **-50.0%**  
 from Dec 2024: **4**

YTD	2025	2024	+/-
	<b>58</b>	<b>73</b>	-20.5%

5-year Dec average: **5****New Pendings****1**


 **-80.0%**  
 from Nov 2025: **5**

 **-75.0%**  
 from Dec 2024: **4**

YTD	2025	2024	+/-
	<b>52</b>	<b>69</b>	-24.6%

5-year Dec average: **5****Closed Sales****2**

 **-71.4%**  
 from Nov 2025: **7**

 **-66.7%**  
 from Dec 2024: **6**

YTD	2025	2024	+/-
	<b>58</b>	<b>71</b>	-18.3%

5-year Dec average: **6****Median Sold Price****\$367,500**

 **-20.1%**  
 from Nov 2025: **\$460,000**

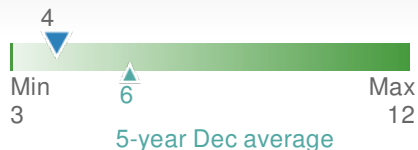
 **-26.2%**  
 from Dec 2024: **\$498,000**

YTD	2025	2024	+/-
	<b>\$467,500</b>	<b>\$471,610</b>	-0.9%

5-year Dec average: **\$436,017****Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for December was \$367,500, representing a decrease of 20.1% compared to last month and a decrease of 26.2% from Dec 2024. The average days on market for units sold in December was 35 days, 58% above the 5-year December average of 22 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and a 33.3% increase in supply to 4 active units.

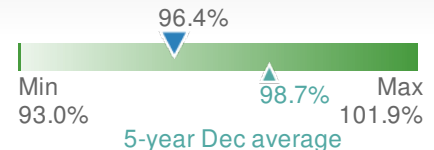
This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 0.67 in November and a decrease from 1.40 in December 2024. The Contract Ratio is 86% lower than the 5-year December average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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****4**

Nov 2025	Dec 2024
<b>3</b>	<b>5</b>

**Avg DOM****35**

Nov 2025	Dec 2024	YTD
<b>7</b>	<b>8</b>	<b>23</b>

**Avg Sold to OLP Ratio****96.4%**

Nov 2025	Dec 2024	YTD
<b>103.0%</b>	<b>101.3%</b>	<b>98.7%</b>

**December 2025**

Norristown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****30**

↓ -40.0%   ↓ -14.3%  
from Nov 2025: 50   from Dec 2024: 35

YTD	2025	2024	+/-
	<b>789</b>	<b>776</b>	1.7%

5-year Dec average: **35****New Pendings****44**

↓ -12.0%   ↑ 7.3%  
from Nov 2025: 50   from Dec 2024: 41

YTD	2025	2024	+/-
	<b>670</b>	<b>669</b>	0.1%

5-year Dec average: **48****Closed Sales****50**

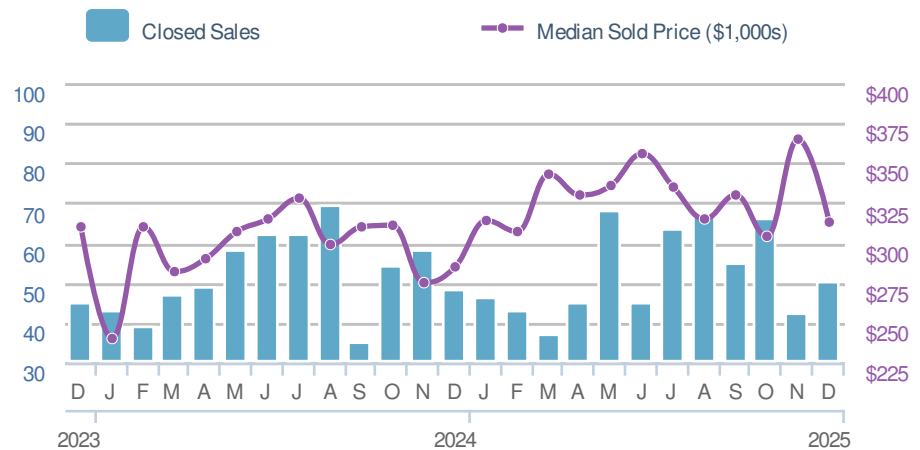
↑ 19.0%   ↑ 4.2%  
from Nov 2025: 42   from Dec 2024: 48

YTD	2025	2024	+/-
	<b>663</b>	<b>652</b>	1.7%

5-year Dec average: **56****Median Sold Price****\$313,500**

↓ -14.1%   ↑ 9.8%  
from Nov 2025: \$365,000   from Dec 2024: \$285,499

YTD	2025	2024	+/-
	<b>\$325,000</b>	<b>\$299,000</b>	8.7%

5-year Dec average: **\$277,700****Active Listings****54**

54  
Min 53   59   Max 68  
5-year Dec average

Nov 2025	Dec 2024
<b>74</b>	<b>60</b>

**Avg DOM****25**

25  
Min 22   29   Max 37  
5-year Dec average

Nov 2025	Dec 2024	YTD
<b>30</b>	<b>30</b>	<b>24</b>

**Avg Sold to OLP Ratio****98.6%**

98.6%  
Min 96.1%   98.2%   Max 101.0%  
5-year Dec average

Nov 2025	Dec 2024	YTD
<b>97.7%</b>	<b>96.1%</b>	<b>99.1%</b>

**December 2025**

## Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8**

↓ **-57.9%**  
from Nov 2025:  
**19**

↓ **-27.3%**  
from Dec 2024:  
**11**

YTD	2025	2024	+/-
	<b>240</b>	<b>270</b>	-11.1%

5-year Dec average: **11****New Pendings****11**

↓ **-21.4%**  
from Nov 2025:  
**14**

↓ **-38.9%**  
from Dec 2024:  
**18**

YTD	2025	2024	+/-
	<b>231</b>	<b>232</b>	-0.4%

5-year Dec average: **15****Closed Sales****13**

↓ **-18.8%**  
from Nov 2025:  
**16**

↓ **-18.8%**  
from Dec 2024:  
**16**

YTD	2025	2024	+/-
	<b>236</b>	<b>220</b>	7.3%

5-year Dec average: **19****Median  
Sold Price****\$404,100**

↓ **-4.9%**  
from Nov 2025:  
**\$425,010**

↓ **-2.4%**  
from Dec 2024:  
**\$414,200**

YTD	2025	2024	+/-
	<b>\$425,000</b>	<b>\$400,000</b>	6.3%

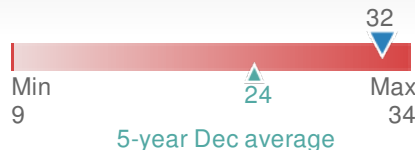
5-year Dec average: **\$369,160****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for December was \$404,100, representing a decrease of 4.9% compared to last month and a decrease of 2.4% from Dec 2024. The average days on market for units sold in December was 32 days, 31% above the 5-year December average of 24 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 17; and a 30% decrease in supply to 14 active units.

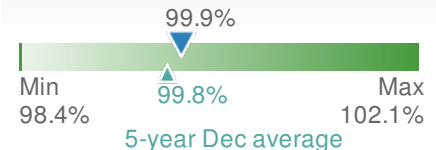
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 0.85 in November and a decrease from 1.26 in December 2024. The Contract Ratio is 6% lower than the 5-year December average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>20</b>	<b>19</b>

**Avg DOM****32**

Nov 2025	Dec 2024	YTD
<b>31</b>	<b>19</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****99.9%**

Nov 2025	Dec 2024	YTD
<b>95.4%</b>	<b>98.4%</b>	<b>100.3%</b>

**December 2025**

## Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22** **-29.0%**from Nov 2025:  
**31** **-8.3%**from Dec 2024:  
**24**

YTD	2025	2024	+/-
	<b>549</b>	<b>505</b>	8.7%

5-year Dec average: **25****New Pending****33** **-8.3%**from Nov 2025:  
**36** **43.5%**from Dec 2024:  
**23**

YTD	2025	2024	+/-
	<b>439</b>	<b>436</b>	0.7%

5-year Dec average: **33****Closed Sales****37** **42.3%**from Nov 2025:  
**26** **15.6%**from Dec 2024:  
**32**

YTD	2025	2024	+/-
	<b>427</b>	<b>431</b>	-0.9%

5-year Dec average: **36****Median  
Sold Price****\$265,900** **-8.3%**from Nov 2025:  
**\$290,000** **6.6%**from Dec 2024:  
**\$249,500**

YTD	2025	2024	+/-
	<b>\$275,500</b>	<b>\$260,000</b>	6.0%

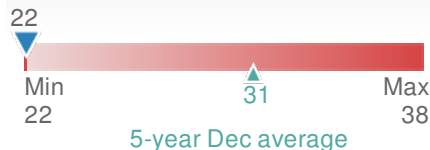
5-year Dec average: **\$240,550****Summary**

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for December was \$265,900, representing a decrease of 8.3% compared to last month and an increase of 6.6% from Dec 2024. The average days on market for units sold in December was 22 days, 30% below the 5-year December average of 31 days. There was an 8.3% month over month decrease in new contract activity with 33 New Pending; an 11.4% MoM decrease in All Pending (new contracts + contracts carried over from November) to 62; and a 25.9% decrease in supply to 40 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.30 in November and an increase from 1.20 in December 2024. The Contract Ratio is 10% higher than the 5-year December 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****40**

Nov 2025	Dec 2024
<b>54</b>	<b>41</b>

**Avg DOM****22**

Nov 2025	Dec 2024	YTD
<b>30</b>	<b>36</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****98.1%**

Nov 2025	Dec 2024	YTD
<b>99.1%</b>	<b>95.0%</b>	<b>98.5%</b>

**December 2025**

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****38** **-50.0%**from Nov 2025:  
**76** **5.6%**from Dec 2024:  
**36**

YTD	2025	2024	+/-
	<b>1,161</b>	<b>1,146</b>	1.3%

5-year Dec average: **46****New Pendings****55** **-34.5%**from Nov 2025:  
**84** **37.5%**from Dec 2024:  
**40**

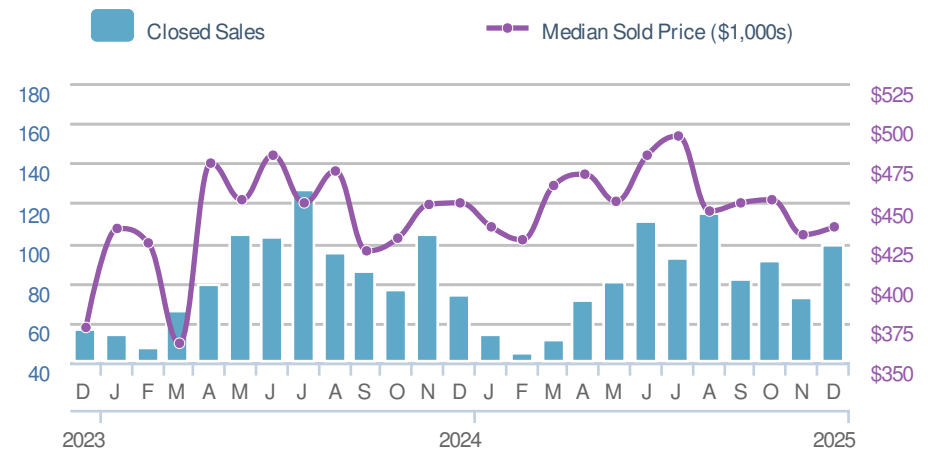
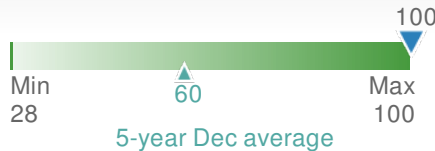
YTD	2025	2024	+/-
	<b>998</b>	<b>1,048</b>	-4.8%

5-year Dec average: **51****Closed Sales****99** **37.5%**from Nov 2025:  
**72** **35.6%**from Dec 2024:  
**73**

YTD	2025	2024	+/-
	<b>988</b>	<b>1,039</b>	-4.9%

5-year Dec average: **85****Median Sold Price****\$435,000** **1.2%**from Nov 2025:  
**\$430,000** **-3.3%**from Dec 2024:  
**\$450,000**

