

LuxInsight

LUXURY HOUSING MARKET REPORT

Montgomery County, Pennsylvania

APRIL 2025

Luxury Summary



LONG & FOSTER
REAL ESTATE

Long & Foster's All-Inclusive Services

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Global Partnerships

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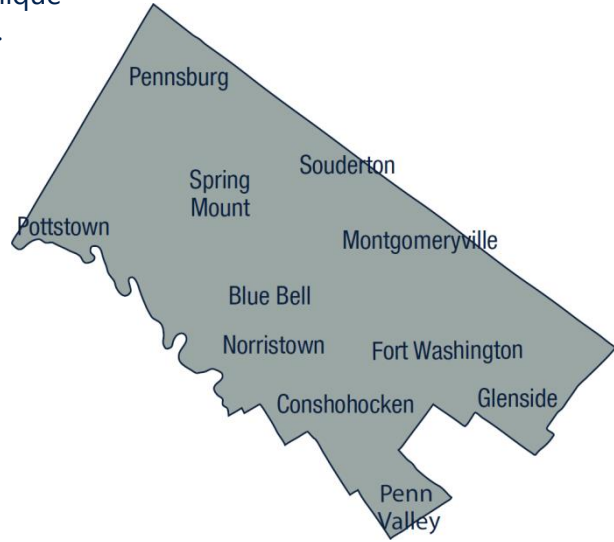
MONTGOMERY COUNTY, PENNSYLVANIA - APRIL 2025

The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping.

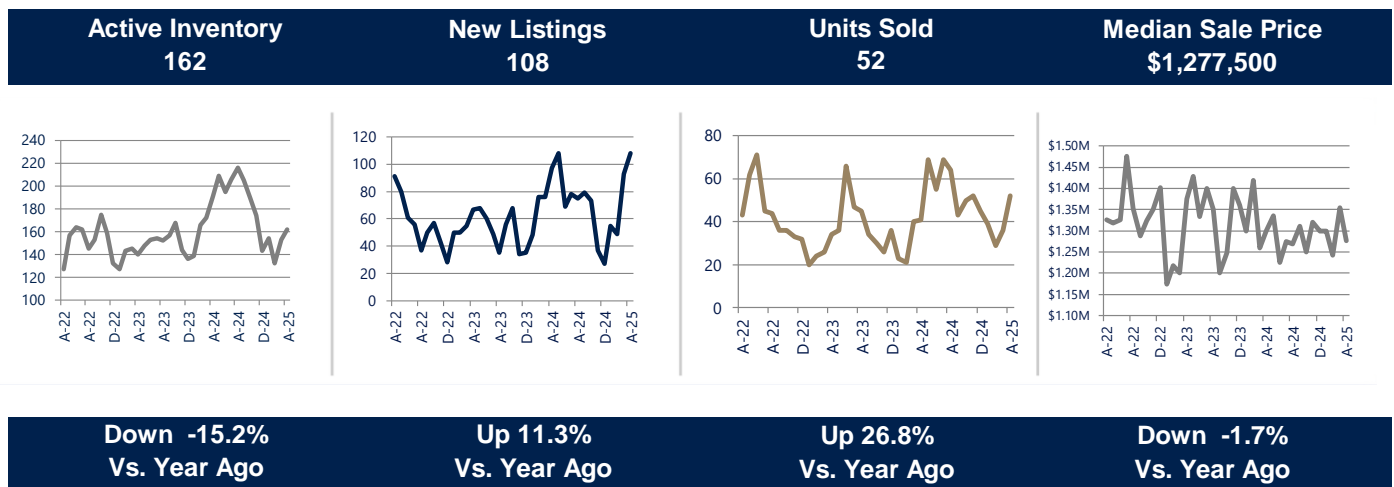
That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with A broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



AT A GLANCE HOMES \$1 MILLION+



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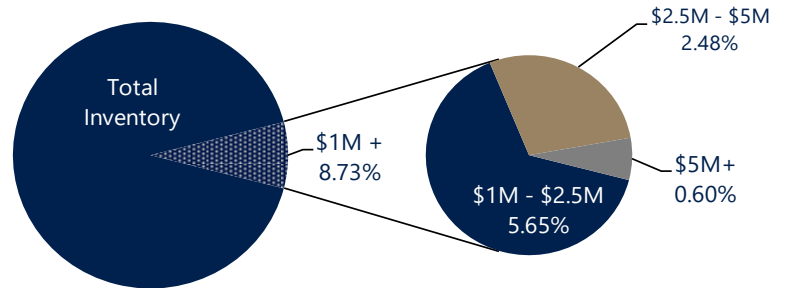
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Compared to last April, the total number of homes more than \$1 Million available this month was lower by 15.2% and higher by 15.7% compared to April 2023.

