August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Perkiomen (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Upper Perkiomen (Montgomery, PA)

New Listings — 31

-18.4% from Jul 2026: **38**
14.8% from Aug 2025: **27**

YTD	2026	2025	+/-
	278	**199**	39.7%

5-year Aug average: **25**

New Pendings — 31

-3.1% from Jul 2026: **32**
14.8% from Aug 2025: **27**

YTD	2026	2025	+/-
	233	**174**	33.9%

5-year Aug average: **24**

Closed Sales — 33

6.5% from Jul 2026: **31**
-8.3% from Aug 2025: **36**

YTD	2026	2025	+/-
	194	**158**	22.8%

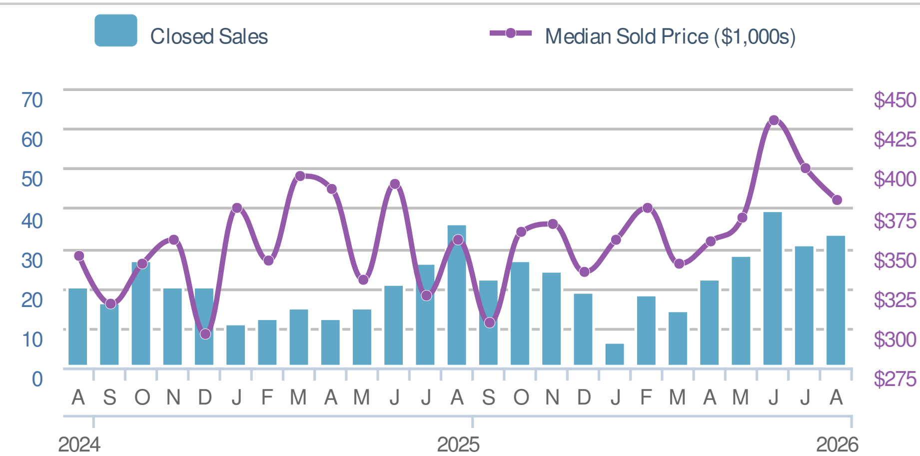
5-year Aug average: **28**

Median Sold Price — $380,000

-5.0% from Jul 2026: **$400,000**
7.0% from Aug 2025: **$355,000**

YTD	2026	2025	+/-
	$375,000	**$356,000**	5.3%

5-year Aug average: **$345,000**



Active Listings — 52

52
Min 16 — 31 — Max 52
5-year Aug average

Jul 2026	Aug 2025
48	**39**

Avg DOM — 27

27
Min 12 — 19 — Max 27
5-year Aug average

Jul 2026	Aug 2025	YTD
34	**23**	**27**

Avg Sold to OLP Ratio — 98.4%

98.4%
Min 97.9% — 99.6% — Max 102.0%
5-year Aug average

Jul 2026	Aug 2025	YTD
97.6%	**97.9%**	**99.4%**

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Upper Perkiomen (Montgomery, PA) - Detached

New Listings 20

-20.0% from Jul 2026: **25**

42.9% from Aug 2025: **14**

YTD	2026	2025	+/-
	157	**119**	31.9%

5-year Aug average: **14**

New Pendings 19

-9.5% from Jul 2026: **21**

35.7% from Aug 2025: **14**

YTD	2026	2025	+/-
	135	**102**	32.4%

5-year Aug average: **14**

Closed Sales 18

-10.0% from Jul 2026: **20**

-10.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	113	**92**	22.8%

5-year Aug average: **15**

Median Sold Price $453,012

9.8% from Jul 2026: **$412,500**

7.9% from Aug 2025: **$420,000**

YTD	2026	2025	+/-
	$425,000	**$422,750**	0.5%

5-year Aug average: **$463,302**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for August was $453,012, representing an increase of 9.8% compared to last month and an increase of 7.9% from Aug 2025. The average days on market for units sold in August was 29 days, 34% above the 5-year August average of 22 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 29; and a 7.1% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.04 in July and an increase from 0.75 in August 2025. The Contract Ratio is 15% lower than the 5-year August average of 1.13. 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 30