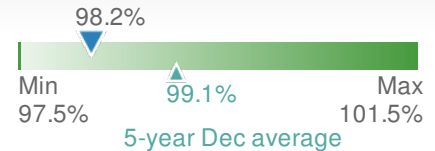
YTD	2025	2024	+/-
	<b>\$450,750</b>	<b>\$447,000</b>	0.8%

5-year Dec average: **\$404,450****Active Listings****100**

Nov 2025	Dec 2024
<b>127</b>	<b>53</b>

**Avg DOM****26**

Nov 2025	Dec 2024	YTD
<b>19</b>	<b>26</b>	<b>19</b>

**Avg Sold to OLP Ratio****98.2%**

Nov 2025	Dec 2024	YTD
<b>98.2%</b>	<b>97.5%</b>	<b>99.8%</b>

**December 2025**



## North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16**

 **-59.0%**  
 from Nov 2025: **39**  
 **-11.1%**  
 from Dec 2024: **18**



YTD	2025	2024	+/-
	<b>627</b>	<b>610</b>	2.8%

5-year Dec average: **21****New Pendings****29**

 **-23.7%**  
 from Nov 2025: **38**  
 **70.6%**  
 from Dec 2024: **17**

YTD	2025	2024	+/-
	<b>536</b>	<b>562</b>	-4.6%

5-year Dec average: **25****Closed Sales****46**

 **12.2%**  
 from Nov 2025: **41**  
 **4.5%**  
 from Dec 2024: **44**

YTD	2025	2024	+/-
	<b>520</b>	<b>571</b>	-8.9%

5-year Dec average: **44****Median Sold Price****\$507,500**

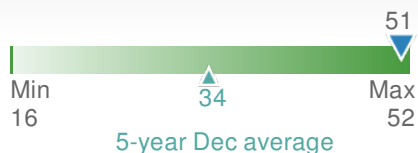
 **-4.2%**  
 from Nov 2025: **\$530,000**  
 **0.5%**  
 from Dec 2024: **\$505,000**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$515,000</b>	6.8%

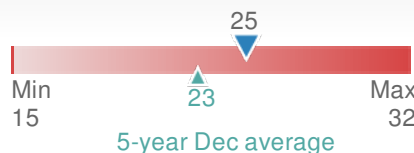
5-year Dec average: **\$472,350****Summary**

In North Penn (Montgomery, PA), the median sold price for Detached properties for December was \$507,500, representing a decrease of 4.2% compared to last month and an increase of 0.5% from Dec 2024. The average days on market for units sold in December was 25 days, 8% above the 5-year December average of 23 days. There was a 23.7% month over month decrease in new contract activity with 29 New Pendings; a 32.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 45; and a 25% decrease in supply to 51 active units.

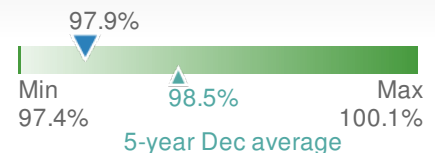
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 0.99 in November and a decrease from 1.07 in December 2024. The Contract Ratio is 46% lower than the 5-year December average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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****51**

Nov 2025	Dec 2024
<b>68</b>	<b>28</b>

**Avg DOM****25**

Nov 2025	Dec 2024	YTD
<b>19</b>	<b>24</b>	<b>18</b>

**Avg Sold to OLP Ratio****97.9%**

Nov 2025	Dec 2024	YTD
<b>99.1%</b>	<b>97.4%</b>	<b>100.0%</b>

**December 2025**

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****22** **-40.5%**from Nov 2025:  
**37** **22.2%**from Dec 2024:  
**18**

YTD	2025	2024	+/-
	<b>534</b>	<b>536</b>	-0.4%

5-year Dec average: **25****New Pendings****26** **-43.5%**from Nov 2025:  
**46** **13.0%**from Dec 2024:  
**23**

YTD	2025	2024	+/-
	<b>462</b>	<b>486</b>	-4.9%

5-year Dec average: **27****Closed Sales****53** **71.0%**from Nov 2025:  
**31** **82.8%**from Dec 2024:  
**29**

YTD	2025	2024	+/-
	<b>468</b>	<b>468</b>	0.0%

5-year Dec average: **41****Median  
Sold Price****\$360,000** **-3.4%**from Nov 2025:  
**\$372,500** **-12.4%**from Dec 2024:  
**\$411,000**

YTD	2025	2024	+/-
	<b>\$391,125</b>	<b>\$390,000</b>	0.3%

5-year Dec average: **\$342,400****Summary**

In North Penn (Montgomery, PA), the median sold price for Attached properties for December was \$360,000, representing a decrease of 3.4% compared to last month and a decrease of 12.4% from Dec 2024. The average days on market for units sold in December was 27 days, 45% above the 5-year December average of 19 days. There was a 43.5% month over month decrease in new contract activity with 26 New Pendings; a 41.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 36; and a 16.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.05 in November and a decrease from 1.76 in December 2024. The Contract Ratio is 67% lower than the 5-year December average of 2.19. 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****49**

Nov 2025	Dec 2024
<b>59</b>	<b>25</b>

**Avg DOM****27**

Nov 2025	Dec 2024	YTD
<b>18</b>	<b>29</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****98.5%**

Nov 2025	Dec 2024	YTD
<b>97.0%</b>	<b>97.6%</b>	<b>99.5%</b>

**December 2025**

## Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****14**

↔ 0.0%

from Nov 2025:  
**14**

↑ 27.3%

from Dec 2024:  
**11**

YTD	2025	2024	+/-
	<b>452</b>	<b>401</b>	12.7%

5-year Dec average: **16****New Pendings****14**

↓ -26.3%

from Nov 2025:  
**19**

↓ -12.5%

from Dec 2024:  
**16**

YTD	2025	2024	+/-
	<b>369</b>	<b>366</b>	0.8%

5-year Dec average: **20****Closed Sales****24**

↓ -4.0%

from Nov 2025:  
**25**

↓ -20.0%

from Dec 2024:  
**30**

YTD	2025	2024	+/-
	<b>369</b>	<b>382</b>	-3.4%

5-year Dec average: **33****Median Sold Price****\$525,000**

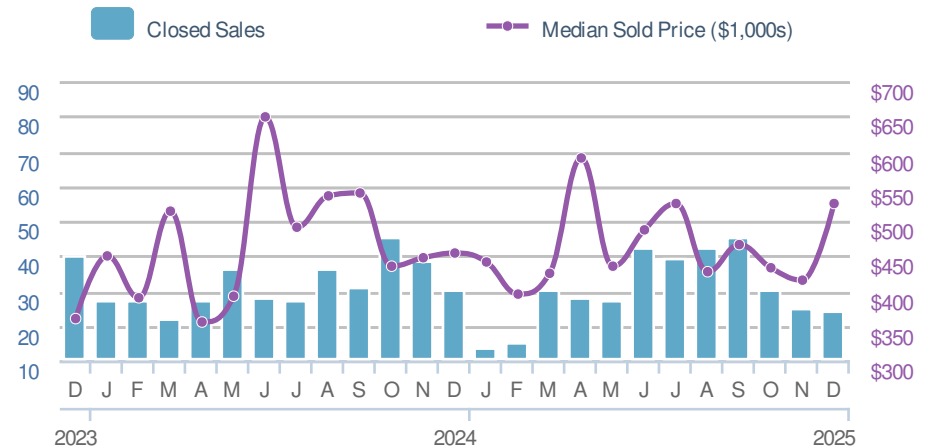
↑ 26.5%

from Nov 2025:  
**\$415,000**

↑ 15.4%

from Dec 2024:  
**\$454,950**

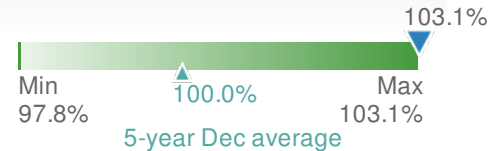
YTD	2025	2024	+/-
	<b>\$465,000</b>	<b>\$455,000</b>	2.2%

5-year Dec average: **\$437,959****Active Listings****50**

Nov 2025	Dec 2024
<b>56</b>	<b>32</b>

**Avg DOM****15**

Nov 2025	Dec 2024	YTD
<b>21</b>	<b>22</b>	<b>21</b>

**Avg Sold to OLP Ratio****103.1%**

Nov 2025	Dec 2024	YTD
<b>99.7%</b>	<b>99.8%</b>	<b>100.5%</b>



**December 2025**

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **-22.2%**from Nov 2025:  
**9** **0.0%**from Dec 2024:  
**7**

YTD	2025	2024	+/-
	<b>296</b>	<b>241</b>	22.8%

5-year Dec average: **9****New Pending****8** **-42.9%**from Nov 2025:  
**14** **-20.0%**from Dec 2024:  
**10**

YTD	2025	2024	+/-
	<b>233</b>	<b>222</b>	5.0%

5-year Dec average: **12****Closed Sales****15** **0.0%**from Nov 2025:  
**15** **-6.3%**from Dec 2024:  
**16**

YTD	2025	2024	+/-
	<b>233</b>	<b>233</b>	0.0%

5-year Dec average: **19****Median  
Sold Price****\$630,000** **5.7%**from Nov 2025:  
**\$596,175** **17.5%**from Dec 2024:  
**\$536,250**

YTD	2025	2024	+/-
	<b>\$614,000</b>	<b>\$565,000</b>	8.7%

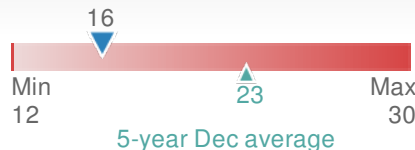
5-year Dec average: **\$529,249****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for December was \$630,000, representing an increase of 5.7% compared to last month and an increase of 17.5% from Dec 2024. The average days on market for units sold in December was 16 days, 30% below the 5-year December average of 23 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pending; a 33.3% MoM decrease in All Pending (new contracts + contracts carried over from November) to 16; and a 15% decrease in supply to 34 active units.

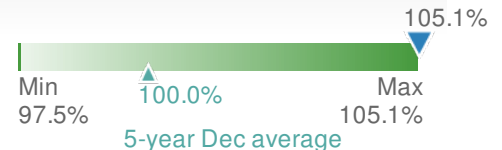
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.60 in November and a decrease from 0.94 in December 2024. The Contract Ratio is 52% lower than the 5-year December average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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****34**

Nov 2025	Dec 2024
<b>40</b>	<b>17</b>

**Avg DOM****16**

Nov 2025	Dec 2024	YTD
<b>22</b>	<b>26</b>	<b>23</b>

**Avg Sold to  
OLP Ratio****105.1%**

Nov 2025	Dec 2024	YTD
<b>99.5%</b>	<b>99.3%</b>	<b>100.9%</b>

**December 2025**

## Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **40.0%**

from Nov 2025:

**5** **75.0%**

from Dec 2024:

**4**

YTD	2025	2024	+/-
	<b>156</b>	<b>160</b>	-2.5%

5-year Dec average: **7****New Pending****6** **20.0%**

from Nov 2025:

**5** **0.0%**

from Dec 2024:

**6**

YTD	2025	2024	+/-
	<b>136</b>	<b>144</b>	-5.6%

5-year Dec average: **8****Closed Sales****9** **-10.0%**

from Nov 2025:

**10** **-35.7%**

from Dec 2024:

**14**

YTD	2025	2024	+/-
	<b>136</b>	<b>149</b>	-8.7%

5-year Dec average: **14****Median  
Sold Price****\$400,000** **12.7%**

from Nov 2025:

**\$355,000** **8.1%**

from Dec 2024:

**\$370,000**

YTD	2025	2024	+/-
	<b>\$360,000</b>	<b>\$367,100</b>	-1.9%

5-year Dec average: **\$336,800****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for December was \$400,000, representing an increase of 12.7% compared to last month and an increase of 8.1% from Dec 2024. The average days on market for units sold in December was 13 days, 42% below the 5-year December average of 22 days. There was a 20% month over month increase in new contract activity with 6 New Pending; a 50% MoM decrease in All Pending (new contracts + contracts carried over from November) to 5; and no change in supply with 16 active units.

