

# September 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

## Local Market Insight

### Perkiomen Valley (Montgomery, PA)

**September 2026**

Perkiomen Valley (Montgomery, PA)

Email: ldavis@tcsr.realtor

**New Listings****37****↓ -15.9%**from Aug 2026:  
**44****↓ -5.1%**from Sep 2025:  
**39**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>434</b> | <b>378</b> | 14.8% |

5-year Sep average: **38****New Pendings****39****↔ 0.0%**from Aug 2026:  
**39****↑ 34.5%**from Sep 2025:  
**29**

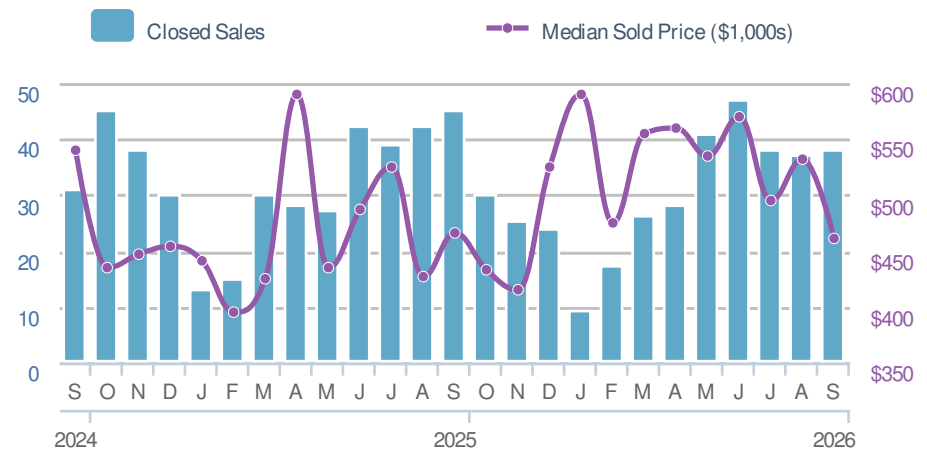
| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>337</b> | <b>309</b> | 9.1% |

5-year Sep average: **36****Closed Sales****38****↑ 2.7%**from Aug 2026:  
**37****↓ -15.6%**from Sep 2025:  
**45**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>298</b> | <b>289</b> | 3.1% |

5-year Sep average: **34****Median Sold Price****\$461,250****↓ -13.3%**from Aug 2026:  
**\$532,000****↓ -1.0%**from Sep 2025:  
**\$466,000**

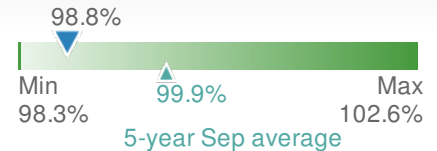
| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$520,000</b> | <b>\$466,000</b> | 11.6% |

5-year Sep average: **\$451,950****Active Listings****71**

| Aug 2026  | Sep 2025  |
|-----------|-----------|
| <b>72</b> | <b>60</b> |

**Avg DOM****14**

| Aug 2026  | Sep 2025  | YTD       |
|-----------|-----------|-----------|
| <b>17</b> | <b>24</b> | <b>22</b> |

**Avg Sold to OLP Ratio****98.8%**

| Aug 2026      | Sep 2025      | YTD           |
|---------------|---------------|---------------|
| <b>102.2%</b> | <b>100.3%</b> | <b>100.7%</b> |

**September 2026**

## Perkiomen Valley (Montgomery, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19**

 **-40.6%**  
 from Aug 2026:  
**32**

 **-36.7%**  
 from Sep 2025:  
**30**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>314</b> | <b>246</b> | 27.6% |

5-year Sep average: **22****New Pendings****21**

 **-25.0%**  
 from Aug 2026:  
**28**

 **40.0%**  
 from Sep 2025:  
**15**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>233</b> | <b>194</b> | 20.1% |

5-year Sep average: **19****Closed Sales****23**

 **-14.8%**  
 from Aug 2026:  
**27**

 **-14.8%**  
 from Sep 2025:  
**27**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>208</b> | <b>188</b> | 10.6% |

5-year Sep average: **19****Median  
Sold Price****\$619,000**

 **-8.6%**  
 from Aug 2026:  
**\$677,000**

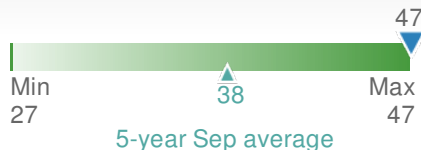
 **5.4%**  
 from Sep 2025:  
**\$587,500**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$623,750</b> | <b>\$600,000</b> | 4.0% |

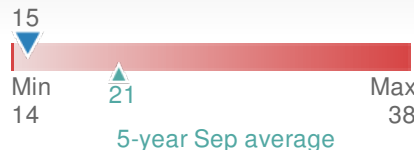
5-year Sep average: **\$554,450****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for September was \$619,000, representing a decrease of 8.6% compared to last month and an increase of 5.4% from Sep 2025. The average days on market for units sold in September was 15 days, 28% below the 5-year September average of 21 days. There was a 25% month over month decrease in new contract activity with 21 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 39; and a 2.1% decrease in supply to 47 active units.

