

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

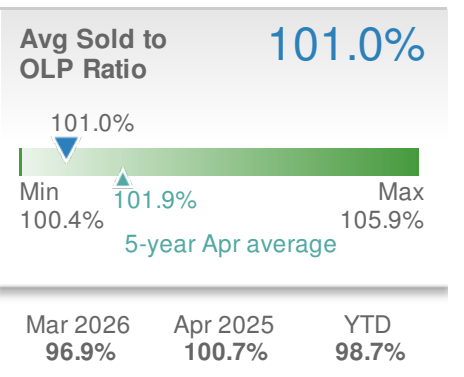
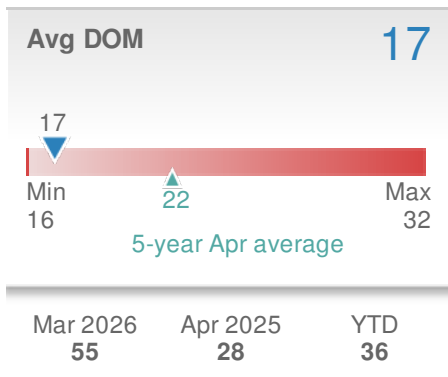
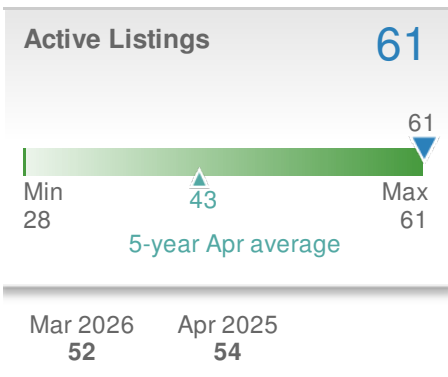
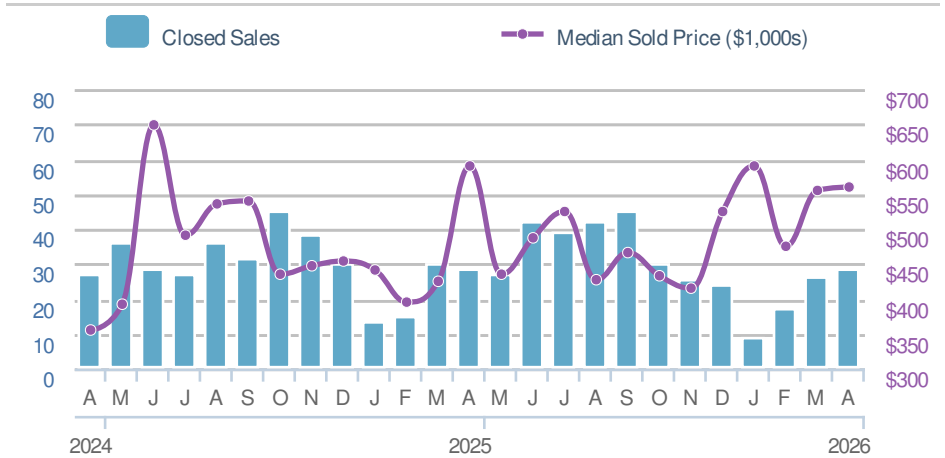
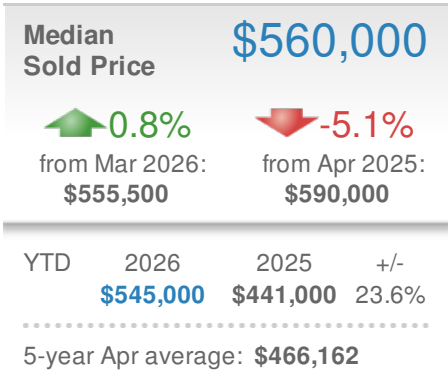
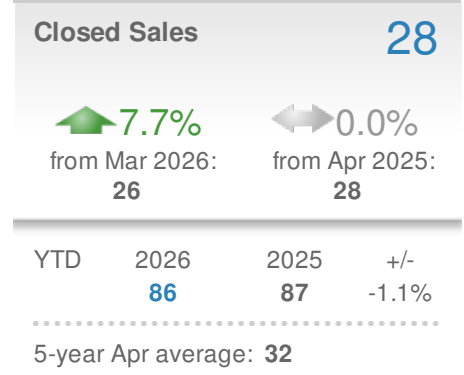
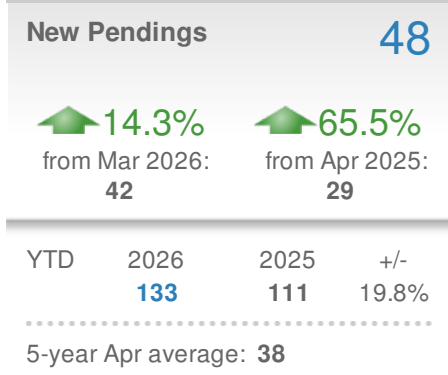
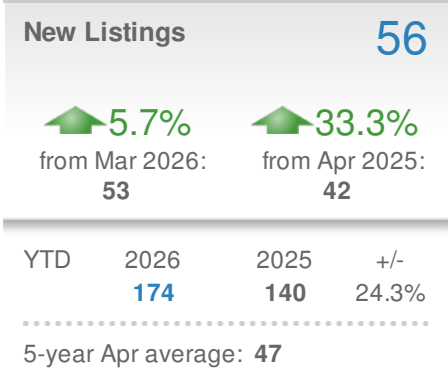
Local Market Insight

