

December 2025

All Home Types
Detached
Attached

Local Market Insight

Montgomery County, PA

 **MarketStats**
by ShowingTime

Presented by
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Tri-County Suburban REALTORS
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December 2025

Montgomery County, PA

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New Listings	345	
↓ -35.6%	↓ -2.0%	
from Nov 2025: 536	from Dec 2024: 352	
YTD 2025 2024 +/-		
10,237	10,061	1.7%
5-year Dec average: 414		

New Pendencies	438	
↓ -32.9%	↓ -0.5%	
from Nov 2025: 653	from Dec 2024: 440	
YTD 2025 2024 +/-		
8,615	8,693	-0.9%
5-year Dec average: 497		

Closed Sales	739	
↑ 21.1%	↑ 13.9%	
from Nov 2025: 610	from Dec 2024: 649	
YTD 2025 2024 +/-		
8,698	8,565	1.6%
5-year Dec average: 740		

Median Sold Price	\$455,000	
↓ -0.2%	↑ 1.1%	
from Nov 2025: \$456,000	from Dec 2024: \$450,000	
YTD 2025 2024 +/-		
\$461,175	\$450,000	2.5%
5-year Dec average: \$414,894		



Active Listings	858
Min 579	737
Max 858	858
5-year Dec average	
Nov 2025 1,053	Dec 2024 760

Avg DOM	29
Min 22	25
Max 29	29
5-year Dec average	
Nov 2025 26	Dec 2024 26
YTD 24	

Avg Sold to OLP Ratio	98.1%
Min 98.0%	98.5%
Max 99.5%	99.5%
5-year Dec average	
Nov 2025 98.5%	Dec 2024 98.2%
YTD 99.7%	

December 2025

Montgomery County, PA - Detached

Tri-County Suburban REALTORS
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New Listings	183	
↓-38.6%	↓-6.6%	
from Nov 2025: 298	from Dec 2024: 196	
YTD 2025 2024 +/-		
6,105	6,125	-0.3%
5-year Dec average: 224		

New Pendencies	254	
↓-29.8%	↓-0.8%	
from Nov 2025: 362	from Dec 2024: 256	
YTD 2025 2024 +/-		
5,259	5,243	0.3%
5-year Dec average: 280		

Closed Sales	417	
↑10.3%	↑2.5%	
from Nov 2025: 378	from Dec 2024: 407	
YTD 2025 2024 +/-		
5,287	5,194	1.8%
5-year Dec average: 441		

Median Sold Price	\$550,000	
↔0.0%	↑1.9%	
from Nov 2025: \$550,000	from Dec 2024: \$540,000	
YTD 2025 2024 +/-		
\$550,000	\$525,000	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 Pendencies; a 29.1% MoM decrease in All Pendencies (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	
Min 343	445	Max 503
5-year Dec average		
Nov 2025 Dec 2024		
598	457	

Avg DOM	28	
Min 22	25	Max 28
5-year Dec average		
Nov 2025	Dec 2024	YTD 23
27	24	

Avg Sold to OLP Ratio	98.8%	
Min 97.7%	98.5%	Max 99.2%
5-year Dec average		
Nov 2025	Dec 2024	YTD 100.1%
98.8%	98.1%	

December 2025

Montgomery County, PA - Attached

Tri-County Suburban REALTORS
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New Listings	162	
 -31.9%	 3.8%	
from Nov 2025: 238	from Dec 2024: 156	
YTD 2025 2024 +/-		
4,131	3,931	5.1%
5-year Dec average: 190		

New Pendencies	184	
 -36.8%	 0.0%	
from Nov 2025: 291	from Dec 2024: 184	
YTD 2025 2024 +/-		
3,355	3,446	-2.6%
5-year Dec average: 217		

Closed Sales	322	
 39.4%	 33.1%	
from Nov 2025: 231	from Dec 2024: 242	
YTD 2025 2024 +/-		
3,410	3,367	1.3%
5-year Dec average: 300		

Median Sold Price	\$367,250	
 -1.4%	 3.5%	
from Nov 2025: \$372,500	from Dec 2024: \$355,000	
YTD 2025 2024 +/-		
\$365,000	\$355,000	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 Pendencies; a 33.5% MoM decrease in All Pendencies (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
 395	
Min 219	291
5-year Dec average	
Nov 2025 455	Dec 2024 303

Avg DOM	30
 30	
Min 21	26
5-year Dec average	
Nov 2025 24	Dec 2024 29
YTD 25	

Avg Sold to OLP Ratio	97.2%
 97.2%	
Min 97.2%	
98.5%	
5-year Dec average	99.9%
Nov 2025 98.1%	Dec 2024 98.4%
YTD 98.9%	

December 2025

Abington (Montgomery, PA)

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New Listings	26	
↓ -13.3%	↓ -3.7%	
from Nov 2025: 30	from Dec 2024: 27	
YTD 2025 2024 +/-		
642	643	-0.2%
5-year Dec average: 28		

New Pendencies	26	
↓ -25.7%	↓ -16.1%	
from Nov 2025: 35	from Dec 2024: 31	
YTD 2025 2024 +/-		
562	591	-4.9%
5-year Dec average: 30		

Closed Sales	36	
↓ -14.3%	↓ -20.0%	
from Nov 2025: 42	from Dec 2024: 45	
YTD 2025 2024 +/-		
565	590	-4.2%
5-year Dec average: 49		

Median Sold Price	\$422,750	
↓ -2.5%	↑ 8.7%	
from Nov 2025: \$433,500	from Dec 2024: \$389,000	
YTD 2025 2024 +/-		
\$430,000	\$420,000	2.4%
5-year Dec average: \$389,550		



Active Listings	57
Min 22	45
Max 58	
5-year Dec average	
Nov 2025 63	Dec 2024 46

Avg DOM	44
Min 17	28
5-year Dec average	
Nov 2025 25	Dec 2024 24
YTD 22	

Avg Sold to OLP Ratio	95.1%
Min 95.1%	98.3%
5-year Dec average	
Nov 2025 97.4%	Dec 2024 96.5%
YTD 99.7%	

December 2025

Abington (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings	19	
↓ -24.0%	↓ -17.4%	
from Nov 2025: 25	from Dec 2024: 23	
YTD 2025 2024 +/-		
545	548	-0.5%
5-year Dec average: 24		

New Pendlings	21	
↓ -22.2%	↓ -16.0%	
from Nov 2025: 27	from Dec 2024: 25	
YTD 2025 2024 +/-		
483	499	-3.2%
5-year Dec average: 25		

Closed Sales	30	
↓ -18.9%	↓ -14.3%	
from Nov 2025: 37	from Dec 2024: 35	
YTD 2025 2024 +/-		
487	503	-3.2%
5-year Dec average: 41		

Median Sold Price	\$432,500	
↓ -7.0%	↑ 5.5%	
from Nov 2025: \$465,000	from Dec 2024: \$410,000	
YTD 2025 2024 +/-		
\$450,000	\$445,325	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 Pendlings; a 22% MoM decrease in All Pendlings (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	
Min 19	37	Max 46
5-year Dec average		
Nov 2025 51	Dec 2024 39	

Avg DOM	26	
26	26	31
5-year Dec average		
Nov 2025 26	Dec 2024 26	YTD 20 20

Avg Sold to OLP Ratio	95.9%	
95.9%	98.2%	100.9%
5-year Dec average		
Nov 2025 97.7%	Dec 2024 95.5%	YTD 100.1%

December 2025

Abington (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings		7
 40.0%	 75.0%	
from Nov 2025: 5	from Dec 2024: 4	
YTD 2025 2024 +/-		
97	95	2.1%
5-year Dec average: 4		

New Pendencies		5
 -37.5%	 -16.7%	
from Nov 2025: 8	from Dec 2024: 6	
YTD 2025 2024 +/-		
79	92	-14.1%
5-year Dec average: 5		

Closed Sales		6
 20.0%	 -40.0%	
from Nov 2025: 5	from Dec 2024: 10	
YTD 2025 2024 +/-		
78	87	-10.3%
5-year Dec average: 8		

Median Sold Price		\$307,500
 -3.9%	 4.2%	
from Nov 2025: \$320,000	from Dec 2024: \$295,000	
YTD 2025 2024 +/-		
\$320,000	\$295,000	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 Pendencies; a 10% MoM decrease in All Pendencies (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
 13		
Min 3	8	Max 13
5-year Dec average		
Nov 2025 12	Dec 2024 7	

Avg DOM		132
 132		
Min 4	35	Max 132
5-year Dec average		
Nov 2025 21	Dec 2024 17	YTD 36

Avg Sold to OLP Ratio		91.2%
 91.2%		
Min 91.2%	98.3%	Max 104.2%
5-year Dec average		
Nov 2025 95.2%	Dec 2024 100.1%	YTD 97.3%

December 2025

Boyertown Area (Montgomery, PA)

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New Listings	12	
↓-36.8%	↓-7.7%	
from Nov 2025: 19	from Dec 2024: 13	
YTD 2025 2024 +/-		
321	422	-23.9%
5-year Dec average: 15		

New Pendlings	13	
↓-48.0%	↑8.3%	
from Nov 2025: 25	from Dec 2024: 12	
YTD 2025 2024 +/-		
278	374	-25.7%
5-year Dec average: 16		

Closed Sales	24	
↑26.3%	↑20.0%	
from Nov 2025: 19	from Dec 2024: 20	
YTD 2025 2024 +/-		
321	356	-9.8%
5-year Dec average: 26		

Median Sold Price	\$407,500	
↓-3.0%	↓-5.5%	
from Nov 2025: \$420,000	from Dec 2024: \$431,000	
YTD 2025 2024 +/-		
\$430,000	\$405,117	6.1%
5-year Dec average: \$406,340		



Active Listings	26
Min 8	26
Max 41	26
5-year Dec average	
Nov 2025 30	Dec 2024 24

Avg DOM	27
Min 23	24
Max 27	27
5-year Dec average	
Nov 2025 21	Dec 2024 23
YTD 19	

Avg Sold to OLP Ratio	108.3%
Min 95.7%	100.9%
Max 108.3%	108.3%
5-year Dec average	
Nov 2025 104.6%	Dec 2024 100.0%
YTD 102.4%	

December 2025

Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		10
 -37.5%	 25.0%	
from Nov 2025: 16	from Dec 2024: 8	
YTD 2025 2024 +/-		
265	268	-1.1%
5-year Dec average: 13		

New Pendencies		12
 -33.3%	 33.3%	
from Nov 2025: 18	from Dec 2024: 9	
YTD 2025 2024 +/-		
223	244	-8.6%
5-year Dec average: 14		

Closed Sales		18
 5.9%	 12.5%	
from Nov 2025: 17	from Dec 2024: 16	
YTD 2025 2024 +/-		
237	239	-0.8%
5-year Dec average: 22		

Median Sold Price		\$457,500
 -3.7%	 -11.6%	
from Nov 2025: \$475,000	from Dec 2024: \$517,500	
YTD 2025 2024 +/-		
\$515,000	\$485,000	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 Pendencies; a 20% MoM decrease in All Pendencies (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
 24		
Min 7	23	Max 35
5-year Dec average		
Nov 2025 29	Dec 2024 20	

Avg DOM		27
 27		
Min 24	25	Max 27
5-year Dec average		
Nov 2025 23	Dec 2024 25	YTD 21

Avg Sold to OLP Ratio		112.1%
 112.1%		
Min 95.8%	101.8%	Max 112.1%
5-year Dec average		
Nov 2025 105.2%	Dec 2024 100.4%	YTD 103.3%

December 2025

Boyertown Area (Montgomery, PA) - Attached

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New Listings	2
↓ -33.3%	↓ -60.0%
from Nov 2025: 3	from Dec 2024: 5
YTD 2025 56	2024 153 +/- -63.4%
5-year Dec average: 2	

New Pendlings	1
↓ -85.7%	↓ -66.7%
from Nov 2025: 7	from Dec 2024: 3
YTD 2025 55	2024 129 +/- -57.4%
5-year Dec average: 2	

