December 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Merion Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 23

-20.7% from Nov 2025: **29**

-8.0% from Dec 2024: **25**

YTD	2025	2024	+/-
	547	**533**	2.6%

5-year Dec average: **22**

New Pendings — 25

-43.2% from Nov 2025: **44**

0.0% from Dec 2024: **25**

YTD	2025	2024	+/-
	427	**437**	-2.3%

5-year Dec average: **25**

Closed Sales — 43

26.5% from Nov 2025: **34**

48.3% from Dec 2024: **29**

YTD	2025	2024	+/-
	443	**418**	6.0%

5-year Dec average: **34**

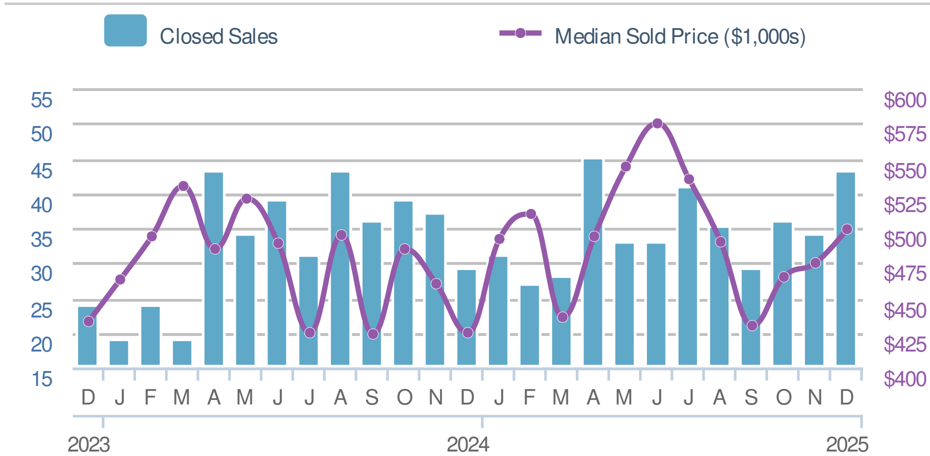
Median Sold Price — $499,990

5.3% from Nov 2025: **$475,000**

17.6% from Dec 2024: **$425,000**

YTD	2025	2024	+/-
	$490,000	**$487,250**	0.6%

5-year Dec average: **$425,598**



Active Listings — 60

60

Min 29 — 51 — Max 67

5-year Dec average

Nov 2025	Dec 2024
66	**67**

Avg DOM — 27

27

Min 13 — 26 — Max 34

5-year Dec average

Nov 2025	Dec 2024	YTD
26	**29**	**26**

Avg Sold to OLP Ratio — 98.4%

98.4%

Min 95.8% — 98.4% — Max 100.6%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.0%	**98.3%**	**98.4%**

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

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New Listings 3

-75.0% from Nov 2025: **12**
-57.1% from Dec 2024: **7**

YTD	2025	2024	+/-
	224	**230**	-2.6%

5-year Dec average: **7**

New Pendings 9

-35.7% from Nov 2025: **14**
-10.0% from Dec 2024: **10**

YTD	2025	2024	+/-
	189	**197**	-4.1%

5-year Dec average: **10**

Closed Sales 19

5.6% from Nov 2025: **18**
35.7% from Dec 2024: **14**

YTD	2025	2024	+/-
	196	**196**	0.0%

5-year Dec average: **16**

Median Sold Price $540,000

17.4% from Nov 2025: **$460,000**
12.5% from Dec 2024: **$480,000**

YTD	2025	2024	+/-
	$535,000	**$537,750**	-0.5%

5-year Dec average: **$513,000**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for December was $540,000, representing an increase of 17.4% compared to last month and an increase of 12.5% from Dec 2024. The average days on market for units sold in December was 23 days, 13% above the 5-year December average of 20 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 52.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10; and an 18.5% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.78 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 57% lower than the 5-year December average of 1.04. 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 22

22
Min 11 | 16 | Max 22
5-year Dec average

Nov 2025	Dec 2024
27	**16**

Avg DOM 23

23
Min 13 | 20 | Max 33
5-year Dec average

Nov 2025	Dec 2024	YTD
29	**13**	**22**

Avg Sold to OLP Ratio 100.8%

100.8%
Min 96.3% | 99.1% | Max 100.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
98.1%	**100.9%**	**99.8%**

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Upper Merion Area (Montgomery, PA) - Attached

New Listings 20

17.6% from Nov 2025: **17**
11.1% from Dec 2024: **18**

YTD	2025	2024	+/-
	322	**302**	6.6%

5-year Dec average: **15**

New Pendings 16

-46.7% from Nov 2025: **30**
6.7% from Dec 2024: **15**

YTD	2025	2024	+/-
	237	**239**	-0.8%

5-year Dec average: **14**

Closed Sales 24

60.0% from Nov 2025: **15**
60.0% from Dec 2024: **15**

YTD	2025	2024	+/-
	246	**221**	11.3%

5-year Dec average: **18**

Median Sold Price $407,500

-16.7% from Nov 2025: **$489,220**
25.4% from Dec 2024: **$325,000**

YTD	2025	2024	+/-
	$455,000	**$432,000**	5.3%

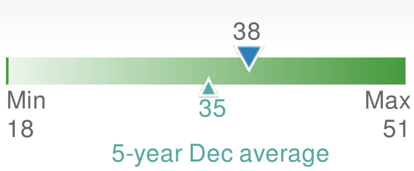
5-year Dec average: **$348,880**

Summary

In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for December was $407,500, representing a decrease of 16.7% compared to last month and an increase of 25.4% from Dec 2024. The average days on market for units sold in December was 31 days, the same as the 5-year December average of 31 days. There was a 46.7% month over month decrease in new contract activity with 16 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 2.6% decrease in supply to 38 active units.

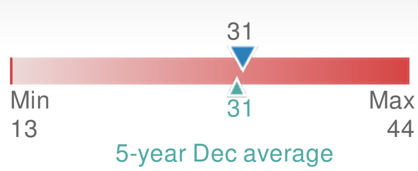
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.85 in November and a decrease from 0.65 in December 2024. The Contract Ratio is 31% lower than the 5-year December average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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 38



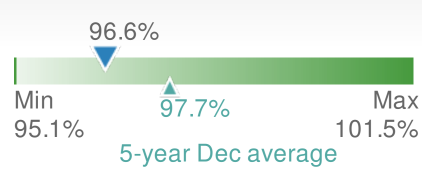
Nov 2025	Dec 2024
39	**51**

Avg DOM 31



Nov 2025	Dec 2024	YTD
24	**44**	**29**

Avg Sold to OLP Ratio 96.6%



Nov 2025	Dec 2024	YTD
95.5%	**95.8%**	**97.3%**

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