

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Perkiomen (Montgomery, PA)

May 2026

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**38** **-11.6%**from Apr 2026:
43 **58.3%**from May 2025:
24

YTD	2026	2025	+/-
	160	96	66.7%

5-year May average: **28****New Pendings****44** **37.5%**from Apr 2026:
32 **100.0%**from May 2025:
22

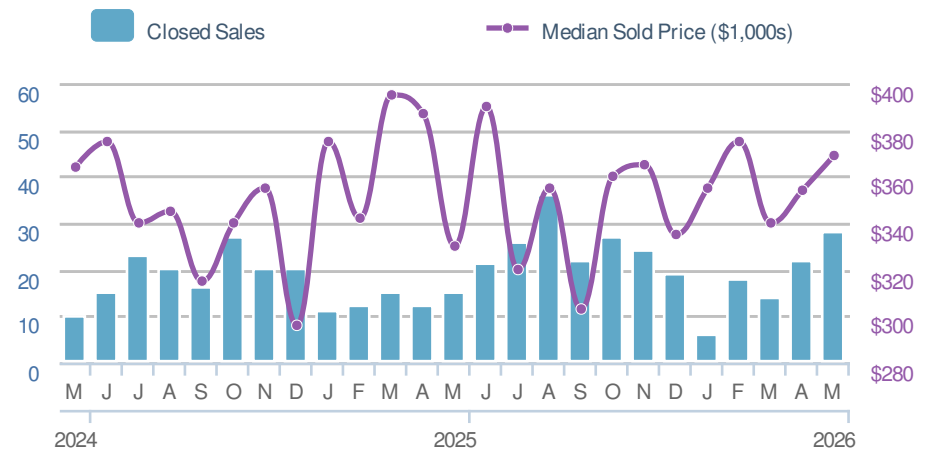
YTD	2026	2025	+/-
	137	83	65.1%

5-year May average: **26****Closed Sales****28** **27.3%**from Apr 2026:
22 **86.7%**from May 2025:
15

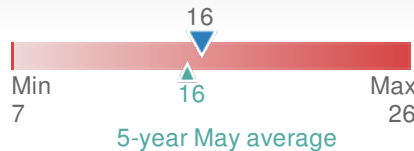
YTD	2026	2025	+/-
	91	71	28.2%

5-year May average: **19****Median Sold Price****\$369,250** **4.0%**from Apr 2026:
\$354,950 **11.9%**from May 2025:
\$330,000

YTD	2026	2025	+/-
	\$367,500	\$357,000	2.9%

5-year May average: **\$337,850****Active Listings****41**

Apr 2026	May 2025
43	31

Avg DOM**16**

Apr 2026	May 2025	YTD
28	26	28

Avg Sold to OLP Ratio**102.1%**

Apr 2026	May 2025	YTD
99.5%	99.6%	99.9%

May 2026

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**

 **-40.7%**
 from Apr 2026: **27**
 **-5.9%**
 from May 2025: **17**

YTD	2026	2025	+/-
	83	63	31.7%

5-year May average: **18****New Pendings****23**

 **35.3%**
 from Apr 2026: **17**
 **43.8%**
 from May 2025: **16**

YTD	2026	2025	+/-
	74	52	42.3%

5-year May average: **16****Closed Sales****16**

 **33.3%**
 from Apr 2026: **12**
 **77.8%**
 from May 2025: **9**

YTD	2026	2025	+/-
	51	41	24.4%

5-year May average: **12****Median Sold Price****\$407,500**

 **14.8%**
 from Apr 2026: **\$354,950**
 **-1.0%**
 from May 2025: **\$411,500**

YTD	2026	2025	+/-
	\$385,000	\$420,500	-8.4%

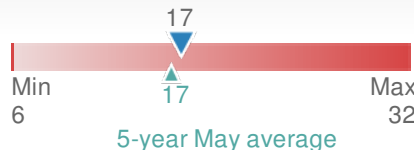
5-year May average: **\$417,800****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for May was \$407,500, representing an increase of 14.8% compared to last month and a decrease of 1% from May 2025. The average days on market for units sold in May was 17 days, 1% above the 5-year May average of 17 days. There was a 35.3% month over month increase in new contract activity with 23 New Pendings; a 31.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and a 12.9% decrease in supply to 27 active units.

