

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

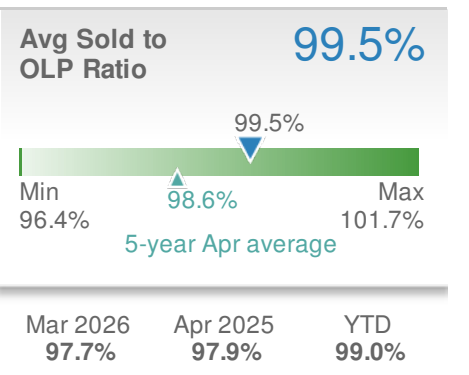
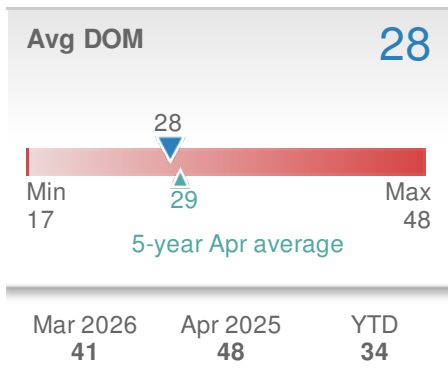
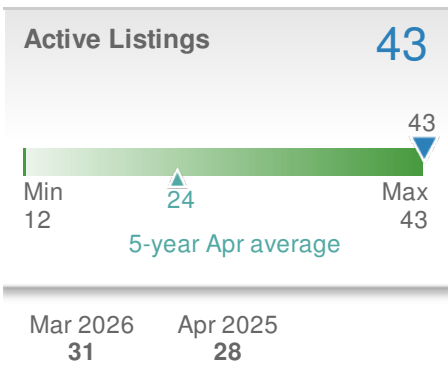
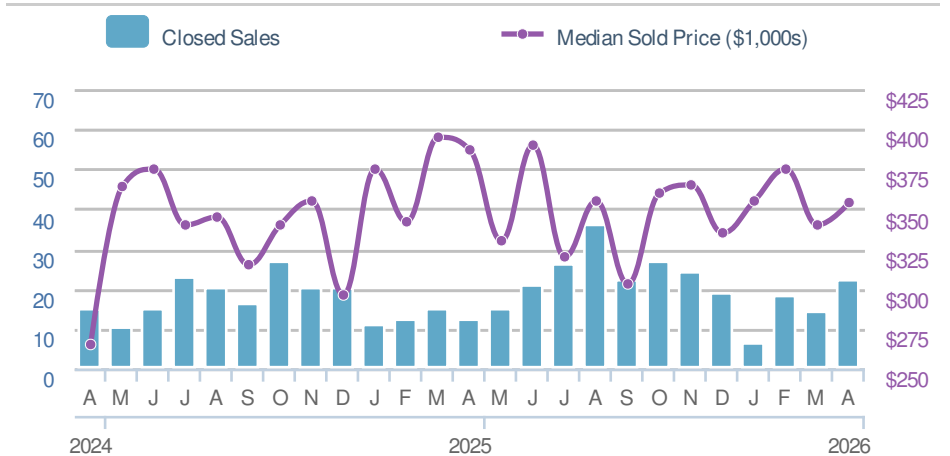
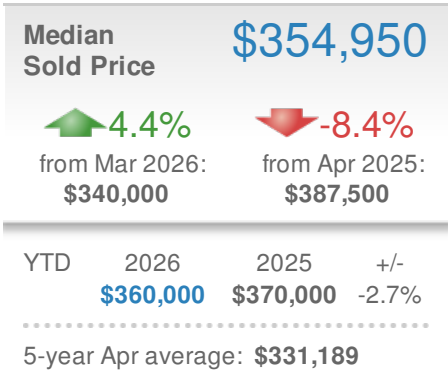
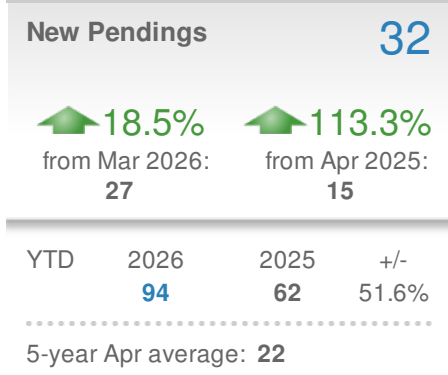
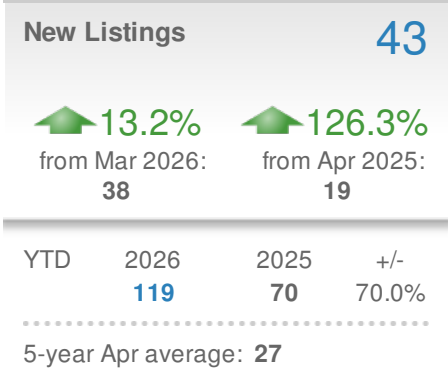
Local Market Insight

