Local Market **Insight**

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December 2025

Montgomery County, PA

New Listings 345

-35.6% from Nov 2025: **536**

-2.0% from Dec 2024: **352**

YTD	2025	2024	+/-
	10,237	**10,061**	1.7%

5-year Dec average: **414**

New Pendings 438

-32.9% from Nov 2025: **653**

-0.5% from Dec 2024: **440**

YTD	2025	2024	+/-
	8,615	**8,693**	-0.9%

5-year Dec average: **497**

Closed Sales 739

21.1% from Nov 2025: **610**

13.9% from Dec 2024: **649**

YTD	2025	2024	+/-
	8,698	**8,565**	1.6%

5-year Dec average: **740**

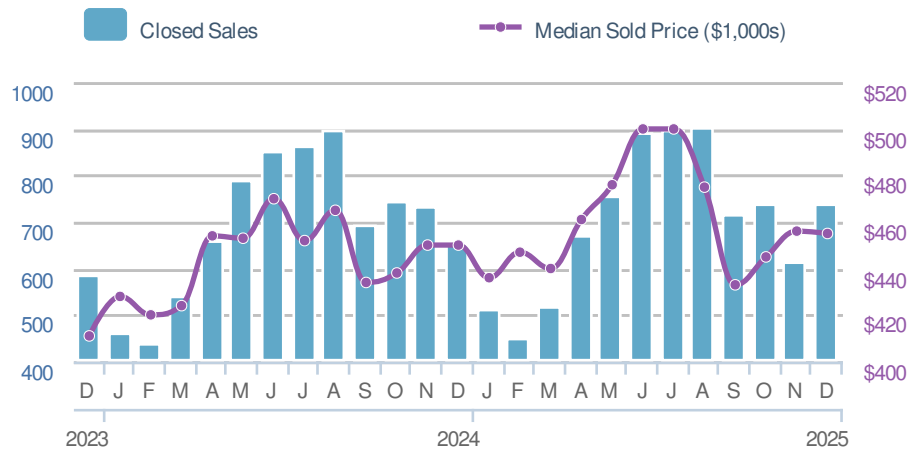
Median Sold Price $455,000

-0.2% from Nov 2025: **$456,000**

1.1% from Dec 2024: **$450,000**

YTD	2025	2024	+/-
	$461,175	**$450,000**	2.5%

5-year Dec average: **$414,894**



Active Listings 858

858

Min 579 | 737 | Max 858

5-year Dec average

Nov 2025	Dec 2024
1,053	**760**

Avg DOM 29

29

Min 22 | 25 | Max 29

5-year Dec average

Nov 2025	Dec 2024	YTD
26	**26**	**24**

Avg Sold to OLP Ratio 98.1%

98.1%

Min 98.0% | 98.5% | Max 99.5%

5-year Dec average

Nov 2025	Dec 2024	YTD
98.5%	**98.2%**	**99.7%**

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