July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Perkiomen Valley (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 51

↑ 18.6% from Jun 2026: **43**
↑ 21.4% from Jul 2025: **42**

YTD	2026	2025	+/-
	333	**284**	17.3%

5-year Jul average: **47**

New Pendings — 35

↓ -20.5% from Jun 2026: **44**
↑ 29.6% from Jul 2025: **27**

YTD	2026	2025	+/-
	260	**223**	16.6%

5-year Jul average: **35**

Closed Sales — 38

↓ -19.1% from Jun 2026: **47**
↓ -2.6% from Jul 2025: **39**

YTD	2026	2025	+/-
	218	**199**	9.5%

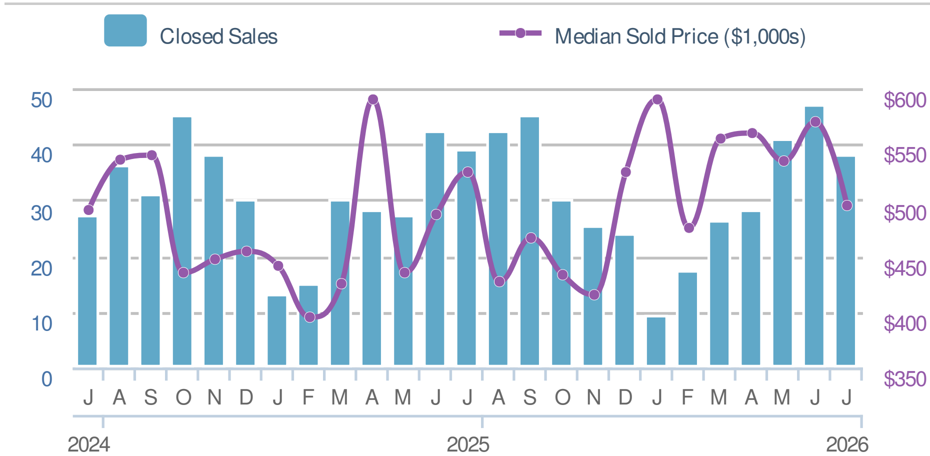
5-year Jul average: **38**

Median Sold Price — $495,550

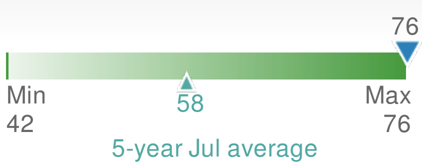
↓ -13.1% from Jun 2026: **$570,000**
↓ -5.6% from Jul 2025: **$525,000**

YTD	2026	2025	+/-
	$525,000	**$480,000**	9.4%

5-year Jul average: **$476,810**

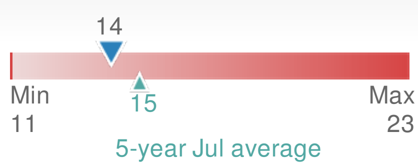


Active Listings — 76



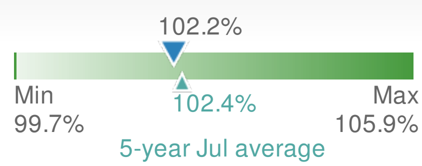
Jun 2026	Jul 2025
64	**68**

Avg DOM — 14



Jun 2026	Jul 2025	YTD
14	**23**	**25**

Avg Sold to OLP Ratio — 102.2%



Jun 2026	Jul 2025	YTD
103.3%	**99.7%**	**100.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Perkiomen Valley (Montgomery, PA) - Detached

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New Listings 32

6.7% from Jun 2026: **30**

33.3% from Jul 2025: **24**

YTD	2026	2025	+/-
	247	**185**	33.5%

5-year Jul average: **27**

New Pendings 22

-35.3% from Jun 2026: **34**

69.2% from Jul 2025: **13**

YTD	2026	2025	+/-
	185	**145**	27.6%

5-year Jul average: **20**

Closed Sales 25

-34.2% from Jun 2026: **38**

-10.7% from Jul 2025: **28**

YTD	2026	2025	+/-
	154	**134**	14.9%

5-year Jul average: **26**

Median Sold Price $640,000

0.5% from Jun 2026: **$637,000**

0.7% from Jul 2025: **$635,500**

YTD	2026	2025	+/-
	$614,995	**$597,500**	2.9%

5-year Jul average: **$590,406**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for July was $640,000, representing an increase of 0.5% compared to last month and an increase of 0.7% from Jul 2025. The average days on market for units sold in July was 11 days, 28% below the 5-year July average of 15 days. There was a 35.3% month over month decrease in new contract activity with 22 New Pendings; an 8.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and a 13% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.07 in June and an increase from 0.61 in July 2025. The Contract Ratio is 2% lower than the 5-year July average of 0.89. 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 52

