

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

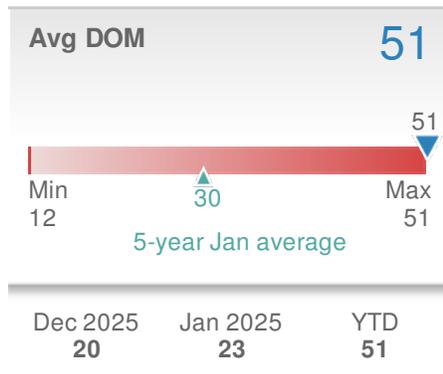
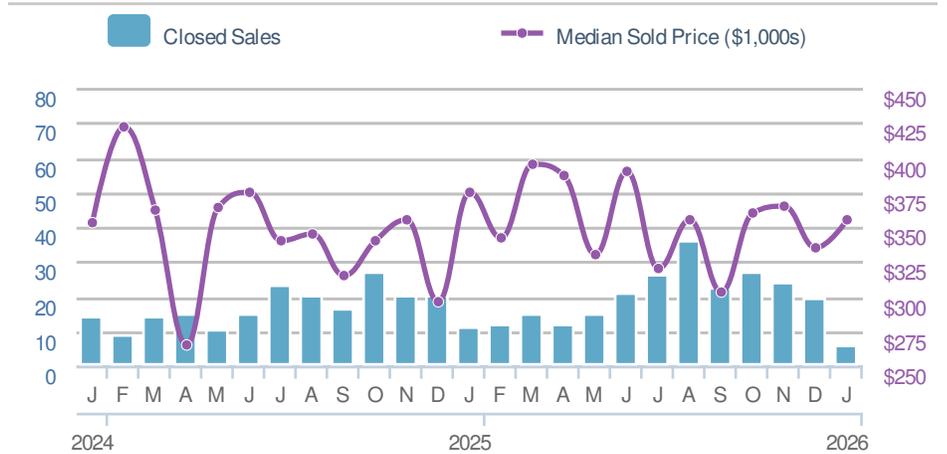
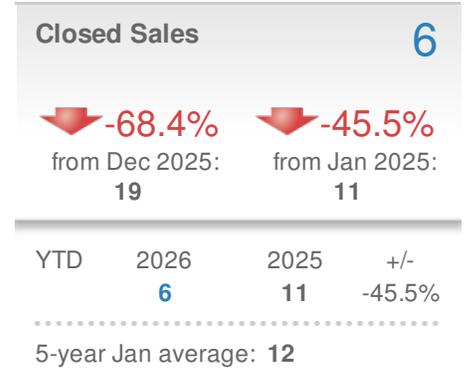
Local Market Insight

Upper Perkiomen (Montgomery, PA)

January 2026

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor



January 2026

Upper Perkiomen (Montgomery, PA) - Detached

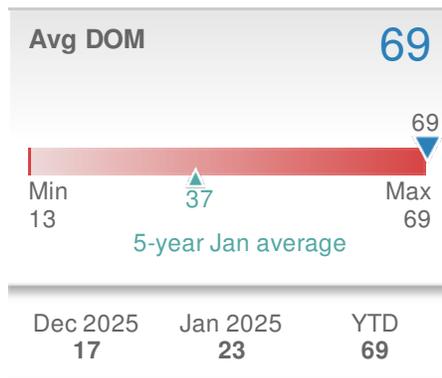
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for January was \$360,000, representing no change compared to last month and a decrease of 6.5% from Jan 2025. The average days on market for units sold in January was 69 days, 85% above the 5-year January average of 37 days. There was a 150% month over month increase in new contract activity with 15 New Pendings; a 137.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 19; and a 22.2% decrease in supply to 14 active units.

