December 2025

All Home Types
Detached
Attached

Local Market **Insight**

Methacton (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
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December 2025

Methacton (Montgomery, PA)

New Listings 5

-50.0% from Nov 2025: **10**

-73.7% from Dec 2024: **19**

YTD	2025	2024	+/-
	305	**384**	-20.6%

5-year Dec average: **16**

New Pendings 10

-33.3% from Nov 2025: **15**

-58.3% from Dec 2024: **24**

YTD	2025	2024	+/-
	278	**312**	-10.9%

5-year Dec average: **19**

Closed Sales 17

-22.7% from Nov 2025: **22**

-29.2% from Dec 2024: **24**

YTD	2025	2024	+/-
	294	**307**	-4.2%

5-year Dec average: **25**

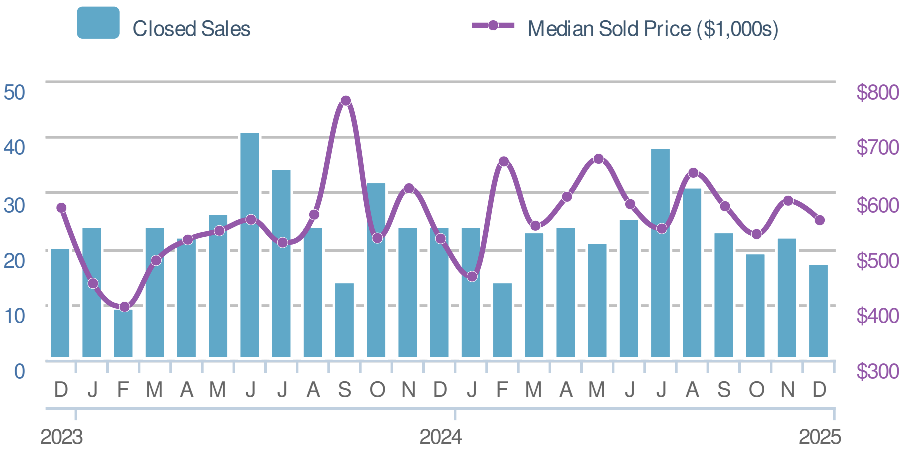
Median Sold Price $550,000

-6.0% from Nov 2025: **$585,000**

6.3% from Dec 2024: **$517,500**

YTD	2025	2024	+/-
	$579,000	**$530,000**	9.2%

5-year Dec average: **$519,218**



Active Listings 22

22

Min 22

32

Max 44

5-year Dec average

Nov 2025	Dec 2024
31	**44**

Avg DOM 60

60

Min 12

31

Max 60

5-year Dec average

Nov 2025	Dec 2024	YTD
18	**12**	**28**

Avg Sold to OLP Ratio 96.3%

96.3%

Min 95.9%

98.2%

Max 101.0%

5-year Dec average

Nov 2025	Dec 2024	YTD
96.6%	**101.0%**	**98.8%**

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

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New Listings 3

▼ -40.0% from Nov 2025: **5**

▼ -80.0% from Dec 2024: **15**

YTD	2025	2024	+/-
	247	**311**	-20.6%

5-year Dec average: **11**

New Pendings 9

▼ -10.0% from Nov 2025: **10**

▼ -55.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	226	**243**	-7.0%

5-year Dec average: **14**

Closed Sales 15

↔ 0.0% from Nov 2025: **15**

▼ -16.7% from Dec 2024: **18**

YTD	2025	2024	+/-
	236	**236**	0.0%

5-year Dec average: **19**

Median Sold Price $602,580

▼ -16.3% from Nov 2025: **$720,000**

▲ 6.6% from Dec 2024: **$565,147**

YTD	2025	2024	+/-
	$610,000	**$565,147**	7.9%

5-year Dec average: **$534,045**

Summary

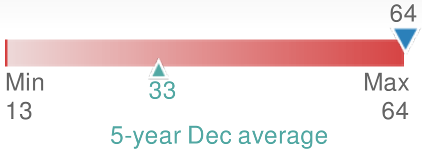
In Methacton (Montgomery, PA), the median sold price for Detached properties for December was $602,580, representing a decrease of 16.3% compared to last month and an increase of 6.6% from Dec 2024. The average days on market for units sold in December was 64 days, 93% above the 5-year December average of 33 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 30.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 35.7% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.82 in November and an increase from 0.67 in December 2024. The Contract Ratio is 13% higher than the 5-year December average of 0.79. 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 18

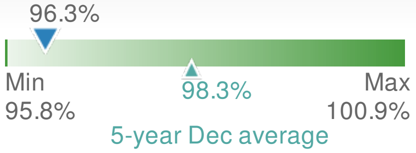
Nov 2025	Dec 2024
28	**39**

Avg DOM 64



Nov 2025	Dec 2024	YTD
23	**13**	**29**

Avg Sold to OLP Ratio 96.3%



Nov 2025	Dec 2024	YTD
93.6%	**100.9%**	**98.8%**

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

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New Listings 2

-60.0% from Nov 2025: 5

-50.0% from Dec 2024: 4

YTD	2025	2024	+/-
	58	73	-20.5%

5-year Dec average: **5**

New Pendings 1

-80.0% from Nov 2025: 5

-75.0% from Dec 2024: 4

YTD	2025	2024	+/-
	52	69	-24.6%

5-year Dec average: **5**

Closed Sales 2

-71.4% from Nov 2025: 7

-66.7% from Dec 2024: 6

YTD	2025	2024	+/-
	58	71	-18.3%

5-year Dec average: **6**

Median Sold Price $367,500

-20.1% from Nov 2025: **$460,000**

-26.2% from Dec 2024: **$498,000**

YTD	2025	2024	+/-
	$467,500	$471,610	-0.9%

5-year Dec average: **$436,017**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for December was $367,500, representing a decrease of 20.1% compared to last month and a decrease of 26.2% from Dec 2024. The average days on market for units sold in December was 35 days, 58% above the 5-year December average of 22 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 0.67 in November and a decrease from 1.40 in December 2024. The Contract Ratio is 86% lower than the 5-year December average of 1.73. 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.

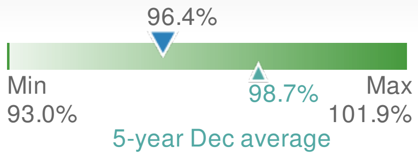
Active Listings 4

Nov 2025	Dec 2024
3	5

Avg DOM 35

Nov 2025	Dec 2024	YTD
7	8	23

Avg Sold to OLP Ratio 96.4%



Nov 2025	Dec 2024	YTD
103.0%	101.3%	98.7%

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