

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

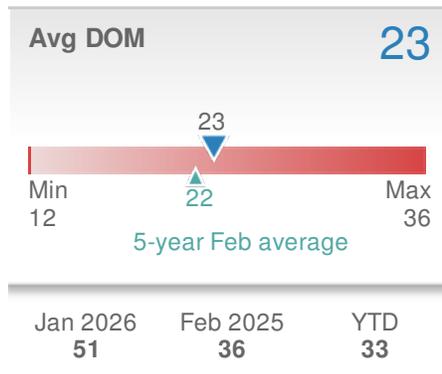
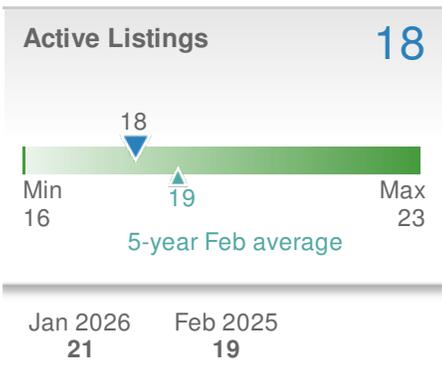
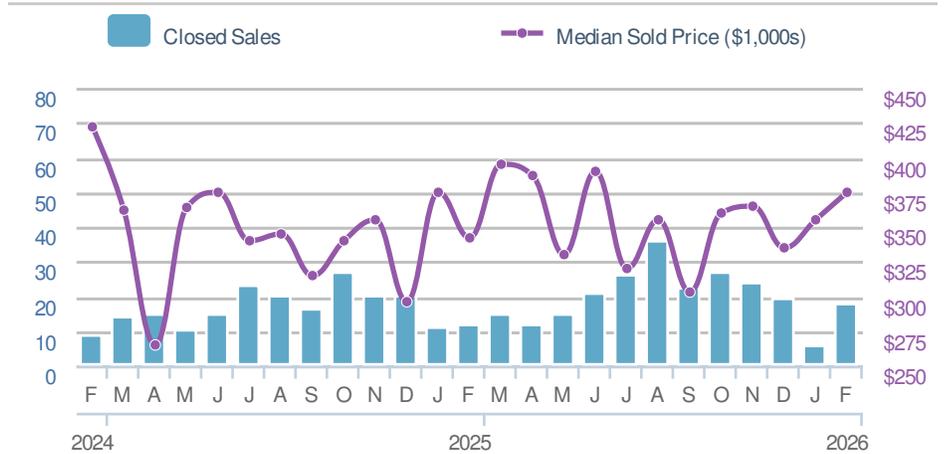
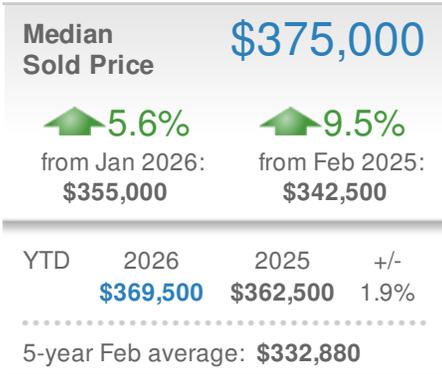
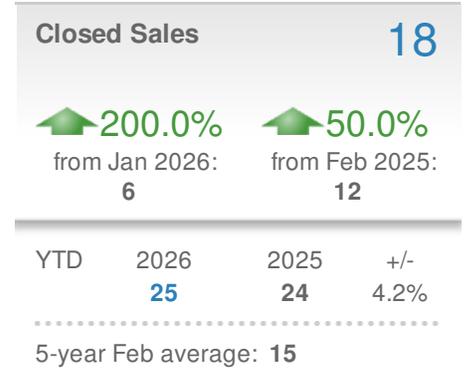
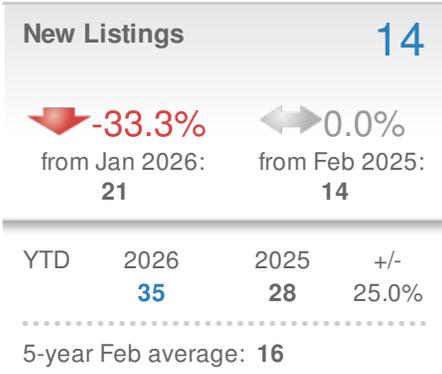
## Local Market Insight

