

March 2025

All Home Types
Detached
Attached

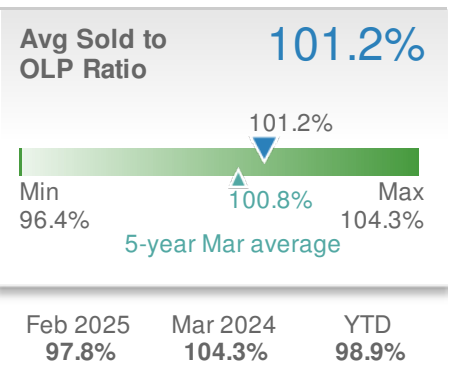
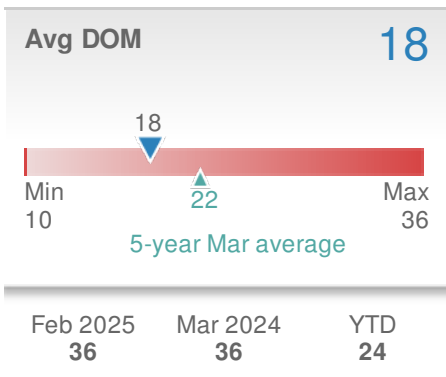
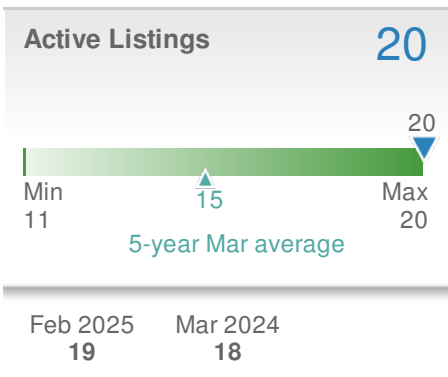
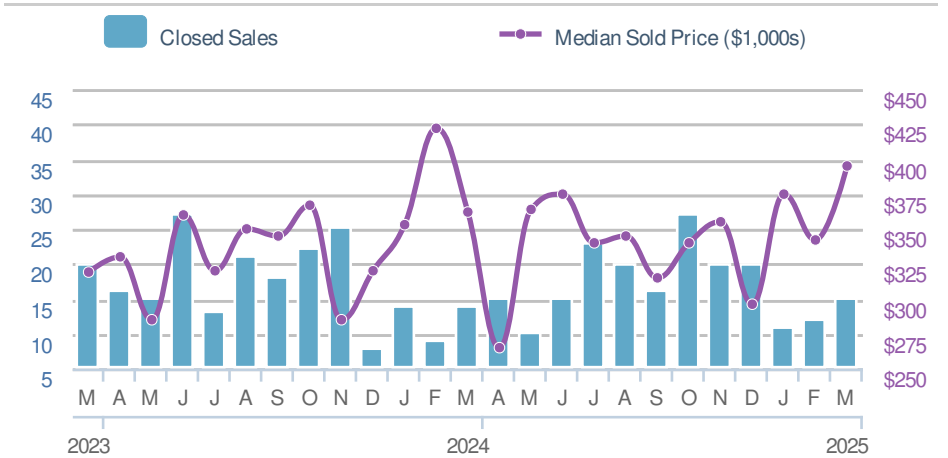
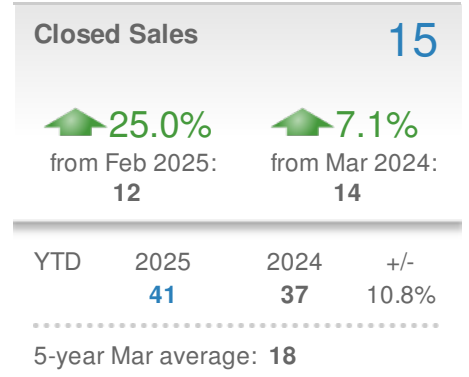
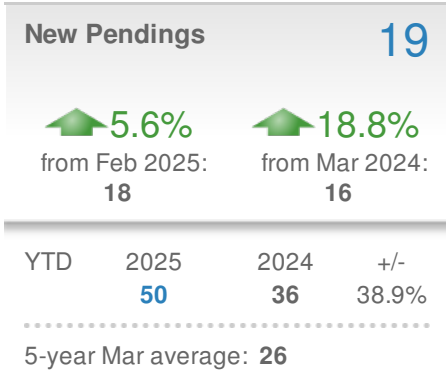
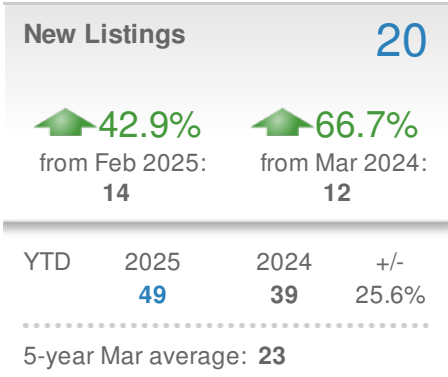
Local Market Insight

