August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Upper Perkiomen (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Upper Perkiomen (Montgomery, PA)

New Listings 27

▼ -6.9% from Jul 2025: **29**

▲ 3.8% from Aug 2024: **26**

YTD	2025	2024	+/-
	199	**160**	24.4%

5-year Aug average: **26**

New Pendings 27

▼ -20.6% from Jul 2025: **34**

▲ 22.7% from Aug 2024: **22**

YTD	2025	2024	+/-
	174	**133**	30.8%

5-year Aug average: **25**

Closed Sales 36

▲ 38.5% from Jul 2025: **26**

▲ 80.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	158	**126**	25.4%

5-year Aug average: **30**

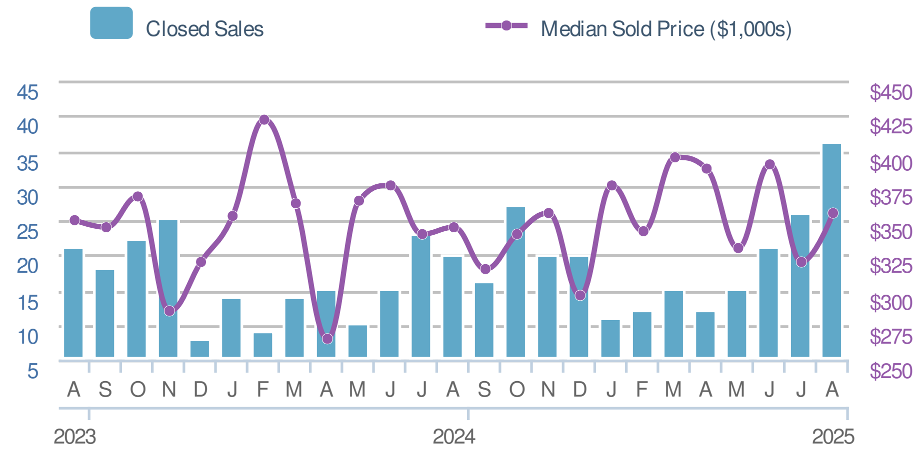
Median Sold Price $355,000

▲ 10.9% from Jul 2025: **$320,000**

▲ 2.9% from Aug 2024: **$345,000**

YTD	2025	2024	+/-
	$356,000	**$342,500**	3.9%

5-year Aug average: **$320,000**



Active Listings 39

Min	26	Max
16		39

5-year Aug average

Jul 2025	Aug 2024
38	**23**

Avg DOM 23

Min	17	Max
12		23

5-year Aug average

Jul 2025	Aug 2024	YTD
9	**12**	**22**

Avg Sold to OLP Ratio 97.9%

Min	100.6%	Max
97.9%		103.5%

5-year Aug average

Jul 2025	Aug 2024	YTD
99.6%	**102.0%**	**99.2%**

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

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August 2025

Upper Perkiomen (Montgomery, PA) - Detached

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New Listings 14

↔ 0.0% from Jul 2025: **14**
▲ 27.3% from Aug 2024: **11**

YTD	2025	2024	+/-
	119	**95**	25.3%

5-year Aug average: **14**

New Pendings 14

▼ -36.4% from Jul 2025: **22**
▲ 27.3% from Aug 2024: **11**

YTD	2025	2024	+/-
	102	**78**	30.8%

5-year Aug average: **14**

Closed Sales 20

▲ 53.8% from Jul 2025: **13**
▲ 122.2% from Aug 2024: **9**

YTD	2025	2024	+/-
	92	**76**	21.1%

5-year Aug average: **16**

Median Sold Price $420,000

▲ 2.4% from Jul 2025: **$410,000**
▼ -10.4% from Aug 2024: **$468,500**

YTD	2025	2024	+/-
	$422,750	**$425,000**	-0.5%

5-year Aug average: **$442,690**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for August was $420,000, representing an increase of 2.4% compared to last month and a decrease of 10.4% from Aug 2024. The average days on market for units sold in August was 24 days, 17% above the 5-year August average of 21 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 27.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 7.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.12 in July and a decrease from 1.13 in August 2024. The Contract Ratio is 43% lower than the 5-year August average of 1.30. 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.

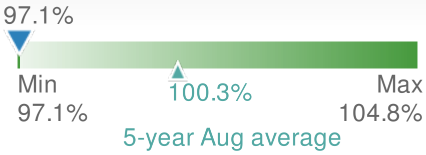
Active Listings 28

Jul 2025	Aug 2024
26	**15**

Avg DOM 24

Jul 2025	Aug 2024	YTD
8	**12**	**24**

Avg Sold to OLP Ratio 97.1%



Jul 2025	Aug 2024	YTD
98.3%	**104.8%**	**98.4%**

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

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New Listings 13

▼-13.3% from Jul 2025: **15**

▼-13.3% from Aug 2024: **15**

YTD	2025	2024	+/-
	80	**65**	23.1%

5-year Aug average: **12**

New Pendings 13

▲8.3% from Jul 2025: **12**

▲18.2% from Aug 2024: **11**

YTD	2025	2024	+/-
	72	**55**	30.9%

5-year Aug average: **11**

Closed Sales 16

▲23.1% from Jul 2025: **13**

▲45.5% from Aug 2024: **11**

YTD	2025	2024	+/-
	66	**50**	32.0%

5-year Aug average: **14**

Median Sold Price $304,500

▼-0.1% from Jul 2025: **$304,900**

▼-6.3% from Aug 2024: **$325,000**

YTD	2025	2024	+/-
	$312,000	**$283,000**	10.2%

5-year Aug average: **$285,780**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for August was $304,500, representing a decrease of 0.1% compared to last month and a decrease of 6.3% from Aug 2024. The average days on market for units sold in August was 21 days, 84% above the 5-year August average of 11 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 12; and an 8.3% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.33 in July and a decrease from 1.38 in August 2024. The Contract Ratio is 45% lower than the 5-year August average of 1.99. 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.

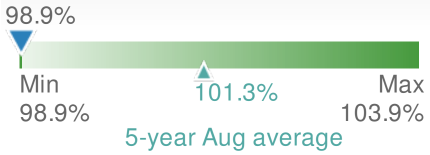
Active Listings 11

Jul 2025	Aug 2024
12	**8**

Avg DOM 21

Jul 2025	Aug 2024	YTD
11	**12**	**19**

Avg Sold to OLP Ratio 98.9%



Jul 2025	Aug 2024	YTD
100.9%	**99.8%**	**100.3%**

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