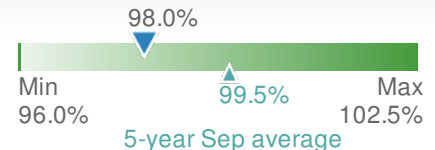
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.85 in August and an increase from 0.49 in September 2025. The Contract Ratio is 4% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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****47**

| Aug 2026  | Sep 2025  |
|-----------|-----------|
| <b>48</b> | <b>43</b> |

**Avg DOM****15**

| Aug 2026  | Sep 2025  | YTD       |
|-----------|-----------|-----------|
| <b>21</b> | <b>23</b> | <b>23</b> |

**Avg Sold to  
OLP Ratio****98.0%**

| Aug 2026      | Sep 2025      | YTD           |
|---------------|---------------|---------------|
| <b>102.1%</b> | <b>101.6%</b> | <b>100.9%</b> |

**September 2026**

## Perkiomen Valley (Montgomery, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**
 **50.0%**  
from Aug 2026:  
**12**
 **100.0%**  
from Sep 2025:  
**9**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>120</b> | <b>132</b> | -9.1% |

5-year Sep average: **16****New Pendings****18**
 **63.6%**  
from Aug 2026:  
**11**
 **28.6%**  
from Sep 2025:  
**14**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>104</b> | <b>115</b> | -9.6% |

5-year Sep average: **17****Closed Sales****15**
 **50.0%**  
from Aug 2026:  
**10**
 **-16.7%**  
from Sep 2025:  
**18**

| YTD | 2026      | 2025       | +/-    |
|-----|-----------|------------|--------|
|     | <b>90</b> | <b>101</b> | -10.9% |

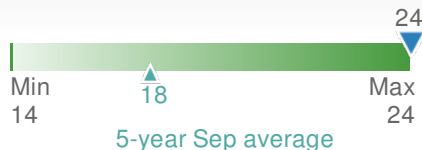
5-year Sep average: **15****Median Sold Price****\$385,000**
 **-5.1%**  
from Aug 2026:  
**\$405,750**
 **-3.8%**  
from Sep 2025:  
**\$400,000**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$387,000</b> | <b>\$365,000</b> | 6.0% |

5-year Sep average: **\$369,900****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for September was \$385,000, representing a decrease of 5.1% compared to last month and a decrease of 3.8% from Sep 2025. The average days on market for units sold in September was 12 days, 18% below the 5-year September average of 15 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 18; and no change in supply with 24 active units.

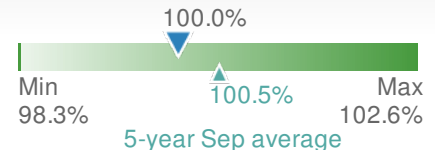
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.67 in August and a decrease from 1.12 in September 2025. The Contract Ratio is 42% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Aug 2026  | Sep 2025  |
|-----------|-----------|
| <b>24</b> | <b>17</b> |

**Avg DOM****12**

| Aug 2026 | Sep 2025  | YTD       |
|----------|-----------|-----------|
| <b>8</b> | <b>25</b> | <b>21</b> |

**Avg Sold to OLP Ratio****100.0%**

| Aug 2026      | Sep 2025     | YTD           |
|---------------|--------------|---------------|
| <b>102.5%</b> | <b>98.3%</b> | <b>100.3%</b> |

**September 2026**

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

USDCOUNTY Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****14**
 **40.0%**  
from Aug 2026:  
**10**
 **100.0%**  
from Sep 2025:  
**7**

| YTD | 2026       | 2025       | +/-  |
|-----|------------|------------|------|
|     | <b>102</b> | <b>102</b> | 0.0% |

5-year Sep average: **13****New Pendings****13**
 **30.0%**  
from Aug 2026:  
**10**
 **8.3%**  
from Sep 2025:  
**12**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>88</b> | <b>93</b> | -5.4% |

5-year Sep average: **15****Closed Sales****14**
 **40.0%**  
from Aug 2026:  
**10**
 **-12.5%**  
from Sep 2025:  
**16**

| YTD | 2026      | 2025      | +/-   |
|-----|-----------|-----------|-------|
|     | <b>78</b> | <b>84</b> | -7.1% |

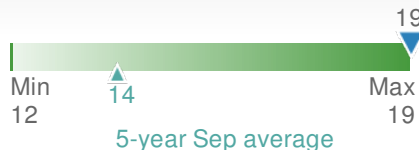
5-year Sep average: **13****Median  
Sold Price****\$387,500**
 **-4.5%**  
from Aug 2026:  
**\$405,750**
 **-3.7%**  
from Sep 2025:  
**\$402,500**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$388,500</b> | <b>\$372,000</b> | 4.4% |

5-year Sep average: **\$374,100****Summary**

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$387,500, representing a decrease of 4.5% compared to last month and a decrease of 3.7% from Sep 2025. The average days on market for units sold in September was 12 days, 14% below the 5-year September average of 14 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and a 5.6% increase in supply to 19 active units.

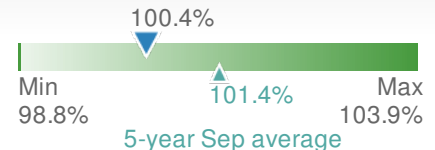
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.83 in August and a decrease from 1.08 in September 2025. The Contract Ratio is 50% lower than the 5-year September average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Aug 2026  | Sep 2025  |
|-----------|-----------|
| <b>18</b> | <b>13</b> |

**Avg DOM****12**

| Aug 2026 | Sep 2025  | YTD       |
|----------|-----------|-----------|
| <b>8</b> | <b>27</b> | <b>16</b> |

**Avg Sold to  
OLP Ratio****100.4%**

| Aug 2026      | Sep 2025     | YTD           |
|---------------|--------------|---------------|
| <b>102.5%</b> | <b>98.8%</b> | <b>101.2%</b> |