

October 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Perkiomen (Montgomery, PA)

October 2025

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**16**

↓ **-46.7%** ↓ **-33.3%**
from Sep 2025: from Oct 2024:
30 **24**

YTD	2025	2024	+/-
	245	218	12.4%

5-year Oct average: **23****New Pendings****26**

↑ **30.0%** ↑ **4.0%**
from Sep 2025: from Oct 2024:
20 **25**

YTD	2025	2024	+/-
	220	179	22.9%

5-year Oct average: **24****Closed Sales****27**

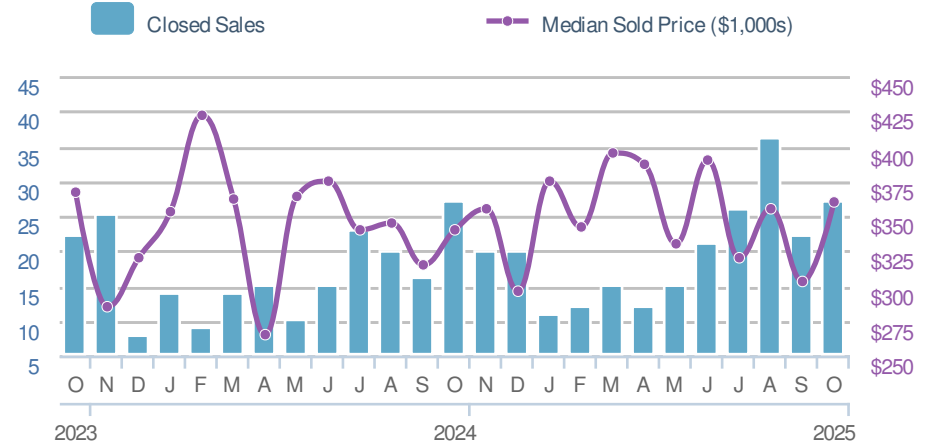
↑ **22.7%** ↔ **0.0%**
from Sep 2025: from Oct 2024:
22 **27**

YTD	2025	2024	+/-
	209	172	21.5%

5-year Oct average: **27****Median Sold Price****\$360,000**

↑ **18.6%** ↑ **5.9%**
from Sep 2025: from Oct 2024:
\$303,500 **\$340,000**

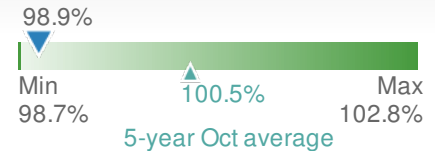
YTD	2025	2024	+/-
	\$355,000	\$333,500	6.4%

5-year Oct average: **\$336,350****Active Listings****33**

Sep 2025	Oct 2024
45	29

Avg DOM**29**

Sep 2025	Oct 2024	YTD
29	11	23

Avg Sold to OLP Ratio**98.9%**

Sep 2025	Oct 2024	YTD
98.5%	98.7%	99.1%

October 2025

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

↓ **-46.7%**
from Sep 2025:
15

↓ **-42.9%**
from Oct 2024:
14

YTD	2025	2024	+/-
	142	125	13.6%

5-year Oct average: **13****New Pendings****14**

↑ **75.0%**
from Sep 2025:
8

↑ **27.3%**
from Oct 2024:
11

YTD	2025	2024	+/-
	123	97	26.8%

5-year Oct average: **13****Closed Sales****14**

↑ **16.7%**
from Sep 2025:
12

↑ **40.0%**
from Oct 2024:
10

YTD	2025	2024	+/-
	120	98	22.4%

5-year Oct average: **14****Median
Sold Price****\$519,950**

↑ **29.2%**
from Sep 2025:
\$402,500

↑ **33.3%**
from Oct 2024:
\$390,000

YTD	2025	2024	+/-
	\$427,500	\$417,250	2.5%

5-year Oct average: **\$429,490****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for October was \$519,950, representing an increase of 29.2% compared to last month and an increase of 33.3% from Oct 2024. The average days on market for units sold in October was 42 days, 75% above the 5-year October average of 24 days. There was a 75% month over month increase in new contract activity with 14 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 14; and a 21.9% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.50 in September and a decrease from 0.70 in October 2024. The Contract Ratio is 50% lower than the 5-year October average of 1.12. 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**25**

Sep 2025	Oct 2024
32	20

Avg DOM**42**

Sep 2025	Oct 2024	YTD
31	15	27

**Avg Sold to
OLP Ratio****97.6%**

Sep 2025	Oct 2024	YTD
97.7%	99.9%	98.3%

October 2025

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-46.7%**
 from Sep 2025:
 15

 **-20.0%**
 from Oct 2024:
 10

YTD	2025	2024	+/-
	103	93	10.8%

5-year Oct average: **11****New Pending****12**

 **0.0%**
 from Sep 2025:
 12

 **-14.3%**
 from Oct 2024:
 14

YTD	2025	2024	+/-
	97	82	18.3%

5-year Oct average: **11****Closed Sales****13**

 **30.0%**
 from Sep 2025:
 10

 **-23.5%**
 from Oct 2024:
 17

YTD	2025	2024	+/-
	89	74	20.3%

5-year Oct average: **13****Median
Sold Price****\$300,000**

 **17.6%**
 from Sep 2025:
 \$255,000

 **0.3%**
 from Oct 2024:
 \$299,000

YTD	2025	2024	+/-
	\$300,000	\$283,500	5.8%

5-year Oct average: **\$297,700****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for October was \$300,000, representing an increase of 17.6% compared to last month and an increase of 0.3% from Oct 2024. The average days on market for units sold in October was 14 days, 43% above the 5-year October average of 10 days. There was no month over month change in new contract activity with 12 New Pending; no MoM change in All Pending (new contracts + contracts carried over from September) with 14; and a 38.5% decrease in supply to 8 active units.

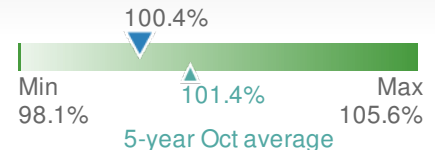
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.08 in September and an increase from 1.56 in October 2024. The Contract Ratio is 49% lower than the 5-year October average of 3.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Sep 2025	Oct 2024
13	9

Avg DOM**14**

Sep 2025	Oct 2024	YTD
26	9	19

**Avg Sold to
OLP Ratio****100.4%**

Sep 2025	Oct 2024	YTD
99.5%	98.1%	100.2%