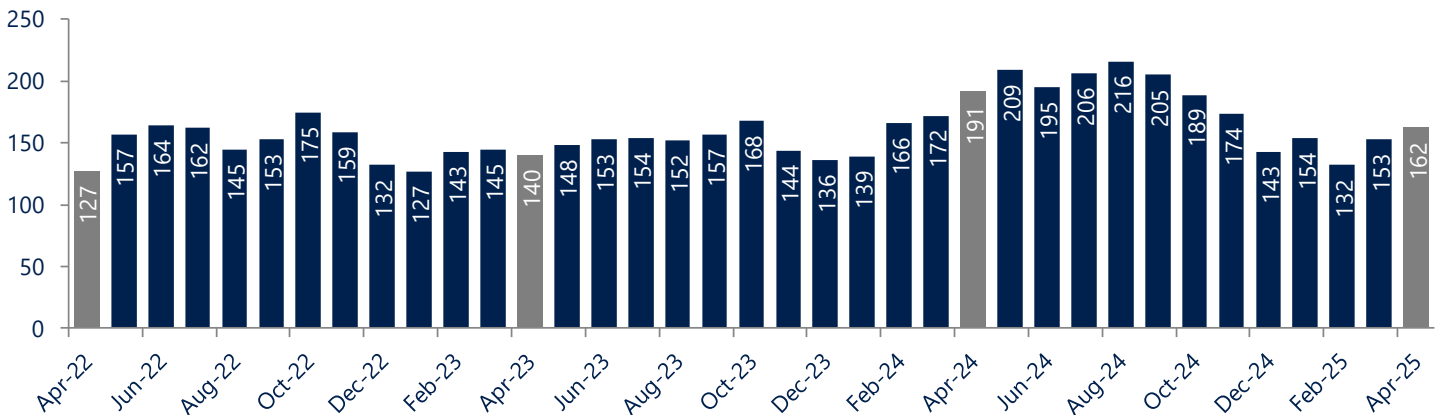
Active inventory this April was 5.9% higher than the previous month's supply of available inventory.

