August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Perkiomen Valley (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026
Perkiomen Valley (Montgomery, PA)

New Listings 44

-13.7% from Jul 2026: **51**
-6.4% from Aug 2025: **47**

YTD	2026	2025	+/-
	391	**337**	16.0%

5-year Aug average: **40**

New Pendings 39

11.4% from Jul 2026: **35**
-30.4% from Aug 2025: **56**

YTD	2026	2025	+/-
	299	**279**	7.2%

5-year Aug average: **39**

Closed Sales 37

-2.6% from Jul 2026: **38**
-11.9% from Aug 2025: **42**

YTD	2026	2025	+/-
	260	**242**	7.4%

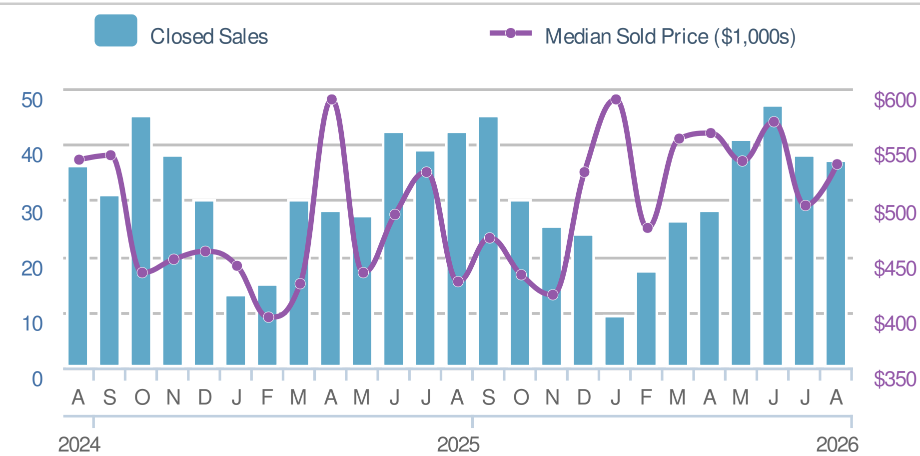
5-year Aug average: **40**

Median Sold Price $532,000

7.4% from Jul 2026: **$495,550**
24.4% from Aug 2025: **$427,500**

YTD	2026	2025	+/-
	$528,000	**$460,500**	14.7%

5-year Aug average: **$455,350**



Active Listings 72

72
Min 41
55
Max 72
5-year Aug average

Jul 2026	Aug 2025
76	**55**

Avg DOM 17

17
Min 10
15
Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
14	**15**	**24**

Avg Sold to OLP Ratio 102.2%

102.2%
Min 99.6%
102.2%
Max 103.9%
5-year Aug average

Jul 2026	Aug 2025	YTD
102.2%	**101.5%**	**101.0%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Perkiomen Valley (Montgomery, PA) - Detached

New Listings — 32

0.0%	28.0%
from Jul 2026: **32**	from Aug 2025: **25**

YTD	2026	2025	+/-
	290	**214**	35.5%

5-year Aug average: **26**

New Pendings — 28

27.3%	-17.6%
from Jul 2026: **22**	from Aug 2025: **34**

YTD	2026	2025	+/-
	212	**179**	18.4%

5-year Aug average: **24**

Closed Sales — 27

8.0%	12.5%
from Jul 2026: **25**	from Aug 2025: **24**

YTD	2026	2025	+/-
	185	**158**	17.1%

5-year Aug average: **24**

Median Sold Price — $677,000

5.8%	6.7%
from Jul 2026: **$640,000**	from Aug 2025: **$634,500**

YTD	2026	2025	+/-
	$625,000	**$600,000**	4.2%

5-year Aug average: **$612,540**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for August was $677,000, representing an increase of 5.8% compared to last month and an increase of 6.7% from Aug 2025. The average days on market for units sold in August was 21 days, 31% above the 5-year August average of 16 days. There was a 27.3% month over month increase in new contract activity with 28 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 41; and a 7.7% decrease in supply to 48 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.87 in July and a decrease from 1.13 in August 2025. The Contract Ratio is 4% lower than the 5-year August 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 — 48

