

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

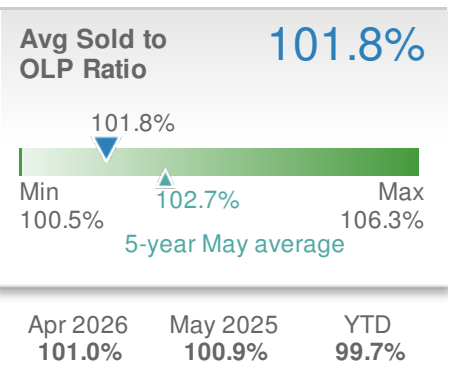
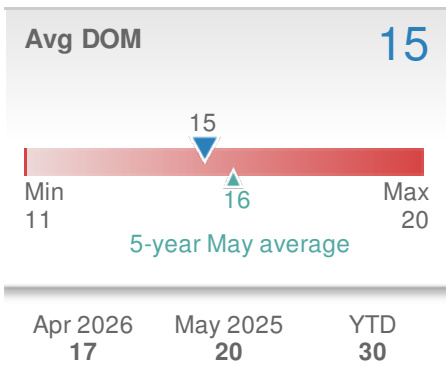
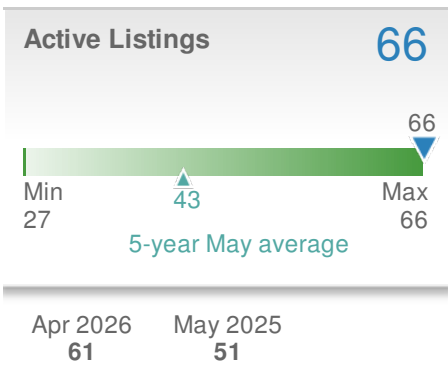
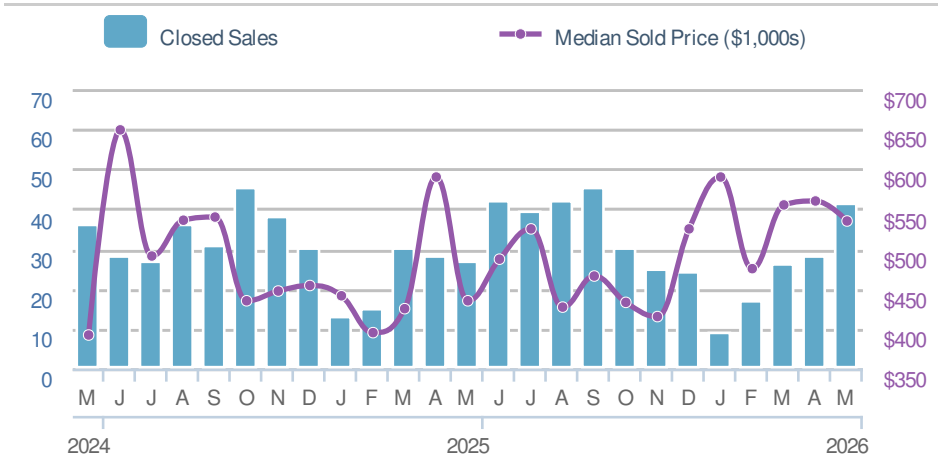
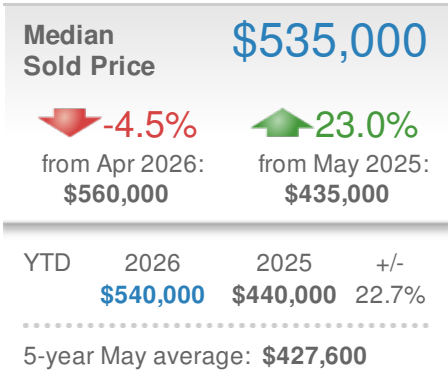
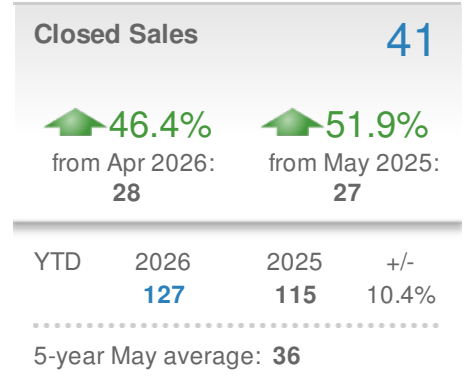
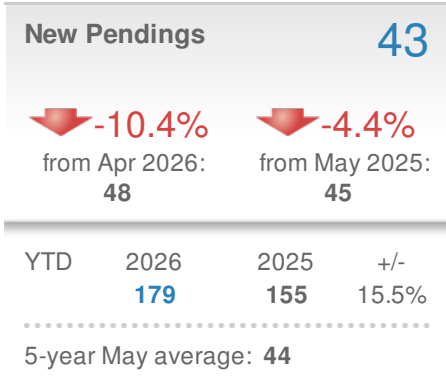
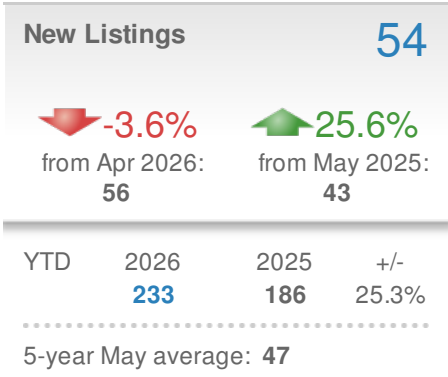
Local Market Insight

