December 2025

All Home Types
Detached
Attached

Local Market Insight

Souderton Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 24

-4.0% from Nov 2025: **25**
4.3% from Dec 2024: **23**

YTD	2025	2024	+/-
	523	**512**	2.1%

5-year Dec average: **21**

New Pendings 27

-15.6% from Nov 2025: **32**
35.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	417	**405**	3.0%

5-year Dec average: **24**

Closed Sales 36

20.0% from Nov 2025: **30**
24.1% from Dec 2024: **29**

YTD	2025	2024	+/-
	420	**415**	1.2%

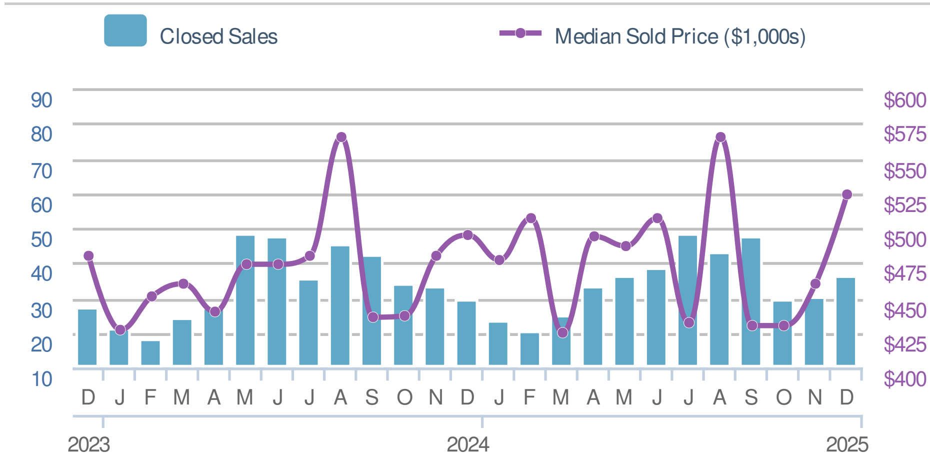
5-year Dec average: **37**

Median Sold Price $524,500

14.0% from Nov 2025: **$460,000**
6.0% from Dec 2024: **$495,000**

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

5-year Dec average: **$448,989**



Active Listings 34

34
Min 21 — 30 — Max 38
5-year Dec average

Nov 2025	Dec 2024
42	**30**

Avg DOM 30

30
Min 14 — 27 — Max 33
5-year Dec average

Nov 2025	Dec 2024	YTD
26	**25**	**21**

Avg Sold to OLP Ratio 100.7%

100.7%
Min 95.9% — 99.5% — Max 102.5%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.0%	**98.3%**	**100.9%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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New Listings — 13

-27.8% from Nov 2025: **18**
-31.6% from Dec 2024: **19**

YTD	2025	2024	+/-
	333	**355**	-6.2%

5-year Dec average: **12**

New Pendings — 15

-31.8% from Nov 2025: **22**
25.0% from Dec 2024: **12**

YTD	2025	2024	+/-
	267	**270**	-1.1%

5-year Dec average: **13**

Closed Sales — 25

38.9% from Nov 2025: **18**
4.2% from Dec 2024: **24**

YTD	2025	2024	+/-
	270	**264**	2.3%

5-year Dec average: **27**

Median Sold Price — $552,000

-9.9% from Nov 2025: **$612,500**
11.0% from Dec 2024: **$497,500**

YTD	2025	2024	+/-
	$550,000	**$498,040**	10.4%

5-year Dec average: **$475,680**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for December was $552,000, representing a decrease of 9.9% compared to last month and an increase of 11% from Dec 2024. The average days on market for units sold in December was 36 days, 30% above the 5-year December average of 28 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; a 29% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 25% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.11 in November and a decrease from 1.09 in December 2024. The Contract Ratio is 25% lower than the 5-year December average of 1.40. 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 — 21

21
Min 13 | 19 | Max 22
5-year Dec average

Nov 2025	Dec 2024
28	**22**

Avg DOM — 36

36
Min 17 | 28 | Max 36
5-year Dec average

Nov 2025	Dec 2024	YTD
26	**21**	**21**

Avg Sold to OLP Ratio — 102.0%

102.0%
Min 95.6% | 99.5% | Max 102.4%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.3%	**97.7%**	**101.4%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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New Listings — 11

57.1% from Nov 2025: **7**
175.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	190	**155**	22.6%

5-year Dec average: **9**

New Pendings — 12

20.0% from Nov 2025: **10**
50.0% from Dec 2024: **8**

YTD	2025	2024	+/-
	150	**134**	11.9%

5-year Dec average: **10**

Closed Sales — 11

-8.3% from Nov 2025: **12**
120.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	150	**150**	0.0%

5-year Dec average: **10**

Median Sold Price — $387,500

-5.8% from Nov 2025: **$411,500**
-4.3% from Dec 2024: **$405,000**

YTD	2025	2024	+/-
	$415,000	**$425,000**	-2.4%

5-year Dec average: **$372,925**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for December was $387,500, representing a decrease of 5.8% compared to last month and a decrease of 4.3% from Dec 2024. The average days on market for units sold in December was 16 days, 41% below the 5-year December average of 27 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from November) to 14; and a 7.1% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.86 in November and a decrease from 1.75 in December 2024. The Contract Ratio is 64% lower than the 5-year December average of 2.98. 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 — 13

13
Min 2 | 10 5-year Dec average | Max 25

Nov 2025	Dec 2024
14	**8**

Avg DOM — 16

16
Min 9 | 27 5-year Dec average | Max 49

Nov 2025	Dec 2024	YTD
27	**49**	**21**

Avg Sold to OLP Ratio — 97.7%

97.7%
Min 97.7% | 100.1% 5-year Dec average | Max 102.6%

Nov 2025	Dec 2024	YTD
98.5%	**101.3%**	**100.0%**