

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

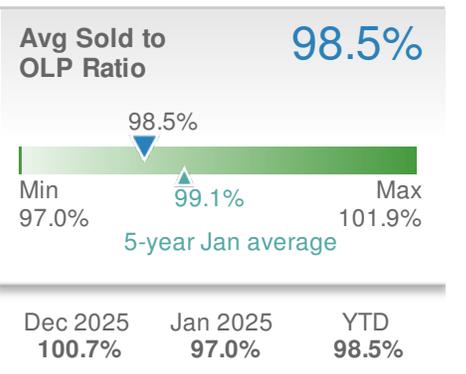
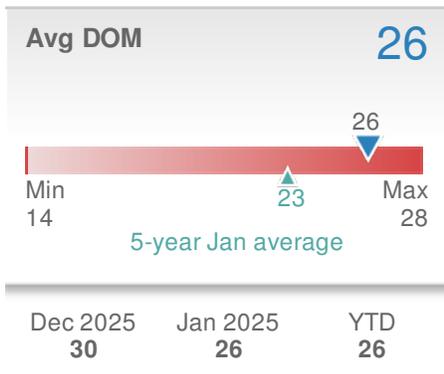
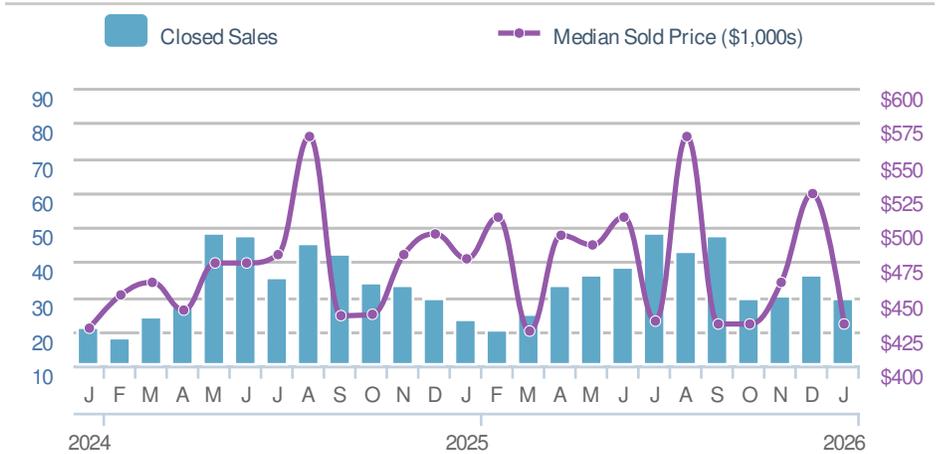
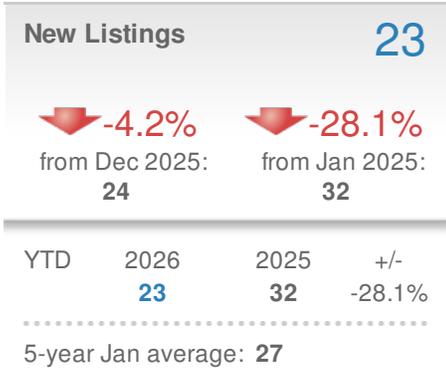
Local Market Insight

Souderton Area (Montgomery, PA)

January 2026

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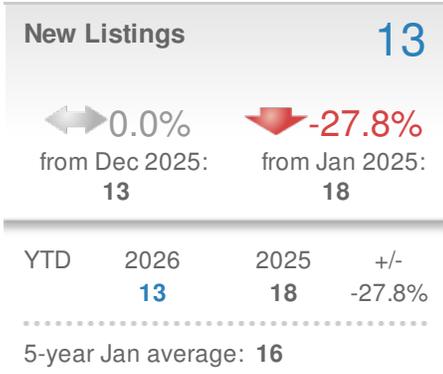
Email: ldavis@tcsr.realtor



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Souderton Area (Montgomery, PA) - Detached

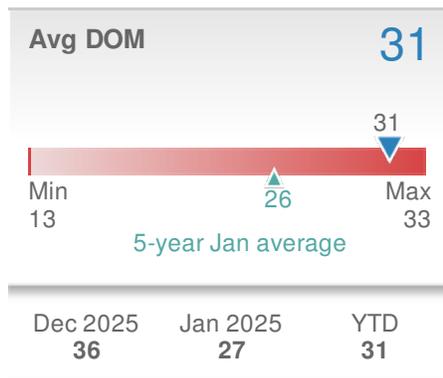
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for January was \$529,900, representing a decrease of 4% compared to last month and a decrease of 21.5% from Jan 2025. The average days on market for units sold in January was 31 days, 21% above the 5-year January average of 26 days. There was no month over month change in new contract activity with 15 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 20; and a 4.8% decrease in supply to 20 active units.

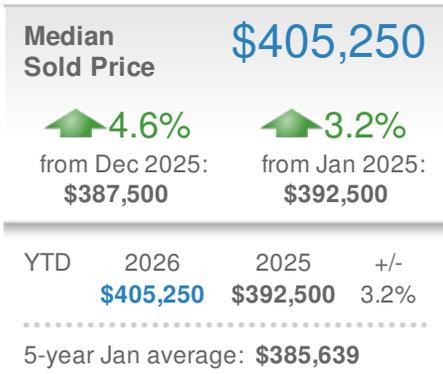
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.05 in December and no change from January 2025. The Contract Ratio is 16% lower than the 5-year January average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2026

Souderton Area (Montgomery, PA) - Attached

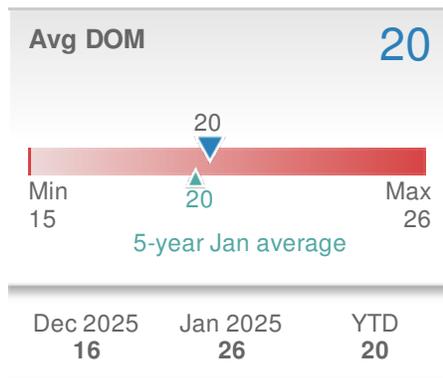
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for January was \$405,250, representing an increase of 4.6% compared to last month and an increase of 3.2% from Jan 2025. The average days on market for units sold in January was 20 days, 1% above the 5-year January average of 20 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 64.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 5; and a 7.7% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 1.08 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 2.41. 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.



January 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$425,000, representing an increase of 9.7% compared to last month and an increase of 8.3% from Jan 2025. The average days on market for units sold in January was 19 days, 9% above the 5-year January average of 17 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 61.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 5; and a 7.7% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 1.00 in December and a decrease from 0.75 in January 2025. The Contract Ratio is 82% lower than the 5-year January average of 2.31. 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.

