June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Perkiomen Valley (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Perkiomen Valley (Montgomery, PA)

New Listings — 43

-20.4% from May 2026: **54**

7.5% from Jun 2025: **40**

YTD	2026	2025	+/-
	278	**230**	20.9%

5-year Jun average: **46**

New Pendings — 44

2.3% from May 2026: **43**

7.3% from Jun 2025: **41**

YTD	2026	2025	+/-
	223	**195**	14.4%

5-year Jun average: **41**

Closed Sales — 47

14.6% from May 2026: **41**

11.9% from Jun 2025: **42**

YTD	2026	2025	+/-
	176	**160**	10.0%

5-year Jun average: **43**

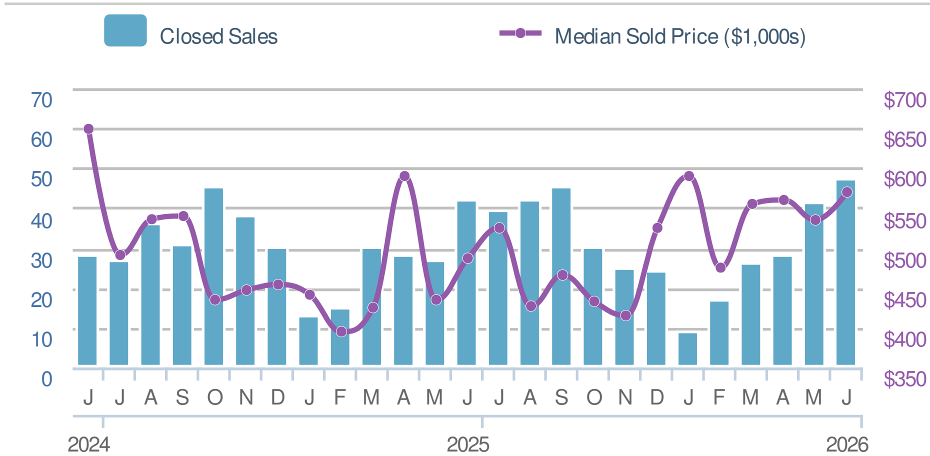
Median Sold Price — $570,000

6.5% from May 2026: **$535,000**

16.9% from Jun 2025: **$487,500**

YTD	2026	2025	+/-
	$530,500	**$467,500**	13.5%

5-year Jun average: **$520,990**



Active Listings — 64

64

Min 34 — 47 — Max 64

5-year Jun average

May 2026	Jun 2025
66	**44**

Avg DOM — 14

14

Min 7 — 12 — Max 16

5-year Jun average

May 2026	Jun 2025	YTD
15	**11**	**26**

Avg Sold to OLP Ratio — 103.3%

103.3%

Min 101.8% — 103.6% — Max 105.9%

5-year Jun average

May 2026	Jun 2025	YTD
101.8%	**101.8%**	**100.6%**

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June 2026

Perkiomen Valley (Montgomery, PA) - Detached

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New Listings 30

-28.6% from May 2026: **42**

36.4% from Jun 2025: **22**

YTD	2026	2025	+/-
	212	**151**	40.4%

5-year Jun average: **27**

New Pendings 34

6.3% from May 2026: **32**

21.4% from Jun 2025: **28**

YTD	2026	2025	+/-
	161	**131**	22.9%

5-year Jun average: **27**

Closed Sales 38

35.7% from May 2026: **28**

18.8% from Jun 2025: **32**

YTD	2026	2025	+/-
	126	**106**	18.9%

5-year Jun average: **32**

Median Sold Price $637,000

4.0% from May 2026: **$612,500**

17.9% from Jun 2025: **$540,500**

YTD	2026	2025	+/-
	$612,750	**$590,000**	3.9%

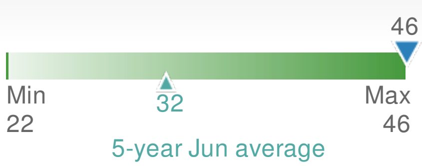
5-year Jun average: **$580,300**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for June was $637,000, representing an increase of 4% compared to last month and an increase of 17.9% from Jun 2025. The average days on market for units sold in June was 16 days, 23% above the 5-year June average of 13 days. There was a 6.3% month over month increase in new contract activity with 34 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 49; and an 11.5% decrease in supply to 46 active units.

