

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

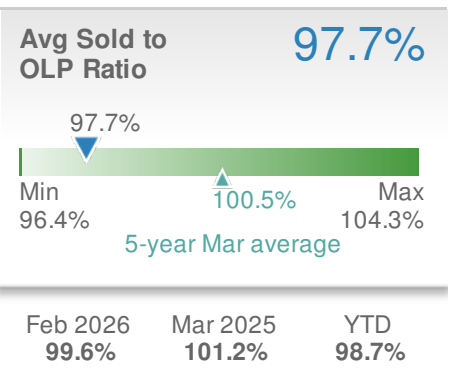
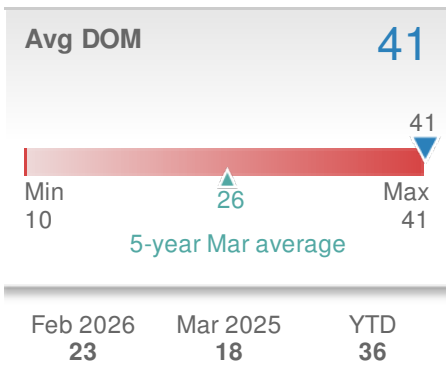
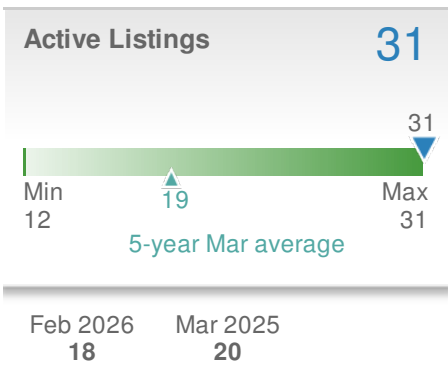
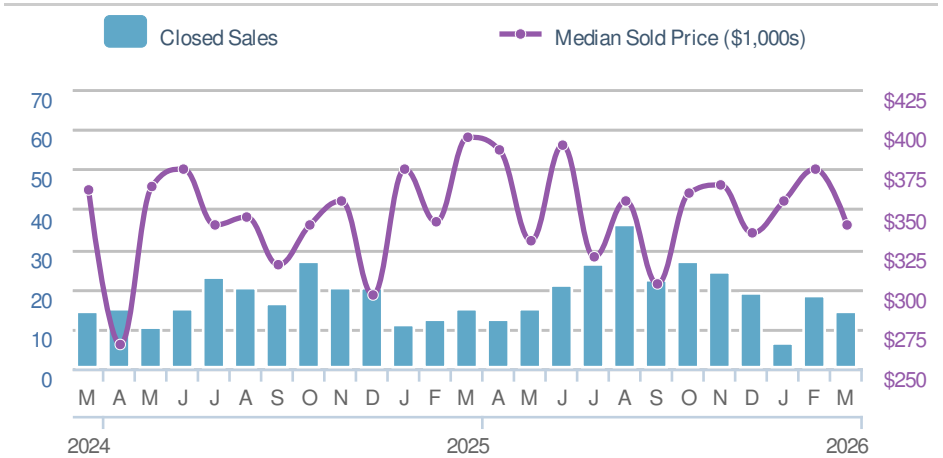
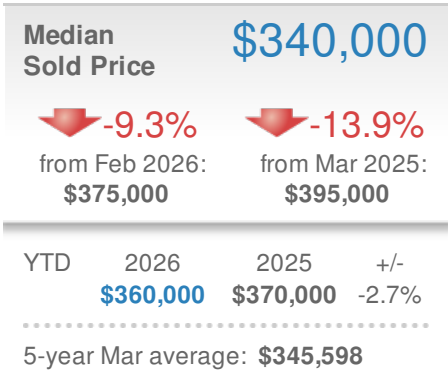
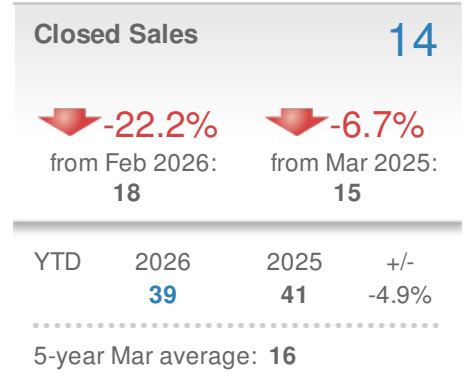
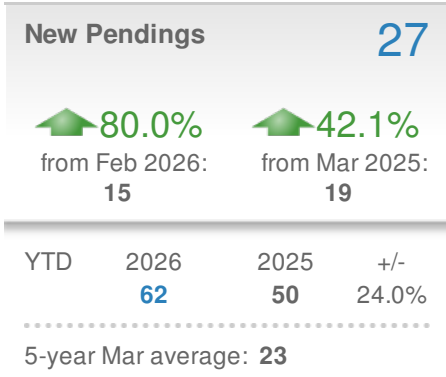
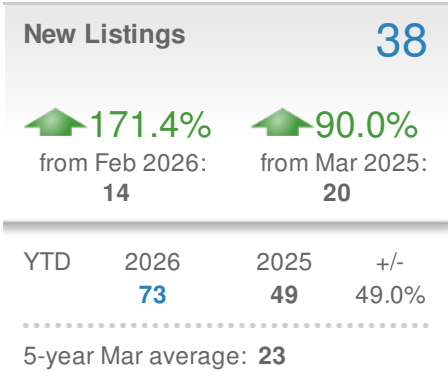
Local Market Insight