48

Min	5-year Aug average	Max
27	36	48

Jul 2026	Aug 2025
52	**32**

Avg DOM — 21

21

Min	5-year Aug average	Max
9	16	21

Jul 2026	Aug 2025	YTD
11	**13**	**24**

Avg Sold to OLP Ratio — 102.1%

102.1%

Min	5-year Aug average	Max
99.4%	101.7%	103.4%

Jul 2026	Aug 2025	YTD
102.8%	**103.4%**	**101.2%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 12

-36.8% from Jul 2026: **19**
-45.5% from Aug 2025: **22**

YTD	2026	2025	+/-
	101	**123**	-17.9%

5-year Aug average: **14**

New Pendings — 11

-15.4% from Jul 2026: **13**
-50.0% from Aug 2025: **22**

YTD	2026	2025	+/-
	87	**100**	-13.0%

5-year Aug average: **15**

Closed Sales — 10

-23.1% from Jul 2026: **13**
-44.4% from Aug 2025: **18**

YTD	2026	2025	+/-
	75	**84**	-10.7%

5-year Aug average: **16**

Median Sold Price — $405,750

12.4% from Jul 2026: **$361,000**
15.9% from Aug 2025: **$350,000**

YTD	2026	2025	+/-
	$387,000	**$350,000**	10.6%

5-year Aug average: **$363,130**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for August was $405,750, representing an increase of 12.4% compared to last month and an increase of 15.9% from Aug 2025. The average days on market for units sold in August was 8 days, 34% below the 5-year August average of 12 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 16; and no change in supply with 24 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.63 in July and a decrease from 0.91 in August 2025. The Contract Ratio is 40% lower than the 5-year August average of 1.12. 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 14 — 19 (5-year Aug average) — Max 24

Jul 2026	Aug 2025
24	**23**

Avg DOM — 8

8
Min 8 — 12 (5-year Aug average) — Max 17

Jul 2026	Aug 2025	YTD
18	**17**	**23**

Avg Sold to OLP Ratio — 102.5%

102.5%
Min 99.1% — 102.8% (5-year Aug average) — Max 107.2%

Jul 2026	Aug 2025	YTD
101.0%	**99.1%**	**100.4%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
TriCounty Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

New Listings — 10

-41.2% from Jul 2026: **17**
-33.3% from Aug 2025: **15**

YTD	2026	2025	+/-
	87	**95**	-8.4%

5-year Aug average: **11**

New Pendings — 10

-23.1% from Jul 2026: **13**
-44.4% from Aug 2025: **18**

YTD	2026	2025	+/-
	76	**81**	-6.2%

5-year Aug average: **12**

Closed Sales — 10

11.1% from Jul 2026: **9**
-37.5% from Aug 2025: **16**

YTD	2026	2025	+/-
	64	**69**	-7.2%

5-year Aug average: **14**

Median Sold Price — $405,750

12.4% from Jul 2026: **$361,000**
15.9% from Aug 2025: **$350,000**

YTD	2026	2025	+/-
	$388,500	**$358,000**	8.5%

5-year Aug average: **$363,930**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $405,750, representing an increase of 12.4% compared to last month and an increase of 15.9% from Aug 2025. The average days on market for units sold in August was 8 days, 29% below the 5-year August average of 11 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 15; and a 5.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.79 in July and a decrease from 0.94 in August 2025. The Contract Ratio is 25% lower than the 5-year August average of 1.11. 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 13 | 15 5-year Aug average | Max 18

Jul 2026	Aug 2025
19	**18**

Avg DOM — 8

8
Min 8 | 11 5-year Aug average | Max 14

Jul 2026	Aug 2025	YTD
7	**12**	**17**

Avg Sold to OLP Ratio — 102.5%

102.5%
Min 99.0% | 103.5% 5-year Aug average | Max 109.9%

Jul 2026	Aug 2025	YTD
103.8%	**99.0%**	**101.4%**

Copyright © 2026 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated September 04, 2026.