Closed Sales	6
↑ 200.0%	↑ 50.0%
from Nov 2025: 2	from Dec 2024: 4
YTD 2025 84	2024 116 +/- -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 \$365,470	2024 \$371,252 +/- -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 Pendlings; a 62.5% MoM decrease in All Pendlings (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
2	3
Min 1	Max 6
5-year Dec average	
Nov 2025 1	Dec 2024 4

Avg DOM	27
27	19
Min 12	Max 27
5-year Dec average	
Nov 2025 4	Dec 2024 12
YTD 13	

Avg Sold to OLP Ratio	96.7%
96.7%	97.4%
Min 93.4%	Max 101.3%
5-year Dec average	
Nov 2025 100.0%	Dec 2024 98.6%
YTD 100.0%	

December 2025

Cheltenham (Montgomery, PA)

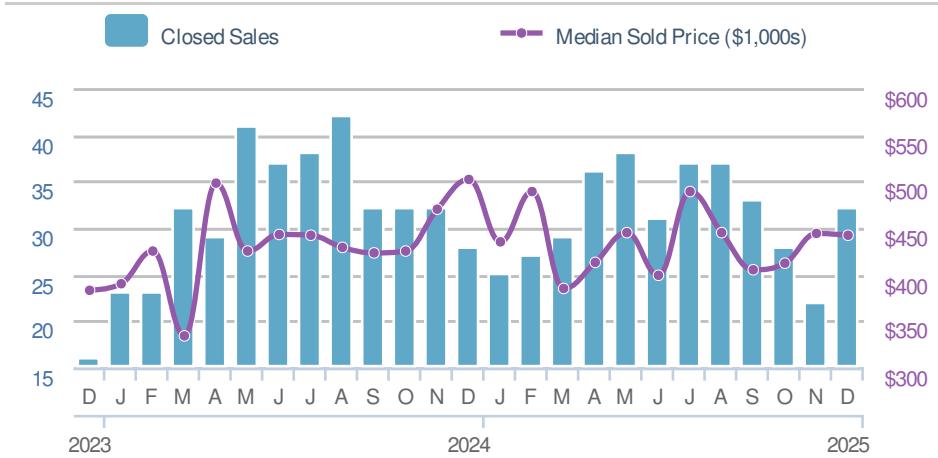
Email: ldavis@tcsr.realtor

New Listings	7	
↓-66.7%	↓-61.1%	
from Nov 2025: 21	from Dec 2024: 18	
YTD 2025 2024 +/-		
447	501	-10.8%
5-year Dec average: 19		

New Pendlings	23	
↔0.0%	↓-8.0%	
from Nov 2025: 23	from Dec 2024: 25	
YTD 2025 2024 +/-		
386	418	-7.7%
5-year Dec average: 26		

Closed Sales	32	
↑45.5%	↑14.3%	
from Nov 2025: 22	from Dec 2024: 28	
YTD 2025 2024 +/-		
390	404	-3.5%
5-year Dec average: 35		

Median Sold Price	\$442,500	
↓-0.4%	↓-11.9%	
from Nov 2025: \$444,500	from Dec 2024: \$502,000	
YTD 2025 2024 +/-		
\$425,000	\$440,000	-3.4%
5-year Dec average: \$399,500		



Active Listings	40
Min 26	40
Max 49	
5-year Dec average	
Nov 2025 59	Dec 2024 49

Avg DOM	40
Min 23	40
Max 40	
5-year Dec average	
Nov 2025 75	Dec 2024 25
YTD 35	

Avg Sold to OLP Ratio	95.6%
Min 95.6%	95.6%
Max 101.5%	
5-year Dec average	
Nov 2025 96.5%	Dec 2024 101.5%
YTD 97.8%	

December 2025

Cheltenham (Montgomery, PA) - Detached

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New Listings	4	
↓ -69.2%	↓ -60.0%	
from Nov 2025: 13	from Dec 2024: 10	
YTD 2025 2024 +/-		
289	358	-19.3%
5-year Dec average: 11		

New Pendlings	16	
↔ 0.0%	↓ -20.0%	
from Nov 2025: 16	from Dec 2024: 20	
YTD 2025 2024 +/-		
258	302	-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 +/-		
263	289	-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 +/-		
\$480,000	\$483,750	-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 Pendlings; a 23.1% MoM decrease in All Pendlings (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
17	25
Min 17	Max 33
5-year Dec average	
Nov 2025 33	Dec 2024 31

Avg DOM	36
36	25
Min 18	Max 36
5-year Dec average	
Nov 2025 97	Dec 2024 24
YTD 34	

Avg Sold to OLP Ratio	96.1%
96.1%	99.1%
Min 96.1%	Max 101.7%
5-year Dec average	
Nov 2025 95.2%	Dec 2024 101.7%
YTD 98.6%	

December 2025

Cheltenham (Montgomery, PA) - Attached

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New Listings	3	
↓ -62.5%	↓ -62.5%	
from Nov 2025: 8	from Dec 2024: 8	
YTD 2025 2024 +/-		
158	143	10.5%
5-year Dec average: 8		

New Pendlings	7	
↔ 0.0%	↑ 40.0%	
from Nov 2025: 7	from Dec 2024: 5	
YTD 2025 2024 +/-		
128	116	10.3%
5-year Dec average: 8		

Closed Sales	10	
↑ 42.9%	↑ 233.3%	
from Nov 2025: 7	from Dec 2024: 3	
YTD 2025 2024 +/-		
127	115	10.4%
5-year Dec average: 13		

Median Sold Price	\$283,000	
↓ -22.5%	↓ -25.5%	
from Nov 2025: \$365,000	from Dec 2024: \$380,000	
YTD 2025 2024 +/-		
\$285,000	\$300,000	-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 Pendlings; a 38.5% MoM decrease in All Pendlings (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	
Min 7	15	Max 23
5-year Dec average		
Nov 2025 26	Dec 2024 18	YTD 38

Avg DOM	50	
Min 23	35	Max 50
5-year Dec average		
Nov 2025 26	Dec 2024 35	YTD 38

Avg Sold to OLP Ratio	94.5%	
Min 93.2%	96.0%	Max 99.6%
5-year Dec average		
Nov 2025 99.5%	Dec 2024 99.6%	YTD 96.2%

December 2025

Colonial (Montgomery, PA)

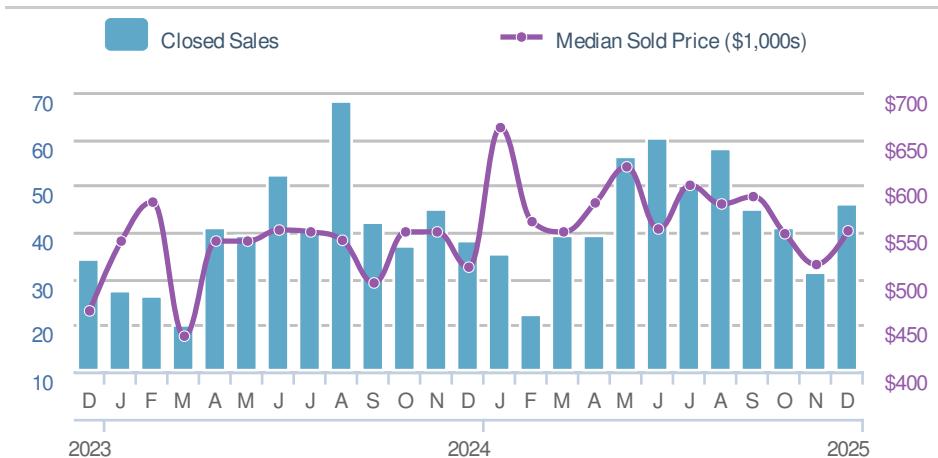
Email: ldavis@tcsr.realtor

New Listings	15	
⬇️ -37.5%	↔️ 0.0%	
from Nov 2025: 24	from Dec 2024: 15	
YTD 2025 2024 +/-		
617	621	-0.6%
5-year Dec average: 19		

New Pendlings	19	
⬇️ -53.7%	⬇️ -9.5%	
from Nov 2025: 41	from Dec 2024: 21	
YTD 2025 2024 +/-		
509	521	-2.3%
5-year Dec average: 27		

Closed Sales	46	
⬆️ 48.4%	⬆️ 21.1%	
from Nov 2025: 31	from Dec 2024: 38	
YTD 2025 2024 +/-		
539	494	9.1%
5-year Dec average: 41		

Median Sold Price	\$551,500	
⬆️ 7.1%	⬆️ 7.6%	
from Nov 2025: \$515,000	from Dec 2024: \$512,500	
YTD 2025 2024 +/-		
\$577,425	\$545,000	5.9%
5-year Dec average: \$482,350		



Active Listings	41
Min 30	37
Max 43	41
5-year Dec average	
Nov 2025 51	Dec 2024 43

Avg DOM	30
Min 23	29
Max 36	30
5-year Dec average	
Nov 2025 36	Dec 2024 31
YTD 27	

Avg Sold to OLP Ratio	98.1%
Min 97.2%	97.8%
Max 98.4%	98.1%
5-year Dec average	
Nov 2025 95.9%	Dec 2024 98.4%
YTD 100.2%	

December 2025

Colonial (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	8	
 -27.3%	 0.0%	
from Nov 2025: 11	from Dec 2024: 8	
YTD 2025 2024 +/-		
318	324	-1.9%
5-year Dec average: 10		

New Pendlings	10	
 -58.3%	 0.0%	
from Nov 2025: 24	from Dec 2024: 10	
YTD 2025 2024 +/-		
269	272	-1.1%
5-year Dec average: 14		

Closed Sales	28	
 115.4%	 40.0%	
from Nov 2025: 13	from Dec 2024: 20	
YTD 2025 2024 +/-		
280	269	4.1%
5-year Dec average: 21		

Median Sold Price	\$640,000	
 -14.7%	 -2.7%	
from Nov 2025: \$750,000	from Dec 2024: \$657,500	
YTD 2025 2024 +/-		
\$660,000	\$633,000	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 Pendlings; a 42.5% MoM decrease in All Pendlings (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
Min 20	21
Max 25	22
5-year Dec average	
Nov 2025 27	Dec 2024 25

Avg DOM	28
Min 18	28
Max 45	28
5-year Dec average	
Nov 2025 33	Dec 2024 24
YTD 29	

Avg Sold to OLP Ratio	96.7%
Min 96.0%	96.7%
Max 99.3%	97.1%
5-year Dec average	
Nov 2025 99.0%	Dec 2024 97.3%
YTD 99.4%	

December 2025

Colonial (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
 -46.2%	 0.0%	
from Nov 2025: 13	from Dec 2024: 7	
YTD 2025 2024 +/-		
299	297	0.7%
5-year Dec average: 9		

New Pendencies		9
 -47.1%	 -18.2%	
from Nov 2025: 17	from Dec 2024: 11	
YTD 2025 2024 +/-		
240	249	-3.6%
5-year Dec average: 13		

Closed Sales		18
 0.0%	 0.0%	
from Nov 2025: 18	from Dec 2024: 18	
YTD 2025 2024 +/-		
259	225	15.1%
5-year Dec average: 20		

Median Sold Price		\$521,250
 13.3%	 28.7%	
from Nov 2025: \$460,000	from Dec 2024: \$405,000	
YTD 2025 2024 +/-		
524,845	465,000	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 Pendencies; a 28.2% MoM decrease in All Pendencies (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
Min 10	15	20
5-year Dec average		
Nov 2025 24	Dec 2024 18	

Avg DOM		34
Min 19	30	34
5-year Dec average		
Nov 2025 39	Dec 2024 39	YTD 26

Avg Sold to OLP Ratio		100.2%
Min 96.9%	98.7%	100.2%
5-year Dec average		
Nov 2025 93.6%	Dec 2024 99.6%	YTD 101.0%

December 2025

Hatboro-Horsham (Montgomery, PA)