Upper Perkiomen (Montgomery, PA)

March 2026

Upper Perkiomen (Montgomery, PA)

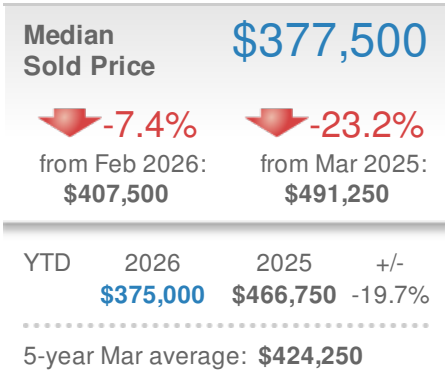
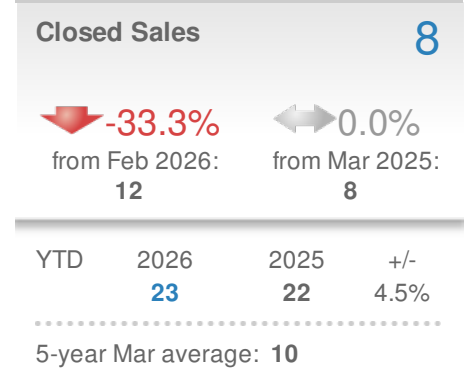
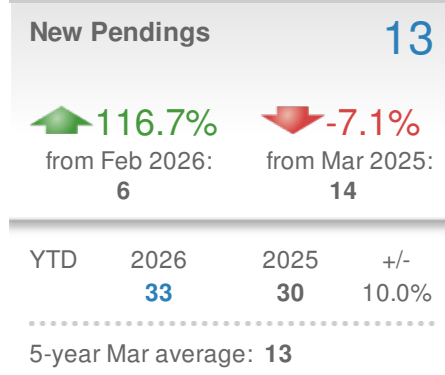
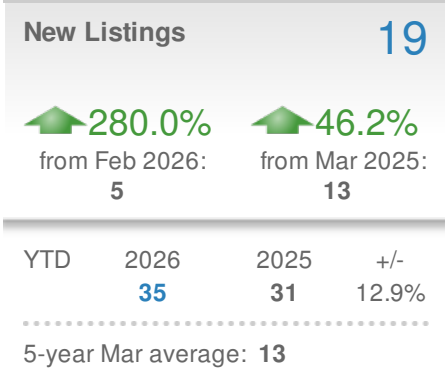
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March 2026