52

Min 26 | 38 | Max 52

5-year Jul average

Jun 2026	Jul 2025
46	**41**

Avg DOM 11

11

Min 11 | 15 | Max 25

5-year Jul average

Jun 2026	Jul 2025	YTD
16	**25**	**25**

Avg Sold to OLP Ratio 102.8%

102.8%

Min 99.3% | 102.4% | Max 107.3%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.1%	**99.3%**	**101.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Perkiomen Valley (Montgomery, PA) - Attached

New Listings — 19

46.2% from Jun 2026: **13**
5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	86	**99**	-13.1%

5-year Jul average: **20**

New Pendings — 13

30.0% from Jun 2026: **10**
-7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	75	**78**	-3.8%

5-year Jul average: **15**

Closed Sales — 13

44.4% from Jun 2026: **9**
18.2% from Jul 2025: **11**

YTD	2026	2025	+/-
	64	**65**	-1.5%

5-year Jul average: **12**

Median Sold Price — $361,000

-6.2% from Jun 2026: **$385,000**
0.8% from Jul 2025: **$358,000**

YTD	2026	2025	+/-
	$380,000	**$355,000**	7.0%

5-year Jul average: **$350,000**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for July was $361,000, representing a decrease of 6.2% compared to last month and an increase of 0.8% from Jul 2025. The average days on market for units sold in July was 18 days, 34% above the 5-year July average of 13 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 15; and a 33.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.89 in June and a decrease from 0.67 in July 2025. The Contract Ratio is 47% lower than the 5-year July average of 1.20. 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 — 24

24
Min 13 — 20 (5-year Jul average) — Max 27

Jun 2026	Jul 2025
18	**27**

Avg DOM — 18

18
Min 6 — 13 (5-year Jul average) — Max 18

Jun 2026	Jul 2025	YTD
5	**17**	**26**

Avg Sold to OLP Ratio — 101.0%

101.0%
Min 100.8% — 102.7% (5-year Jul average) — Max 106.5%

Jun 2026	Jul 2025	YTD
104.2%	**100.8%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

New Listings 17

70.0% from Jun 2026: **10**

6.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	74	**80**	-7.5%

5-year Jul average: **17**

New Pendings 13

85.7% from Jun 2026: **7**

8.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	65	**63**	3.2%

5-year Jul average: **13**

Closed Sales 9

12.5% from Jun 2026: **8**

-10.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	53	**52**	1.9%

5-year Jul average: **10**

Median Sold Price $361,000

-8.1% from Jun 2026: **$393,000**

-0.1% from Jul 2025: **$361,500**

YTD	2026	2025	+/-
	$375,000	**$362,500**	3.4%

5-year Jul average: **$351,100**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $361,000, representing a decrease of 8.1% compared to last month and a decrease of 0.1% from Jul 2025. The average days on market for units sold in July was 7 days, 40% below the 5-year July average of 12 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from June) to 15; and a 26.7% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.80 in June and an increase from 0.70 in July 2025. The Contract Ratio is 35% lower than the 5-year July average of 1.21. 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 19

19

Min 12 — 17 (5-year Jul average) — Max 23

Jun 2026	Jul 2025
15	**23**

Avg DOM 7

7

Min 5 — 12 (5-year Jul average) — Max 17

Jun 2026	Jul 2025	YTD
4	**17**	**18**

Avg Sold to OLP Ratio 103.8%

103.8%

Min 101.0% — 103.6% (5-year Jul average) — Max 107.6%

Jun 2026	Jul 2025	YTD
104.7%	**101.0%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.