December 2025

All Home Types
Detached
Attached

Local Market Insight

Norristown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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Norristown Area (Montgomery, PA)

New Listings — 30

-40.0% from Nov 2025: **50**

-14.3% from Dec 2024: **35**

YTD	2025	2024	+/-
	789	**776**	1.7%

5-year Dec average: **35**

New Pendings — 44

-12.0% from Nov 2025: **50**

7.3% from Dec 2024: **41**

YTD	2025	2024	+/-
	670	**669**	0.1%

5-year Dec average: **48**

Closed Sales — 50

19.0% from Nov 2025: **42**

4.2% from Dec 2024: **48**

YTD	2025	2024	+/-
	663	**652**	1.7%

5-year Dec average: **56**

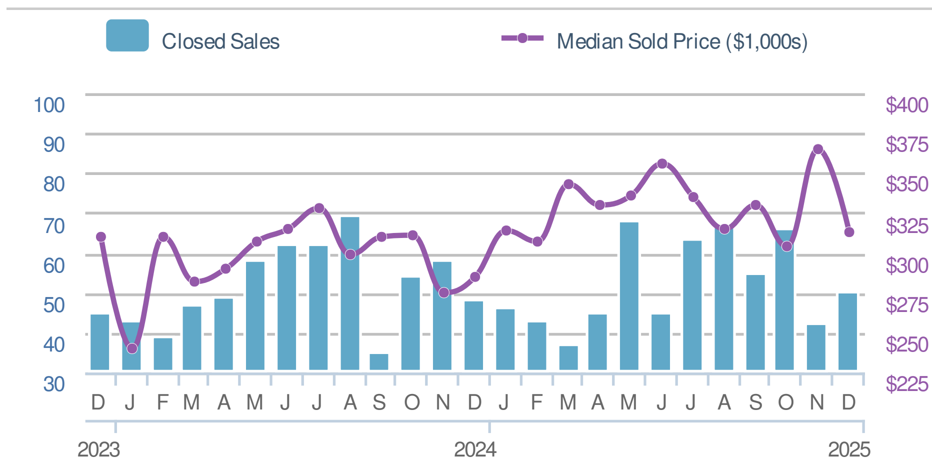
Median Sold Price — $313,500

-14.1% from Nov 2025: **$365,000**

9.8% from Dec 2024: **$285,499**

YTD	2025	2024	+/-
	$325,000	**$299,000**	8.7%

5-year Dec average: **$277,700**



Active Listings — 54

54

Min 53 — 59 — Max 68

5-year Dec average

Nov 2025	Dec 2024
74	**60**

Avg DOM — 25

25

Min 22 — 29 — Max 37

5-year Dec average

Nov 2025	Dec 2024	YTD
30	**30**	**24**

Avg Sold to OLP Ratio — 98.6%

98.6%

Min 96.1% — 98.2% — Max 101.0%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.7%	**96.1%**	**99.1%**

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

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Norristown Area (Montgomery, PA) - Detached

New Listings 8

-57.9% from Nov 2025: **19**
-27.3% from Dec 2024: **11**

YTD	2025	2024	+/-
	240	**270**	-11.1%

5-year Dec average: **11**

New Pendings 11

-21.4% from Nov 2025: **14**
-38.9% from Dec 2024: **18**

YTD	2025	2024	+/-
	231	**232**	-0.4%

5-year Dec average: **15**

Closed Sales 13

-18.8% from Nov 2025: **16**
-18.8% from Dec 2024: **16**

YTD	2025	2024	+/-
	236	**220**	7.3%

5-year Dec average: **19**

Median Sold Price $404,100

-4.9% from Nov 2025: **$425,010**
-2.4% from Dec 2024: **$414,200**

YTD	2025	2024	+/-
	$425,000	**$400,000**	6.3%

5-year Dec average: **$369,160**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for December was $404,100, representing a decrease of 4.9% compared to last month and a decrease of 2.4% from Dec 2024. The average days on market for units sold in December was 32 days, 31% above the 5-year December average of 24 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 17; and a 30% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 0.85 in November and a decrease from 1.26 in December 2024. The Contract Ratio is 6% lower than the 5-year December average of 1.29. 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 14

14
Min 12 | 16 5-year Dec average | Max 21

Nov 2025	Dec 2024
20	**19**

Avg DOM 32

32
Min 9 | 24 5-year Dec average | Max 34

Nov 2025	Dec 2024	YTD
31	**19**	**22**

Avg Sold to OLP Ratio 99.9%

99.9%
Min 98.4% | 99.8% 5-year Dec average | Max 102.1%

Nov 2025	Dec 2024	YTD
95.4%	**98.4%**	**100.3%**

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

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New Listings 22

-29.0% from Nov 2025: **31**

-8.3% from Dec 2024: **24**

YTD	2025	2024	+/-
	549	**505**	8.7%

5-year Dec average: **25**

New Pendings 33

-8.3% from Nov 2025: **36**

43.5% from Dec 2024: **23**

YTD	2025	2024	+/-
	439	**436**	0.7%

5-year Dec average: **33**

Closed Sales 37

42.3% from Nov 2025: **26**

15.6% from Dec 2024: **32**

YTD	2025	2024	+/-
	427	**431**	-0.9%

5-year Dec average: **36**

Median Sold Price $265,900

-8.3% from Nov 2025: **$290,000**

6.6% from Dec 2024: **$249,500**

YTD	2025	2024	+/-
	$275,500	**$260,000**	6.0%

5-year Dec average: **$240,550**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached properties for December was $265,900, representing a decrease of 8.3% compared to last month and an increase of 6.6% from Dec 2024. The average days on market for units sold in December was 22 days, 30% below the 5-year December average of 31 days. There was an 8.3% month over month decrease in new contract activity with 33 New Pendings; an 11.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 62; and a 25.9% decrease in supply to 40 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.30 in November and an increase from 1.20 in December 2024. The Contract Ratio is 10% higher than the 5-year December average of 1.42. 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 40

40

Min 40 | 42 5-year Dec average | Max 47

Nov 2025	Dec 2024
54	**41**

Avg DOM 22

22

Min 22 | 31 5-year Dec average | Max 38

Nov 2025	Dec 2024	YTD
30	**36**	**26**

Avg Sold to OLP Ratio 98.1%

98.1%

Min 95.0% | 97.5% 5-year Dec average | Max 100.1%

Nov 2025	Dec 2024	YTD
99.1%	**95.0%**	**98.5%**

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

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