30

Min 12 | 21 5-year Aug average | Max 30

Jul 2026	Aug 2025
28	**28**

Avg DOM 29

29

Min 12 | 22 5-year Aug average | Max 29

Jul 2026	Aug 2025	YTD
47	**24**	**32**

Avg Sold to OLP Ratio 96.9%

96.9%

Min 96.9% | 99.1% 5-year Aug average | Max 104.8%

Jul 2026	Aug 2025	YTD
95.3%	**97.1%**	**98.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Upper Perkiomen (Montgomery, PA) - Attached

New Listings — 11

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

YTD	2026	2025	+/-
	121	**80**	51.3%

5-year Aug average: **11**

New Pendings — 12

9.1% from Jul 2026: **11**
-7.7% from Aug 2025: **13**

YTD	2026	2025	+/-
	98	**72**	36.1%

5-year Aug average: **10**

Closed Sales — 15

36.4% from Jul 2026: **11**
-6.3% from Aug 2025: **16**

YTD	2026	2025	+/-
	81	**66**	22.7%

5-year Aug average: **12**

Median Sold Price — $365,000

2.8% from Jul 2026: **$355,000**
19.9% from Aug 2025: **$304,500**

YTD	2026	2025	+/-
	$350,000	**$312,000**	12.2%

5-year Aug average: **$312,800**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for August was $365,000, representing an increase of 2.8% compared to last month and an increase of 19.9% from Aug 2025. The average days on market for units sold in August was 24 days, 64% above the 5-year August average of 15 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; an 18.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 10% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.35 in July and a decrease from 1.09 in August 2025. The Contract Ratio is 35% lower than the 5-year August average of 1.53. 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 — 22

22
Min 4 — 10 (5-year Aug average) — Max 22

Jul 2026	Aug 2025
20	**11**

Avg DOM — 24

24
Min 8 — 15 (5-year Aug average) — Max 24

Jul 2026	Aug 2025	YTD
10	**21**	**20**

Avg Sold to OLP Ratio — 100.2%

100.2%
Min 98.9% — 100.5% (5-year Aug average) — Max 102.3%

Jul 2026	Aug 2025	YTD
101.7%	**98.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

New Listings — 9

-25.0%	-10.0%
from Jul 2026: **12**	from Aug 2025: **10**

YTD	2026	2025	+/-
	117	**65**	80.0%

5-year Aug average: **9**

New Pendings — 11

10.0%	57.1%
from Jul 2026: **10**	from Aug 2025: **7**

YTD	2026	2025	+/-
	95	**57**	66.7%

5-year Aug average: **8**

Closed Sales — 14

27.3%	7.7%
from Jul 2026: **11**	from Aug 2025: **13**

YTD	2026	2025	+/-
	79	**56**	41.1%

5-year Aug average: **11**

Median Sold Price — $372,450

4.9%	12.9%
from Jul 2026: **$355,000**	from Aug 2025: **$330,000**

YTD	2026	2025	+/-
	$352,500	**$306,950**	14.8%

5-year Aug average: **$321,490**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $372,450, representing an increase of 4.9% compared to last month and an increase of 12.9% from Aug 2025. The average days on market for units sold in August was 26 days, 69% above the 5-year August average of 15 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 19.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.30 in July and an increase from 0.70 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 1.48. 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 — 21

21

Min 4 — 10 (5-year Aug average) — Max 21

Jul 2026	Aug 2025
20	**10**

Avg DOM — 26

26

Min 8 — 15 (5-year Aug average) — Max 26

Jul 2026	Aug 2025	YTD
10	**23**	**20**

Avg Sold to OLP Ratio — 99.9%

99.9%

Min 98.9% — 100.2% (5-year Aug average) — Max 102.3%

Jul 2026	Aug 2025	YTD
101.7%	**98.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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