

Perkiomenville 18074

ZIP code · PA · Pennsylvania > Montgomery County

SELLER'S MARKET

\$623K

MEDIAN SALE PRICE

+26.0%

1-YR CHANGE

94

SALES (12 MO)

\$447K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

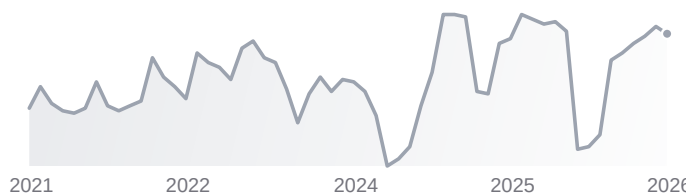
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

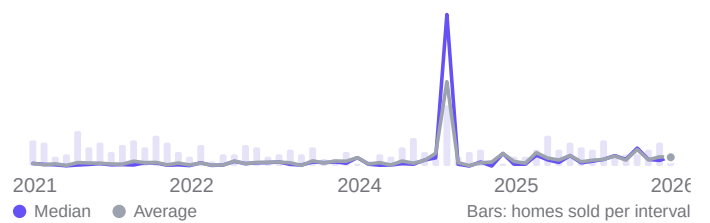
Market temperature (0–100)

76 / 100



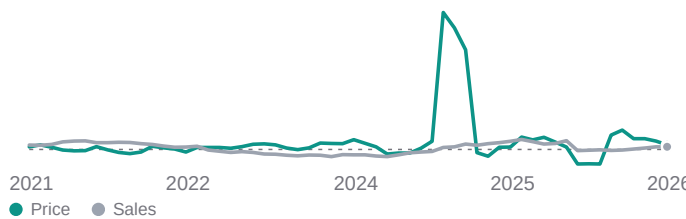
Sale prices

Median \$740K · Average \$701K



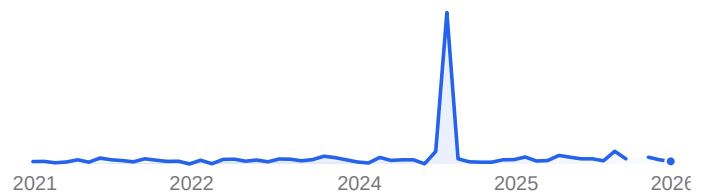
Growth (year over year)

Price +26.0% · Sales +14.6%



Price per square foot

\$175/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

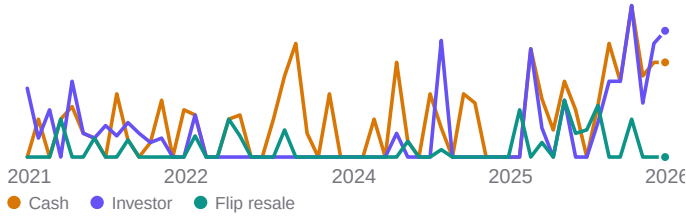
4.5%



BUYERS & OUTCOMES

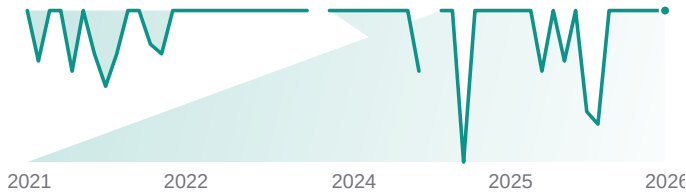
Buyer mix

Cash 50% · Investor 67% · Flip resale 0%



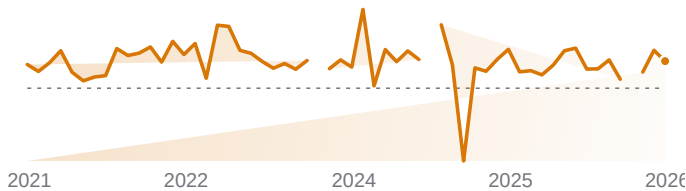
Sellers who sold at a gain

100%

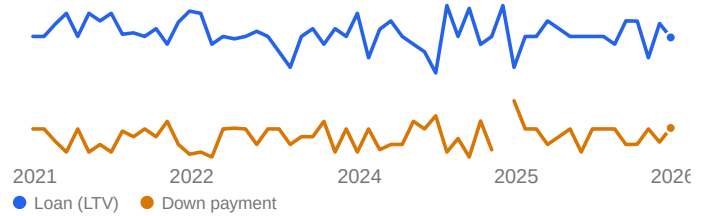


Median annualized return at resale

+5.1%

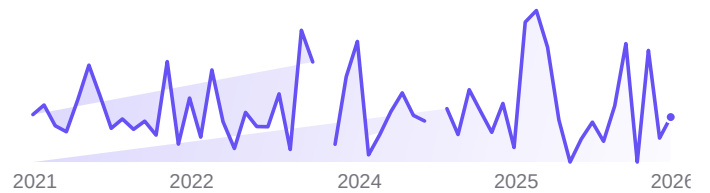


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



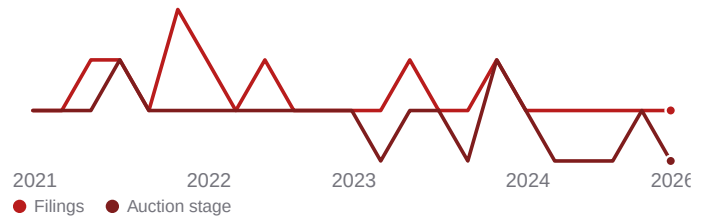
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,085
Median value (AVM)	\$447K
Median size	2,045 ft²
Median bedrooms	3
Median year built	1981
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.3%
Owner occupied	86%
Company owned	4.4%
Median loan-to-value	50%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	5,931
Density	316 / mi²
Median household income	\$110K
Average household income	\$149K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	81
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	52°F
Annual precip	46 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.