Upper Perkiomen (Montgomery, PA) - Detached

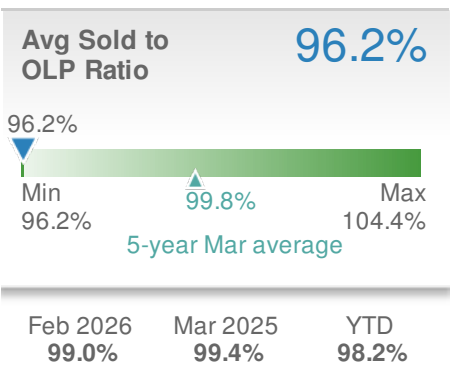
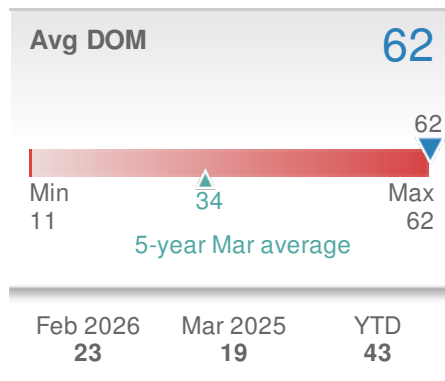
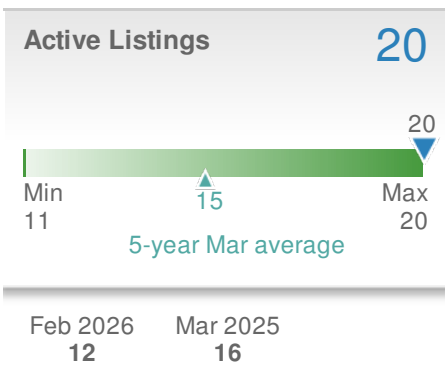
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for March was \$377,500, representing a decrease of 7.4% compared to last month and a decrease of 23.2% from Mar 2025. The average days on market for units sold in March was 62 days, 82% above the 5-year March average of 34 days. There was a 116.7% month over month increase in new contract activity with 13 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 66.7% increase in supply to 20 active units.

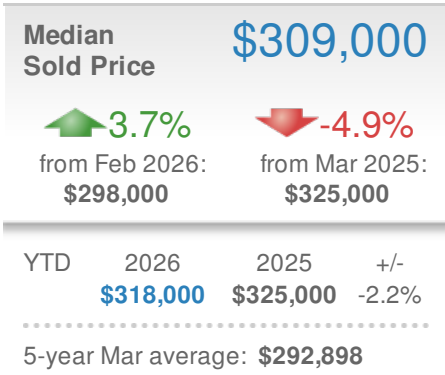
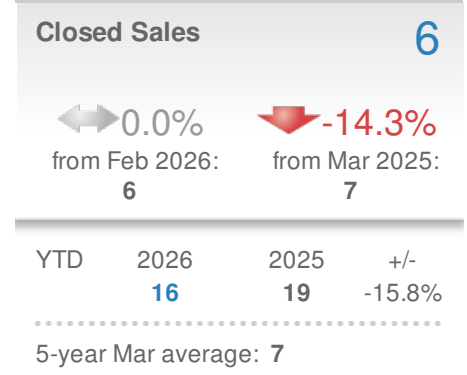
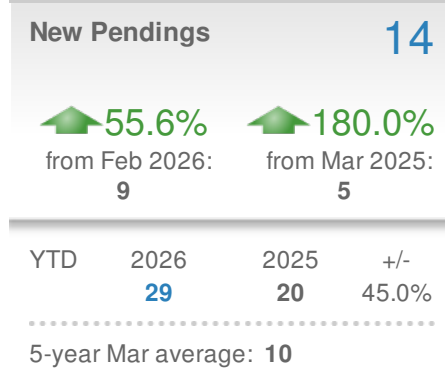
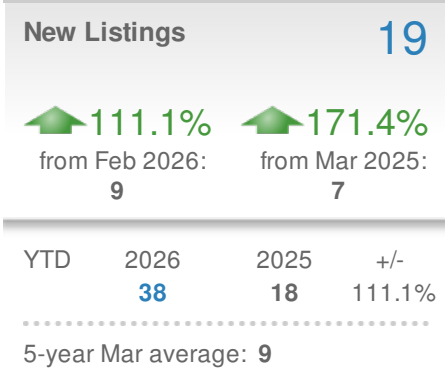
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.00 in February and a decrease from 1.13 in March 2025. The Contract Ratio is 38% lower than the 5-year March average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Upper Perkiomen (Montgomery, PA) - Attached

