

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

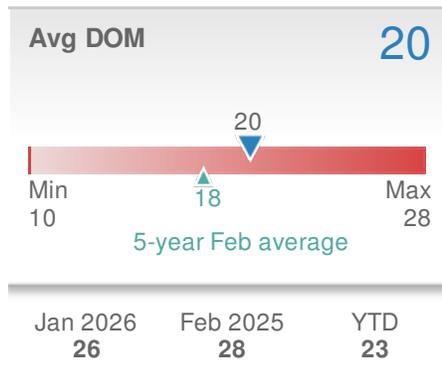
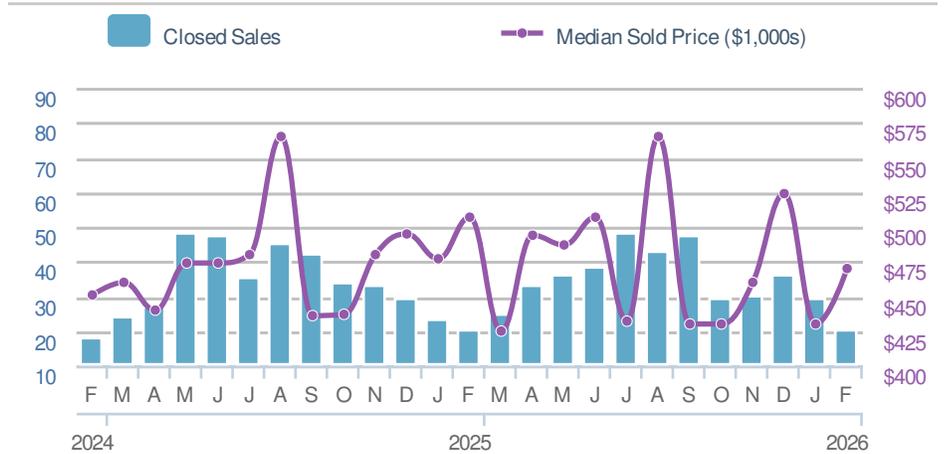
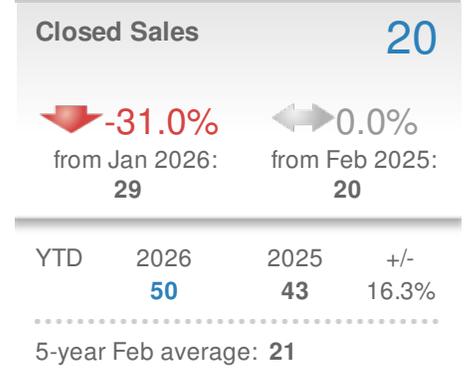
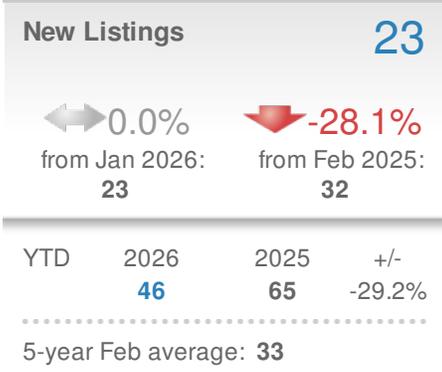
## Local Market Insight

### Souderton Area (Montgomery, PA)

## February 2026

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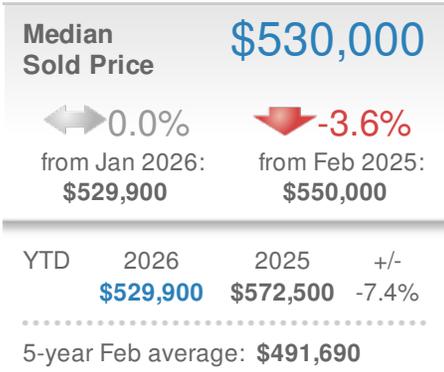
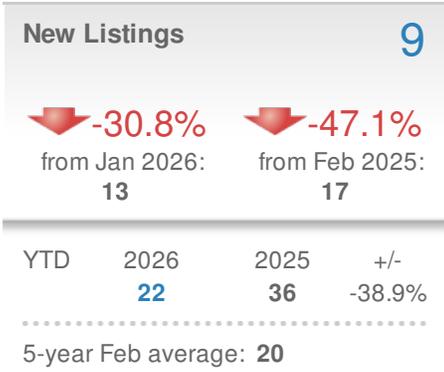
Email: ldavis@tcsr.realtor



**February 2026**

Souderton Area (Montgomery, PA) - Detached

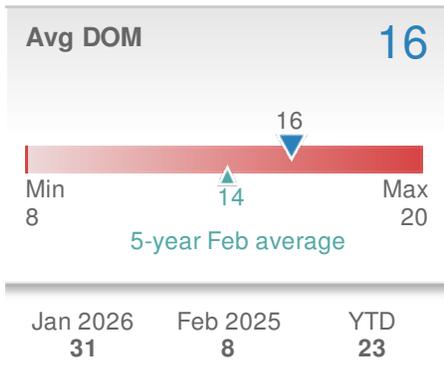
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for February was \$530,000, representing an increase of 0% compared to last month and a decrease of 3.6% from Feb 2025. The average days on market for units sold in February was 16 days, 13% above the 5-year February average of 14 days. There was a 33.3% month over month decrease in new contract activity with 10 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and no change in supply with 20 active units.