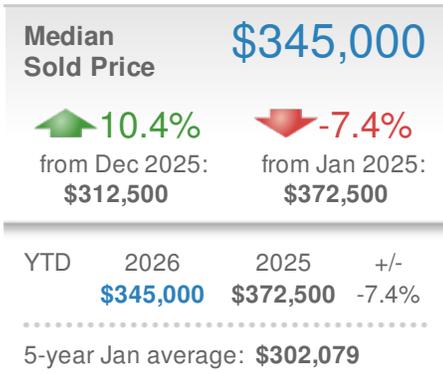
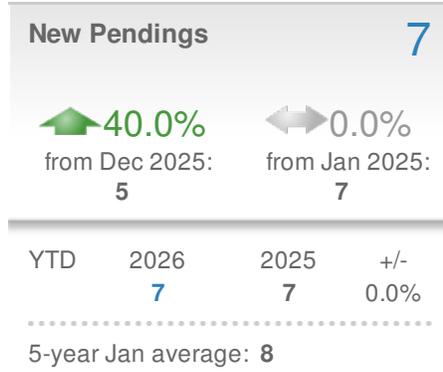
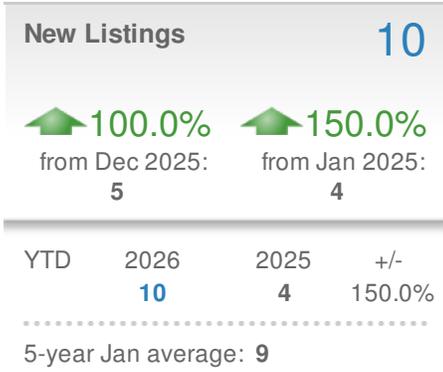
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.44 in December and an increase from 0.50 in January 2025. The Contract Ratio is 46% higher than the 5-year January average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Upper Perkiomen (Montgomery, PA) - Attached

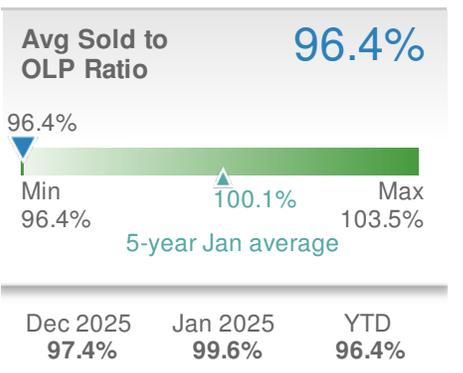
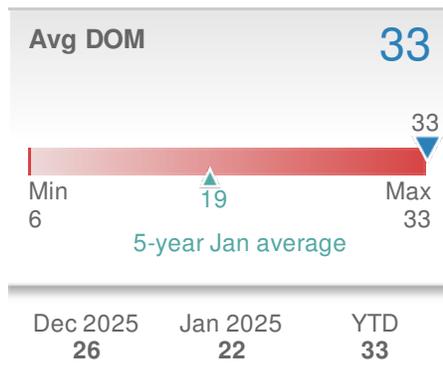
Tri-County Suburban REALTORS
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for January was \$345,000, representing an increase of 10.4% compared to last month and a decrease of 7.4% from Jan 2025. The average days on market for units sold in January was 33 days, 77% above the 5-year January average of 19 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and no change in supply with 7 active units.

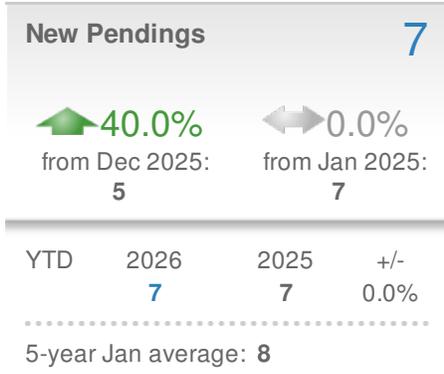
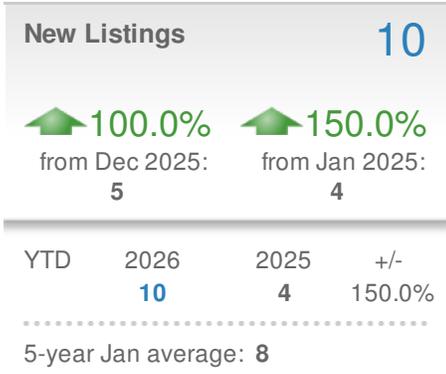
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.71 in December and a decrease from 2.25 in January 2025. The Contract Ratio is 54% lower than the 5-year January average of 2.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$345,000, representing an increase of 10.4% compared to last month and a decrease of 7.4% from Jan 2025. The average days on market for units sold in January was 33 days, 77% above the 5-year January average of 19 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.71 in December and a decrease from 4.50 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 3.46. 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.