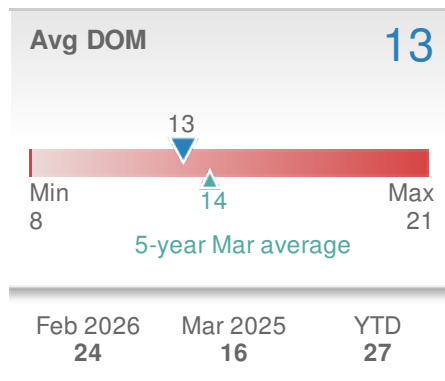
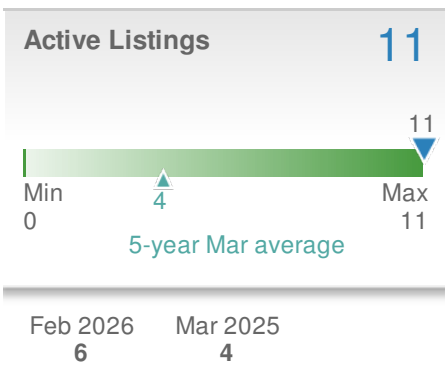
Tri-County Suburban REALTORS
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Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for March was \$309,000, representing an increase of 3.7% compared to last month and a decrease of 4.9% from Mar 2025. The average days on market for units sold in March was 13 days, 7% below the 5-year March average of 14 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and an 83.3% increase in supply to 11 active units.

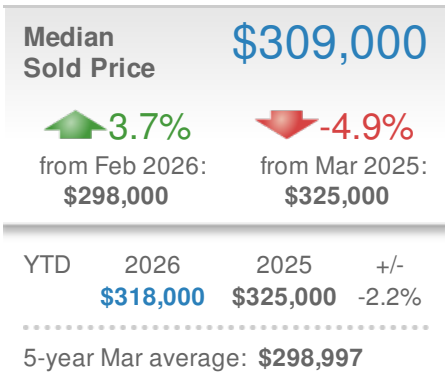
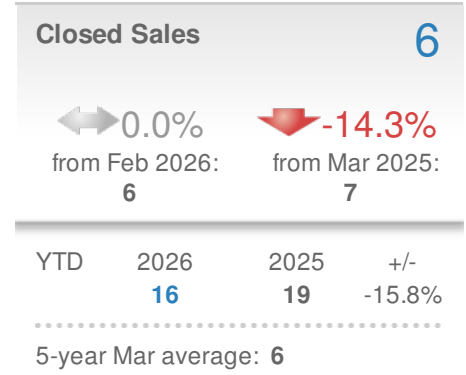
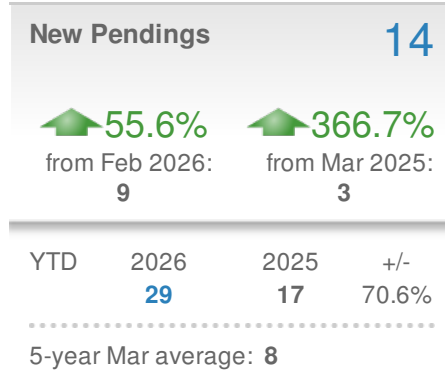
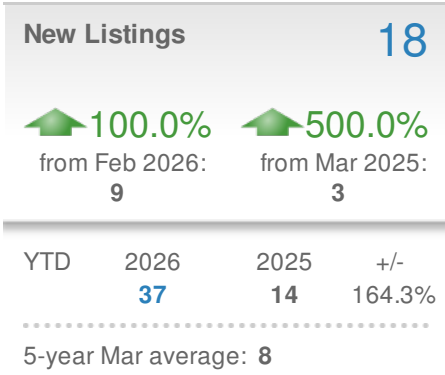
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 1.83 in February and a decrease from 1.75 in March 2025. The Contract Ratio is 67% lower than the 5-year March average of 5.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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

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 March was \$309,000, representing an increase of 3.7% compared to last month and a decrease of 4.9% from Mar 2025. The average days on market for units sold in March was 13 days, 10% below the 5-year March average of 14 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 66.7% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 1.83 in February and a decrease from 2.00 in March 2025. The Contract Ratio is 66% lower than the 5-year March average of 5.26. 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.

