June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Upper Perkiomen (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Upper Perkiomen (Montgomery, PA)

New Listings 42

▲10.5% from May 2026: **38**

▲5.0% from Jun 2025: **40**

YTD	2026	2025	+/-
	204	**140**	45.7%

5-year Jun average: **34**

New Pendings 38

▼-13.6% from May 2026: **44**

▲5.6% from Jun 2025: **36**

YTD	2026	2025	+/-
	173	**118**	46.6%

5-year Jun average: **30**

Closed Sales 39

▲39.3% from May 2026: **28**

▲85.7% from Jun 2025: **21**

YTD	2026	2025	+/-
	130	**94**	38.3%

5-year Jun average: **27**

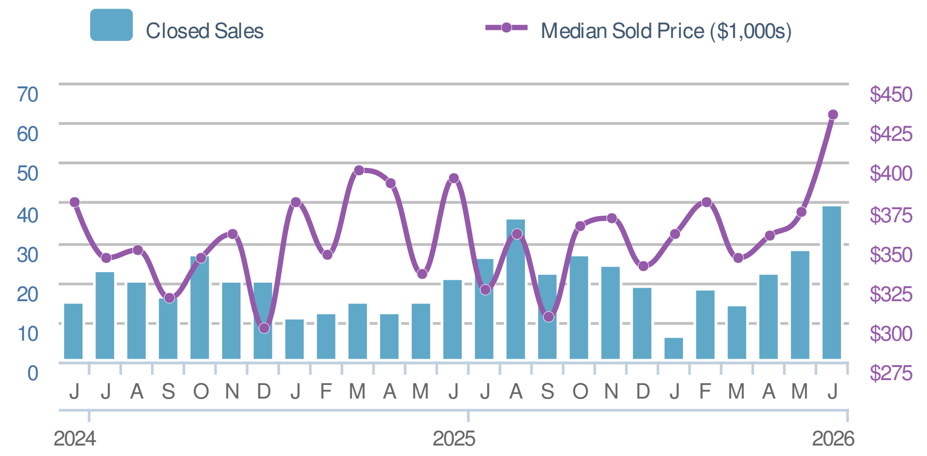
Median Sold Price $430,990

▲16.7% from May 2026: **$369,250**

▲10.5% from Jun 2025: **$390,000**

YTD	2026	2025	+/-
	$369,750	**$365,000**	1.3%

5-year Jun average: **$376,998**



Active Listings 44

May 2026	Jun 2025
41	**39**

Avg DOM 18

May 2026	Jun 2025	YTD
16	**13**	**25**

Avg Sold to OLP Ratio 100.5%

May 2026	Jun 2025	YTD
102.1%	**101.1%**	**100.1%**

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

Local Market **Insight**

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June 2026

Upper Perkiomen (Montgomery, PA) - Detached

New Listings 24

▲ 50.0%	↔ 0.0%
from May 2026: **16**	from Jun 2025: **24**

YTD	2026	2025	+/-
	109	89	22.5%

5-year Jun average: **19**

New Pendings 24

▲ 4.3%	▲ 41.2%
from May 2026: **23**	from Jun 2025: **17**

YTD	2026	2025	+/-
	97	68	42.6%

5-year Jun average: **16**

Closed Sales 24

▲ 50.0%	▲ 71.4%
from May 2026: **16**	from Jun 2025: **14**

YTD	2026	2025	+/-
	75	57	31.6%

5-year Jun average: **18**

Median Sold Price $450,000

▲ 10.4%	▼ -8.2%
from May 2026: **$407,500**	from Jun 2025: **$490,000**

YTD	2026	2025	+/-
	$425,000	**$430,000**	-1.2%

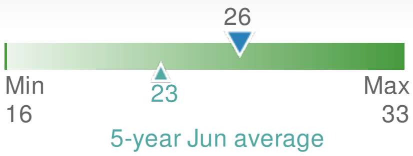
5-year Jun average: **$450,450**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for June was $450,000, representing an increase of 10.4% compared to last month and a decrease of 8.2% from Jun 2025. The average days on market for units sold in June was 19 days, 17% below the 5-year June average of 23 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 29; and a 3.7% decrease in supply to 26 active units.