INVENTORY PRICE RANGES



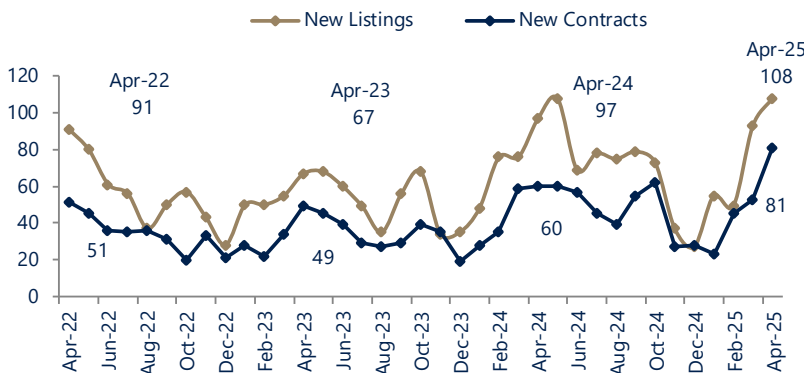
ACTIVE INVENTORY

HOMES \$1 MILLION+



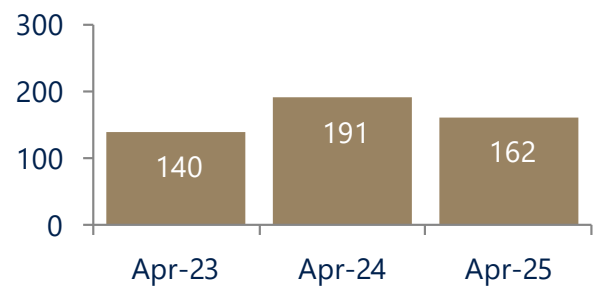
NEW LISTINGS & NEW CONTRACTS

HOMES \$1 MILLION+



ACTIVE INVENTORY

VERSUS PREVIOUS YEARS
HOMES \$1 MILLION+



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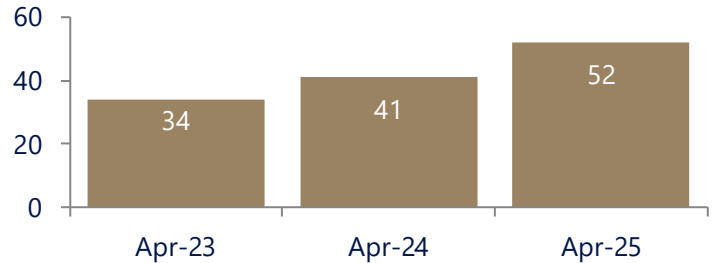
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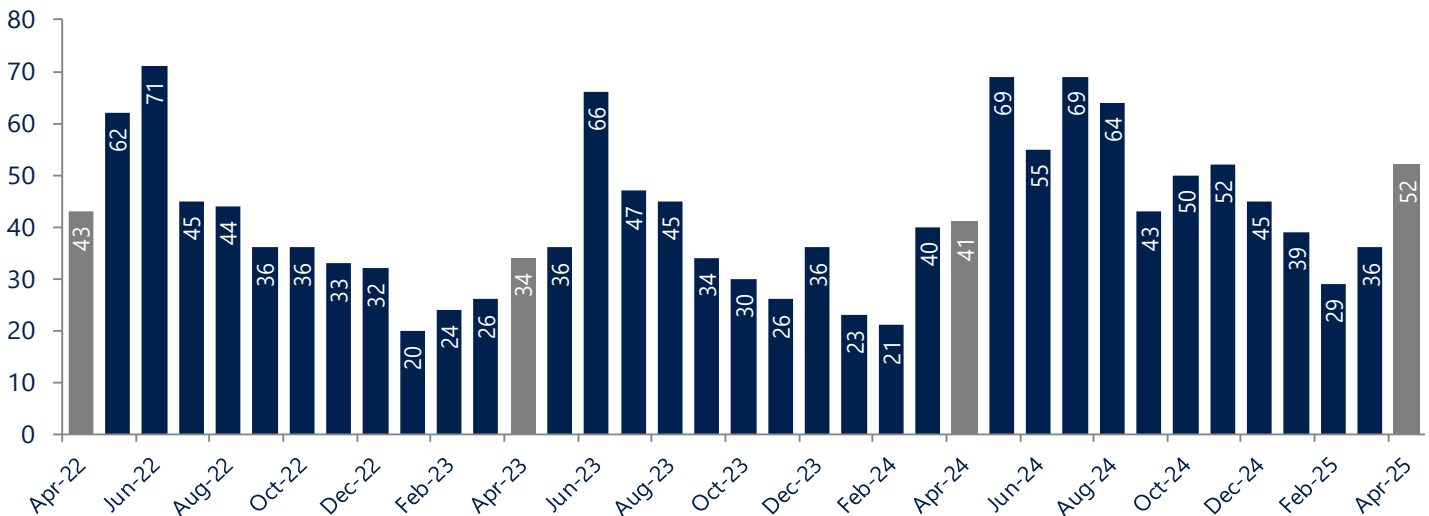
This month's units sold for homes more than \$1 Million was higher than at this time last year, an increase of 26.8% versus last April and an increase of 52.9% versus April of 2023.

There was an increase of 44.4% in luxury units sold in April compared to March of this year.