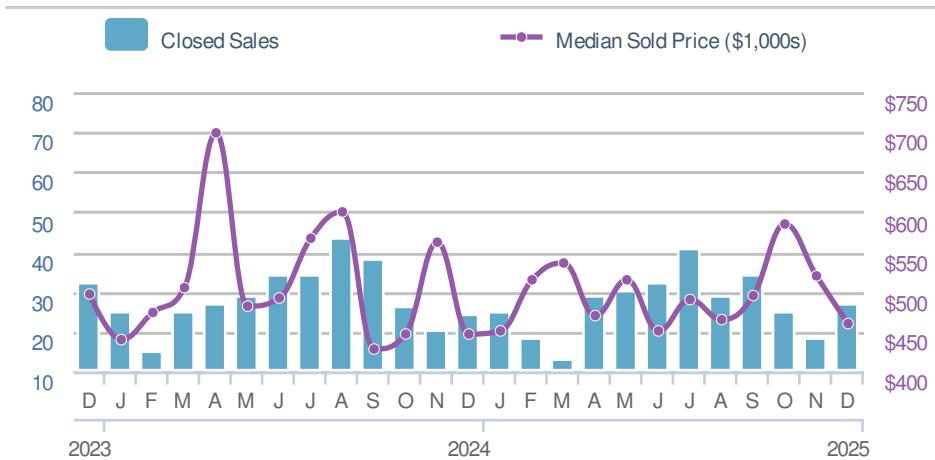
Email: ldavis@tcsr.realtor

New Listings	17	
⬇️ -26.1%	⬆️ 41.7%	
from Nov 2025: 23	from Dec 2024: 12	
YTD 2025 2024 +/-		
377	386	-2.3%
5-year Dec average: 20		

New Pendlings	18	
⬇️ -21.7%	⬇️ -5.3%	
from Nov 2025: 23	from Dec 2024: 19	
YTD 2025 2024 +/-		
333	341	-2.3%
5-year Dec average: 21		

Closed Sales	27	
⬆️ 50.0%	⬆️ 12.5%	
from Nov 2025: 18	from Dec 2024: 24	
YTD 2025 2024 +/-		
333	348	-4.3%
5-year Dec average: 27		

Median Sold Price	\$460,000	
⬇️ -11.5%	⬆️ 2.8%	
from Nov 2025: \$520,000	from Dec 2024: \$447,500	
YTD 2025 2024 +/-		
\$475,111	\$505,000	-5.9%
5-year Dec average: \$438,600		



Active Listings	33
33	37
Min 30	Max 47
5-year Dec average	
Nov 2025 37	Dec 2024 31

Avg DOM	30
30	28
Min 18	Max 43
5-year Dec average	
Nov 2025 19	Dec 2024 25
YTD 27	

Avg Sold to OLP Ratio	98.6%
98.6%	98.7%
5-year Dec average	
Nov 2025 100.9%	Dec 2024 98.4%
YTD 99.3%	

December 2025

Hatboro-Horsham (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		14
 -6.7%	 100.0%	
from Nov 2025: 15	from Dec 2024: 7	
YTD 2025 2024 +/-		
248	249	-0.4%
5-year Dec average: 12		

New Pendencies		14
 0.0%	 75.0%	
from Nov 2025: 14	from Dec 2024: 8	
YTD 2025 2024 +/-		
223	216	3.2%
5-year Dec average: 13		

Closed Sales		14
 -6.7%	 -6.7%	
from Nov 2025: 15	from Dec 2024: 15	
YTD 2025 2024 +/-		
219	229	-4.4%
5-year Dec average: 18		

Median Sold Price		\$495,000
 -14.7%	 -11.6%	
from Nov 2025: \$580,000	from Dec 2024: \$560,000	
YTD 2025 2024 +/-		
\$585,000	\$582,500	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 Pendencies; a 4.3% MoM decrease in All Pendencies (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
20		
Min 18	26	Max 37
5-year Dec average		
Nov 2025 23	Dec 2024 21	

Avg DOM		29
29		
Min 21	35	Max 75
5-year Dec average		
Nov 2025 13	Dec 2024 25	YTD 25

Avg Sold to OLP Ratio		97.1%
97.1%		
Min 96.0%	97.9%	Max 99.8%
5-year Dec average		
Nov 2025 101.3%	Dec 2024 97.4%	YTD 99.6%

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 129	2024 137 +/- -5.8%
5-year Dec average: 8	

New Pendlings	4
↓ -55.6%	↓ -63.6%
from Nov 2025: 9	from Dec 2024: 11
YTD 2025 110	2024 125 +/- -12.0%
5-year Dec average: 9	

Closed Sales	13
↑ 333.3%	↑ 44.4%
from Nov 2025: 3	from Dec 2024: 9
YTD 2025 114	2024 119 +/- -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 \$398,500	2024 \$389,000 +/- 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 Pendlings; a 40.9% MoM decrease in All Pendlings (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 pendlings 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
Min 10	11
Max 13	13
5-year Dec average	
Nov 2025 14	Dec 2024 10

Avg DOM	31
Min 7	19
Max 31	31
5-year Dec average	
Nov 2025 50	Dec 2024 27
YTD 30	

Avg Sold to OLP Ratio	100.2%
Min 99.9%	100.2%
Max 100.9%	100.4%
5-year Dec average	
Nov 2025 99.0%	Dec 2024 100.1%
YTD 98.7%	

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 901	2024 814
+/- 10.7%	
5-year Dec average: 25	

New Pendencies	31
⬇️ -41.5% from Nov 2025: 53	↔ 0.0% from Dec 2024: 31
YTD 2025 715	2024 696
+/- 2.7%	
5-year Dec average: 39	

Closed Sales	70
⬆️ 42.9% from Nov 2025: 49	⬆️ 25.0% from Dec 2024: 56
YTD 2025 719	2024 698
+/- 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 \$839,500	2024 \$785,000
+/- 6.9%	
5-year Dec average: \$679,000	



Active Listings	85
Min 52	70
5-year Dec average	
Nov 2025 110	Dec 2024 56

Avg DOM	29
Min 29	33
5-year Dec average	
Nov 2025 25	Dec 2024 35
YTD 28	

Avg Sold to OLP Ratio	97.1%
Min 93.8%	95.9%
5-year Dec average	
Nov 2025 100.7%	Dec 2024 96.1%
YTD 99.8%	

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 +/-		
513	509	0.8%
5-year Dec average: 11		

New Pendencies	19	
↓ -32.1%	↑ 26.7%	
from Nov 2025: 28	from Dec 2024: 15	
YTD 2025 2024 +/-		
424	416	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 +/-		
426	414	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 +/-		
\$1,175,000	\$1,083,750	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 Pendencies; a 25.6% MoM decrease in All Pendencies (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 pendencies 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.
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Active Listings	32
32	Min 32
40	Max 57
5-year Dec average	
Nov 2025 45	Dec 2024 35

Avg DOM	35
35	Min 23
36	Max 47
5-year Dec average	
Nov 2025 19	Dec 2024 33
YTD 24	

Avg Sold to OLP Ratio	98.8%
98.8%	Min 92.2%
96.1%	Max 98.8%
5-year Dec average	
Nov 2025 102.5%	Dec 2024 95.2%
YTD 101.5%	

December 2025

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		14
 -48.1%	 7.7%	from Nov 2025: 27 from Dec 2024: 13
YTD 2025 388	2024 305	+/- 27.2%
5-year Dec average: 14		

New Pendencies		12
 -52.0%	 -25.0%	from Nov 2025: 25 from Dec 2024: 16
YTD 2025 291	2024 280	+/- 3.9%
5-year Dec average: 17		

Closed Sales		39
 85.7%	 77.3%	from Nov 2025: 21 from Dec 2024: 22
YTD 2025 293	2024 284	+/- 3.2%
5-year Dec average: 26		

Median Sold Price		\$450,000
 25.0%	 -5.3%	from Nov 2025: \$360,000 from Dec 2024: \$475,000
YTD 2025 \$367,000	2024 \$375,000	+/- -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 Pendencies; a 60.9% MoM decrease in All Pendencies (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
Min 18	30	Max 53
5-year Dec average		
Nov 2025 65	Dec 2024 21	

Avg DOM		25
Min 15	25	Max 45
5-year Dec average		
Nov 2025 33	Dec 2024 38	YTD 33

Avg Sold to OLP Ratio		95.8%
Min 93.4%	95.8%	Max 97.5%
5-year Dec average		
Nov 2025 98.4%	Dec 2024 97.5%	YTD 97.3%

December 2025

Methacton (Montgomery, PA)

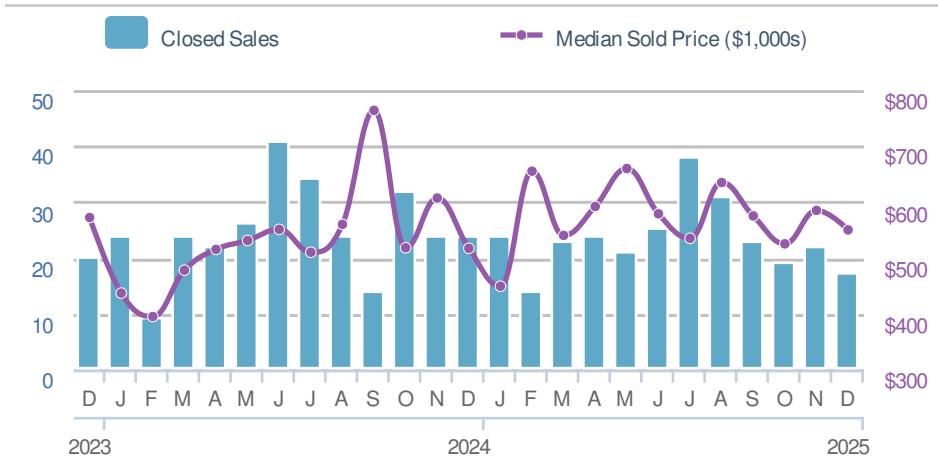
Email: ldavis@tcsr.realtor

New Listings	5
↓ -50.0%	↓ -73.7%
from Nov 2025: 10	from Dec 2024: 19
YTD 2025 305	2024 384 +/- -20.6%
5-year Dec average: 16	

New Pendencies	10
↓ -33.3%	↓ -58.3%
from Nov 2025: 15	from Dec 2024: 24
YTD 2025 278	2024 312 +/- -10.9%
5-year Dec average: 19	

Closed Sales	17
↓ -22.7%	↓ -29.2%
from Nov 2025: 22	from Dec 2024: 24
YTD 2025 294	2024 307 +/- -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 \$579,000 2024 \$530,000 +/- 9.2%	
5-year Dec average: \$519,218	



Active Listings	22
22	32
Min 22	Max 44
5-year Dec average	
Nov 2025 31	Dec 2024 44

Avg DOM	60
60	12
Min 12	Max 60
5-year Dec average	
Nov 2025 18	Dec 2024 12
YTD 28	

Avg Sold to OLP Ratio	96.3%
96.3%	95.9%
Min 95.9%	Max 101.0%
5-year Dec average	
Nov 2025 96.6%	Dec 2024 101.0%
YTD 98.8%	

December 2025

Methacton (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	3
↓ -40.0%	↓ -80.0%
from Nov 2025: 5	from Dec 2024: 15
YTD 2025 247	2024 311 +/- -20.6%
5-year Dec average: 11	

New Pendencies	9
↓ -10.0%	↓ -55.0%
from Nov 2025: 10	from Dec 2024: 20
YTD 2025 226	2024 243 +/- -7.0%
5-year Dec average: 14	

Closed Sales	15
↔ 0.0%	↓ -16.7%
from Nov 2025: 15	from Dec 2024: 18
YTD 2025 236	2024 236 +/- 0.0%
5-year Dec average: 19	

Median Sold Price	\$602,580
↓ -16.3%	↑ 6.6%
from Nov 2025: \$720,000	from Dec 2024: \$565,147
YTD 2025 \$610,000	2024 \$565,147 +/- 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 Pendencies; a 30.4% MoM decrease in All Pendencies (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
18	Min 18
26	Max 39
5-year Dec average	
Nov 2025 28	Dec 2024 39

