

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

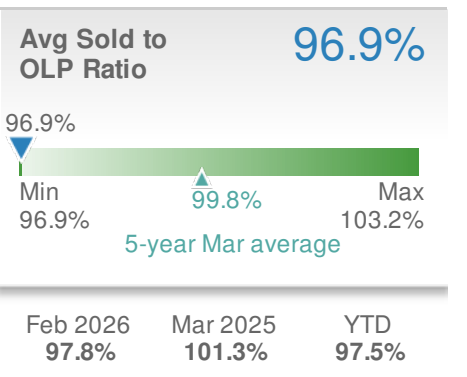
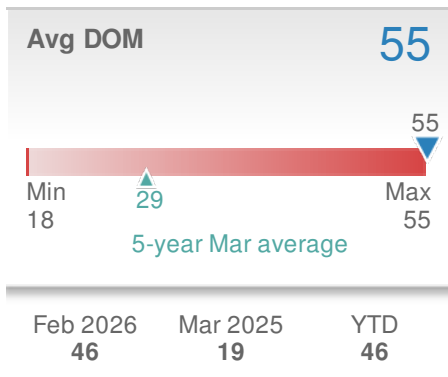
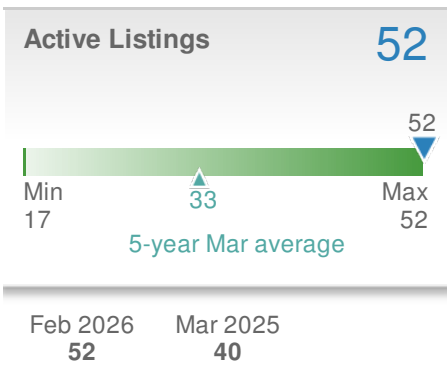
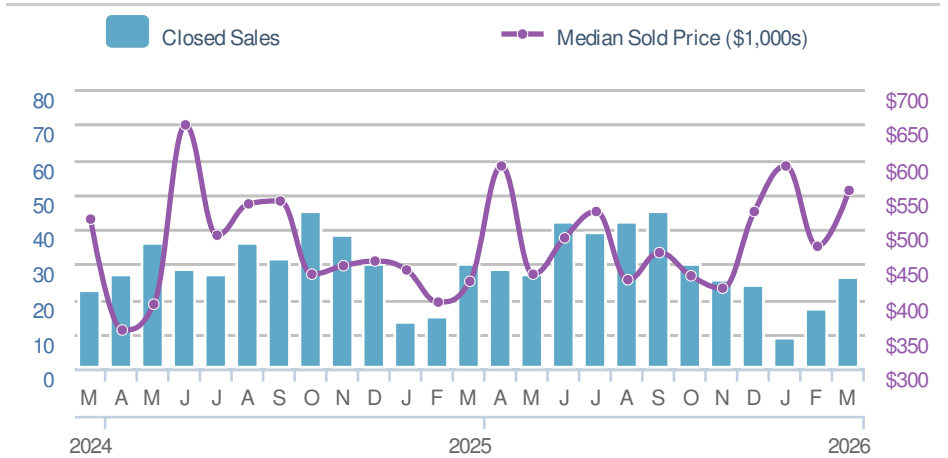
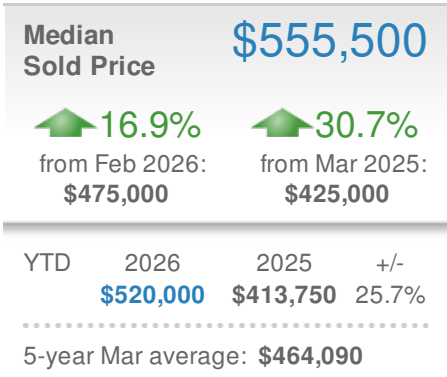
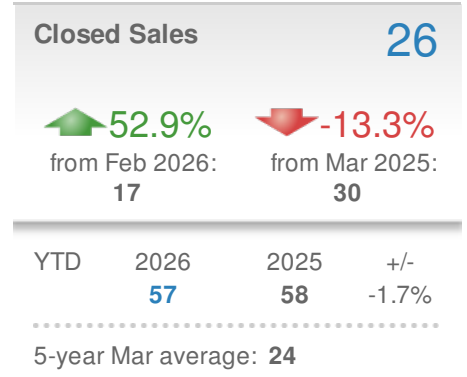
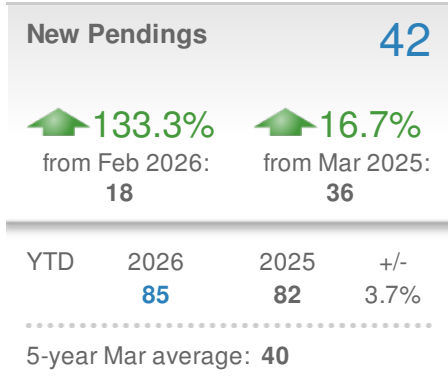
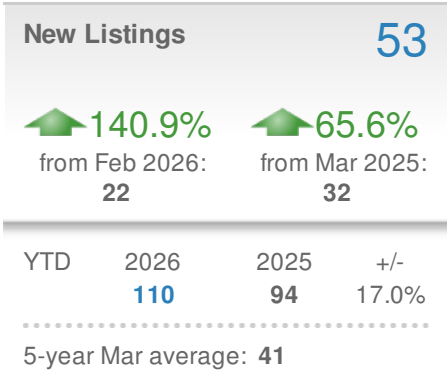
## Local Market Insight

