

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

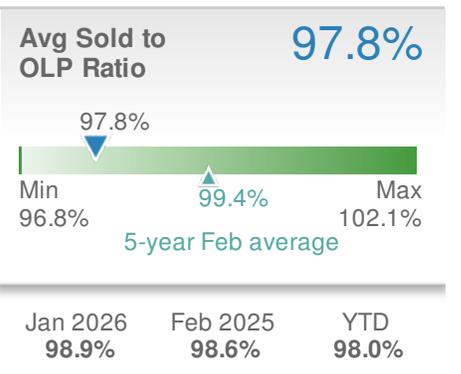
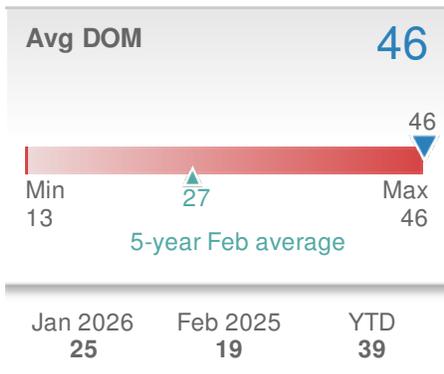
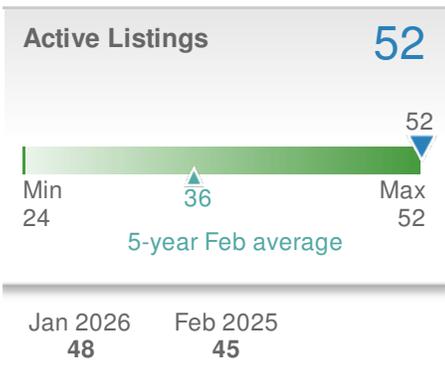
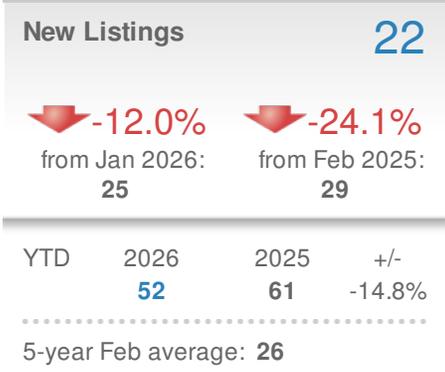
Local Market Insight

Perkiomen Valley (Montgomery, PA)

February 2026

Perkiomen Valley (Montgomery, PA)

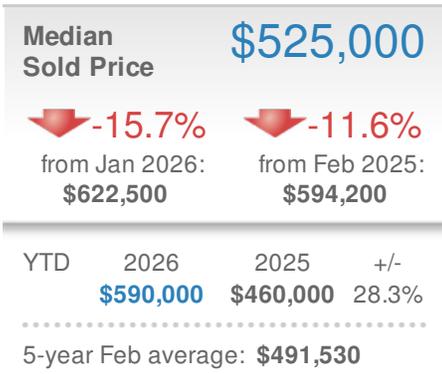
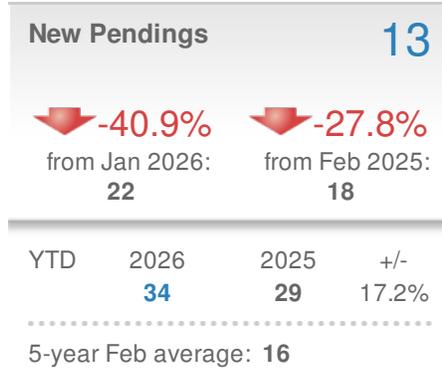
Email: ldavis@tcsr.realtor



February 2026

Perkiomen Valley (Montgomery, PA) - Detached

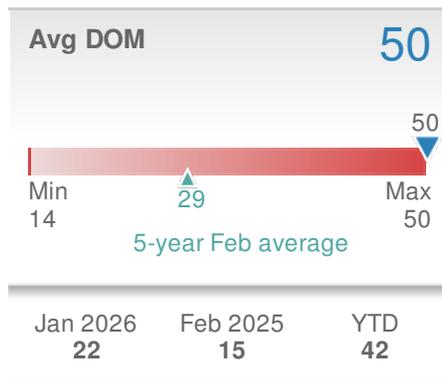
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for February was \$525,000, representing a decrease of 15.7% compared to last month and a decrease of 11.6% from Feb 2025. The average days on market for units sold in February was 50 days, 72% above the 5-year February average of 29 days. There was a 40.9% month over month decrease in new contract activity with 13 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 26; and a 24.1% increase in supply to 36 active units.