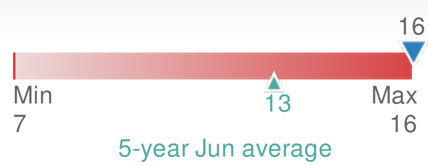
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 1.02 in May and a decrease from 1.77 in June 2025. The Contract Ratio is 16% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 46



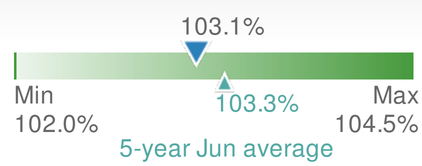
May 2026	Jun 2025
52	**22**

Avg DOM 16



May 2026	Jun 2025	YTD
12	**12**	**26**

Avg Sold to OLP Ratio 103.1%



May 2026	Jun 2025	YTD
102.3%	**102.0%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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Perkiomen Valley (Montgomery, PA) - Attached

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New Listings — 13

8.3% from May 2026: **12**	-27.8% from Jun 2025: **18**

YTD	2026	2025	+/-
	66	**79**	-16.5%

5-year Jun average: **19**

New Pendings — 10

-9.1% from May 2026: **11**	-23.1% from Jun 2025: **13**

YTD	2026	2025	+/-
	62	**64**	-3.1%

5-year Jun average: **14**

Closed Sales — 9

-30.8% from May 2026: **13**	-10.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	50	**54**	-7.4%

5-year Jun average: **11**

Median Sold Price — $385,000

-11.5% from May 2026: **$435,000**	10.0% from Jun 2025: **$350,000**

YTD	2026	2025	+/-
	$387,500	**$350,000**	10.7%

5-year Jun average: **$369,000**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for June was $385,000, representing a decrease of 11.5% compared to last month and an increase of 10% from Jun 2025. The average days on market for units sold in June was 5 days, 44% below the 5-year June average of 9 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 16; and a 28.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.21 in May and an increase from 0.68 in June 2025. The Contract Ratio is 41% lower than the 5-year June average of 1.50. 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 — 18

18

Min 7 | 15 | Max 22

5-year Jun average

May 2026	Jun 2025
14	**22**

Avg DOM — 5

5

Min 5 | 9 | Max 21

5-year Jun average

May 2026	Jun 2025	YTD
23	**8**	**28**

Avg Sold to OLP Ratio — 104.2%

104.2%

Min 101.2% | 104.2% | Max 108.7%

5-year Jun average

May 2026	Jun 2025	YTD
100.5%	**101.2%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

New Listings 10

0.0% from May 2026: **10**
-33.3% from Jun 2025: **15**

YTD	2026	2025	+/-
	56	**62**	-9.7%

5-year Jun average: **16**

New Pendings 7

-30.0% from May 2026: **10**
-46.2% from Jun 2025: **13**

YTD	2026	2025	+/-
	52	**51**	2.0%

5-year Jun average: **12**

Closed Sales 8

-33.3% from May 2026: **12**
0.0% from Jun 2025: **8**

YTD	2026	2025	+/-
	43	**42**	2.4%

5-year Jun average: **9**

Median Sold Price $393,000

-10.7% from May 2026: **$440,222**
5.6% from Jun 2025: **$372,000**

YTD	2026	2025	+/-
	$385,000	**$362,500**	6.2%

5-year Jun average: **$380,000**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $393,000, representing a decrease of 10.7% compared to last month and an increase of 5.6% from Jun 2025. The average days on market for units sold in June was 4 days, 54% below the 5-year June average of 9 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.36 in May and an increase from 0.78 in June 2025. The Contract Ratio is 40% lower than the 5-year June average of 1.34. 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 15

15
Min 7 | 13 | Max 18
5-year Jun average

May 2026	Jun 2025
11	**18**

Avg DOM 4

4
Min 4 | 9 | Max 23
5-year Jun average

May 2026	Jun 2025	YTD
24	**6**	**21**

Avg Sold to OLP Ratio 104.7%

104.7%
Min 101.5% | 104.7% | Max 109.1%
5-year Jun average

May 2026	Jun 2025	YTD
100.8%	**102.9%**	**100.5%**

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