June 2025

All Home Types
Detached
Attached

Local Market Insight

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2025

Lower Merion (Montgomery, PA)

New Listings — 64

- -37.3% from May 2025: **102**
- 6.7% from Jun 2024: **60**

YTD	2025	2024	+/-
	476	**474**	0.4%

5-year Jun average: **88**

New Pendings — 65

- -26.1% from May 2025: **88**
- -12.2% from Jun 2024: **74**

YTD	2025	2024	+/-
	378	**401**	-5.7%

5-year Jun average: **77**

Closed Sales — 86

- 24.6% from May 2025: **69**
- 38.7% from Jun 2024: **62**

YTD	2025	2024	+/-
	319	**325**	-1.8%

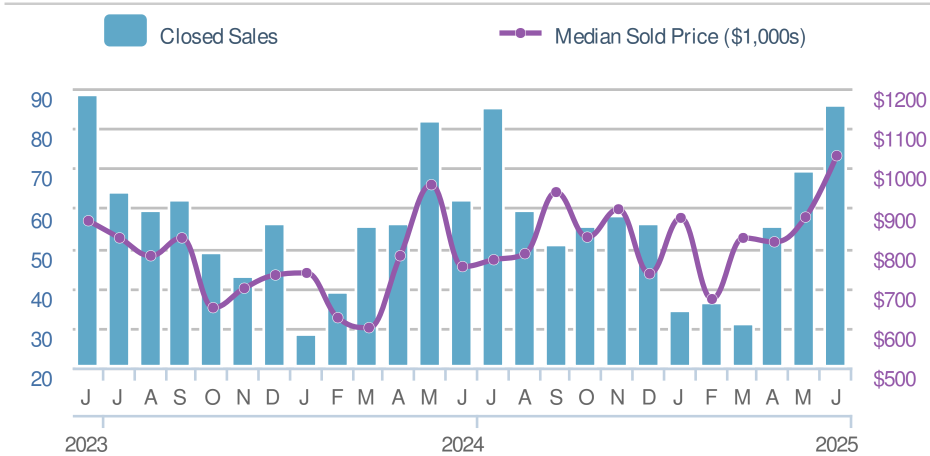
5-year Jun average: **95**

Median Sold Price — $1,031,750

- 17.6% from May 2025: **$877,000**
- 36.9% from Jun 2024: **$753,500**

YTD	2025	2024	+/-
	$850,000	**$775,000**	9.7%

5-year Jun average: **$818,790**



Active Listings — 100

100
Min 76 — 104 (5-year Jun average) — Max 152

May 2025	Jun 2024
113	**91**

Avg DOM — 23

23
Min 14 — 19 (5-year Jun average) — Max 23

May 2025	Jun 2024	YTD
18	**21**	**27**

Avg Sold to OLP Ratio — 102.8%

102.8%
Min 100.3% — 101.9% (5-year Jun average) — Max 104.5%

May 2025	Jun 2024	YTD
104.0%	**101.4%**	**101.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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New Listings — 28

-62.7% from May 2025: **75**
-28.2% from Jun 2024: **39**

YTD	2025	2024	+/-
	291	**303**	-4.0%

5-year Jun average: **54**

New Pendings — 32

-45.8% from May 2025: **59**
-36.0% from Jun 2024: **50**

YTD	2025	2024	+/-
	239	**244**	-2.0%

5-year Jun average: **48**

Closed Sales — 58

23.4% from May 2025: **47**
56.8% from Jun 2024: **37**

YTD	2025	2024	+/-
	198	**189**	4.8%

5-year Jun average: **62**

Median Sold Price — $1,490,000

45.4% from May 2025: **$1,025,000**
42.6% from Jun 2024: **$1,045,000**

YTD	2025	2024	+/-
	$1,155,000	**$1,125,000**	2.7%

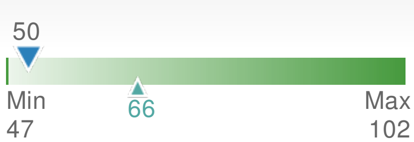
5-year Jun average: **$1,125,000**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for June was $1,490,000, representing an increase of 45.4% compared to last month and an increase of 42.6% from Jun 2024. The average days on market for units sold in June was 17 days, 6% below the 5-year June average of 18 days. There was a 45.8% month over month decrease in new contract activity with 32 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 75; and a 24.2% decrease in supply to 50 active units.

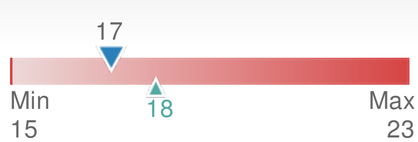
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.48 in May and an increase from 1.42 in June 2024. The Contract Ratio is 6% higher than the 5-year June average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 50



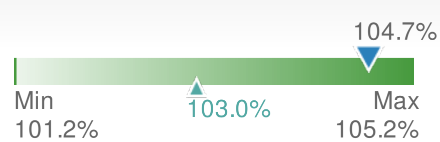
May 2025	Jun 2024
66	**62**

Avg DOM — 17



May 2025	Jun 2024	YTD
18	**23**	**25**

Avg Sold to OLP Ratio — 104.7%



May 2025	Jun 2024	YTD
105.1%	**102.9%**	**102.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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New Listings 36

33.3% from May 2025: **27**

71.4% from Jun 2024: **21**

YTD	2025	2024	+/-
	185	**171**	8.2%

5-year Jun average: **34**

New Pendings 33

13.8% from May 2025: **29**

37.5% from Jun 2024: **24**

YTD	2025	2024	+/-
	139	**157**	-11.5%

5-year Jun average: **30**

Closed Sales 28

27.3% from May 2025: **22**

12.0% from Jun 2024: **25**

YTD	2025	2024	+/-
	121	**136**	-11.0%

5-year Jun average: **33**

Median Sold Price $510,000

27.5% from May 2025: **$399,950**

64.5% from Jun 2024: **$310,000**

YTD	2025	2024	+/-
	$380,000	**$357,500**	6.3%

5-year Jun average: **$372,000**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for June was $510,000, representing an increase of 27.5% compared to last month and an increase of 64.5% from Jun 2024. The average days on market for units sold in June was 37 days, 75% above the 5-year June average of 21 days. There was a 13.8% month over month increase in new contract activity with 33 New Pendings; a 2.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 38; and a 6.4% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.79 in May and a decrease from 1.55 in June 2024. The Contract Ratio is 34% lower than the 5-year June average of 1.15. 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 50

50

Min 29 — 38 (5-year Jun average) — Max 50

May 2025	Jun 2024
47	**29**

Avg DOM 37

37

Min 12 — 21 (5-year Jun average) — Max 37

May 2025	Jun 2024	YTD
18	**16**	**32**

Avg Sold to OLP Ratio 98.9%

98.9%

Min 98.7% — 99.8% (5-year Jun average) — Max 103.0%

May 2025	Jun 2024	YTD
101.8%	**99.1%**	**99.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.