December 2025

All Home Types
Detached
Attached

Local Market Insight

Cheltenham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 7

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

YTD	2025	2024	+/-
	447	**501**	-10.8%

5-year Dec average: **19**

New Pendings 23

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

YTD	2025	2024	+/-
	386	**418**	-7.7%

5-year Dec average: **26**

Closed Sales 32

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

YTD	2025	2024	+/-
	390	**404**	-3.5%

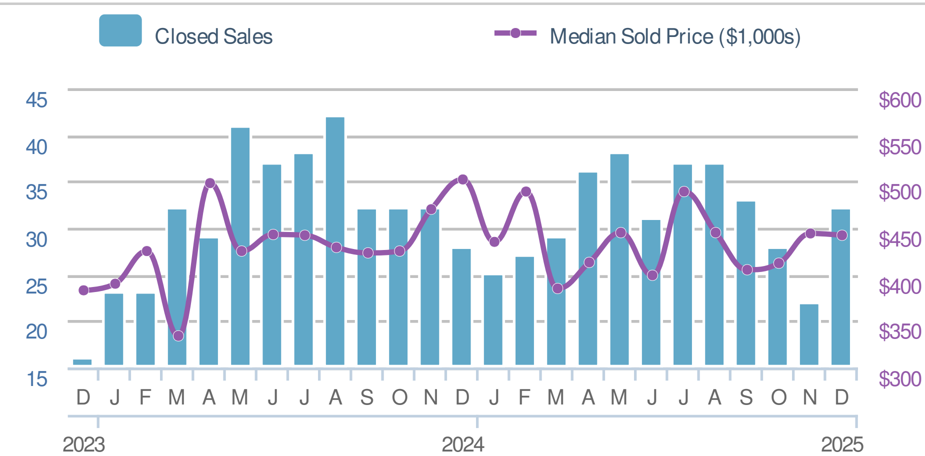
5-year Dec average: **35**

Median Sold Price $442,500

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

YTD	2025	2024	+/-
	$425,000	**$440,000**	-3.4%

5-year Dec average: **$399,500**



Active Listings 40

40
Min 26
40
Max 49
5-year Dec average

Nov 2025	Dec 2024
59	**49**

Avg DOM 40

40
Min 23
29
Max 40
5-year Dec average

Nov 2025	Dec 2024	YTD
75	**25**	**35**

Avg Sold to OLP Ratio 95.6%

95.6%
Min 95.6%
97.9%
Max 101.5%
5-year Dec average

Nov 2025	Dec 2024	YTD
96.5%	**101.5%**	**97.8%**

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

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New Listings 4

-69.2% from Nov 2025: **13**

-60.0% from Dec 2024: **10**

YTD	2025	2024	+/-
	289	**358**	-19.3%

5-year Dec average: **11**

New Pendings 16

0.0% from Nov 2025: **16**

-20.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	258	**302**	-14.6%

5-year Dec average: **17**

Closed Sales 22

46.7% from Nov 2025: **15**

-12.0% from Dec 2024: **25**

YTD	2025	2024	+/-
	263	**289**	-9.0%

5-year Dec average: **22**

Median Sold Price $519,500

-9.0% from Nov 2025: **$570,900**

-1.0% from Dec 2024: **$525,000**

YTD	2025	2024	+/-
	$480,000	**$483,750**	-0.8%

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

Summary

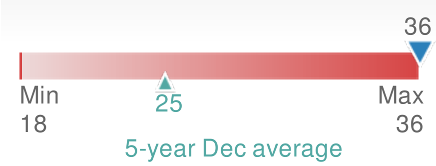
In Cheltenham (Montgomery, PA), the median sold price for Detached properties for December was $519,500, representing a decrease of 9% compared to last month and a decrease of 1% from Dec 2024. The average days on market for units sold in December was 36 days, 45% above the 5-year December average of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

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.79 in November and a decrease from 1.35 in December 2024. The Contract Ratio is 26% lower than the 5-year December average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 17

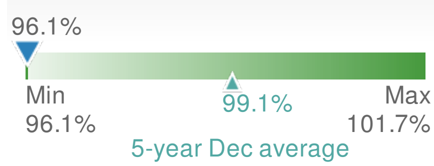
Nov 2025	Dec 2024
33	**31**

Avg DOM 36



Nov 2025	Dec 2024	YTD
97	**24**	**34**

Avg Sold to OLP Ratio 96.1%



Nov 2025	Dec 2024	YTD
95.2%	**101.7%**	**98.6%**

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

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New Listings — 3

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

YTD	2025	2024	+/-
	158	**143**	10.5%

5-year Dec average: **8**

New Pendings — 7

0.0% from Nov 2025: **7**
40.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	128	**116**	10.3%

5-year Dec average: **8**

Closed Sales — 10

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

YTD	2025	2024	+/-
	127	**115**	10.4%

5-year Dec average: **13**

Median Sold Price — $283,000

-22.5% from Nov 2025: **$365,000**
-25.5% 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 Pendings; a 38.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and an 11.5% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.50 in November and a decrease from 0.50 in December 2024. The Contract Ratio is 84% lower than the 5-year December average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 23

23
Min 7 — 15 (5-year Dec average) — Max 23

Nov 2025	Dec 2024
26	**18**

Avg DOM — 50

50
Min 23 — 35 (5-year Dec average) — Max 50

Nov 2025	Dec 2024	YTD
26	**35**	**38**

Avg Sold to OLP Ratio — 94.5%

94.5%
Min 93.2% — 96.0% (5-year Dec average) — Max 99.6%

Nov 2025	Dec 2024	YTD
99.5%	**99.6%**	**96.2%**