December 2025

All Home Types
Detached
Attached

Local Market Insight

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Lower Merion (Montgomery, PA)

New Listings 27

-49.1% from Nov 2025: **53**

42.1% from Dec 2024: **19**

YTD	2025	2024	+/-
	901	**814**	10.7%

5-year Dec average: **25**

New Pendings 31

-41.5% from Nov 2025: **53**

0.0% from Dec 2024: **31**

YTD	2025	2024	+/-
	715	**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	2024	+/-
	719	**698**	3.0%

5-year Dec average: **58**

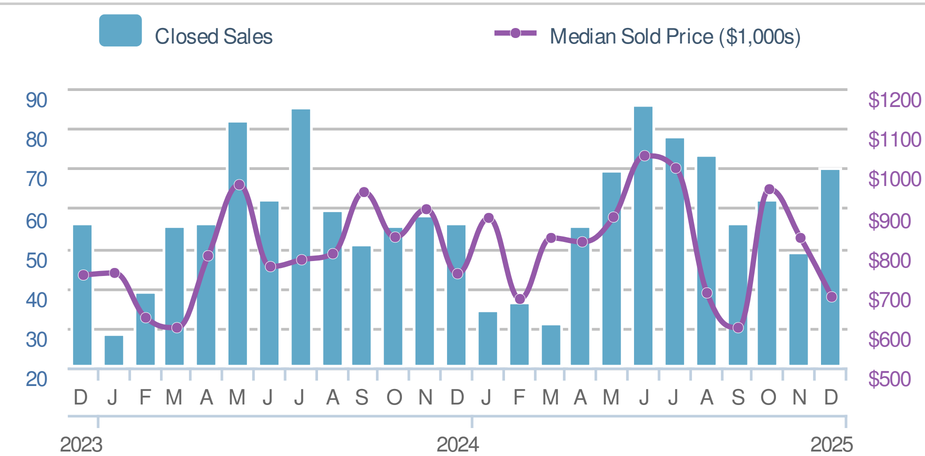
Median Sold Price $677,500

-17.9% from Nov 2025: **$825,000**

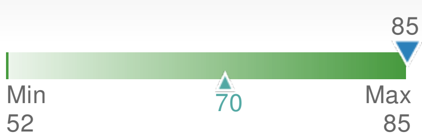
-7.8% from Dec 2024: **$735,000**

YTD	2025	2024	+/-
	$839,500	**$785,000**	6.9%

5-year Dec average: **$679,000**

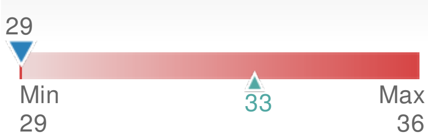


Active Listings 85



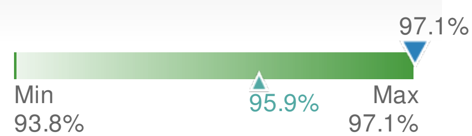
Nov 2025	Dec 2024
110	**56**

Avg DOM 29



Nov 2025	Dec 2024	YTD
25	**35**	**28**

Avg Sold to OLP Ratio 97.1%



Nov 2025	Dec 2024	YTD
100.7%	**96.1%**	**99.8%**

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December 2025

Lower Merion (Montgomery, PA) - Detached

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New Listings — 13

-50.0% from Nov 2025: **26**
116.7% from Dec 2024: **6**

YTD	2025	2024	+/-
	513	**509**	0.8%

5-year Dec average: **11**

New Pendings — 19

-32.1% from Nov 2025: **28**
26.7% from Dec 2024: **15**

YTD	2025	2024	+/-
	424	**416**	1.9%

5-year Dec average: **22**

Closed Sales — 31

10.7% from Nov 2025: **28**
-8.8% from Dec 2024: **34**

YTD	2025	2024	+/-
	426	**414**	2.9%

5-year Dec average: **32**

Median Sold Price — $1,075,000

-8.5% from Nov 2025: **$1,175,000**
24.6% 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 Pendings; a 25.6% MoM decrease in All Pendings (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 pendings 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.

Active Listings — 32

32
Min 32 — 40 (5-year Dec average) — Max 57

Nov 2025	Dec 2024
45	**35**

Avg DOM — 35

35
Min 23 — 36 (5-year Dec average) — Max 47

Nov 2025	Dec 2024	YTD
19	**33**	**24**

Avg Sold to OLP Ratio — 98.8%

98.8%
Min 92.2% — 96.1% (5-year Dec average) — Max 98.8%

Nov 2025	Dec 2024	YTD
102.5%	**95.2%**	**101.5%**

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

MarketStats by ShowingTime

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December 2025

Lower Merion (Montgomery, PA) - Attached

New Listings 14

-48.1% from Nov 2025: **27**
7.7% from Dec 2024: **13**

YTD	2025	2024	+/-
	388	**305**	27.2%

5-year Dec average: **14**

New Pendings 12

-52.0% from Nov 2025: **25**
-25.0% from Dec 2024: **16**

YTD	2025	2024	+/-
	291	**280**	3.9%

5-year Dec average: **17**

Closed Sales 39

85.7% from Nov 2025: **21**
77.3% from Dec 2024: **22**

YTD	2025	2024	+/-
	293	**284**	3.2%

5-year Dec average: **26**

Median Sold Price $450,000

25.0% from Nov 2025: **$360,000**
-5.3% from Dec 2024: **$475,000**

YTD	2025	2024	+/-
	$367,000	**$375,000**	-2.1%

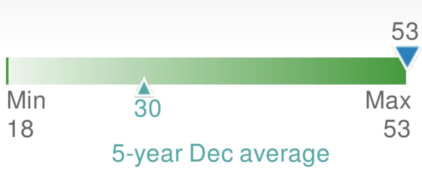
5-year Dec average: **$369,400**

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 Pendings; a 60.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 18; and an 18.5% decrease in supply to 53 active units.

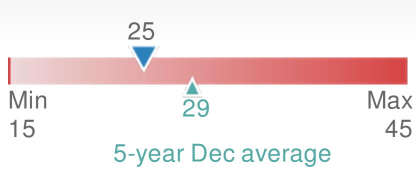
This activity resulted in a Contract Ratio of 0.34 pendings per active listing, down from 0.71 in November and a decrease from 0.95 in December 2024. The Contract Ratio is 62% lower than the 5-year December average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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



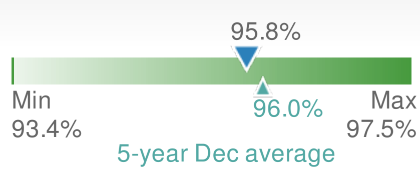
Nov 2025	Dec 2024
65	**21**

Avg DOM 25



Nov 2025	Dec 2024	YTD
33	**38**	**33**

Avg Sold to OLP Ratio 95.8%



Nov 2025	Dec 2024	YTD
98.4%	**97.5%**	**97.3%**

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