September 2025

All Home Types
Detached
Attached

Local Market Insight

Perkiomen Valley (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Perkiomen Valley (Montgomery, PA)

New Listings — 39

-17.0% from Aug 2025: **47**
-13.3% from Sep 2024: **45**

YTD	2025	2024	+/-
	378	**333**	13.5%

5-year Sep average: **39**

New Pendings — 29

-48.2% from Aug 2025: **56**
-38.3% from Sep 2024: **47**

YTD	2025	2024	+/-
	309	**290**	6.6%

5-year Sep average: **35**

Closed Sales — 45

7.1% from Aug 2025: **42**
45.2% from Sep 2024: **31**

YTD	2025	2024	+/-
	289	**267**	8.2%

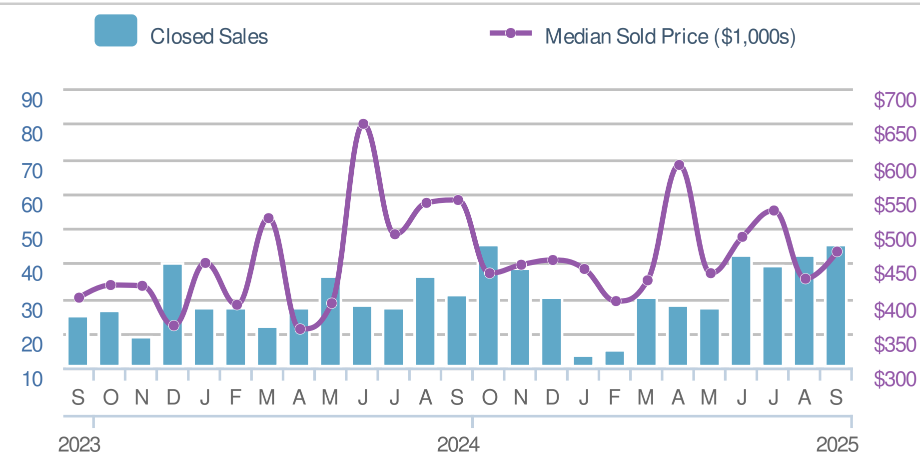
5-year Sep average: **37**

Median Sold Price — $466,000

9.0% from Aug 2025: **$427,500**
-13.7% from Sep 2024: **$540,000**

YTD	2025	2024	+/-
	$466,000	**$465,000**	0.2%

5-year Sep average: **$434,690**



Active Listings — 60

60
Min 41 — 50 — Max 60
5-year Sep average

Aug 2025	Sep 2024
55	**53**

Avg DOM — 24

24
Min 12 — 18 — Max 26
5-year Sep average

Aug 2025	Sep 2024	YTD
15	**26**	**20**

Avg Sold to OLP Ratio — 100.3%

100.3%
Min 98.3% — 101.1% — Max 104.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
101.5%	**98.3%**	**100.5%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Perkiomen Valley (Montgomery, PA) - Detached

New Listings 30

20.0% from Aug 2025: 25	42.9% from Sep 2024: 21

YTD	2025	2024	+/-
	246	**204**	20.6%

5-year Sep average: **22**

New Pendings 15

-55.9% from Aug 2025: 34	-37.5% from Sep 2024: 24

YTD	2025	2024	+/-
	194	**180**	7.8%

5-year Sep average: **18**

Closed Sales 27

12.5% from Aug 2025: 24	42.1% from Sep 2024: 19

YTD	2025	2024	+/-
	188	**173**	8.7%

5-year Sep average: **21**

Median Sold Price $587,500

-7.4% from Aug 2025: $634,500	2.2% from Sep 2024: $575,000

YTD	2025	2024	+/-
	$600,000	**$573,000**	4.7%

5-year Sep average: **$532,850**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for September was $587,500, representing a decrease of 7.4% compared to last month and an increase of 2.2% from Sep 2024. The average days on market for units sold in September was 23 days, 12% above the 5-year September average of 21 days. There was a 55.9% month over month decrease in new contract activity with 15 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 34.4% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 1.13 in August and a decrease from 1.03 in September 2024. The Contract Ratio is 48% lower than the 5-year September average of 0.94. 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 43

43

Min	5-year Sep average	Max
27	36	43

Aug 2025	Sep 2024
32	**34**

Avg DOM 23

23

Min	5-year Sep average	Max
14	21	38

Aug 2025	Sep 2024	YTD
13	**38**	**22**

Avg Sold to OLP Ratio 101.6%

101.6%

Min	5-year Sep average	Max
96.0%	101.0%	105.4%

Aug 2025	Sep 2024	YTD
103.4%	**96.0%**	**100.8%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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New Listings 9

-59.1% from Aug 2025: **22**
-62.5% from Sep 2024: **24**

YTD	2025	2024	+/-
	132	**129**	2.3%

5-year Sep average: **16**

New Pendings 14

-36.4% from Aug 2025: **22**
-39.1% from Sep 2024: **23**

YTD	2025	2024	+/-
	115	**110**	4.5%

5-year Sep average: **17**

Closed Sales 18

0.0% from Aug 2025: **18**
50.0% from Sep 2024: **12**

YTD	2025	2024	+/-
	101	**94**	7.4%

5-year Sep average: **15**

Median Sold Price $400,000

14.3% from Aug 2025: **$350,000**
19.9% from Sep 2024: **$333,500**

YTD	2025	2024	+/-
	$365,000	**$360,250**	1.3%

5-year Sep average: **$352,900**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for September was $400,000, representing an increase of 14.3% compared to last month and an increase of 19.9% from Sep 2024. The average days on market for units sold in September was 25 days, 79% above the 5-year September average of 14 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 19; and a 26.1% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.91 in August and a decrease from 1.42 in September 2024. The Contract Ratio is 36% lower than the 5-year September average of 1.75. 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 17

17

Min 9 | 15 (5-year Sep average) | Max 19

Aug 2025	Sep 2024
23	**19**

Avg DOM 25

25

Min 7 | 14 (5-year Sep average) | Max 25

Aug 2025	Sep 2024	YTD
17	**7**	**17**

Avg Sold to OLP Ratio 98.3%

98.3%

Min 98.3% | 101.3% (5-year Sep average) | Max 103.8%

Aug 2025	Sep 2024	YTD
99.1%	**101.9%**	**99.9%**

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