

January 2025

All Home Types
Detached
Attached

Local Market Insight

Souderton Area (Montgomery, PA)

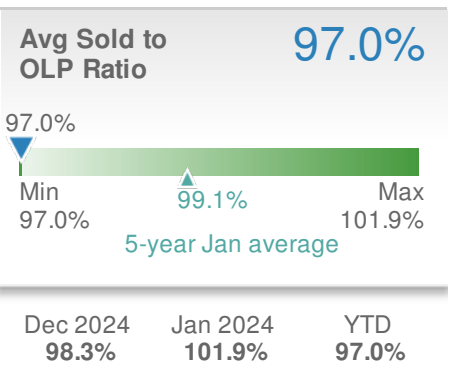
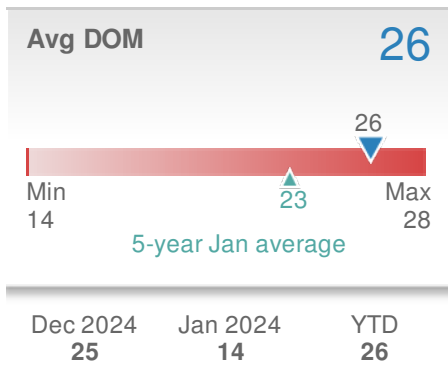
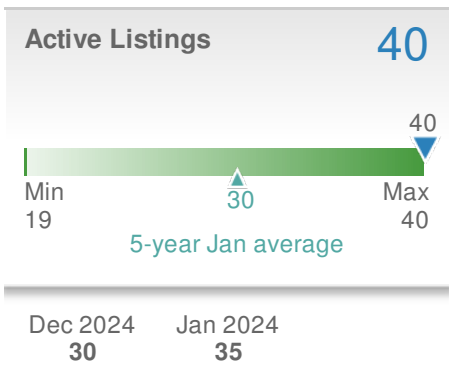
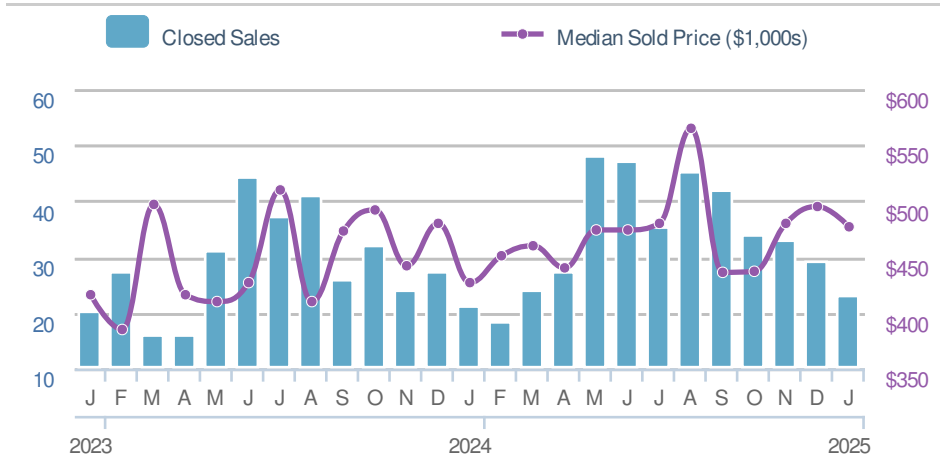
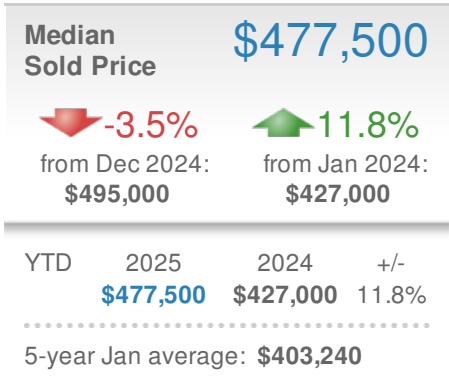
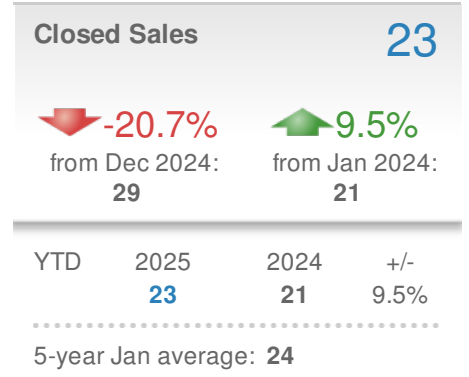
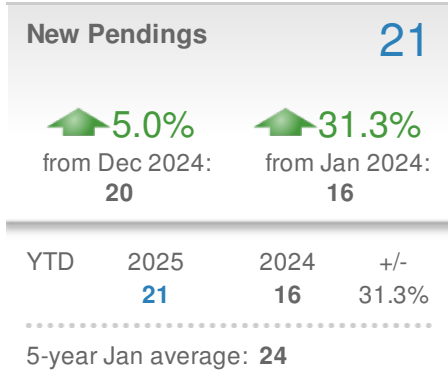
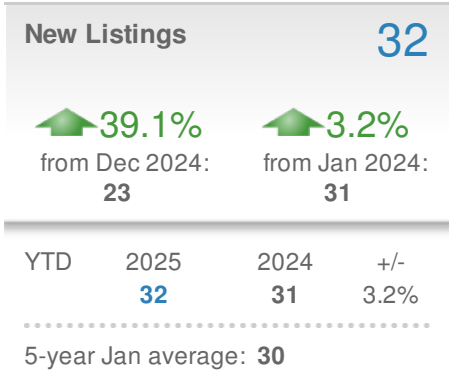


Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

January 2025

Souderton Area (Montgomery, PA)

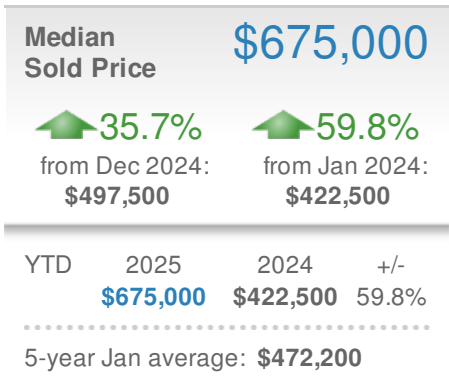
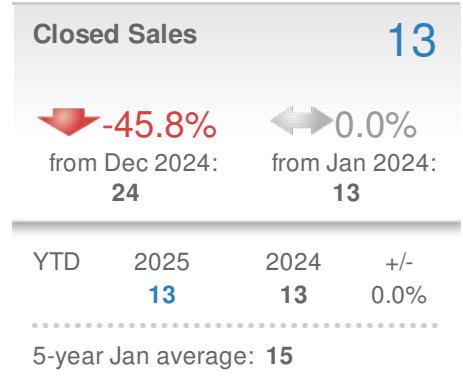
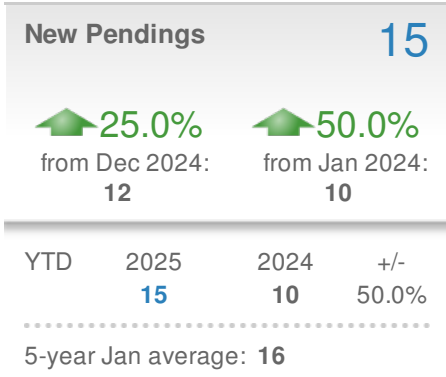
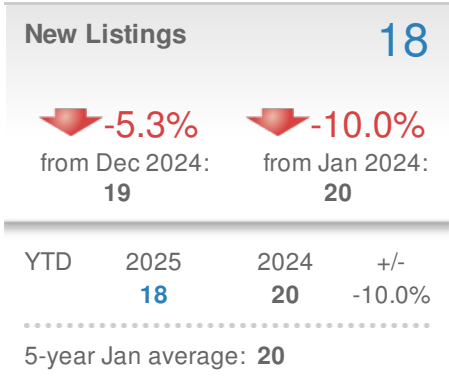
Email: ldavis@tcsr.realtor



