# December 2025

All Home Types
Detached
Attached

# Local Market **Insight**

## Upper Perkiomen (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
**Lauren Davis**
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# December 2025

## Upper Perkiomen (Montgomery, PA)

### New Listings 15

15.4% from Nov 2025: 13

15.4% from Dec 2024: 13

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **279** | **255** | 9.4% |

5-year Dec average: **14**

### New Pendings 11

-38.9% from Nov 2025: 18

-8.3% from Dec 2024: 12

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **251** | **210** | 19.5% |

5-year Dec average: **14**

### Closed Sales 19

-20.8% from Nov 2025: 24

-5.0% from Dec 2024: 20

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **255** | **213** | 19.7% |

5-year Dec average: **18**

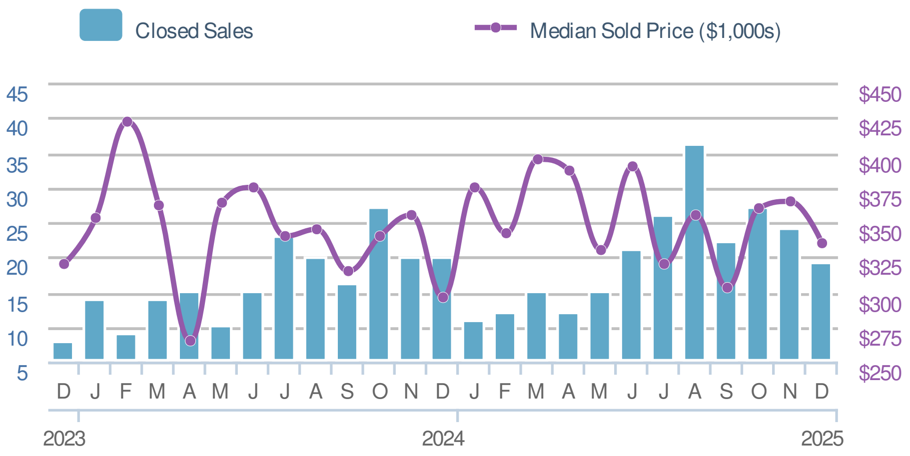
### Median Sold Price $335,000

-8.2% from Nov 2025: $365,000

13.2% from Dec 2024: $296,000

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$350,000** | **$335,000** | 4.5% |

5-year Dec average: **$315,048**



### Active Listings 25

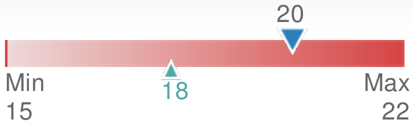
Min 14

Max 27

5-year Dec average

| Nov 2025 | Dec 2024 |
|---|---|
| **20** | **27** |

### Avg DOM 20



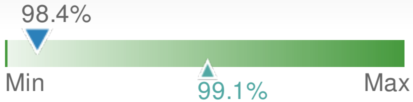
Min 15

Max 22

5-year Dec average

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **24** | **15** | **23** |

### Avg Sold to OLP Ratio 98.4%



Min 98.2%

Max 100.0%

5-year Dec average

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **99.5%** | **100.0%** | **99.1%** |

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

Presented by
**Lauren Davis**

# December 2025

## Upper Perkiomen (Montgomery, PA) - Detached

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

### New Listings 10

▲25.0% from Nov 2025: **8**

▲66.7% from Dec 2024: **6**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **165** | **147** | 12.2% |

5-year Dec average: **7**

### New Pendings 6

▼-45.5% from Nov 2025: **11**

↔0.0% from Dec 2024: **6**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **142** | **113** | 25.7% |

5-year Dec average: **8**

### Closed Sales 12

▼-7.7% from Nov 2025: **13**

▲71.4% from Dec 2024: **7**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **145** | **118** | 22.9% |

5-year Dec average: **7**

### Median Sold Price $360,000

▼-28.0% from Nov 2025: **$500,000**

▲23.3% from Dec 2024: **$292,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$425,000** | **$408,500** | 4.0% |

5-year Dec average: **$371,400**

## Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for December was $360,000, representing a decrease of 28% compared to last month and an increase of 23.3% from Dec 2024. The average days on market for units sold in December was 17 days, 23% below the 5-year December average of 22 days. There was a 45.5% month over month decrease in new contract activity with 6 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 20% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.93 in November and a decrease from 0.53 in December 2024. The Contract Ratio is 58% lower than the 5-year December average of 1.04. 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.

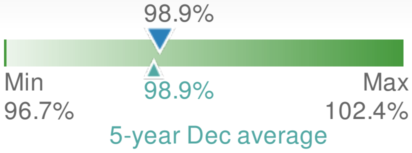
### Active Listings 18

| Nov 2025 | Dec 2024 |
|---|---|
| **15** | **19** |

### Avg DOM 17

| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **23** | **7** | **25** |

### Avg Sold to OLP Ratio 98.9%



| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **100.7%** | **102.4%** | **98.5%** |

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

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# December 2025

## Upper Perkiomen (Montgomery, PA) - Attached

### New Listings 5

| ↔ 0.0% | ▼ -28.6% |
|---|---|
| from Nov 2025:<br>**5** | from Dec 2024:<br>**7** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **114** | **108** | 5.6% |

5-year Dec average: **7**

### New Pendings 5

| ▼ -28.6% | ▼ -16.7% |
|---|---|
| from Nov 2025:<br>**7** | from Dec 2024:<br>**6** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **109** | **97** | 12.4% |

5-year Dec average: **6**

### Closed Sales 7

| ▼ -36.4% | ▼ -46.2% |
|---|---|
| from Nov 2025:<br>**11** | from Dec 2024:<br>**13** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **110** | **95** | 15.8% |

5-year Dec average: **11**

### Median Sold Price $312,500

| ▼ -3.8% | ▲ 4.2% |
|---|---|
| from Nov 2025:<br>**$325,000** | from Dec 2024:<br>**$300,000** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$300,000** | **$289,000** | 3.8% |

5-year Dec average: **$304,948**

## Summary

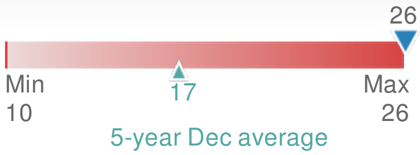
In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for December was $312,500, representing a decrease of 3.8% compared to last month and an increase of 4.2% from Dec 2024. The average days on market for units sold in December was 26 days, 51% above the 5-year December average of 17 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 5; and a 40% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.80 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 67% lower than the 5-year December average of 2.17. 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 7

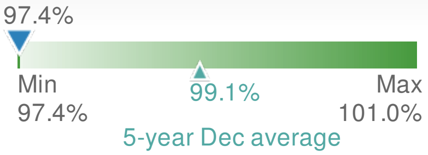
| Nov 2025 | Dec 2024 |
|---|---|
| **5** | **8** |

### Avg DOM 26



| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **26** | **19** | **20** |

### Avg Sold to OLP Ratio 97.4%



| Nov 2025 | Dec 2024 | YTD |
|---|---|---|
| **98.1%** | **98.7%** | **99.7%** |

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