Avg DOM	64
64	Min 13
33	Max 64
5-year Dec average	
Nov 2025 23	Dec 2024 13
YTD 29	

Avg Sold to OLP Ratio	96.3%
96.3%	Min 95.8%
98.3%	Max 100.9%
5-year Dec average	
Nov 2025 93.6%	Dec 2024 100.9%
YTD 98.8%	

December 2025

Methacton (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	2
↓ -60.0%	↓ -50.0%
from Nov 2025: 5	from Dec 2024: 4
YTD 2025 58	2024 73 +/- -20.5%
5-year Dec average: 5	

New Pendencies	1
↓ -80.0%	↓ -75.0%
from Nov 2025: 5	from Dec 2024: 4
YTD 2025 52	2024 69 +/- -24.6%
5-year Dec average: 5	

Closed Sales	2
↓ -71.4%	↓ -66.7%
from Nov 2025: 7	from Dec 2024: 6
YTD 2025 58	2024 71 +/- -18.3%
5-year Dec average: 6	

Median Sold Price	\$367,500
↓ -20.1%	↓ -26.2%
from Nov 2025: \$460,000	from Dec 2024: \$498,000
YTD 2025 \$467,500	2024 \$471,610 +/- -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 Pendencies; a 50% MoM decrease in All Pendencies (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 pendencies 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
4	
Min 3	6
Max 12	
5-year Dec average	
Nov 2025 3	Dec 2024 5

Avg DOM	35
35	
Min 8	22
Max 40	
5-year Dec average	
Nov 2025 7	Dec 2024 8
YTD 23	

Avg Sold to OLP Ratio	96.4%
96.4%	
Min 93.0%	98.7%
Max 101.9%	
5-year Dec average	
Nov 2025 103.0%	Dec 2024 101.3%
YTD 98.7%	

December 2025

Norristown Area (Montgomery, PA)

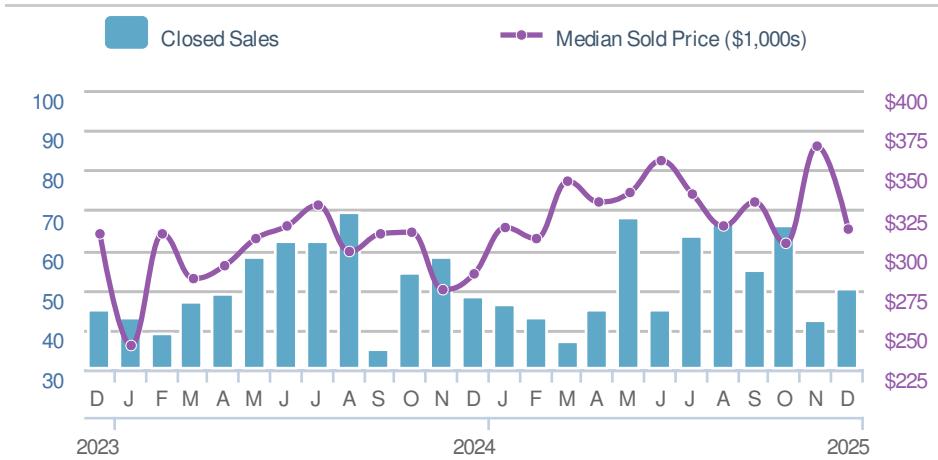
Email: ldavis@tcsr.realtor

New Listings	30	
 -40.0%	 -14.3%	
from Nov 2025: 50	from Dec 2024: 35	
YTD 2025 2024 +/-		
789	776	1.7%
5-year Dec average: 35		

New Pendencies	44	
 -12.0%	 7.3%	
from Nov 2025: 50	from Dec 2024: 41	
YTD 2025 2024 +/-		
670	669	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 +/-		
663	652	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 +/-		
\$325,000	\$299,000	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	
74	60	

Avg DOM	25	
25		
Min 22	29	Max 37
5-year Dec average		
Nov 2025	Dec 2024	
30	30	
YTD 2025	24	

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	
97.7%	96.1%	
YTD 2025	99.1%	

December 2025

Norristown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	8
↓ -57.9%	↓ -27.3%
from Nov 2025: 19	from Dec 2024: 11
YTD 2025 240	2024 270 +/- -11.1%
5-year Dec average: 11	

New Pendlings	11
↓ -21.4%	↓ -38.9%
from Nov 2025: 14	from Dec 2024: 18
YTD 2025 231	2024 232 +/- -0.4%
5-year Dec average: 15	

Closed Sales	13
↓ -18.8%	↓ -18.8%
from Nov 2025: 16	from Dec 2024: 16
YTD 2025 236	2024 220 +/- 7.3%
5-year Dec average: 19	

Median Sold Price	\$404,100
↓ -4.9%	↓ -2.4%
from Nov 2025: \$425,010	from Dec 2024: \$414,200
YTD 2025 \$425,000	2024 \$400,000 +/- 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 Pendlings; no MoM change in All Pendlings (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 pendlings 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
Min 12	14
Max 21	16
5-year Dec average	

Nov 2025 20	Dec 2024 19	YTD 22
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Avg DOM	32
Min 9	24
Max 34	32
5-year Dec average	

Nov 2025 31	Dec 2024 19	YTD 22
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Avg Sold to OLP Ratio	99.9%
Min 98.4%	99.9%
Max 102.1%	99.8%
5-year Dec average	

Nov 2025 95.4%	Dec 2024 98.4%	YTD 100.3%
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December 2025

Norristown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	22	
↓ -29.0%	↓ -8.3%	
from Nov 2025: 31	from Dec 2024: 24	
YTD 2025 2024 +/-		
549	505	8.7%
5-year Dec average: 25		

New Pendencies	33	
↓ -8.3%	↑ 43.5%	
from Nov 2025: 36	from Dec 2024: 23	
YTD 2025 2024 +/-		
439	436	0.7%
5-year Dec average: 33		

Closed Sales	37	
↑ 42.3%	↑ 15.6%	
from Nov 2025: 26	from Dec 2024: 32	
YTD 2025 2024 +/-		
427	431	-0.9%
5-year Dec average: 36		

Median Sold Price	\$265,900	
↓ -8.3%	↑ 6.6%	
from Nov 2025: \$290,000	from Dec 2024: \$249,500	
YTD 2025 2024 +/-		
\$275,500	\$260,000	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 Pendencies; an 11.4% MoM decrease in All Pendencies (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.
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Active Listings	40
40	Min 40 Max 47
5-year Dec average	
Nov 2025 54	Dec 2024 41

Avg DOM	22
22	Min 22 Max 38
5-year Dec average	
Nov 2025 30	Dec 2024 36
YTD 26	

Avg Sold to OLP Ratio	98.1%
98.1%	Min 95.0% Max 100.1%
5-year Dec average	
Nov 2025 99.1%	Dec 2024 95.0%
YTD 98.5%	

December 2025

North Penn (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings	38	
↓ -50.0%	↑ 5.6%	
from Nov 2025: 76	from Dec 2024: 36	
YTD 2025 2024 +/-		
1,161	1,146	1.3%
5-year Dec average: 46		

New Pendencies	55	
↓ -34.5%	↑ 37.5%	
from Nov 2025: 84	from Dec 2024: 40	
YTD 2025 2024 +/-		
998	1,048	-4.8%
5-year Dec average: 51		

Closed Sales	99	
↑ 37.5%	↑ 35.6%	
from Nov 2025: 72	from Dec 2024: 73	
YTD 2025 2024 +/-		
988	1,039	-4.9%
5-year Dec average: 85		

Median Sold Price	\$435,000	
↑ 1.2%	↓ -3.3%	
from Nov 2025: \$430,000	from Dec 2024: \$450,000	
YTD 2025 2024 +/-		
\$450,750	\$447,000	0.8%
5-year Dec average: \$404,450		



Active Listings	100	
Min 28	60	Max 100
5-year Dec average		
Nov 2025 127	Dec 2024 53	

Avg DOM	26	
Min 12	21	Max 26
5-year Dec average		
Nov 2025 19	Dec 2024 26	YTD 19

Avg Sold to OLP Ratio	98.2%	
Min 97.5%	99.1%	Max 101.5%
5-year Dec average		
Nov 2025 98.2%	Dec 2024 97.5%	YTD 99.8%

December 2025

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	16	
↓ -59.0%	↓ -11.1%	
from Nov 2025: 39	from Dec 2024: 18	
YTD 2025 2024 +/-		
627	610	2.8%
5-year Dec average: 21		

New Pendencies	29	
↓ -23.7%	↑ 70.6%	
from Nov 2025: 38	from Dec 2024: 17	
YTD 2025 2024 +/-		
536	562	-4.6%
5-year Dec average: 25		

Closed Sales	46	
↑ 12.2%	↑ 4.5%	
from Nov 2025: 41	from Dec 2024: 44	
YTD 2025 2024 +/-		
520	571	-8.9%
5-year Dec average: 44		

Median Sold Price	\$507,500	
↓ -4.2%	↑ 0.5%	
from Nov 2025: \$530,000	from Dec 2024: \$505,000	
YTD 2025 2024 +/-		
\$550,000	\$515,000	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 Pendencies; a 32.8% MoM decrease in All Pendencies (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	
Min 16	34	Max 52
5-year Dec average		
Nov 2025 68	Dec 2024 28	

Avg DOM	25	
Min 15	23	Max 32
5-year Dec average		
Nov 2025 19	Dec 2024 24	YTD 18

Avg Sold to OLP Ratio	97.9%	
Min 97.4%	98.5%	Max 100.1%
5-year Dec average		
Nov 2025 99.1%	Dec 2024 97.4%	YTD 100.0%

December 2025

North Penn (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	22	
⬇️ -40.5%	⬆️ 22.2%	
from Nov 2025: 37	from Dec 2024: 18	
YTD 2025 2024 +/-		
534	536	-0.4%
5-year Dec average: 25		

New Pendlings	26	
⬇️ -43.5%	⬆️ 13.0%	
from Nov 2025: 46	from Dec 2024: 23	
YTD 2025 2024 +/-		
462	486	-4.9%
5-year Dec average: 27		

Closed Sales	53	
⬆️ 71.0%	⬆️ 82.8%	
from Nov 2025: 31	from Dec 2024: 29	
YTD 2025 2024 +/-		
468	468	0.0%
5-year Dec average: 41		

Median Sold Price	\$360,000	
⬇️ -3.4%	⬇️ -12.4%	
from Nov 2025: \$372,500	from Dec 2024: \$411,000	
YTD 2025 2024 +/-		
\$391,125	\$390,000	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 Pendlings; a 41.9% MoM decrease in All Pendlings (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
Min 12	26
Max 49	49
5-year Dec average	
Nov 2025 59	Dec 2024 25

Avg DOM	27
Min 9	19
Max 29	27
5-year Dec average	
Nov 2025 18	Dec 2024 29
YTD 21	

Avg Sold to OLP Ratio	98.5%
Min 97.6%	98.5%
5-year Dec average	
Nov 2025 97.0%	Dec 2024 97.6%
YTD 99.5%	

December 2025

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings		14
↔ 0.0%	↑ 27.3%	
from Nov 2025: 14	from Dec 2024: 11	
YTD 2025 2024 +/-		
452	401	12.7%
5-year Dec average: 16		

New Pendencies		14
↓ -26.3%	↓ -12.5%	
from Nov 2025: 19	from Dec 2024: 16	
YTD 2025 2024 +/-		
369	366	0.8%
5-year Dec average: 20		

Closed Sales		24
↓ -4.0%	↓ -20.0%	
from Nov 2025: 25	from Dec 2024: 30	
YTD 2025 2024 +/-		
369	382	-3.4%
5-year Dec average: 33		

Median Sold Price		\$525,000
↑ 26.5%	↑ 15.4%	
from Nov 2025: \$415,000	from Dec 2024: \$454,950	
YTD 2025 2024 +/-		
465,000	455,000	2.2%
5-year Dec average: \$437,959		