Upper Perkiomen (Montgomery, PA)

April 2026

Upper Perkiomen (Montgomery, PA)

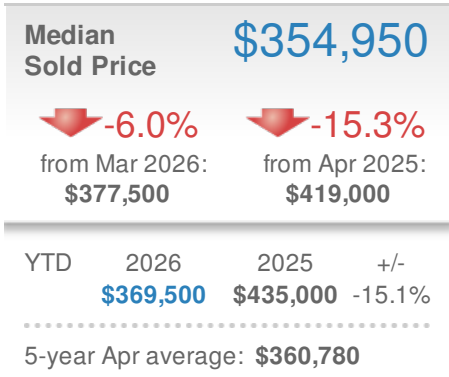
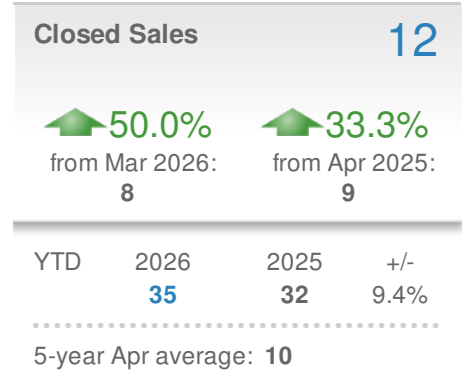
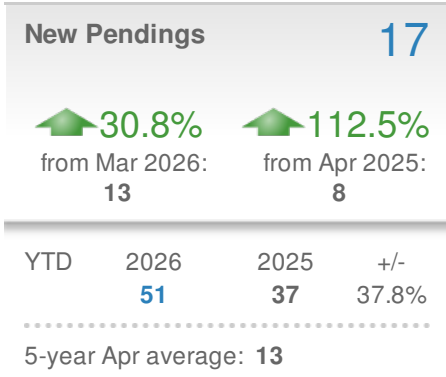
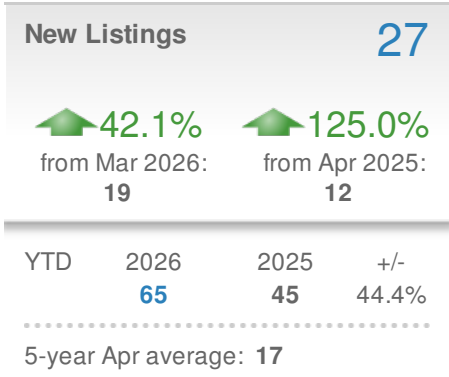
Email: ldavis@tcsr.realtor



