December 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Dublin (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Upper Dublin (Montgomery, PA)

New Listings — 13

-13.3% from Nov 2025: **15**
30.0% from Dec 2024: **10**

YTD	2025	2024	+/-
	294	**306**	-3.9%

5-year Dec average: **11**

New Pendings — 14

-33.3% from Nov 2025: **21**
7.7% from Dec 2024: **13**

YTD	2025	2024	+/-
	260	**278**	-6.5%

5-year Dec average: **13**

Closed Sales — 25

19.0% from Nov 2025: **21**
-3.8% from Dec 2024: **26**

YTD	2025	2024	+/-
	259	**284**	-8.8%

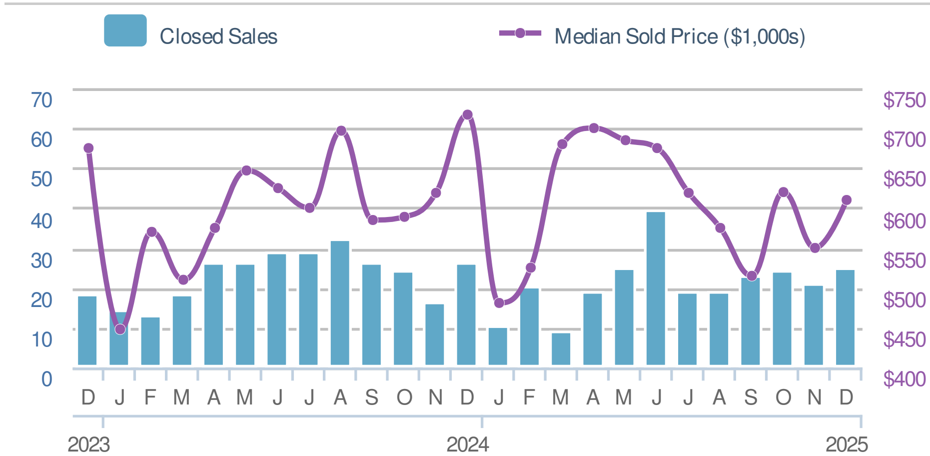
5-year Dec average: **24**

Median Sold Price — $610,000

10.9% from Nov 2025: **$550,000**
-15.0% from Dec 2024: **$717,500**

YTD	2025	2024	+/-
	$625,000	**$605,000**	3.3%

5-year Dec average: **$620,662**



Active Listings — 27

27
Min 18
22
Max 27
5-year Dec average

Nov 2025	Dec 2024
28	**19**

Avg DOM — 32

32
Min 21
33
Max 49
5-year Dec average

Nov 2025	Dec 2024	YTD
22	**37**	**21**

Avg Sold to OLP Ratio — 97.5%

97.5%
Min 97.5%
99.7%
Max 101.4%
5-year Dec average

Nov 2025	Dec 2024	YTD
98.1%	**99.3%**	**101.0%**

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New Listings 8

14.3% from Nov 2025: 7

33.3% from Dec 2024: 6

YTD	2025	2024	+/-
	199	202	-1.5%

5-year Dec average: **6**

New Pendings 7

-50.0% from Nov 2025: 14

-22.2% from Dec 2024: 9

YTD	2025	2024	+/-
	179	179	0.0%

5-year Dec average: **7**

Closed Sales 16

23.1% from Nov 2025: 13

0.0% from Dec 2024: 16

YTD	2025	2024	+/-
	177	180	-1.7%

5-year Dec average: **15**

Median Sold Price $641,625

-2.8% from Nov 2025: $660,000

-13.0% from Dec 2024: $737,500

YTD	2025	2024	+/-
	$700,000	$683,900	2.4%

5-year Dec average: **$665,815**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for December was $641,625, representing a decrease of 2.8% compared to last month and a decrease of 13% from Dec 2024. The average days on market for units sold in December was 35 days, 21% above the 5-year December average of 29 days. There was a 50% month over month decrease in new contract activity with 7 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 5.6% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.17 in November and a decrease from 0.83 in December 2024. The Contract Ratio is 40% lower than the 5-year December average of 1.05. 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 19

19

Min 9 — 13 — Max 19

5-year Dec average

Nov 2025	Dec 2024
18	12

Avg DOM 35

35

Min 18 — 29 — Max 37

5-year Dec average

Nov 2025	Dec 2024	YTD
27	37	22

Avg Sold to OLP Ratio 97.3%

97.3%

Min 96.9% — 97.6% — Max 98.3%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.1%	96.9%	101.0%

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New Listings — 5

-37.5% from Nov 2025: 8	25.0% from Dec 2024: 4

YTD	2025	2024	+/-
	95	104	-8.7%

5-year Dec average: **5**

New Pendings — 7

0.0% from Nov 2025: 7	75.0% from Dec 2024: 4

YTD	2025	2024	+/-
	81	99	-18.2%

5-year Dec average: **6**

Closed Sales — 9

12.5% from Nov 2025: 8	-10.0% from Dec 2024: 10

YTD	2025	2024	+/-
	82	104	-21.2%

5-year Dec average: **9**

Median Sold Price — $445,000

-1.1% from Nov 2025: $450,000	-18.7% from Dec 2024: $547,500

YTD	2025	2024	+/-
	$445,000	$453,500	-1.9%

5-year Dec average: **$487,134**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for December was $445,000, representing a decrease of 1.1% compared to last month and a decrease of 18.7% from Dec 2024. The average days on market for units sold in December was 26 days, 37% below the 5-year December average of 41 days. There was no month over month change in new contract activity with 7 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 20% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 0.90 in November and a decrease from 1.29 in December 2024. The Contract Ratio is 62% lower than the 5-year December average of 2.29. 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 — 8

8
Min 5 — 9 — Max 18
5-year Dec average

Nov 2025	Dec 2024
10	7

Avg DOM — 26

26
Min 24 — 41 — Max 95
5-year Dec average

Nov 2025	Dec 2024	YTD
14	36	19

Avg Sold to OLP Ratio — 97.8%

97.8%
Min 97.8% — 103.5% — Max 108.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.9%	103.1%	101.0%

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