

December 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Moreland (Montgomery, PA)

 **MarketStats**
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

December 2025

Upper Moreland (Montgomery, PA)

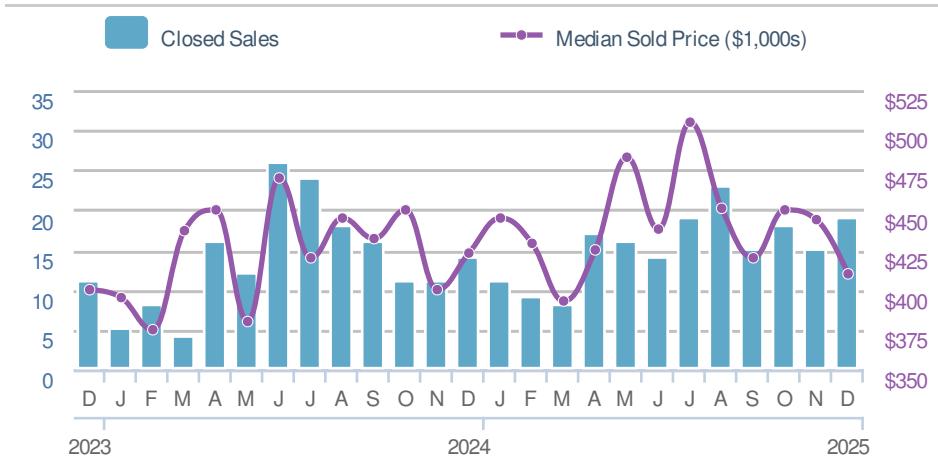
Email: ldavis@tcsr.realtor

New Listings	9	
⬇️ -30.8%	↔️ 0.0%	
from Nov 2025: 13	from Dec 2024: 9	
YTD 2025 2024 +/-		
223	200	11.5%
5-year Dec average: 10		

New Pendlings	15	
⬇️ -11.8%	⬆️ 7.1%	
from Nov 2025: 17	from Dec 2024: 14	
YTD 2025 2024 +/-		
203	176	15.3%
5-year Dec average: 12		

Closed Sales	19	
⬆️ 26.7%	⬆️ 35.7%	
from Nov 2025: 15	from Dec 2024: 14	
YTD 2025 2024 +/-		
194	169	14.8%
5-year Dec average: 15		

Median Sold Price	\$410,000	
⬇️ -7.8%	⬇️ -3.1%	
from Nov 2025: \$444,900	from Dec 2024: \$423,000	
YTD 2025 2024 +/-		
\$450,000	\$430,000	4.7%
5-year Dec average: \$411,500		



Active Listings	12
Min 3	9
5-year Dec average	
Max 15	12
Nov 2025 Dec 2024	
18	3

Avg DOM	38	
Min 12	25	
5-year Dec average		
Max 38	38	
Nov 2025 Dec 2024 YTD		
23	26	17

Avg Sold to OLP Ratio	93.2%	
Min 93.2%	Max 99.5%	
5-year Dec average		
93.2%	97.9%	
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%	 0.0%	
from Nov 2025: 13	from Dec 2024: 8	
YTD 2025 2024 +/-		
206	183	12.6%
5-year Dec average: 9		

New Pendlings	15	
 -11.8%	 7.1%	
from Nov 2025: 17	from Dec 2024: 14	
YTD 2025 2024 +/-		
185	162	14.2%
5-year Dec average: 12		

Closed Sales	19	
 58.3%	 46.2%	
from Nov 2025: 12	from Dec 2024: 13	
YTD 2025 2024 +/-		
176	154	14.3%
5-year Dec average: 14		

Median Sold Price	\$410,000	
 -16.6%	 -3.8%	
from Nov 2025: \$491,500	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 Pendlings; an 18.5% MoM decrease in All Pendlings (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	
 11	 11	
Min 2	8	Max 14
5-year Dec average		
Nov 2025 18	Dec 2024 2	

Avg DOM	38	
 38	 38	
Min 11	26	Max 38
5-year Dec average		
Nov 2025 23	Dec 2024 28	YTD 18
Avg Sold to OLP Ratio		
93.2%	97.7%	Max 99.3%
Min 93.2%	97.7%	Max 99.3%
5-year Dec average		
Nov 2025 97.5%	Dec 2024 98.6%	YTD 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:	from Dec 2024:		
0	1		
YTD	2025	2024	+/-
17	17	17	0.0%
5-year Dec average: 1			

New Pendencies		0	
0.0%	0.0%		
from Nov 2025:	from Dec 2024:		
0	0		
YTD	2025	2024	+/-
18	14	14	28.6%
5-year Dec average: 0			

Closed Sales		0	
0.0%	0.0%		
from Nov 2025:	from Dec 2024:		
3	1		
YTD	2025	2024	+/-
18	15	15	20.0%
5-year Dec average: 1			

Median Sold Price		\$0	
0.0%	0.0%		
from Nov 2025:	from Dec 2024:		
\$278,000	\$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 Pendencies; no MoM change in All Pendencies (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
Min	1	1
0	1	1
5-year Dec average		
Nov 2025	Dec 2024	
0	1	

Avg DOM		0
0	6	14
Min	6	Max
0	5-year Dec average	
Nov 2025	Dec 2024	YTD
23	4	13

Avg Sold to OLP Ratio		0.0%
0.0%	61.3%	102.6%
Min	0.0%	Max
0.0%	5-year Dec average	
Nov 2025	Dec 2024	YTD
98.1%	101.8%	100.2%