November 2025

All Home Types
Detached
Attached

Local Market Insight

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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November 2025

Lower Merion (Montgomery, PA)

New Listings 53

-32.9% from Oct 2025: **79**

39.5% from Nov 2024: **38**

YTD	2025	2024	+/-
	865	**790**	9.5%

5-year Nov average: **48**

New Pendings 53

-22.1% from Oct 2025: **68**

12.8% from Nov 2024: **47**

YTD	2025	2024	+/-
	682	**666**	2.4%

5-year Nov average: **51**

Closed Sales 49

-21.0% from Oct 2025: **62**

-15.5% from Nov 2024: **58**

YTD	2025	2024	+/-
	647	**641**	0.9%

5-year Nov average: **57**

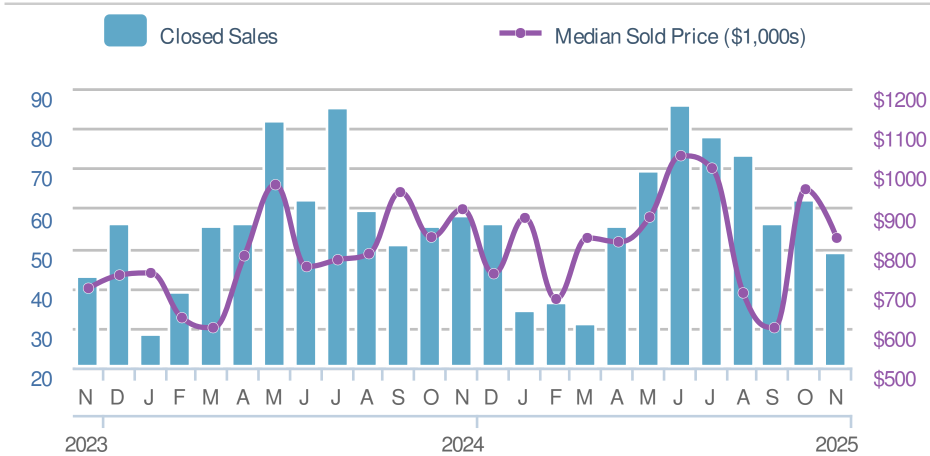
Median Sold Price $825,000

-12.9% from Oct 2025: **$947,500**

-8.1% from Nov 2024: **$897,500**

YTD	2025	2024	+/-
	$850,000	**$795,000**	6.9%

5-year Nov average: **$730,380**



Active Listings 110

110

Min 83 — 102 — Max 111

5-year Nov average

Oct 2025	Nov 2024
115	**83**

Avg DOM 25

25

Min 18 — 26 — Max 39

5-year Nov average

Oct 2025	Nov 2024	YTD
37	**25**	**28**

Avg Sold to OLP Ratio 100.7%

100.7%

Min 97.3% — 98.8% — Max 100.7%

5-year Nov average

Oct 2025	Nov 2024	YTD
98.0%	**97.6%**	**100.1%**

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New Listings — 26

-31.6% from Oct 2025: **38**
44.4% from Nov 2024: **18**

YTD	2025	2024	+/-
	492	**499**	-1.4%

5-year Nov average: **27**

New Pendings — 28

-20.0% from Oct 2025: **35**
7.7% from Nov 2024: **26**

YTD	2025	2024	+/-
	402	**402**	0.0%

5-year Nov average: **31**

Closed Sales — 28

-26.3% from Oct 2025: **38**
-24.3% from Nov 2024: **37**

YTD	2025	2024	+/-
	393	**380**	3.4%

5-year Nov average: **34**

Median Sold Price — $1,175,000

-7.0% from Oct 2025: **$1,263,500**
14.1% from Nov 2024: **$1,030,000**

YTD	2025	2024	+/-
	$1,175,000	**$1,100,000**	6.8%

5-year Nov average: **$908,700**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for November was $1,175,000, representing a decrease of 7% compared to last month and an increase of 14.1% from Nov 2024. The average days on market for units sold in November was 19 days, 19% below the 5-year November average of 23 days. There was a 20% month over month decrease in new contract activity with 28 New Pendings; an 8.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 43; and a 4.3% decrease in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.00 in October and a decrease from 1.04 in November 2024. The Contract Ratio is 10% higher than the 5-year November average of 0.88. 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 — 45

45
Min 45 | 62 (5-year Nov average) | Max 80

Oct 2025	Nov 2024
47	**52**

Avg DOM — 19

19
Min 17 | 23 (5-year Nov average) | Max 33

Oct 2025	Nov 2024	YTD
23	**26**	**23**

Avg Sold to OLP Ratio — 102.5%

102.5%
Min 96.5% | 98.8% (5-year Nov average) | Max 102.5%

Oct 2025	Nov 2024	YTD
101.6%	**96.5%**	**101.7%**

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Lower Merion (Montgomery, PA) - Attached

New Listings 27

-34.1% from Oct 2025: **41**

35.0% from Nov 2024: **20**

YTD	2025	2024	+/-
	373	**291**	28.2%

5-year Nov average: **22**

New Pendings 25

-24.2% from Oct 2025: **33**

19.0% from Nov 2024: **21**

YTD	2025	2024	+/-
	280	**264**	6.1%

5-year Nov average: **20**

Closed Sales 21

-12.5% from Oct 2025: **24**

0.0% from Nov 2024: **21**

YTD	2025	2024	+/-
	254	**261**	-2.7%

5-year Nov average: **23**

Median Sold Price $360,000

37.8% from Oct 2025: **$261,250**

-20.0% from Nov 2024: **$450,000**

YTD	2025	2024	+/-
	$355,000	**$375,000**	-5.3%

5-year Nov average: **$370,000**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for November was $360,000, representing an increase of 37.8% compared to last month and a decrease of 20% from Nov 2024. The average days on market for units sold in November was 33 days, 7% above the 5-year November average of 31 days. There was a 24.2% month over month decrease in new contract activity with 25 New Pendings; a 7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 46; and a 4.4% decrease in supply to 65 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.63 in October and a decrease from 0.87 in November 2024. The Contract Ratio is 21% lower than the 5-year November average of 0.90. 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 65

65

Min 27 — 40 — Max 65

5-year Nov average

Oct 2025	Nov 2024
68	**31**

Avg DOM 33

33

Min 20 — 31 — Max 50

5-year Nov average

Oct 2025	Nov 2024	YTD
60	**24**	**34**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 96.9% — 98.8% — Max 99.8%

5-year Nov average

Oct 2025	Nov 2024	YTD
92.2%	**99.7%**	**97.5%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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