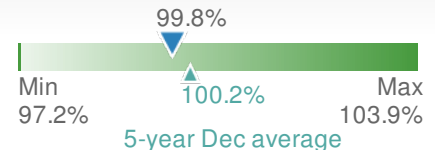
This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.63 in November and a decrease from 0.40 in December 2024. The Contract Ratio is 77% lower than the 5-year December average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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****16**

Nov 2025	Dec 2024
<b>16</b>	<b>15</b>

**Avg DOM****13**

Nov 2025	Dec 2024	YTD
<b>19</b>	<b>17</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****99.8%**

Nov 2025	Dec 2024	YTD
<b>100.1%</b>	<b>100.4%</b>	<b>99.7%</b>

**December 2025**

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****14** **-30.0%**from Nov 2025:  
**20** **75.0%**from Dec 2024:  
**8**

YTD	2025	2024	+/-
	<b>356</b>	<b>342</b>	4.1%

5-year Dec average: **21****New Pendings****19** **-9.5%**from Nov 2025:  
**21** **26.7%**from Dec 2024:  
**15**

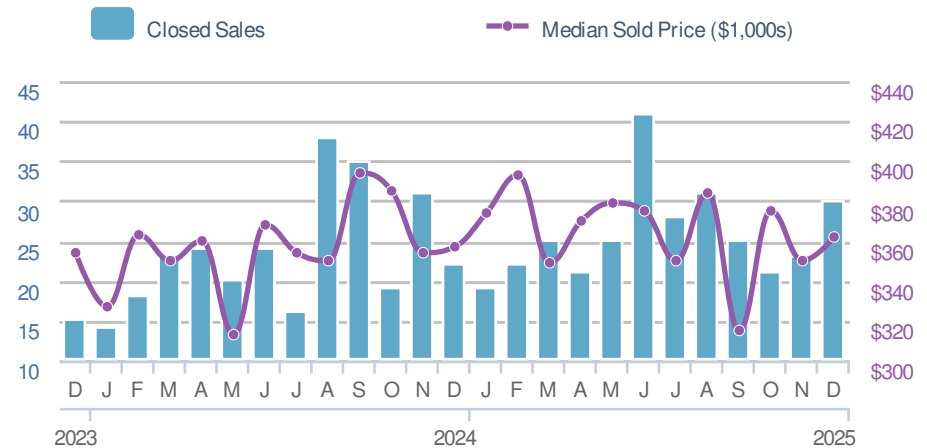
YTD	2025	2024	+/-
	<b>321</b>	<b>297</b>	8.1%

5-year Dec average: **22****Closed Sales****30** **30.4%**from Nov 2025:  
**23** **36.4%**from Dec 2024:  
**22**

YTD	2025	2024	+/-
	<b>318</b>	<b>290</b>	9.7%

5-year Dec average: **26****Median Sold Price****\$362,500** **3.6%**from Nov 2025:  
**\$350,000** **1.4%**from Dec 2024:  
**\$357,500**

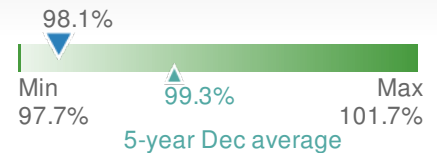
YTD	2025	2024	+/-
	<b>\$365,000</b>	<b>\$360,000</b>	1.4%

5-year Dec average: **\$354,279****Active Listings****25**

Nov 2025	Dec 2024
<b>31</b>	<b>23</b>

**Avg DOM****22**

Nov 2025	Dec 2024	YTD
<b>20</b>	<b>23</b>	<b>20</b>

**Avg Sold to OLP Ratio****98.1%**

Nov 2025	Dec 2024	YTD
<b>100.7%</b>	<b>97.7%</b>	<b>100.0%</b>

**December 2025****Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**

0.0%

from Nov 2025:  
**12**

71.4%

from Dec 2024:  
**7**

YTD	2025	2024	+/-
	<b>266</b>	<b>256</b>	3.9%

5-year Dec average: **12****New Pendings****16**

14.3%

from Nov 2025:  
**14**

45.5%

from Dec 2024:  
**11**

YTD	2025	2024	+/-
	<b>239</b>	<b>220</b>	8.6%

5-year Dec average: **12****Closed Sales****19**

0.0%

from Nov 2025:  
**19**

18.8%

from Dec 2024:  
**16**

YTD	2025	2024	+/-
	<b>234</b>	<b>213</b>	9.9%

5-year Dec average: **20****Median  
Sold Price****\$430,000**

-2.3%

from Nov 2025:  
**\$440,000**

5.1%

from Dec 2024:  
**\$408,950**

YTD	2025	2024	+/-
	<b>\$400,000</b>	<b>\$400,000</b>	0.0%

5-year Dec average: **\$383,760****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for December was \$430,000, representing a decrease of 2.3% compared to last month and an increase of 5.1% from Dec 2024. The average days on market for units sold in December was 23 days, 24% above the 5-year December average of 19 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and a 20% decrease in supply to 20 active units.

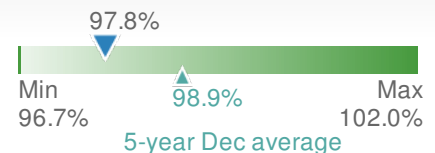
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 1.24 in November and an increase from 1.10 in December 2024. The Contract Ratio is 29% lower than the 5-year December average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>25</b>	<b>20</b>



**Avg DOM****23**

Nov 2025	Dec 2024	YTD
<b>21</b>	<b>20</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****97.8%**

Nov 2025	Dec 2024	YTD
<b>100.9%</b>	<b>96.7%</b>	<b>99.9%</b>


**December 2025****Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

 **-75.0%**
 **100.0%**

from Nov 2025: **8**
 from Dec 2024: **1**

YTD	2025	2024	+/-
	<b>90</b>	<b>86</b>	4.7%



5-year Dec average: **9****New Pendings****3**

 **-57.1%**
 **-25.0%**

from Nov 2025: **7**
 from Dec 2024: **4**

YTD	2025	2024	+/-
	<b>82</b>	<b>77</b>	6.5%


5-year Dec average: **9****Closed Sales****11**

 **175.0%**
 **83.3%**

from Nov 2025: **4**
 from Dec 2024: **6**

YTD	2025	2024	+/-
	<b>84</b>	<b>77</b>	9.1%

5-year Dec average: **7****Median Sold Price****\$275,000**

 **-5.3%**
 **11.8%**

from Nov 2025: **\$290,500**
 from Dec 2024: **\$246,000**

YTD	2025	2024	+/-
	<b>\$292,500</b>	<b>\$266,500</b>	9.8%

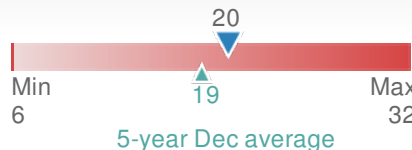
5-year Dec average: **\$258,180****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for December was \$275,000, representing a decrease of 5.3% compared to last month and an increase of 11.8% from Dec 2024. The average days on market for units sold in December was 20 days, 8% above the 5-year December average of 19 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 78.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 16.7% decrease in supply to 5 active units.

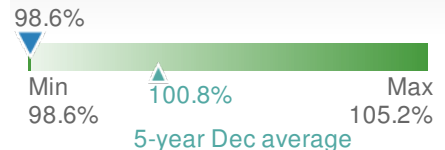
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 2.33 in November and a decrease from 3.00 in December 2024. The Contract Ratio is 94% lower than the 5-year December average of 9.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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****5**

Nov 2025	Dec 2024
<b>6</b>	<b>3</b>

**Avg DOM****20**

Nov 2025	Dec 2024	YTD
<b>15</b>	<b>32</b>	<b>19</b>

**Avg Sold to OLP Ratio****98.6%**

Nov 2025	Dec 2024	YTD
<b>99.6%</b>	<b>100.4%</b>	<b>100.2%</b>

**December 2025**

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****10**

↓ -37.5%   ↓ -16.7%  
from Nov 2025:   from Dec 2024:  
16   12

YTD	2025	2024	+/-
	<b>335</b>	<b>361</b>	-7.2%

5-year Dec average: **17****New Pendings****19**

↓ -29.6%   ↑ 137.5%  
from Nov 2025:   from Dec 2024:  
27   8

YTD	2025	2024	+/-
	<b>275</b>	<b>315</b>	-12.7%

5-year Dec average: **22****Closed Sales****31**

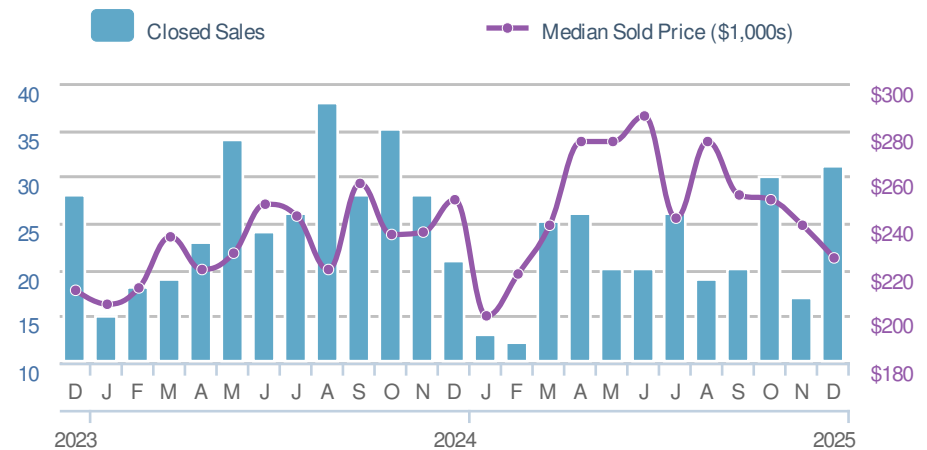
↑ 82.4%   ↑ 47.6%  
from Nov 2025:   from Dec 2024:  
17   21

YTD	2025	2024	+/-
	<b>266</b>	<b>322</b>	-17.4%

5-year Dec average: **32****Median Sold Price****\$225,000**

↓ -5.9%   ↓ -10.0%  
from Nov 2025:   from Dec 2024:  
\$239,000   \$250,000

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$235,000</b>	6.4%

5-year Dec average: **\$210,250****Active Listings****25**

Nov 2025	Dec 2024
<b>38</b>	<b>35</b>

**Avg DOM****48**

Nov 2025	Dec 2024	YTD
<b>14</b>	<b>14</b>	<b>25</b>

**Avg Sold to OLP Ratio****94.6%**



Nov 2025	Dec 2024	YTD
<b>98.4%</b>	<b>98.4%</b>	<b>98.9%</b>

**December 2025****Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4**

 **-42.9%**  
 from Nov 2025: **7**  
 **-33.3%**  
 from Dec 2024: **6**



YTD	2025	2024	+/-
	<b>178</b>	<b>185</b>	-3.8%

5-year Dec average: **7****New Pendings****9**

 **-25.0%**  
 from Nov 2025: **12**  
 **350.0%**  
 from Dec 2024: **2**

YTD	2025	2024	+/-
	<b>160</b>	<b>160</b>	0.0%

5-year Dec average: **10****Closed Sales****14**

 **27.3%**  
 from Nov 2025: **11**  
 **16.7%**  
 from Dec 2024: **12**

YTD	2025	2024	+/-
	<b>153</b>	<b>161</b>	-5.0%

5-year Dec average: **16****Median Sold Price****\$271,250**

 **-3.1%**  
 from Nov 2025: **\$280,000**  
 **-3.1%**  
 from Dec 2024: **\$279,950**

YTD	2025	2024	+/-
	<b>\$280,000</b>	<b>\$264,900</b>	5.7%

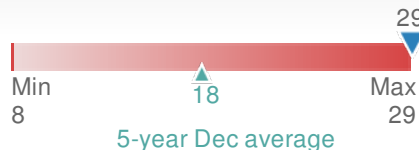
5-year Dec average: **\$243,317****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for December was \$271,250, representing a decrease of 3.1% compared to last month and a decrease of 3.1% from Dec 2024. The average days on market for units sold in December was 29 days, 59% above the 5-year December average of 18 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 38.5% decrease in supply to 8 active units.