UNITS SOLD
VERSUS PREVIOUS YEARS
HOMES \$1 MILLION+



UNITS SOLD
HOMES \$1 MILLION+



RECENT SELECTED LUXURY SALES
HOMES \$1 MILLION+

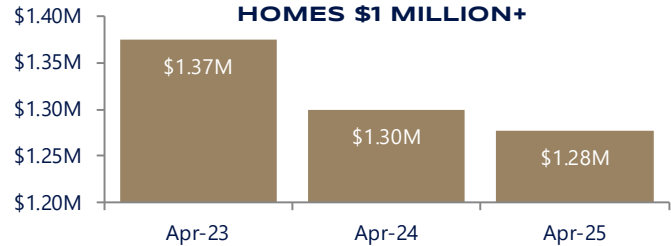
Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
April 29, 2025	Merion Station	19066	\$2,299,000	\$2,250,000	97.9%	60		✓
February 14, 2025	Merion Station	19066	\$1,350,000	\$1,150,000	85.2%	134	✓	
January 7, 2025	Blue Bell	19422	\$1,730,800	\$1,730,800	100.0%	254		✓
January 29, 2025	Eagleville	19403	\$1,160,000	\$1,160,000	100.0%	17		✓
December 4, 2024	Villanova	19085	\$1,595,000	\$1,650,000	103.4%	6	✓	
December 27, 2024	Blue Bell	19422	\$999,999	\$1,012,029	101.2%	76		✓
November 4, 2024	King Of Prussia	19406	\$1,300,000	\$1,300,000	100.0%	6		✓
November 8, 2024	Gwynedd Valley	19437	\$1,099,000	\$1,150,000	104.6%	22		✓
November 27, 2024	Merion Station	19066	\$1,185,000	\$1,030,000	86.9%	37		✓

MONTGOMERY COUNTY, PENNSYLVANIA - APRIL 2025

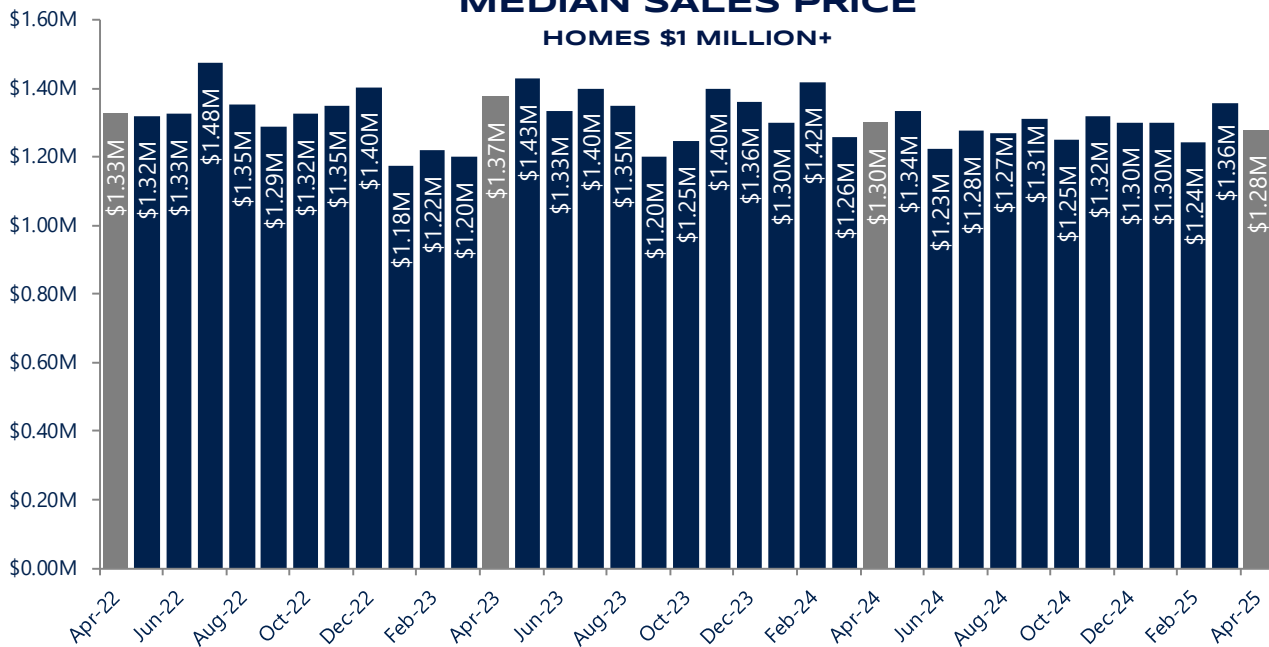
In April, the median sales price for homes more than \$1 Million was \$1,277,500, a decrease of 1.7% compared to last year.