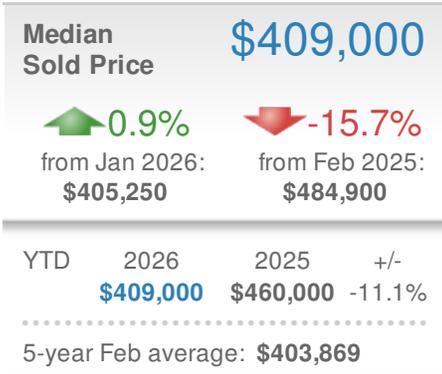
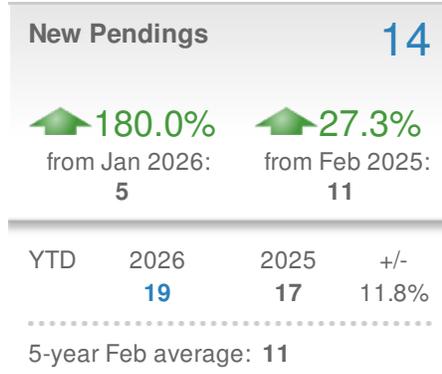
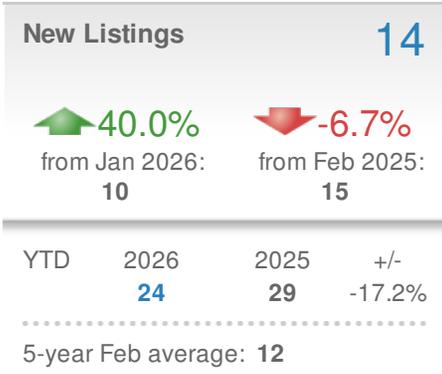
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.00 in January and a decrease from 1.14 in February 2025. The Contract Ratio is 49% lower than the 5-year February average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Souderton Area (Montgomery, PA) - Attached

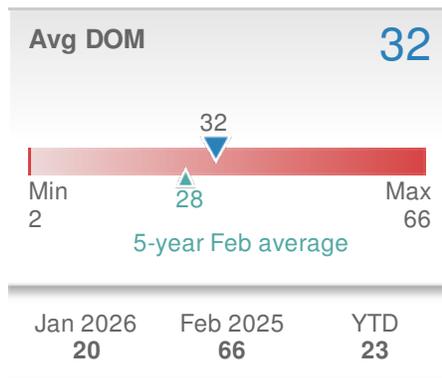
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**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for February was \$409,000, representing an increase of 0.9% compared to last month and a decrease of 15.7% from Feb 2025. The average days on market for units sold in February was 32 days, 14% above the 5-year February average of 28 days. There was a 180% month over month increase in new contract activity with 14 New Pendings; a 180% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 25% decrease in supply to 9 active units.

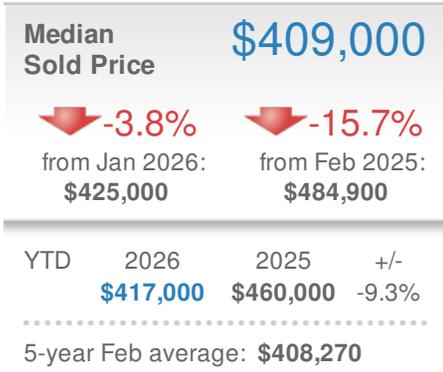
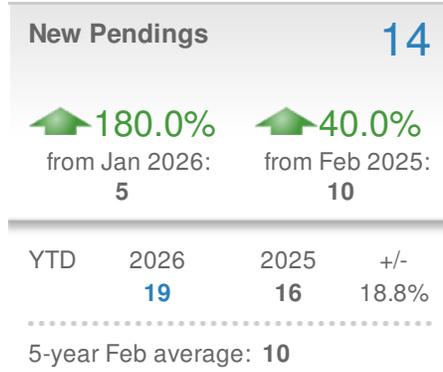
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.42 in January and an increase from 0.78 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## February 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 February was \$409,000, representing a decrease of 3.8% compared to last month and a decrease of 15.7% from Feb 2025. The average days on market for units sold in February was 32 days, 14% above the 5-year February average of 28 days. There was a 180% month over month increase in new contract activity with 14 New Pendings; a 180% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 25% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.42 in January and an increase from 0.80 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 2.23. 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.