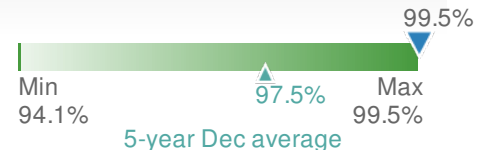
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.38 in November and an increase from 0.25 in December 2024. The Contract Ratio is 21% higher than the 5-year December average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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****8**

Nov 2025	Dec 2024
<b>13</b>	<b>20</b>

**Avg DOM****29**

Nov 2025	Dec 2024	YTD
<b>9</b>	<b>8</b>	<b>19</b>

**Avg Sold to OLP Ratio****99.5%**

Nov 2025	Dec 2024	YTD
<b>99.5%</b>	<b>99.2%</b>	<b>100.1%</b>

**December 2025****Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6** **-33.3%**from Nov 2025:  
**9** **0.0%**from Dec 2024:  
**6**

YTD	2025	2024	+/-
	<b>157</b>	<b>176</b>	-10.8%

5-year Dec average: **9****New Pendings****10** **-33.3%**from Nov 2025:  
**15** **66.7%**from Dec 2024:  
**6**

YTD	2025	2024	+/-
	<b>115</b>	<b>155</b>	-25.8%

5-year Dec average: **12****Closed Sales****17** **183.3%**from Nov 2025:  
**6** **88.9%**from Dec 2024:  
**9**

YTD	2025	2024	+/-
	<b>113</b>	<b>161</b>	-29.8%

5-year Dec average: **16****Median  
Sold Price****\$205,000** **-6.8%**from Nov 2025:  
**\$219,950** **12.3%**from Dec 2024:  
**\$182,500**

YTD	2025	2024	+/-
	<b>\$215,000</b>	<b>\$195,000</b>	10.3%

5-year Dec average: **\$181,600****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for December was \$205,000, representing a decrease of 6.8% compared to last month and an increase of 12.3% from Dec 2024. The average days on market for units sold in December was 63 days, 130% above the 5-year December average of 27 days. There was a 33.3% month over month decrease in new contract activity with 10 New Pendings; a 52.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 32% decrease in supply to 17 active units.

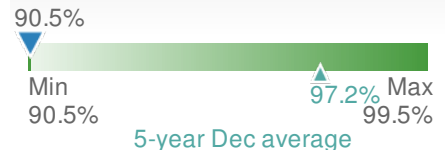
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.68 in November and an increase from 0.40 in December 2024. The Contract Ratio is 54% lower than the 5-year December average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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****17**

Nov 2025	Dec 2024
<b>25</b>	<b>15</b>

**Avg DOM****63**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>22</b>	<b>32</b>

**Avg Sold to  
OLP Ratio****90.5%**

Nov 2025	Dec 2024	YTD
<b>96.2%</b>	<b>97.5%</b>	<b>97.2%</b>



**December 2025**

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****24** **-4.0%**from Nov 2025:  
**25** **4.3%**from Dec 2024:  
**23**

YTD	2025	2024	+/-
	<b>523</b>	<b>512</b>	2.1%

5-year Dec average: **21****New Pendings****27** **-15.6%**from Nov 2025:  
**32** **35.0%**from Dec 2024:  
**20**

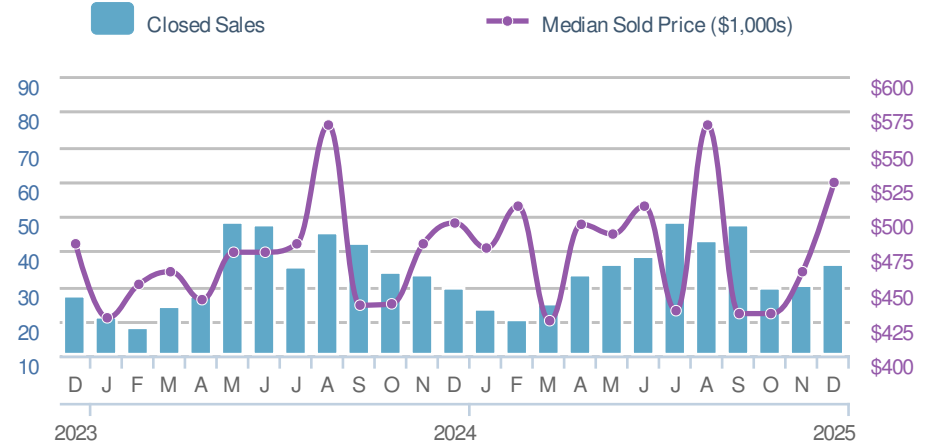
YTD	2025	2024	+/-
	<b>417</b>	<b>405</b>	3.0%

5-year Dec average: **24****Closed Sales****36** **20.0%**from Nov 2025:  
**30** **24.1%**from Dec 2024:  
**29**

YTD	2025	2024	+/-
	<b>420</b>	<b>415</b>	1.2%

5-year Dec average: **37****Median Sold Price****\$524,500** **14.0%**from Nov 2025:  
**\$460,000** **6.0%**from Dec 2024:  
**\$495,000**

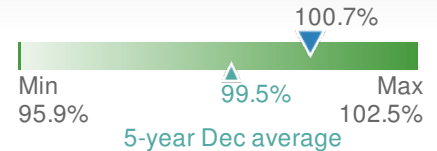
YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$465,000</b>	1.1%

5-year Dec average: **\$448,989****Active Listings****34**

Nov 2025	Dec 2024
<b>42</b>	<b>30</b>

**Avg DOM****30**

Nov 2025	Dec 2024	YTD
<b>26</b>	<b>25</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.7%**

Nov 2025	Dec 2024	YTD
<b>99.0%</b>	<b>98.3%</b>	<b>100.9%</b>


**December 2025****Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**


 **-27.8%**  
 from Nov 2025: **18**

 **-31.6%**  
 from Dec 2024: **19**

YTD	2025	2024	+/-
	<b>333</b>	<b>355</b>	-6.2%


5-year Dec average: **12****New Pending****15**


 **-31.8%**  
 from Nov 2025: **22**

 **25.0%**  
 from Dec 2024: **12**

YTD	2025	2024	+/-
	<b>267</b>	<b>270</b>	-1.1%

5-year Dec average: **13****Closed Sales****25**

 **38.9%**  
 from Nov 2025: **18**

 **4.2%**  
 from Dec 2024: **24**

YTD	2025	2024	+/-
	<b>270</b>	<b>264</b>	2.3%

5-year Dec average: **27****Median  
Sold Price****\$552,000**

 **-9.9%**  
 from Nov 2025: **\$612,500**

 **11.0%**  
 from Dec 2024: **\$497,500**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$498,040</b>	10.4%

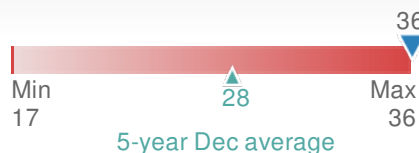
5-year Dec average: **\$475,680****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for December was \$552,000, representing a decrease of 9.9% compared to last month and an increase of 11% from Dec 2024. The average days on market for units sold in December was 36 days, 30% above the 5-year December average of 28 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pending; a 29% MoM decrease in All Pending (new contracts + contracts carried over from November) to 22; and a 25% decrease in supply to 21 active units.

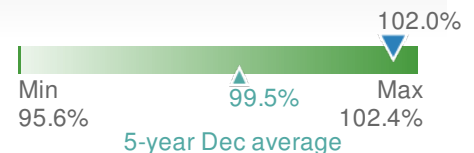
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.11 in November and a decrease from 1.09 in December 2024. The Contract Ratio is 25% lower than the 5-year December average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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****21**

Nov 2025	Dec 2024
<b>28</b>	<b>22</b>


**Avg DOM****36**


Nov 2025	Dec 2024	YTD
<b>26</b>	<b>21</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****102.0%**

Nov 2025	Dec 2024	YTD
<b>99.3%</b>	<b>97.7%</b>	<b>101.4%</b>


**December 2025****Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11**


 **57.1%**  
 from Nov 2025: **7**

 **175.0%**  
 from Dec 2024: **4**

YTD	2025	2024	+/-
	<b>190</b>	<b>155</b>	22.6%

5-year Dec average: **9****New Pending****12**


 **20.0%**  
 from Nov 2025: **10**

 **50.0%**  
 from Dec 2024: **8**

YTD	2025	2024	+/-
	<b>150</b>	<b>134</b>	11.9%

5-year Dec average: **10****Closed Sales****11**

 **-8.3%**  
 from Nov 2025: **12**

 **120.0%**  
 from Dec 2024: **5**

YTD	2025	2024	+/-
	<b>150</b>	<b>150</b>	0.0%

5-year Dec average: **10****Median  
Sold Price****\$387,500**

 **-5.8%**  
 from Nov 2025: **\$411,500**

 **-4.3%**  
 from Dec 2024: **\$405,000**

YTD	2025	2024	+/-
	<b>\$415,000</b>	<b>\$425,000</b>	-2.4%

5-year Dec average: **\$372,925****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for December was \$387,500, representing a decrease of 5.8% compared to last month and a decrease of 4.3% from Dec 2024. The average days on market for units sold in December was 16 days, 41% below the 5-year December average of 27 days. There was a 20% month over month increase in new contract activity with 12 New Pending; a 16.7% MoM increase in All Pending (new contracts + contracts carried over from November) to 14; and a 7.1% decrease in supply to 13 active units.

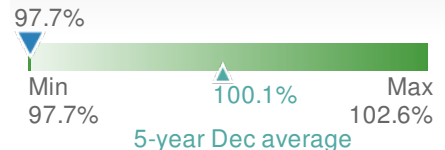
This activity resulted in a Contract Ratio of 1.08 pending per active listing, up from 0.86 in November and a decrease from 1.75 in December 2024. The Contract Ratio is 64% lower than the 5-year December average of 2.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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****13**

Nov 2025	Dec 2024
<b>14</b>	<b>8</b>

**Avg DOM****16**

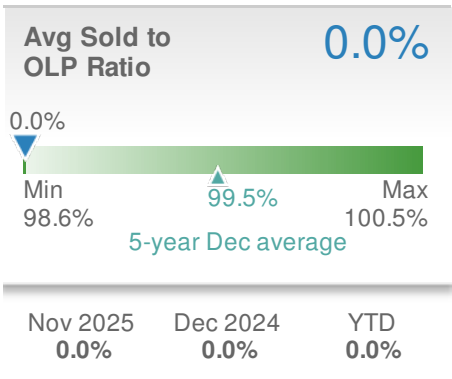
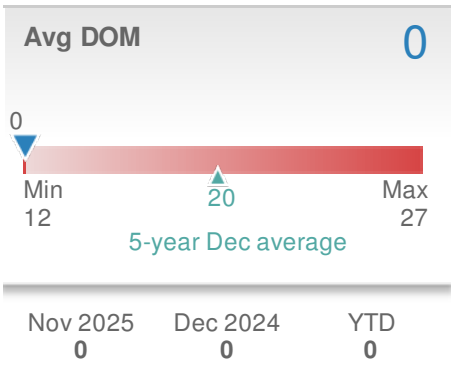
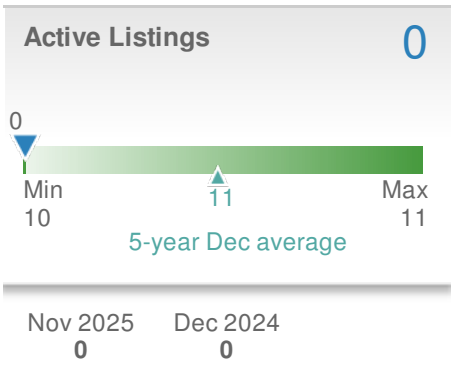
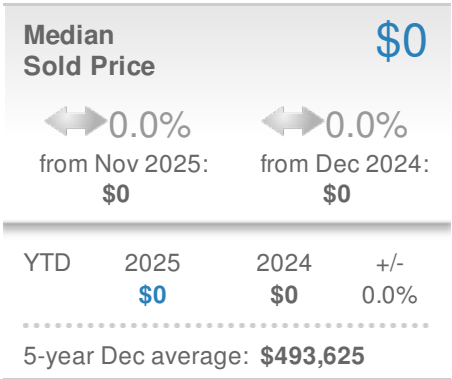
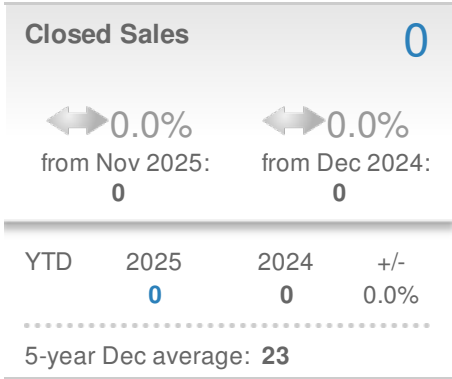
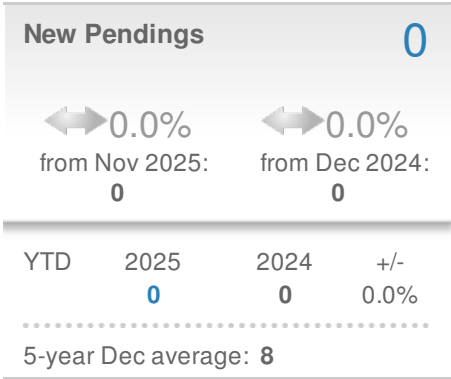
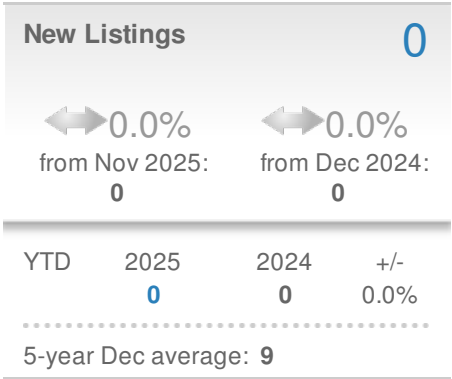
Nov 2025	Dec 2024	YTD
<b>27</b>	<b>49</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****97.7%**