### Perkiomen Valley (Montgomery, PA)

**March 2026**

Perkiomen Valley (Montgomery, PA)

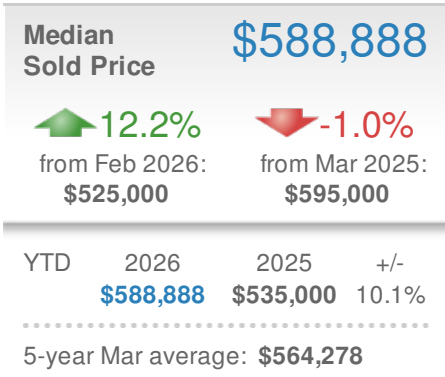
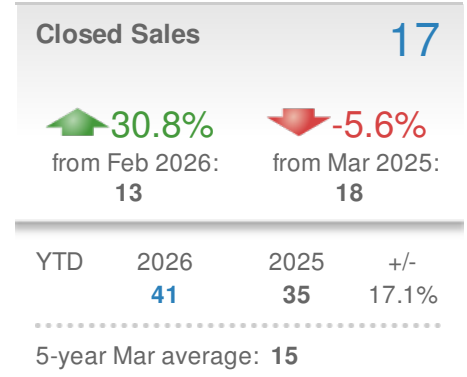
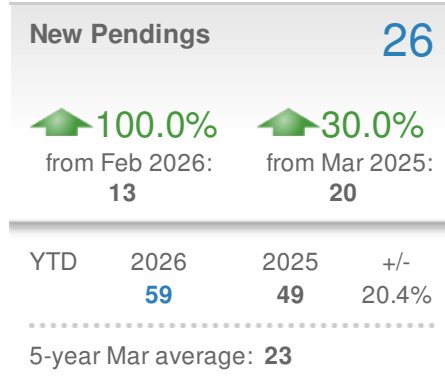
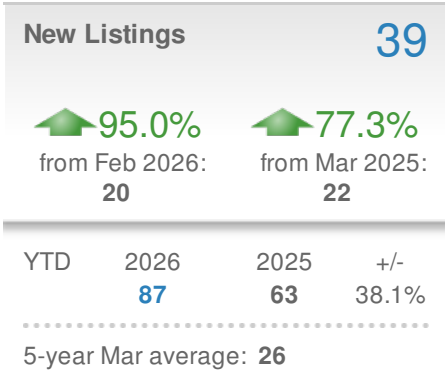
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**March 2026**

