September 2025

All Home Types
Detached
Attached

Local Market Insight

Souderton Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025
Souderton Area (Montgomery, PA)

New Listings — 40

-14.9% from Aug 2025: **47** | -20.0% from Sep 2024: **50**

YTD	2025	2024	+/-
	430	**425**	1.2%

5-year Sep average: **44**

New Pendings — 38

-9.5% from Aug 2025: **42** | -15.6% from Sep 2024: **45**

YTD	2025	2024	+/-
	331	**324**	2.2%

5-year Sep average: **43**

Closed Sales — 47

9.3% from Aug 2025: **43** | 11.9% from Sep 2024: **42**

YTD	2025	2024	+/-
	321	**316**	1.6%

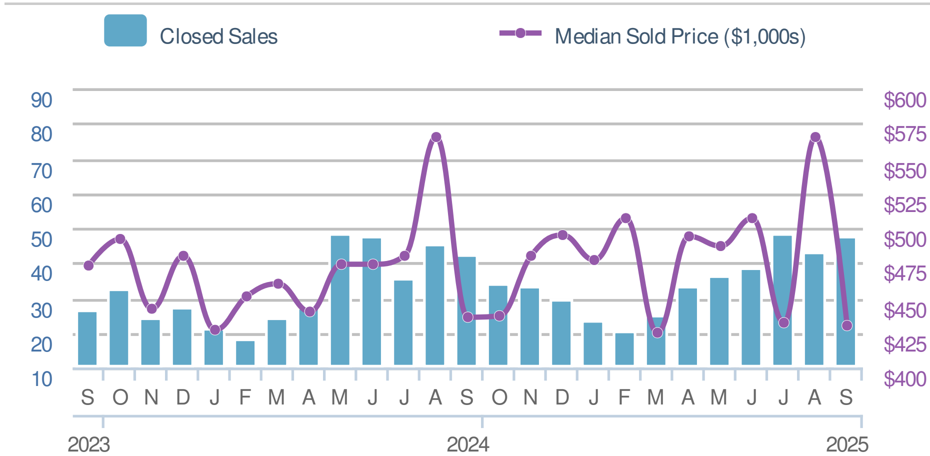
5-year Sep average: **44**

Median Sold Price — $430,000

-23.9% from Aug 2025: **$565,000** | -1.5% from Sep 2024: **$436,500**

YTD	2025	2024	+/-
	$470,000	**$465,000**	1.1%

5-year Sep average: **$415,900**



Active Listings — 50

50
Min 30 | 42 | Max 52
5-year Sep average

Aug 2025	Sep 2024
45	**52**

Avg DOM — 20

20
Min 10 | 15 | Max 20
5-year Sep average

Aug 2025	Sep 2024	YTD
21	**17**	**19**

Avg Sold to OLP Ratio — 100.3%

100.3%
Min 100.3% | 101.7% | Max 103.3%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.9%	**100.8%**	**100.9%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

MarketStats by ShowingTime

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Souderton Area (Montgomery, PA) - Detached

New Listings 22

-26.7% from Aug 2025: **30**

-40.5% from Sep 2024: **37**

YTD	2025	2024	+/-
	276	**291**	-5.2%

5-year Sep average: **30**

New Pendings 25

-7.4% from Aug 2025: **27**

-19.4% from Sep 2024: **31**

YTD	2025	2024	+/-
	214	**213**	0.5%

5-year Sep average: **29**

Closed Sales 29

-6.5% from Aug 2025: **31**

-3.3% from Sep 2024: **30**

YTD	2025	2024	+/-
	203	**195**	4.1%

5-year Sep average: **29**

Median Sold Price $485,000

-23.6% from Aug 2025: **$635,000**

2.6% from Sep 2024: **$472,500**

YTD	2025	2024	+/-
	$540,000	**$495,000**	9.1%

5-year Sep average: **$473,100**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for September was $485,000, representing a decrease of 23.6% compared to last month and an increase of 2.6% from Sep 2024. The average days on market for units sold in September was 19 days, 32% above the 5-year September average of 14 days. There was a 7.4% month over month decrease in new contract activity with 25 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 34; and an 8.1% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.05 in August and no change from September 2024. The Contract Ratio is 37% lower than the 5-year September average of 1.59. 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 34

34

Min 12 | 30 (5-year Sep average) | Max 41

Aug 2025	Sep 2024
37	**36**

Avg DOM 19

19

Min 11 | 14 (5-year Sep average) | Max 19

Aug 2025	Sep 2024	YTD
24	**13**	**19**

Avg Sold to OLP Ratio 100.4%

100.4%

Min 100.4% | 101.4% (5-year Sep average) | Max 102.9%

Aug 2025	Sep 2024	YTD
100.2%	**101.2%**	**101.1%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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September 2025

Souderton Area (Montgomery, PA) - Attached

New Listings — 18

from Aug 2025:	from Sep 2024:
▲ 5.9%	▲ 38.5%
17	**13**

YTD	2025	2024	+/-
	154	**132**	16.7%

5-year Sep average: **14**

New Pendings — 13

from Aug 2025:	from Sep 2024:
▼ -13.3%	0.0%
15	**13**

YTD	2025	2024	+/-
	117	**110**	6.4%

5-year Sep average: **13**

Closed Sales — 18

from Aug 2025:	from Sep 2024:
▲ 50.0%	▲ 63.6%
12	**11**

YTD	2025	2024	+/-
	118	**120**	-1.7%

5-year Sep average: **14**

Median Sold Price — $415,250

from Aug 2025:	from Sep 2024:
▲ 0.7%	▲ 6.5%
$412,500	**$390,000**

YTD	2025	2024	+/-
	$415,000	**$432,500**	-4.0%

5-year Sep average: **$361,650**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for September was $415,250, representing an increase of 0.7% compared to last month and an increase of 6.5% from Sep 2024. The average days on market for units sold in September was 21 days, 54% above the 5-year September average of 14 days. There was a 13.3% month over month decrease in new contract activity with 13 New Pendings; a 38.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and a 100% increase in supply to 16 active units.

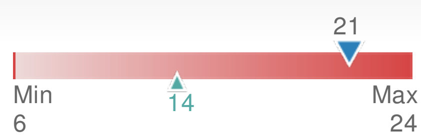
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 2.63 in August and a decrease from 1.25 in September 2024. The Contract Ratio is 69% lower than the 5-year September average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 16

5-year Sep average

Aug 2025	Sep 2024
8	**16**

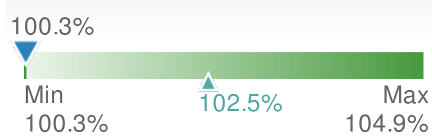
Avg DOM — 21



5-year Sep average

Aug 2025	Sep 2024	YTD
14	**24**	**20**

Avg Sold to OLP Ratio — 100.3%



5-year Sep average

Aug 2025	Sep 2024	YTD
103.0%	**100.8%**	**100.5%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.