Active Listings		50
Min 26	35	Max 50
5-year Dec average		
Nov 2025 56	Dec 2024 32	

Avg DOM		15
Min 15	23	Max 31
5-year Dec average		
Nov 2025 21	Dec 2024 22	YTD 21

Avg Sold to OLP Ratio		103.1%
Min 97.8%	100.0%	Max 103.1%
5-year Dec average		
Nov 2025 99.7%	Dec 2024 99.8%	YTD 100.5%

December 2025

Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
 -22.2%	 0.0%	
from Nov 2025: 9	from Dec 2024: 7	
YTD 2025 2024 +/-		
296	241	22.8%
5-year Dec average: 9		

New Pendencies		8
 -42.9%	 -20.0%	
from Nov 2025: 14	from Dec 2024: 10	
YTD 2025 2024 +/-		
233	222	5.0%
5-year Dec average: 12		

Closed Sales		15
 0.0%	 -6.3%	
from Nov 2025: 15	from Dec 2024: 16	
YTD 2025 2024 +/-		
233	233	0.0%
5-year Dec average: 19		

Median Sold Price		\$630,000
 5.7%	 17.5%	
from Nov 2025: \$596,175	from Dec 2024: \$536,250	
YTD 2025 2024 +/-		
614,000	565,000	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 Pendencies; a 33.3% MoM decrease in All Pendencies (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
Min 17	24	Max 34
5-year Dec average		
Nov 2025 40	Dec 2024 17	

Avg DOM		16
Min 12	16	Max 30
5-year Dec average		
Nov 2025 22	Dec 2024 26	YTD 23
Nov 2025 99.5%	Dec 2024 99.3%	YTD 100.9%

Avg Sold to OLP Ratio		105.1%
Min 97.5%	100.0%	Max 105.1%
5-year Dec average		

December 2025

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
 40.0%	 75.0%	
from Nov 2025: 5	from Dec 2024: 4	
YTD 2025 2024 +/-		
156	160	-2.5%
5-year Dec average: 7		

New Pendlings		6
 20.0%	 0.0%	
from Nov 2025: 5	from Dec 2024: 6	
YTD 2025 2024 +/-		
136	144	-5.6%
5-year Dec average: 8		

Closed Sales		9
 -10.0%	 -35.7%	
from Nov 2025: 10	from Dec 2024: 14	
YTD 2025 2024 +/-		
136	149	-8.7%
5-year Dec average: 14		

Median Sold Price		\$400,000
 12.7%	 8.1%	
from Nov 2025: \$355,000	from Dec 2024: \$370,000	
YTD 2025 2024 +/-		
\$360,000	\$367,100	-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 Pendlings; a 50% MoM decrease in All Pendlings (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
Min 5	11	Max 16
5-year Dec average		
Nov 2025 16	Dec 2024 15	

Avg DOM		13
13	22	35
Min 13	22	Max 35
5-year Dec average		
Nov 2025 19	Dec 2024 17	YTD 19

Avg Sold to OLP Ratio		99.8%
99.8%	100.2%	103.9%
Min 97.2%	100.2%	Max 103.9%
5-year Dec average		
Nov 2025 100.1%	Dec 2024 100.4%	YTD 99.7%

December 2025

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings	14	
⬇️ -30.0%	⬆️ 75.0%	
from Nov 2025: 20	from Dec 2024: 8	
YTD 2025 2024 +/-		
356	342	4.1%
5-year Dec average: 21		

New Pendlings	19	
⬇️ -9.5%	⬆️ 26.7%	
from Nov 2025: 21	from Dec 2024: 15	
YTD 2025 2024 +/-		
321	297	8.1%
5-year Dec average: 22		

Closed Sales	30	
⬆️ 30.4%	⬆️ 36.4%	
from Nov 2025: 23	from Dec 2024: 22	
YTD 2025 2024 +/-		
318	290	9.7%
5-year Dec average: 26		

Median Sold Price	\$362,500	
⬆️ 3.6%	⬆️ 1.4%	
from Nov 2025: \$350,000	from Dec 2024: \$357,500	
YTD 2025 2024 +/-		
\$365,000	\$360,000	1.4%
5-year Dec average: \$354,279		



Active Listings	25
Min 15	23
Max 35	25
5-year Dec average	
Nov 2025 31	Dec 2024 23

Avg DOM	22
Min 10	19
Max 23	22
5-year Dec average	
Nov 2025 20	Dec 2024 23
YTD 20	

Avg Sold to OLP Ratio	98.1%
Min 97.7%	98.1%
Max 101.7%	101.7%
5-year Dec average	
Nov 2025 100.7%	Dec 2024 97.7%
YTD 100.0%	

December 2025

Pottsgrove (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	12	
↔ 0.0%	↑ 71.4%	
from Nov 2025: 12	from Dec 2024: 7	
YTD 2025 2024 +/-		
266	256	3.9%
5-year Dec average: 12		

New Pendlings	16	
↑ 14.3%	↑ 45.5%	
from Nov 2025: 14	from Dec 2024: 11	
YTD 2025 2024 +/-		
239	220	8.6%
5-year Dec average: 12		

Closed Sales	19	
↔ 0.0%	↑ 18.8%	
from Nov 2025: 19	from Dec 2024: 16	
YTD 2025 2024 +/-		
234	213	9.9%
5-year Dec average: 20		

Median Sold Price	\$430,000	
↓ -2.3%	↑ 5.1%	
from Nov 2025: \$440,000	from Dec 2024: \$408,950	
YTD 2025 2024 +/-		
\$400,000	\$400,000	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 Pendlings; a 9.7% MoM decrease in All Pendlings (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
Min 11	20
5-year Dec average 19	
Nov 2025 25	Dec 2024 20

Avg DOM	23
Min 9	23
5-year Dec average 19	
Nov 2025 21	Dec 2024 20
YTD 21	

Avg Sold to OLP Ratio	97.8%
Min 96.7%	97.8%
5-year Dec average 98.9%	
Nov 2025 100.9%	Dec 2024 96.7%
YTD 99.9%	

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 90	2024 86	+/- 4.7%
5-year Dec average: 9		

New Pendencies		3
 -57.1%	 -25.0%	
from Nov 2025: 7	from Dec 2024: 4	
YTD 2025 82	2024 77	+/- 6.5%
5-year Dec average: 9		

Closed Sales		11
 175.0%	 83.3%	
from Nov 2025: 4	from Dec 2024: 6	
YTD 2025 84	2024 77	+/- 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 \$292,500	2024 \$266,500	+/- 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 Pendencies; a 78.6% MoM decrease in All Pendencies (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
Min 1	3	Max 5
5-year Dec average		
Nov 2025 6	Dec 2024 3	

Avg DOM		20
Min 6	19	Max 32
5-year Dec average		
Nov 2025 15	Dec 2024 32	YTD 19

Avg Sold to OLP Ratio		98.6%
Min 98.6%	100.8%	Max 105.2%
5-year Dec average		
Nov 2025 99.6%	Dec 2024 100.4%	YTD 100.2%

December 2025

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings	10	
↓-37.5%	↓-16.7%	
from Nov 2025: 16	from Dec 2024: 12	
YTD 2025 2024 +/-		
335	361	-7.2%
5-year Dec average: 17		

New Pendencies	19	
↓-29.6%	↑137.5%	
from Nov 2025: 27	from Dec 2024: 8	
YTD 2025 2024 +/-		
275	315	-12.7%
5-year Dec average: 22		

Closed Sales	31	
↑82.4%	↑47.6%	
from Nov 2025: 17	from Dec 2024: 21	
YTD 2025 2024 +/-		
266	322	-17.4%
5-year Dec average: 32		

Median Sold Price	\$225,000	
↓-5.9%	↓-10.0%	
from Nov 2025: \$239,000	from Dec 2024: \$250,000	
YTD 2025 2024 +/-		
\$250,000	\$235,000	6.4%
5-year Dec average: \$210,250		



Active Listings	25	
25		
Min 23	28	Max 35
5-year Dec average		
Nov 2025	Dec 2024	
38	35	

Avg DOM	48	
48		
Min 14	23	Max 48
5-year Dec average		
Nov 2025	Dec 2024	
14	14	
YTD 2025		
25		

Avg Sold to OLP Ratio	94.6%	
94.6%		
Min 94.6%	97.3%	Max 98.7%
5-year Dec average		
Nov 2025	Dec 2024	
98.4%	98.4%	
YTD 2025		
98.9%		

December 2025

Pottstown (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	4
↓ -42.9%	↓ -33.3%
from Nov 2025: 7	from Dec 2024: 6
YTD 2025 178	2024 185 +/- -3.8%
5-year Dec average: 7	

New Pendencies	9
↓ -25.0%	↑ 350.0%
from Nov 2025: 12	from Dec 2024: 2
YTD 2025 160	2024 160 +/- 0.0%
5-year Dec average: 10	

Closed Sales	14
↑ 27.3%	↑ 16.7%
from Nov 2025: 11	from Dec 2024: 12
YTD 2025 153	2024 161 +/- -5.0%
5-year Dec average: 16	

Median Sold Price	\$271,250
↓ -3.1%	↓ -3.1%
from Nov 2025: \$280,000	from Dec 2024: \$279,950
YTD 2025 \$280,000	2024 \$264,900 +/- 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 Pendencies; a 33.3% MoM decrease in All Pendencies (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
8	
Min 7	Max 20
5-year Dec average 13	

Nov 2025 13 Dec 2024 20 YTD 19

Avg DOM	29
29	
Min 8	Max 29
18	

5-year Dec average 18

Nov 2025 9 Dec 2024 8 YTD 19

Avg Sold to OLP Ratio	99.5%
99.5%	
Min 94.1%	Max 99.5%
97.5%	

5-year Dec average 97.5%

Nov 2025 99.5% Dec 2024 99.2% YTD 100.1%

December 2025

Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	6	
 -33.3%	 0.0%	
from Nov 2025: 9	from Dec 2024: 6	
YTD 2025 2024 +/-		
157	176	-10.8%
5-year Dec average: 9		

New Pendlings	10	
 -33.3%	 66.7%	
from Nov 2025: 15	from Dec 2024: 6	
YTD 2025 2024 +/-		
115	155	-25.8%
5-year Dec average: 12		

Closed Sales	17	
 183.3%	 88.9%	
from Nov 2025: 6	from Dec 2024: 9	
YTD 2025 2024 +/-		
113	161	-29.8%
5-year Dec average: 16		

Median Sold Price	\$205,000	
 -6.8%	 12.3%	
from Nov 2025: \$219,950	from Dec 2024: \$182,500	
YTD 2025 2024 +/-		
\$215,000	\$195,000	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 Pendlings; a 52.9% MoM decrease in All Pendlings (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
 17	 17
Min 7	14
5-year Dec average	
Nov 2025 25	Dec 2024 15

Avg DOM	63
 63	 63
Min 14	27
5-year Dec average	
Nov 2025 23	Dec 2024 22
YTD 32	
Avg Sold to OLP Ratio	90.5%
 90.5%	 90.5%
Min 90.5%	97.2%
5-year Dec average	
Nov 2025 96.2%	Dec 2024 97.5%
YTD 97.2%	

December 2025

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings	24	
⬇️ -4.0%	⬆️ 4.3%	
from Nov 2025: 25	from Dec 2024: 23	
YTD 2025 2024 +/-		
523	512	2.1%
5-year Dec average: 21		

New Pendlings	27	
⬇️ -15.6%	⬆️ 35.0%	
from Nov 2025: 32	from Dec 2024: 20	
YTD 2025 2024 +/-		
417	405	3.0%
5-year Dec average: 24		

Closed Sales	36	
⬆️ 20.0%	⬆️ 24.1%	
from Nov 2025: 30	from Dec 2024: 29	
YTD 2025 2024 +/-		
420	415	1.2%
5-year Dec average: 37		

Median Sold Price	\$524,500	
⬆️ 14.0%	⬆️ 6.0%	
from Nov 2025: \$460,000	from Dec 2024: \$495,000	
YTD 2025 2024 +/-		
470,000	465,000	1.1%
5-year Dec average: \$448,989		