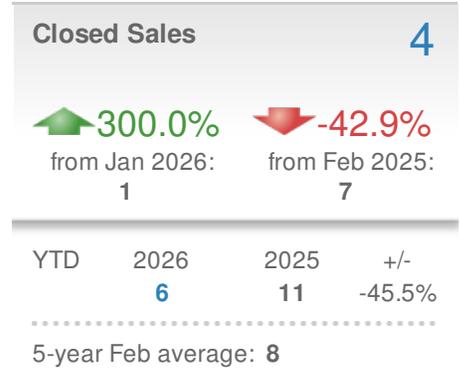
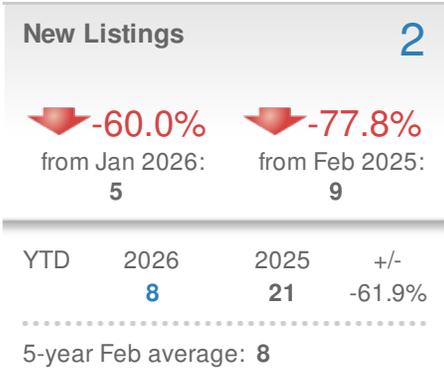
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 1.03 in January and a decrease from 1.04 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Perkiomen Valley (Montgomery, PA) - Attached

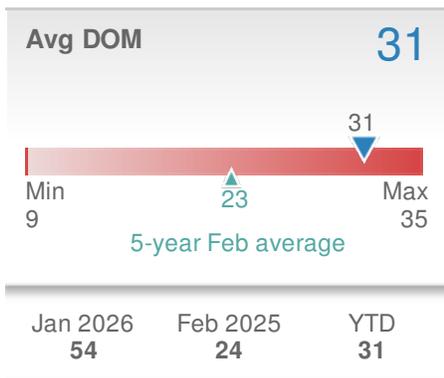
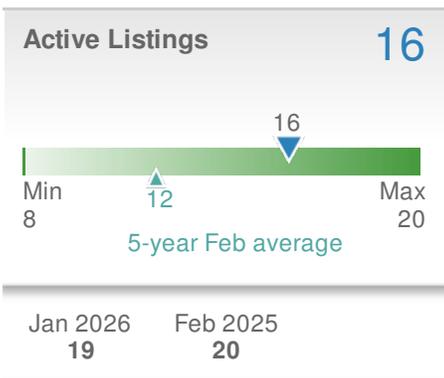
Tri-County Suburban REALTORS
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for February was \$356,500, representing an increase of 32% compared to last month and a decrease of 2.3% from Feb 2025. The average days on market for units sold in February was 31 days, 37% above the 5-year February average of 23 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 7; and a 15.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.37 in January and a decrease from 0.60 in February 2025. The Contract Ratio is 66% lower than the 5-year February average of 1.31. 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.



February 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

5th County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 2

↓ **-50.0%** ↓ **-71.4%**
 from Jan 2026: 4 from Feb 2025: 7

YTD	2026	2025	+/-
	7	15	-53.3%

5-year Feb average: 7

New Pendings 5

↑ **25.0%** ↓ **-28.6%**
 from Jan 2026: 4 from Feb 2025: 7

YTD	2026	2025	+/-
	9	14	-35.7%

5-year Feb average: 9

Closed Sales 4

↑ **300.0%** ↓ **-33.3%**
 from Jan 2026: 1 from Feb 2025: 6

YTD	2026	2025	+/-
	6	10	-40.0%

5-year Feb average: 7

Median Sold Price **\$356,500**

↑ **32.0%** ↑ **2.6%**
 from Jan 2026: **\$269,999** from Feb 2025: **\$347,500**

YTD	2026	2025	+/-
	\$312,500	\$329,950	-5.3%

5-year Feb average: **\$327,290**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$356,500, representing an increase of 32% compared to last month and an increase of 2.6% from Feb 2025. The average days on market for units sold in February was 31 days, 40% above the 5-year February average of 22 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 6; and a 21.4% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.43 in January and a decrease from 0.90 in February 2025. The Contract Ratio is 62% lower than the 5-year February average of 1.44. 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 11

Min	5-year Feb average	Max
7	9	11

Jan 2026	Feb 2025
14	10

Avg DOM 31

Min	5-year Feb average	Max
10	22	31

Jan 2026	Feb 2025	YTD
54	27	31

Avg Sold to OLP Ratio 97.1%

Min	5-year Feb average	Max
97.1%	100.3%	102.4%

Jan 2026	Feb 2025	YTD
98.2%	99.3%	97.6%