December 2025

All Home Types
Detached
Attached

Local Market Insight

North Penn (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings: 38

-50.0% from Nov 2025: **76**
5.6% from Dec 2024: **36**

YTD	2025	2024	+/-
	1,161	**1,146**	1.3%

5-year Dec average: **46**

New Pendings: 55

-34.5% from Nov 2025: **84**
37.5% from Dec 2024: **40**

YTD	2025	2024	+/-
	998	**1,048**	-4.8%

5-year Dec average: **51**

Closed Sales: 99

37.5% from Nov 2025: **72**
35.6% from Dec 2024: **73**

YTD	2025	2024	+/-
	988	**1,039**	-4.9%

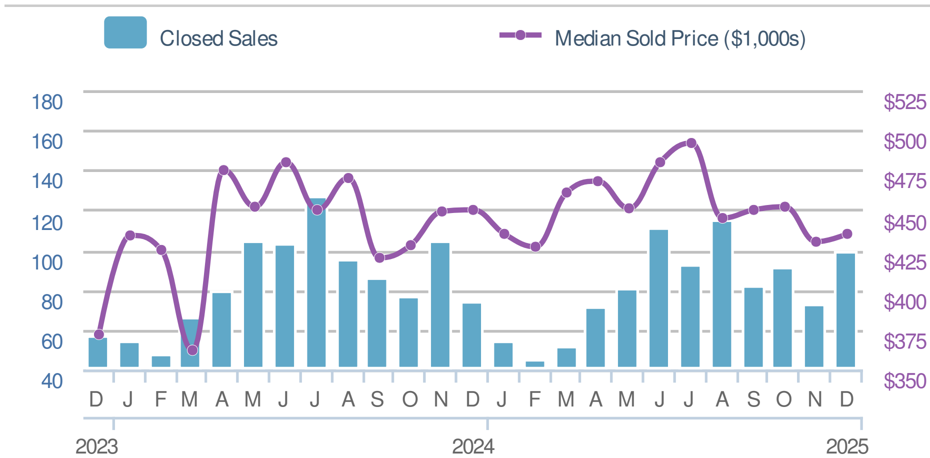
5-year Dec average: **85**

Median Sold Price: $435,000

1.2% from Nov 2025: **$430,000**
-3.3% from Dec 2024: **$450,000**

YTD	2025	2024	+/-
	$450,750	**$447,000**	0.8%

5-year Dec average: **$404,450**



Active Listings: 100

Min 28 — 5-year Dec average 60 — Max 100 (current: 100)

Nov 2025	Dec 2024
127	**53**

Avg DOM: 26

Min 12 — 5-year Dec average 21 — Max 26 (current: 26)

Nov 2025	Dec 2024	YTD
19	**26**	**19**

Avg Sold to OLP Ratio: 98.2%

Min 97.5% — 5-year Dec average 99.1% — Max 101.5% (current: 98.2%)

Nov 2025	Dec 2024	YTD
98.2%	**97.5%**	**99.8%**

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New Listings 16

-59.0% from Nov 2025: **39**

-11.1% from Dec 2024: **18**

YTD	2025	2024	+/-
	627	**610**	2.8%

5-year Dec average: **21**

New Pendings 29

-23.7% from Nov 2025: **38**

70.6% from Dec 2024: **17**

YTD	2025	2024	+/-
	536	**562**	-4.6%

5-year Dec average: **25**

Closed Sales 46

12.2% from Nov 2025: **41**

4.5% from Dec 2024: **44**

YTD	2025	2024	+/-
	520	**571**	-8.9%

5-year Dec average: **44**

Median Sold Price $507,500

-4.2% from Nov 2025: **$530,000**

0.5% from Dec 2024: **$505,000**

YTD	2025	2024	+/-
	$550,000	**$515,000**	6.8%

5-year Dec average: **$472,350**

Summary

In North Penn (Montgomery, PA), the median sold price for Detached properties for December was $507,500, representing a decrease of 4.2% compared to last month and an increase of 0.5% from Dec 2024. The average days on market for units sold in December was 25 days, 8% above the 5-year December average of 23 days. There was a 23.7% month over month decrease in new contract activity with 29 New Pendings; a 32.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 45; and a 25% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 0.99 in November and a decrease from 1.07 in December 2024. The Contract Ratio is 46% lower than the 5-year December average of 1.64. 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 51

51

Min 16 | 34 | Max 52

5-year Dec average

Nov 2025	Dec 2024
68	**28**

Avg DOM 25

25

Min 15 | 23 | Max 32

5-year Dec average

Nov 2025	Dec 2024	YTD
19	**24**	**18**

Avg Sold to OLP Ratio 97.9%

97.9%

Min 97.4% | 98.5% | Max 100.1%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.1%	**97.4%**	**100.0%**

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New Listings 22

-40.5% from Nov 2025: **37**
22.2% from Dec 2024: **18**

YTD	2025	2024	+/-
	534	536	-0.4%

5-year Dec average: **25**

New Pendings 26

-43.5% from Nov 2025: **46**
13.0% from Dec 2024: **23**

YTD	2025	2024	+/-
	462	486	-4.9%

5-year Dec average: **27**

Closed Sales 53

71.0% from Nov 2025: **31**
82.8% from Dec 2024: **29**

YTD	2025	2024	+/-
	468	468	0.0%

5-year Dec average: **41**

Median Sold Price $360,000

-3.4% from Nov 2025: **$372,500**
-12.4% from Dec 2024: **$411,000**

YTD	2025	2024	+/-
	$391,125	$390,000	0.3%

5-year Dec average: **$342,400**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for December was $360,000, representing a decrease of 3.4% compared to last month and a decrease of 12.4% from Dec 2024. The average days on market for units sold in December was 27 days, 45% above the 5-year December average of 19 days. There was a 43.5% month over month decrease in new contract activity with 26 New Pendings; a 41.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 36; and a 16.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.05 in November and a decrease from 1.76 in December 2024. The Contract Ratio is 67% lower than the 5-year December average of 2.19. 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 49

49
Min 12 — 26 — Max 49
5-year Dec average

Nov 2025	Dec 2024
59	25

Avg DOM 27

27
Min 9 — 19 — Max 29
5-year Dec average

Nov 2025	Dec 2024	YTD
18	29	21

Avg Sold to OLP Ratio 98.5%

98.5%
Min 97.6% — 99.7% — Max 102.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.0%	97.6%	99.5%

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