Nov 2025	Dec 2024	YTD
<b>98.5%</b>	<b>101.3%</b>	<b>100.0%</b>

**December 2025**  
Springfield (Montgomery, PA)

Email: ldavis@tcsr.realtor



**December 2025**

## Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0%

from Nov 2025:

**0**

↔ 0.0%

from Dec 2024:

**0**

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Dec average: **3****New Pendings****0**

↔ 0.0%

from Nov 2025:

**0**

↔ 0.0%

from Dec 2024:

**0**

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Dec average: **3****Closed Sales****0**

↔ 0.0%

from Nov 2025:

**0**

↔ 0.0%

from Dec 2024:

**0**

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Dec average: **8****Median  
Sold Price****\$0**

↔ 0.0%

from Nov 2025:

**\$0**

↔ 0.0%

from Dec 2024:

**\$0**

YTD	2025	2024	+/-
	<b>\$0</b>	<b>\$0</b>	%

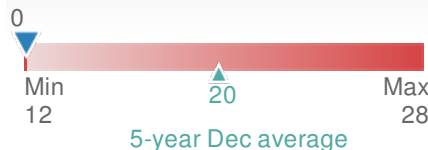
5-year Dec average: **\$509,375****Summary**

In Springfield (Montgomery, PA), the median sold price for Detached properties for December was \$0, representing no change compared to last month and no change from Dec 2024. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 20 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 0; and no change in supply with 0 active units.

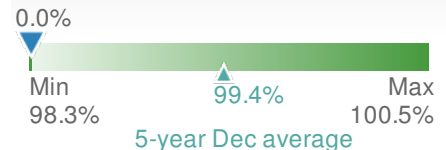
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2024. The Contract Ratio is 100% lower than the 5-year December average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Nov 2025	Dec 2024
<b>0</b>	<b>0</b>

**Avg DOM****0**

Nov 2025	Dec 2024	YTD
<b>0</b>	<b>0</b>	<b>0</b>

**Avg Sold to  
OLP Ratio****0.0%**

Nov 2025	Dec 2024	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**December 2025**

## Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%  
from Nov 2025: 0 from Dec 2024: 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Dec average: **0****New Pendings****0**

↔ 0.0% ↔ 0.0%  
from Nov 2025: 0 from Dec 2024: 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Dec average: **0****Closed Sales****0**

↔ 0.0% ↔ 0.0%  
from Nov 2025: 0 from Dec 2024: 0

YTD	2025	2024	+/-
	<b>0</b>	<b>0</b>	%

5-year Dec average: **1****Median Sold Price****\$0**

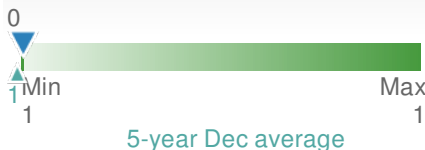
↔ 0.0% ↔ 0.0%  
from Nov 2025: \$0 from Dec 2024: \$0

YTD	2025	2024	+/-
	<b>\$0</b>	<b>\$0</b>	%

5-year Dec average: **\$159,750****Summary**

In Springfield (Montgomery, PA), the median sold price for Attached properties for December was \$0, representing no change compared to last month and no change from Dec 2024. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 8 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 0; and no change in supply with 0 active units.

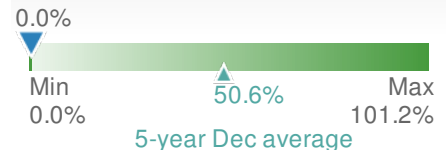
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Nov 2025	Dec 2024
<b>0</b>	<b>0</b>

**Avg DOM****0**

Nov 2025	Dec 2024	YTD
<b>0</b>	<b>0</b>	<b>0</b>

**Avg Sold to OLP Ratio****0.0%**

Nov 2025	Dec 2024	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**December 2025**

## Spring-Ford Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****20** **-37.5%**from Nov 2025:  
**32** **0.0%**from Dec 2024:  
**20**

YTD	2025	2024	+/-
	<b>627</b>	<b>574</b>	9.2%

5-year Dec average: **26****New Pendings****23** **-54.0%**from Nov 2025:  
**50** **-14.8%**from Dec 2024:  
**27**

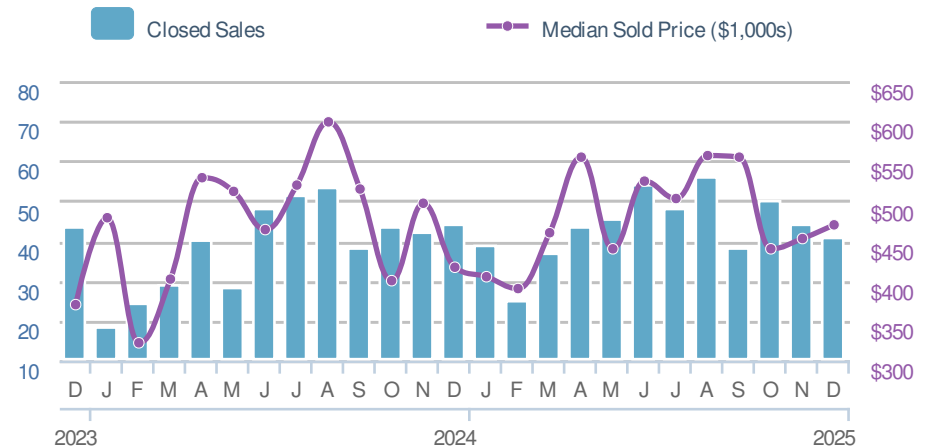
YTD	2025	2024	+/-
	<b>539</b>	<b>500</b>	7.8%

5-year Dec average: **28****Closed Sales****41** **-6.8%**from Nov 2025:  
**44** **-6.8%**from Dec 2024:  
**44**

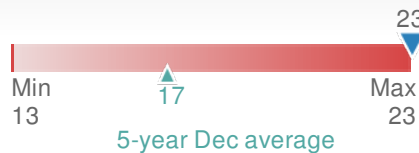
YTD	2025	2024	+/-
	<b>538</b>	<b>477</b>	12.8%

5-year Dec average: **45****Median Sold Price****\$470,000** **3.8%**from Nov 2025:  
**\$453,000** **12.6%**from Dec 2024:  
**\$417,574**

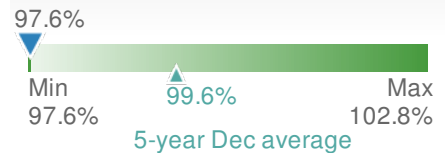
YTD	2025	2024	+/-
	<b>\$481,000</b>	<b>\$481,000</b>	0.0%

5-year Dec average: **\$417,623****Active Listings****51**

Nov 2025	Dec 2024
<b>59</b>	<b>48</b>

**Avg DOM****23**

Nov 2025	Dec 2024	YTD
<b>24</b>	<b>16</b>	<b>22</b>

**Avg Sold to OLP Ratio****97.6%**

Nov 2025	Dec 2024	YTD
<b>98.4%</b>	<b>99.2%</b>	<b>99.1%</b>

**December 2025**

## Spring-Ford Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9**

↓ -30.8%    ↑ 28.6%  
from Nov 2025: 13    from Dec 2024: 7

YTD	2025	2024	+/-
	<b>318</b>	<b>280</b>	13.6%

5-year Dec average: **10****New Pendings****12**

↓ -40.0%    ↓ -7.7%  
from Nov 2025: 20    from Dec 2024: 13

YTD	2025	2024	+/-
	<b>275</b>	<b>244</b>	12.7%

5-year Dec average: **11****Closed Sales****18**

↓ -14.3%    ↓ -25.0%  
from Nov 2025: 21    from Dec 2024: 24

YTD	2025	2024	+/-
	<b>274</b>	<b>227</b>	20.7%

5-year Dec average: **20****Median  
Sold Price****\$705,000**

↓ -3.4%    ↑ 16.1%  
from Nov 2025: \$730,000    from Dec 2024: \$607,000

YTD	2025	2024	+/-
	<b>\$676,000</b>	<b>\$650,000</b>	4.0%

5-year Dec average: **\$559,550****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for December was \$705,000, representing a decrease of 3.4% compared to last month and an increase of 16.1% from Dec 2024. The average days on market for units sold in December was 19 days, 23% above the 5-year December average of 15 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 26; and a 21.9% decrease in supply to 25 active units.

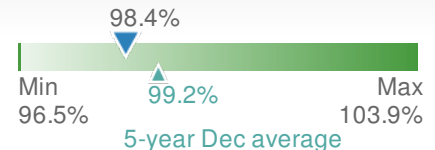
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.06 in November and an increase from 0.96 in December 2024. The Contract Ratio is 8% higher than the 5-year December average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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****25**

Nov 2025	Dec 2024
<b>32</b>	<b>26</b>

**Avg DOM****19**

Nov 2025	Dec 2024	YTD
<b>34</b>	<b>12</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****98.4%**

Nov 2025	Dec 2024	YTD
<b>98.3%</b>	<b>99.3%</b>	<b>99.3%</b>





**December 2025**

## Spring-Ford Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

**New Listings****11**

 **-42.1%**      **-15.4%**  
 from Nov 2025: **19**     from Dec 2024: **13**



YTD	2025	2024	+/-
	<b>309</b>	<b>294</b>	5.1%

5-year Dec average: **16****New Pendings****11**

 **-63.3%**      **-21.4%**  
 from Nov 2025: **30**     from Dec 2024: **14**



YTD	2025	2024	+/-
	<b>264</b>	<b>256</b>	3.1%

5-year Dec average: **17****Closed Sales****23**

 **0.0%**      **15.0%**  
 from Nov 2025: **23**     from Dec 2024: **20**

YTD	2025	2024	+/-
	<b>264</b>	<b>250</b>	5.6%

5-year Dec average: **25****Median Sold Price****\$399,000**

 **2.3%**      **15.7%**  
 from Nov 2025: **\$390,000**     from Dec 2024: **\$345,000**

YTD	2025	2024	+/-
	<b>\$387,000</b>	<b>\$389,950</b>	-0.8%

5-year Dec average: **\$371,800****Summary**

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for December was \$399,000, representing an increase of 2.3% compared to last month and an increase of 15.7% from Dec 2024. The average days on market for units sold in December was 26 days, 40% above the 5-year December average of 19 days. There was a 63.3% month over month decrease in new contract activity with 11 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 3.7% decrease in supply to 26 active units.

