

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Perkiomen (Montgomery, PA)

September 2026

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**26**

 **-16.1%**
 from Aug 2026:
31

 **-13.3%**
 from Sep 2025:
30

YTD	2026	2025	+/-
	305	229	33.2%

5-year Sep average: **28****New Pendings****27**

 **-12.9%**
 from Aug 2026:
31

 **35.0%**
 from Sep 2025:
20

YTD	2026	2025	+/-
	261	194	34.5%

5-year Sep average: **23****Closed Sales****30**

 **-9.1%**
 from Aug 2026:
33

 **36.4%**
 from Sep 2025:
22

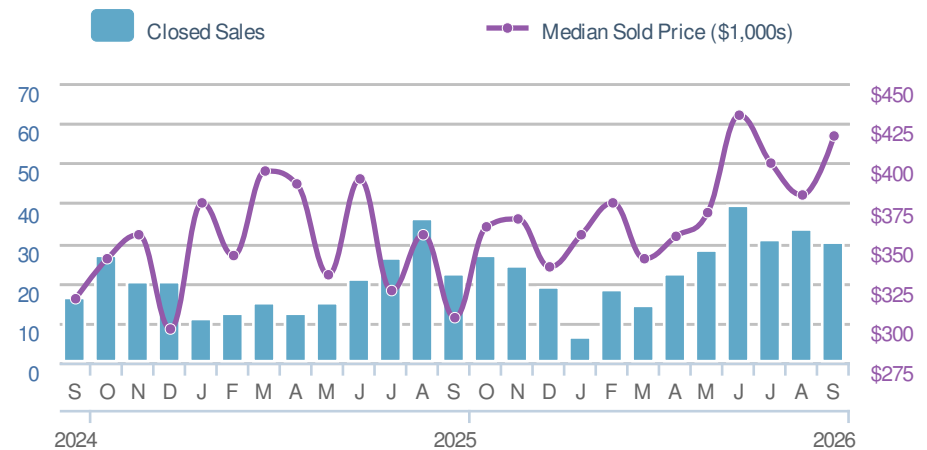
YTD	2026	2025	+/-
	226	181	24.9%

5-year Sep average: **24****Median Sold Price****\$417,945**

 **10.0%**
 from Aug 2026:
\$380,000

 **37.7%**
 from Sep 2025:
\$303,500

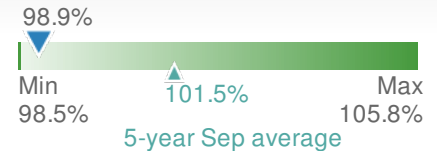
YTD	2026	2025	+/-
	\$380,000	\$350,000	8.6%

5-year Sep average: **\$339,944****Active Listings****49**

Aug 2026	Sep 2025
52	45

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	29	27

Avg Sold to OLP Ratio**98.9%**

Aug 2026	Sep 2025	YTD
98.4%	98.5%	99.3%

September 2026

Upper Perkiomen (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **-10.0%**from Aug 2026:
20 **20.0%**from Sep 2025:
15

YTD	2026	2025	+/-
	176	134	31.3%

5-year Sep average: **17****New Pending****20** **5.3%**from Aug 2026:
19 **150.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	154	110	40.0%

5-year Sep average: **13****Closed Sales****18** **0.0%**from Aug 2026:
18 **50.0%**from Sep 2025:
12

YTD	2026	2025	+/-
	132	105	25.7%

5-year Sep average: **15****Median
Sold Price****\$550,250** **21.5%**from Aug 2026:
\$453,012 **36.7%**from Sep 2025:
\$402,500

YTD	2026	2025	+/-
	\$433,750	\$420,500	3.2%

5-year Sep average: **\$442,300****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for September was \$550,250, representing an increase of 21.5% compared to last month and an increase of 36.7% from Sep 2025. The average days on market for units sold in September was 28 days, 40% above the 5-year September average of 20 days. There was a 5.3% month over month increase in new contract activity with 20 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 29; and no change in supply with 30 active units.

