August 2025

All Home Types
Detached
Attached

Local Market Insight

Souderton Area (Montgomery, PA)

MarketStats by ShowingTime

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

Local Market Insight

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2025

Souderton Area (Montgomery, PA)

New Listings — 47

-13.0% from Jul 2025: **54**
-4.1% from Aug 2024: **49**

YTD	2025	2024	+/-
	381	**373**	2.1%

5-year Aug average: **43**

New Pendings — 42

-6.7% from Jul 2025: **45**
23.5% from Aug 2024: **34**

YTD	2025	2024	+/-
	295	**280**	5.4%

5-year Aug average: **43**

Closed Sales — 43

-10.4% from Jul 2025: **48**
-4.4% from Aug 2024: **45**

YTD	2025	2024	+/-
	272	**274**	-0.7%

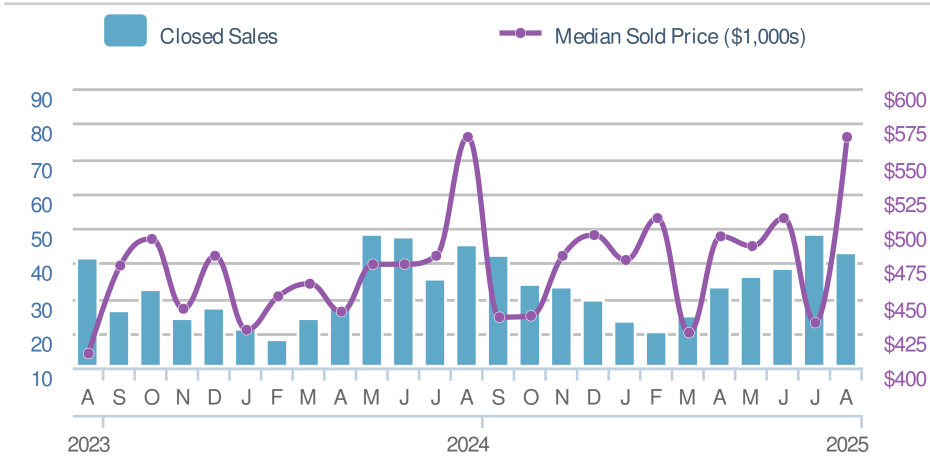
5-year Aug average: **47**

Median Sold Price — $565,000

30.6% from Jul 2025: **$432,500**
0.0% from Aug 2024: **$565,000**

YTD	2025	2024	+/-
	$478,750	**$467,800**	2.3%

5-year Aug average: **$470,600**



Active Listings — 45

45
Min 34 — 44 — Max 56
5-year Aug average

Jul 2025	Aug 2024
54	**56**

Avg DOM — 21

21
Min 12 — 16 — Max 21
5-year Aug average

Jul 2025	Aug 2024	YTD
17	**13**	**19**

Avg Sold to OLP Ratio — 100.9%

100.9%
Min 100.9% — 102.1% — Max 104.4%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.2%	**101.6%**	**100.9%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2025

Souderton Area (Montgomery, PA) - Detached

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

New Listings 30

-16.7% from Jul 2025: **36**
-21.1% from Aug 2024: **38**

YTD	2025	2024	+/-
	248	**253**	-2.0%

5-year Aug average: **29**

New Pendings 27

-12.9% from Jul 2025: **31**
22.7% from Aug 2024: **22**

YTD	2025	2024	+/-
	189	**183**	3.3%

5-year Aug average: **27**

Closed Sales 31

34.8% from Jul 2025: **23**
-16.2% from Aug 2024: **37**

YTD	2025	2024	+/-
	173	**165**	4.8%

5-year Aug average: **33**

Median Sold Price $635,000

23.3% from Jul 2025: **$515,000**
9.5% from Aug 2024: **$580,000**

YTD	2025	2024	+/-
	$550,000	**$495,000**	11.1%

5-year Aug average: **$520,500**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for August was $635,000, representing an increase of 23.3% compared to last month and an increase of 9.5% from Aug 2024. The average days on market for units sold in August was 24 days, 28% above the 5-year August average of 19 days. There was a 12.9% month over month decrease in new contract activity with 27 New Pendings; an 11.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 39; and a 2.6% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.16 in July and an increase from 0.88 in August 2024. The Contract Ratio is 26% lower than the 5-year August average of 1.41. 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 37

37
Min 19 | 33 (5-year Aug average) | Max 42

Jul 2025	Aug 2024
38	**41**

Avg DOM 24

24
Min 11 | 19 (5-year Aug average) | Max 24

Jul 2025	Aug 2024	YTD
22	**11**	**19**

Avg Sold to OLP Ratio 100.2%

100.2%
Min 100.2% | 102.0% (5-year Aug average) | Max 104.6%

Jul 2025	Aug 2024	YTD
99.6%	**102.0%**	**101.1%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

Local Market **Insight**

Presented by
Lauren Davis

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

August 2025

Souderton Area (Montgomery, PA) - Attached

New Listings 17

-5.6% from Jul 2025: **18**

54.5% from Aug 2024: **11**

YTD	2025	2024	+/-
	133	**118**	12.7%

5-year Aug average: **15**

New Pendings 15

7.1% from Jul 2025: **14**

25.0% from Aug 2024: **12**

YTD	2025	2024	+/-
	106	**97**	9.3%

5-year Aug average: **15**

Closed Sales 12

-52.0% from Jul 2025: **25**

50.0% from Aug 2024: **8**

YTD	2025	2024	+/-
	99	**109**	-9.2%

5-year Aug average: **15**

Median Sold Price $412,500

0.5% from Jul 2025: **$410,500**

-19.3% from Aug 2024: **$511,250**

YTD	2025	2024	+/-
	$415,000	**$439,990**	-5.7%

5-year Aug average: **$386,240**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for August was $412,500, representing an increase of 0.5% compared to last month and a decrease of 19.3% from Aug 2024. The average days on market for units sold in August was 14 days, 8% above the 5-year August average of 13 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 50% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 1.19 in July and an increase from 1.20 in August 2024. The Contract Ratio is 2% higher than the 5-year August average of 2.58. 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 8

8

Min 6 — 11 (5-year Aug average) — Max 15

Jul 2025	Aug 2024
16	**15**

Avg DOM 14

14

Min 8 — 13 (5-year Aug average) — Max 22

Jul 2025	Aug 2024	YTD
13	**22**	**20**

Avg Sold to OLP Ratio 103.0%

103.0%

Min 99.5% — 102.3% (5-year Aug average) — Max 104.1%

Jul 2025	Aug 2024	YTD
100.7%	**99.5%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

MarketStats by ShowingTime