

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

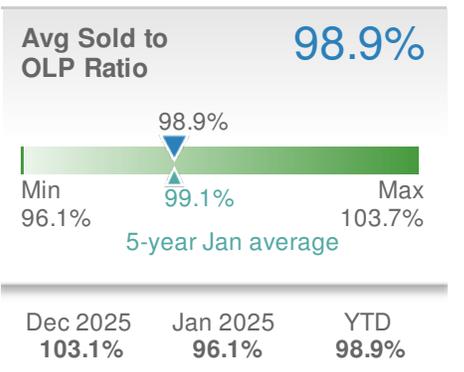
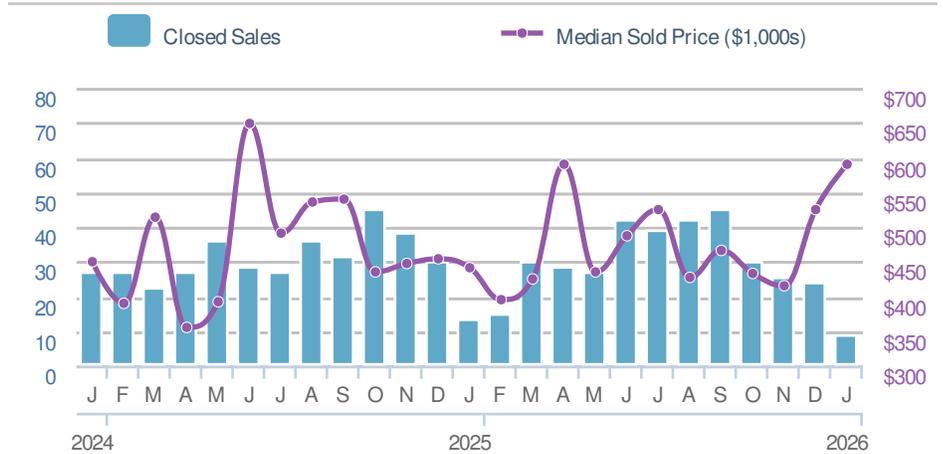
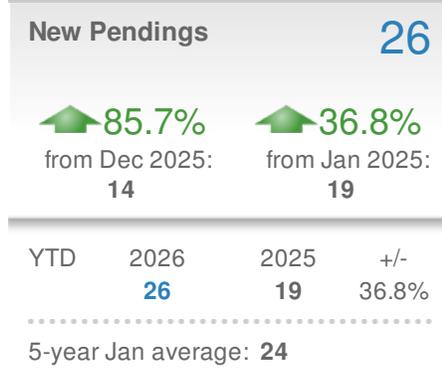
Local Market Insight

Perkiomen Valley (Montgomery, PA)

January 2026

Perkiomen Valley (Montgomery, PA)

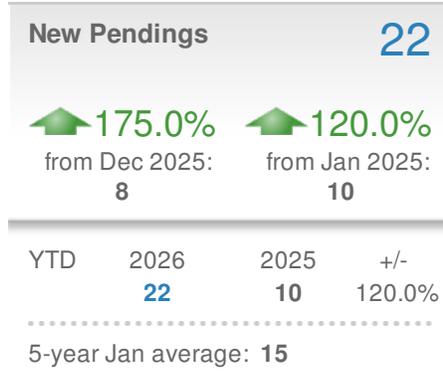
Email: ldavis@tcsr.realtor



January 2026

Perkiomen Valley (Montgomery, PA) - Detached

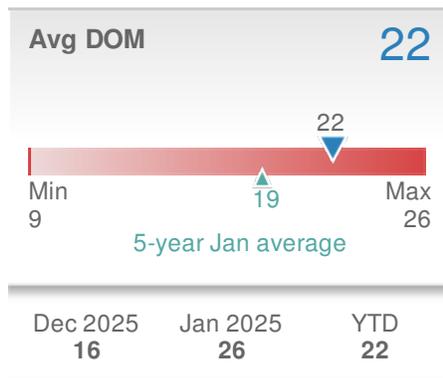
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for January was \$622,500, representing a decrease of 1.2% compared to last month and an increase of 36.8% from Jan 2025. The average days on market for units sold in January was 22 days, 15% above the 5-year January average of 19 days. There was a 175% month over month increase in new contract activity with 22 New Pendings; an 87.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 30; and a 14.7% decrease in supply to 29 active units.