Perkiomen Valley (Montgomery, PA)

May 2026

Perkiomen Valley (Montgomery, PA)

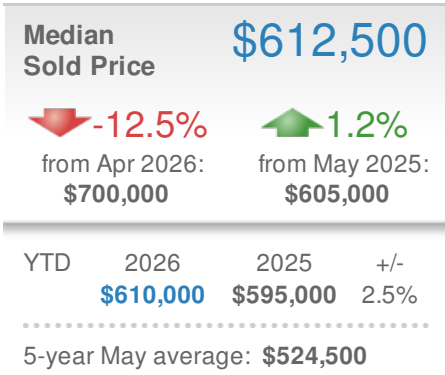
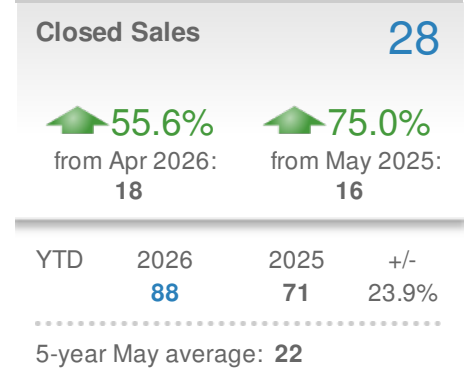
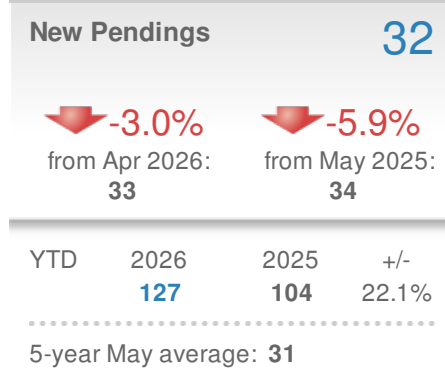
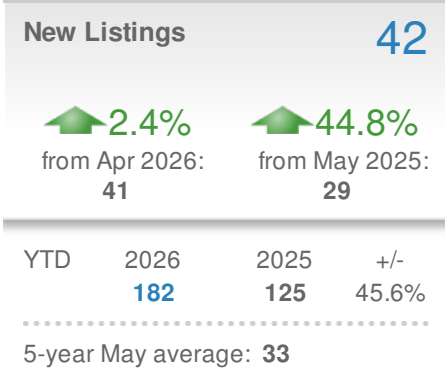
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May 2026

