# December 2025

All Home Types
Detached
Attached

# Local Market Insight

## Perkiomen Valley (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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# December 2025

## Perkiomen Valley (Montgomery, PA)

### New Listings — 14

| 0.0% from Nov 2025: | 27.3% from Dec 2024: |
|---|---|
| **14** | **11** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **452** | **401** | 12.7% |

5-year Dec average: **16**

### New Pendings — 14

| -26.3% from Nov 2025: | -12.5% from Dec 2024: |
|---|---|
| **19** | **16** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **369** | **366** | 0.8% |

5-year Dec average: **20**

### Closed Sales — 24

| -4.0% from Nov 2025: | -20.0% from Dec 2024: |
|---|---|
| **25** | **30** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **369** | **382** | -3.4% |

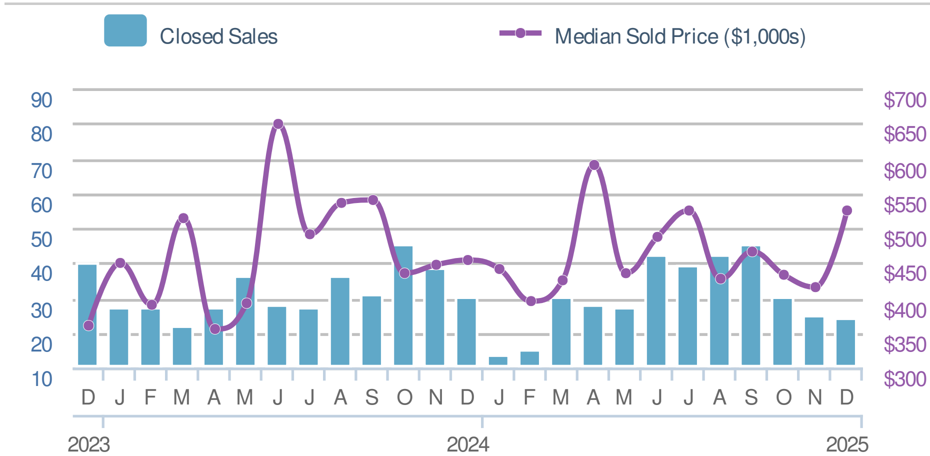
5-year Dec average: **33**

### Median Sold Price — $525,000

| 26.5% from Nov 2025: | 15.4% from Dec 2024: |
|---|---|
| **$415,000** | **$454,950** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$465,000** | **$455,000** | 2.2% |

5-year Dec average: **$437,959**




### Active Listings — 50

| Min | 5-year Dec average | Max |
|---|---|---|
| 26 | 35 | 50 |

| Nov 2025 | Dec 2024 |
|---|---|
| **56** | **32** |

### Avg DOM — 15

| Min | 5-year Dec average | Max |
|---|---|---|
| 15 | 23 | 31 |

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **21** | **22** | **21** |

### Avg Sold to OLP Ratio — 103.1%

| Min | 5-year Dec average | Max |
|---|---|---|
| 97.8% | 100.0% | 103.1% |

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **99.7%** | **99.8%** | **100.5%** |

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Data Source: Bright MLS. Statistics calculated January 07, 2026.

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# December 2025

## Perkiomen Valley (Montgomery, PA) - Detached

### New Listings — 7

| -22.2% from Nov 2025: 9 | 0.0% from Dec 2024: 7 |
|---|---|

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 296 | 241 | 22.8% |

5-year Dec average: **9**

### New Pendings — 8

| -42.9% from Nov 2025: 14 | -20.0% from Dec 2024: 10 |
|---|---|

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 233 | 222 | 5.0% |

5-year Dec average: **12**

### Closed Sales — 15

| 0.0% from Nov 2025: 15 | -6.3% from Dec 2024: 16 |
|---|---|

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 233 | 233 | 0.0% |

5-year Dec average: **19**

### Median Sold Price — $630,000

| 5.7% from Nov 2025: $596,175 | 17.5% from Dec 2024: $536,250 |
|---|---|

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | $614,000 | $565,000 | 8.7% |

5-year Dec average: **$529,249**


## Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for December was $630,000, representing an increase of 5.7% compared to last month and an increase of 17.5% from Dec 2024. The average days on market for units sold in December was 16 days, 30% below the 5-year December average of 23 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 15% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.60 in November and a decrease from 0.94 in December 2024. The Contract Ratio is 52% lower than the 5-year December average of 0.97. 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 — 34

34

Min 17 | 24 | Max 34

5-year Dec average

| Nov 2025 | Dec 2024 |
|---|---|
| 40 | 17 |

### Avg DOM — 16

16

Min 12 | 23 | Max 30

5-year Dec average

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| 22 | 26 | 23 |

### Avg Sold to OLP Ratio — 105.1%

105.1%

Min 97.5% | 100.0% | Max 105.1%

5-year Dec average

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| 99.5% | 99.3% | 100.9% |

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Local Market **Insight**

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# December 2025

## Perkiomen Valley (Montgomery, PA) - Attached

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

### New Listings — 7

40.0% from Nov 2025: **5**
75.0% from Dec 2024: **4**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **156** | **160** | -2.5% |

5-year Dec average: **7**

### New Pendings — 6

20.0% from Nov 2025: **5**
0.0% from Dec 2024: **6**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **136** | **144** | -5.6% |

5-year Dec average: **8**

### Closed Sales — 9

-10.0% from Nov 2025: **10**
-35.7% from Dec 2024: **14**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **136** | **149** | -8.7% |

5-year Dec average: **14**

### Median Sold Price — $400,000

12.7% from Nov 2025: **$355,000**
8.1% from Dec 2024: **$370,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$360,000** | **$367,100** | -1.9% |

5-year Dec average: **$336,800**

## Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for December was $400,000, representing an increase of 12.7% compared to last month and an increase of 8.1% from Dec 2024. The average days on market for units sold in December was 13 days, 42% below the 5-year December average of 22 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 5; and no change in supply with 16 active units.

This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.63 in November and a decrease from 0.40 in December 2024. The Contract Ratio is 77% lower than the 5-year December average of 1.32. 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 5 | 11 | Max 16

5-year Dec average

| Nov 2025 | Dec 2024 |
|---|---|
| **16** | **15** |

### Avg DOM — 13

13

Min 13 | 22 | Max 35

5-year Dec average

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **19** | **17** | **19** |

### Avg Sold to OLP Ratio — 99.8%

99.8%

Min 97.2% | 100.2% | Max 103.9%

5-year Dec average

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **100.1%** | **100.4%** | **99.7%** |

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