The current median sales price was lower by 5.7% than in March.

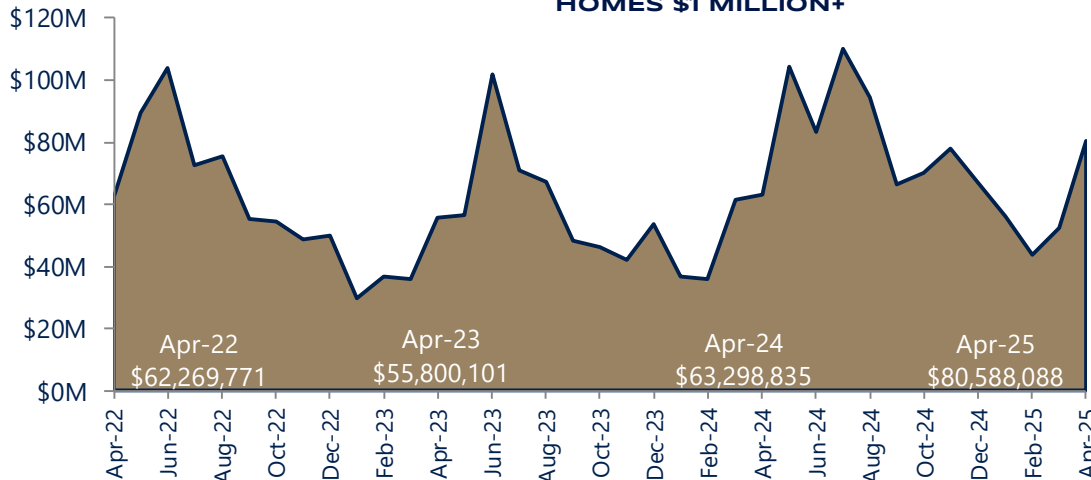
**MEDIAN SALES PRICE
VERSUS PREVIOUS YEARS
HOMES \$1 MILLION+**



**MEDIAN SALES PRICE
HOMES \$1 MILLION+**



**TOTAL DOLLAR VOLUME SOLD
HOMES \$1 MILLION+**



Total volume sold this April was 27.3% higher than the same month one year ago.

