

December 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Moreland (Montgomery, PA)

December 2025

Upper Moreland (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**9****↓ -30.8%**from Nov 2025:
13**↔ 0.0%**from Dec 2024:
9

YTD	2025	2024	+/-
	223	200	11.5%

5-year Dec average: **10****New Pendings****15****↓ -11.8%**from Nov 2025:
17**↑ 7.1%**from Dec 2024:
14

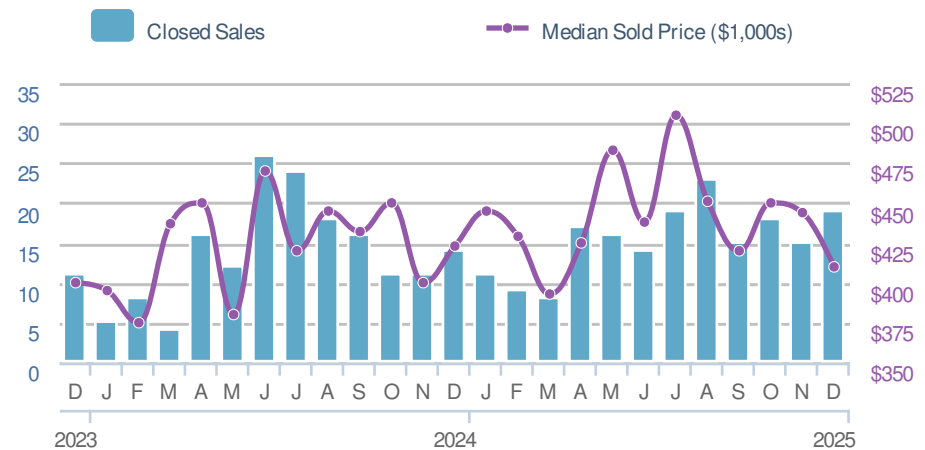
YTD	2025	2024	+/-
	203	176	15.3%

5-year Dec average: **12****Closed Sales****19****↑ 26.7%**from Nov 2025:
15**↑ 35.7%**from Dec 2024:
14

YTD	2025	2024	+/-
	194	169	14.8%

5-year Dec average: **15****Median Sold Price****\$410,000****↓ -7.8%**from Nov 2025:
\$444,900**↓ -3.1%**from Dec 2024:
\$423,000

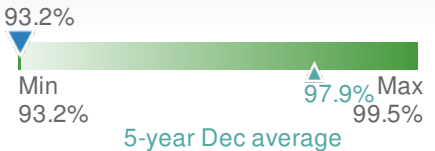
YTD	2025	2024	+/-
	\$450,000	\$430,000	4.7%

5-year Dec average: **\$411,500****Active Listings****12**

Nov 2025	Dec 2024
18	3

Avg DOM**38**

Nov 2025	Dec 2024	YTD
23	26	17

Avg Sold to OLP Ratio**93.2%**

Nov 2025	Dec 2024	YTD
97.6%	98.9%	100.4%

December 2025

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8** **-38.5%**from Nov 2025:
13 **0.0%**from Dec 2024:
8

YTD	2025	2024	+/-
	206	183	12.6%

5-year Dec average: **9****New Pending****15** **-11.8%**from Nov 2025:
17 **7.1%**from Dec 2024:
14

YTD	2025	2024	+/-
	185	162	14.2%

5-year Dec average: **12****Closed Sales****19** **58.3%**from Nov 2025:
12 **46.2%**from Dec 2024:
13

YTD	2025	2024	+/-
	176	154	14.3%

5-year Dec average: **14****Median
Sold Price****\$410,000** **-16.6%**from Nov 2025:
\$491,500 **-3.8%**from Dec 2024:
\$426,000

YTD	2025	2024	+/-
	\$460,000	\$435,000	5.7%

5-year Dec average: **\$416,000****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for December was \$410,000, representing a decrease of 16.6% compared to last month and a decrease of 3.8% from Dec 2024. The average days on market for units sold in December was 38 days, 47% above the 5-year December average of 26 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pending; an 18.5% MoM decrease in All Pending (new contracts + contracts carried over from November) to 22; and a 38.9% decrease in supply to 11 active units.

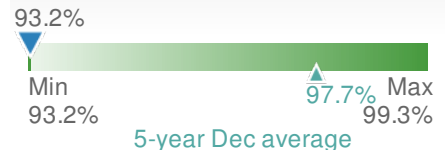
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in November and a decrease from 6.50 in December 2024. The Contract Ratio is 24% lower than the 5-year December average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**11**

Nov 2025	Dec 2024
18	2

Avg DOM**38**

Nov 2025	Dec 2024	YTD
23	28	18

**Avg Sold to
OLP Ratio****93.2%**

Nov 2025	Dec 2024	YTD
97.5%	98.6%	100.5%

December 2025

Upper Moreland (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↔ 0.0% ↔ 0.0%
from Nov 2025: 0 from Dec 2024: 1

YTD	2025	2024	+/-
	17	17	0.0%

5-year Dec average: **1****New Pendings****0**

↔ 0.0% ↔ 0.0%
from Nov 2025: 0 from Dec 2024: 0

YTD	2025	2024	+/-
	18	14	28.6%

5-year Dec average: **0****Closed Sales****0**

↓ -100.0% ↓ -100.0%
from Nov 2025: 3 from Dec 2024: 1

YTD	2025	2024	+/-
	18	15	20.0%

5-year Dec average: **1****Median Sold Price****\$0**

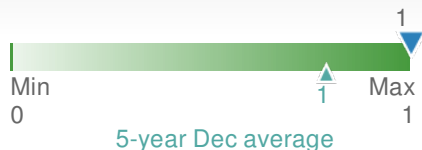
↓ -100.0% ↓ -100.0%
from Nov 2025: \$278,000 from Dec 2024: \$285,000

YTD	2025	2024	+/-
	\$285,000	\$280,000	1.8%

5-year Dec average: **\$155,000****Summary**

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for December was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Dec 2024. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 6 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 0; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. 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**1**

Nov 2025	Dec 2024
0	1

Avg DOM**0**

Nov 2025	Dec 2024	YTD
23	4	13

Avg Sold to OLP Ratio**0.0%**

Nov 2025	Dec 2024	YTD
98.1%	101.8%	100.2%