Upper Perkiomen (Montgomery, PA)

March 2025

Upper Perkiomen (Montgomery, PA)

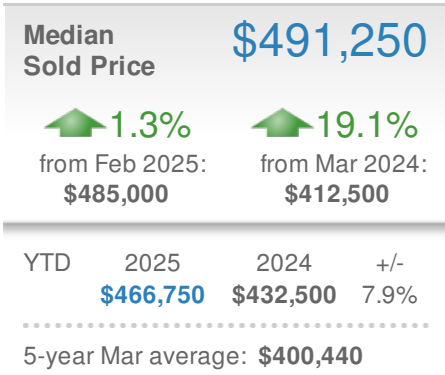
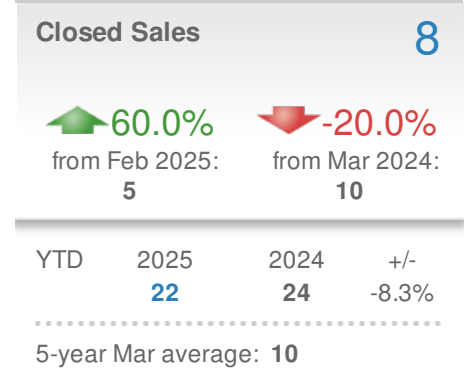
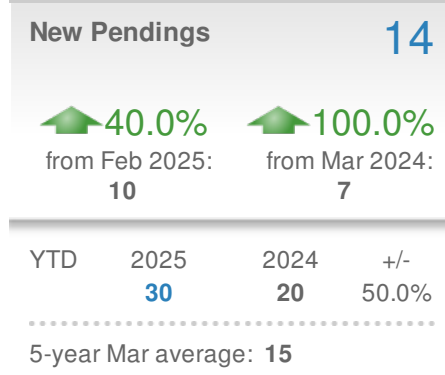
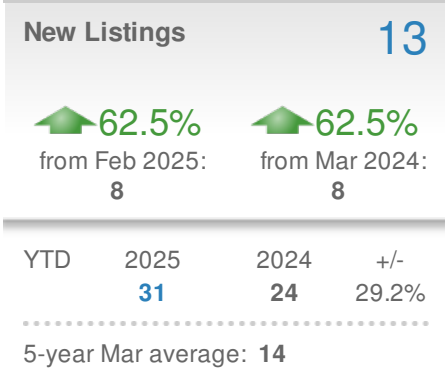
Email: ldavis@tcsr.realtor



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Upper Perkiomen (Montgomery, PA) - Detached