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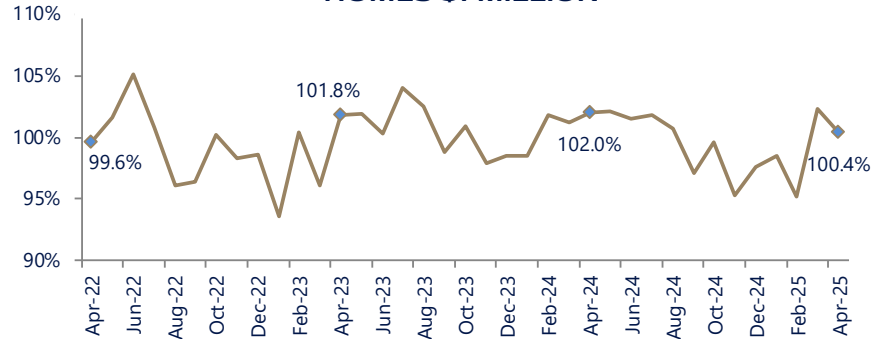
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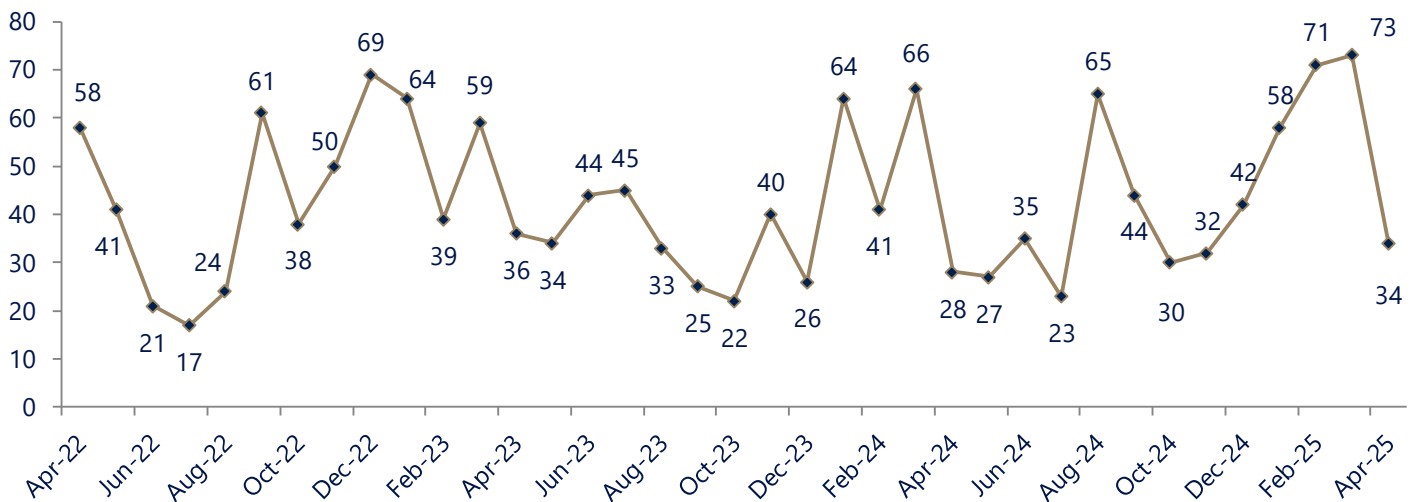
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In April, the average sale price for homes more than \$1 Million was 100.4% of the average list price, which is 1.6% lower than at this time last year. This month, the average number of days on market was 34, higher than the average last year, which was 28, an increase of 21.4%.

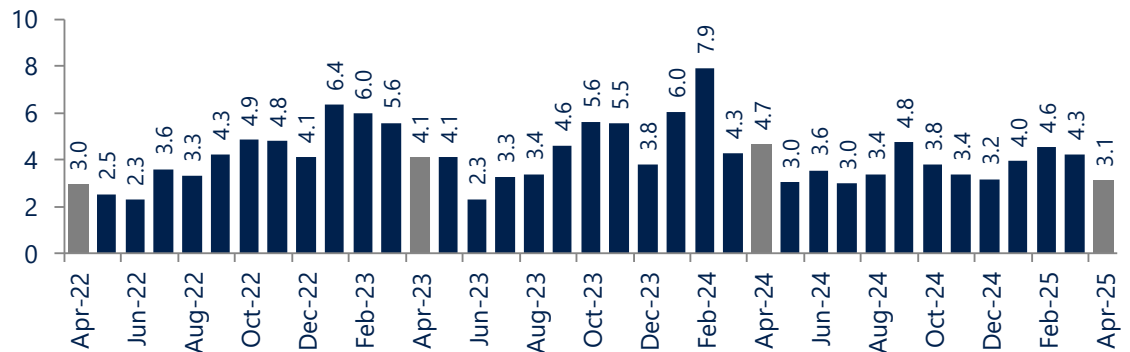
SALE PRICE AS % OF LIST PRICE HOMES \$1 MILLION+



DAYS ON MARKET HOMES \$1 MILLION+



MONTHS OF SUPPLY HOMES \$1 MILLION+



In April, there were 3.1 months of supply available, compared to 4.7 in April of 2024. That is a decrease of 34.0% versus a year ago.

MONTGOMERY COUNTY, PENNSYLVANIA - APRIL 2025

References & Definitions

MONTGOMERY, PA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Montgomery, Pennsylvania only.

Analysis dates for all regions are April 1, 2022 through April 30, 2025.

Contacts & Disclaimers

MEDIA CONTACT

Suzanne Pilcher

Email: media@longandfoster.com

CREATED BY

Michael Bystry, Long & Foster Real Estate, Inc. Senior Market Research Analyst

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"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are April 1, 2022 through April 30, 2025".

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