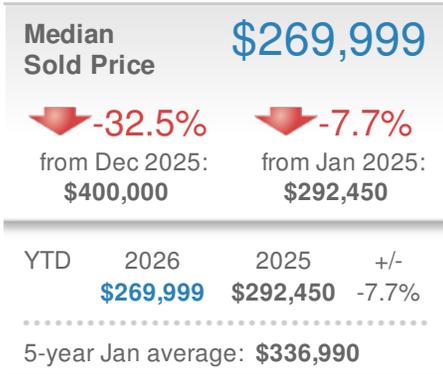
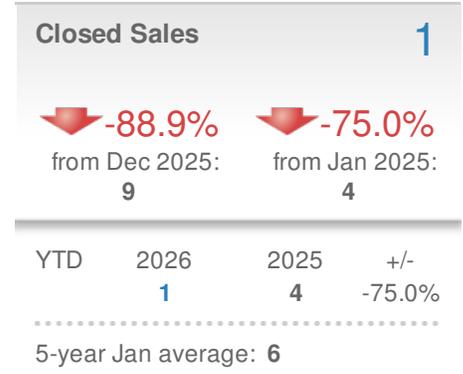
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.47 in December and an increase from 0.75 in January 2025. The Contract Ratio is 9% lower than the 5-year January average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Perkiomen Valley (Montgomery, PA) - Attached

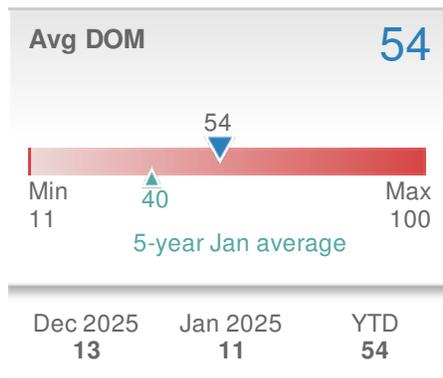
Tri-County Suburban REALTORS
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for January was \$269,999, representing a decrease of 32.5% compared to last month and a decrease of 7.7% from Jan 2025. The average days on market for units sold in January was 54 days, 36% above the 5-year January average of 40 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and an 18.8% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.37 pendings per active listing, up from 0.31 in December and a decrease from 0.65 in January 2025. The Contract Ratio is 70% lower than the 5-year January average of 1.22. 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.



January 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

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New Listings 4

↓ **-33.3%** ↓ **-42.9%**
 from Dec 2025: 6 from Jan 2025: 7

YTD	2026	2025	+/-
	4	7	-42.9%

5-year Jan average: 9

New Pendings 4

↓ **-20.0%** ↓ **-42.9%**
 from Dec 2025: 5 from Jan 2025: 7

YTD	2026	2025	+/-
	4	7	-42.9%

5-year Jan average: 7

Closed Sales 1

↓ **-88.9%** ↓ **-75.0%**
 from Dec 2025: 9 from Jan 2025: 4

YTD	2026	2025	+/-
	1	4	-75.0%

5-year Jan average: 5

Median Sold Price \$269,999

↓ **-32.5%** ↓ **-7.7%**
 from Dec 2025: **\$400,000** from Jan 2025: **\$292,450**

YTD	2026	2025	+/-
	\$269,999	\$292,450	-7.7%

5-year Jan average: **\$345,990**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$269,999, representing a decrease of 32.5% compared to last month and a decrease of 7.7% from Jan 2025. The average days on market for units sold in January was 54 days, 23% above the 5-year January average of 44 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 6; and a 7.7% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, up from 0.31 in December and a decrease from 0.89 in January 2025. The Contract Ratio is 68% lower than the 5-year January average of 1.35. 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 14

Dec 2025	Jan 2025	YTD
13	9	14

Avg DOM 54

Dec 2025	Jan 2025	YTD
13	11	54

Avg Sold to OLP Ratio 98.2%

Dec 2025	Jan 2025	YTD
99.8%	97.7%	98.2%