April 2026

Upper Perkiomen (Montgomery, PA) - Detached

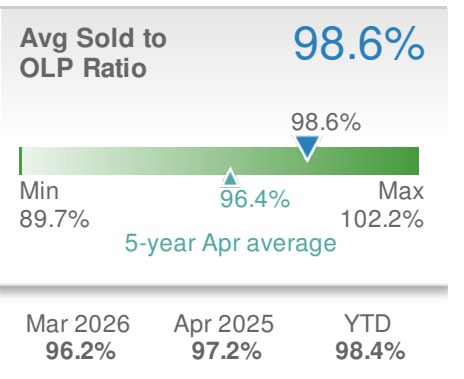
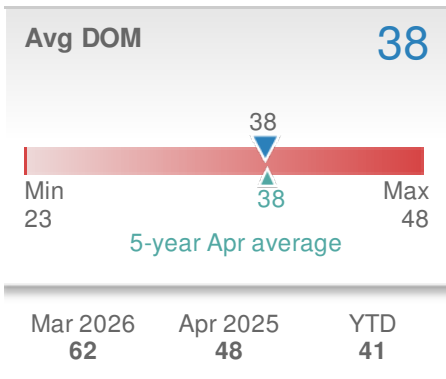
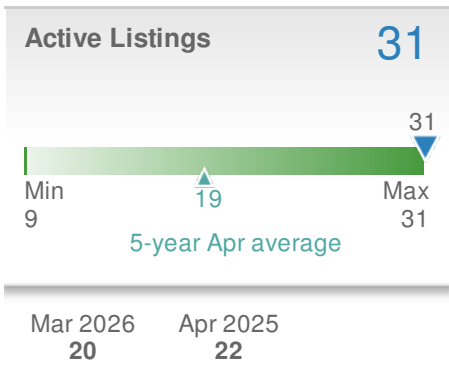
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for April was \$354,950, representing a decrease of 6% compared to last month and a decrease of 15.3% from Apr 2025. The average days on market for units sold in April was 38 days, 1% below the 5-year April average of 38 days. There was a 30.8% month over month increase in new contract activity with 17 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 55% increase in supply to 31 active units.

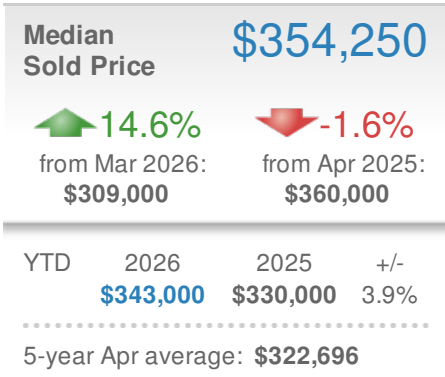
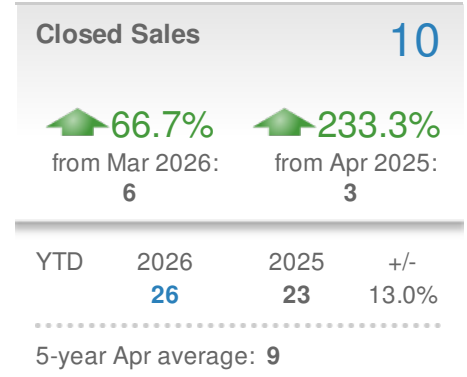
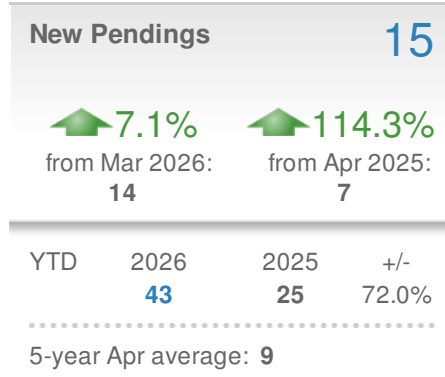
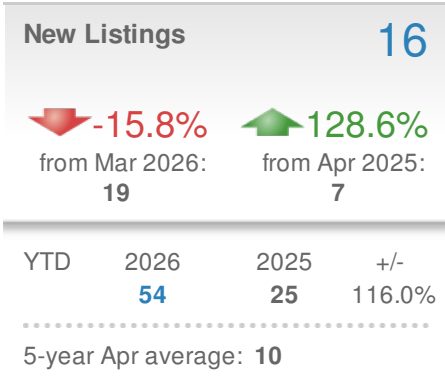
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.80 in March and an increase from 0.68 in April 2025. The Contract Ratio is 42% lower than the 5-year April average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Upper Perkiomen (Montgomery, PA) - Attached