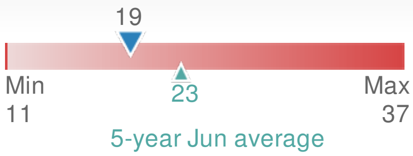
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 1.07 in May and an increase from 0.67 in June 2025. The Contract Ratio is 20% higher than the 5-year June average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 26



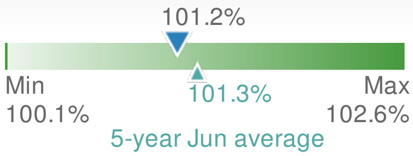
May 2026	Jun 2025
27	**33**

Avg DOM 19



May 2026	Jun 2025	YTD
17	**16**	**29**

Avg Sold to OLP Ratio 101.2%



May 2026	Jun 2025	YTD
102.3%	**100.2%**	**100.1%**

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

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June 2026

Upper Perkiomen (Montgomery, PA) - Attached

New Listings 18

▼ -18.2% from May 2026: **22**

▲ 12.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	95	**51**	86.3%

5-year Jun average: **15**

New Pendings 14

▼ -33.3% from May 2026: **21**

▼ -26.3% from Jun 2025: **19**

YTD	2026	2025	+/-
	76	**50**	52.0%

5-year Jun average: **14**

Closed Sales 15

▲ 25.0% from May 2026: **12**

▲ 114.3% from Jun 2025: **7**

YTD	2026	2025	+/-
	55	**37**	48.6%

5-year Jun average: **9**

Median Sold Price $325,000

▼ -7.8% from May 2026: **$352,450**

▲ 12.8% from Jun 2025: **$288,000**

YTD	2026	2025	+/-
	$340,000	**$325,000**	4.6%

5-year Jun average: **$321,090**

Summary

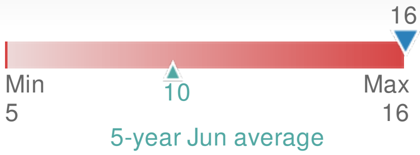
In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for June was $325,000, representing a decrease of 7.8% compared to last month and an increase of 12.8% from Jun 2025. The average days on market for units sold in June was 16 days, 63% above the 5-year June average of 10 days. There was a 33.3% month over month decrease in new contract activity with 14 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and a 28.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 2.00 in May and a decrease from 3.17 in June 2025. The Contract Ratio is 44% lower than the 5-year June average of 2.56. 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

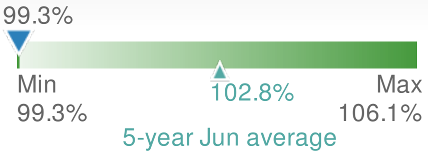
May 2026	Jun 2025
14	**6**

Avg DOM 16



May 2026	Jun 2025	YTD
15	**7**	**20**

Avg Sold to OLP Ratio 99.3%



May 2026	Jun 2025	YTD
102.0%	**102.8%**	**100.0%**

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

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June 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

New Listings 18

▼-18.2% from May 2026: **22**

▲28.6% from Jun 2025: **14**

YTD	2026	2025	+/-
	94	**43**	118.6%

5-year Jun average: **14**

New Pendings 14

▼-30.0% from May 2026: **20**

▼-22.2% from Jun 2025: **18**

YTD	2026	2025	+/-
	75	**43**	74.4%

5-year Jun average: **13**

Closed Sales 15

▲36.4% from May 2026: **11**

▲150.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	54	**31**	74.2%

5-year Jun average: **8**

Median Sold Price $325,000

▼-10.9% from May 2026: **$364,900**

▲13.2% from Jun 2025: **$287,000**

YTD	2026	2025	+/-
	$340,500	**$297,000**	14.6%

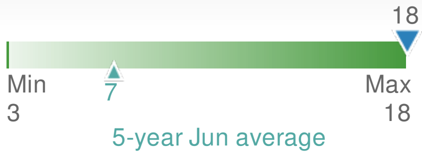
5-year Jun average: **$324,400**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $325,000, representing a decrease of 10.9% compared to last month and an increase of 13.2% from Jun 2025. The average days on market for units sold in June was 16 days, 74% above the 5-year June average of 9 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and a 28.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 2.00 in May and a decrease from 4.50 in June 2025. The Contract Ratio is 50% lower than the 5-year June average of 2.86. 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



May 2026	Jun 2025
14	**4**

Avg DOM 16

May 2026	Jun 2025	YTD
16	**7**	**21**

Avg Sold to OLP Ratio 99.3%

May 2026	Jun 2025	YTD
102.3%	**102.5%**	**100.1%**

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