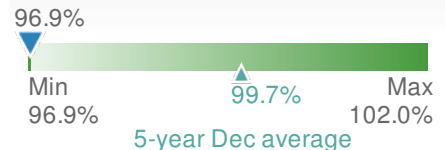
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.30 in November and a decrease from 1.09 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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****26**

Nov 2025	Dec 2024
<b>27</b>	<b>22</b>

**Avg DOM****26**

Nov 2025	Dec 2024	YTD
<b>16</b>	<b>22</b>	<b>20</b>

**Avg Sold to OLP Ratio****96.9%**

Nov 2025	Dec 2024	YTD
<b>98.5%</b>	<b>99.1%</b>	<b>99.0%</b>

**December 2025**

Upper Dublin (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****13****↓ -13.3%**from Nov 2025:  
**15****↑ 30.0%**from Dec 2024:  
**10**

YTD	2025	2024	+/-
	<b>294</b>	<b>306</b>	-3.9%

5-year Dec average: **11****New Pendings****14****↓ -33.3%**from Nov 2025:  
**21****↑ 7.7%**from Dec 2024:  
**13**

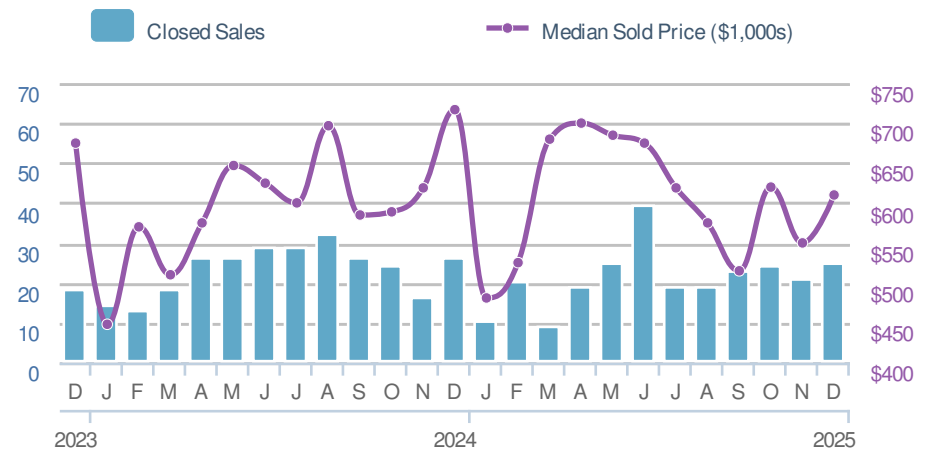
YTD	2025	2024	+/-
	<b>260</b>	<b>278</b>	-6.5%

5-year Dec average: **13****Closed Sales****25****↑ 19.0%**from Nov 2025:  
**21****↓ -3.8%**from Dec 2024:  
**26**

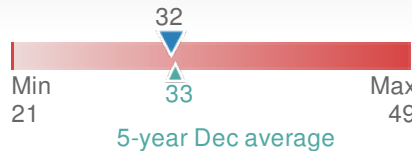
YTD	2025	2024	+/-
	<b>259</b>	<b>284</b>	-8.8%

5-year Dec average: **24****Median Sold Price****\$610,000****↑ 10.9%**from Nov 2025:  
**\$550,000****↓ -15.0%**from Dec 2024:  
**\$717,500**

YTD	2025	2024	+/-
	<b>\$625,000</b>	<b>\$605,000</b>	3.3%

5-year Dec average: **\$620,662****Active Listings****27**

Nov 2025	Dec 2024
<b>28</b>	<b>19</b>

**Avg DOM****32**

Nov 2025	Dec 2024	YTD
<b>22</b>	<b>37</b>	<b>21</b>

**Avg Sold to OLP Ratio****97.5%**

Nov 2025	Dec 2024	YTD
<b>98.1%</b>	<b>99.3%</b>	<b>101.0%</b>

**December 2025**

## Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8** **14.3%**from Nov 2025:  
**7** **33.3%**from Dec 2024:  
**6**

YTD	2025	2024	+/-
	<b>199</b>	<b>202</b>	-1.5%

5-year Dec average: **6****New Pendings****7** **-50.0%**from Nov 2025:  
**14** **-22.2%**from Dec 2024:  
**9**

YTD	2025	2024	+/-
	<b>179</b>	<b>179</b>	0.0%

5-year Dec average: **7****Closed Sales****16** **23.1%**from Nov 2025:  
**13** **0.0%**from Dec 2024:  
**16**

YTD	2025	2024	+/-
	<b>177</b>	<b>180</b>	-1.7%

5-year Dec average: **15****Median  
Sold Price****\$641,625** **-2.8%**from Nov 2025:  
**\$660,000** **-13.0%**from Dec 2024:  
**\$737,500**

YTD	2025	2024	+/-
	<b>\$700,000</b>	<b>\$683,900</b>	2.4%

5-year Dec average: **\$665,815****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for December was \$641,625, representing a decrease of 2.8% compared to last month and a decrease of 13% from Dec 2024. The average days on market for units sold in December was 35 days, 21% above the 5-year December average of 29 days. There was a 50% month over month decrease in new contract activity with 7 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 5.6% increase in supply to 19 active units.

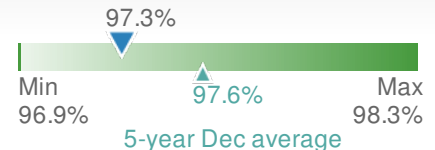
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.17 in November and a decrease from 0.83 in December 2024. The Contract Ratio is 40% lower than the 5-year December average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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****19**

Nov 2025	Dec 2024
<b>18</b>	<b>12</b>

**Avg DOM****35**

Nov 2025	Dec 2024	YTD
<b>27</b>	<b>37</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****97.3%**

Nov 2025	Dec 2024	YTD
<b>97.1%</b>	<b>96.9%</b>	<b>101.0%</b>

**December 2025**

## Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5**

↓ **-37.5%**    ↑ **25.0%**  
from Nov 2025: 8    from Dec 2024: 4

YTD	2025	2024	+/-
	<b>95</b>	<b>104</b>	-8.7%

5-year Dec average: 5

**New Pendings****7**

↔ **0.0%**    ↑ **75.0%**  
from Nov 2025: 7    from Dec 2024: 4

YTD	2025	2024	+/-
	<b>81</b>	<b>99</b>	-18.2%

5-year Dec average: 6

**Closed Sales****9**

↑ **12.5%**    ↓ **-10.0%**  
from Nov 2025: 8    from Dec 2024: 10

YTD	2025	2024	+/-
	<b>82</b>	<b>104</b>	-21.2%

5-year Dec average: 9

**Median Sold Price****\$445,000**

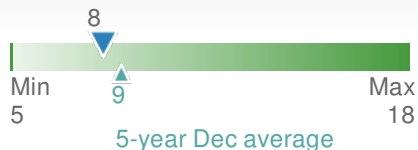
↓ **-1.1%**    ↓ **-18.7%**  
from Nov 2025: **\$450,000**    from Dec 2024: **\$547,500**

YTD	2025	2024	+/-
	<b>\$445,000</b>	<b>\$453,500</b>	-1.9%

5-year Dec average: **\$487,134****Summary**

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for December was \$445,000, representing a decrease of 1.1% compared to last month and a decrease of 18.7% from Dec 2024. The average days on market for units sold in December was 26 days, 37% below the 5-year December average of 41 days. There was no month over month change in new contract activity with 7 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 20% decrease in supply to 8 active units.

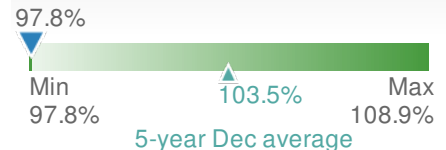
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 0.90 in November and a decrease from 1.29 in December 2024. The Contract Ratio is 62% lower than the 5-year December average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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****8**

Nov 2025	Dec 2024
<b>10</b>	<b>7</b>

**Avg DOM****26**

Nov 2025	Dec 2024	YTD
<b>14</b>	<b>36</b>	<b>19</b>

**Avg Sold to OLP Ratio****97.8%**

Nov 2025	Dec 2024	YTD
<b>99.9%</b>	<b>103.1%</b>	<b>101.0%</b>

**December 2025**

## Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****23****↓ -20.7%**from Nov 2025:  
**29****↓ -8.0%**from Dec 2024:  
**25**

YTD	2025	2024	+/-
	<b>547</b>	<b>533</b>	2.6%

5-year Dec average: **22****New Pendings****25****↓ -43.2%**from Nov 2025:  
**44****↔ 0.0%**from Dec 2024:  
**25**

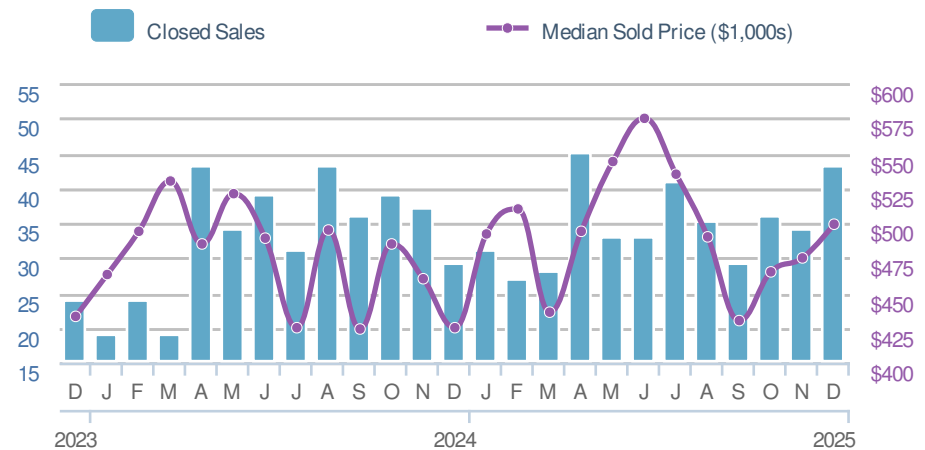
YTD	2025	2024	+/-
	<b>427</b>	<b>437</b>	-2.3%

5-year Dec average: **25****Closed Sales****43****↑ 26.5%**from Nov 2025:  
**34****↑ 48.3%**from Dec 2024:  
**29**

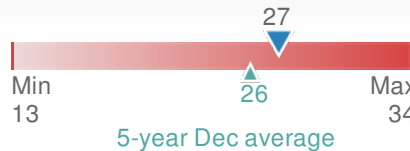
YTD	2025	2024	+/-
	<b>443</b>	<b>418</b>	6.0%

5-year Dec average: **34****Median Sold Price****\$499,990****↑ 5.3%**from Nov 2025:  
**\$475,000****↑ 17.6%**from Dec 2024:  
**\$425,000**

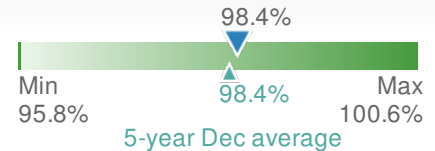
YTD	2025	2024	+/-
	<b>\$490,000</b>	<b>\$487,250</b>	0.6%

5-year Dec average: **\$425,598****Active Listings****60**

Nov 2025	Dec 2024
<b>66</b>	<b>67</b>

**Avg DOM****27**

Nov 2025	Dec 2024	YTD
<b>26</b>	<b>29</b>	<b>26</b>

**Avg Sold to OLP Ratio****98.4%**

Nov 2025	Dec 2024	YTD
<b>97.0%</b>	<b>98.3%</b>	<b>98.4%</b>

**December 2025**

## Upper Merion Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

↓ **-75.0%**    ↓ **-57.1%**  
from Nov 2025: **12**    from Dec 2024: **7**

YTD	2025	2024	+/-
	<b>224</b>	<b>230</b>	-2.6%

5-year Dec average: **7****New Pendings****9**

↓ **-35.7%**    ↓ **-10.0%**  
from Nov 2025: **14**    from Dec 2024: **10**

YTD	2025	2024	+/-
	<b>189</b>	<b>197</b>	-4.1%

5-year Dec average: **10****Closed Sales****19**

↑ **5.6%**    ↑ **35.7%**  
from Nov 2025: **18**    from Dec 2024: **14**

YTD	2025	2024	+/-
	<b>196</b>	<b>196</b>	0.0%

5-year Dec average: **16****Median  
Sold Price****\$540,000**

↑ **17.4%**    ↑ **12.5%**  
from Nov 2025: **\$460,000**    from Dec 2024: **\$480,000**

YTD	2025	2024	+/-
	<b>\$535,000</b>	<b>\$537,750</b>	-0.5%

5-year Dec average: **\$513,000****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for December was \$540,000, representing an increase of 17.4% compared to last month and an increase of 12.5% from Dec 2024. The average days on market for units sold in December was 23 days, 13% above the 5-year December average of 20 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 52.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10; and an 18.5% decrease in supply to 22 active units.

