

# July 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

## Local Market Insight

### Upper Perkiomen (Montgomery, PA)

**July 2026**

## Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****38****↓ -9.5%**from Jun 2026:  
**42****↑ 31.0%**from Jul 2025:  
**29**

| YTD | 2026       | 2025       | +/-          |
|-----|------------|------------|--------------|
|     | <b>244</b> | <b>171</b> | <b>42.7%</b> |

5-year Jul average: **30****New Pendings****32****↓ -15.8%**from Jun 2026:  
**38****↓ -5.9%**from Jul 2025:  
**34**

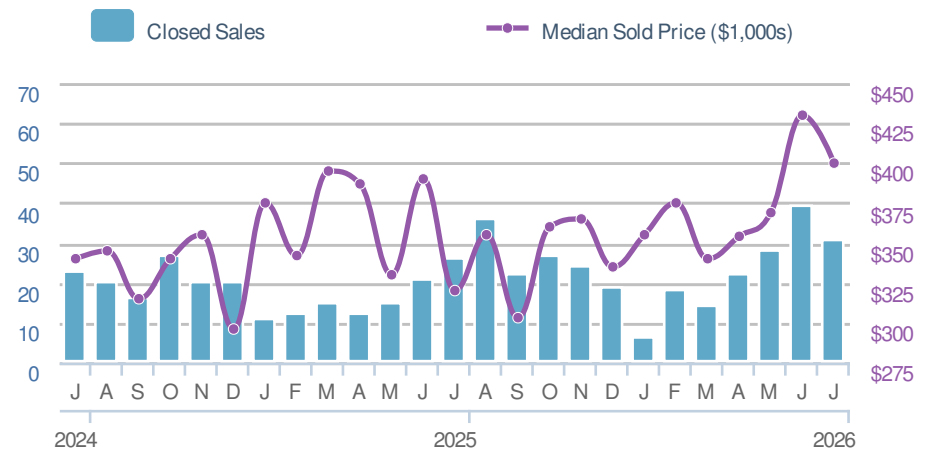
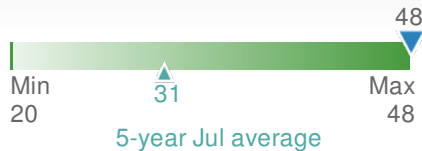
| YTD | 2026       | 2025       | +/-          |
|-----|------------|------------|--------------|
|     | <b>204</b> | <b>150</b> | <b>36.0%</b> |

5-year Jul average: **29****Closed Sales****31****↓ -20.5%**from Jun 2026:  
**39****↑ 19.2%**from Jul 2025:  
**26**

| YTD | 2026       | 2025       | +/-          |
|-----|------------|------------|--------------|
|     | <b>160</b> | <b>122</b> | <b>31.1%</b> |

5-year Jul average: **25****Median Sold Price****\$400,000****↓ -7.2%**from Jun 2026:  
**\$430,990****↑ 25.0%**from Jul 2025:  
**\$320,000**

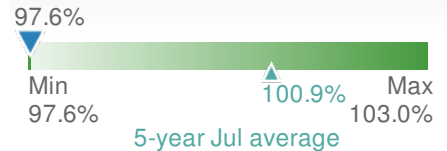
| YTD | 2026             | 2025             | +/-         |
|-----|------------------|------------------|-------------|
|     | <b>\$372,495</b> | <b>\$356,000</b> | <b>4.6%</b> |

5-year Jul average: **\$341,500****Active Listings****48**

| Jun 2026  | Jul 2025  |
|-----------|-----------|
| <b>44</b> | <b>38</b> |

**Avg DOM****34**

| Jun 2026  | Jul 2025 | YTD       |
|-----------|----------|-----------|
| <b>18</b> | <b>9</b> | <b>27</b> |

**Avg Sold to OLP Ratio****97.6%**

| Jun 2026      | Jul 2025     | YTD          |
|---------------|--------------|--------------|
| <b>100.5%</b> | <b>99.6%</b> | <b>99.6%</b> |

**July 2026**

## Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25** **4.2%**from Jun 2026:  
**24** **78.6%**from Jul 2025:  
**14**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>136</b> | <b>104</b> | 30.8% |

5-year Jul average: **19****New Pendings****21** **-12.5%**from Jun 2026:  
**24** **-4.5%**from Jul 2025:  
**22**

| YTD | 2026       | 2025      | +/-   |
|-----|------------|-----------|-------|
|     | <b>117</b> | <b>90</b> | 30.0% |

5-year Jul average: **19****Closed Sales****20** **-16.7%**from Jun 2026:  
**24** **53.8%**from Jul 2025:  
**13**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>95</b> | <b>72</b> | 31.9% |

5-year Jul average: **15****Median  
Sold Price****\$412,500** **-8.3%**from Jun 2026:  
**\$450,000** **0.6%**from Jul 2025:  
**\$410,000**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$425,000</b> | <b>\$422,750</b> | 0.5% |

5-year Jul average: **\$409,560****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for July was \$412,500, representing a decrease of 8.3% compared to last month and an increase of 0.6% from Jul 2025. The average days on market for units sold in July was 47 days, 120% above the 5-year July average of 21 days. There was a 12.5% month over month decrease in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 29; and a 7.7% increase in supply to 28 active units.