Perkiomen Valley (Montgomery, PA) - Detached

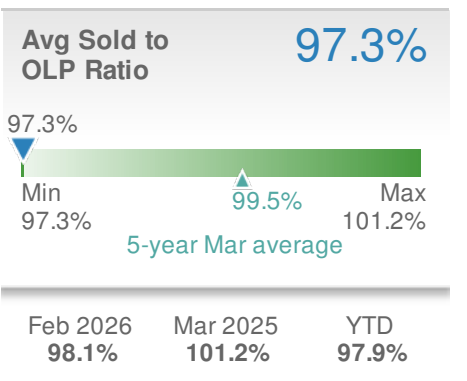
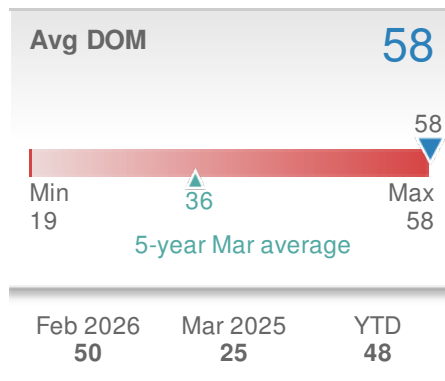
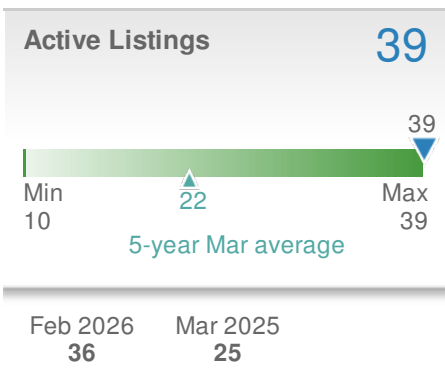
Tri-County Suburban REALTORS  
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**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for March was \$588,888, representing an increase of 12.2% compared to last month and a decrease of 1% from Mar 2025. The average days on market for units sold in March was 58 days, 62% above the 5-year March average of 36 days. There was a 100% month over month increase in new contract activity with 26 New Pendings; a 19.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 31; and an 8.3% increase in supply to 39 active units.

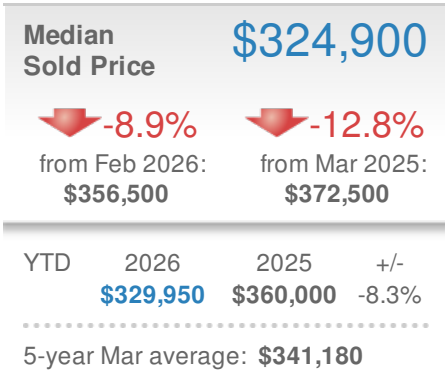
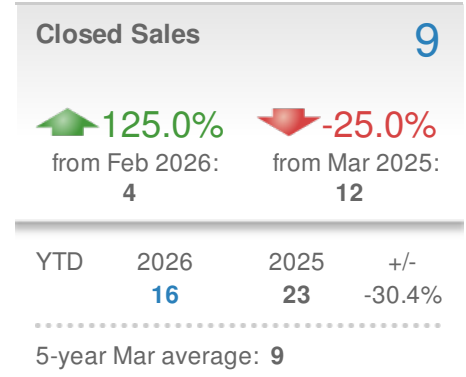
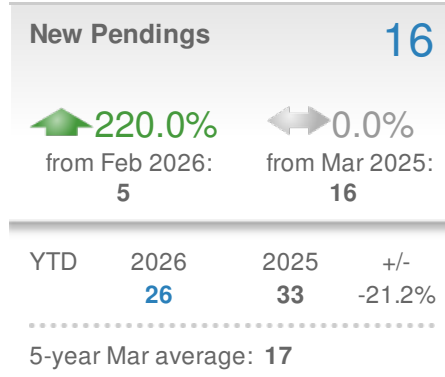
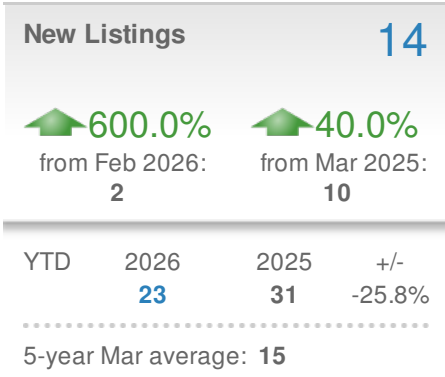
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.72 in February and a decrease from 1.12 in March 2025. The Contract Ratio is 56% lower than the 5-year March average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Perkiomen Valley (Montgomery, PA) - Attached