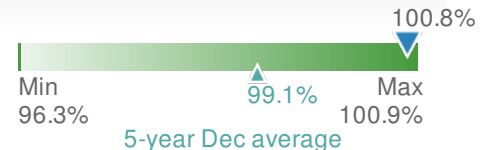
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.78 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 57% lower than the 5-year December average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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****22**

Nov 2025	Dec 2024
<b>27</b>	<b>16</b>

**Avg DOM****23**

Nov 2025	Dec 2024	YTD
<b>29</b>	<b>13</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****100.8%**

Nov 2025	Dec 2024	YTD
<b>98.1%</b>	<b>100.9%</b>	<b>99.8%</b>

**December 2025**

## Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20**

↑ **17.6%**  
from Nov 2025:  
**17**

↑ **11.1%**  
from Dec 2024:  
**18**

YTD	2025	2024	+/-
	<b>322</b>	<b>302</b>	6.6%

5-year Dec average: **15****New Pendings****16**

↓ **-46.7%**  
from Nov 2025:  
**30**

↑ **6.7%**  
from Dec 2024:  
**15**

YTD	2025	2024	+/-
	<b>237</b>	<b>239</b>	-0.8%

5-year Dec average: **14****Closed Sales****24**

↑ **60.0%**  
from Nov 2025:  
**15**

↑ **60.0%**  
from Dec 2024:  
**15**

YTD	2025	2024	+/-
	<b>246</b>	<b>221</b>	11.3%

5-year Dec average: **18****Median  
Sold Price****\$407,500**

↓ **-16.7%**  
from Nov 2025:  
**\$489,220**

↑ **25.4%**  
from Dec 2024:  
**\$325,000**

YTD	2025	2024	+/-
	<b>\$455,000</b>	<b>\$432,000</b>	5.3%

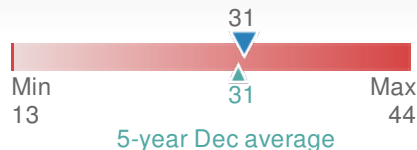
5-year Dec average: **\$348,880****Summary**

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for December was \$407,500, representing a decrease of 16.7% compared to last month and an increase of 25.4% from Dec 2024. The average days on market for units sold in December was 31 days, the same as the 5-year December average of 31 days. There was a 46.7% month over month decrease in new contract activity with 16 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 2.6% decrease in supply to 38 active units.

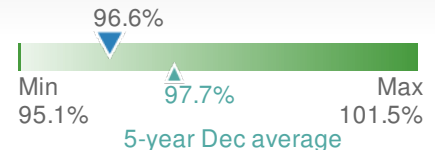
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.85 in November and a decrease from 0.65 in December 2024. The Contract Ratio is 31% lower than the 5-year December average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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****38**

Nov 2025	Dec 2024
<b>39</b>	<b>51</b>

**Avg DOM****31**

Nov 2025	Dec 2024	YTD
<b>24</b>	<b>44</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****96.6%**

Nov 2025	Dec 2024	YTD
<b>95.5%</b>	<b>95.8%</b>	<b>97.3%</b>

**December 2025**

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****9****↓ -30.8%**from Nov 2025:  
**13****↔ 0.0%**from Dec 2024:  
**9**

YTD	2025	2024	+/-
	<b>223</b>	<b>200</b>	11.5%

5-year Dec average: **10****New Pendings****15****↓ -11.8%**from Nov 2025:  
**17****↑ 7.1%**from Dec 2024:  
**14**

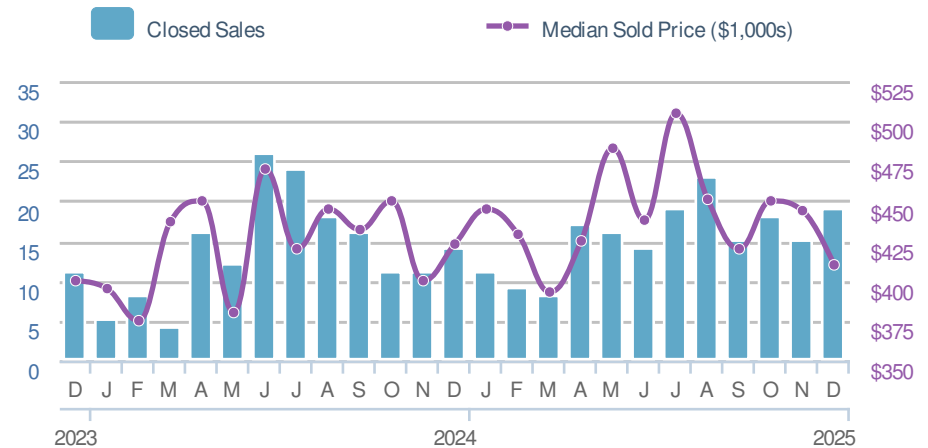
YTD	2025	2024	+/-
	<b>203</b>	<b>176</b>	15.3%

5-year Dec average: **12****Closed Sales****19****↑ 26.7%**from Nov 2025:  
**15****↑ 35.7%**from Dec 2024:  
**14**

YTD	2025	2024	+/-
	<b>194</b>	<b>169</b>	14.8%

5-year Dec average: **15****Median Sold Price****\$410,000****↓ -7.8%**from Nov 2025:  
**\$444,900****↓ -3.1%**from Dec 2024:  
**\$423,000**

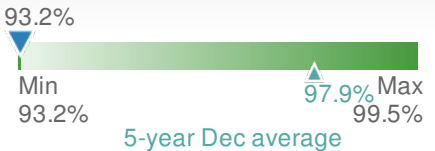
YTD	2025	2024	+/-
	<b>\$450,000</b>	<b>\$430,000</b>	4.7%

5-year Dec average: **\$411,500****Active Listings****12**

Nov 2025	Dec 2024
<b>18</b>	<b>3</b>

**Avg DOM****38**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>26</b>	<b>17</b>

**Avg Sold to OLP Ratio****93.2%**

Nov 2025	Dec 2024	YTD
<b>97.6%</b>	<b>98.9%</b>	<b>100.4%</b>



**December 2025**

## Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8** **-38.5%**from Nov 2025:  
**13** **0.0%**from Dec 2024:  
**8**

YTD	2025	2024	+/-
	<b>206</b>	<b>183</b>	12.6%

5-year Dec average: **9****New Pending****15** **-11.8%**from Nov 2025:  
**17** **7.1%**from Dec 2024:  
**14**

YTD	2025	2024	+/-
	<b>185</b>	<b>162</b>	14.2%

5-year Dec average: **12****Closed Sales****19** **58.3%**from Nov 2025:  
**12** **46.2%**from Dec 2024:  
**13**

YTD	2025	2024	+/-
	<b>176</b>	<b>154</b>	14.3%

5-year Dec average: **14****Median  
Sold Price****\$410,000** **-16.6%**from Nov 2025:  
**\$491,500** **-3.8%**from Dec 2024:  
**\$426,000**

YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$435,000</b>	5.7%

5-year Dec average: **\$416,000****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for December was \$410,000, representing a decrease of 16.6% compared to last month and a decrease of 3.8% from Dec 2024. The average days on market for units sold in December was 38 days, 47% above the 5-year December average of 26 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pending; an 18.5% MoM decrease in All Pending (new contracts + contracts carried over from November) to 22; and a 38.9% decrease in supply to 11 active units.

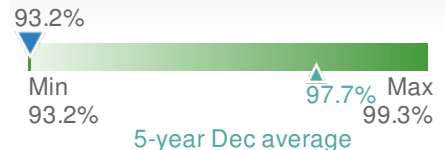
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in November and a decrease from 6.50 in December 2024. The Contract Ratio is 24% lower than the 5-year December average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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****11**

Nov 2025	Dec 2024
<b>18</b>	<b>2</b>

**Avg DOM****38**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>28</b>	<b>18</b>

**Avg Sold to  
OLP Ratio****93.2%**

Nov 2025	Dec 2024	YTD
<b>97.5%</b>	<b>98.6%</b>	<b>100.5%</b>

**December 2025**

## Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****1**

↔ 0.0% ↔ 0.0%  
from Nov 2025: 0 from Dec 2024: 1

YTD	2025	2024	+/-
	<b>17</b>	17	0.0%

5-year Dec average: **1****New Pendings****0**

↔ 0.0% ↔ 0.0%  
from Nov 2025: 0 from Dec 2024: 0

YTD	2025	2024	+/-
	<b>18</b>	14	28.6%

5-year Dec average: **0****Closed Sales****0**

↓ -100.0% ↓ -100.0%  
from Nov 2025: 3 from Dec 2024: 1

YTD	2025	2024	+/-
	<b>18</b>	15	20.0%

5-year Dec average: **1****Median Sold Price****\$0**

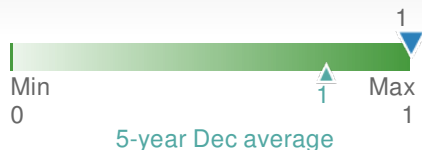
↓ -100.0% ↓ -100.0%  
from Nov 2025: \$278,000 from Dec 2024: \$285,000

YTD	2025	2024	+/-
	<b>\$285,000</b>	\$280,000	1.8%

5-year Dec average: **\$155,000****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for December was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Dec 2024. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 6 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 0; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. 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****1**

Nov 2025	Dec 2024
<b>0</b>	<b>1</b>

**Avg DOM****0**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>4</b>	<b>13</b>


**Avg Sold to OLP Ratio****0.0%**

Nov 2025	Dec 2024	YTD
<b>98.1%</b>	<b>101.8%</b>	<b>100.2%</b>


**December 2025**

## Upper Perkiomen (Montgomery, PA)


Email: ldavis@tcsr.realtor

**New Listings****15** **15.4%**  
from Nov 2025:  
**13** **15.4%**  
from Dec 2024:  
**13**


YTD	2025	2024	+/-
	<b>279</b>	<b>255</b>	9.4%

5-year Dec average: **14****New Pendings****11** **-38.9%**  
from Nov 2025:  
**18** **-8.3%**  
from Dec 2024:  
**12**

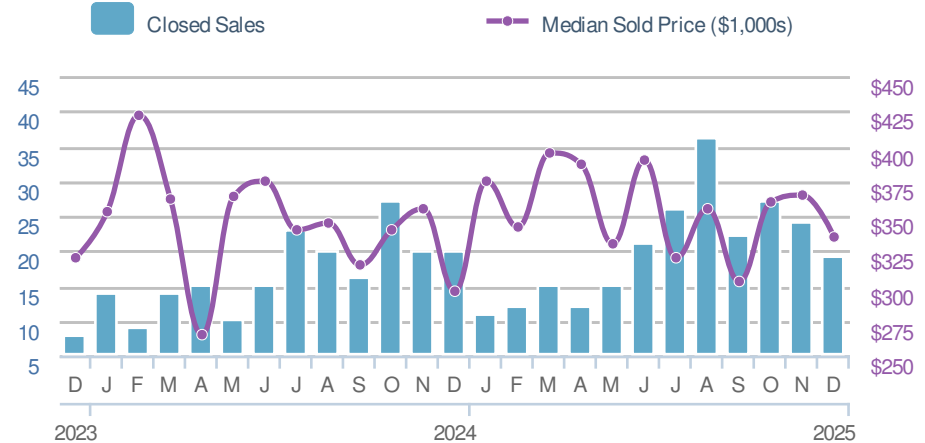
YTD	2025	2024	+/-
	<b>251</b>	<b>210</b>	19.5%

5-year Dec average: **14****Closed Sales****19** **-20.8%**  
from Nov 2025:  
**24** **-5.0%**  
from Dec 2024:  
**20**

YTD	2025	2024	+/-
	<b>255</b>	<b>213</b>	19.7%

5-year Dec average: **18****Median Sold Price****\$335,000** **-8.2%**  
from Nov 2025:  
**\$365,000** **13.2%**  
from Dec 2024:  
**\$296,000**