Perkiomen Valley (Montgomery, PA) - Detached

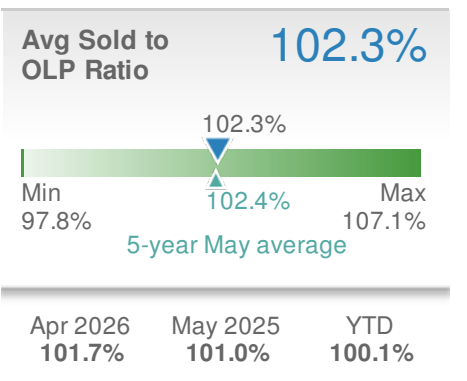
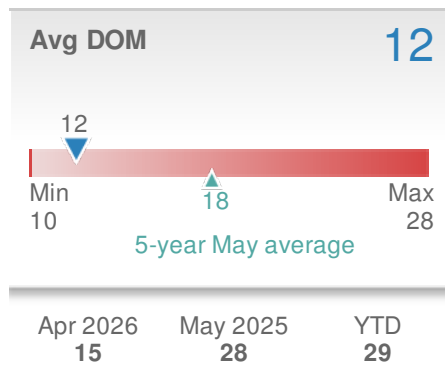
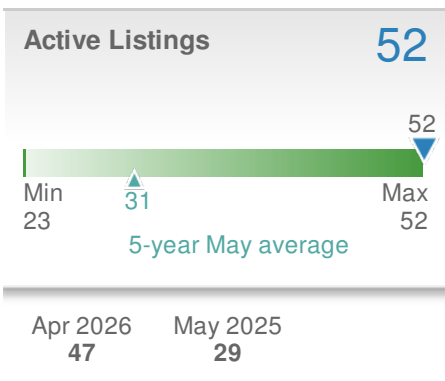
Tri-County Suburban REALTORS
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for May was \$612,500, representing a decrease of 12.5% compared to last month and an increase of 1.2% from May 2025. The average days on market for units sold in May was 12 days, 35% below the 5-year May average of 18 days. There was a 3% month over month decrease in new contract activity with 32 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 53; and a 10.6% increase in supply to 52 active units.

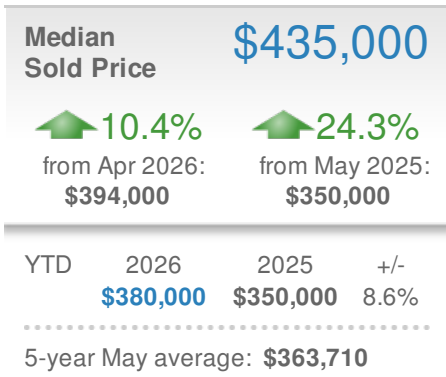
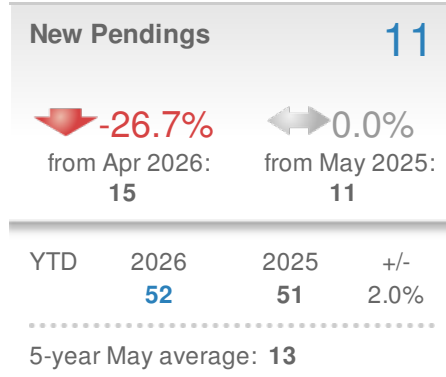
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, up from 0.98 in April and a decrease from 1.62 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Perkiomen Valley (Montgomery, PA) - Attached

