November 2025

All Home Types
Detached
Attached

Local Market Insight

Perkiomen Valley (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 14

-60.0% from Oct 2025: **35**

-26.3% from Nov 2024: **19**

YTD	2025	2024	+/-
	436	**387**	12.7%

5-year Nov average: **25**

New Pendings — 19

-29.6% from Oct 2025: **27**

-5.0% from Nov 2024: **20**

YTD	2025	2024	+/-
	357	**350**	2.0%

5-year Nov average: **27**

Closed Sales — 25

-16.7% from Oct 2025: **30**

-34.2% from Nov 2024: **38**

YTD	2025	2024	+/-
	344	**352**	-2.3%

5-year Nov average: **31**

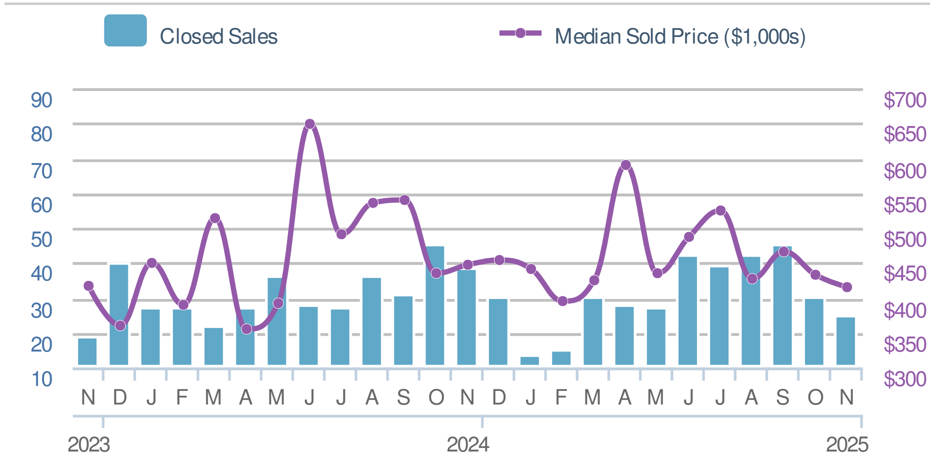
Median Sold Price — $415,000

-4.3% from Oct 2025: **$433,500**

-7.2% from Nov 2024: **$447,000**

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

5-year Nov average: **$391,200**



Active Listings — 56

56

Min 33 — 43 — Max 56

5-year Nov average

Oct 2025	Nov 2024
61	**36**

Avg DOM — 21

21

Min 17 — 20 — Max 28

5-year Nov average

Oct 2025	Nov 2024	YTD
37	**28**	**22**

Avg Sold to OLP Ratio — 99.7%

99.7%

Min 99.7% — 100.9% — Max 103.0%

5-year Nov average

Oct 2025	Nov 2024	YTD
99.2%	**99.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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New Listings 9

-60.9%	-30.8%
from Oct 2025: **23**	from Nov 2024: **13**

YTD	2025	2024	+/-
	286	**233**	22.7%

5-year Nov average: **15**

New Pendings 14

-12.5%	27.3%
from Oct 2025: **16**	from Nov 2024: **11**

YTD	2025	2024	+/-
	226	**212**	6.6%

5-year Nov average: **15**

Closed Sales 15

-6.3%	-21.1%
from Oct 2025: **16**	from Nov 2024: **19**

YTD	2025	2024	+/-
	218	**217**	0.5%

5-year Nov average: **16**

Median Sold Price $596,175

-19.4%	5.5%
from Oct 2025: **$740,000**	from Nov 2024: **$565,000**

YTD	2025	2024	+/-
	$609,500	**$573,000**	6.4%

5-year Nov average: **$524,725**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for November was $596,175, representing a decrease of 19.4% compared to last month and an increase of 5.5% from Nov 2024. The average days on market for units sold in November was 22 days, 12% below the 5-year November average of 25 days. There was a 12.5% month over month decrease in new contract activity with 14 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 24; and a 9.1% decrease in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.52 in October and a decrease from 1.15 in November 2024. The Contract Ratio is 44% lower than the 5-year November average of 1.07. 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 40

40

Min 20 | 29 5-year Nov average | Max 40

Oct 2025	Nov 2024
44	**20**

Avg DOM 22

22

Min 12 | 25 5-year Nov average | Max 48

Oct 2025	Nov 2024	YTD
45	**48**	**23**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 97.3% | 100.3% 5-year Nov average | Max 103.8%

Oct 2025	Nov 2024	YTD
99.5%	**97.3%**	**100.6%**

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New Listings — 5

-58.3% from Oct 2025: **12**
-16.7% from Nov 2024: **6**

YTD	2025	2024	+/-
	150	**154**	-2.6%

5-year Nov average: **11**

New Pendings — 5

-54.5% from Oct 2025: **11**
-44.4% from Nov 2024: **9**

YTD	2025	2024	+/-
	131	**138**	-5.1%

5-year Nov average: **12**

Closed Sales — 10

-28.6% from Oct 2025: **14**
-47.4% from Nov 2024: **19**

YTD	2025	2024	+/-
	126	**135**	-6.7%

5-year Nov average: **15**

Median Sold Price — $355,000

1.4% from Oct 2025: **$350,000**
-8.0% from Nov 2024: **$386,000**

YTD	2025	2024	+/-
	$359,000	**$367,000**	-2.2%

5-year Nov average: **$339,865**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for November was $355,000, representing an increase of 1.4% compared to last month and a decrease of 8% from Nov 2024. The average days on market for units sold in November was 19 days, 22% above the 5-year November average of 16 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 10; and a 5.9% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.94 in October and a decrease from 0.88 in November 2024. The Contract Ratio is 63% lower than the 5-year November average of 1.69. 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 — 16

16

Min 7 — 13 (5-year Nov average) — Max 16

Oct 2025	Nov 2024
17	**16**

Avg DOM — 19

19

Min 8 — 16 (5-year Nov average) — Max 20

Oct 2025	Nov 2024	YTD
28	**8**	**18**

Avg Sold to OLP Ratio — 100.1%

100.1%

Min 100.1% — 101.5% (5-year Nov average) — Max 102.4%

Oct 2025	Nov 2024	YTD
98.8%	**102.4%**	**99.8%**

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