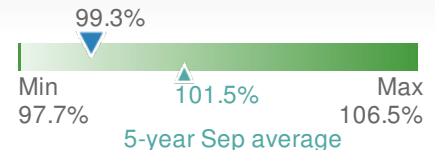
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, no change from August and an increase from 0.50 in September 2025. The Contract Ratio is 17% higher than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
30	32

Avg DOM**28**

Aug 2026	Sep 2025	YTD
29	31	32

**Avg Sold to
OLP Ratio****99.3%**

Aug 2026	Sep 2025	YTD
96.9%	97.7%	98.8%

September 2026

Upper Perkiomen (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-27.3%**
 from Aug 2026:
11

 **-46.7%**
 from Sep 2025:
15

YTD	2026	2025	+/-
	129	95	35.8%

5-year Sep average: **12****New Pendings****7**

 **-41.7%**
 from Aug 2026:
12

 **-41.7%**
 from Sep 2025:
12

YTD	2026	2025	+/-
	107	84	27.4%

5-year Sep average: **11****Closed Sales****12**

 **-20.0%**
 from Aug 2026:
15

 **20.0%**
 from Sep 2025:
10

YTD	2026	2025	+/-
	94	76	23.7%

5-year Sep average: **9****Median
Sold Price****\$393,215**

 **7.7%**
 from Aug 2026:
\$365,000

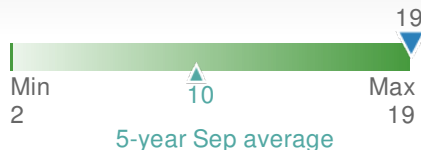
 **54.2%**
 from Sep 2025:
\$255,000

YTD	2026	2025	+/-
	\$353,750	\$298,500	18.5%

5-year Sep average: **\$293,993****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for September was \$393,215, representing an increase of 7.7% compared to last month and an increase of 54.2% from Sep 2025. The average days on market for units sold in September was 22 days, 38% above the 5-year September average of 16 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and a 13.6% decrease in supply to 19 active units.

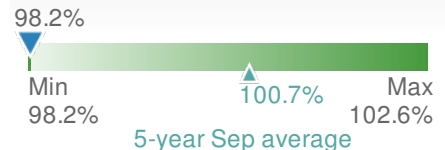
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.00 in August and a decrease from 1.08 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
22	13

Avg DOM**22**

Aug 2026	Sep 2025	YTD
24	26	20

**Avg Sold to
OLP Ratio****98.2%**

Aug 2026	Sep 2025	YTD
100.2%	99.5%	100.1%

September 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

Upper Merion Township Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**8**

 **-11.1%**
 from Aug 2026:
9

 **-46.7%**
 from Sep 2025:
15

YTD	2026	2025	+/-
	125	80	56.3%

5-year Sep average: **12****New Pendings****6**

 **-45.5%**
 from Aug 2026:
11

 **-45.5%**
 from Sep 2025:
11

YTD	2026	2025	+/-
	103	68	51.5%

5-year Sep average: **10****Closed Sales****12**

 **-14.3%**
 from Aug 2026:
14

 **140.0%**
 from Sep 2025:
5

YTD	2026	2025	+/-
	92	61	50.8%

5-year Sep average: **8****Median Sold Price****\$393,215**

 **5.6%**
 from Aug 2026:
\$372,450

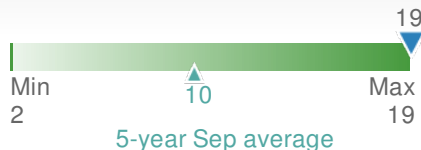
 **54.2%**
 from Sep 2025:
\$255,000

YTD	2026	2025	+/-
	\$357,000	\$304,900	17.1%

5-year Sep average: **\$293,993****Summary**

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$393,215, representing an increase of 5.6% compared to last month and an increase of 54.2% from Sep 2025. The average days on market for units sold in September was 22 days, 55% above the 5-year September average of 14 days. There was a 45.5% month over month decrease in new contract activity with 6 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 9.5% decrease in supply to 19 active units.

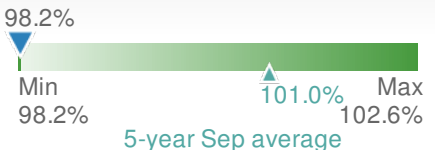
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.00 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 60% lower than the 5-year September average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
21	13

Avg DOM**22**

Aug 2026	Sep 2025	YTD
26	17	20

Avg Sold to OLP Ratio**98.2%**

Aug 2026	Sep 2025	YTD
99.9%	101.0%	100.0%