Active Listings	34	
34	34	
Min 21	30	Max 38
5-year Dec average		
Nov 2025	Dec 2024	
42	30	

Avg DOM	30	
30	30	
Min 14	27	Max 33
5-year Dec average		
Nov 2025	Dec 2024	
26	25	
YTD 2025		
21		

Avg Sold to OLP Ratio	100.7%	
100.7%	100.7%	
Min 95.9%	99.5%	Max 102.5%
5-year Dec average		
Nov 2025	Dec 2024	
99.0%	98.3%	
YTD 2025		
100.9%		

December 2025

Souderton Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	13	
↓ -27.8%	↓ -31.6%	
from Nov 2025: 18	from Dec 2024: 19	
YTD 2025 2024 +/-		
333	355	-6.2%
5-year Dec average: 12		

New Pendlings	15	
↓ -31.8%	↑ 25.0%	
from Nov 2025: 22	from Dec 2024: 12	
YTD 2025 2024 +/-		
267	270	-1.1%
5-year Dec average: 13		

Closed Sales	25	
↑ 38.9%	↑ 4.2%	
from Nov 2025: 18	from Dec 2024: 24	
YTD 2025 2024 +/-		
270	264	2.3%
5-year Dec average: 27		

Median Sold Price	\$552,000	
↓ -9.9%	↑ 11.0%	
from Nov 2025: \$612,500	from Dec 2024: \$497,500	
YTD 2025 2024 +/-		
\$550,000	\$498,040	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 Pendlings; a 29% MoM decrease in All Pendlings (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	
Min 13	19	Max 22
5-year Dec average		
Nov 2025 28	Dec 2024 22	

Avg DOM	36	
Min 17	28	Max 36
5-year Dec average		
Nov 2025 26	Dec 2024 21	YTD 21

Avg Sold to OLP Ratio	102.0%	
Min 95.6%	99.5%	Max 102.4%
5-year Dec average		
Nov 2025 99.3%	Dec 2024 97.7%	YTD 101.4%

December 2025

Souderton Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	11	
 57.1%	 175.0%	
from Nov 2025: 7	from Dec 2024: 4	
YTD 2025 2024 +/-		
190	155	22.6%
5-year Dec average: 9		

New Pendlings	12	
 20.0%	 50.0%	
from Nov 2025: 10	from Dec 2024: 8	
YTD 2025 2024 +/-		
150	134	11.9%
5-year Dec average: 10		

Closed Sales	11	
 -8.3%	 120.0%	
from Nov 2025: 12	from Dec 2024: 5	
YTD 2025 2024 +/-		
150	150	0.0%
5-year Dec average: 10		

Median Sold Price	\$387,500	
 -5.8%	 -4.3%	
from Nov 2025: \$411,500	from Dec 2024: \$405,000	
YTD 2025 2024 +/-		
\$415,000	\$425,000	-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 Pendlings; a 16.7% MoM increase in All Pendlings (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 pendings 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
Min 2	10
Max 25	13
5-year Dec average	
Nov 2025 14	Dec 2024 8

Avg DOM	16
Min 9	16
Max 49	27
5-year Dec average	
Nov 2025 27	Dec 2024 49
YTD 21	

Avg Sold to OLP Ratio	97.7%
Min 97.7%	100.1%
5-year Dec average	
Nov 2025 98.5%	Dec 2024 101.3%
YTD 100.0%	

December 2025

Springfield (Montgomery, PA)

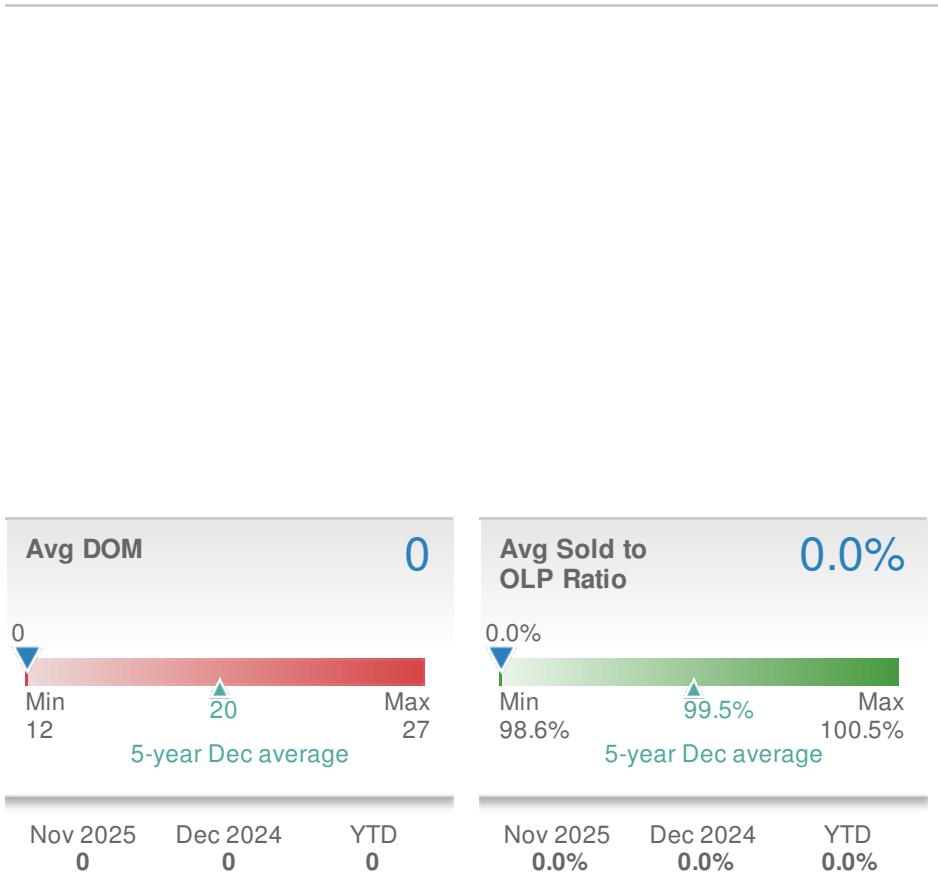
Email: ldavis@tcsr.realtor

New Listings	0	
↔ 0.0% from Nov 2025:	↔ 0.0% from Dec 2024:	
0	0	
YTD 2025 2024 +/-		
0	0	0.0%
5-year Dec average: 9		

New Pendlings	0	
↔ 0.0% from Nov 2025:	↔ 0.0% from Dec 2024:	
0	0	
YTD 2025 2024 +/-		
0	0	0.0%
5-year Dec average: 8		

Closed Sales	0	
↔ 0.0% from Nov 2025:	↔ 0.0% from Dec 2024:	
0	0	
YTD 2025 2024 +/-		
0	0	0.0%
5-year Dec average: 23		

Median Sold Price	\$0	
↔ 0.0% from Nov 2025:	↔ 0.0% from Dec 2024:	
\$0	\$0	
YTD 2025 2024 +/-		
\$0	\$0	0.0%
5-year Dec average: \$493,625		



December 2025

Springfield (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
0	0	
YTD	2025	2024
0	0	+/- %
5-year Dec average: 3		

New Pendencies		0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
0	0	
YTD	2025	2024
0	0	+/- %
5-year Dec average: 3		

Closed Sales		0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
0	0	
YTD	2025	2024
0	0	+/- %
5-year Dec average: 8		

Median Sold Price		\$0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
\$0	\$0	
YTD	2025	2024
\$0	\$0	+/- %
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 Pendencies; no MoM change in All Pendencies (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 pendencies 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
0	Min 9	Max 10
Min	10	Max
5-year Dec average		
Nov 2025	Dec 2024	
0	0	

Avg DOM		0
0	Min 12	Max 28
Min	20	Max
5-year Dec average		
Nov 2025	Dec 2024	
0	0	
YTD		
0		

Avg Sold to OLP Ratio		0.0%
0.0%	Min 98.3%	Max 100.5%
Min	99.4%	Max
5-year Dec average		
Nov 2025	Dec 2024	
0.0%	0.0%	
YTD		
0.0%		

December 2025

Springfield (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
0	0	
YTD	2025	2024
0	0	+/- %
5-year Dec average: 0		

New Pendencies		0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
0	0	
YTD	2025	2024
0	0	+/- %
5-year Dec average: 0		

Closed Sales		0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
0	0	
YTD	2025	2024
0	0	+/- %
5-year Dec average: 1		

Median Sold Price		\$0
↔ 0.0%	↔ 0.0%	
from Nov 2025:	from Dec 2024:	
\$0	\$0	
YTD	2025	2024
\$0	\$0	+/- %
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 Pendencies; no MoM change in All Pendencies (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 pendencies 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
0		
Min	1	Max
1	5-year Dec average	1
Nov 2025	Dec 2024	
0	0	

Avg DOM		0
0		
Min	8	Max
0	5-year Dec average	16
Nov 2025	Dec 2024	
0	0	
YTD		
0		

Avg Sold to OLP Ratio		0.0%
0.0%		
Min	50.6%	Max
0.0%	5-year Dec average	101.2%
Nov 2025	Dec 2024	
0.0%	0.0%	
YTD		
0.0%		

December 2025

Spring-Ford Area (Montgomery, PA)

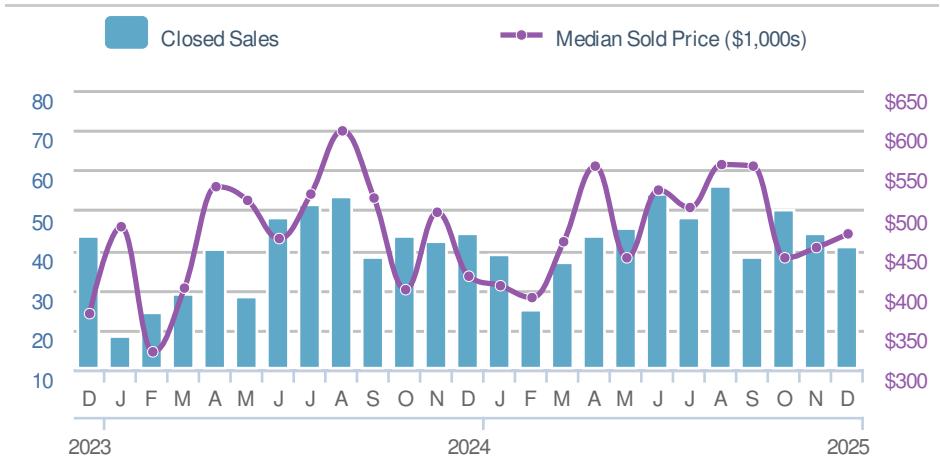
Email: ldavis@tcsr.realtor

New Listings	20	
⬇️ -37.5%	↔️ 0.0%	
from Nov 2025: 32	from Dec 2024: 20	
YTD 2025 2024 +/-		
627	574	9.2%
5-year Dec average: 26		

New Pendlings	23	
⬇️ -54.0%	⬇️ -14.8%	
from Nov 2025: 50	from Dec 2024: 27	
YTD 2025 2024 +/-		
539	500	7.8%
5-year Dec average: 28		

Closed Sales	41	
⬇️ -6.8%	⬇️ -6.8%	
from Nov 2025: 44	from Dec 2024: 44	
YTD 2025 2024 +/-		
538	477	12.8%
5-year Dec average: 45		

Median Sold Price	\$470,000	
⬆️ 3.8%	⬆️ 12.6%	
from Nov 2025: \$453,000	from Dec 2024: \$417,574	
YTD 2025 2024 +/-		
\$481,000	\$481,000	0.0%
5-year Dec average: \$417,623		



Active Listings	51
Min 30	44
Max 56	51
5-year Dec average	
Nov 2025 59	Dec 2024 48

Avg DOM	23
Min 13	17
Max 23	23
5-year Dec average	
Nov 2025 24	Dec 2024 16
YTD 22	

