December 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Montgomery, PA)

Presented by
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New Listings 20

-37.5% from Nov 2025: **32**
0.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	627	574	9.2%

5-year Dec average: **26**

New Pendings 23

-54.0% from Nov 2025: **50**
-14.8% from Dec 2024: **27**

YTD	2025	2024	+/-
	539	500	7.8%

5-year Dec average: **28**

Closed Sales 41

-6.8% from Nov 2025: **44**
-6.8% from Dec 2024: **44**

YTD	2025	2024	+/-
	538	477	12.8%

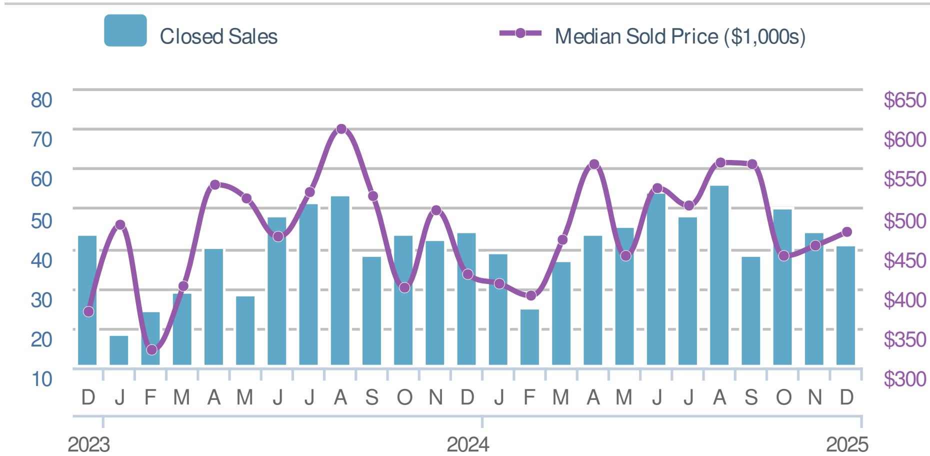
5-year Dec average: **45**

Median Sold Price $470,000

3.8% from Nov 2025: **$453,000**
12.6% from Dec 2024: **$417,574**

YTD	2025	2024	+/-
	$481,000	$481,000	0.0%

5-year Dec average: **$417,623**



Active Listings 51

51
Min 30
44
Max 56
5-year Dec average

Nov 2025	Dec 2024
59	48

Avg DOM 23

23
Min 13
17
Max 23
5-year Dec average

Nov 2025	Dec 2024	YTD
24	16	22

Avg Sold to OLP Ratio 97.6%

97.6%
Min 97.6%
99.6%
Max 102.8%
5-year Dec average

Nov 2025	Dec 2024	YTD
98.4%	99.2%	99.1%

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

MarketStats by ShowingTime

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Lauren Davis

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Spring-Ford Area (Montgomery, PA) - Detached

New Listings — 9

-30.8% from Nov 2025: **13**
28.6% from Dec 2024: **7**

YTD	2025	2024	+/-
	318	**280**	13.6%

5-year Dec average: **10**

New Pendings — 12

-40.0% from Nov 2025: **20**
-7.7% from Dec 2024: **13**

YTD	2025	2024	+/-
	275	**244**	12.7%

5-year Dec average: **11**

Closed Sales — 18

-14.3% from Nov 2025: **21**
-25.0% from Dec 2024: **24**

YTD	2025	2024	+/-
	274	**227**	20.7%

5-year Dec average: **20**

Median Sold Price — $705,000

-3.4% from Nov 2025: **$730,000**
16.1% from Dec 2024: **$607,000**

YTD	2025	2024	+/-
	$676,000	**$650,000**	4.0%

5-year Dec average: **$559,550**

Summary

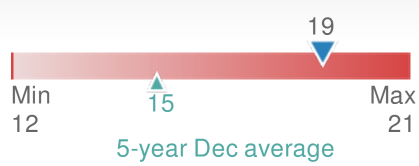
In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for December was $705,000, representing a decrease of 3.4% compared to last month and an increase of 16.1% from Dec 2024. The average days on market for units sold in December was 19 days, 23% above the 5-year December average of 15 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 26; and a 21.9% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.06 in November and an increase from 0.96 in December 2024. The Contract Ratio is 8% 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 — 25

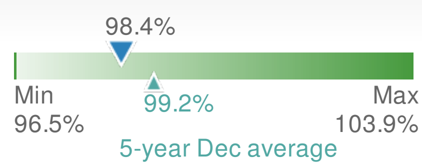
Nov 2025	Dec 2024
32	**26**

Avg DOM — 19



Nov 2025	Dec 2024	YTD
34	**12**	**25**

Avg Sold to OLP Ratio — 98.4%



Nov 2025	Dec 2024	YTD
98.3%	**99.3%**	**99.3%**

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

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Spring-Ford Area (Montgomery, PA) - Attached

New Listings — 11

-42.1%	-15.4%
from Nov 2025: **19**	from Dec 2024: **13**

YTD	2025	2024	+/-
	309	**294**	5.1%

5-year Dec average: **16**

New Pendings — 11

-63.3%	-21.4%
from Nov 2025: **30**	from Dec 2024: **14**

YTD	2025	2024	+/-
	264	**256**	3.1%

5-year Dec average: **17**

Closed Sales — 23

0.0%	15.0%
from Nov 2025: **23**	from Dec 2024: **20**

YTD	2025	2024	+/-
	264	**250**	5.6%

5-year Dec average: **25**

Median Sold Price — $399,000

2.3%	15.7%
from Nov 2025: **$390,000**	from Dec 2024: **$345,000**

YTD	2025	2024	+/-
	$387,000	**$389,950**	-0.8%

5-year Dec average: **$371,800**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for December was $399,000, representing an increase of 2.3% compared to last month and an increase of 15.7% from Dec 2024. The average days on market for units sold in December was 26 days, 40% above the 5-year December average of 19 days. There was a 63.3% month over month decrease in new contract activity with 11 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 3.7% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.30 in November and a decrease from 1.09 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.72. 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 — 26

26

Min 9 | 20 (5-year Dec average) | Max 29

Nov 2025	Dec 2024
27	**22**

Avg DOM — 26

26

Min 12 | 19 (5-year Dec average) | Max 26

Nov 2025	Dec 2024	YTD
16	**22**	**20**

Avg Sold to OLP Ratio — 96.9%

96.9%

Min 96.9% | 99.7% (5-year Dec average) | Max 102.0%

Nov 2025	Dec 2024	YTD
98.5%	**99.1%**	**99.0%**

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