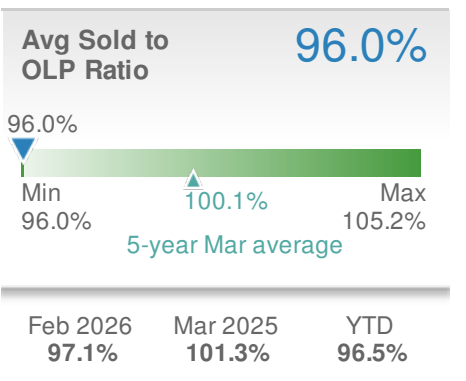
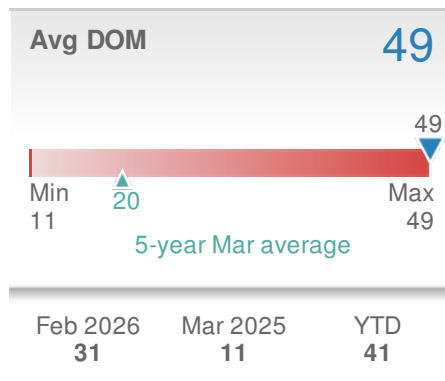
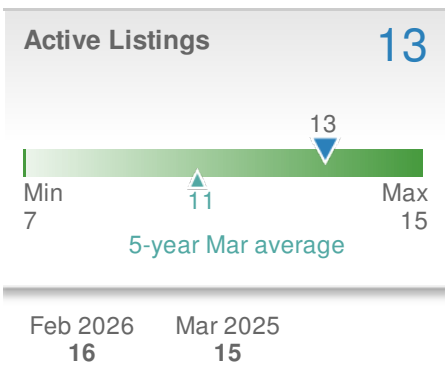
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**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for March was \$324,900, representing a decrease of 8.9% compared to last month and a decrease of 12.8% from Mar 2025. The average days on market for units sold in March was 49 days, 143% above the 5-year March average of 20 days. There was a 220% month over month increase in new contract activity with 16 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 14; and an 18.8% decrease in supply to 13 active units.

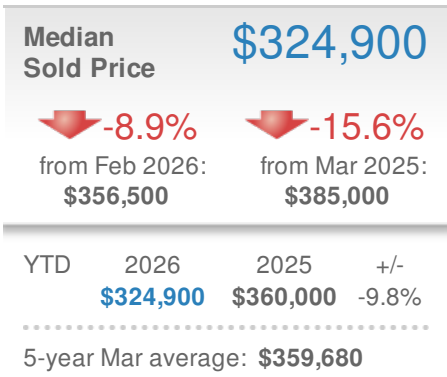
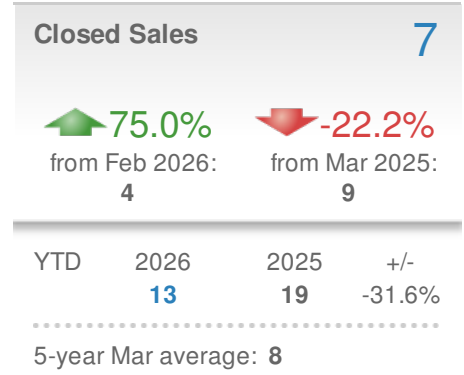
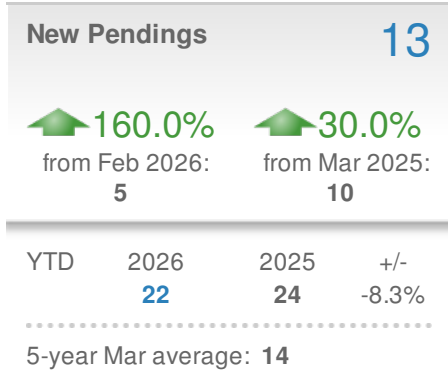
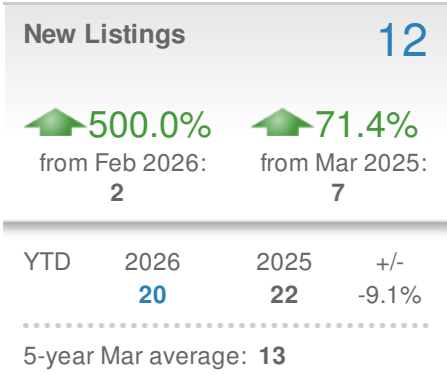
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.44 in February and an increase from 1.07 in March 2025. The Contract Ratio is 47% lower than the 5-year March average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$324,900, representing a decrease of 8.9% compared to last month and a decrease of 15.6% from Mar 2025. The average days on market for units sold in March was 16 days, 19% above the 5-year March average of 13 days. There was a 160% month over month increase in new contract activity with 13 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 12; and a 9.1% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.55 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 2.31. 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.

