December 2025

All Home Types
Detached
Attached

Local Market Insight

Hatboro-Horsham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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Hatboro-Horsham (Montgomery, PA)

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 Pendings — 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%

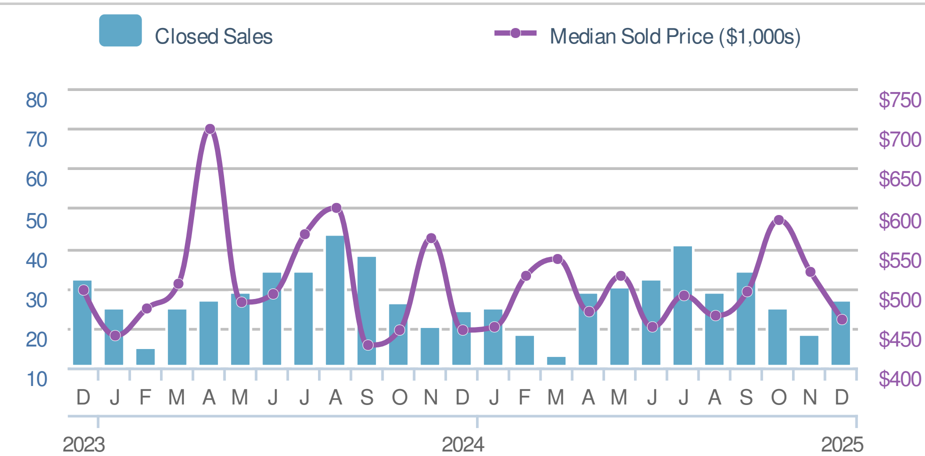
5-year Dec average: **27**

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
Min 30 | 37 | Max 47
5-year Dec average

Nov 2025	Dec 2024
37	**31**

Avg DOM — 30

30
Min 18 | 28 | Max 43
5-year Dec average

Nov 2025	Dec 2024	YTD
19	**25**	**27**

Avg Sold to OLP Ratio — 98.6%

98.6%
Min 96.8% | 98.7% | Max 100.1%
5-year Dec average

Nov 2025	Dec 2024	YTD
100.9%	**98.4%**	**99.3%**

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Hatboro-Horsham (Montgomery, PA) - Detached

New Listings — 14

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

YTD	2025	2024	+/-
	248	**249**	-0.4%

5-year Dec average: **12**

New Pendings — 14

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

YTD	2025	2024	+/-
	223	**216**	3.2%

5-year Dec average: **13**

Closed Sales — 14

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

YTD	2025	2024	+/-
	219	**229**	-4.4%

5-year Dec average: **18**

Median Sold Price — $495,000

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

YTD	2025	2024	+/-
	$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 Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 13% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.00 in November and an increase from 0.86 in December 2024. The Contract Ratio is 14% higher than the 5-year December average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 20

20
Min 18 — 26 — Max 37
5-year Dec average

Nov 2025	Dec 2024
23	**21**

Avg DOM — 29

29
Min 21 — 35 — Max 75
5-year Dec average

Nov 2025	Dec 2024	YTD
13	**25**	**25**

Avg Sold to OLP Ratio — 97.1%

97.1%
Min 96.0% — 97.9% — Max 99.8%
5-year Dec average

Nov 2025	Dec 2024	YTD
101.3%	**97.4%**	**99.6%**

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

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New Listings 3

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

-40.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	129	**137**	-5.8%

5-year Dec average: **8**

New Pendings 4

-55.6% from Nov 2025: **9**

-63.6% from Dec 2024: **11**

YTD	2025	2024	+/-
	110	**125**	-12.0%

5-year Dec average: **9**

Closed Sales 13

333.3% from Nov 2025: **3**

44.4% from Dec 2024: **9**

YTD	2025	2024	+/-
	114	**119**	-4.2%

5-year Dec average: **10**

Median Sold Price $440,000

12.8% from Nov 2025: **$390,000**

8.0% from Dec 2024: **$407,500**

YTD	2025	2024	+/-
	$398,500	**$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 Pendings; a 40.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 13; and a 7.1% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.57 in November and a decrease from 1.70 in December 2024. The Contract Ratio is 17% lower than the 5-year December average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 13

13

Min 10 — 11 — Max 13

5-year Dec average

Nov 2025	Dec 2024
14	**10**

Avg DOM 31

31

Min 7 — 19 — Max 31

5-year Dec average

Nov 2025	Dec 2024	YTD
50	**27**	**30**

Avg Sold to OLP Ratio 100.2%

100.2%

Min 99.9% — 100.4% — Max 100.9%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.0%	**100.1%**	**98.7%**