Perkiomen Valley (Montgomery, PA)

April 2026

Perkiomen Valley (Montgomery, PA)

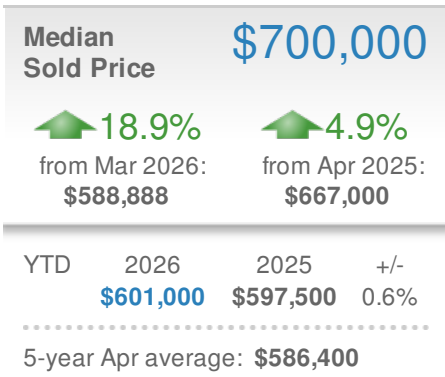
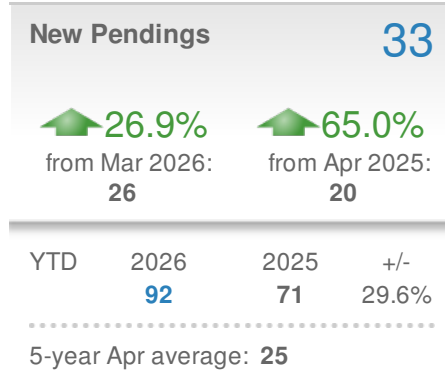
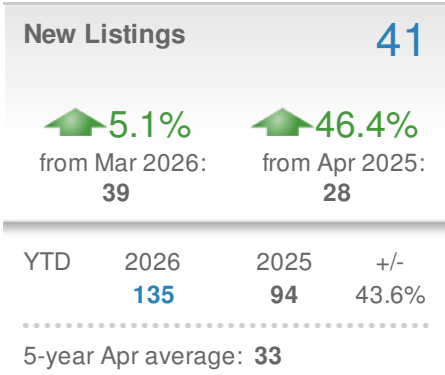
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April 2026

