December 2025

All Home Types
Detached
Attached

Local Market Insight

Wissahickon (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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Wissahickon (Montgomery, PA)

New Listings — 15

-31.8% from Nov 2025: **22**

36.4% from Dec 2024: **11**

YTD	2025	2024	+/-
	468	**376**	24.5%

5-year Dec average: **15**

New Pendings — 18

-25.0% from Nov 2025: **24**

20.0% from Dec 2024: **15**

YTD	2025	2024	+/-
	393	**316**	24.4%

5-year Dec average: **19**

Closed Sales — 34

9.7% from Nov 2025: **31**

13.3% from Dec 2024: **30**

YTD	2025	2024	+/-
	387	**315**	22.9%

5-year Dec average: **37**

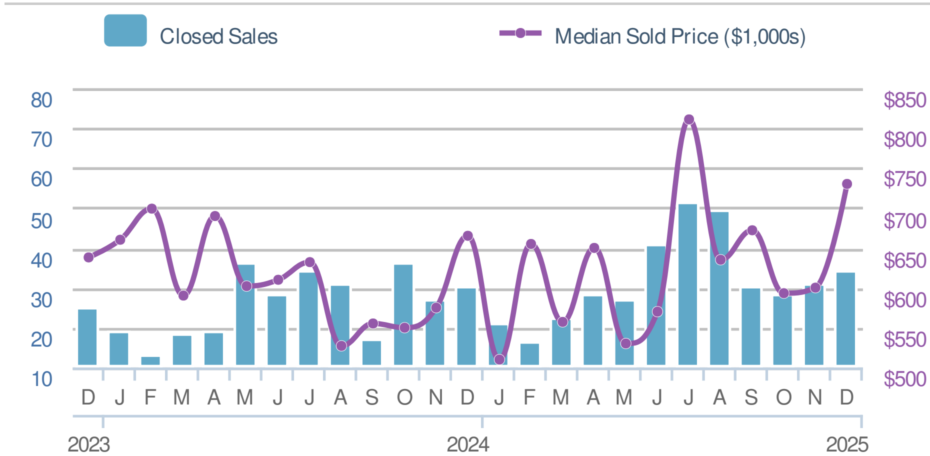
Median Sold Price — $730,000

21.7% from Nov 2025: **$600,000**

9.8% from Dec 2024: **$665,000**

YTD	2025	2024	+/-
	$645,000	**$600,000**	7.5%

5-year Dec average: **$615,700**



Active Listings — 30

30

Min 22 — 28 — Max 31

5-year Dec average

Nov 2025	Dec 2024
38	**31**

Avg DOM — 19

19

Min 16 — 24 — Max 40

5-year Dec average

Nov 2025	Dec 2024	YTD
23	**25**	**20**

Avg Sold to OLP Ratio — 98.9%

98.9%

Min 97.3% — 98.4% — Max 98.9%

5-year Dec average

Nov 2025	Dec 2024	YTD
98.5%	**98.7%**	**100.0%**

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

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New Listings — 8

-27.3% from Nov 2025: **11**

14.3% from Dec 2024: **7**

YTD	2025	2024	+/-
	291	**233**	24.9%

5-year Dec average: **9**

New Pendings — 8

-50.0% from Nov 2025: **16**

-11.1% from Dec 2024: **9**

YTD	2025	2024	+/-
	235	**183**	28.4%

5-year Dec average: **10**

Closed Sales — 22

22.2% from Nov 2025: **18**

10.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	232	**182**	27.5%

5-year Dec average: **22**

Median Sold Price — $1,000,000

62.9% from Nov 2025: **$614,000**

33.3% from Dec 2024: **$750,000**

YTD	2025	2024	+/-
	$825,500	**$734,000**	12.5%

5-year Dec average: **$778,000**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for December was $1,000,000, representing an increase of 62.9% compared to last month and an increase of 33.3% from Dec 2024. The average days on market for units sold in December was 21 days, 18% below the 5-year December average of 26 days. There was a 50% month over month decrease in new contract activity with 8 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and an 8.7% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.52 in November and an increase from 0.77 in December 2024. The Contract Ratio is the same as 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 — 21

21

Min 20 — 22 (5-year Dec average) — Max 26

Nov 2025	Dec 2024
23	**26**

Avg DOM — 21

21

Min 21 — 26 (5-year Dec average) — Max 35

Nov 2025	Dec 2024	YTD
25	**27**	**23**

Avg Sold to OLP Ratio — 97.9%

97.9%

Min 95.9% — 97.8% (5-year Dec average) — Max 99.3%

Nov 2025	Dec 2024	YTD
98.3%	**99.3%**	**99.4%**

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

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New Listings — 7

-36.4%	75.0%
from Nov 2025: **11**	from Dec 2024: **4**

YTD	2025	2024	+/-
	177	**143**	23.8%

5-year Dec average: **6**

New Pendings — 10

25.0%	66.7%
from Nov 2025: **8**	from Dec 2024: **6**

YTD	2025	2024	+/-
	158	**133**	18.8%

5-year Dec average: **9**

Closed Sales — 12

-7.7%	20.0%
from Nov 2025: **13**	from Dec 2024: **10**

YTD	2025	2024	+/-
	155	**133**	16.5%

5-year Dec average: **15**

Median Sold Price — $414,250

-29.2%	-9.3%
from Nov 2025: **$585,000**	from Dec 2024: **$456,500**

YTD	2025	2024	+/-
	$460,000	**$490,000**	-6.1%

5-year Dec average: **$430,800**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Attached properties for December was $414,250, representing a decrease of 29.2% compared to last month and a decrease of 9.3% from Dec 2024. The average days on market for units sold in December was 16 days, 27% below the 5-year December average of 22 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 13; and a 40% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.93 in November and a decrease from 2.00 in December 2024. The Contract Ratio is 41% lower than the 5-year December average of 2.45. 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 — 9

9
Min 2 — 6 (5-year Dec average) — Max 11

Nov 2025	Dec 2024
15	**5**

Avg DOM — 16

16
Min 10 — 22 (5-year Dec average) — Max 48

Nov 2025	Dec 2024	YTD
20	**19**	**16**

Avg Sold to OLP Ratio — 100.5%

100.5%
Min 97.5% — 99.3% (5-year Dec average) — Max 100.7%

Nov 2025	Dec 2024	YTD
98.7%	**97.5%**	**101.0%**

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