December 2025

All Home Types
Detached
Attached

Local Market Insight

Colonial (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Colonial (Montgomery, PA)

New Listings 15

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

YTD	2025	2024	+/-
	617	**621**	-0.6%

5-year Dec average: **19**

New Pendings 19

-53.7% from Nov 2025: **41**
-9.5% from Dec 2024: **21**

YTD	2025	2024	+/-
	509	**521**	-2.3%

5-year Dec average: **27**

Closed Sales 46

48.4% from Nov 2025: **31**
21.1% from Dec 2024: **38**

YTD	2025	2024	+/-
	539	**494**	9.1%

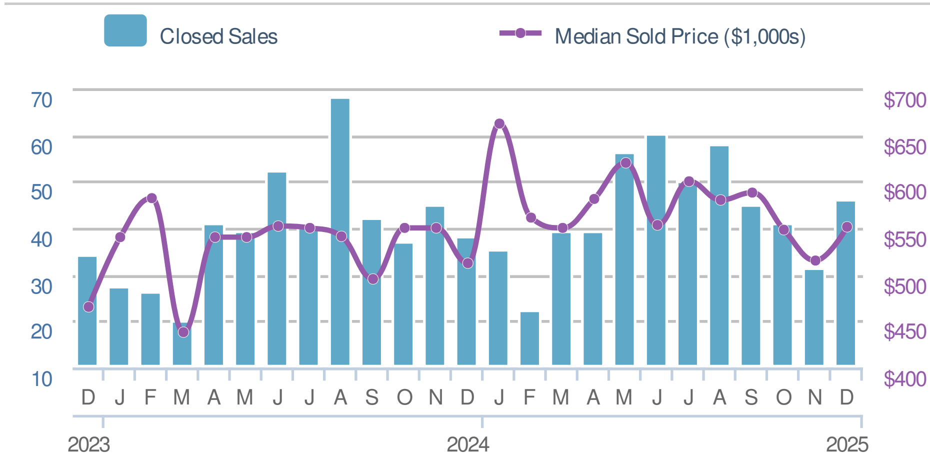
5-year Dec average: **41**

Median Sold Price $551,500

7.1% from Nov 2025: **$515,000**
7.6% from Dec 2024: **$512,500**

YTD	2025	2024	+/-
	$577,425	**$545,000**	5.9%

5-year Dec average: **$482,350**



Active Listings 41

41
Min 30
37
Max 43
5-year Dec average

Nov 2025	Dec 2024
51	**43**

Avg DOM 30

30
Min 23
29
Max 36
5-year Dec average

Nov 2025	Dec 2024	YTD
36	**31**	**27**

Avg Sold to OLP Ratio 98.1%

98.1%
Min 97.2%
97.8%
Max 98.4%
5-year Dec average

Nov 2025	Dec 2024	YTD
95.9%	**98.4%**	**100.2%**

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New Listings 8

-27.3% from Nov 2025: **11**

0.0% from Dec 2024: **8**

YTD	2025	2024	+/-
	318	**324**	-1.9%

5-year Dec average: **10**

New Pendings 10

-58.3% from Nov 2025: **24**

0.0% from Dec 2024: **10**

YTD	2025	2024	+/-
	269	**272**	-1.1%

5-year Dec average: **14**

Closed Sales 28

115.4% from Nov 2025: **13**

40.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	280	**269**	4.1%

5-year Dec average: **21**

Median Sold Price $640,000

-14.7% from Nov 2025: **$750,000**

-2.7% from Dec 2024: **$657,500**

YTD	2025	2024	+/-
	$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 Pendings; a 42.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 23; and a 22.2% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.48 in November and a decrease from 1.36 in December 2024. The Contract Ratio is 12% lower than the 5-year December average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 21

21

Min 20 — 22 5-year Dec average — Max 25

Nov 2025	Dec 2024
27	**25**

Avg DOM 28

28

Min 18 — 28 5-year Dec average — Max 45

Nov 2025	Dec 2024	YTD
33	**24**	**29**

Avg Sold to OLP Ratio 96.7%

96.7%

Min 96.0% — 97.1% 5-year Dec average — Max 99.3%

Nov 2025	Dec 2024	YTD
99.0%	**97.3%**	**99.4%**

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

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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 Pendings — 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 Pendings; a 28.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and a 16.7% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.63 in November and a decrease from 2.72 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 20

20

Min	15	Max
10	5-year Dec average	20

Nov 2025	Dec 2024
24	**18**

Avg DOM — 34

34

Min	30	Max
19	5-year Dec average	39

Nov 2025	Dec 2024	YTD
39	**39**	**26**

Avg Sold to OLP Ratio — 100.2%

100.2%

Min	98.7%	Max
96.9%	5-year Dec average	100.2%

Nov 2025	Dec 2024	YTD
93.6%	**99.6%**	**101.0%**