January 2025

Souderton Area (Montgomery, PA) - Detached

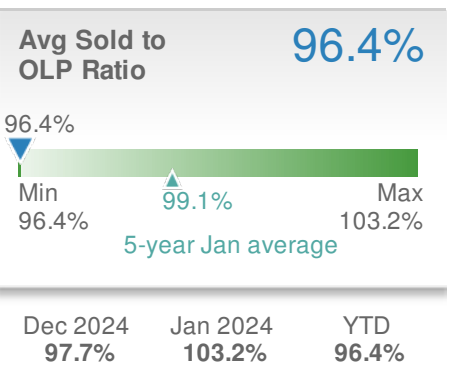
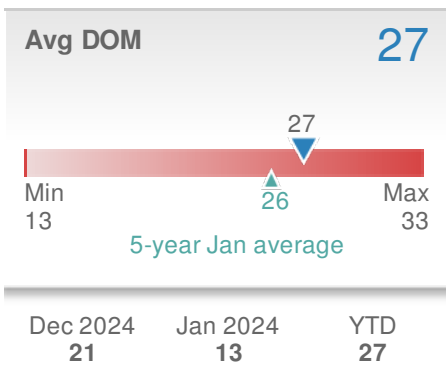
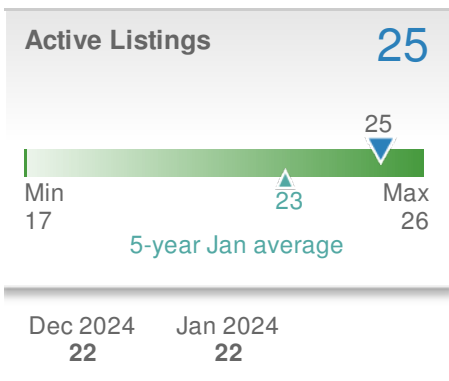
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for January was \$675,000, representing an increase of 35.7% compared to last month and an increase of 59.8% from Jan 2024. The average days on market for units sold in January was 27 days, 6% above the 5-year January average of 26 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 25; and a 13.6% increase in supply to 25 active units.

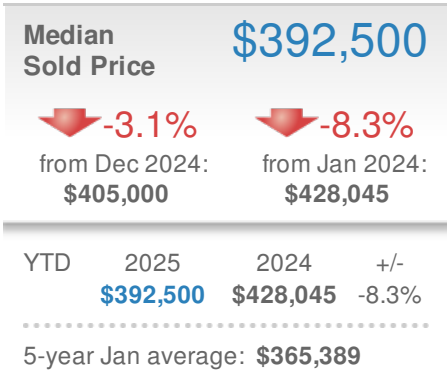
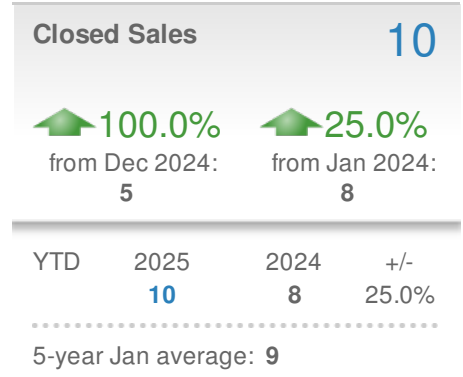
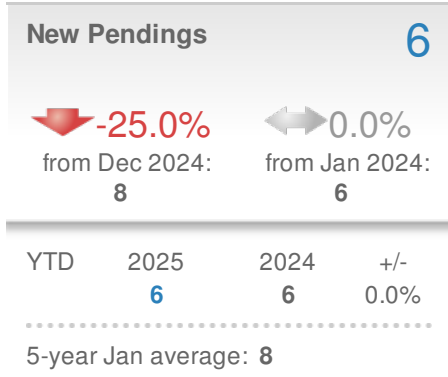
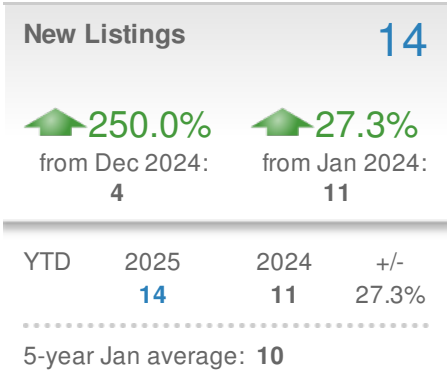
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.09 in December and an increase from 0.82 in January 2024. The Contract Ratio is 26% lower than the 5-year January average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

Souderton Area (Montgomery, PA) - Attached

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



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for January was \$392,500, representing a decrease of 3.1% compared to last month and a decrease of 8.3% from Jan 2024. The average days on market for units sold in January was 26 days, 49% above the 5-year January average of 17 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 10; and an 87.5% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.75 in December and a decrease from 2.23 in January 2024. The Contract Ratio is 82% lower than the 5-year January average of 3.73. 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.