### Upper Perkiomen (Montgomery, PA)

## February 2026

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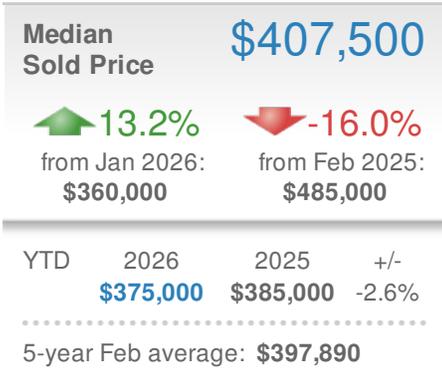
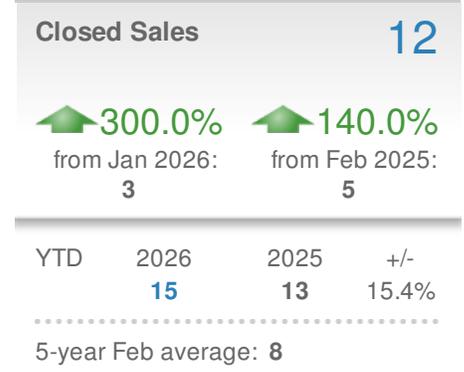
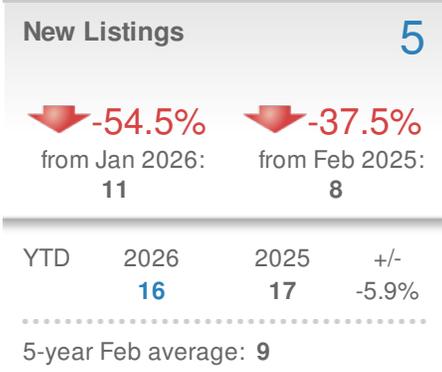
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**February 2026**

Upper Perkiomen (Montgomery, PA) - Detached

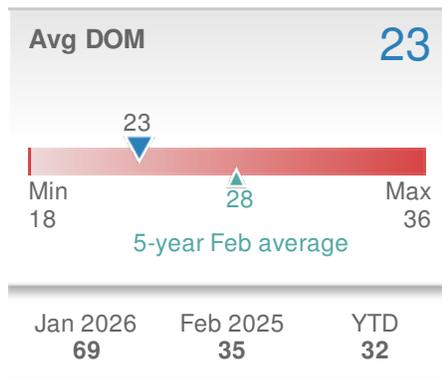
Tri-County Suburban REALTORS  
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**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for February was \$407,500, representing an increase of 13.2% compared to last month and a decrease of 16% from Feb 2025. The average days on market for units sold in February was 23 days, 17% below the 5-year February average of 28 days. There was a 60% month over month decrease in new contract activity with 6 New Pendings; a 36.8% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 14.3% decrease in supply to 12 active units.

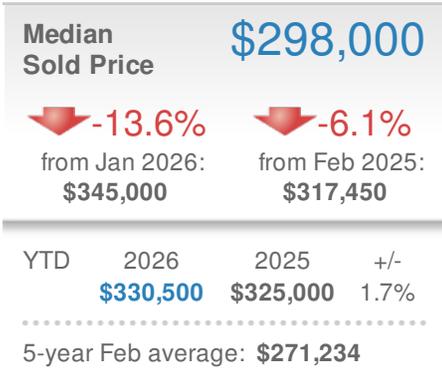
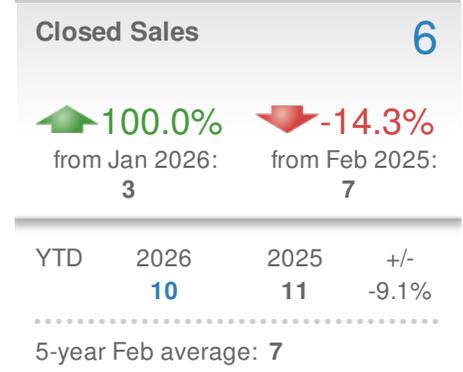
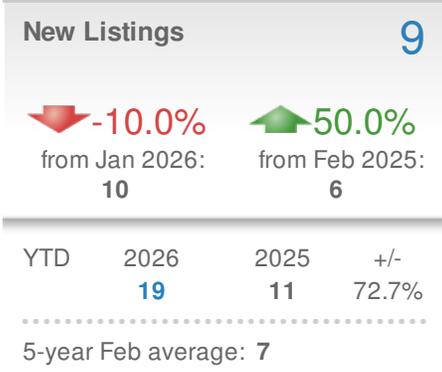
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.36 in January and an increase from 0.88 in February 2025. The Contract Ratio is the same as the 5-year February average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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

