August 2025

All Home Types
Detached
Attached

Local Market Insight

Perkiomen Valley (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

August 2025
Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 47
▲11.9% from Jul 2025: **42**
▲23.7% from Aug 2024: **38**

YTD	2025	2024	+/-
	337	**284**	18.7%

5-year Aug average: **43**

New Pendings 56
▲107.4% from Jul 2025: **27**
▲55.6% from Aug 2024: **36**

YTD	2025	2024	+/-
	279	**242**	15.3%

5-year Aug average: **45**

Closed Sales 42
▲7.7% from Jul 2025: **39**
▲16.7% from Aug 2024: **36**

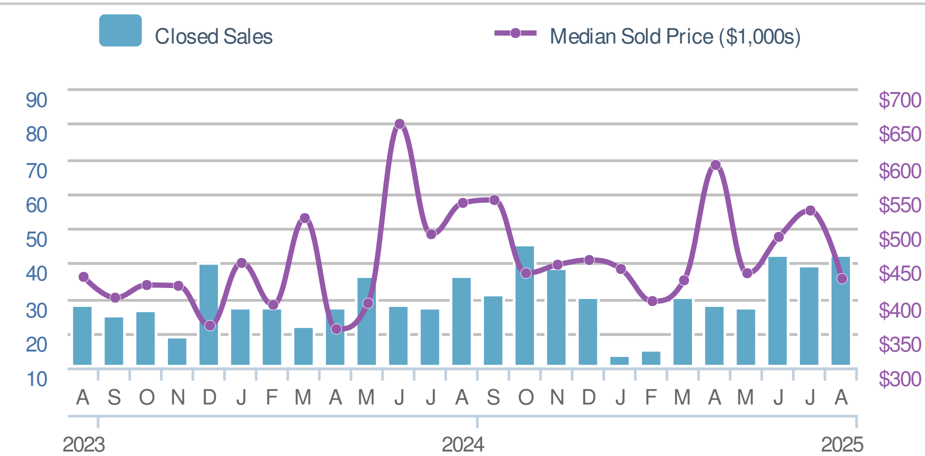
YTD	2025	2024	+/-
	242	**233**	3.9%

5-year Aug average: **45**

Median Sold Price $427,500
▼-18.6% from Jul 2025: **$525,000**
▼-20.4% from Aug 2024: **$536,750**

YTD	2025	2024	+/-
	$460,500	**$455,000**	1.2%

5-year Aug average: **$429,950**



Active Listings 55
55
Min 39 — 48 — Max 57
5-year Aug average

Jul 2025	Aug 2024
68	**57**

Avg DOM 15
15
Min 10 — 14 — Max 19
5-year Aug average

Jul 2025	Aug 2024	YTD
23	**19**	**19**

Avg Sold to OLP Ratio 101.5%
101.5%
Min 99.6% — 102.8% — Max 105.2%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.7%	**99.6%**	**100.6%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

Local Market **Insight**

Presented by
Lauren Davis

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

August 2025

Perkiomen Valley (Montgomery, PA) - Detached

New Listings — 25

4.2% from Jul 2025: **24**
0.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	214	**182**	17.6%

5-year Aug average: **27**

New Pendings — 34

161.5% from Jul 2025: **13**
41.7% from Aug 2024: **24**

YTD	2025	2024	+/-
	179	**156**	14.7%

5-year Aug average: **27**

Closed Sales — 24

-14.3% from Jul 2025: **28**
-7.7% from Aug 2024: **26**

YTD	2025	2024	+/-
	158	**154**	2.6%

5-year Aug average: **28**

Median Sold Price — $634,500

-0.2% from Jul 2025: **$635,500**
-0.1% from Aug 2024: **$635,000**

YTD	2025	2024	+/-
	$600,000	**$565,500**	6.1%

5-year Aug average: **$568,240**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for August was $634,500, representing a decrease of 0.2% compared to last month and a decrease of 0.1% from Aug 2024. The average days on market for units sold in August was 13 days, 10% below the 5-year August average of 14 days. There was a 161.5% month over month increase in new contract activity with 34 New Pendings; a 44% MoM increase in All Pendings (new contracts + contracts carried over from July) to 36; and a 22% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.61 in July and an increase from 0.75 in August 2024. The Contract Ratio is 6% lower than the 5-year August average of 1.20. 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 — 32

32
Min 27 — 33 (5-year Aug average) — Max 40

Jul 2025	Aug 2024
41	**40**

Avg DOM — 13

13
Min 9 — 14 (5-year Aug average) — Max 21

Jul 2025	Aug 2024	YTD
25	**21**	**21**

Avg Sold to OLP Ratio — 103.4%

103.4%
Min 99.4% — 102.1% (5-year Aug average) — Max 104.3%

Jul 2025	Aug 2024	YTD
99.3%	**99.4%**	**100.7%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

August 2025

Perkiomen Valley (Montgomery, PA) - Attached

New Listings — 22

22.2% from Jul 2025: **18**	69.2% from Aug 2024: **13**

YTD	2025	2024	+/-
	123	**102**	20.6%

5-year Aug average: **16**

New Pendings — 22

57.1% from Jul 2025: **14**	83.3% from Aug 2024: **12**

YTD	2025	2024	+/-
	100	**86**	16.3%

5-year Aug average: **18**

Closed Sales — 18

63.6% from Jul 2025: **11**	80.0% from Aug 2024: **10**

YTD	2025	2024	+/-
	84	**79**	6.3%

5-year Aug average: **17**

Median Sold Price — $350,000

-2.2% from Jul 2025: **$358,000**	-2.8% from Aug 2024: **$359,900**

YTD	2025	2024	+/-
	$350,000	**$360,000**	-2.8%

5-year Aug average: **$338,980**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for August was $350,000, representing a decrease of 2.2% compared to last month and a decrease of 2.8% from Aug 2024. The average days on market for units sold in August was 17 days, 21% above the 5-year August average of 14 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 14.8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.67 in July and a decrease from 1.06 in August 2024. The Contract Ratio is 48% lower than the 5-year August average of 1.76. 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 — 23

23

Min 8 — 15 (5-year Aug average) — Max 23

Jul 2025	Aug 2024
27	**17**

Avg DOM — 17

17

Min 11 — 14 (5-year Aug average) — Max 17

Jul 2025	Aug 2024	YTD
17	**14**	**15**

Avg Sold to OLP Ratio — 99.1%

99.1%

Min 99.1% — 103.7% (5-year Aug average) — Max 107.2%

Jul 2025	Aug 2024	YTD
100.8%	**99.9%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.