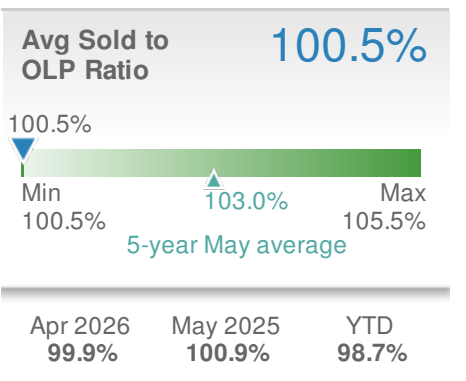
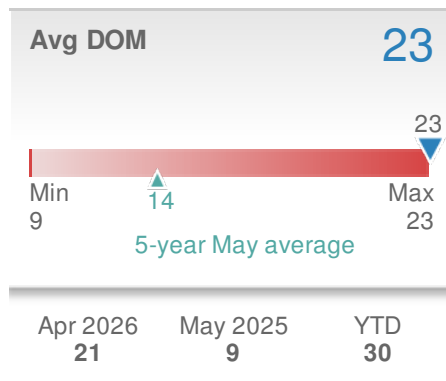
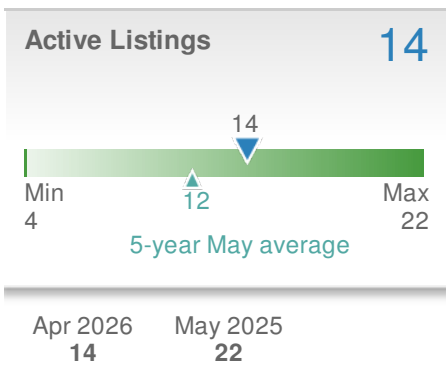
Tri-County Suburban REALTORS
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Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for May was \$435,000, representing an increase of 10.4% compared to last month and an increase of 24.3% from May 2025. The average days on market for units sold in May was 23 days, 69% above the 5-year May average of 14 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 17; and no change in supply with 14 active units.

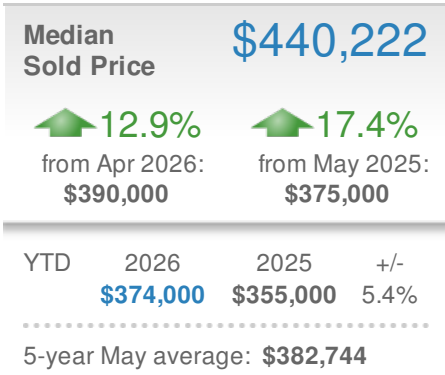
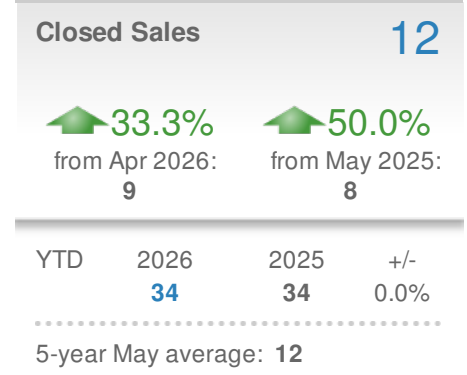
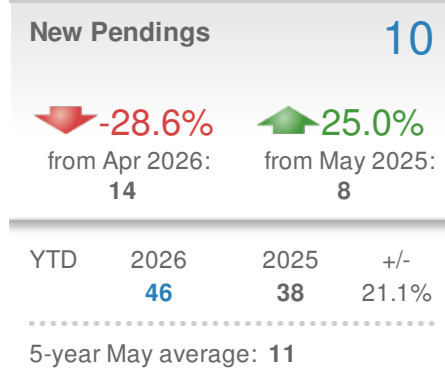
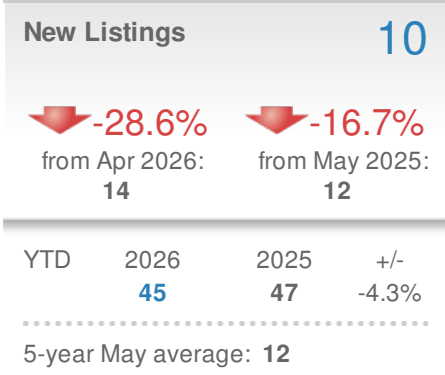
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.36 in April and an increase from 0.55 in May 2025. The Contract Ratio is 33% lower than the 5-year May average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 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 May was \$440,222, representing an increase of 12.9% compared to last month and an increase of 17.4% from May 2025. The average days on market for units sold in May was 24 days, 64% above the 5-year May average of 15 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 15; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.55 in April and an increase from 0.50 in May 2025. The Contract Ratio is 26% lower than the 5-year May average of 1.83. 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.

