December 2025

All Home Types
Detached
Attached

Local Market Insight

Abington (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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Local Market **Insight**

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New Listings 26

-13.3% from Nov 2025: **30**
-3.7% from Dec 2024: **27**

YTD	2025	2024	+/-
	642	**643**	-0.2%

5-year Dec average: **28**

New Pendings 26

-25.7% from Nov 2025: **35**
-16.1% from Dec 2024: **31**

YTD	2025	2024	+/-
	562	**591**	-4.9%

5-year Dec average: **30**

Closed Sales 36

-14.3% from Nov 2025: **42**
-20.0% from Dec 2024: **45**

YTD	2025	2024	+/-
	565	**590**	-4.2%

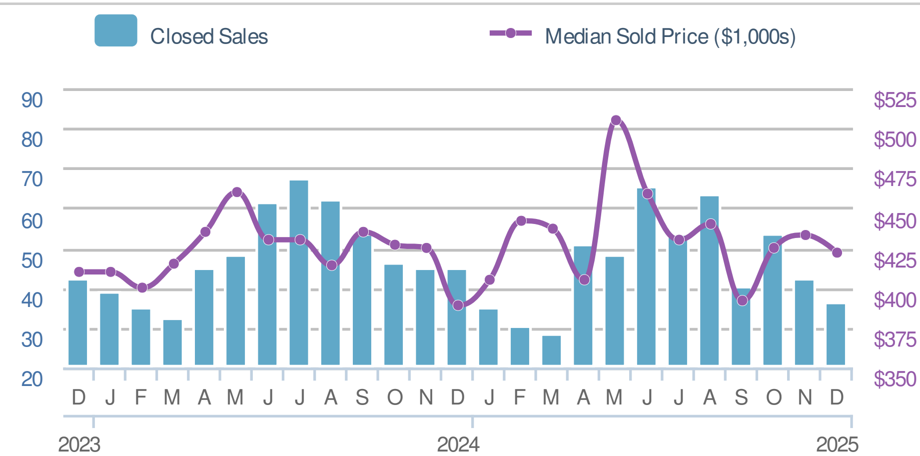
5-year Dec average: **49**

Median Sold Price $422,750

-2.5% from Nov 2025: **$433,500**
8.7% from Dec 2024: **$389,000**

YTD	2025	2024	+/-
	$430,000	**$420,000**	2.4%

5-year Dec average: **$389,550**



Active Listings 57

57
Min 22
45
Max 58
5-year Dec average

Nov 2025	Dec 2024
63	**46**

Avg DOM 44

44
Min 17
28
Max 44
5-year Dec average

Nov 2025	Dec 2024	YTD
25	**24**	**22**

Avg Sold to OLP Ratio 95.1%

95.1%
Min 95.1%
98.3%
Max 101.3%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.4%	**96.5%**	**99.7%**

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New Listings — 19

-24.0% from Nov 2025: **25**
-17.4% from Dec 2024: **23**

YTD	2025	2024	+/-
	545	**548**	-0.5%

5-year Dec average: **24**

New Pendings — 21

-22.2% from Nov 2025: **27**
-16.0% from Dec 2024: **25**

YTD	2025	2024	+/-
	483	**499**	-3.2%

5-year Dec average: **25**

Closed Sales — 30

-18.9% from Nov 2025: **37**
-14.3% from Dec 2024: **35**

YTD	2025	2024	+/-
	487	**503**	-3.2%

5-year Dec average: **41**

Median Sold Price — $432,500

-7.0% from Nov 2025: **$465,000**
5.5% from Dec 2024: **$410,000**

YTD	2025	2024	+/-
	$450,000	**$445,325**	1.0%

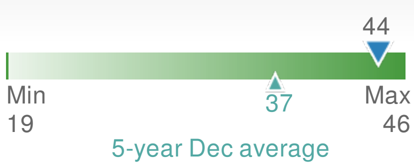
5-year Dec average: **$404,947**

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 Pendings; a 22% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 32; and a 13.7% decrease in supply to 44 active units.

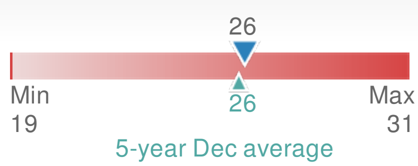
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.80 in November and a decrease from 1.05 in December 2024. The Contract Ratio is 43% lower than the 5-year December average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 44



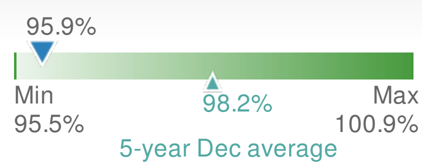
Nov 2025	Dec 2024
51	**39**

Avg DOM — 26



Nov 2025	Dec 2024	YTD
26	**26**	**20**

Avg Sold to OLP Ratio — 95.9%



Nov 2025	Dec 2024	YTD
97.7%	**95.5%**	**100.1%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Abington (Montgomery, PA) - Attached

New Listings 7

40.0% from Nov 2025: 5	75.0% from Dec 2024: 4

YTD	2025	2024	+/-
	97	95	2.1%

5-year Dec average: **4**

New Pendings 5

-37.5% from Nov 2025: 8	-16.7% from Dec 2024: 6

YTD	2025	2024	+/-
	79	92	-14.1%

5-year Dec average: **5**

Closed Sales 6

20.0% from Nov 2025: 5	-40.0% from Dec 2024: 10

YTD	2025	2024	+/-
	78	87	-10.3%

5-year Dec average: **8**

Median Sold Price $307,500

-3.9% from Nov 2025: $320,000	4.2% from Dec 2024: $295,000

YTD	2025	2024	+/-
	$320,000	$292,000	9.6%

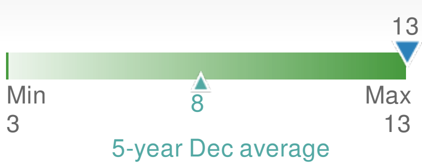
5-year Dec average: **$281,300**

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 Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and an 8.3% increase in supply to 13 active units.

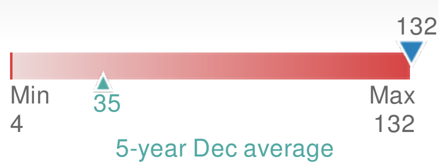
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.83 in November and a decrease from 1.43 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 13



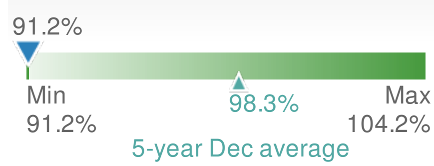
Nov 2025	Dec 2024
12	7

Avg DOM 132



Nov 2025	Dec 2024	YTD
21	17	36

Avg Sold to OLP Ratio 91.2%



Nov 2025	Dec 2024	YTD
95.2%	100.1%	97.3%

Data Source: Bright MLS. Statistics calculated January 07, 2026.