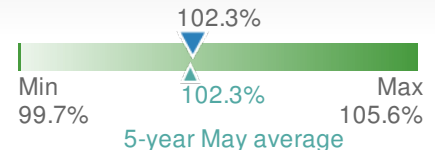
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.71 in April and an increase from 0.91 in May 2025. The Contract Ratio is 1% lower than the 5-year May average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**27**

Apr 2026	May 2025
31	23

Avg DOM**17**

Apr 2026	May 2025	YTD
38	32	33

Avg Sold to OLP Ratio**102.3%**

Apr 2026	May 2025	YTD
98.6%	99.7%	99.6%

May 2026

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22**
 **37.5%**
from Apr 2026:
16
 **214.3%**
from May 2025:
7

YTD	2026	2025	+/-
	77	33	133.3%

5-year May average: **10****New Pendings****21**
 **40.0%**
from Apr 2026:
15
 **250.0%**
from May 2025:
6

YTD	2026	2025	+/-
	63	31	103.2%

5-year May average: **10****Closed Sales****12**
 **20.0%**
from Apr 2026:
10
 **100.0%**
from May 2025:
6

YTD	2026	2025	+/-
	40	30	33.3%

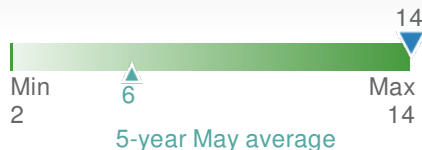
5-year May average: **7****Median
Sold Price****\$352,450**
 **-0.5%**
from Apr 2026:
\$354,250
 **14.2%**
from May 2025:
\$308,500

YTD	2026	2025	+/-
	\$343,000	\$327,500	4.7%

5-year May average: **\$301,750****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for May was \$352,450, representing a decrease of 0.5% compared to last month and an increase of 14.2% from May 2025. The average days on market for units sold in May was 15 days, 27% above the 5-year May average of 12 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 28; and a 16.7% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.83 in April and an increase from 0.88 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 3.51. 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.

Active Listings**14**

Apr 2026	May 2025
12	8

Avg DOM**15**

Apr 2026	May 2025	YTD
15	18	22

**Avg Sold to
OLP Ratio****102.0%**

Apr 2026	May 2025	YTD
100.4%	99.4%	100.3%

May 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

Lebanon County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**22**
 **37.5%**
from Apr 2026:
16
 **214.3%**
from May 2025:
7

YTD	2026	2025	+/-
	76	27	181.5%

5-year May average: **10****New Pendings****20**
 **42.9%**
from Apr 2026:
14
 **300.0%**
from May 2025:
5

YTD	2026	2025	+/-
	62	25	148.0%

5-year May average: **9****Closed Sales****11**
 **10.0%**
from Apr 2026:
10
 **266.7%**
from May 2025:
3

YTD	2026	2025	+/-
	39	25	56.0%

5-year May average: **5****Median
Sold Price****\$364,900**
 **3.0%**
from Apr 2026:
\$354,250
 **27.1%**
from May 2025:
\$287,000

YTD	2026	2025	+/-
	\$345,000	\$325,000	6.2%

5-year May average: **\$300,380****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$364,900, representing an increase of 3% compared to last month and an increase of 27.1% from May 2025. The average days on market for units sold in May was 16 days, 74% above the 5-year May average of 9 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 28; and a 16.7% increase in supply to 14 active units.

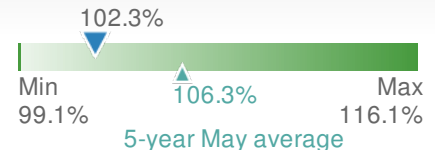
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.75 in April and an increase from 1.00 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 3.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**14**

Apr 2026	May 2025
12	6

Avg DOM**16**

Apr 2026	May 2025	YTD
15	18	22

**Avg Sold to
OLP Ratio****102.3%**

Apr 2026	May 2025	YTD
100.4%	99.1%	100.4%