### Upper Perkiomen (Montgomery, PA) - Attached

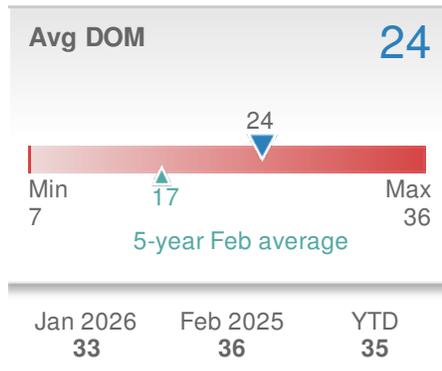
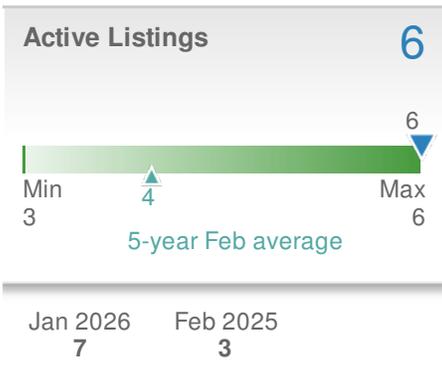
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### Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for February was \$298,000, representing a decrease of 13.6% compared to last month and a decrease of 6.1% from Feb 2025. The average days on market for units sold in February was 24 days, 40% above the 5-year February average of 17 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.83 pendencies per active listing, up from 1.29 in January and a decrease from 3.33 in February 2025. The Contract Ratio is 41% lower than the 5-year February average of 3.10. 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**

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

Lehigh Valley County Suburban REALTORS  
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**New Listings** 9

↓ -10.0% ↑ 50.0%  
 from Jan 2026: 10 from Feb 2025: 6

YTD	2026	2025	+/-
	19	11	72.7%

5-year Feb average: 7

**New Pendings** 9

↑ 28.6% ↑ 28.6%  
 from Jan 2026: 7 from Feb 2025: 7

YTD	2026	2025	+/-
	16	14	14.3%

5-year Feb average: 7

**Closed Sales** 6

↑ 100.0% ↓ -14.3%  
 from Jan 2026: 3 from Feb 2025: 7

YTD	2026	2025	+/-
	10	11	-9.1%

5-year Feb average: 7

**Median Sold Price** \$298,000

↓ -13.6% ↓ -6.1%  
 from Jan 2026: \$345,000 from Feb 2025: \$317,450

YTD	2026	2025	+/-
	\$330,500	\$325,000	1.7%

5-year Feb average: \$276,334

**Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$298,000, representing a decrease of 13.6% compared to last month and a decrease of 6.1% from Feb 2025. The average days on market for units sold in February was 24 days, 46% above the 5-year February average of 16 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.29 in January and a decrease from 4.50 in February 2025. The Contract Ratio is 50% lower than the 5-year February average of 3.65. 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** 6

Jan 2026	Feb 2025
7	2

**Avg DOM** 24

Jan 2026	Feb 2025	YTD
33	36	35

**Avg Sold to OLP Ratio** 100.8%

Jan 2026	Feb 2025	YTD
96.4%	97.8%	99.2%