Perkiomen Valley (Montgomery, PA) - Detached

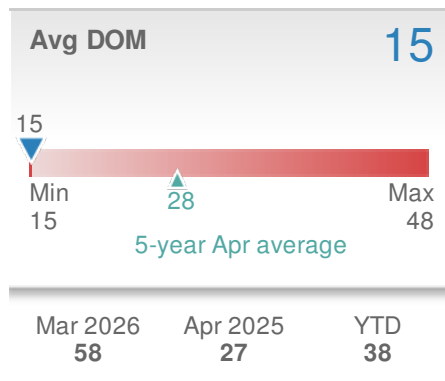
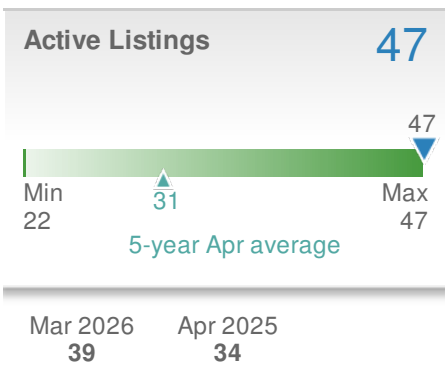
Tri-County Suburban REALTORS
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for April was \$700,000, representing an increase of 18.9% compared to last month and an increase of 4.9% from Apr 2025. The average days on market for units sold in April was 15 days, 46% below the 5-year April average of 28 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 48.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 46; and a 20.5% increase in supply to 47 active units.

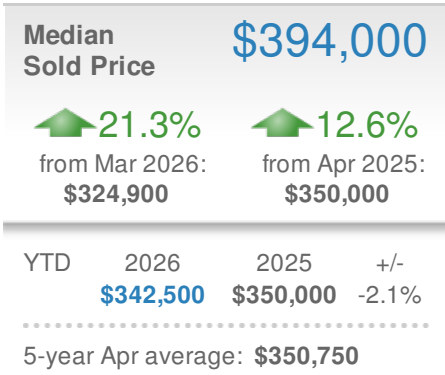
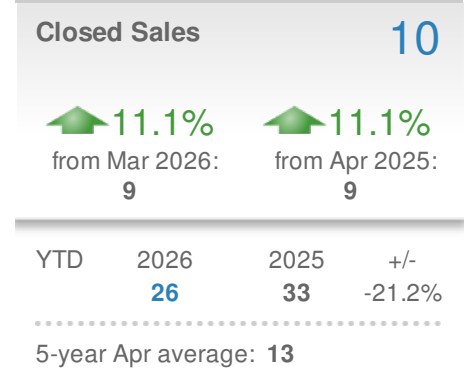
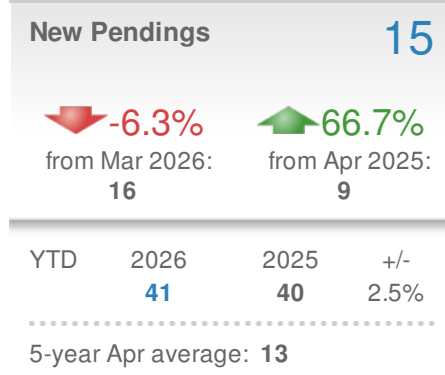
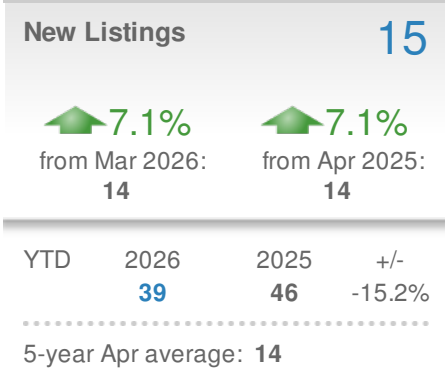
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.79 in March and an increase from 0.91 in April 2025. The Contract Ratio is 26% lower than the 5-year April average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Perkiomen Valley (Montgomery, PA) - Attached