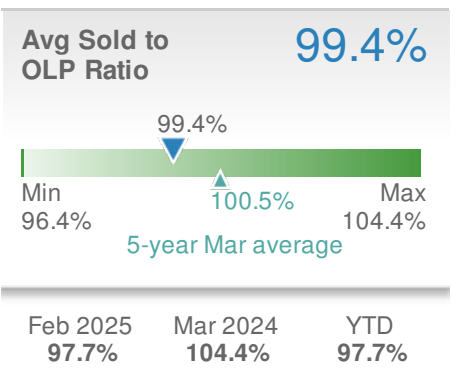
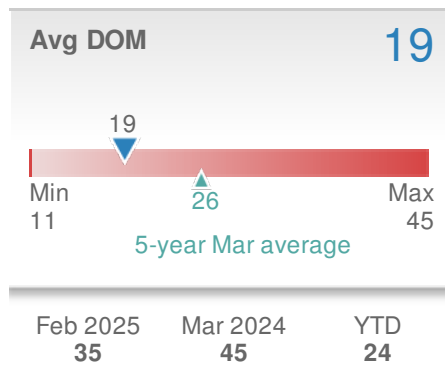
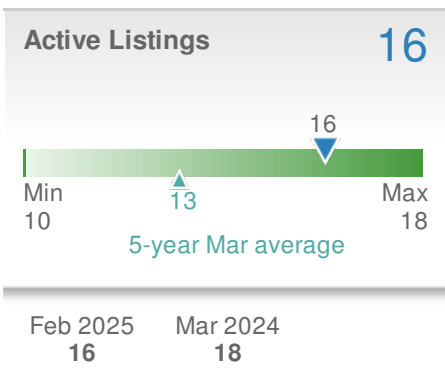
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for March was \$491,250, representing an increase of 1.3% compared to last month and an increase of 19.1% from Mar 2024. The average days on market for units sold in March was 19 days, 27% below the 5-year March average of 26 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and no change in supply with 16 active units.

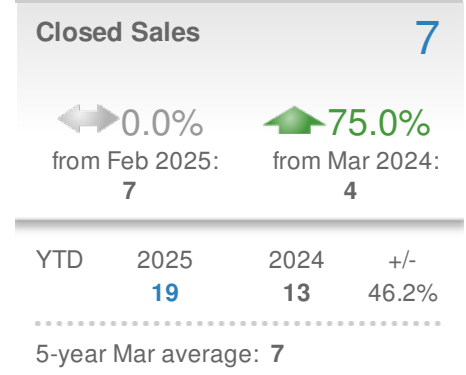
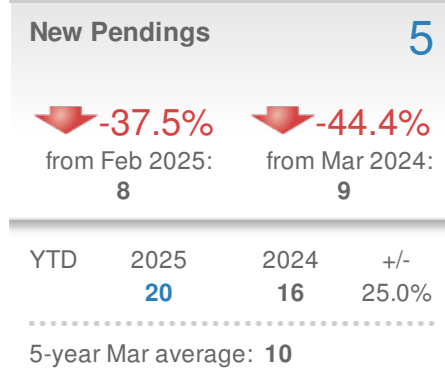
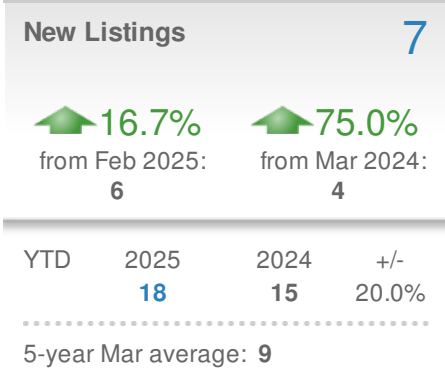
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.88 in February and an increase from 0.56 in March 2024. The Contract Ratio is 35% lower than the 5-year March average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Upper Perkiomen (Montgomery, PA) - Attached

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Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for March was \$325,000, representing an increase of 2.4% compared to last month and an increase of 16.7% from Mar 2024. The average days on market for units sold in March was 16 days, 13% above the 5-year March average of 14 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 7; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 3.33 in February and an increase from 0.00 in March 2024. The Contract Ratio is 82% lower than the 5-year March average of 9.70. 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.

