September 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Perkiomen (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 30

11.1% from Aug 2025: **27**

0.0% from Sep 2024: **30**

YTD	2025	2024	+/-
	229	192	19.3%

5-year Sep average: **29**

New Pendings — 20

-25.9% from Aug 2025: **27**

-16.7% from Sep 2024: **24**

YTD	2025	2024	+/-
	194	155	25.2%

5-year Sep average: **25**

Closed Sales — 22

-38.9% from Aug 2025: **36**

37.5% from Sep 2024: **16**

YTD	2025	2024	+/-
	181	144	25.7%

5-year Sep average: **23**

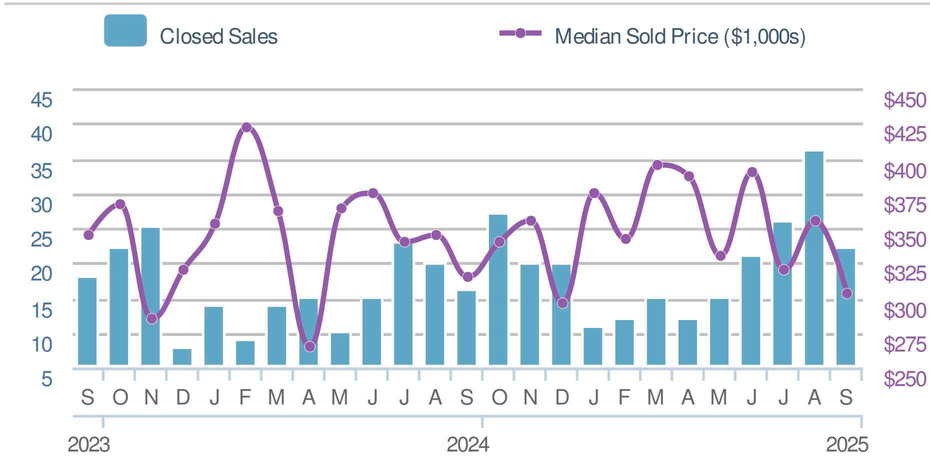
Median Sold Price — $303,500

-14.5% from Aug 2025: **$355,000**

-3.7% from Sep 2024: **$315,000**

YTD	2025	2024	+/-
	$350,000	**$333,500**	4.9%

5-year Sep average: **$307,355**



Active Listings — 45

45

Min 17 — 28 — Max 45

5-year Sep average

Aug 2025	Sep 2024
39	**31**

Avg DOM — 29

29

Min 11 — 17 — Max 29

5-year Sep average

Aug 2025	Sep 2024	YTD
23	**15**	**23**

Avg Sold to OLP Ratio — 98.5%

98.5%

Min 98.5% — 101.9% — Max 105.8%

5-year Sep average

Aug 2025	Sep 2024	YTD
97.9%	**103.7%**	**99.1%**

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

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New Listings — 15

7.1%	15.4%
from Aug 2025: **14**	from Sep 2024: **13**

YTD	2025	2024	+/-
	134	**110**	21.8%

5-year Sep average: **15**

New Pendings — 8

-42.9%	-11.1%
from Aug 2025: **14**	from Sep 2024: **9**

YTD	2025	2024	+/-
	110	**85**	29.4%

5-year Sep average: **12**

Closed Sales — 12

-40.0%	0.0%
from Aug 2025: **20**	from Sep 2024: **12**

YTD	2025	2024	+/-
	105	**88**	19.3%

5-year Sep average: **14**

Median Sold Price — $402,500

-4.2%	-6.9%
from Aug 2025: **$420,000**	from Sep 2024: **$432,250**

YTD	2025	2024	+/-
	$420,500	**$425,000**	-1.1%

5-year Sep average: **$397,450**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for September was $402,500, representing a decrease of 4.2% compared to last month and a decrease of 6.9% from Sep 2024. The average days on market for units sold in September was 31 days, 62% above the 5-year September average of 19 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 14.3% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.75 in August and a decrease from 0.57 in September 2024. The Contract Ratio is 55% lower than the 5-year September average of 1.11. 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 14 — 21 (5-year Sep average) — Max 32

Aug 2025	Sep 2024
28	**21**

Avg DOM — 31

31

Min 13 — 19 (5-year Sep average) — Max 31

Aug 2025	Sep 2024	YTD
24	**15**	**25**

Avg Sold to OLP Ratio — 97.7%

97.7%

Min 97.7% — 101.6% (5-year Sep average) — Max 106.5%

Aug 2025	Sep 2024	YTD
97.1%	**104.4%**	**98.3%**

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

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Upper Perkiomen (Montgomery, PA) - Attached

New Listings — 15

15.4% from Aug 2025: **13**
-11.8% from Sep 2024: **17**

YTD	2025	2024	+/-
	95	**82**	15.9%

5-year Sep average: **13**

New Pendings — 12

-7.7% from Aug 2025: **13**
-20.0% from Sep 2024: **15**

YTD	2025	2024	+/-
	84	**70**	20.0%

5-year Sep average: **13**

Closed Sales — 10

-37.5% from Aug 2025: **16**
150.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	76	**56**	35.7%

5-year Sep average: **9**

Median Sold Price — $255,000

-16.3% from Aug 2025: **$304,500**
10.5% from Sep 2024: **$230,750**

YTD	2025	2024	+/-
	$298,500	**$280,000**	6.6%

5-year Sep average: **$256,350**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for September was $255,000, representing a decrease of 16.3% compared to last month and an increase of 10.5% from Sep 2024. The average days on market for units sold in September was 26 days, 83% above the 5-year September average of 14 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and an 18.2% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.09 in August and a decrease from 2.00 in September 2024. The Contract Ratio is 72% lower than the 5-year September average of 3.88. 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 — 13

13
Min 2 — 7 (5-year Sep average) — Max 13

Aug 2025	Sep 2024
11	**10**

Avg DOM — 26

26
Min 6 — 14 (5-year Sep average) — Max 26

Aug 2025	Sep 2024	YTD
21	**16**	**20**

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 99.5% — 101.5% (5-year Sep average) — Max 102.6%

Aug 2025	Sep 2024	YTD
98.9%	**101.8%**	**100.2%**

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

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