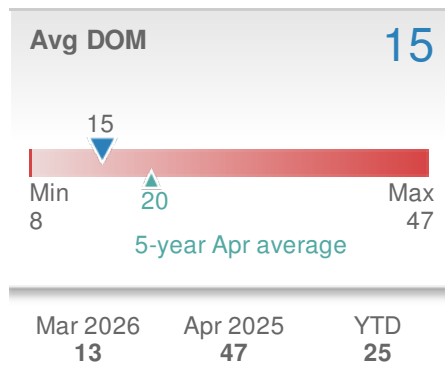
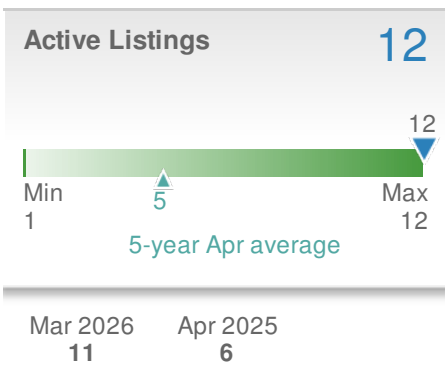
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for April was \$354,250, representing an increase of 14.6% compared to last month and a decrease of 1.6% from Apr 2025. The average days on market for units sold in April was 15 days, 26% below the 5-year April average of 20 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 9.1% increase in supply to 12 active units.

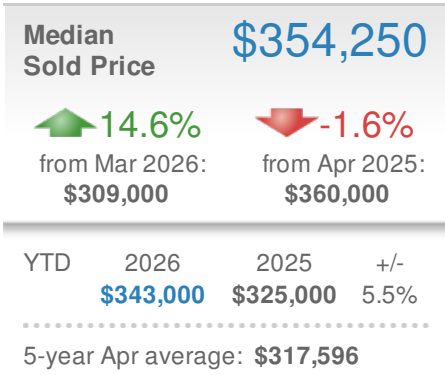
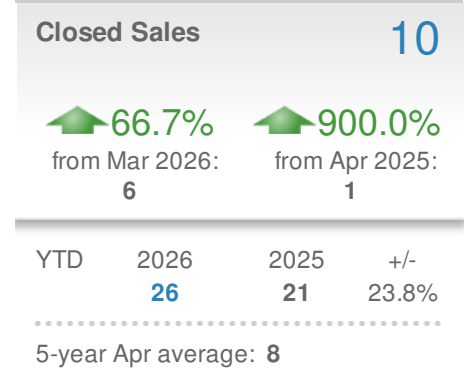
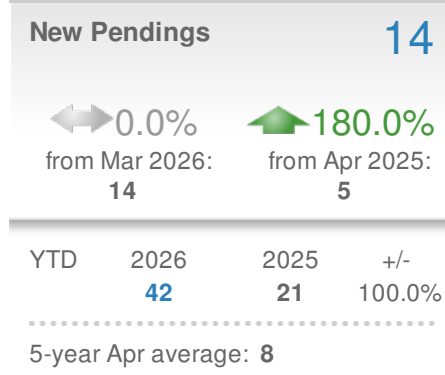
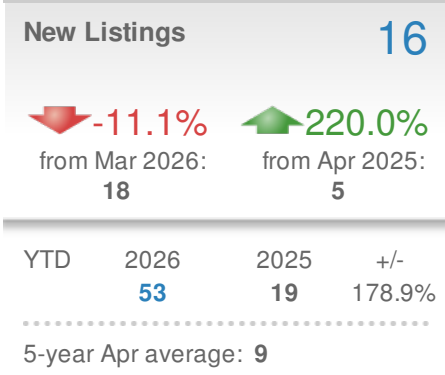
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.64 in March and an increase from 1.33 in April 2025. The Contract Ratio is 43% lower than the 5-year April average of 3.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

Lehigh Valley County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$354,250, representing an increase of 14.6% compared to last month and a decrease of 1.6% from Apr 2025. The average days on market for units sold in April was 15 days, 50% above the 5-year April average of 10 days. There was no month over month change in new contract activity with 14 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 20% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 1.80 in March and a decrease from 3.00 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 3.52. 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.