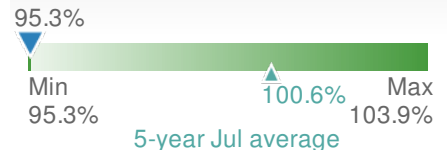
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.12 in June and a decrease from 1.12 in July 2025. The Contract Ratio is 10% lower than the 5-year July average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****28**

| Jun 2026  | Jul 2025  |
|-----------|-----------|
| <b>26</b> | <b>26</b> |

**Avg DOM****47**

| Jun 2026  | Jul 2025 | YTD       |
|-----------|----------|-----------|
| <b>19</b> | <b>8</b> | <b>33</b> |

**Avg Sold to  
OLP Ratio****95.3%**

| Jun 2026      | Jul 2025     | YTD          |
|---------------|--------------|--------------|
| <b>101.2%</b> | <b>98.3%</b> | <b>99.1%</b> |

**July 2026**

## Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**

 **-27.8%**  
 from Jun 2026:  
**18**

 **-13.3%**  
 from Jul 2025:  
**15**

| YTD | 2026       | 2025      | +/-   |
|-----|------------|-----------|-------|
|     | <b>108</b> | <b>67</b> | 61.2% |

5-year Jul average: **11****New Pendings****11**

 **-21.4%**  
 from Jun 2026:  
**14**

 **-8.3%**  
 from Jul 2025:  
**12**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>87</b> | <b>60</b> | 45.0% |

5-year Jul average: **10****Closed Sales****11**

 **-26.7%**  
 from Jun 2026:  
**15**

 **-15.4%**  
 from Jul 2025:  
**13**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>65</b> | <b>50</b> | 30.0% |

5-year Jul average: **10****Median  
Sold Price****\$355,000**

 **9.2%**  
 from Jun 2026:  
**\$325,000**

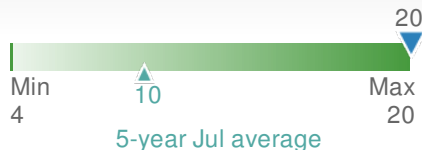
 **16.4%**  
 from Jul 2025:  
**\$304,900**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$341,000</b> | <b>\$316,225</b> | 7.8% |

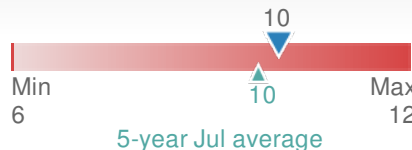
5-year Jul average: **\$311,480****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for July was \$355,000, representing an increase of 9.2% compared to last month and an increase of 16.4% from Jul 2025. The average days on market for units sold in July was 10 days, 2% above the 5-year July average of 10 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 3.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 27; and an 11.1% increase in supply to 20 active units.

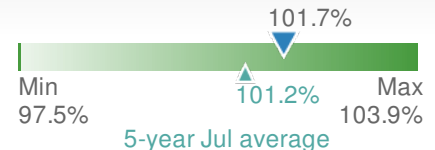
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.44 in June and an increase from 1.33 in July 2025. The Contract Ratio is 33% lower than the 5-year July average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****20**

| Jun 2026  | Jul 2025  |
|-----------|-----------|
| <b>18</b> | <b>12</b> |

**Avg DOM****10**

| Jun 2026  | Jul 2025  | YTD       |
|-----------|-----------|-----------|
| <b>16</b> | <b>11</b> | <b>19</b> |

**Avg Sold to  
OLP Ratio****101.7%**

| Jun 2026     | Jul 2025      | YTD           |
|--------------|---------------|---------------|
| <b>99.3%</b> | <b>100.9%</b> | <b>100.3%</b> |

**July 2026**

## Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

Lebanon County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****12** **-33.3%**from Jun 2026:  
**18** **0.0%**from Jul 2025:  
**12**

| YTD | 2026       | 2025      | +/-   |
|-----|------------|-----------|-------|
|     | <b>106</b> | <b>55</b> | 92.7% |

5-year Jul average: **10****New Pendings****10** **-28.6%**from Jun 2026:  
**14** **0.0%**from Jul 2025:  
**10**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>85</b> | <b>51</b> | 66.7% |

5-year Jul average: **9****Closed Sales****11** **-26.7%**from Jun 2026:  
**15** **-8.3%**from Jul 2025:  
**12**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>64</b> | <b>43</b> | 48.8% |

5-year Jul average: **10****Median  
Sold Price****\$355,000** **9.2%**from Jun 2026:  
**\$325,000** **19.3%**from Jul 2025:  
**\$297,450**

| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$343,000</b> | <b>\$297,000</b> | 15.5% |

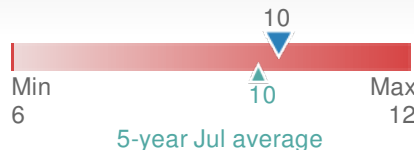
5-year Jul average: **\$308,290****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was \$355,000, representing an increase of 9.2% compared to last month and an increase of 19.3% from Jul 2025. The average days on market for units sold in July was 10 days, 2% above the 5-year July average of 10 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 26; and an 11.1% increase in supply to 20 active units.

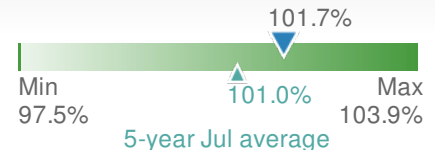
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.44 in June and a decrease from 1.75 in July 2025. The Contract Ratio is 36% lower than the 5-year July average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****20**

| Jun 2026  | Jul 2025 |
|-----------|----------|
| <b>18</b> | <b>8</b> |

**Avg DOM****10**

| Jun 2026  | Jul 2025  | YTD       |
|-----------|-----------|-----------|
| <b>16</b> | <b>11</b> | <b>19</b> |

**Avg Sold to  
OLP Ratio****101.7%**

| Jun 2026     | Jul 2025      | YTD           |
|--------------|---------------|---------------|
| <b>99.3%</b> | <b>101.2%</b> | <b>100.3%</b> |