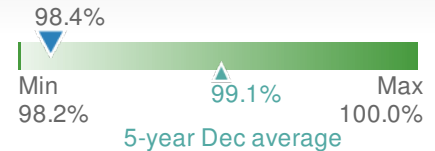
YTD	2025	2024	+/-
	<b>\$350,000</b>	<b>\$335,000</b>	4.5%

5-year Dec average: **\$315,048****Active Listings****25**

Nov 2025	Dec 2024
<b>20</b>	<b>27</b>

**Avg DOM****20**

Nov 2025	Dec 2024	YTD
<b>24</b>	<b>15</b>	<b>23</b>

**Avg Sold to OLP Ratio****98.4%**

Nov 2025	Dec 2024	YTD
<b>99.5%</b>	<b>100.0%</b>	<b>99.1%</b>

**December 2025**

## Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10** **25.0%**from Nov 2025:  
**8** **66.7%**from Dec 2024:  
**6**

YTD	2025	2024	+/-
	<b>165</b>	<b>147</b>	12.2%

5-year Dec average: **7****New Pendings****6** **-45.5%**from Nov 2025:  
**11** **0.0%**from Dec 2024:  
**6**

YTD	2025	2024	+/-
	<b>142</b>	<b>113</b>	25.7%

5-year Dec average: **8****Closed Sales****12** **-7.7%**from Nov 2025:  
**13** **71.4%**from Dec 2024:  
**7**

YTD	2025	2024	+/-
	<b>145</b>	<b>118</b>	22.9%

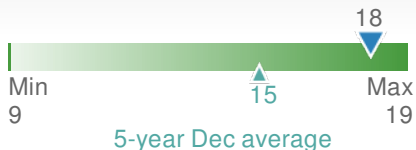
5-year Dec average: **7****Median  
Sold Price****\$360,000** **-28.0%**from Nov 2025:  
**\$500,000** **23.3%**from Dec 2024:  
**\$292,000**

YTD	2025	2024	+/-
	<b>\$425,000</b>	<b>\$408,500</b>	4.0%

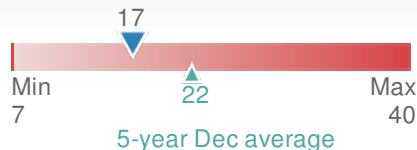
5-year Dec average: **\$371,400****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for December was \$360,000, representing a decrease of 28% compared to last month and an increase of 23.3% from Dec 2024. The average days on market for units sold in December was 17 days, 23% below the 5-year December average of 22 days. There was a 45.5% month over month decrease in new contract activity with 6 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 20% increase in supply to 18 active units.

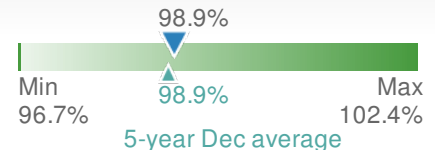
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.93 in November and a decrease from 0.53 in December 2024. The Contract Ratio is 58% lower than the 5-year December average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
<b>15</b>	<b>19</b>

**Avg DOM****17**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>7</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****98.9%**

Nov 2025	Dec 2024	YTD
<b>100.7%</b>	<b>102.4%</b>	<b>98.5%</b>

**December 2025**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5**

↔ 0.0%  
from Nov 2025:  
5

↓ -28.6%  
from Dec 2024:  
7

YTD	2025	2024	+/-
	<b>114</b>	<b>108</b>	5.6%

5-year Dec average: 7

**New Pendings****5**

↓ -28.6%  
from Nov 2025:  
7

↓ -16.7%  
from Dec 2024:  
6

YTD	2025	2024	+/-
	<b>109</b>	<b>97</b>	12.4%

5-year Dec average: 6

**Closed Sales****7**

↓ -36.4%  
from Nov 2025:  
11

↓ -46.2%  
from Dec 2024:  
13

YTD	2025	2024	+/-
	<b>110</b>	<b>95</b>	15.8%

5-year Dec average: 11

**Median  
Sold Price****\$312,500**

↓ -3.8%  
from Nov 2025:  
**\$325,000**

↑ 4.2%  
from Dec 2024:  
**\$300,000**

YTD	2025	2024	+/-
	<b>\$300,000</b>	<b>\$289,000</b>	3.8%

5-year Dec average: **\$304,948****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for December was \$312,500, representing a decrease of 3.8% compared to last month and an increase of 4.2% from Dec 2024. The average days on market for units sold in December was 26 days, 51% above the 5-year December average of 17 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 5; and a 40% increase in supply to 7 active units.

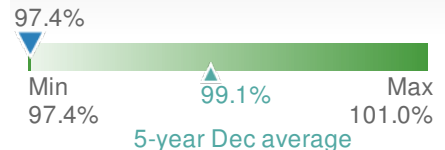
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.80 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 67% lower than the 5-year December average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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****7**

Nov 2025	Dec 2024
<b>5</b>	<b>8</b>

**Avg DOM****26**

Nov 2025	Dec 2024	YTD
<b>26</b>	<b>19</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****97.4%**

Nov 2025	Dec 2024	YTD
<b>98.1%</b>	<b>98.7%</b>	<b>99.7%</b>

**December 2025**

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****15****↓ -31.8%**from Nov 2025:  
**22****↑ 36.4%**from Dec 2024:  
**11**

YTD	2025	2024	+/-
	<b>468</b>	<b>376</b>	24.5%

5-year Dec average: **15****New Pendings****18****↓ -25.0%**from Nov 2025:  
**24****↑ 20.0%**from Dec 2024:  
**15**

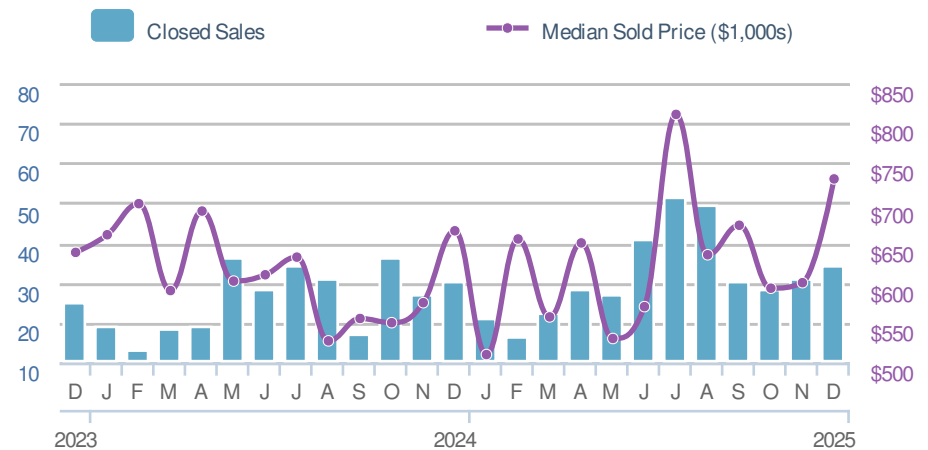
YTD	2025	2024	+/-
	<b>393</b>	<b>316</b>	24.4%

5-year Dec average: **19****Closed Sales****34****↑ 9.7%**from Nov 2025:  
**31****↑ 13.3%**from Dec 2024:  
**30**

YTD	2025	2024	+/-
	<b>387</b>	<b>315</b>	22.9%

5-year Dec average: **37****Median Sold Price****\$730,000****↑ 21.7%**from Nov 2025:  
**\$600,000****↑ 9.8%**from Dec 2024:  
**\$665,000**

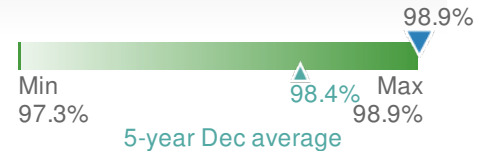
YTD	2025	2024	+/-
	<b>\$645,000</b>	<b>\$600,000</b>	7.5%

5-year Dec average: **\$615,700****Active Listings****30**

Nov 2025	Dec 2024
<b>38</b>	<b>31</b>

**Avg DOM****19**

Nov 2025	Dec 2024	YTD
<b>23</b>	<b>25</b>	<b>20</b>


**Avg Sold to OLP Ratio****98.9%**

Nov 2025	Dec 2024	YTD
<b>98.5%</b>	<b>98.7%</b>	<b>100.0%</b>

**December 2025**

## Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8**


 **-27.3%**  
 from Nov 2025: **11**

 **14.3%**  
 from Dec 2024: **7**

YTD	2025	2024	+/-
	<b>291</b>	<b>233</b>	24.9%


5-year Dec average: **9****New Pendings****8**


 **-50.0%**  
 from Nov 2025: **16**

 **-11.1%**  
 from Dec 2024: **9**

YTD	2025	2024	+/-
	<b>235</b>	<b>183</b>	28.4%


5-year Dec average: **10****Closed Sales****22**


 **22.2%**  
 from Nov 2025: **18**

 **10.0%**  
 from Dec 2024: **20**

YTD	2025	2024	+/-
	<b>232</b>	<b>182</b>	27.5%

5-year Dec average: **22****Median Sold Price****\$1,000,000**

 **62.9%**  
 from Nov 2025: **\$614,000**

 **33.3%**  
 from Dec 2024: **\$750,000**

YTD	2025	2024	+/-
	<b>\$825,500</b>	<b>\$734,000</b>	12.5%

5-year Dec average: **\$778,000****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for December was \$1,000,000, representing an increase of 62.9% compared to last month and an increase of 33.3% from Dec 2024. The average days on market for units sold in December was 21 days, 18% below the 5-year December average of 26 days. There was a 50% month over month decrease in new contract activity with 8 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and an 8.7% decrease in supply to 21 active units.

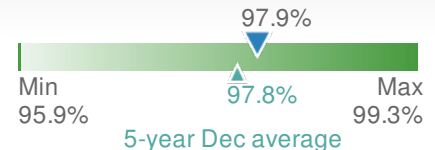
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.52 in November and an increase from 0.77 in December 2024. The Contract Ratio is the same as the 5-year December average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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****21**

Nov 2025	Dec 2024
<b>23</b>	<b>26</b>

**Avg DOM****21**

Nov 2025	Dec 2024	YTD
<b>25</b>	<b>27</b>	<b>23</b>

**Avg Sold to OLP Ratio****97.9%**

Nov 2025	Dec 2024	YTD
<b>98.3%</b>	<b>99.3%</b>	<b>99.4%</b>

**December 2025**

## Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7** **-36.4%**from Nov 2025:  
**11** **75.0%**from Dec 2024:  
**4**

YTD	2025	2024	+/-
	<b>177</b>	<b>143</b>	23.8%

5-year Dec average: **6****New Pendings****10** **25.0%**from Nov 2025:  
**8** **66.7%**from Dec 2024:  
**6**

YTD	2025	2024	+/-
	<b>158</b>	<b>133</b>	18.8%

5-year Dec average: **9****Closed Sales****12** **-7.7%**from Nov 2025:  
**13** **20.0%**from Dec 2024:  
**10**

YTD	2025	2024	+/-
	<b>155</b>	<b>133</b>	16.5%

5-year Dec average: **15****Median Sold Price****\$414,250** **-29.2%**from Nov 2025:  
**\$585,000** **-9.3%**from Dec 2024:  
**\$456,500**

YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$490,000</b>	-6.1%

5-year Dec average: **\$430,800****Summary**

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for December was \$414,250, representing a decrease of 29.2% compared to last month and a decrease of 9.3% from Dec 2024. The average days on market for units sold in December was 16 days, 27% below the 5-year December average of 22 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 13; and a 40% decrease in supply to 9 active units.

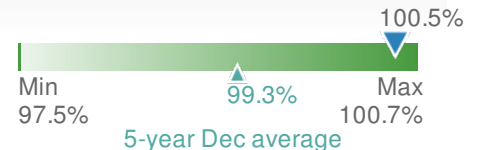
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.93 in November and a decrease from 2.00 in December 2024. The Contract Ratio is 41% lower than the 5-year December average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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****9**

Nov 2025	Dec 2024
<b>15</b>	<b>5</b>

**Avg DOM****16**

Nov 2025	Dec 2024	YTD
<b>20</b>	<b>19</b>	<b>16</b>

**Avg Sold to OLP Ratio****100.5%**

Nov 2025	Dec 2024	YTD
<b>98.7%</b>	<b>97.5%</b>	<b>101.0%</b>