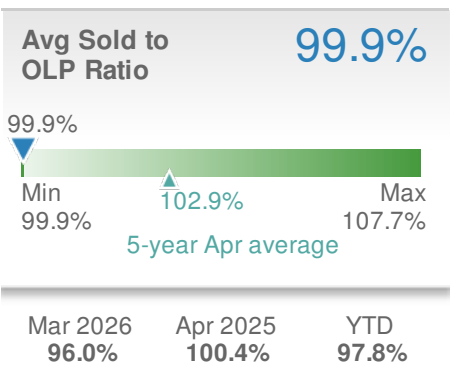
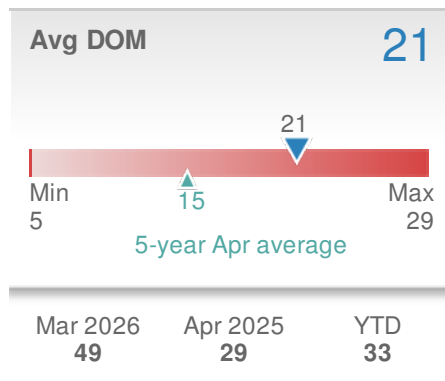
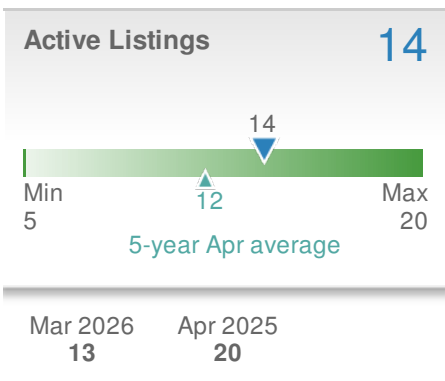
Tri-County Suburban REALTORS
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for April was \$394,000, representing an increase of 21.3% compared to last month and an increase of 12.6% from Apr 2025. The average days on market for units sold in April was 21 days, 42% above the 5-year April average of 15 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and a 7.7% increase in supply to 14 active units.

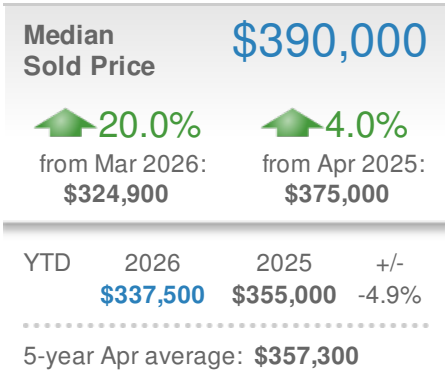
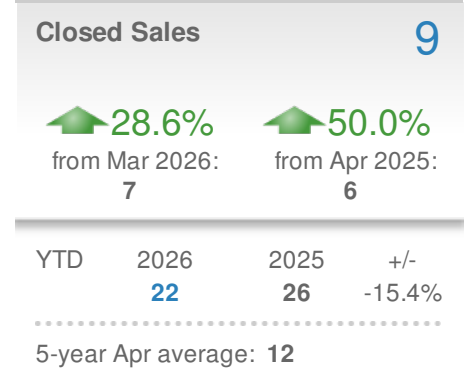
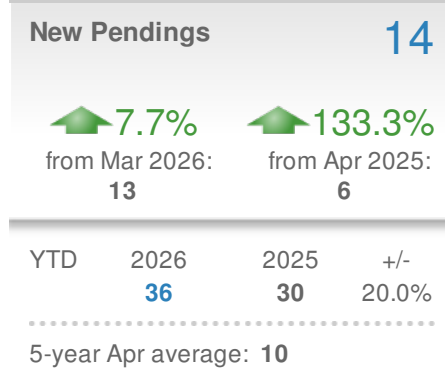
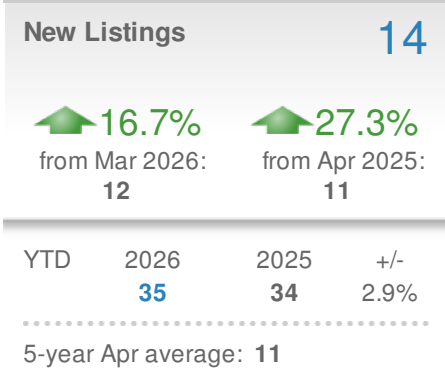
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.08 in March and an increase from 0.60 in April 2025. The Contract Ratio is 25% lower than the 5-year April average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

Lehigh County Suburban REALTORS
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$390,000, representing an increase of 20% compared to last month and an increase of 4% from Apr 2025. The average days on market for units sold in April was 13 days, 44% above the 5-year April average of 9 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 10% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.20 in March and an increase from 0.69 in April 2025. The Contract Ratio is 19% lower than the 5-year April average of 1.91. 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.