Avg Sold to OLP Ratio	97.6%
Min 97.6%	97.6%
Max 102.8%	102.8%
5-year Dec average	
Nov 2025 98.4%	Dec 2024 99.2%
YTD 99.1%	

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 +/-		
318	280	13.6%
5-year Dec average: 10		

New Pendlings	12	
↓ -40.0%	↓ -7.7%	
from Nov 2025: 20	from Dec 2024: 13	
YTD 2025 2024 +/-		
275	244	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 +/-		
274	227	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 +/-		
\$676,000	\$650,000	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 Pendlings; a 23.5% MoM decrease in All Pendlings (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	
Min 15	23	Max 27
5-year Dec average		
Nov 2025 32	Dec 2024 26	

Avg DOM	19	
Min 12	15	Max 21
5-year Dec average		
Nov 2025 34	Dec 2024 12	YTD 25

Avg Sold to OLP Ratio	98.4%	
Min 96.5%	99.2%	Max 103.9%
5-year Dec average		
Nov 2025 98.3%	Dec 2024 99.3%	YTD 99.3%

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 +/-		
309	294	5.1%
5-year Dec average: 16		

New Pendencies	11	
↓ -63.3%	↓ -21.4%	
from Nov 2025: 30	from Dec 2024: 14	
YTD 2025 2024 +/-		
264	256	3.1%
5-year Dec average: 17		

Closed Sales	23	
↔ 0.0%	↑ 15.0%	
from Nov 2025: 23		
264	250	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 +/-		
\$387,000	\$389,950	-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 Pendencies; a 37.1% MoM decrease in All Pendencies (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.
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Active Listings	26	
Min 9	20	Max 29
5-year Dec average		
Nov 2025 27	Dec 2024 22	

Avg DOM	26	
Min 12	19	Max 26
5-year Dec average		
Nov 2025 16	Dec 2024 22	YTD 20

Avg Sold to OLP Ratio	96.9%	
Min 96.9%	99.7%	Max 102.0%
5-year Dec average		
Nov 2025 98.5%	Dec 2024 99.1%	YTD 99.0%

December 2025

Upper Dublin (Montgomery, PA)

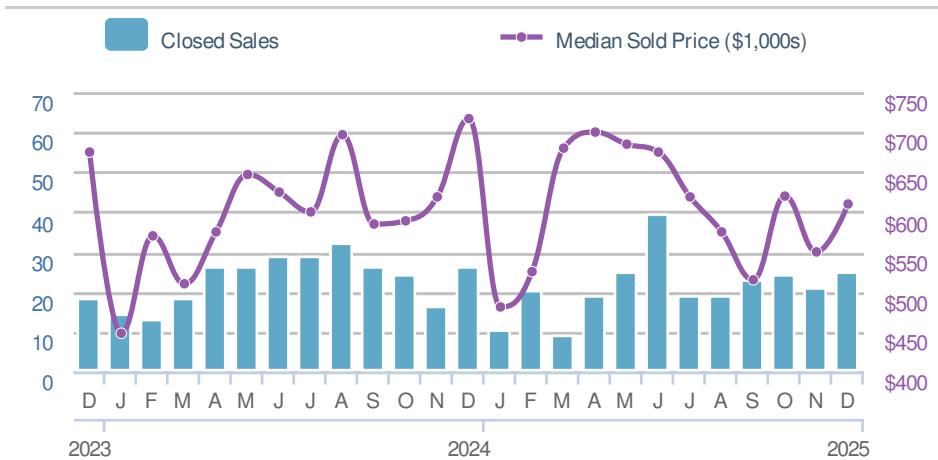
Email: ldavis@tcsr.realtor

New Listings	13
⬇️ -13.3% from Nov 2025: 15	⬆️ 30.0% from Dec 2024: 10
YTD 2025 294	2024 306 +/- -3.9%
5-year Dec average: 11	

New Pendencies	14
⬇️ -33.3% from Nov 2025: 21	⬆️ 7.7% from Dec 2024: 13
YTD 2025 260	2024 278 +/- -6.5%
5-year Dec average: 13	

Closed Sales	25
⬆️ 19.0% from Nov 2025: 21	⬇️ -3.8% from Dec 2024: 26
YTD 2025 259	2024 284 +/- -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 \$625,000	2024 \$605,000 +/- 3.3%
5-year Dec average: \$620,662	



Active Listings	27
Min 18	22
Max 27	27
5-year Dec average	
Nov 2025 28	Dec 2024 19

Avg DOM	32
Min 21	32
Max 49	33
5-year Dec average	
Nov 2025 22	Dec 2024 37
YTD 21	

Avg Sold to OLP Ratio	97.5%
Min 97.5%	97.5%
Max 101.4%	99.7%
5-year Dec average	
Nov 2025 98.1%	Dec 2024 99.3%
YTD 101.0%	

December 2025

Upper Dublin (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	8	
 14.3%	 33.3%	
from Nov 2025: 7	from Dec 2024: 6	
YTD 2025 2024 +/-		
199	202	-1.5%
5-year Dec average: 6		

New Pendlings	7	
 -50.0%	 -22.2%	
from Nov 2025: 14	from Dec 2024: 9	
YTD 2025 2024 +/-		
179	179	0.0%
5-year Dec average: 7		

Closed Sales	16	
 23.1%	 0.0%	
from Nov 2025: 13	from Dec 2024: 16	
YTD 2025 2024 +/-		
177	180	-1.7%
5-year Dec average: 15		

Median Sold Price	\$641,625	
 -2.8%	 -13.0%	
from Nov 2025: \$660,000	from Dec 2024: \$737,500	
YTD 2025 2024 +/-		
\$700,000	\$683,900	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 Pendlings; a 42.9% MoM decrease in All Pendlings (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
 19	
Min 9 13 Max 19	
5-year Dec average	
Nov 2025 18	Dec 2024 12

Avg DOM	35
 35	
Min 18 29 Max 37	
5-year Dec average	
Nov 2025 27	Dec 2024 37
YTD 22	

Avg Sold to OLP Ratio	97.3%
 97.3%	
Min 96.9% 97.6% Max 98.3%	
5-year Dec average	
Nov 2025 97.1%	Dec 2024 96.9%
YTD 101.0%	

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 +/-		
95	104	-8.7%
5-year Dec average: 5		

New Pendencies	7	
↔0.0%	↑75.0%	
from Nov 2025: 7	from Dec 2024: 4	
YTD 2025 2024 +/-		
81	99	-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 +/-		
82	104	-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 +/-		
\$445,000	\$453,500	-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 Pendencies; a 22.2% MoM decrease in All Pendencies (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
Min 5	Max 18
5-year Dec average	
Nov 2025 10	Dec 2024 7

Avg DOM	26
26	41
5-year Dec average	
Nov 2025 14	Dec 2024 36
YTD 19	

Avg Sold to OLP Ratio	97.8%
97.8%	103.5%
5-year Dec average	
Nov 2025 99.9%	Dec 2024 103.1%
YTD 101.0%	

December 2025

Upper Merion Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings	23	
↓ -20.7%	↓ -8.0%	
from Nov 2025: 29	from Dec 2024: 25	
YTD 2025 2024 +/-		
547	533	2.6%
5-year Dec average: 22		

New Pendencies	25	
↓ -43.2%	↔ 0.0%	
from Nov 2025: 44	from Dec 2024: 25	
YTD 2025 2024 +/-		
427	437	-2.3%
5-year Dec average: 25		

Closed Sales	43	
↑ 26.5%	↑ 48.3%	
from Nov 2025: 34	from Dec 2024: 29	
YTD 2025 2024 +/-		
443	418	6.0%
5-year Dec average: 34		

Median Sold Price	\$499,990	
↑ 5.3%	↑ 17.6%	
from Nov 2025: \$475,000	from Dec 2024: \$425,000	
YTD 2025 2024 +/-		
\$490,000	\$487,250	0.6%
5-year Dec average: \$425,598		



Active Listings	60	
Min 29	51	Max 67
5-year Dec average		
Nov 2025 66	Dec 2024 67	

Avg DOM	27	
Min 13	26	Max 34
5-year Dec average		
Nov 2025 26	Dec 2024 29	YTD 26

Avg Sold to OLP Ratio	98.4%	
Min 95.8%	98.4%	Max 100.6%
5-year Dec average		
Nov 2025 97.0%	Dec 2024 98.3%	YTD 98.4%

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 +/-		
224	230	-2.6%
5-year Dec average: 7		

New Pendlings	9	
↓ -35.7%	↓ -10.0%	
from Nov 2025: 14	from Dec 2024: 10	
YTD 2025 2024 +/-		
189	197	-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 +/-		
196	196	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 +/-		
\$535,000	\$537,750	-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 Pendlings; a 52.4% MoM decrease in All Pendlings (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	
Min 11	16	Max 22
5-year Dec average		
Nov 2025 27	Dec 2024 16	

Avg DOM	23	
Min 13	20	Max 33
5-year Dec average		
Nov 2025 29	Dec 2024 13	YTD 22

Avg Sold to OLP Ratio	100.8%	
Min 96.3%	99.1%	Max 100.9%
5-year Dec average		
Nov 2025 98.1%	Dec 2024 100.9%	YTD 99.8%

December 2025

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	20	
 17.6% from Nov 2025:	 11.1% from Dec 2024:	
17	18	
YTD 2025 2024 +/-		
322	302	6.6%
5-year Dec average: 15		

New Pendencies	16	
 -46.7% from Nov 2025:	 6.7% from Dec 2024:	
30	15	
YTD 2025 2024 +/-		
237	239	-0.8%
5-year Dec average: 14		

Closed Sales	24	
 60.0% from Nov 2025:	 60.0% from Dec 2024:	
15	15	
YTD 2025 2024 +/-		
246	221	11.3%
5-year Dec average: 18		

Median Sold Price	\$407,500	
 -16.7% from Nov 2025:	 25.4% from Dec 2024:	
\$489,220	\$325,000	
YTD 2025 2024 +/-		
\$455,000	\$432,000	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 Pendencies; a 27.3% MoM decrease in All Pendencies (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
Min 18	35
Max 51	38
5-year Dec average	
Nov 2025 39	Dec 2024 51

Avg DOM	31
Min 13	31
Max 44	31
5-year Dec average	
Nov 2025 24	Dec 2024 44
YTD 29	

Avg Sold to OLP Ratio	96.6%
Min 95.1%	96.6%
Max 101.5%	97.7%
5-year Dec average	
Nov 2025 95.5%	Dec 2024 95.8%
YTD 97.3%	

December 2025

Upper Moreland (Montgomery, PA)

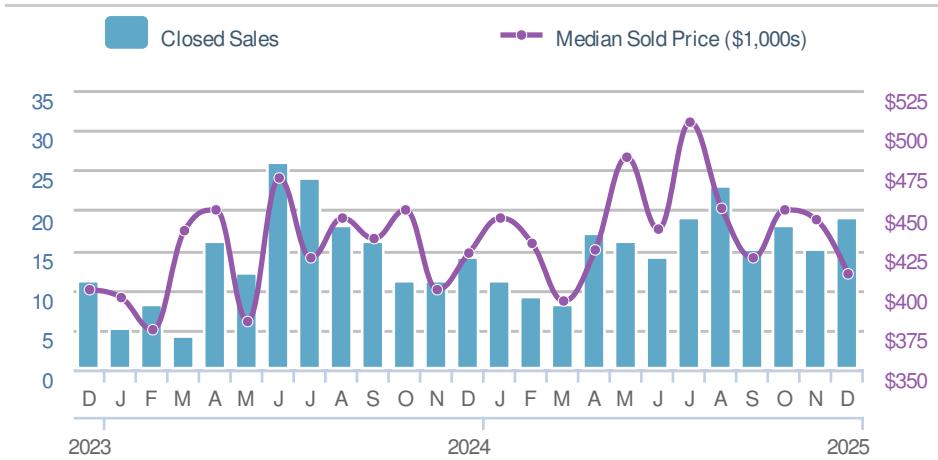
Email: ldavis@tcsr.realtor

New Listings	9	
⬇️ -30.8%	↔️ 0.0%	
from Nov 2025: 13	from Dec 2024: 9	
YTD 2025 2024 +/-		
223	200	11.5%
5-year Dec average: 10		

New Pendlings	15	
⬇️ -11.8%	⬆️ 7.1%	
from Nov 2025: 17	from Dec 2024: 14	
YTD 2025 2024 +/-		
203	176	15.3%
5-year Dec average: 12		

Closed Sales	19	
⬆️ 26.7%	⬆️ 35.7%	
from Nov 2025: 15	from Dec 2024: 14	
YTD 2025 2024 +/-		
194	169	14.8%
5-year Dec average: 15		

Median Sold Price	\$410,000	
⬇️ -7.8%	⬇️ -3.1%	
from Nov 2025: \$444,900	from Dec 2024: \$423,000	
YTD 2025 2024 +/-		
\$450,000	\$430,000	4.7%
5-year Dec average: \$411,500		



Active Listings	12
12	12
Min 3	9
5-year Dec average	
Nov 2025 18	Dec 2024 3

Avg DOM	38
38	38
Min 12	25
5-year Dec average	
Nov 2025 23	Dec 2024 26
YTD 17	

Avg Sold to OLP Ratio	93.2%
93.2%	93.2%
5-year Dec average	
Nov 2025 97.6%	Dec 2024 98.9%
YTD 100.4%	

December 2025

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	8	
 -38.5%	 0.0%	
from Nov 2025: 13	from Dec 2024: 8	
YTD 2025 2024 +/-		
206	183	12.6%
5-year Dec average: 9		

New Pendlings	15	
 -11.8%	 7.1%	
from Nov 2025: 17	from Dec 2024: 14	
YTD 2025 2024 +/-		
185	162	14.2%
5-year Dec average: 12		

Closed Sales	19	
 58.3%	 46.2%	
from Nov 2025: 12	from Dec 2024: 13	
YTD 2025 2024 +/-		
176	154	14.3%
5-year Dec average: 14		

Median Sold Price	\$410,000	
 -16.6%	 -3.8%	
from Nov 2025: \$491,500	from Dec 2024: \$426,000	
YTD 2025 2024 +/-		
\$460,000	\$435,000	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 Pendlings; an 18.5% MoM decrease in All Pendlings (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	
 11	 11	
Min 2	8	Max 14
5-year Dec average		
Nov 2025 18	Dec 2024 2	

Avg DOM	38	
 38	 38	
Min 11	26	Max 38
5-year Dec average		
Nov 2025 23	Dec 2024 28	YTD 18

Avg Sold to OLP Ratio	93.2%	
 93.2%	 97.7%	
Min 93.2%	Max 99.3%	
5-year Dec average		
Nov 2025 97.5%	Dec 2024 98.6%	YTD 100.5%

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:	from Dec 2024:		
0	1		
YTD	2025	2024	+/-
17	17	17	0.0%
5-year Dec average: 1			

New Pendencies		0	
0.0%	0.0%		
from Nov 2025:	from Dec 2024:		
0	0		
YTD	2025	2024	+/-
18	14	14	28.6%
5-year Dec average: 0			

Closed Sales		0	
-100.0%	-100.0%		
from Nov 2025:	from Dec 2024:		
3	1		
YTD	2025	2024	+/-
18	15	15	20.0%
5-year Dec average: 1			

Median Sold Price		\$0	
-100.0%	-100.0%		
from Nov 2025:	from Dec 2024:		
\$278,000	\$285,000		
YTD	2025	2024	+/-
285,000	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 Pendencies; no MoM change in All Pendencies (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 pendencies 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
Min	1	1
0	1	1
5-year Dec average		
Nov 2025	Dec 2024	
0	1	

Avg DOM		0
0	6	14
Min	6	Max
0	5-year Dec average	
Nov 2025	Dec 2024	YTD
23	4	13

Avg Sold to OLP Ratio		0.0%
0.0%	61.3%	102.6%
Min	0.0%	Max
0.0%	5-year Dec average	
Nov 2025	Dec 2024	YTD
98.1%	101.8%	100.2%

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 279	2024 255 +/- 9.4%
5-year Dec average: 14	

New Pendencies	11
▼ -38.9% from Nov 2025: 18	▼ -8.3% from Dec 2024: 12
YTD 2025 251	2024 210 +/- 19.5%
5-year Dec average: 14	

Closed Sales	19
▼ -20.8% from Nov 2025: 24	▼ -5.0% from Dec 2024: 20
YTD 2025 255	2024 213 +/- 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 \$350,000	2024 \$335,000 +/- 4.5%
5-year Dec average: \$315,048	



Active Listings	25
Min 14	21
Max 27	25
5-year Dec average	
Nov 2025 20	Dec 2024 27

Avg DOM	20
Min 15	18
Max 22	20
5-year Dec average	
Nov 2025 24	Dec 2024 15
YTD 23	

Avg Sold to OLP Ratio	98.4%
Min 98.2%	98.4%
Max 100.0%	99.1%
5-year Dec average	
Nov 2025 99.5%	Dec 2024 100.0%
YTD 99.1%	

December 2025

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		10
 25.0%	 66.7%	
from Nov 2025: 8	from Dec 2024: 6	
YTD 2025 2024 +/-		
165	147	12.2%
5-year Dec average: 7		

New Pendencies		6
 -45.5%	 0.0%	
from Nov 2025: 11	from Dec 2024: 6	
YTD 2025 2024 +/-		
142	113	25.7%
5-year Dec average: 8		

Closed Sales		12
 -7.7%	 71.4%	
from Nov 2025: 13	from Dec 2024: 7	
YTD 2025 2024 +/-		
145	118	22.9%
5-year Dec average: 7		

Median Sold Price		\$360,000
 -28.0%	 23.3%	
from Nov 2025: \$500,000	from Dec 2024: \$292,000	
YTD 2025 2024 +/-		
\$425,000	\$408,500	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 Pendencies; a 42.9% MoM decrease in All Pendencies (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
Min 9	15	Max 19
5-year Dec average		
Nov 2025 15	Dec 2024 19	

Avg DOM		17
Min 7	17	Max 40
5-year Dec average		
Nov 2025 23	Dec 2024 7	YTD 25

Avg Sold to OLP Ratio		98.9%
Min 96.7%	98.9%	Max 102.4%
5-year Dec average		
Nov 2025 100.7%	Dec 2024 102.4%	YTD 98.5%

December 2025

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	5	
↔ 0.0%	⬇ -28.6%	
from Nov 2025: 5	from Dec 2024: 7	
YTD 2025 2024 +/-		
114	108	5.6%
5-year Dec average: 7		

New Pendlings	5	
⬇ -28.6%	⬇ -16.7%	
from Nov 2025: 7	from Dec 2024: 6	
YTD 2025 2024 +/-		
109	97	12.4%
5-year Dec average: 6		

Closed Sales	7	
⬇ -36.4%	⬇ -46.2%	
from Nov 2025: 11	from Dec 2024: 13	
YTD 2025 2024 +/-		
110	95	15.8%
5-year Dec average: 11		

Median Sold Price	\$312,500	
⬇ -3.8%	⬆ 4.2%	
from Nov 2025: \$325,000	from Dec 2024: \$300,000	
YTD 2025 2024 +/-		
\$300,000	\$289,000	3.8%
5-year Dec average: \$304,948		

Summary	<p>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 Pendlings; a 44.4% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 5; and a 40% increase in supply to 7 active units.</p> <p>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.</p>	
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Active Listings	7
Min 2	5
Max 8	7
5-year Dec average	
Nov 2025 5	Dec 2024 8

Avg DOM	26
Min 10	17
Max 26	26
Nov 2025 26	
Dec 2024 19	YTD 20

Avg Sold to OLP Ratio	97.4%
Min 97.4%	97.4%
Max 101.0%	101.0%
Nov 2025 98.1%	
Dec 2024 98.7%	YTD 99.7%

December 2025

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings	15	
⬇️ -31.8%	⬆️ 36.4%	
from Nov 2025: 22	from Dec 2024: 11	
YTD 2025 2024 +/-		
468	376	+/- 24.5%
5-year Dec average: 15		

New Pendlings	18	
⬇️ -25.0%	⬆️ 20.0%	
from Nov 2025: 24	from Dec 2024: 15	
YTD 2025 2024 +/-		
393	316	+/- 24.4%
5-year Dec average: 19		

Closed Sales	34	
⬆️ 9.7%	⬆️ 13.3%	
from Nov 2025: 31	from Dec 2024: 30	
YTD 2025 2024 +/-		
387	315	+/- 22.9%
5-year Dec average: 37		

Median Sold Price	\$730,000	
⬆️ 21.7%	⬆️ 9.8%	
from Nov 2025: \$600,000	from Dec 2024: \$665,000	
YTD 2025 2024 +/-		
\$645,000	\$600,000	+/- 7.5%
5-year Dec average: \$615,700		



Active Listings	30	
Min 22	28	Max 31
5-year Dec average		
Nov 2025	Dec 2024	
38	31	

Avg DOM	19
19	24
5-year Dec average	
Nov 2025	Dec 2024
23	25
YTD 2025	
20	

Avg Sold to OLP Ratio	98.9%
98.9%	98.4%
5-year Dec average	
Nov 2025	Dec 2024
98.5%	98.7%
YTD 2025	
100.0%	

December 2025

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	8
↓ -27.3%	↑ 14.3%
from Nov 2025: 11	from Dec 2024: 7
YTD 2025 291	2024 233 +/- 24.9%
5-year Dec average: 9	

New Pendlings	8
↓ -50.0%	↓ -11.1%
from Nov 2025: 16	from Dec 2024: 9
YTD 2025 235	2024 183 +/- 28.4%
5-year Dec average: 10	

Closed Sales	22
↑ 22.2%	↑ 10.0%
from Nov 2025: 18	from Dec 2024: 20
YTD 2025 232	2024 182 +/- 27.5%
5-year Dec average: 22	

Median Sold Price	\$1,000,000
↑ 62.9%	↑ 33.3%
from Nov 2025: \$614,000	from Dec 2024: \$750,000
YTD 2025 \$825,500	2024 \$734,000 +/- 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 Pendlings; a 37.1% MoM decrease in All Pendlings (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
21	Min 20
22	Max 26
5-year Dec average	

Nov 2025 23 Dec 2024 26 YTD 23

Avg DOM	21
21	Min 21
26	Max 35
5-year Dec average	

Nov 2025 25 Dec 2024 27 YTD 23

Avg Sold to OLP Ratio	97.9%
97.9%	Min 95.9%
97.8%	Max 99.3%
5-year Dec average	

Nov 2025 98.3% Dec 2024 99.3% YTD 99.4%

December 2025

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
 -36.4%	 75.0%	from Nov 2025: 11 from Dec 2024: 4
YTD 2025 177	2024 143	+/- 23.8%
5-year Dec average: 6		

New Pendencies		10
 25.0%	 66.7%	from Nov 2025: 8 from Dec 2024: 6
YTD 2025 158	2024 133	+/- 18.8%
5-year Dec average: 9		

Closed Sales		12
 -7.7%	 20.0%	from Nov 2025: 13 from Dec 2024: 10
YTD 2025 155	2024 133	+/- 16.5%
5-year Dec average: 15		

Median Sold Price		\$414,250
 -29.2%	 -9.3%	from Nov 2025: \$585,000 from Dec 2024: \$456,500
YTD 2025 \$460,000	2024 \$490,000	+/- -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 Pendencies; a 7.1% MoM decrease in All Pendencies (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
Min 2	6	Max 11
5-year Dec average		
Nov 2025 15	Dec 2024 5	

Avg DOM		16
Min 10	16	Max 48
5-year Dec average		
Nov 2025 20	Dec 2024 19	YTD 16

Avg Sold to OLP Ratio		100.5%
Min 97.5%	99.3%	Max 100.7%
5-year Dec average		
Nov 2025 98.7%	Dec 2024 97.5%	YTD 101.0%